



CITY OF EASTVALE

REGULAR CITY COUNCIL/EASTVALE PARKING AUTHORITY/EASTVALE PUBLIC FINANCING AUTHORITY MEETING AGENDA

Eastvale City Council Chambers

12363 Limonite Avenue, Suite 900, Eastvale, CA 91752

Closed Session Meeting: 5:30 PM

Regular City Council/Eastvale Parking Authority/Eastvale Public Financing Authority

Meeting: 6:30 PM

Wednesday, March 26, 2025

City Councilmembers

Michael McMinn, Mayor/Chair

Jocelyn Yow, Mayor Pro Tem/Vice Chair

Christian Dinco, Councilmember/Board Member

Clint Lorimore, Councilmember/Board Member

Todd Rigby, Councilmember/Board Member

Mark Orme, City Manager/Executive Director

Erica Vega, City Attorney/General Counsel

Marc Donohue, Government Services Director/City Clerk/Secretary

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.

☐ In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (951) 361-0900.

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 (Government Code Section 54956.9(d)(1)) Name of case: Bradshaw v. City of Eastvale, et al. (Riverside County Superior Court, Case No. CVRI2205633)**

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 ERHS Girls Wrestling Team**

- 8.2. Introductions of Battalion Chiefs Matthew Diullo and Eric Sauerwein**

9. AGENCY PARTNER UPDATE(S)

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/Eastvale Parking Authority/Eastvale Public Financing Authority Meeting Minutes**

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council/ Eastvale Parking Authority/Eastvale Public Financing Authority approve the City Council meeting minutes from the regular meeting on March 12, 2025.

11.2. **Treasurer's Report: February 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. **Planning Division Update**

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

11.4. **Public Works Department Update**

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

RECOMMENDED ACTION(S):

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

11.5. **City of Eastvale Crime Statistics – January 2025**

Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):

Staff recommends that the City Council receive and file the Eastvale Crime Statistics for January 2025.

11.6. Professional Services Agreement with Apex Video Group LLC for Annual Video Production Services

Submitted by: Mollie Kortsen, Communications Officer

RECOMMENDED ACTION(S):

Staff recommends that the City Council authorize the City Manager to execute a contract with Apex Video Group LLC for annual video production services in the amount of \$50,000 plus a contingency amount of \$5,000 for a total not to exceed \$55,000 per fiscal year for an initial three-year term with two, one-year extension options.

11.7. Initiating Proceedings for Annual Levy and Collection of Assessments for Landscape and Lighting Maintenance Districts, Benefit Assessment Districts, and Illumination Districts for Fiscal Year 2025-26

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council take the following actions:

1. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM); For Fiscal Year 2025-26.
2. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Benefit Assessment District No. 2014-2 for Fiscal Year 2025-26.

11.8. Sixth Cycle (2021-2029) Annual Housing Element Progress Report (APR) for the 2024 Reporting Period

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

That the City Council:

1. Receive and file the 2024 Annual Housing Element Progress Report; and
2. Direct staff to submit the 2024 Annual Housing Element Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning & Research (OPR)

11.9. Budget Appropriation for the 2024-25 Community Development Block Grant Program Year

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Capital Improvement Budget for the 2024-25 program year Community Development Block Grant public services program from the U.S. Department of Housing and Urban Development through Riverside County; and
2. Authorize the City Manager to execute all necessary documents.

11.10. Support Letter to Open Additional Floors and Bed Space at the John Benoit Detention Center

Submitted by: Johnny Terfehr, Director of Community Safety

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve a letter of support to the County of Riverside Board of Supervisors to open additional floors and bed space at the John Benoit Detention Center.

12. PUBLIC HEARING(S)

12.1. Establishing a Community Facilities District (CFD) and Authorizing the Levy of Special Taxes Therein – Community Facilities District No. 2025-01 (Limonite)

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Hold a Public Hearing on the establishment of Community Facilities District No. 2025-01 (Limonite); and
2. Approve and Adopt the Resolution Establishing the Formation of a Community Facilities District for Community Facilities District No. 2025-01 (Limonite); and
3. Approve and Adopt the Resolution Calling a Special Election for a Community Facilities District for Community Facilities District No. 2025-01 (Limonite).

12.2. Certificate of Correction to the Final Map for Tract No. 38594

Submitted by: Jimmy Chung, Public Works Director/City Engineer and Erica Vega, City Attorney

RECOMMENDED ACTION(S):

City staff recommends that the City Council hold the public hearing and approve the Certificate of Correction to the Final Map for Tract No. 38594 (Phase A of the Eastvale Square Development).

13. CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY/EASTVALE PARKING AUTHORITY BUSINESS

13.1. Adoption of the 2025 Legislative Platform

Submitted by: Stephanie Vasquez, Assistant to the City Manager

RECOMMENDED ACTION(S):

Staff recommends that the City Council adopt the 2025 Legislative Platform.

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council/Eastvale Public Financing Authority/Eastvale Parking Authority is scheduled for Wednesday, April 9, 2025, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

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

Marc A. Donohue, MMC
City Clerk

MINUTES

CITY OF EASTVALE

CITY COUNCIL/EASTVALE PARKING AUTHORITY/EASTVALE PUBLIC FINANCING AUTHORITY MEETING

Wednesday, March 12, 2025

Regular Meeting: 6:30 PM

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

1. CALL TO ORDER

The regular meeting of the Eastvale City Council/Eastvale Parking Authority/Eastvale Public Financing Authority Meeting was called to order at 6:30 p.m. by Mayor/Chair McMinn.

2. ROLL CALL

Present: Councilmembers/Board Members Christian Dinco, Clint Lorimore, Todd Rigby, Mayor Pro Tem/Vice Chair Jocelyn Yow, and Mayor/Chair Mike McMinn.

Absent:

City Staff

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

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEM(S)- None

5. INVOCATION

Rabbi Mendy Harling from the Chabad Jewish Center offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember/Board Member Rigby led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Recognition of Eastvale Pageant Girls

Certificates were presented to the Eastvale Pageant Girls.

8.2 Recognition of Aayush Patel for Eagle Scout Project

A certificate was presented to Aayush Patel.

8.3 Introduction of Jesus Ramos, Senior Maintenance Worker

Jesus Ramos, Senior Maintenance Worker, was introduced.

9. AGENCY PARTNER UPDATES

9.1 San Antonio Regional Hospital Update

San Antonio Regional Hospital CEO John Chapman provided an update.

10. PUBLIC COMMENT

The following individual provided public comment:

- Cameron Ramirez, Eastvale Kiwanis Club

11. CONSENT CALENDAR

On motion of Councilmember/Board Member Lorimore second Councilmember/Board Member Dinco, the City Council/Eastvale Parking Authority voted unanimously to approve the Consent Calendar.

11.1 City Council/Eastvale Parking Authority/Eastvale Public Financing Authority Meeting Minutes

The City Council approved the City Council meeting minutes from the special meeting on February 26, 2025 and the City Council/Eastvale Parking Authority/Eastvale Public Financing Authority meeting minutes from the regular meeting on February 26, 2025.

11.2 Professional Services Agreement (PSA) with Ardurra Group, Inc. for an Engineering and Traffic Survey (E&TS) Update

The City Council authorized the City Manager to execute a Professional Services Agreement (PSA) with Ardurra Group, Inc. and all related necessary documents for the City's Engineering and Traffic Survey (E&TS) Update.

11.3 Approval of Professional Services Agreement with Hinderliter, de Llamas & Associates for Economic Development Business Attraction Analysis

The City Council authorized the City Manager to execute a Professional Services Agreement with Hinderliter, de Llamas & Associates in the amount not-to-exceed \$47,000 for an Economic Development Business Attraction Analysis, for up to a one-year contract term, with a provision for one, one-year optional extension period if needed.

12. PUBLIC HEARINGS – None

13. CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY/EASTVALE PARKING AUTHORITY BUSINESS

13.1 Approval of Lewis Retail Centers Shopping Center License Plate Reader Camera Grant Applications

Economic Development Manager Fung presented a PowerPoint presentation and answered related questions.

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

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

1. Approve Lewis Retail Centers Shopping Center License Plate Reader Camera Grant Applications in the amount not-to-exceed \$3,200.00 to support the installation of 1 Flock Safety Camera at Eastvale Gateway South, 1 Flock Safety Camera at Hamner Place, and 2 Flock Safety Cameras at the Marketplace at the Enclave; and
2. Authorize the City Manager to execute the necessary grant agreements with Lewis Retail Centers.

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

Councilmember Rigby left the meeting at 7:30 p.m.

15.1 League of California Cities

No report was provided.

- 15.2 Southern California Association of Governments
Councilmember Lorimore provided a report.
- 15.3 Western Riverside Council of Governments
Councilmember Dinco provided a report.
- 15.4 Riverside Transit Agency
Mayor Pro Tem Yow provided a report.
- 15.5 Northwest Mosquito and Vector Control District
No report was provided.
- 15.6 Riverside County Transportation Commission
Councilmember Lorimore provided a report.
- 15.7 Western Riverside County Regional Conservation Authority
No report was provided.
- 15.8 Finance Committee
No report was provided.
- 15.9 Eastvale Schools Committee
No report was provided.
- 15.10 Business and Development Success Ad-Hoc Committee
No report was provided.
- 15.11 Eastvale Legislative Ad-Hoc Committee
No report was provided.
- 15.12 Eastvale Community Services Ad-Hoc Committee
No report was provided.
- 15.13 E-Commerce Online Sales and Use Tax Ad-Hoc Committee
No report was provided.
- 15.14 City Council Communications
The City Council provided comments.

ADJOURNMENT – Mayor/Chair McMinn adjourned the regular meeting at 7:38 P.M. The next regular meeting of the Eastvale City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting is scheduled for Wednesday, March 12, 2025, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk



AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.2

March 26, 2025

Treasurer's Report: February 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 July 24, 2024, 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 February 28, 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 January are \$258,798,563 (book value). Active deposits total \$246,798,563; inactive deposits total \$12,000,000. Net investment income received for fiscal year 2024-25 through the end of February (eight months of the fiscal year) is \$5,508,095. The net annualized yield on investments is 3.995%.

Environmental

Government investment reports are not considered a Project as defined by the California Environmental Quality Act (CEQA) and no environmental review is required.

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

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

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

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

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



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of August 31, 2024

Introduction

In accordance with the City Investment Policy, a quarterly investment report shall be filed with the City Council which provides a clear picture of the status of the current investments. The report for the month ending August 31, 2024 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.

12 MONTH BALANCES

Month Ending	Active Deposits	Inactive	Interest	Realized	Yield at
	Ending Book Value	Deposits Ending Book Value		Gain/(Loss)	Cost
September 30, 2023	\$ 183,237,505	\$ 12,006,536	\$ 488,349	\$ (164,751)	3.637%
October 31, 2023	182,724,022	12,394,050	589,614	(29,059)	3.690%
November 30, 2023	183,475,275	12,054,647	535,918	(5,426)	3.713%
December 31, 2023	190,311,419	12,031,786	509,530	(9,635)	3.581%
January 31, 2024	194,307,263	12,000,700	584,092	(7,084)	3.527%
February 29, 2024	204,463,261	12,101,038	558,481	(11,458)	3.372%
March 31, 2024	209,324,487	12,443,787	530,291	(22,800)	3.301%
April 30, 2024	209,110,461	12,444,448	565,977	(10,957)	3.503%
May 31, 2024	215,336,889	12,039,052	565,977	(10,957)	3.435%
June 30, 2024	217,052,100	12,027,115	502,116	(84,053)	3.457%
July 31, 2024	219,078,760	12,005,719	707,498	(30,789)	3.470%
August 31, 2024	224,269,130	12,000,700	578,085	(6,426)	4.343%



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of August 31, 2024

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	\$ 3,013,710	\$ 3,013,710	\$ 3,013,710	0.100%
First American Govt Oblig Fund CI Y	135,801	135,801	135,801	4.880%
Total Money Market	\$ 3,149,512	\$ 3,149,512	\$ 3,149,512	0.306%
Sweep Accounts:				
Citizens Business Bank - General Sweep	\$ 15,355,199	\$ 15,355,199	\$ 15,355,199	0.100%
Total Sweep Accounts	\$ 15,355,199	\$ 15,355,199	\$ 15,355,199	0.100%
Pooled Investment Accounts:				
CAMP Pool	\$ 105,521,234	\$ 105,521,234	\$ 105,521,234	5.410%
Local Agency Investment Fund*	60,677,684	60,677,684	60,325,224	4.550%
Total Pooled Investment	\$ 166,198,918	\$ 166,198,918	\$ 165,846,458	5.096%
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	\$ 19,385,000	\$ 18,977,842	\$ 18,642,643	2.640%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	865,000	865,164	849,909	0.810%
Federal Agency Commercial	7,512,388	7,472,315	7,613,181	3.700%
Asset-Back Security / Collateralized	2,042,153	2,041,763	2,066,053	4.800%
Certificate of Deposit	360,000	360,000	368,580	5.080%
Federal Agency Bond / Note	1,810,000	1,808,794	1,736,279	0.490%
Bank Note	925,000	925,173	944,446	5.480%
Corporate Note	7,161,000	7,114,451	7,122,037	4.000%
Total PFM Managed Investments	\$ 40,060,542	\$ 39,565,502	\$ 39,343,126	3.147%
ACTIVE DEPOSITS TOTAL	\$ 224,764,170	\$ 224,269,130	\$ 223,694,294	4.343%
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	\$ 12,000,000	\$ 12,000,000	\$ 12,000,000	0.000%
Citizens Business Bank - HdL Holding	\$ 700	\$ 700	\$ 700	0.000%
Total Inactive Deposits	\$ 12,000,700	\$ 12,000,700	\$ 12,000,700	0.000%
INACTIVE DEPOSITS TOTAL	\$ 12,000,700	\$ 12,000,700	\$ 12,000,700	
GRAND TOTAL CASH	\$ 236,764,870	\$ 236,269,830	\$ 235,694,994	

*yield as of the prior quarter end

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 2024-25 as of August 31, 2024

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION

DIVERSIFICATION BY INSTRUMENT

Money Market	1.41%
Sweep	6.86%
LAIF	26.97%
CAMP Pool	47.17%
Certificates of Deposit	0.16%
U.S. Treasury Bond/ Note	8.33%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.38%
Federal Agency Collateralized Mortgage	3.40%
Asset-Backed Security/ Collateralized	0.92%
Federal Agency Bond/ Note	0.78%
Bank Note	0.42%
Corporate Note	3.18%
	<u>100.00%</u>

DIVERSIFICATION BY MATURITY

Less Than 90 Days	82.41%
90 days to Six Months (26 Weeks)	0.20%
Six Months to One Year (52 Weeks)	0.51%
One to Two Years (104 Weeks)	5.68%
Two to Three Years (156 Weeks)	2.25%
Three to Four Years (208 Weeks)	4.70%
Four to Five Years	4.24%
Five Years +	0.00%
	<u>100.00%</u>

II. PORTFOLIO PERFORMANCE MEASURES

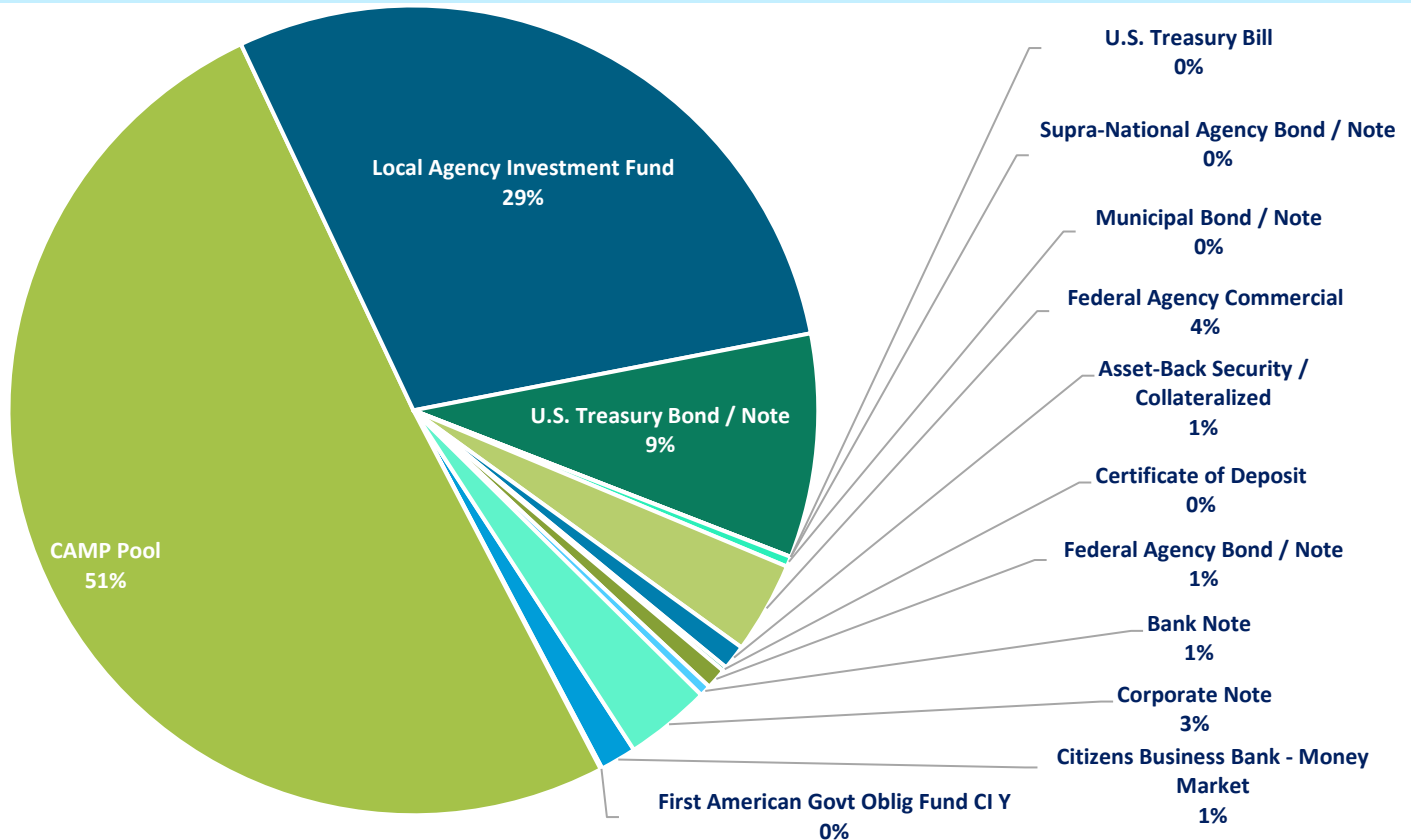
Yield at Cost - August 31, 2024	4.343%
Annual Investment Income Budget	\$ 4,259,578 A
Investment Income Received-YTD 08/31/2024	1,254,794 B
Less Investment Fees	<u>(6,980) C</u>
Net Investment Income Received-YTD 08/31/2024	\$ 1,247,814 B+C
<i>Over/(Under) Annual Budget</i>	<i>\$ (3,011,764) C-B</i>
% of Annual Budget	<u>29.294%</u>
Net Yield Annualized at Cost - August 31, 2024	<u>4.335%</u>



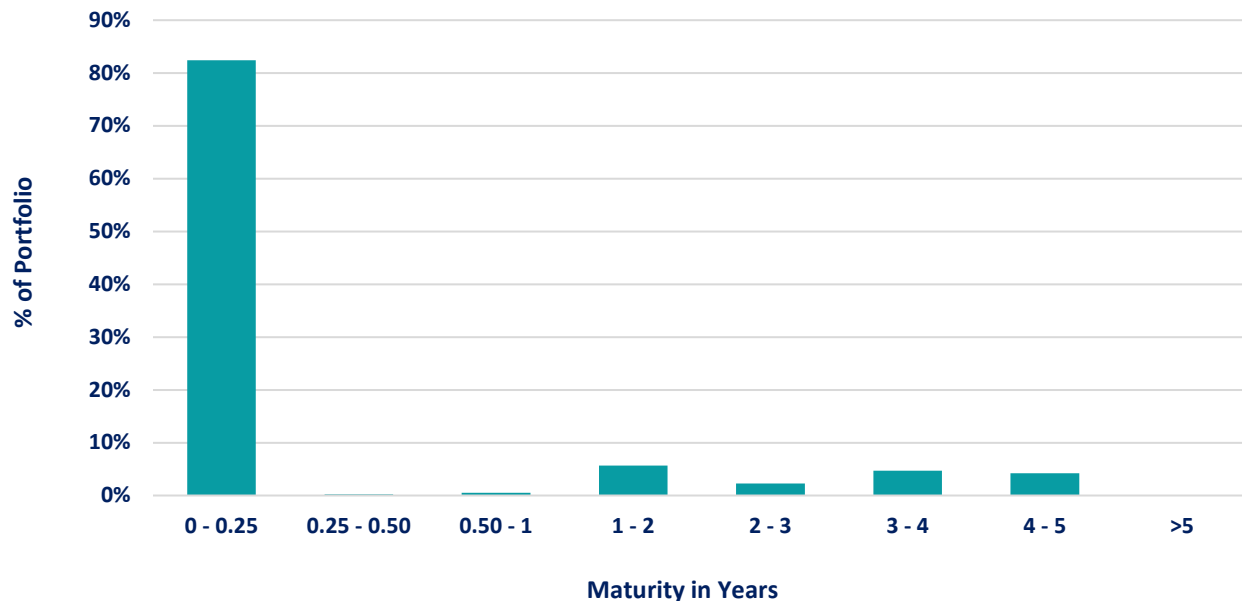
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of August 31, 2024

Dash Board Report Card

Active Investments: Diversification by Investment



Active Investments: Diversification by Maturity

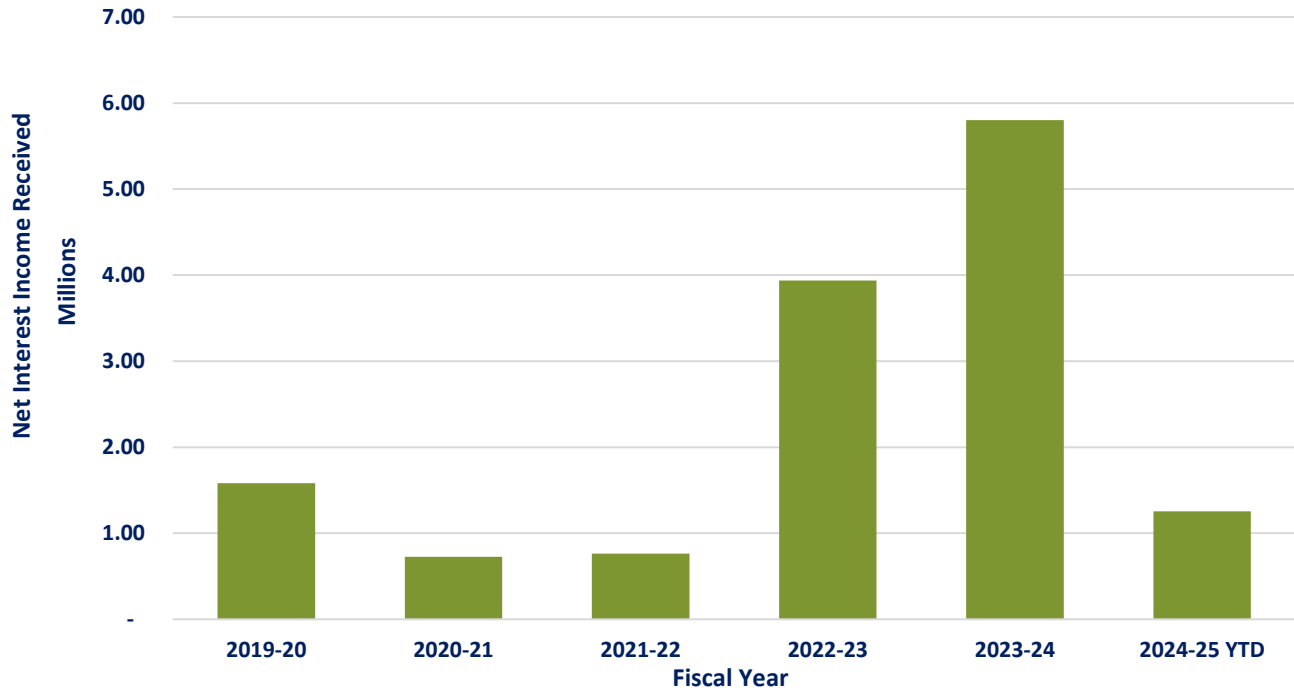




CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of August 31, 2024

Dash Board Report Card

All Activity: Year Over Year Interest Income





CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of August 31, 2024

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - August 31, 2024

Money Market Accounts	\$ 3,149,512
Sweep Accounts	15,355,199
Pooled Investment Accounts	166,198,918
PFM Managed Investments	39,565,502
Checking Account	12,000,700

Grand Total Cash - August 31, 2024	<u>\$ 236,269,830</u>
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Breakdown of Total Cash at August 31, 2024

Non-Spendable & Restricted Funds (Non-Discretionary Per Law): <i>per 06/30/2023 audited financials</i>	<u>\$ 65,922,521</u>
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Committed (Formal Action of City Council): <i>per fiscal year 2024-25 budget</i>	<u>118,610,029</u>
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Assigned (City's Intent):
per fiscal year 2024-25 budget

Fire Operations <i>per fiscal year 2024-25 budget</i>	6,861,150
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General Fund Emergency Contingency: <i>per fund balance reserve policy</i>	+ 18,863,127
- Cash Flow for CIP Grants	19,500,000
- Cover Special Revenue Fund Negative Fund Balance	177,584
- Business Incentive Loan Program	230,000
- Land Purchases	10,000,000
- Financial System Implementation (FY 2025-26)	1,000,000
- ATP Cycle 7 Grant Trail Improvement CIP Match (FY 2025-26)	5,500,000

All Funds Adopted Budget	
Revenues	103,653,646
Expenditures	<u>81,496,888</u>
All Funds Net Revenue	- 22,156,758

Total Designated/ Assigned	<u>39,975,103</u>
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Unassigned	<u>11,762,177</u>
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Grand Total Cash - August 31, 2024	<u>\$ 236,269,830</u>
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*Restricted, committed, and assigned figures based on estimated fund balances at the end of the fiscal year, 06/30/2025. 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 2024-25 as of August 31, 2024

Investment Income Detail

Yield at Cost - August 31, 2024 4.343%

Annual Investment Income Budget A \$ 4,259,578

Investment Income Received YTD:

Money Market (CBB)	\$	520
Sweep (CBB)		7,102
Money Market (PFM)		1,270
LAIF		118,192
CAMP Pool		962,950
Certificate of Deposits		38,052
Municipal Bond/Note		1,793
U.S. Treasury Bill		45,219
U.S. Treasury Bond/ Note		-
Federal Agency Bond/ Note		1,447
Federal Agency Commercial Mortgage Backed Security		16,311
Asset-Backed Security		51,943
Corporate Note		46,962
Bank Note		-
Supra-National Agency Bond/Note		250
Realized Gain/ (Loss)		(37,215)

Total Investment Income Received-YTD 08/31/2024 B 1,254,794

Less Investment Fees Paid:

Trust Fees-U.S. Bank	(747)
Management Fee-PFM	(6,233)

Total Investment Fees Paid-YTD 08/31/2024 C (6,980)

Net Investment Income Received-YTD 08/31/2024 B+C \$ 1,247,814

Investment Income Over/(Under) Annual Budget C-B \$ (3,011,764)

% of Annual Budget 29.294%

Net Yield Annualized at Cost - August 31, 2024 4.335%



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
February 28, 2025

Client Management Team
Richard Babbe, CCM
Senior Managing Consultant
633 W 5th St., 25th Floor
Los Angeles, CA 90071
949-230-6896
babber@pfmam.com

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Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement
20240100 CITY OF EASTVALE - INVESTMENT PORTFOLIO

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

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.

Important Disclosures

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

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

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

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

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

Key Terms and Definitions

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

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

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

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

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

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE

Consolidated Summary Statement

Account Statement

For the Month Ending **February 28, 2025**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	146,173.97	39,928,175.56
CAMP Pool	0.00	108,070,556.34
Total	\$146,173.97	\$147,998,731.90

Investment Allocation

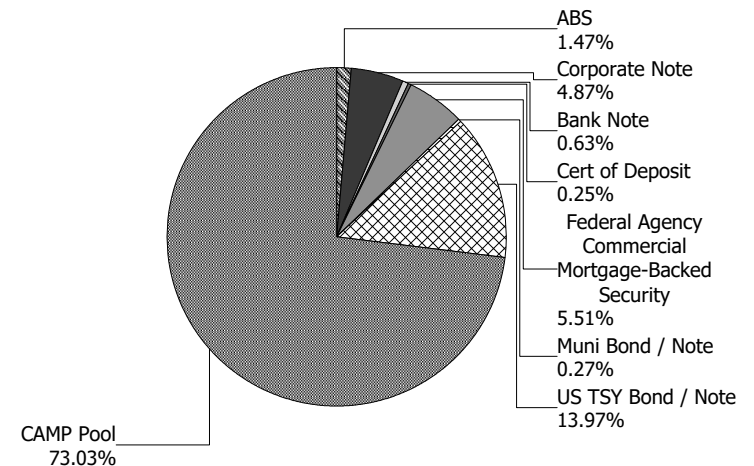
Investment Type	Closing Market Value	Percent
Asset-Backed Security	2,178,742.16	1.47
Corporate Note	7,208,191.04	4.87
Bank Note	939,255.55	0.63
Certificate of Deposit	365,430.96	0.25
Federal Agency Commercial Mortgage-Backed Se	8,153,018.12	5.51
Municipal Bond / Note	406,261.26	0.27
U.S. Treasury Bond / Note	20,677,276.47	13.97
CAMP Pool	108,070,556.34	73.03
Total	\$147,998,731.90	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	108,070,556.34	73.02
31 to 60 days	0.00	0.00
61 to 90 days	383,631.25	0.26
91 to 180 days	282,100.13	0.19
181 days to 1 year	6,030,738.44	4.07
1 to 2 years	6,224,767.08	4.21
2 to 3 years	6,374,699.36	4.31
3 to 4 years	11,031,541.83	7.45
4 to 5 years	9,600,697.47	6.49
Over 5 years	0.00	0.00
Total	\$147,998,731.90	100.00%

Weighted Average Days to Maturity **278**

Sector Allocation



Managed Account Summary Statement

For the Month Ending **February 28, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account

Opening Market Value	\$39,620,802.22
Maturities/Calls	(294,820.78)
Principal Dispositions	(1,177,171.49)
Principal Acquisitions	1,471,615.42
Unsettled Trades	0.00
Change in Current Value	307,750.19
Closing Market Value	\$39,928,175.56

Cash Transactions Summary - Managed Account

Maturities/Calls	285,000.00
Sale Proceeds	1,182,794.05
Coupon/Interest/Dividend Income	144,017.23
Principal Payments	9,820.78
Security Purchases	(1,472,093.84)
Net Cash Contribution	(323.48)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	149,639.79
Less Purchased Interest Related to Interest/Coupons	(478.42)
Plus Net Realized Gains/Losses	(2,987.40)
Total Cash Basis Earnings	\$146,173.97

Cash Balance

Closing Cash Balance **\$250,575.36**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	40,028,711.84
Ending Accrued Interest	205,743.17
Plus Proceeds from Sales	1,182,794.05
Plus Proceeds of Maturities/Calls/Principal Payments	294,820.78
Plus Coupons/Dividends Received	144,017.23
Less Cost of New Purchases	(1,472,093.84)
Less Beginning Amortized Value of Securities	(40,035,923.71)
Less Beginning Accrued Interest	(249,588.22)
Total Accrual Basis Earnings	\$98,481.30

Portfolio Summary and Statistics

For the Month Ending **February 28, 2025**

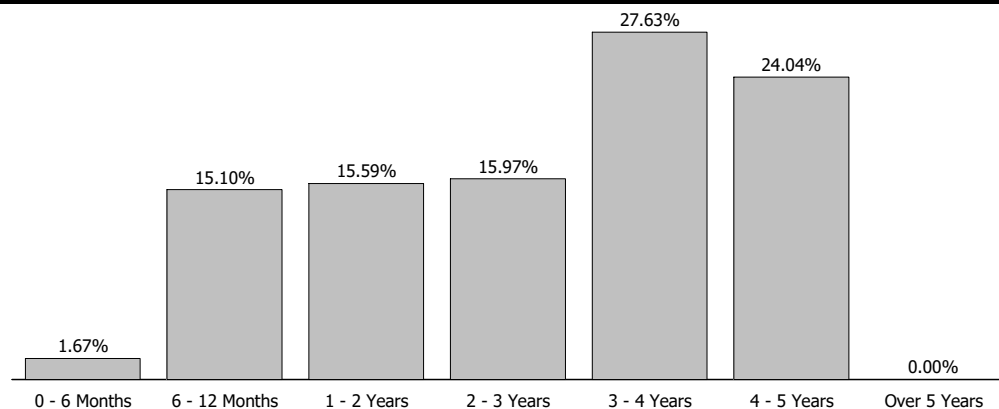
CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Account Summary

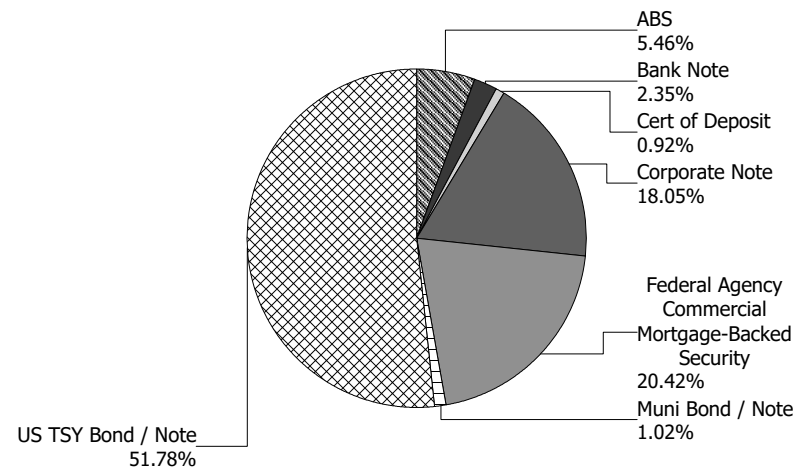
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	21,235,000.00	20,677,276.47	51.78
Municipal Bond / Note	410,000.00	406,261.26	1.02
Federal Agency Commercial Mortgage-Backed Security	8,077,327.31	8,153,018.12	20.42
Corporate Note	7,251,000.00	7,208,191.04	18.05
Certificate of Deposit	360,000.00	365,430.96	0.92
Bank Note	925,000.00	939,255.55	2.35
Asset-Backed Security	2,156,356.67	2,178,742.16	5.46
Managed Account Sub-Total	40,414,683.98	39,928,175.56	100.00%
Accrued Interest		205,743.17	
Total Portfolio	40,414,683.98	40,133,918.73	

Unsettled Trades **0.00** **0.00**

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	3.74%
Yield to Maturity at Market	4.29%
Weighted Average Days to Maturity	1036

Managed Account Issuer Summary

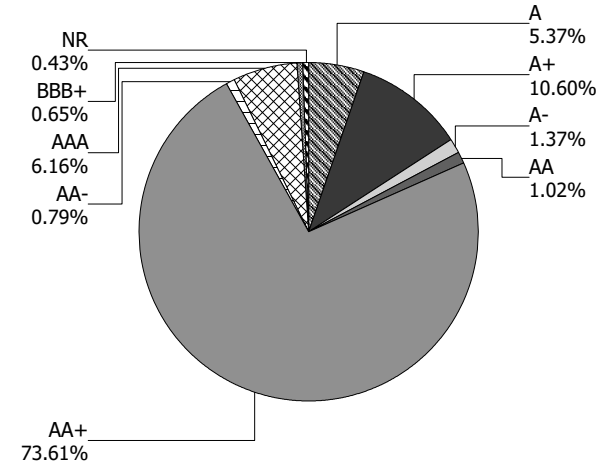
For the Month Ending **February 28, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	384,700.00	0.96
American Express Co	314,545.84	0.79
Apple Inc	558,636.40	1.40
BA Credit Card Trust	136,540.89	0.34
Bank of America Corp	584,566.56	1.46
Bank of New York Mellon Corp	600,458.04	1.50
BlackRock Inc	316,036.66	0.79
Bristol-Myers Squibb Co	130,616.23	0.33
Citigroup Inc	811,990.92	2.03
Cooperatieve Rabobank UA	365,430.96	0.92
Deere & Co	280,312.73	0.70
Eli Lilly & Co	292,661.54	0.73
Federal Home Loan Mortgage Corp	7,797,849.71	19.53
Federal National Mortgage Association	355,168.41	0.89
Fifth Third Auto Trust	267,647.88	0.67
GM Financial Consumer Automobile Receiv	35,232.72	0.09
Goldman Sachs Group Inc	259,470.12	0.65
Home Depot Inc	376,411.62	0.94
Honda Auto Receivables Owner Trust	529,118.37	1.33
Hyundai Auto Receivables Trust	107,848.59	0.27
International Business Machines Corp	268,581.15	0.67
JPMorgan Chase & Co	1,118,233.16	2.80
Mastercard Inc	283,469.10	0.71
Microsoft Corp	454,034.84	1.14
Morgan Stanley	376,377.32	0.94
PACCAR Inc	277,993.38	0.70
PepsiCo Inc	276,893.42	0.69
State Board of Administration Finance C	282,100.13	0.71
Target Corp	273,644.46	0.69
Toyota Auto Receivables Owner Trust	151,781.77	0.38
Toyota Motor Corp	295,506.81	0.74
United States Treasury	20,677,276.47	51.79

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending February 28, 2025

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
University of California Board of Regen	124,161.13	0.31
Wells Fargo & Co	562,878.23	1.41
Total	\$39,928,175.56	100.00%

Managed Account Detail of Securities Held

For the Month Ending **February 28, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 11/02/2020 0.250% 10/31/2025	91282CAT8	60,000.00	AA+	Aaa	03/01/22	03/01/22	57,110.16	0.00	50.14	59,473.79	58,451.70
US TREASURY N/B DTD 11/15/2022 4.500% 11/15/2025	91282CFW6	340,000.00	AA+	Aaa	12/01/22	12/02/22	344,462.50	0.00	4,480.11	341,071.17	340,634.78
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	AA+	Aaa	05/05/21	05/07/21	196,757.81	0.73	124.31	199,417.97	193,896.80
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,100,000.00	AA+	Aaa	04/05/21	04/07/21	1,073,917.97	0.89	683.70	1,095,399.06	1,066,432.40
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	AA+	Aaa	05/03/22	05/04/22	200,062.50	2.95	66.09	215,103.07	212,569.94
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	500,000.00	AA+	Aaa	02/26/21	02/26/21	489,648.44	0.80	150.21	498,067.71	483,113.50
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	AA+	Aaa	02/17/22	02/18/22	627,931.45	1.84	199.78	656,368.65	642,540.96
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	AA+	Aaa	01/06/22	01/10/22	691,481.25	1.38	216.30	713,534.21	695,683.44
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	AA+	Aaa	07/02/21	07/07/21	755,201.56	0.80	231.32	767,020.81	743,994.79
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	810,000.00	AA+	Aaa	02/02/21	02/04/21	807,437.11	0.44	243.34	809,527.37	782,643.87
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	705,000.00	AA+	Aaa	12/03/21	12/07/21	685,998.05	1.15	9.58	700,520.27	680,160.03
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	AA+	Aaa	06/02/21	06/04/21	104,770.31	0.79	196.88	104,942.51	100,779.53
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	AA+	Aaa	06/06/22	06/08/22	953,143.75	2.99	1,950.00	1,012,741.60	998,197.20
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	AA+	Aaa	04/05/22	04/07/22	520,219.34	2.77	2,064.42	549,188.62	537,897.52

Managed Account Detail of Securities Held

For the Month Ending **February 28, 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 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	AA+	Aaa	07/05/22	07/07/22	730,605.47	2.85	652.62	741,753.87	725,361.00
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	AA+	Aaa	08/03/22	08/05/22	196,625.00	2.92	367.68	209,319.69	204,213.24
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aaa	09/01/22	09/06/22	995,490.23	3.40	913.67	1,022,896.20	1,007,672.40
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	AA+	Aaa	11/01/22	11/03/22	153,988.87	4.27	2,669.92	154,467.92	155,538.94
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	AA+	Aaa	12/06/22	12/08/22	385,284.38	3.81	5,239.43	382,878.63	381,276.42
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,010,000.00	AA+	Aaa	01/04/23	01/06/23	860,117.58	3.91	1,687.98	927,006.55	921,664.39
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	AA+	Aaa	06/01/23	06/05/23	577,380.86	3.77	5,570.31	576,458.44	573,203.13
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	AA+	Aaa	01/31/23	01/31/23	524,875.00	3.66	3,339.78	522,810.93	518,476.40
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	AA+	Aaa	05/16/23	05/18/23	197,868.16	3.56	135.19	208,174.79	205,119.23
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	AA+	Aaa	01/31/23	01/31/23	334,258.20	3.66	231.32	355,377.46	350,981.79
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	AA+	Aaa	03/03/23	03/07/23	281,838.28	4.25	30.98	283,097.76	285,033.35
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	1,110,000.00	AA+	Aaa	05/08/23	05/09/23	998,696.48	3.50	5,793.96	1,039,906.17	1,022,674.08
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	620,000.00	AA+	Aaa	05/01/23	05/01/23	617,214.84	3.60	7,253.31	618,236.78	610,820.90
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	AA+	Aaa	05/02/24	05/03/24	355,776.56	4.58	5,488.04	355,660.82	363,042.88

Managed Account Detail of Securities Held

For the Month Ending **February 28, 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 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	AA+	Aaa	06/06/24	06/07/24	166,495.31	4.30	1,856.25	166,295.19	168,016.37
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	1,025,000.00	AA+	Aaa	06/05/24	06/06/24	1,033,488.29	4.31	11,531.25	1,032,349.12	1,043,738.03
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aaa	07/08/24	07/09/24	165,090.23	4.24	1,162.29	165,080.22	166,411.58
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	AA+	Aaa	07/02/24	07/03/24	372,451.17	4.40	2,641.57	372,757.53	378,208.13
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	AA+	Aaa	08/01/24	08/02/24	40,278.12	3.85	128.18	40,248.81	39,956.24
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	AA+	Aaa	09/04/24	09/05/24	1,092,256.64	3.58	107.37	1,092,056.83	1,072,202.48
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	AA+	Aaa	10/02/24	10/03/24	498,574.22	3.56	7,307.69	498,683.36	488,945.50
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	AA+	Aaa	11/14/24	11/15/24	267,996.09	4.29	3,722.76	268,104.26	271,023.03
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	AA+	Aaa	11/01/24	11/04/24	299,261.72	4.18	4,136.40	299,306.00	301,136.70
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	AA+	Aaa	12/05/24	12/06/24	295,530.08	4.08	3,042.19	295,508.49	296,233.10
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	AA+	Aaa	01/06/25	01/07/25	843,118.55	4.43	6,127.42	843,168.71	857,477.27
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	AA+	Aaa	02/04/25	02/05/25	722,309.57	4.33	2,468.40	722,343.79	731,853.43
Security Type Sub-Total		21,235,000.00					20,515,012.10	2.95	94,272.14	20,916,325.13	20,677,276.47
Municipal Bond / Note											
UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	125,000.00	AA	Aa2	07/14/20	07/16/20	125,452.50	0.81	324.99	125,019.26	124,161.13

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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
Municipal Bond / Note											
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	80,000.00	AA	Aa2	09/03/20	09/16/20	80,565.60	1.11	167.73	80,039.35	79,186.00
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	205,000.00	AA	Aa2	09/03/20	09/16/20	205,000.00	1.26	429.82	205,000.00	202,914.13
Security Type Sub-Total		410,000.00					411,018.10	1.09	922.54	410,058.61	406,261.26
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	257,357.04	AA+	Aaa	05/19/23	05/24/23	249,435.26	4.29	717.81	253,436.98	253,162.63
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	AA+	Aaa	08/16/23	08/18/23	367,879.69	4.94	1,047.80	377,311.09	382,028.40
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	AA+	Aaa	08/16/23	08/18/23	207,427.34	4.93	594.55	212,666.74	215,462.06
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	AA+	Aaa	08/17/23	08/22/23	322,628.91	4.97	896.14	331,509.41	336,410.19
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	341,292.59	AA+	Aaa	09/20/23	09/28/23	335,936.69	5.19	1,365.17	337,402.61	344,765.24
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	187,321.65	AA+	Aaa	09/07/23	09/14/23	184,520.27	5.01	725.87	185,320.83	188,843.46
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	296,473.30	AA+	Aaa	07/19/23	07/27/23	296,465.86	4.78	1,180.21	296,468.28	298,103.31
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aaa	07/13/23	07/20/23	363,595.68	4.59	1,445.70	362,418.73	364,666.68
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	358,204.55	AA+	Aaa	07/18/23	07/31/23	352,131.86	4.58	1,248.21	354,061.31	355,168.41
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	196,678.18	AA+	Aaa	09/19/23	09/28/23	196,677.19	5.27	864.07	196,677.56	200,137.75

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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 K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	AA+	Aaa	09/07/23	09/14/23	369,452.63	4.92	1,453.13	371,785.42	378,152.63
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aaa	10/11/23	10/19/23	371,664.32	5.25	1,501.00	373,795.59	384,165.56
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aaa	10/25/23	10/31/23	275,913.35	5.60	1,151.88	278,033.77	289,111.70
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aaa	09/20/23	09/28/23	365,577.39	5.07	1,480.00	366,675.09	375,031.63
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	AA+	Aaa	11/14/23	11/21/23	144,580.81	5.14	612.50	144,679.33	148,229.73
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	AA+	Aaa	11/28/23	12/07/23	209,396.67	4.93	850.50	209,535.22	213,504.48
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	AA+	Aaa	12/11/23	12/21/23	191,774.22	4.79	791.67	191,383.42	193,810.83
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	AA+	Aaa	01/10/24	01/18/24	217,147.64	4.50	846.38	216,703.40	217,374.46
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	AA+	Aaa	02/01/24	02/08/24	222,199.78	4.34	838.20	221,761.29	221,358.06
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aaa	03/05/24	03/14/24	345,045.31	4.67	1,494.94	343,239.20	346,108.60
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aaa	02/14/24	02/22/24	385,102.50	4.79	1,687.50	383,198.98	387,404.25
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	AA+	Aaa	02/29/24	03/07/24	386,248.88	4.79	1,711.56	384,198.56	388,877.63
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	AA+	Aaa	07/16/24	07/25/24	321,965.12	4.58	1,258.67	321,772.95	323,983.68
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	AA+	Aaa	06/05/24	06/13/24	374,998.88	4.80	1,500.94	375,000.00	380,554.88

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Federal Agency Commercial Mortgage-Backed Security											
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	AA+	Aaa	08/07/24	08/15/24	353,273.90	4.33	1,325.04	352,948.29	352,087.75
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	AA+	Aaa	10/08/24	10/16/24	209,097.34	4.34	818.46	208,817.50	208,210.92
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	AA+	Aaa	11/19/24	11/27/24	402,082.80	4.67	1,597.33	402,013.30	406,303.20
Security Type Sub-Total		8,077,327.31					8,022,220.29	4.82	31,005.23	8,052,814.85	8,153,018.12
Corporate Note											
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	260,000.00	BBB+	A2	02/16/21	02/18/21	289,486.60	1.02	2,681.25	260,000.00	259,470.12
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	A	A2	06/17/21	06/21/21	132,665.36	0.98	301.50	133,787.40	130,616.23
BANK OF AMERICA CORP (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	280,000.00	A-	A1	03/17/22	03/22/22	280,000.00	3.38	3,921.68	280,000.00	279,706.56
JPMORGAN CHASE & CO (CALLABLE) DTD 04/26/2022 4.080% 04/26/2026	46647PCZ7	340,000.00	A	A1	04/19/22	04/26/22	340,000.00	4.08	4,816.67	340,000.00	339,594.38
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	713.00	466,663.19	454,034.84
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	A+	A1	08/09/23	08/11/23	276,130.25	4.90	810.10	275,543.65	277,993.38
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	A+	Aa1	10/23/23	10/24/23	297,474.00	5.85	598.65	298,687.18	304,860.00
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	A	A2	01/19/22	01/24/22	49,915.00	1.99	124.58	49,968.01	48,007.80
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	A	A2	01/27/22	01/31/22	234,856.65	1.96	585.54	234,945.84	225,636.66
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	A	Aa3	01/26/22	01/28/22	381,223.60	1.98	757.36	380,452.44	365,171.64

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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											
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	A+	A1	12/13/22	12/15/22	369,240.00	4.20	716.67	385,717.09	384,700.00
IBM CORP (CALLABLE) DTD 07/27/2022 4.150% 07/27/2027	459200KT7	270,000.00	A-	A3	08/02/22	08/04/22	275,146.20	3.73	1,058.25	272,440.29	268,581.15
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	A	A2	01/25/23	01/27/23	368,000.10	4.15	5,065.67	377,950.86	376,411.62
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	A	Aa3	08/06/24	08/07/24	233,169.60	4.33	550.72	234,208.50	235,286.40
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	A	A1	06/03/24	06/04/24	140,933.80	5.38	2,794.79	140,706.87	142,612.68
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	AA+	Aaa	05/16/23	05/18/23	561,024.80	3.96	6,906.67	560,650.82	558,636.40
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	A	A1	07/11/23	07/14/23	124,813.75	4.98	807.81	124,874.49	127,414.88
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	A	A1	07/13/23	07/17/23	152,037.00	4.64	969.38	151,375.00	152,897.85
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	A+	Aa3	09/26/23	09/29/23	365,000.00	5.80	8,943.07	365,000.00	379,970.11
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	A+	Aa3	05/01/24	05/03/24	423,026.10	5.30	10,168.15	421,627.44	432,020.81
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	AA-	Aa3	03/05/24	03/14/24	34,936.65	4.74	763.10	34,947.85	35,452.83
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	AA-	Aa3	04/09/24	04/11/24	275,714.72	4.81	6,039.37	275,925.40	280,583.83
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636OAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	2,212.50	278,626.01	283,469.10
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	1,017.50	184,746.28	186,358.64

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Corporate Note											
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	A+	A1	08/06/24	08/09/24	49,898.50	4.60	139.03	49,908.80	50,085.90
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	A+	A1	08/07/24	08/09/24	114,867.75	4.58	319.76	114,881.58	115,197.57
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	A+	A1	08/08/24	08/09/24	129,465.70	4.64	361.47	129,520.09	130,223.34
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	128.92	64,872.03	64,484.75
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	A+	Aa3	08/13/24	08/14/24	230,335.80	4.17	456.17	230,302.77	228,176.79
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	A+	A1	02/05/25	02/07/25	89,848.80	4.64	276.00	89,850.74	90,534.78
Security Type Sub-Total		7,251,000.00					7,214,533.48	4.00	65,005.33	7,208,180.62	7,208,191.04
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	A+	Aa2	07/17/23	07/20/23	360,000.00	5.08	2,235.20	360,000.00	365,430.96
Security Type Sub-Total		360,000.00					360,000.00	5.08	2,235.20	360,000.00	365,430.96
Bank Note											
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	A+	Aa2	08/18/23	08/22/23	554,239.65	5.50	2,016.50	554,631.60	562,878.23
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	A+	Aa3	05/30/24	05/31/24	370,780.70	5.45	5,374.04	370,554.28	376,377.32
Security Type Sub-Total		925,000.00					925,020.35	5.48	7,390.54	925,185.88	939,255.55
Asset-Backed Security											
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	1,356.67	AAA	NR	11/09/21	11/17/21	1,356.37	0.75	0.45	1,356.59	1,354.75

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	240,000.00	AAA	NR	08/15/23	08/22/23	239,950.51	5.42	468.87	239,967.32	242,373.60
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	75,000.00	AAA	NR	08/08/23	08/15/23	74,983.04	5.17	172.00	74,988.65	75,604.72
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	AAA	NR	11/07/23	11/14/23	74,991.92	5.54	184.67	74,994.12	76,177.05
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	265,000.00	AAA	Aaa	08/15/23	08/23/23	264,983.57	5.53	651.31	264,988.59	267,647.88
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	299,938.99	304,006.50
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	309,990.00	314,545.84
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	AAA	NR	11/03/23	11/13/23	104,986.19	5.54	258.53	104,989.68	106,493.84
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	134,986.32	136,540.89
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	NR	Aaa	01/09/24	01/17/24	34,992.96	4.85	70.73	34,994.43	35,232.72
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9	330,000.00	AAA	NR	01/24/24	01/31/24	329,949.74	4.60	674.67	329,960.25	332,019.60
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	723.58	284,991.81	286,744.77
Security Type Sub-Total		2,156,356.67					2,156,070.37	5.10	4,912.19	2,156,146.75	2,178,742.16
Managed Account Sub-Total		40,414,683.98					39,603,874.69	3.70	205,743.17	40,028,711.84	39,928,175.56



Managed Account Detail of Securities Held

For the Month Ending February 28, 2025

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100						
Securities Sub-Total	\$40,414,683.98	\$39,603,874.69	3.74%	\$205,743.17	\$40,028,711.84	\$39,928,175.56
Accrued Interest						\$205,743.17
Total Investments						\$40,133,918.73

Managed Account Fair Market Value & Analytics

For the Month Ending **February 28, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 11/02/2020 0.250% 10/31/2025	91282CAT8	60,000.00	RBC Capi		97.42	58,451.70	1,341.54	(1,022.09)	0.66	4.44
US TREASURY N/B DTD 11/15/2022 4.500% 11/15/2025	91282CFW6	340,000.00	HSBC		100.19	340,634.78	(3,827.72)	(436.39)	0.69	4.44
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	HSBC		96.95	193,896.80	(2,861.01)	(5,521.17)	0.83	4.21
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	1,100,000.00	JPMorgan		96.95	1,066,432.40	(7,485.57)	(28,966.66)	0.83	4.21
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	JPMorgan		96.62	212,569.94	12,507.44	(2,533.13)	0.91	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	500,000.00	BOFAML		96.62	483,113.50	(6,534.94)	(14,954.21)	0.91	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	Nomura		96.62	642,540.96	14,609.51	(13,827.69)	0.91	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	Citigrou		96.62	695,683.44	4,202.19	(17,850.77)	0.91	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	BNPPSA		96.62	743,994.79	(11,206.77)	(23,026.02)	0.91	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	810,000.00	Barclays		96.62	782,643.87	(24,793.24)	(26,883.50)	0.91	4.30
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	705,000.00	WellsFar		96.48	680,160.03	(5,838.02)	(20,360.24)	0.98	4.22
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	RBC Capi		95.98	100,779.53	(3,990.78)	(4,162.98)	1.22	4.16
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	Citigrou		95.98	998,197.20	45,053.45	(14,544.40)	1.22	4.16
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	RBC Capi		95.20	537,897.52	17,678.18	(11,291.10)	1.55	4.12
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	JPMorgan		96.71	725,361.00	(5,244.47)	(16,392.87)	1.89	4.10
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		92.82	204,213.24	7,588.24	(5,106.45)	2.11	4.08
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		95.97	1,007,672.40	12,182.17	(15,223.80)	2.36	4.06

Managed Account Fair Market Value & Analytics

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description	Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note											
US TREASURY N/B		91282CFM8	155,000.00	BOFAML		100.35	155,538.94	1,550.07	1,071.02	2.39	4.06
DTD 09/30/2022 4.125% 09/30/2027											
US TREASURY N/B		91282CFU0	380,000.00	Nomura		100.34	381,276.42	(4,007.96)	(1,602.21)	2.48	4.07
DTD 10/31/2022 4.125% 10/31/2027											
US TREASURY N/B		91282CAU5	1,010,000.00	WellsFar		91.25	921,664.39	61,546.81	(5,342.16)	2.60	4.06
DTD 11/02/2020 0.500% 10/31/2027											
US TREASURY N/B		91282CFZ9	575,000.00	Citigrou		99.69	573,203.13	(4,177.73)	(3,255.31)	2.56	4.08
DTD 11/30/2022 3.875% 11/30/2027											
US TREASURY N/B		91282CGC9	520,000.00	WellsFar		99.71	518,476.40	(6,398.60)	(4,334.53)	2.64	4.06
DTD 01/03/2023 3.875% 12/31/2027											
US TREASURY N/B		91282CBJ9	225,000.00	GoldmanS		91.16	205,119.23	7,251.07	(3,055.56)	2.83	4.07
DTD 02/01/2021 0.750% 01/31/2028											
US TREASURY N/B		91282CBJ9	385,000.00	Nomura		91.16	350,981.79	16,723.59	(4,395.67)	2.83	4.07
DTD 02/01/2021 0.750% 01/31/2028											
US TREASURY N/B		91282CGP0	285,000.00	TD Secur		100.01	285,033.35	3,195.07	1,935.59	2.80	4.07
DTD 02/28/2023 4.000% 02/29/2028											
US TREASURY N/B		91282CBS9	1,110,000.00	BNPPSA		92.13	1,022,674.08	23,977.60	(17,232.09)	2.96	4.06
DTD 03/31/2021 1.250% 03/31/2028											
US TREASURY N/B		91282CHA2	620,000.00	BOFAML		98.52	610,820.90	(6,393.94)	(7,415.88)	2.93	4.08
DTD 05/01/2023 3.500% 04/30/2028											
US TREASURY N/B		91282CKP5	355,000.00	WellsFar		102.27	363,042.88	7,266.32	7,382.06	3.71	4.11
DTD 04/30/2024 4.625% 04/30/2029											
US TREASURY N/B		91282CKT7	165,000.00	JPMorgan		101.83	168,016.37	1,521.06	1,721.18	3.80	4.08
DTD 05/31/2024 4.500% 05/31/2029											
US TREASURY N/B		91282CKT7	1,025,000.00	JPMorgan		101.83	1,043,738.03	10,249.74	11,388.91	3.80	4.08
DTD 05/31/2024 4.500% 05/31/2029											
US TREASURY N/B		91282CKX8	165,000.00	Citigrou		100.86	166,411.58	1,321.35	1,331.36	3.90	4.11
DTD 07/01/2024 4.250% 06/30/2029											
US TREASURY N/B		91282CKX8	375,000.00	HSBC		100.86	378,208.13	5,756.96	5,450.60	3.90	4.11
DTD 07/01/2024 4.250% 06/30/2029											
US TREASURY N/B		91282CLC3	40,000.00	Citigrou		99.89	39,956.24	(321.88)	(292.57)	4.00	4.10
DTD 07/31/2024 4.000% 07/31/2029											
US TREASURY N/B		91282CLK5	1,090,000.00	Citigrou		98.37	1,072,202.48	(20,054.16)	(19,854.35)	4.04	4.10
DTD 09/03/2024 3.625% 08/31/2029											

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		97.79	488,945.50	(9,628.72)	(9,737.86)	4.13	4.11
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		100.38	271,023.03	3,026.94	2,918.77	4.16	4.11
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		100.38	301,136.70	1,874.98	1,830.70	4.16	4.11
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		100.42	296,233.10	703.02	724.61	4.24	4.10
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		101.48	857,477.27	14,358.72	14,308.56	4.30	4.09
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		100.95	731,853.43	9,543.86	9,509.64	4.40	4.11
Security Type Sub-Total		21,235,000.00				20,677,276.47	162,264.37	(239,048.66)	2.44	4.15
Municipal Bond / Note										
UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	125,000.00	JPMorgan	04/15/25	99.33	124,161.13	(1,291.37)	(858.13)	0.21	4.31
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	80,000.00	BOFAML		98.98	79,186.00	(1,379.60)	(853.35)	0.33	4.52
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	205,000.00	BOFAML		98.98	202,914.13	(2,085.87)	(2,085.87)	0.33	4.52
Security Type Sub-Total		410,000.00				406,261.26	(4,756.84)	(3,797.35)	0.29	4.46
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	257,357.04	Citigrou		98.37	253,162.63	3,727.37	(274.35)	1.57	4.37
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	MorganSt		97.96	382,028.40	14,148.71	4,717.31	1.81	4.35
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		97.94	215,462.06	8,034.72	2,795.32	1.96	4.30
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		97.51	336,410.19	13,781.28	4,900.78	2.04	4.35

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Commercial Mortgage-Backed Security										
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	341,292.59	BOFAML		101.02	344,765.24	8,828.55	7,362.63	2.52	4.39
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	187,321.65	WellsFar		100.81	188,843.46	4,323.19	3,522.63	2.67	4.35
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	296,473.30	JPMorgan		100.55	298,103.31	1,637.45	1,635.03	2.14	4.50
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		101.30	364,666.68	1,071.00	2,247.95	2.93	4.39
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	358,204.55	JPMorgan		99.15	355,168.41	3,036.55	1,107.10	3.06	4.48
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	196,678.18	JPMorgan		101.76	200,137.75	3,460.56	3,460.19	2.41	4.53
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		100.84	378,152.63	8,700.00	6,367.21	3.07	4.42
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74	380,000.00	BMO		101.10	384,165.56	12,501.24	10,369.97	3.09	4.39
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		101.44	289,111.70	13,198.35	11,077.93	3.17	4.41
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		101.36	375,031.63	9,454.24	8,356.54	3.13	4.38
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.23	148,229.73	3,648.92	3,550.40	3.19	4.39
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		101.67	213,504.48	4,107.81	3,969.26	3.23	4.36
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	JPMorgan		102.01	193,810.83	2,036.61	2,427.41	3.25	4.40
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		101.10	217,374.46	226.82	671.06	3.36	4.42
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		100.62	221,358.06	(841.72)	(403.23)	3.32	4.40
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		103.32	346,108.60	1,063.29	2,869.40	3.46	4.43
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		103.31	387,404.25	2,301.75	4,205.27	3.36	4.46

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Federal Agency Commercial Mortgage-Backed Security										
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		103.70	388,877.63	2,628.75	4,679.07	3.40	4.42
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		101.24	323,983.68	2,018.56	2,210.73	3.74	4.41
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	MorganSt		101.48	380,554.88	5,556.00	5,554.88	3.64	4.42
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		100.60	352,087.75	(1,186.15)	(860.54)	3.89	4.42
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		101.57	208,210.92	(886.42)	(606.58)	3.99	4.43
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		101.58	406,303.20	4,220.40	4,289.90	4.01	4.43
Security Type Sub-Total		8,077,327.31				8,153,018.12	130,797.83	100,203.27	3.04	4.41
Corporate Note										
GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	260,000.00	JANE		99.80	259,470.12	(30,016.48)	(529.88)	0.22	4.58
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	Citigrou	10/13/25	97.47	130,616.23	(2,049.13)	(3,171.17)	0.69	4.49
BANK OF AMERICA CORP (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026	06051GKM0	280,000.00	BOFAML	04/02/25	99.90	279,706.56	(293.44)	(293.44)	0.09	5.61
JPMORGAN CHASE & CO (CALLABLE) DTD 04/26/2022 4.080% 04/26/2026	46647PCZ7	340,000.00	JPMorgan	04/26/25	99.88	339,594.38	(405.62)	(405.62)	0.15	5.54
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	97.64	454,034.84	(16,122.01)	(12,628.35)	1.36	4.14
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		101.09	277,993.38	1,863.13	2,449.73	1.38	4.34
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	101.62	304,860.00	7,386.00	6,172.82	1.33	4.44
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	96.02	48,007.80	(1,907.20)	(1,960.21)	1.81	4.25
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	96.02	225,636.66	(9,219.99)	(9,309.18)	1.81	4.25

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Security Type/Description	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	JPMorgan	12/24/26	96.10	365,171.64	(16,051.96)	(15,280.80)	1.83	4.28
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	96.18	384,700.00	15,460.00	(1,017.09)	1.83	4.31
IBM CORP (CALLABLE) DTD 07/27/2022 4.150% 07/27/2027	459200KT7	270,000.00	BOFAML	06/27/27	99.47	268,581.15	(6,565.05)	(3,859.14)	2.22	4.46
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	96.52	376,411.62	8,411.52	(1,539.24)	2.34	4.34
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	98.04	235,286.40	2,116.80	1,077.90	1.85	4.92
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.87	142,612.68	1,678.88	1,905.81	1.97	4.85
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	JPMorgan	04/10/28	99.76	558,636.40	(2,388.40)	(2,014.42)	2.90	4.12
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		101.93	127,414.88	2,601.13	2,540.39	3.06	4.37
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		101.93	152,897.85	860.85	1,522.85	3.06	4.37
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.10	379,970.11	14,970.11	14,970.11	3.10	4.56
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.10	432,020.81	8,994.71	10,393.37	3.10	4.56
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	101.29	35,452.83	516.18	504.98	3.54	4.37
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	101.29	280,583.83	4,869.11	4,658.43	3.54	4.37
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	Citigrou	03/01/29	94.49	283,469.10	7,874.10	4,843.09	3.85	4.40
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	100.73	186,358.64	1,645.39	1,612.36	3.89	4.37
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		100.17	50,085.90	187.40	177.10	3.97	4.52
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		100.17	115,197.57	329.82	315.99	3.97	4.52

Managed Account Fair Market Value & Analytics

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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										
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		100.17	130,223.34	757.64	703.25	3.97	4.52
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	MorganSt	07/14/29	99.21	64,484.75	(372.90)	(387.28)	3.98	4.43
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	99.21	228,176.79	(2,159.01)	(2,125.98)	3.98	4.43
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	100.59	90,534.78	685.98	684.04	4.34	4.44
Security Type Sub-Total		7,251,000.00				7,208,191.04	(6,342.44)	10.42	2.27	4.50
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		101.51	365,430.96	5,430.96	5,430.96	1.32	3.93
Security Type Sub-Total		360,000.00				365,430.96	5,430.96	5,430.96	1.32	3.93
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	101.42	562,878.23	8,638.58	8,246.63	1.31	4.46
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	101.72	376,377.32	5,596.62	5,823.04	2.06	4.88
Security Type Sub-Total		925,000.00				939,255.55	14,235.20	14,069.67	1.61	4.63
Asset-Backed Security										
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	1,356.67	SMBC		99.86	1,354.75	(1.62)	(1.84)	0.04	5.09
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	240,000.00	BOFAML		100.99	242,373.60	2,423.09	2,406.28	0.95	4.51
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	75,000.00	BNPPSA		100.81	75,604.72	621.68	616.07	0.97	4.47
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	JPMorgan		101.57	76,177.05	1,185.13	1,182.93	1.27	4.49

Managed Account Fair Market Value & Analytics

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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
Asset-Backed Security											
FITAT 2023-1 A3	DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	265,000.00	JPMorgan		101.00	267,647.88	2,664.31	2,659.29	0.98	4.67
CHAIT 2023-A1 A	DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		101.34	304,006.50	4,089.66	4,067.51	1.45	4.40
AMXCA 2023-3 A	DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		101.47	314,545.84	4,559.70	4,555.84	1.45	4.36
HART 2023-C A3	DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	BNPPSA		101.42	106,493.84	1,507.65	1,504.16	1.24	4.55
BACCT 2023-A2 A2	DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		101.14	136,540.89	1,559.02	1,554.57	1.61	4.43
GMCAR 2024-1 A3	DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	Barclays		100.66	35,232.72	239.76	238.29	1.25	4.47
CHAIT 2024-A1 A	DTD 01/31/2024 4.600% 01/16/2029	161571HV9	330,000.00	JPMorgan		100.61	332,019.60	2,069.86	2,059.35	1.76	4.41
HAROT 2025-1 A3	DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		100.61	286,744.77	1,753.55	1,752.96	2.13	4.41
Security Type Sub-Total			2,156,356.67				2,178,742.16	22,671.79	22,595.41	1.45	4.46
Managed Account Sub-Total			40,414,683.98				39,928,175.56	324,300.87	(100,536.28)	2.42	4.29
Securities Sub-Total			\$40,414,683.98				\$39,928,175.56	\$324,300.87	(\$100,536.28)	2.44	4.29%
Accrued Interest							\$205,743.17				
Total Investments							\$40,133,918.73				

Managed Account Security Transactions & Interest

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	
BUY										
02/04/25	02/05/25	US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	815,000.00	(811,975.59)	(478.42)	(812,454.01)			
02/04/25	02/05/25	TREASURY BILL DTD 10/15/2024 0.000% 02/11/2025	912797NG8	285,000.00	(284,799.81)	0.00	(284,799.81)			
02/04/25	02/11/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	(284,991.22)	0.00	(284,991.22)			
02/05/25	02/07/25	PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	(89,848.80)	0.00	(89,848.80)			
Transaction Type Sub-Total				1,475,000.00	(1,471,615.42)	(478.42)	(1,472,093.84)			
INTEREST										
02/01/25	02/01/25	ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3		0.00	4,300.00	4,300.00			
02/01/25	02/25/25	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
02/01/25	02/25/25	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
02/01/25	02/25/25	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
02/01/25	02/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6		0.00	1,248.35	1,248.35			
02/01/25	02/25/25	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			
02/01/25	02/25/25	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
02/01/25	02/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	865.94	865.94			
02/01/25	02/25/25	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
02/01/25	02/25/25	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
02/01/25	02/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	719.24	719.24			

Managed Account Security Transactions & Interest

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Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
02/01/25	02/25/25	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
02/01/25	02/25/25	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
02/01/25	02/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,181.12	1,181.12			
02/01/25	02/25/25	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
02/01/25	02/25/25	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
02/01/25	02/25/25	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
02/01/25	02/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	726.46	726.46			
02/01/25	02/25/25	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			
02/01/25	02/25/25	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74		0.00	1,501.00	1,501.00			
02/01/25	02/25/25	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
02/01/25	02/25/25	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
02/01/25	02/25/25	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	791.67	791.67			
02/01/25	02/25/25	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
02/01/25	02/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,370.13	1,370.13			
02/01/25	02/25/25	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
02/01/25	02/25/25	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
02/01/25	02/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,500.94	1,500.94			

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CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
INTEREST										
02/03/25	02/03/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	191.56	191.56			
02/07/25	02/07/25	BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3		0.00	4,130.40	4,130.40			
02/07/25	02/07/25	WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4		0.00	15,123.75	15,123.75			
02/08/25	02/08/25	MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4		0.00	5,580.00	5,580.00			
02/09/25	02/09/25	TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8		0.00	6,711.25	6,711.25			
02/10/25	02/10/25	PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56		0.00	6,943.75	6,943.75			
02/14/25	02/14/25	ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CO9		0.00	6,195.00	6,195.00			
02/15/25	02/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	346.25	346.25			
02/15/25	02/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
02/15/25	02/15/25	TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026	89239BAC5		0.00	1.62	1.62			
02/15/25	02/15/25	US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0		0.00	11,812.50	11,812.50			
02/15/25	02/15/25	US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98		0.00	8,437.50	8,437.50			
02/15/25	02/15/25	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
02/15/25	02/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	322.50	322.50			
02/15/25	02/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	1,221.21	1,221.21			
02/15/25	02/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9		0.00	1,265.00	1,265.00			

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Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
02/15/25	02/15/25	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6		0.00	2.52	2.52			
02/15/25	02/15/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
02/15/25	02/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	484.75	484.75			
02/16/25	02/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	141.46	141.46			
02/18/25	02/18/25	BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2		0.00	8,289.00	8,289.00			
02/18/25	02/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	1,082.00	1,082.00			
02/28/25	02/28/25	US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5		0.00	19,756.25	19,756.25			
02/28/25	02/28/25	US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0		0.00	5,700.00	5,700.00			
02/28/25	02/28/25	US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3		0.00	1,762.50	1,762.50			
Transaction Type Sub-Total					0.00	144,017.23	144,017.23			
MATURITY										
02/11/25	02/11/25	TREASURY BILL DTD 10/15/2024 0.000% 02/11/2025	912797NG8	285,000.00	285,000.00	0.00	285,000.00	200.19	0.00	
Transaction Type Sub-Total				285,000.00	285,000.00	0.00	285,000.00	200.19	0.00	
PAYDOWNS										
02/01/25	02/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	1,239.63	1,239.63	0.00	1,239.63	19.46	14.47	
02/01/25	02/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6	1.87	1.87	0.00	1.87	0.03	0.02	
02/01/25	02/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	228.19	228.19	0.00	228.19	0.01	0.01	

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Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
PAYDOWNS										
02/01/25	02/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	426.00	426.00	0.00	426.00	0.00	0.00	
02/01/25	02/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	153.11	153.11	0.00	153.11	2.29	1.67	
02/01/25	02/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	513.61	513.61	0.00	513.61	15.81	8.20	
02/15/25	02/15/25	TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026	89239BAC5	4,530.86	4,530.86	0.00	4,530.86	0.37	0.08	
02/15/25	02/15/25	HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	2,727.51	2,727.51	0.00	2,727.51	0.61	0.17	
Transaction Type Sub-Total				9,820.78	9,820.78	0.00	9,820.78	38.58	24.62	
SELL										
02/04/25	02/05/25	US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	282,929.30	4,975.69	287,904.99	1,091.02	(126.76)	FIFO
02/04/25	02/05/25	US TREASURY N/B DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	830,000.00	804,224.61	572.91	804,797.52	(4,668.75)	(21,548.39)	FIFO
02/05/25	02/07/25	US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	90,000.00	90,017.58	73.96	90,091.54	351.56	351.00	FIFO
Transaction Type Sub-Total				1,205,000.00	1,177,171.49	5,622.56	1,182,794.05	(3,226.17)	(21,324.15)	
Managed Account Sub-Total					376.85	149,161.37	149,538.22	(2,987.40)	(21,299.53)	
Total Security Transactions					\$376.85	\$149,161.37	\$149,538.22	(\$2,987.40)	(\$21,299.53)	

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.3

March 26, 2025

Planning Division Update

Prepared By:

David Murray, City Planner

Recommended Action(s)

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

Summary

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

Background

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

Environmental

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

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

Not Applicable.

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

[Planning Division Update 3.26.25](#)



CITY OF EASTVALE

Major Projects Summary

March 26, 2025

City of Eastvale Planning Division



CITY OF EASTVALE

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Planning Division Major Projects Summary

March 26, 2025

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Planning Division Major Projects Summary March 26, 2025

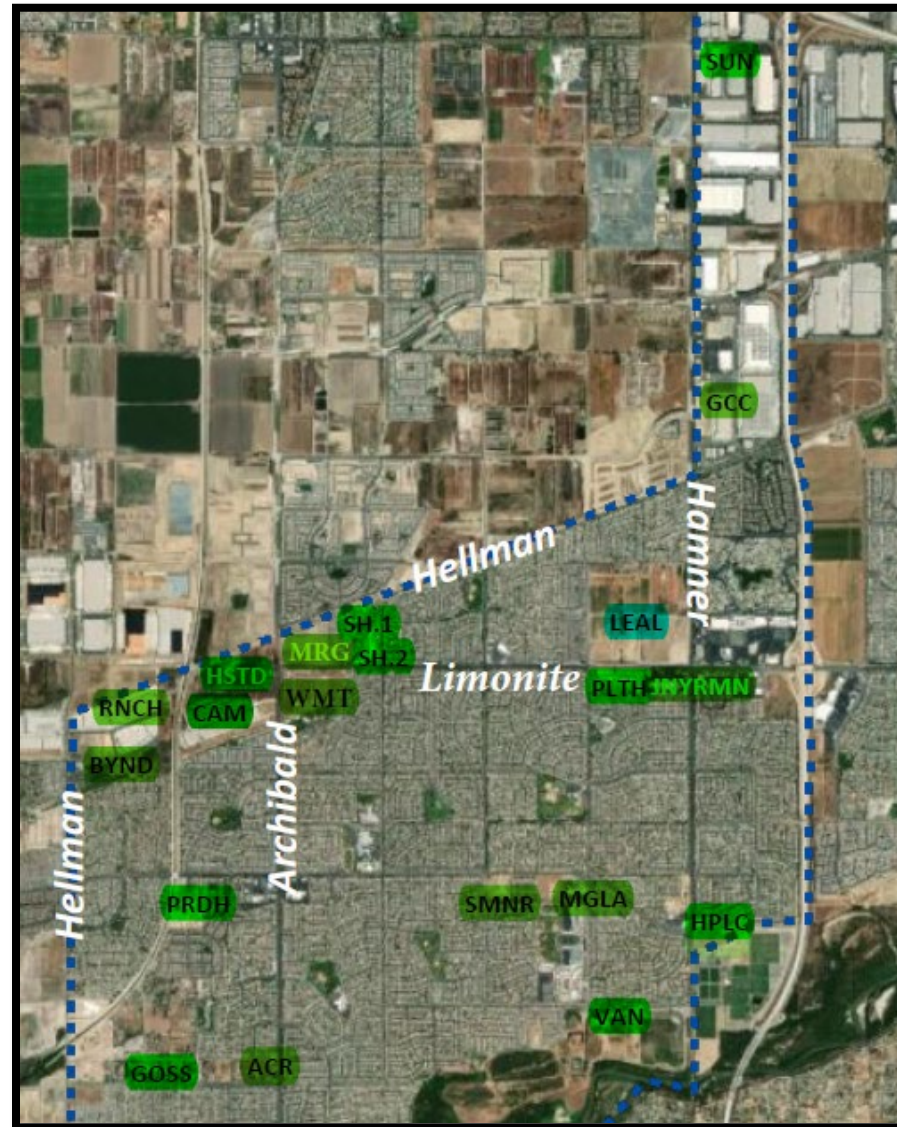
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March 26, 2025



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



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Planning Department Major Projects Summary
March 26, 2025

In-Process/Review

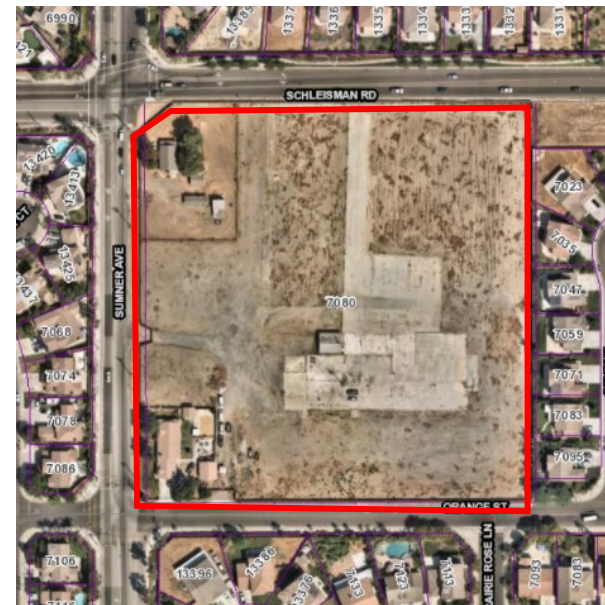
Sumner Place Residential Development (MAP ID: SMNR)

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

Notes:

- Received application on 1.30.25

Project Map:



Current Status:

- On 2.26.2025 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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Planning Department Major Projects Summary March 26, 2025

Leal Ranch Residential PA-4 & PA-10 Quarterra Phase II

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

Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review

Project Map:



Current Status:

- On 1.16.25 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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Planning Department Major Projects Summary March 26, 2025

New Home Off-site

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

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Planning Department Major Projects Summary
March 26, 2025

Leal Ranch Residential PA-9

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant
-

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

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Planning Department Major Projects Summary
March 26, 2025

Leal Ranch Residential PA-11A

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

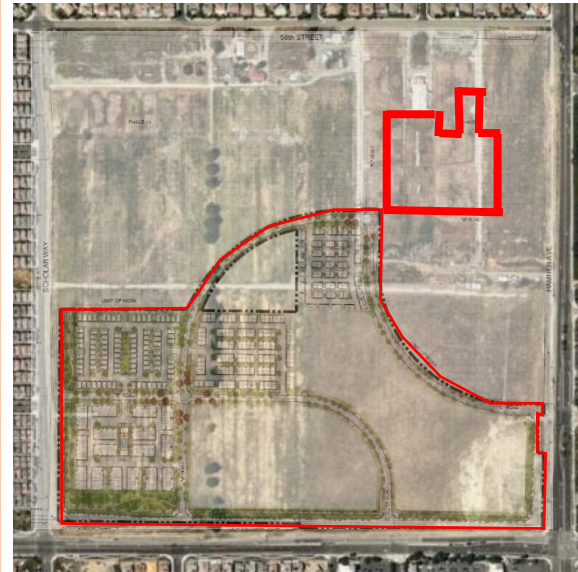
Leal Ranch Residential PA-11B

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

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Planning Department Major Projects Summary
March 26, 2025

Leal Ranch Residential PA-11C

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
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Planning Department Major Projects Summary March 26, 2025

Warmington Residential

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

Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24

Project Map:



Current Status:

- The project has been deemed complete and is scheduled for Planning Commission on 3.19.25.

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Planning Department Major Projects Summary
March 26, 2025

Cherry Tree (Selby Residential)

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

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24

Project Map:



Current Status:

- On 3.3.25 the applicant resubmitted the project and is currently under review.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:



Current Status:

- On 1.28.25 the applicant received an incomplete letter and the planning department is awaiting resubmittal.

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CITY OF EASTVALE

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Planning Department Major Projects Summary March 26, 2025

Wireless Facility – 7250 Cobble Creek

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

Notes:

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

Project Map:



Current Status:

- On 11.20.24 the planning commission continued the project to a future date are currently waiting for a resubmittal.

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Approved/ Entitled

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

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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Planning Department Major Projects Summary March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

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



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Planning Department Major Projects Summary March 26, 2025

New Home Recreation Center

Project:	New Home Rec Center
Project No.	PLN24-20075 MDR014
Project Location:	Northeast corner of Limonite Avenue and of Scholar Way. South of 58 th St.
Project Description:	Minor Development Review for the site planning and architecture of the proposed recreation center within the Leal Ranch Master plan.
Planner:	Jamie K. Cerda

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

New Home TTM 38595 Phase B

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

Notes:

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

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 26, 2025

Goodman Commerce Center (MAP ID: GCC)

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

Notes:

- Approved by City Council on November 12, 2014

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

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

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

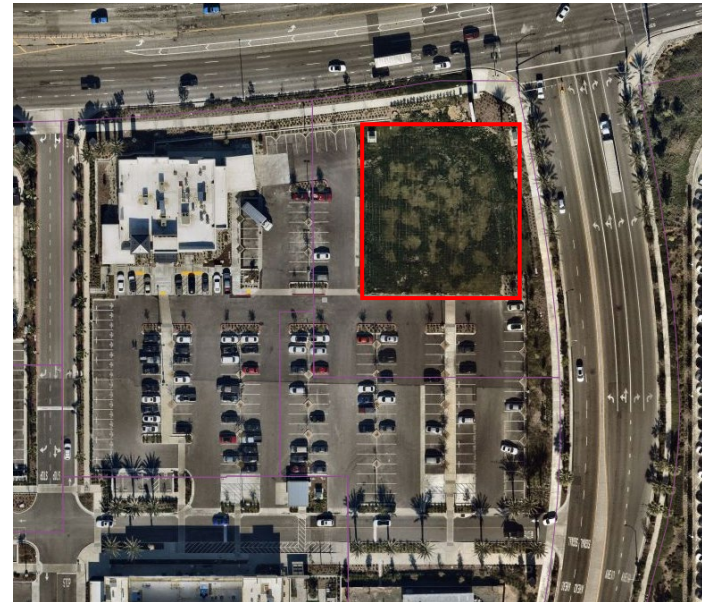
GCC CR-1 DR (MAP ID: GCC.10)

Project:	GCC CR-1 DR
Project No.:	PLN21-20063_DR012
Project Location:	Southwest corner of Goodman Way and Cantu-Galleano Ranch Rd. ; Assessor Parcel Number (APN) 160-510-023
Project Description:	Major Development Review for the development of a 5,213 square foot PAD building (CR-1) and 575 square foot outdoor patio for a total of 5,788 square feet for a proposed restaurant building dba Chili's.
Planner:	Jamie K. Cerda

Notes:

- Received application on November 17, 2021.
- On January 19, 2022, PLN21-20063 was approved by the Planning Commission subject to conditions of approval.

Project Map:



Current Status:

- Project on hold per developer.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

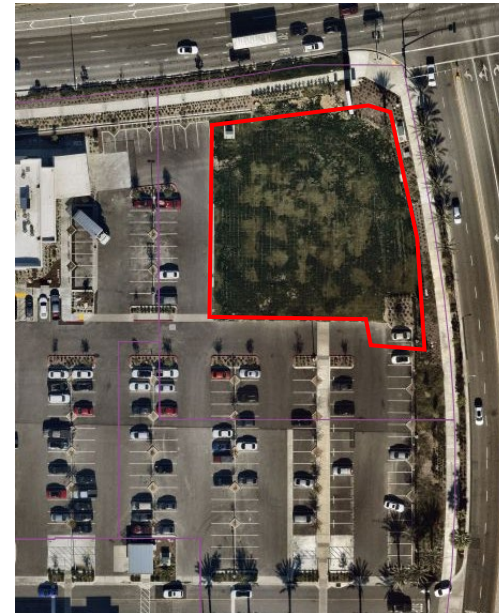
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13)

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

Notes:

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

Project Map:



Current Status:

- Project is currently on hold per developer.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- Building Permits issued on November 28, 2023 and are currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- The Shell for pad 2 and site improvements are currently under review with Building and Public Works Division.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 26, 2025

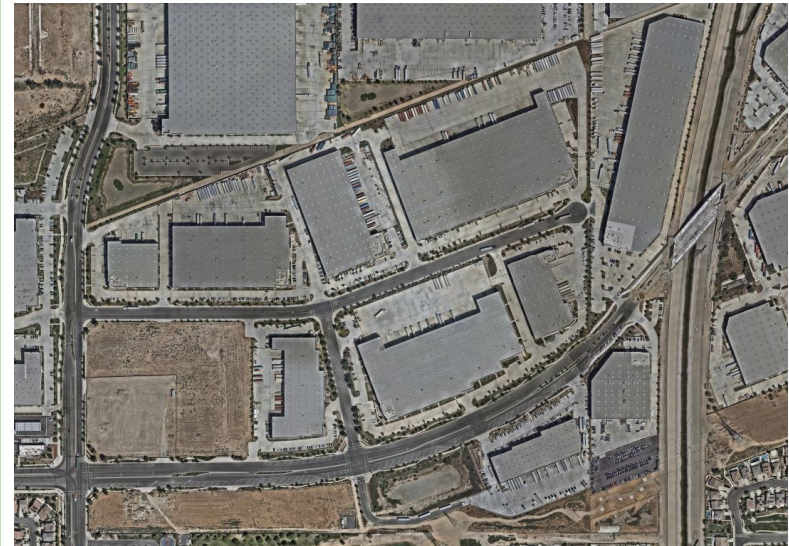
The Ranch (MAP ID: RNCH)

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

Notes:

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

Project Map



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

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

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- The project is currently under review for building plan permits.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

Hotel Suites (HPLC.1)

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

Notes:

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

Project Map:



Current Status:

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

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



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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- The Building is currently operational.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

The Merge (MAP ID: MRG)

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

Notes:

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

Project Map:



Current Status:

- The Merge Industrial and Retail have completed construction.
- Pad 2 is currently under Tenant Improvements to the building.**

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



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Planning Department Major Projects Summary March 26, 2025

Walmart (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

- The site is actively under construction.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary March 26, 2025

Mister Carwash (MAP ID: WMT)

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

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete

Project Map:



Current Status:

- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.
- The project is currently under review with the Building and Public Works divisions.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

McDonanlds (MAP ID: WMT)

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

Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

- New projects are added to the bottom of the list as they are submitted.
- Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Planning Department Major Projects Summary
March 26, 2025

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

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

Notes:

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

Project Map:



Current Status:

- Projects are currently under constructions.

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



CITY OF EASTVALE

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

Planning Department Major Projects Summary
March 26, 2025

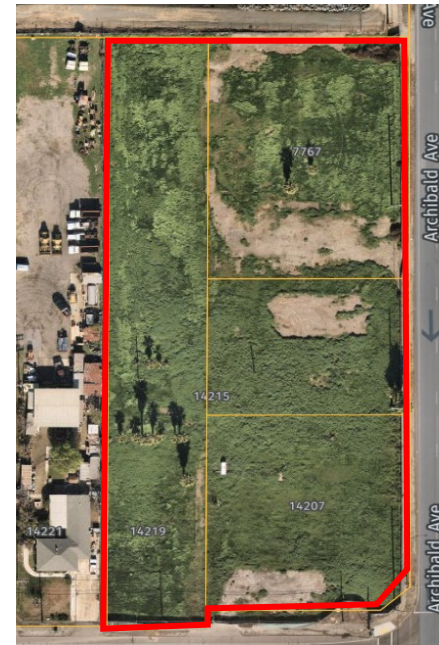
Archibald and Chandler Retail (MAP ID: ACR)

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

Notes:

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

Project Map:



Current Status:

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

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



CITY OF EASTVALE

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Planning Department Major Projects Summary March 26, 2025

Magnolia Ranch

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

Notes:

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

Project Map:



Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.

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



CITY OF EASTVALE

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Planning Department Major Projects Summary
March 26, 2025

St. Oscar Romero Modular Buildings

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

Notes:

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

Project Map:



Current Status:

- Awaiting the submittal of construction drawings for Building Division Review
- Grading plans have been submitted to Public Works Department for review.

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



Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:



Current Status:

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

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



AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.4

March 26, 2025

Public Works Department Update

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

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

Summary

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

Background

Not applicable.

Analysis

Not applicable.

Environmental

Not applicable.

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

Not applicable.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

[Attachment 1 - PW Project Update List.pdf](#)

[Attachment 2 - PW Grants Summary.pdf](#)



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Civic Center Project (Phase 1)

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

PROJECT STATUS: **Bidding:** The Prequalification Questionnaire for the General Contractor was released on March 5, 2025, with responses due by March 21, 2025.

PROJECT SCHEDULE: Advertise Construction Bid in March 2025.
Begin Construction in June 2025.

PROJECT RENDERING:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

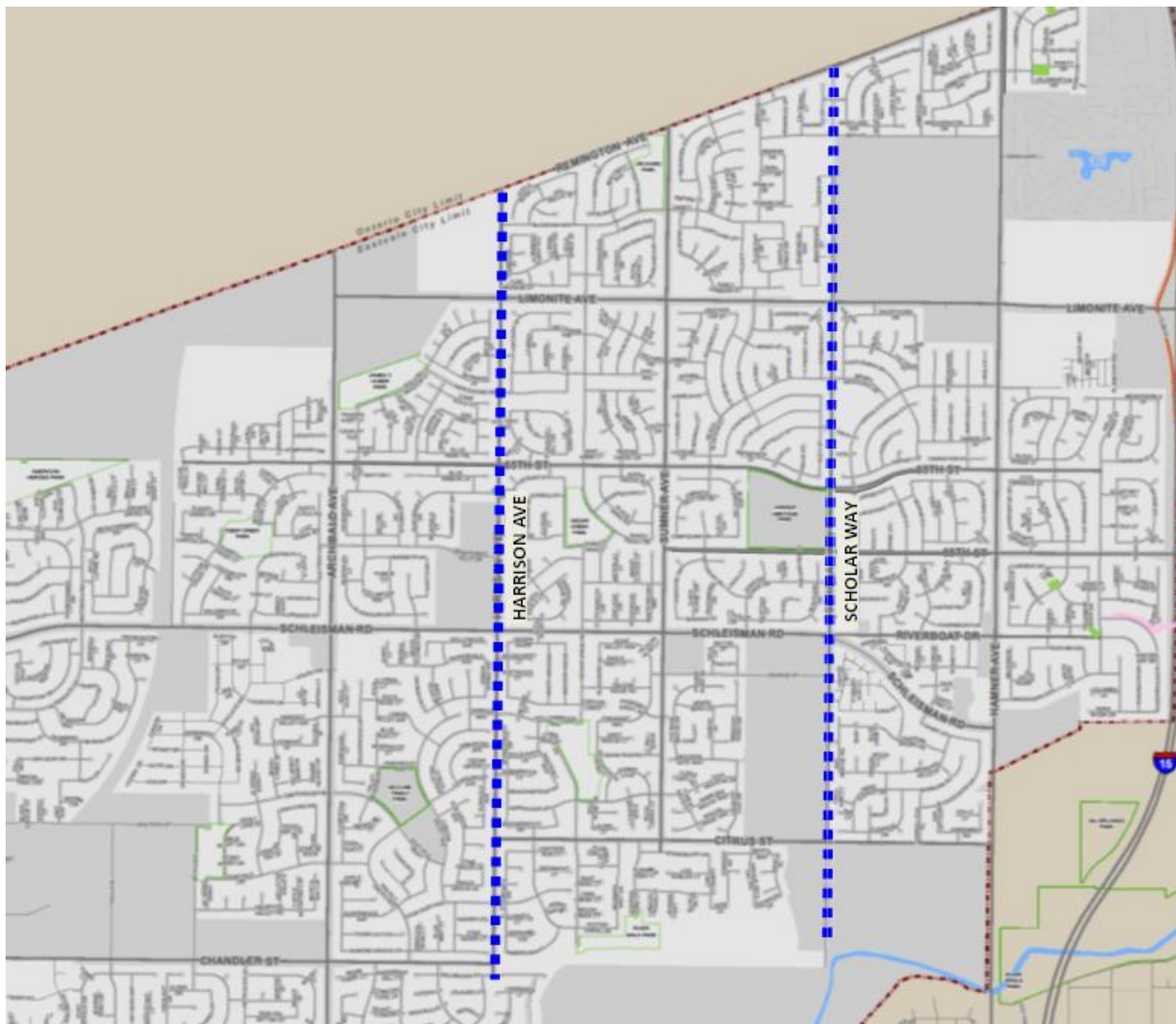
PROJECT NAME: Improvement of Bike Network Connectivity/ATP Trails

PROJECT DESCRIPTION: Project will design and construct nearly 5 miles of multipurpose trails running along Scholar Way and Harrison Avenue. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River Trail on the south.

PROJECT STATUS: **In Design – Engineering:** Design contract was awarded to Mark Thomas. 75% PS&E (phase 3) was delivered on February 5, 2025 and is being reviewed, and non-infrastructure component of the project (phase 2) which includes public education and engagement is on going.

PROJECT SCHEDULE: 100% PS&E is anticipated to be delivered by June 30, 2025.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

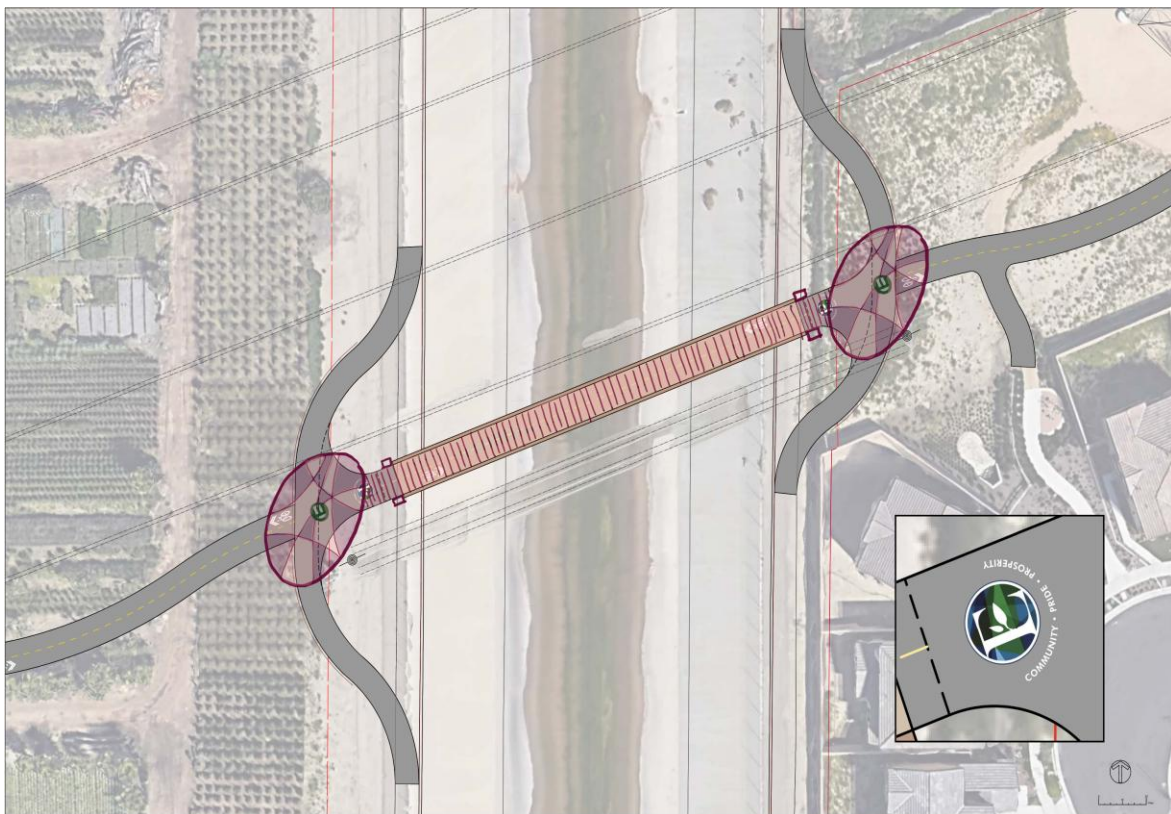
PROJECT NAME: Limonite Gap Pedestrian Bridge

PROJECT DESCRIPTION: Project will design and install a prefabricated steel fabricated bridge over Cucamonga Creek Channel to close the gap of pedestrian path within the SCE easement.

PROJECT STATUS: : **In Design – Engineering:** Design contract was awarded to TYLin on April 10, 2024. 65% PS&E was delivered on February 17, 2025 and is being reviewed. Technical studies are being prepared to submit to Caltrans for NEPA EA.

PROJECT SCHEDULE: 100% PS&E is anticipated to be delivered by December 2025.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.
PROJECT STATUS:	In Construction: construction bid was awarded to Hardy & Harper on November 13, 2024 for Phase 1. Phase 2 PS&E is being prepared by CWDG.
PROJECT SCHEDULE:	Phase 1 construction is to be completed by end of March 2025. Phase 2 will be advertised for construction in March 2025.
PROJECT IMAGE:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE: Capital Improvements Project

PROJECT NAME: Archibald Avenue/Limonite Avenue Widening Project

PROJECT DESCRIPTION: Street widening and safety project for Archibald Avenue from the City of Ontario limits south of the SCE easement, including the intersection at Limonite Avenue and portions of Limonite Avenue east and west of the intersection. The project looks to improve safety and overall circulation in conjunction with the improvements associated with the Homestead and Merge developments, and Limonite Gap Project. Components of the project include, but are not limited to, coordinating with SCE to relocate SCE high-tension support structures.

PROJECT STATUS:

- Installation of new transmission poles is completed.
- Existing poles were removed mid-July, allowing the Developers to start coordinating their construction schedules.
- Permits have been pulled by Walmart to start the widening work on Archibald and Limonite.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements complete All off-site improvements have been accepted.
PROJECT MAP:	

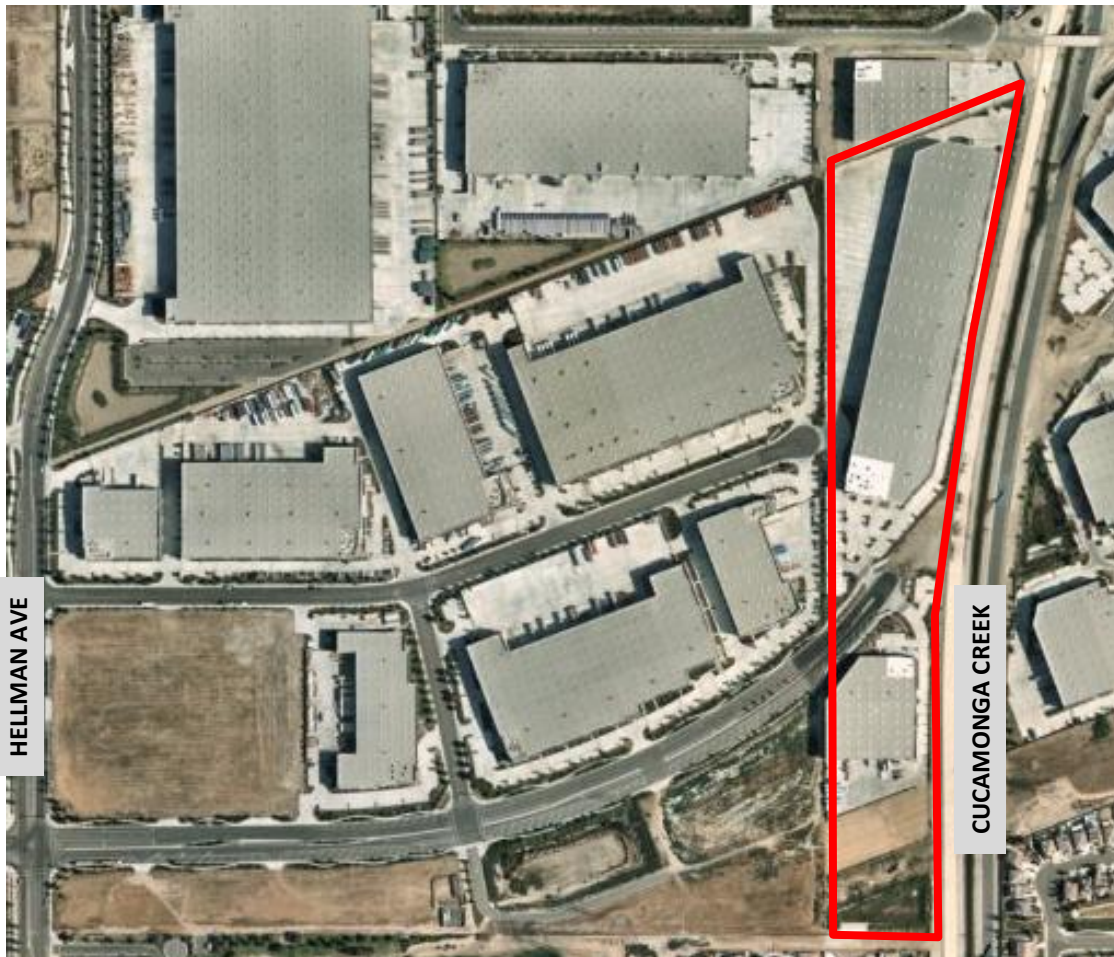




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch by Transwestern
PROJECT NUMBER:	PW19-11322
PROJECT LOCATION:	East end of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include 20 gross acres including 2 light industrial warehouses.
PROJECT STATUS:	Onsite and offsite improvements have been completed, the City and Developer are working together to close out the project.

PROJECT MAP:

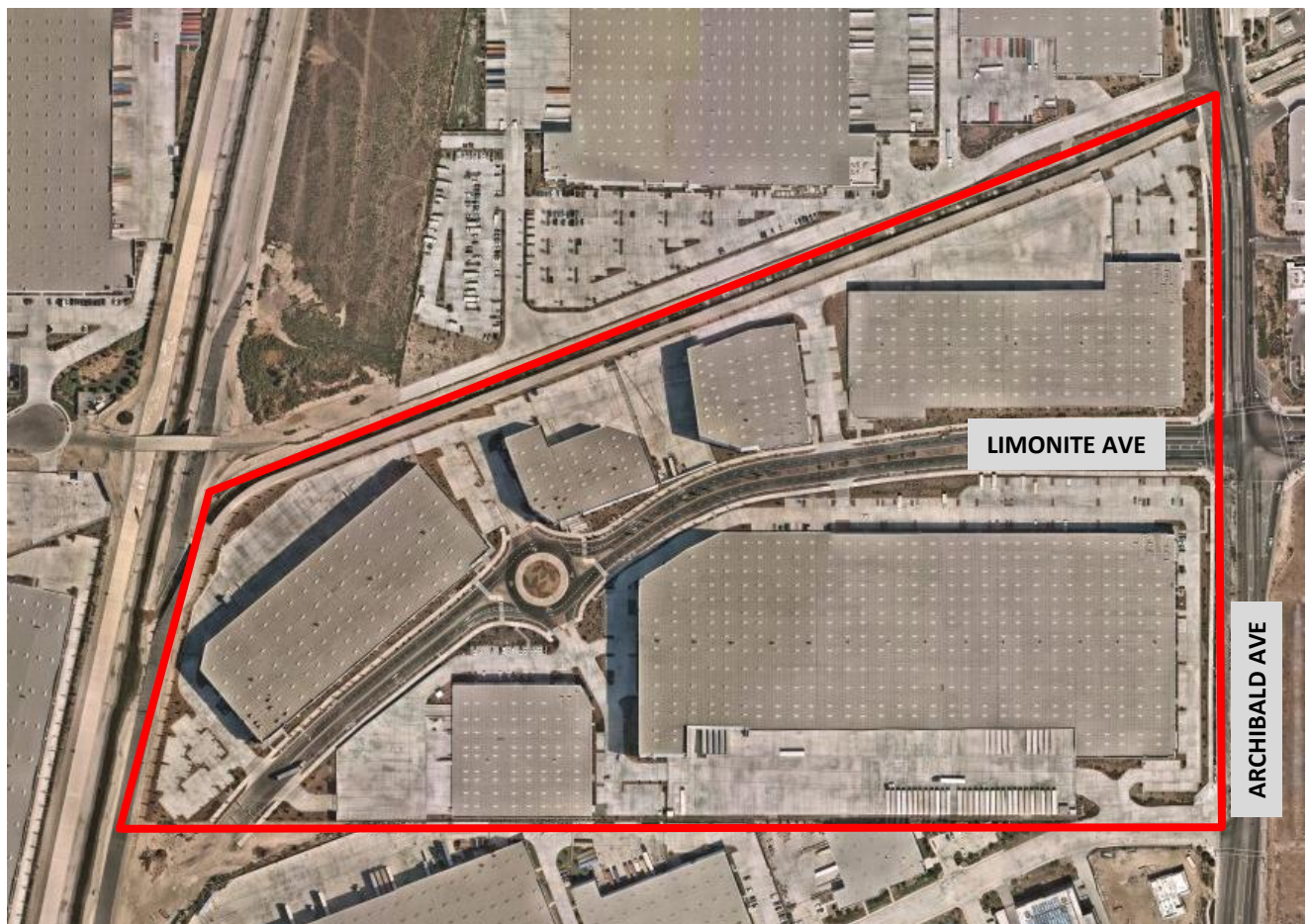




EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Homestead
PROJECT NUMBER:	PW20-10052
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements include 55.86 gross acres consisting of six industrial buildings
PROJECT STATUS:	Onsite improvements complete Developer is also responsible for improvements along Archibald Avenue which are currently underway and in the final stages of approval.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Vantage Pointe Church
PROJECT NUMBER:	PW15-1174
PROJECT LOCATION:	Northeast corner of Archibald Avenue and Prado Basin Park Road
PROJECT DESCRIPTION:	Improvements include development of an approximately 85,000 sq. ft. church which includes a sanctuary, classrooms, cafe, and a bookstore on 10.43 acres.
PROJECT STATUS:	Street widening has been completed. The project is in the closeout stages.
PROJECT MAP:	



ARCHIBALD AVE



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Hamner Place
PROJECT NUMBER:	PW18-10712
PROJECT LOCATION:	East of Hamner Avenue and Schleisman Road
PROJECT DESCRIPTION:	Improvements include 21.48 gross acres.
PROJECT STATUS:	Onsite improvement ongoing Chipotle has applied for a grading permit.

PROJECT MAP:





EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building.
PROJECT STATUS:	Developer has finalized the project.
PROJECT MAP:	





EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



PUBLIC WORKS GRANTS SUMMARY						
GRANTS AWARDED						
AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	\$ 6,471,000.00	\$ 1,620,000.00		Grant request has been approved. The project is currently under design.
California Transportation Commission/California Department of Transportation	LPP: Local Partnership Program	Limonite Gap Closure Project	\$ 9,475,000.00	\$ -		Grant request has been approved. Allocation for construction funds was requested and approved.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	\$ 712,800.00	\$ -		CON allocation was approved. The project is under construction.
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedestrian Bridge	\$ 1,600,000.00	\$ 400,000.00		
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)	Annual Overlay/Residential Slurry Seal Project	\$ 170,586.00		April 1, 2026	
Riverside County Transportation Commission	2023 Western Riverside County Regional Arterials	Limonite Gap Closure	\$ 13,500,000.00	\$ 13,500,000.00		



AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.5

March 26, 2025

City of Eastvale Crime Statistics – January 2025

Prepared By:

Johnny Terfehr, Community Safety Director

Recommended Action(s)

Staff recommends that the City Council receive and file the Eastvale Crime Statistics for January 2025.

Summary

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

Background

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

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

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

Environmental

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

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

Not applicable

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

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

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

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

Attachment(s)

[Attachment 1 - Eastvale Crime Statistics Report January 2025](#)



CITY OF EASTVALE

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



TOTAL PART I CRIMES 90-Day / Year-Over-Year								
PART I CRIMES	NOV 2023	NOV 2024	DEC 2023	DEC 2024	JAN 2024	JAN 2025	YTD-2024	YTD-2025
Homicide	0	0	0	0	0	0	0	0
Arson	0	0	0	0	1	0	1	1
Aggravated Assault	11	8	8	11	17	11	160	17
Burglary	10	10	11	12	9	18	120	9
Larceny Theft	122	80	79	81	67	45	1,000	67
Rape	1	1	1	1	3	2	14	3
Robbery	5	1	3	0	0	0	24	0
Vehicle Theft	9	9	12	19	10	6	129	10
Total Part I Crimes	158	109	114	124	107	82	1,448	107

TOTAL VIOLENT CRIMES 90-Day / Year-Over-Year								
PART I CRIME	NOV 2023	NOV 2024	DEC 2023	DEC 2024	JAN 2024	JAN 2025	YTD-2024	YTD-2025
Homicide	0	0	0	0	0	0	0	0
Rape	1	1	1	1	3	2	14	3
Robbery	5	1	3	0	0	0	24	0
Aggravated Assault	11	8	8	11	17	11	160	17
Arson	0	0	0	0	1	0	1	1
Total Violent Crimes	17	10	12	12	21	13	199	21

TOTAL PROPERTY CRIMES 90-Day / Year-Over-Year								
PROPERTY CRIMES	NOV 2023	NOV 2024	DEC 2023	DEC 2024	JAN 2024	JAN 2025	YTD-2024	YTD-2025
Burglary	10	10	11	12	9	18	120	9
Vehicle Theft	9	9	12	19	10	6	129	10
Larceny Theft	122	80	79	81	67	45	1,000	67
Total Property Crimes	141	99	102	112	86	69	1,249	86

CALLS FOR SERVICE 90-Day / Year-Over-Year								
CALL NATURE	NOV 2023	NOV 2024	DEC 2023	DEC 2024	JAN 2024	JAN 2025	YTD-2024	YTD-2025
Mail Theft	11	8	8	6	7	7	87	7
Total Calls	2,164	1,948	1,760	1,894	2,231	1,981	27,037	1,981

TOTAL ARRESTS								
CHARGE LEVEL	NOV 2023	NOV 2024	DEC 2023	DEC 2024	JAN 2024	JAN 2025	YTD-2024	YTD-2025
Felony Arrests	13	10	9	5	15	11	133	11
Misdemeanor Arrests	22	32	29	26	38	32	366	32
Total Arrests	35	42	38	31	53	43	499	43

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



CITY OF EASTVALE

Crime Data & Statistics CY-2025



TOTAL PART I CRIMES													
PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Homicide	0												0
Arson	0												0
Aggravated Assault	12												12
Burglary	7												7
Larceny Theft	56												56
Rape	1												1
Robbery	0												0
Vehicle Theft	7												7
Total Crime	83												83

TOTAL VIOLENT CRIMES													
PART I CRIME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Homicide	0												0
Rape	1												1
Robbery	0												0
Aggravated Assault	12												12
Arson	0												0
Total Crime	13												13

TOTAL PROPERTY CRIMES													
PROPERTY CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Burglary	7												7
Vehicle Theft	7												7
Larceny Theft	56												56
Total Crime	70												70

TOTAL CALLS FOR SERVICE													
CALL NATURE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Mail Thefts	7												7
Total Calls	1,981												1,981

TOTAL ARRESTS													
CHARGE LEVEL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Felony Arrests	11												11
Misdemeanor	32												32
Total Arrests	43												43

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



CITY OF EASTVALE

Traffic Enforcement Statistics CY-2025



TOTAL TRAFFIC COLLISIONS													
TRAFFIC COLLISIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
T/C – No Injury	50												50
T/C – w/ Injury	10												10
T/C – Fatality	1												1
Hit & Run – No Injury	11												11
Hit & Run – w/ Injury	0												0

Total Collisions

72

72

TOTAL TRAFFIC CITATIONS													
TRAFFIC CITATIONS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Parking	71												71
Traffic / Moving	120												120
Commercial	167												167

Total Citations

358

358

TRAFFIC ENFORCEMENT ACTIVITY													
TRAFFIC INCIDENTS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
DUI (Arrests/Cites)	6												6
Street Racing (VC 23103)	23												23

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

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.6

March 26, 2025

Professional Services Agreement with Apex Video Group LLC for Annual Video Production Services

Prepared By:

Mollie Kortsen, Communications Officer

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to execute a contract with Apex Video Group LLC for annual video production services in the amount of \$50,000 plus a contingency amount of \$5,000 for a total not to exceed \$55,000 per fiscal year for an initial three-year term with two, one-year extension options.

Summary

Under this professional services agreement, Apex Video Group LLC will provide the following services with a retainer fee not to exceed \$50,000:

- Five Event Videos (\$10,000) - Coverage of major City events, including the Lantern Festival, International Food Festival, Eek!Vale, Miracle on Citrus Street, and State of the City recap.
- Three State of the City Videos (\$22,000) - Comprehensive video highlights of the City's accomplishments, including b-roll footage, music licensing, and voiceover.
- Two Economic Development Videos (\$18,000) - High-quality videos showcasing Eastvale's business environment, similar to past successful productions.

Additional services, such as a la carte video production and editing, are available at pre-negotiated rates. The City will retain full ownership of all footage.

Background

The City of Eastvale consistently utilizes video production services to enhance community

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951.361.0900 | eastvaleca.gov

engagement, highlight key events, and promote economic development initiatives.

Currently, various departments request and fund video projects separately, leading to inconsistencies in content production, varied quality, and administrative inefficiencies in managing multiple contracts and invoices. To address these challenges, staff recommends consolidating video production services under a single agreement with Apex Video Group LLC. This approach will streamline the payment process, create a unified production standard, and ensure consistency in messaging across all City videos.

By securing a fixed package of services, the City will also gain cost predictability and reduce administrative workload while maintaining high-quality video content for events, economic development, and community engagement initiatives.

Environmental

Not applicable.

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

Not applicable.

Fiscal Impact

The total cost of annual video production services is \$50,000, which will be billed as a retainer fee and is to be paid over a series of 12 months in equal distribution amounts (approximately \$4,166.67 per month). Funding for these services will be shared annually between the Communications Division and the Economic Development Division as listed below. Any additional services if needed will be covered by the contingency amount and funded by the requesting Division as appropriate.

- Communications Division: \$37,500
- Economic Development Division: \$12,500

Prior City Council/Commission Action

Not applicable.

Attachment(s)

[Attachment 1 - Professional Services Agreement - Apex](#)

AGREEMENT FOR VIDEO PRODUCTION SERVICES

This Agreement for Video Production Services ("Agreement") is entered into as of this 26th day of March, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Apex Video Group LLC, a California Limited Liability Company ("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 direct negotiation, 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 is for three (3) years commencing on April 1, 2025, with the potential of two (2) mutually agreed upon one-year extensions.

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 fifty thousand dollars (\$55,000) per fiscal year, 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. The Contractor may request in writing to utilize work completed for the City for promotional purposes. The City reserves the right to approve or deny the request.

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

It is the understanding of City and Contractor that California prevailing wage laws do not apply to this Agreement because the Agreement does not involve any of the following services subject to prevailing wage rates pursuant to the California Labor Code or regulations promulgated thereunder: Construction, alteration, demolition, installation, or repair work performed on public buildings, facilities, streets or sewers done under contract and paid for in whole or in part out of public funds. In this context, "construction" includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

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: Government Services Department
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Apex Video Group
Attn: Trescher Catron

30339 Waterline Drive
Menifee, CA 92584

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

APEX VIDEO GROUP

Trescher Catron
Apex Video Group

EXHIBIT "A"
SCOPE OF SERVICES

A. Government Video Retainer Package

Government Video Retainer Package shall include the following videos. The City reserves the right to increase and decrease number of videos in each category and adjust accordingly between categories to maximize scope of services covered by this retainer package.

1) Five (5) Event Style Videos

One Camera Operator for up to 3 hours of filming and 1 edited video with basic graphics up to 2 minutes in length. Delivered no later than 3 days after the final day of the event.

- Events Include:
 - o Lantern Festival;
 - o International Food Festival;
 - o Eek!Vale;
 - o Miracle on Citrus Street; and
 - o State of the City Recap.

2) Three (3) State of the City Videos

Three separate 5–6-minute videos highlighting all that the city has accomplished in the last year. Includes:

- One **(1)** full day for interviews with a crew of 5 (Producer, DP, Gaffer, Sound, Grip); and
- Three **(3)** full days with a crew of 2 (DP, Grip) for b-roll, drone footage, and background plates, music licensing, stock footage, and voiceover.

3) Two (2) Economic Development Videos

Two polished videos similar to the Zip Code or Econ Dev Team videos previously produced by vendor for the City. Includes:

- One (1) production day on location for interviews; and
- B-roll with a crew of 4 (Director, DP, AC, Sound Recordist) using Apex equipment per video.
- Also Includes advanced graphics, music, and voiceover.

B. Additional A la Carte Pricing:

Optional A la Carte services are not included in the annual retainer package and will be requested and billed in accordance with the City's needs and available budget and as negotiated per Exhibit "B" Compensation. Additional related services not listed herein may be requested by the City and quoted per project.

EXHIBIT "B"

COMPENSATION

A. Government Video Retainer Package

Contractor will be paid a fixed fee of \$50,000 per fiscal year to provide the Services identified in Exhibit A as the "Government Retainer Video Package". The fixed fee will be billed in equal monthly installments.

1) Five (5) Event Style Videos: \$10,000

2) Three (3) State of the City Videos: \$22,000

3) Two (2) Economic Development Videos: \$18,000

B. Additional A la Carte Pricing:

Optional A la Carte services are not included in the Government Video Retainer Package and will be billed at the rates below as requested by City, not to exceed \$5,000 per fiscal year.

- **1 Man Camera Crew:**
 - o \$600/ 2 hours
 - o \$1,000/ 5 hours
 - o \$1,400/ 10 hours
- **2 Man Camera Crew (for OTF Interviews, 2 camera b-roll, and drone):**
 - o \$1,000/ 2 hours
 - o \$1,500/ 5 hours
 - o \$2,000/10 hours
- **A La Carte Editing:**
 - o \$700 per day of BASIC editing.
 - o \$1000 per day of ADVANCED editing

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.



AGENDA STAFF REPORT

**City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting
CONSENT CALENDAR**

Agenda Item No. 11.7

March 26, 2025

Initiating Proceedings for Annual Levy and Collection of Assessments for Landscape and Lighting Maintenance Districts, Benefit Assessment Districts, and Illumination Districts for Fiscal Year 2025-26

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council take the following actions:

1. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Landscape and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, and 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM); For Fiscal Year 2025-26.
2. Approve and Adopt A Resolution of the City of Eastvale, California, Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for Benefit Assessment District No. 2014-2 for Fiscal Year 2025-26.

Summary

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

Background

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

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

Environmental

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

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

Ensure that City revenues align with expenditures.

Fiscal Impact

Costs associated with the preparation of the annual reports and the annual levy and collection of assessments are charged to the Districts. Failure to approve the accompanying resolutions would result in an inability to collect the annual assessments which, in Fiscal Year 2024-25, totaled approximately \$692,524.30.

Prior City Council/Commission Action

City Council held a Public Hearing and approved resolutions for the annual levy submittal for Fiscal Year 2024-25 to the County on June 26, 2024.

Attachment(s)

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

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

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ANNUAL REPORT FOR FISCAL YEAR 2025-26 FOR THE FOLLOWING DISTRICTS:

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 89-1 CONSOLIDATED
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-1 (TRACT 36382)
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-3 (TRACT 36423)
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-4 (PARCEL MAP
35865)
ILLUMINATION DISTRICT NO. 2 (SUBAREAS: 35, 42, 46, 49, AND 55)
LIGHTING MAINTENANCE DISTRICT NO. 98-2
LIGHTING MAINTENANCE DISTRICT NO. 2001-1 (ZONES: G AND S)
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (ZONES: A-H, J-K, AND M)
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (ZONES: A-MMM)

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

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

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

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy of assessments for Fiscal Year 2025/26 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the Districts.

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

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

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

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

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

SECTION 3. FISCAL YEAR: The assessments relating to these proceedings will constitute the District revenues for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026.

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

PASSED, APPROVED AND ADOPTED this 26th day of March, 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
Government Services Director/City Clerk

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

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 26th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
Government Services Director/City Clerk

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS AND ORDERING THE PREPARATION OF AN ANNUAL REPORT FOR FISCAL YEAR 2025-26 FOR THE FOLLOWING DISTRICTS

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

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

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

WHEREAS, the City Council wishes to initiate proceedings to provide for the levy of assessments for Fiscal Year 2025/26 in order to provide for the necessary costs and expenses pertaining to the maintenance of the improvements within the District.

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

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

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

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

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

SECTION 3. FISCAL YEAR: The assessments relating to these proceedings will constitute the District revenues for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026.

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

PASSED, APPROVED AND ADOPTED this 26th day of March, 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
Government Services Director/City Clerk

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

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 26th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
Government Services Director/City Clerk

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.8

March 26, 2025

Sixth Cycle (2021-2029) Annual Housing Element Progress Report (APR) for the 2024 Reporting Period

Prepared By:

David Murray, City Planner

Recommended Action(s)

That the City Council:

1. Receive and file the 2024 Annual Housing Element Progress Report; and
2. Direct staff to submit the 2024 Annual Housing Element Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning & Research (OPR)

Summary

On April 20, 2022, the City Council adopted Eastvale's Sixth Cycle 2021-2029 Housing Element. On June 21, 2022, the State Department of Housing and Community Development (HCD) certified the adopted housing element, finding it in full compliance with State Housing Element Law. The Housing Element is one of the required chapters of the City's General Plan. The General Plan is a California mandated comprehensive, long-range planning document that outlines the long-range vision for the City. The document is designed to provide policy guidance for land use decisions for the City. Although the General Plan is mandated by the State, the Housing Element is the only General Plan Element that requires review and certification by HCD. As part of this review, HCD/OPR requires jurisdictions to file a Housing Element Annual Progress Report (APR). The 2024 APR represent the third annual report for the Sixth Housing Element Cycle. State law also requires the City Council to consider the progress report during a public meeting so that members of the public may provide oral testimony or written comments.

Background

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

Analysis

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

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

Table 1 - 2021-2029 RHNA by Income Category		
Income Category	Income Range (family of four)	2021-2029 RHNA (units)
Extremely Low-income	\$0 to \$31,200	572
Very Low-income	\$31,201 to \$51,250	573
Low-income	\$51,251 to \$82,000	672
Moderate-income	\$82,001 to \$117,000	635
Above Moderate-income	Above \$117,000	576
Total RHNA Allocation		3,028

Riverside County’s Median Income (MFI) for a family of four is \$97,500. (Source: HCD State Income Limits 2024)

For the 2024 reporting year (January 1, 2024 through December 31, 2024), the City issued 443 building permits for new housing units, which included 193 single-family units (attached and detached), 242 multiple-family units, and 8 Accessory Dwelling units (ADUs). In addition to housing production targets established through RHNA, the Housing Element includes a Housing Policy Program that identifies a variety of policies and objectives geared to ensure the City meets its present and future housing needs. These policies and actions are included in the attached HCD forms.

The City’s outstanding RHNA for the Sixth Cycle is 2,555 units, which includes a remaining obligation

of 572 units for extremely low-income residents, 573 units for very low-income residents, 672 units for low-income residents, 635 units for moderate income residents, and 103 units for above moderate-income residents. Table 2 below provides the RHNA income categories, respective RHNA allocation, permits issued, and outstanding RHNA allocation. It is anticipated that there will be a significant increase in reportable units in the 2025 and 2026 reporting periods as the Leal property continues development of the initial phases and other active housing projects receive entitlements and building permits.

Table 2 - 2021-2029 Building Permits Issued						
Income Category	RHNA Allocation	Permits Issued (2021)	Permits Issued (2022)	Permits Issued (2023)	Permits Issued (2024)	Remaining RHNA Allocation
Extremely Low-income	572	0	0	0	0	573
Very Low-income	573	0	0	0	0	572
Low-income	672	0	0	0	0	672
Moderate-income	635	0	0	0	0	635
Above Moderate-income	576	6	9	15	443	103
Total:	3,028	6	9	15	443	2,555

Environmental

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

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

Not Applicable.

Fiscal Impact

Funding for the preparation of the Housing Element Annual Status Update is included in the Community Development Department Budget for FY2024/2025.

Prior City Council/Commission Action

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

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

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

Attachment(s)

[Eastvale 2024 Annual Progress Report.pdf](#)

Jurisdiction	Eastvale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		443
Total Units		443

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	100	0
Single-family Detached	0	93	0
2 to 4 units per structure	0	75	0
5+ units per structure	320	167	0
Accessory Dwelling Unit	33	8	0
Mobile/Manufactured Home	0	0	0
Total	353	443	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	73	443

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	884
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

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

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

Ministerial and Discretionary Applications	Applications	Units
Ministerial	0	0
Discretionary	7	884

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

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

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement <u>Date Approved</u>	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	353		353
	164030043	Limonite Ave and 58th Street	Quarterra	PLN23-20036	5+	R							320	2/21/2024	320
	164400015	6407 Kaisha Street	Santamaria ADU	PLN24-20001	ADU	R							1	1/16/2024	1
	144760007	7021 Barwick Court	Purcell ADU	PLN24-20005	ADU	R							1	1/17/2024	1
	164103008	6645 Goldy Street	Torres ADU	PLN24-20016	ADU	R							1	2/21/2024	1
	144510026	14719 Oak Leaf Drive	Romero ADU	PLN24-20018	ADU	R							1	2/28/2024	1
	144421002	13671 Woodside Street	Hamilton ADU	PLN24-20020	ADU	R							2	3/18/2024	2
	164282007	12611 Bridgewater Drive	Topete ADU	PLN24-20022	ADU	R							1	3/20/2024	1
	130562001	14228 Pointer Lopp	Garcia ADU	PLN24-20028	ADU	R							2	5/14/2024	2
	130562001	8187 Ross Street	Huang ADU	PLN24-20031	ADU	R							1	5/8/2024	1
	160252018	5588 Harmony Drive	Medina ADU	PLN24-20038	ADU	R							1	5/21/2024	1
	164521008	7005 Lancelot Drive	Kennedy ADU	PLN24-20040	ADU	R							1	5/29/2024	1
	144872044	6886 Tourmaline Drive	Liu ADU	PLN24-20041	ADU	R							1	5/29/2024	1
	152512005	13275 Brass Ring Lane	Zhou ADU	PLN24-20042	ADU	R							1	6/6/2024	1
	164451021	6116 McIntosh Court	Barajas ADU	PLN24-20044	ADU	R							1	6/20/2024	1
	144440020	6685 Dusty Trail Road	Oberg ADU	PLN24-20048	ADU	R							1	6/25/2024	1
	144880027	6816 Riverglen Drive	Bennett ADU	PLN24-20052	ADU	R							1	7/15/2024	1
	164430026	5703 Redhaven Street	Hussain ADU	PLN24-20061	ADU	R							1	7/22/2024	1
	164580013	13709 Apple Moss Court	Quintana ADU	PLN24-20062	ADU	R							1	7/22/2024	1
	144342010	13985 Camp Rock Street	Ali ADU	PLN24-20067	ADU	R							1	8/20/2024	1
	130584001	14297 Goose Street	Zhang ADU	PLN24-20077	ADU	R							1	8/29/2024	1
	152534021	6507 Moonriver Street	Soukou ADU	PLN24-20080	ADU	R							2	8/26/2024	2
	130610021	7920 Withers Way	Castellon ADU	PLN24-20081	ADU	R							1	9/9/2024	1
	130542016	14311 Asterleaf Lane	Li ADU	PLN24-20082	ADU	R							1	9/9/2024	1
	152442007	6947 Delaware River Drive	Rivera ADU	PLN24-20083	ADU	R							1	9/12/2024	1
	130554008	14301 Pointer Loop	Wu ADU	PLN24-20084	ADU	R							1	9/23/2024	1
	152442007	5573 Cambria Drive	Gabriel ADU	PLN24-20085	ADU	R							1	9/17/2024	1
	152460013	7044 Dove Valley Way	Acevedo ADU	PLN24-20087	ADU	R							2	12/12/2024	2
	164533012	6805 Edinburgh Road	Yenajera ADU	PLN24-20090	ADU	R							1	10/29/2024	1
	144760028	14652 Promontory Lane	Loya ADU	PLN24-20099	ADU	R							1	12/2/2024	1
	152460013	12572 Current Drive	Abusidu ADU	PLN24-20100	ADU	R							1	12/4/2024	1
	164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 2,3,4,5,6,7,8,16	PLN22-20089 PMT23-11577	5+	O									0

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	0	0	0	0	0	443		443
164030043	Limonite Ave and 58th Street	Quarterra									0
164400015	6407 Kaisha Street	Santamaria ADU									0
144760007	7021 Barwick Court	Purcell ADU							1	2/13/2024	1
164103008	6645 Goldy Street	Torres ADU							1	12/8/2024	1
144510026	14719 Oak Leaf Drive	Romero ADU							1	12/1/2024	1
144421002	13671 Woodside Street	Hamilton ADU									0
164282007	12611 Bridgewater Drive	Topete ADU							1	7/15/2024	1
130562001	14228 Pointer Lopp	Garcia ADU									0
130562001	8187 Ross Street	Huang ADU							1	11/25/2024	1
160252018	5588 Harmony Drive	Medina ADU									0
164521008	7005 Lancelot Drive	Kennedy ADU									0
144872044	6886 Tourmaline Drive	Liu ADU									0
152512005	13275 Brass Ring Lane	Zhou ADU									0
164451021	6116 McIntosh Court	Barajas ADU							1	12/16/2024	1
144440020	6685 Dusty Trail Road	Oberg ADU							1	10/15/2024	1
144880027	6816 Riverglen Drive	Bennett ADU							1	11/18/2024	1
164430026	5703 Redhaven Street	Hussain ADU									0
164580013	13709 Apple Moss Court	Quintana ADU									0
144342010	13985 Camp Rock Street	Ali ADU									0
130584001	14297 Goose Street	Zhang ADU									0
152534021	6507 Moonriver Street	Soukou ADU									0
130610021	7920 Withers Way	Castellon ADU									0
130542016	14311 Asterleaf Lane	Li ADU									0
152442007	6947 Delaware River Drive	Rivera ADU									0
130554008	14301 Pointer Loop	Wu ADU									0
152442007	5573 Cambria Drive	Gabriel ADU									0
152460013	7044 Dove Valley Way	Acevedo ADU									0
164533012	6805 Edinburgh Road	Yenajera ADU									0
144760028	14652 Promontory Lane	Loya ADU									0
152460013	12572 Current Drive	Abusidu ADU									0
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 2,3,4,5,6,7,8,16							80	3/11/2024	80
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 1,9,10,11,12,13,14,15							87	12/30/2024	87
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 24							3	11/21/2024	3

Table A2											
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units											
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name ⁺	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	0	0	0	0	0	0		0
164030043	Limonite Ave and 58th Street	Quarterra									0
164400015	6407 Kaisha Street	Santamaria ADU									0
144760007	7021 Barwick Court	Purcell ADU									0
164103008	6645 Goldy Street	Torres ADU									0
144510026	14719 Oak Leaf Drive	Romero ADU									0
144421002	13671 Woodside Street	Hamilton ADU									0
164282007	12611 Bridgewater Drive	Topete ADU									0
130562001	14228 Pointer Lopp	Garcia ADU									0
130562001	8187 Ross Street	Huang ADU									0
160252018	5588 Harmony Drive	Medina ADU									0
164521008	7005 Lancelot Drive	Kennedy ADU									0
144872044	6886 Tourmaline Drive	Liu ADU									0
152512005	13275 Brass Ring Lane	Zhou ADU									0
164451021	6116 McIntosh Court	Barajas ADU									0
144440020	6685 Dusty Trail Road	Oberg ADU									0
144880027	6816 Riverglen Drive	Bennett ADU									0
164430026	5703 Redhaven Street	Hussain ADU									0
164580013	13709 Apple Moss Court	Quintana ADU									0
144342010	13985 Camp Rock Street	Ali ADU									0
130584001	14297 Goose Street	Zhang ADU									0
152534021	6507 Moonriver Street	Soukou ADU									0
130610021	7920 Withers Way	Castellon ADU									0
130542016	14311 Asterleaf Lane	Li ADU									0
152442007	6947 Delaware River Drive	Rivera ADU									0
130554008	14301 Pointer Loop	Wu ADU									0
152442007	5573 Cambria Drive	Gabriel ADU									0
152460013	7044 Dove Valley Way	Acevedo ADU									0
164533012	6805 Edinburgh Road	Yenajera ADU									0
144760028	14652 Promontory Lane	Loya ADU									0
152460013	12572 Current Drive	Abusidu ADU									0
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 2,3,4,5,6,7,8,16									0
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 1,9,10,11,12,13,14,15									0
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 24									0

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
164030043	Limonite Ave and 58th Street	Quarterra		NONE	N											
164400015	6407 Kaisha Street	Santamaria ADU		NONE	N											
144760007	7021 Barwick Court	Purcell ADU		NONE	N											
164103008	6645 Goldy Street	Torres ADU		NONE	N											
144510026	14719 Oak Leaf Drive	Romero ADU		NONE	N											
144421002	13671 Woodside Street	Hamilton ADU		NONE	N											
164282007	12611 Bridgewater Drive	Topete ADU		NONE	N											
130562001	14228 Pointer Lopp	Garcia ADU		NONE	N											
130562001	8187 Ross Street	Huang ADU		NONE	N											
160252018	5588 Harmony Drive	Medina ADU		NONE	N											
164521008	7005 Lancelot Drive	Kennedy ADU		NONE	N											
144872044	6886 Tourmaline Drive	Liu ADU		NONE	N											
152512005	13275 Brass Ring Lane	Zhou ADU		NONE	N											
164451021	6116 McIntosh Court	Barajas ADU		NONE	N											
144440020	6685 Dusty Trail Road	Oberg ADU		NONE	N											
144880027	6816 Riverglen Drive	Bennett ADU		NONE	N											
164430026	5703 Redhaven Street	Hussain ADU		NONE	N											
164580013	13709 Apple Moss Court	Quintana ADU		NONE	N											
144342010	13985 Camp Rock Street	Ali ADU		NONE	N											
130584001	14297 Goose Street	Zhang ADU		NONE	N											
152534021	6507 Moonriver Street	Soukou ADU		NONE	N											
130610021	7920 Withers Way	Castellon ADU		NONE	N											
130542016	14311 Asterleaf Lane	Li ADU		NONE	N											
152442007	6947 Delaware River Drive	Rivera ADU		NONE	N											
130554008	14301 Pointer Loop	Wu ADU		NONE	N											
152442007	5573 Cambria Drive	Gabriel ADU		NONE	N											
152460013	7044 Dove Valley Way	Acevedo ADU		NONE	N											
164533012	6805 Edinburgh Road	Yenajera ADU		NONE	N											
144760028	14652 Promontory Lane	Loya ADU		NONE	N											
152460013	12572 Current Drive	Abusidu ADU		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 2,3,4,5,6,7,8,16		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-1 Buildings 1,9,10,11,12,13,14,15		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 24		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 23		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 21		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 20		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 36		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 88		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 79		NONE	N											
164030043	Limonite ave and Scholar Way	Leal Ranch Res. PA-6 Building 52		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 51		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 35		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 19		NONE	N											
164030043	Limonite Ave and Scholar Way	Leal Ranch Res. PA-6 Building 33		NONE	N											

Jurisdiction	Eastvale	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,145	-	-	-	-	-	-	-	-	-	-	1,145
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	672	-	-	-	-	-	-	-	-	-	-	672
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	635	-	-	-	-	-	-	-	-	-	-	635
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Above Moderate		576	6	-	9	15	443	-	-	-	-	-	473
Total RHNA		3,028											
Total Units			6	-	9	15	443	-	-	-	-	-	473
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		573		-	-	-	-	-	-	-	-	-	573

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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

VLI Deed Restricted

VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Eastvale	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Strategy HE-1A: Amend the Land Use Designation on Vernola	Amend the land use designation from Commercial Retail to Highest Residential Density allowing for 20-40 units per acres, with applicable R-3 zoning on 10 acres of Site 22 (Vernola) listed in Table H-23B. Vernola shall accommodate at least 320 units of the City’s lower income RHNA. Vernola will be redesignated and rezoned consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). which includes the following components. • Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households • Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses • Ensure sites will be available for development during the planning period where water and sewer can be provided • Ensure sites encouraging proximity to employment, schools, and other resources	Land use designation amendments, change of zones and create zoning and development standards by February 15, 2025 per per SB197. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	COMPLETE. The Eastvale City Council adopted Ordinance 25-02 on February 12, 2025 to amend the official zoning map from SP - Specific Plan (I-15 Corridor Specific Plan) to R-3 - General Residential Zone for the southernmost 10.1 Acres of APN 152-640-004 (Vernola) consistent withthe City of Eastvale Sixth Cycle Housing Element and 2040 General Plan. Ordinance 25-02 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58705&repo=r-78788824

Strategy HE-1B: Residential Overlay at The Eastvale Gateway	Establish a Residential Opportunity (RO) Overlay Zone that will allow at least 30 units per acre on the Eastvale Gateway commercial property to create opportunities for infill residential development on underutilized commercial surface parking areas. The RO will be applied to a minimum of 5.5 acres that will result in a minimum of 176 units to accommodate the lower income RHNA, as shown in Table HE-23B. The overlay will comply with the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed • Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households • Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses • Ensure sites will be available for development during the planning period where water and sewer	Adopt the RO Overlay Zone by February 15, 2025 per per SB197. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	COMPLETE. On February 12, 2025, the Eastvale City Council adopted Ordinance 25-03 to establish the Residential Opportunity (RO) Overlay Zone and Ordinance 25-04 to Change of Zone to apply the Residential Opportunity Overlay Zone to the approximately 20.46 acres of the Eastvale Gateway 1 (North) property consistent with the City of Eastvale Sixth Cycle Housing Element and 2040 General Plan. Ordinance 25-03 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58706&repo=r-78788824 Ordinance 25-04 Link: https://portal.laserfiche.com/Portal/DocView.aspx?id=58707&repo=r-78788824
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Strategy HE-1C: Amend the Leal Master Plan.	Amend the Leal Master Plan, approximately 153 acres, to increase the number of multifamily units from the current approved number of 660 units to 1,390 units, an increase of 730 units (Table 23A). The amendment will allow for the development of a variety of housing types at verifying densities ranging from 14-40 units per acre for a maximum capacity of 2,500 units. The amendment to the Leal Master Plan that increases the lower income capacity of the current plan by 730 units and will comply with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) as listed below. •Permit owner-occupied and rental multifamily uses by right and will not require a conditional use permit or other discretionary review or approval for developments in which 20 percent or more of the units are affordable to lower income households •Permit the development of at least 16 units per site and a minimum of 20 dwelling units per acre •Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a	Amend the Leal Policy Area by October 15, 2022. Monitor affordability and location of rezoned sites. As part of additional rezoning for purposes of maintaining adequate sites (e.g., no net loss law), the City will continue to identify and rezone sites at appropriate densities throughout the City to promote more inclusive communities.	COMPLETE. On May 25, 2022, the City Council amended the Leal Master Plan to increase the number of multifamily units in compliance with this program. Link to Ordinance 22-04: https://portal.laserfiche.com/Portal/DocView.aspx?id=26427&repo=r-78788824&searchid=eee582ff-d128-451b-b295-6aec1233b8a7
Strategy HE-1D: Large Sites	To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include housing units for all income levels. The City will adopt regulations for development of high-density residential on large sites (such as the Leal property) that will reduce minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. Additionally, to ensure the program is successful, the City will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.	Ongoing, as projects are processed through the Community Development Department; regulations/incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.	On May 25, 2022, the City Council amended the Leal Master Plan to increase the number of multifamily units in compliance with this program. The amendment reduces minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. In December 2022, the city received applications at the Leal site to develop 438 units, which were approved in 2023. As of February 2025, 132 units have been issued building permits.

Strategy HE-1E: Multifamily Development	To assist in the development of affordable for sale and rental housing, the City will continue to offer density bonuses; and will implement additional measures including but not limited to, expedited permit processing; reduced parking standards and lot sizes. The City will prioritize projects that are located in areas with currently low percentages of renter-occupied households in order to facilitate housing mobility and integration of ownership and rental units.	On May 25, 2022, the City Council amended the Leal Master Plan to increase the number of multifamily units in compliance with this program. The amendment reduces minimum building placement standards to enhance design flexibility and create a more pedestrian-oriented environment. In December 2022, the city received applications at the Leal site to develop 438 units, which have been approved as of October 18, 2023.	Section 120.05.090 of the Zoning Code includes regulations and procedures for obtaining density bonuses. Additionally, the city has hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-1F: Encouraging Housing in Mixed-Use Projects	The City shall incentivize development of residential units in mixed-use projects. The program shall create incentives for residential and mixed-use infill development, including but not limited to: •Priority project processing •Deferral of development impact or permit fees •Flexibility in development standards such as parking, setbacks, and landscaping requirements •Density and intensity bonuses •Support for infrastructure upgrades	Reach out to developers to obtain feedback by January 2023, develop incentives by October 2023, review annually and amend as needed.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.

Strategy HE-1G: Accessory Dwelling Units (ADUs)	The City will encourage the construction of ADUs throughout the City through the following actions, which are aimed at providing an increased supply of affordable units and therefore help reduce displacement risk for low-income households: •Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a JADU on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2. •Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, the City will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law. •Distribute materials on the benefits of a ADUs in areas of high opportunity and limited rental opportunities to increase mobility for low-income households. •Develop and implement a monitoring program that will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period.	Amend the municipal code by June 2022 if necessary; make ADU materials available by June 2022; evaluate effectiveness of ADU approvals and affordability by 2023; and identify additional site capacity, if needed, by 2024.	The City makes periodic updates to the Zoning Code The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026. Following adoption of the amendments, staff will prepare handouts and other informational resources consistent with the regulations. Staff is working to complete the target deadlines of this programs. The City adopted Ordinance 2024-07 on September 25, 2024 Amending Section 120.04.010 (Accessory Dwelling Units) of the Eastvale Municipal Code to bring the code into compliance with 2024 legislative updates and current state law. The City is in the process of updating the municipal code to align with state housing and ADU legislation that went into effect on January, 1, 2025. The City is also in the process of working with an architectural firm to prepare standard ADU plans to made available on the City's website by Spring 2025.
Strategy HE-1H: Homeownership Opportunities	Work with the County of Riverside and local nonprofit agencies in an effort to provide homeownership opportunities in the city.	Work with the County of Riverside to apply for HOME funds as notices of funding availability (NOFAs) are released annually and reach out to local non-profits annually and as funding is available.	Staff continues to work with the County of Riverside on this program.
Strategy HE-1I: Parking Standards	The City will evaluate current parking standards and revise to ensure they do not pose a constraint to the development of housing.	Evaluate and modify by January 2023, annually review thereafter.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be in 2026.

Strategy HE-2A: Annual Review of the Housing Element	The City will review the Housing Element on an annual basis to determine the effectiveness of the programs in the element in achieving the City's housing goals and objectives. The City will provide annual reports to the City Council regarding the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development.	Annually, starting in April 2022.	Staff submitted the first annual report in April 2023, reporting on the 2022 calendar year. Staff anticipates to submit an annual progress report (APR) prior to April 1 of each year during the Sixth Cycle in compliance with this program.
Strategy HE-2B: Development Review and Processing Procedures	The City will continually seek to improve development review and procedures to minimize the time required for review and project approval. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will also annually review and reduce fees as necessary to ensure they do not constrain development.	Annually review and revise, starting in June 2022.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026. In addition, on January 24, 2023, the City Council adopted a resolution to implement new city development fees consistent with a user fee study. Many of the new fees transitioned from deposit based fees to flat fees which will provide more certainty and consistency for applicants.
Strategy HE-2C: Building Code	As new uniform codes are adopted every three years by the California Building Standards Commission, the City will review and revise its building codes for current compliance and adopt the necessary revisions to further local development objectives.	Annually review and update the City's building codes and as new codes are adopted by the State of California.	On January 11, 2023, the city adopted the 2022 California Building Code. Staff is evaluating changes in compliance with this program and is preparing for the 2025 updates to the California building code.
Strategy HE-2D: Streamlined Approval (SB 35)	The City will also establish a written policy or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The application will be available on the City's website for developers interested in pursuing the streamlined process.	Develop an SB 35 streamlined approval process by October 2022 and implement as applications are received.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-2E: Density Bonus	To comply with California Government Code Section 65915, as revised, amend the municipal code to be consistent with State density bonus law.	Amend the municipal code by December 2022.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-2F: Use of Previous Cycle Sites	Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.	Upon adoption of the Housing Element.	This program was adopted with the 2021-2029 Housing Element certification in July 2022 and readily available to applicants who wish to take advantage of this program.

Strategy HE-2G: Objective Design Standard	Adopt citywide objective design standards that target infill areas including the Leal, Eastvale Gateway, and Vernola properties.	Adopt objective design standards with adoption of the comprehensive Zoning Code update in October 2022, implement after adoption.	The city hired a consultant to help adopt citywide objective design standards in compliance with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-2H: Land Management and Permit Expediting	Implement an updated comprehensive land management database to assist in the tracking and expediting of permit application.	Update by October 15, 2022, monitor annually.	The city is in the process of implementing a comprehensive land management database to assist in the tracking and expediting of permit application, which is anticipated to be completed in 2025.
Strategy HE-2I: No Net Loss Ordinance	Implement the City's recently adopted "No Net Loss" Ordinance to allow for transfers of residential density between sites in the City. The ordinance creates a "unit bank" that will receive residential units that are lost as a result of a change to the land use designation or zoning of a property, or a change in residential development standards, that decrease the intensity of housing development that could be built on a site. Future residential development projects may then submit an application for a density bonus from the units available in the unit bank. Promote the ordinance by posting it on the City's website and in City buildings as well as provide materials to housing developers.	Develop a "No Net Loss" Program by October 15, 2022, annually market to developers.	The city monitors and tracks any loss or transfer of units consistent with the "No Net Loss" Ordinance and Chapter 120.08 of the Eastvale Municipal Code. Staff communicates with developers and property owners of Housing Element sites to raise awareness of the no net loss requirements and challenges.

Strategy HE-3A:Support Affordable Housing Development	Work with housing developers to expand opportunities for affordable lower-income housing for special needs groups by creating partnerships, providing incentives, and pursuing funding opportunities: Support affordable housing development for special-needs groups throughout the city. The target populations of this include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes. Promote the use of the density bonus ordinance, no net loss ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently. Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households. Give priority to permit processing for projects providing affordable housing for special-needs groups. Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to	Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with Inland Regional Center.	The city hired a consultant to update the residential sections of the Zoning Code to comply with portions of this program. Staff anticipates that the changes will be adopted in 2026. Further, staff continuously works with outside agencies to support this program and pursue funding. As of this report, there is an active application for a single family tract development that will include 4 very low income units utilizing the density bonus provision. It is anticipated that this project will be approved in early 2025.
Strategy HE-3B: Residential Care Housing	Consistent with State legislation, amend provisions in the Municipal Code to permit residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. The City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and in a range of neighborhoods in the city to reduce displacement risk for these residents from their current community by increasing the supply of suitable housing options in the city.	Amend the Municipal Code by June 2023.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.

Strategy HE-3C: Employee Housing	Consist with State legislation, amend the municipal code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).	Amend the municipal code by October 2022.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-3D: Low-Barrier Navigation Centers	Consistent with new State legislation, review the municipal code and revise as necessary to allow low-barrier navigation centers for the homeless by right in mixed-use zones and nonresidential zones permitting multifamily uses, per Government Code Section 65662.	Amend the municipal code by October 2022	The city recently hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-3E: Extremely Low-Income Households	Encourage the development of housing for extremely low-income households through a variety of activities to reduce displacement, such as outreach to housing developers on an annual basis; providing financial assistance (when feasible), in-kind technical assistance, or land write-downs; providing expedited processing; identifying grant and funding opportunities; supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.	Ongoing, as projects are processed by the city, and annually reach out to local developers.	The city makes this program readily available to applicants of extremely low-income households who wish to take advantage of it.

Strategy HE-3F: Reasonable Accommodations	Continue to implement state requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities: •Encourage housing developers to include mobility-impaired accessibility in their project designs to increase housing mobility opportunities for seniors and persons with disabilities. •Review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities. •Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with disabilities and persons with developmental disabilities. •Continue to provide exceptions in zoning and land use for housing for persons with disabilities and persons with development disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director. The City will also review and revise findings for approving reasonable accommodation requests, specifically potential impact on surrounding	Ongoing, as applications are processed by the City; review and revise regulation approval findings as needed, and specifically remove requiring any type of fee, by December 2022.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-3G: Support Housing for Residents with Developmental Disabilities	Coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities. Implement an outreach program in coordination with the Inland Regional Center that informs families in the City about housing and services available for persons with developmental disabilities, such as developing informational brochures and directing people to service information on the City’s website.	Meet annually with the Inland Regional Center to discuss opportunities for persons with developmental disabilities and develop an outreach plan by June 2023. Develop a brochure and/or post information on the City’s website by October 2023.	Staff anticipates coordinating with Inland Regional Center during the 2025/2026 fiscal year to discuss opportunities for partnerships.

Strategy HE-3H: Regional Homeless Issues	Cooperate with neighboring cities, the County, the Western Riverside Council of Governments, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will determine what efforts to take, such as providing education on the financial assistance and programs available.	Meet with neighboring cities, the County, and WRCOG annually to discuss homeless issues and identify actions to address homelessness. Kick off meetings by June 2023, develop a plan by December 2023, implement the plan by June 2024.	Staff meets quarterly with neighboring cities and monthly with WRCOG to discuss a variety of topics including, but not limited to coordinated homeless outreach efforts.
Strategy HE-3I: Transitional and Supportive Housing	Consistent with State law, amend the municipal code to ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5); and allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3). The City will coordinate with service providers annually to identify opportunities for the city to support funding applications that will enable the development of additional accessible housing that is affordable to lower-income households and reduce the risk of displacement.	Amend the municipal code by October 2022. Coordinate annually with service providers.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-3J: Development Standards for Emergency Shelters	Ensure development standards for emergency shelters are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).	Amend the municipal code by October 2022.	The city hired a consultant to update the residential sections of the Zoning Code to comply with this program. Staff anticipates that the changes will be adopted in 2026.
Strategy HE-4A: Housing Rehabilitation Program	Apply for rehabilitation funds to provide housing rehabilitation and weatherization services to very-low- and low-income households and facilitate place-based revitalization in areas of targeted rehabilitation need and reduce displacement risk due to housing condition. To improve effectiveness of this program, the City will advertise rehabilitation and weatherization programs on the City's website and provide brochures at City Hall.	Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of agency funds.	Staff assesses community needs for this program and will seek funding based on the identified need.

Strategy HE-4B: Code Enforcement	The City's Community Enhancement and Safety staff is responsible for ensuring compliance with building and property maintenance codes. Community Enhancement and Safety handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, housing conditions, and Health and Safety concerns. The City will continue to use Community Enhancement & Safety, as well as Building and Safety staff to ensure compliance with building and property maintenance codes.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	The City Council approved a recommendation to allocate all FY 2025/2026 Staff has requested that a portion of the City's CDBG funding be applied to the County's HEP program for FY 24/25. The City's Community Enhancement and Safety team will help refer residents that may be eligible to the County.
Strategy HE-4C: Preservation of At-Risk Housing Units	As of May 2021, the City does not have any publicly assisted affordable projects, but if it does in the future, the City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall: •Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. •Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. •Reach out to agencies interested in purchasing and/or managing at-risk units. •Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Annually monitor units at risk of converting; coordinate noticing as required per California law.	Staff will continue to monitor this program and report annually in the APR on updates.
Strategy HE-4D: Replacement Housing	To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to, non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.	The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	Staff will continue to monitor this program and report annually in the APR on updates.

Strategy HE-5A: Affirmatively Further Fair Housing (AFFH)	By December 2022, assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Eastvale. Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Ensure that public outreach is accessible to all people by December 2022 by offering translation services at all public meetings and workshops. Annually host outreach events throughout the community at local gathering places to recruit underrepresented groups to participate. Meet with the Fair Housing Council of Riverside County by January 2023 to develop a strategy for bi-annual training for landlords and property owners on fair housing issues. Meet with disability service providers to identify whether there is unmet demand anywhere in the city by June 2022. Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. Meet annually with the Riverside Transit Agency and Omnitrans to assess unmet transit needs in the city and expand routes and frequency. By December 2022, develop a targeted program to	Refer to each strategy in the AFFH program for specific time frames.	Due to staffing shortages, staff is evaluating potential options to dedicate staff to this important program but further updates have been provided below: The City maintains communication with Corona Norco Unified School District (CNUSD) regarding existing and projected needs. As new developments arise, the City communicates with the district to confirm they have adequate capacity. The City maintains constant communication and has regular meetings with RTA and meets with Caltrans representative quarterly. The City is an active member in the Western Riverside Council of Governments Solid Waste Committee where meetings are held approximately four times a year to discuss waste reduction strategies, implementation of organic waste recycling services, and public outreach on litter reduction. The City also works with a franchise waste hauler to monitor various waste streams and determine the best methods for increasing diversion. In 2024, the City launched EVA, the Eastvale Virtual Assistant on the City's website. This AI supported application allows website visitors to ask questions, seek information, and request staff assistance in English and Spanish as well as in audio format for the visually impaired.
Strategy HE-5B: Mortgage Credit Certificate Program	Refer eligible residents to the Riverside County Mortgage Credit Certificate (MCC) Program for low to moderate-income homeowner assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.	Develop informational materials to distribute and post on the City's website by October 2022.	Staff directs interested parties to the County's website for more information about the MCC resources available.

Strategy HE-5C: First-Time Homebuyer Program	Work with the County of Riverside to consider the implementation of a first-time homebuyer program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.	Consider implementing a first-time homebuyer program by December 2024, annually apply for funding thereafter.	The City of Eastvale is a Cooperating City in the County of Riverside's Urban County Community Development Block Grant Program. Due to this, the HOME program is available to Eastvale residents who can apply directly with the County. Staff anticipates to evaluate with the County to discuss the options of either running the program internally or applying CDBG funds to the preexisting County program.
Strategy HE-6A: Promote Energy Conservation	Promote energy efficiency in existing housing and new development: •Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. •Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers. •Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction. •Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety. •Promote California's Low-Income Weatherization Program, which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	Make information available on the City's website and in public places, such as City Hall, by July 2022.	Staff reviews projects for compliance with the efficiency requirements of the California Building Code.

Strategy HE-7A: ☐ Community Design	Ensure quality design of the City's neighborhoods by continued use and reference of the Eastvale Design Guidelines during the review of proposed housing developments. The City will also review and update the guidelines to address current development trends, at least twice during the planning period. The Eastvale Design Guidelines provide policy guidance to ensure quality design of the City's built environment. This document addresses community-wide design features such as gateways, landscaping, streets, and public signage, as well as special policies for specific areas within the City. Many of these policies are also reflected in the City's Zoning Code (Title 18 of the Municipal Code).	Review and update of Eastvale Design Guidelines at least twice during the planning period.	The city anticipates hiring a consultant to help adopt citywide objective design standards in compliance with this program. Staff anticipates that the changes will be completed in 2026, after the comprehensive Zoning Code Update currently underway.
Strategy HE-7B: Parks and Open Space	Ensure a balance between the provision of additional housing and additional recreational amenities that support the growing population of the City. Parks and open space are important factors that contribute to Eastvale residents' quality of life. As the housing stock and population grows in the City, and vacant land becomes scarcer, the City will need to continue to explore creative opportunities to provide quality parks, open space, and recreational amenities for Eastvale residents. Additionally, should the City become an entitlement jurisdiction by 2024-2025, a portion of the City's CDBG allocation would be available for eligible activities including funding for parks and open space activities.	Ongoing and as developments are proposed, work with Jurupa Community Services District (JCSD) to ensure sufficient open space is considered with each project. As CDBG funding is available.	Staff will continue to monitor this program and report annually in the APR on updates.
Strategy HE-7C: Provision of Infrastructure to Serve Housing	Work collaboratively to ensure future housing demand is coordinated with future capital planning for the City's potable water, electrical, storm drain and sewer infrastructure systems.	Ongoing, as applications are processed by the City and with implementation of capital improvement projects.	Staff will continue to monitor this program and report annually in the APR on updates.

Jurisdiction	Eastvale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Jurisdiction	Eastvale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

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

Jurisdiction	Eastvale	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

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

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.
Notes

No	
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Jurisdiction	Eastvale	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 300,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
1.1 Leal Property Development	\$75,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
1.2 Leal Property Development	\$50,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
1.3 Leal Property Development	\$25,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
2.1 Gateway Cntr Development	\$10,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
2.2 Gateway Cntr Development	\$75,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
2.3 Gateway Cntr Development	\$35,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.
3.1 Land Development Code	\$30,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	In-progress of returning Leap Funding.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		353
Total Units		353

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		443
Total Units		443

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting

CONSENT CALENDAR

Agenda Item No. 11.9

March 26, 2025

Budget Appropriation for the 2024-25 Community Development Block Grant Program Year

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve and Adopt Resolution 25-XX Amending the 2024-25 Fiscal Year Capital Improvement Budget for the 2024-25 program year Community Development Block Grant public services program from the U.S. Department of Housing and Urban Development through Riverside County; and
2. Authorize the City Manager to execute all necessary documents.

Summary

The 2024-25 budget must be amended to reflect the City Council approved a Community Development Block Grant (CDBG) supplemental agreement with County of Riverside Department of Housing and Workforce Solutions (HWS) and a subrecipient agreement with the YMCA for a Senior Health and Wellness Program for the 2024-25 program year totaling \$15,000. At the time the agreements were approved, budget was not appropriated. In order to facilitate reimbursement to YMCA for their program, budget must be appropriated.

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

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951.361.0900 | eastvaleca.gov

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.

City Council elected to allocate \$15,000 of Eastvale's FY 2024-25 CDBG funding to the Corona-Norco Family YMCA (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).

SUPPLEMENTAL AGREEMENT

The County of Riverside has issued the Supplemental Agreement for the 2024-2025 CDBG program year. This agreement details the reporting requirements and funding drawdown procedures for the City of Eastvale's approved CDBG projects. By formalizing the partnership between the County of Riverside and the City of Eastvale, the agreement enables both entities to advance the funding and implementation of these programs.

SUBRECIPIENT AGREEMENT

The City of Eastvale has prepared the Subrecipient Agreement for the 2024-2025 CDBG YMCA Senior Health and Wellness Program. This agreement specifies the reporting requirements and funding drawdown procedures for the project. It establishes a partnership between the City of Eastvale and the Corona-Norco Family YMCA, enabling the YMCA to deliver CDBG-funded activities to Eastvale residents while clearly defining the city's expectations.

BUDGET RESOLUTION

In order to facilitate reimbursement to YMCA, the city needs to amend the 2024-25 fiscal year budget to recognize revenues from Riverside County and subsequent expenditure budget to reimburse the YMCA for their program costs. As a result, a budget appropriation resolution is attached to this staff report that authorizes a \$15,000 increase in revenue budget and an offsetting increase in expenditure budget, both in the CDBG fund. There is no impact to the city's General Fund. Should the budget resolution not be approved, the city will be unable to fulfill its commitment to both Riverside County and the YMCA.

Environmental

Government fiscal activities and budget appropriations are not considered 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 #: J

Leverage grant funding.

Fiscal Impact

Total fiscal impact is \$15,000 in revenues and \$15,000 in expenditures to the CDBG fund. The County of Riverside Department of Housing and Workforce Solutions (HWS) has agreed to pay the City of Eastvale \$15,000 in CDBG funding which can be used for the YMCA Senior Health and Wellness project. Funds will not be disbursed to the city until reimbursement is requested by the city after the city issues the funds to YMCA. Funds cannot be utilized until the city receives a signed incur cost

letter from Riverside County, the City received the incur cost letter earlier this month.

A budget resolution is required to amend the fiscal year 2024-25 operating budget in the amount of \$15,000 in the CDBG fund, grant revenue account 250-302-4550 and \$15,000 in the CDBG fund, contract services expenditure account 250-302-6490.

Prior City Council/Commission Action

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

November 8, 2023 – 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. 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).

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.

January 8, 2025 - City Council approved the Supplemental Agreement for the 2024-2025 Community Development Block Grant Program Year and the Subrecipient Agreement for the YMCA Senior Health and Wellness Program for the 2024-2025 Community Development Block Grant Program Year.

Attachment(s)

[Attachment 1 - Budget Resolution](#)

[Attachment 2 - Incur Cost Letter from RivCo](#)

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS 2024-25 FISCAL BUDGET FOR THE 2024-25 PROGRAM YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC SERVICES PROGRAM FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THROUGH RIVERSIDE COUNTY.

WHEREAS the budget for fiscal year 2024-25 of the City of Eastvale has been adopted by this Council in its original form, and said budget will need to be amended at times to fulfill the goals of the City; and

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

WHEREAS, the City Manager may transfer appropriations between accounts, departments, programs, and funds, as long as those appropriations do not exceed the grand total budget approved by Council.

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

SECTION 1. AUTHORIZE AN APPROPRIATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND, GRANT REVENUE ACCOUNT NO. 250-000-4550 IN THE AMOUNT OF \$15,000.00; FOR CDBG 2024-25 PROGRAM YEAR REVENUE FROM RIVERSIDE COUNTY TO SUPPORT THE YMCA SUBRECIPIENT SENIOR HEALTH AND WELLNESS PROGRAM.

SECTION 2. AUTHORIZE AN APPROPRIATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND, OTHER CONTRACT SERVICES ACCOUNT NO. 250-302-6490 IN THE AMOUNT OF \$15,000.00; FOR CDBG 2024-25 PROGRAM YEAR EXPENDITURES TO SUPPORT THE YMCA SUBRECIPIENT SENIOR HEALTH AND WELLNESS PROGRAM.

PASSED, APPROVED AND ADOPTED this 26th day of March 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
Government Services Director/City Clerk

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

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 26th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
Government Services Director/City Clerk



January 31, 2025

File No.: 2.EV.22-24, 2.EV.23-24

Mark Orme, City Manager
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

RE: EXECUTED 2024-2025 SUPPLEMENTAL AGREEMENT - AUTHORIZATION TO INCUR COST

Dear Mr. Orme:

Enclosed is a fully executed copy of your City's 2024-2025 *Supplemental Agreement* for the allocation of Community Development Block Grant (CDBG) funds.

The U.S. Department of Housing and Urban Development and the Riverside County Department of Housing and Workforce Solutions (HWS) have completed their regulatory, administrative, and environmental review of the City's following project (s):

2.EV.22-24	YMCA Senior Health and Wellness Program	\$15,000
2.EV.23-24	City of Eastvale Home Enhancement Program	\$143,629

The total CDBG funding for the City is \$158,629

This letter authorizes your City to incur costs for project 2.EV.22-24 reimbursement retroactive to July 29, 2024.

This letter authorizes your City to incur costs for project 2.EV.23-24 reimbursement retroactive to July 29, 2024.

All claims will be reviewed for compliance with applicable policies found in the Community Development Policy Manual. Please carefully review the policies relating to contract administration and reimbursement of claims. Any changes to the program requirement from HUD will be shared as they are received.

You will be required to provide milestones for significant events affecting your overall timetable. Meeting your timetable and milestones is imperative since it reflects on the City's capacity to manage grants in a timely manner. Failure to demonstrate management capacity could result in the County reducing or canceling your CDBG funding.

Public Service Activities:

If your CDBG funding includes a limited clientele public service activity, your City or sub-recipient must maintain self-certification forms and income verification for the clients served. In addition, your City will be required to complete the attached Direct Benefit Activity Report relative to the clientele served by your City or sub-recipient. These reports should be submitted monthly along with your claims for reimbursement.

24 CFR 570.201 (e) Public Services - Low Mod Limited Clientele Income Certification: All clients benefitting from CDBG-funded public service activities must complete a Self-Certification Form and provide Income Verification (English/Spanish) from each client, with copies provided to HWS monthly. At least 51% of the persons benefitting from this CDBG-funded activity must meet the income limits established by HUD. A copy of those Income Limits, the Direct Benefit Report, and the Self-certification Form is available at HWS's website www.rivcohws.org.

24 CFR 570.201 (e) Public Services - Low Mod Limited Clientele Presumed: If the CDBG-funded public service activities meet a National Objective of the CDBG program by benefitting persons that are presumed to be low or moderate income [24 CFR 570.208 (a)(2)(i)(A)], then at least 51% of all clients must be within a presumed category. All persons benefitting from the CDBG-funded activities must complete and submit a *Self-Certification for Presumed Clientele* form. This form, as well as the Direct Benefit Activity Report, is also available at HWS's website www.rivcohws.org.

Public Facilities and Other Activities:

Please consult with your assigned CDBG Program Manager regarding the National Objective reporting requirements for any CDBG-funded public facilities or other non-public service activities.

For audit purposes, recipients of Community Development Block Grant funds must comply with all applicable *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200)*.

The CDBG funds are identified in the Code of Federal Domestic Assistance (CFDA) Section 14.218.

If you have any questions, please contact my office at (951) 955-5933.

Sincerely,



Susana Orozco,
CDBG/ESG Programs Principal Development Specialist
Attachments: Executed Supplemental Agreement

AGENDA STAFF REPORT

**City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting
CONSENT CALENDAR**

Agenda Item No. 11.10

March 26, 2025

Support Letter to Open Additional Floors and Bed Space at the John Benoit Detention Center

Prepared By:

Johnny Terfehr, Director of Community Safety

Recommended Action(s)

Staff recommends that the City Council approve a letter of support to the County of Riverside Board of Supervisors to open additional floors and bed space at the John Benoit Detention Center.

Summary

The Riverside County Sheriff's office, as part of its FY25/26 budget proposal has requested that the County Board of Supervisors open additional floors of the John Benoit Detention Center. This letter of support urges the Board of Supervisors open additional floors which will make available additional bed space to help accommodate increased arrests related to the passage of Proposition 36, which received overwhelming voter approval, and reflects our community's commitment to public safety and ensuring accountability within our criminal justice system.

Background

Following the passage of AB109 in 2011, California counties were forced to confront new sentencing guidelines and other factors in which many criminals previously held in state prisons would serve their sentences within county jails. To adequately confront public safety challenges facing Riverside County, the Board of Supervisors supported a collaborative effort between the Sheriff's Office and the Riverside County Economic Development Agency to increase inmate capacity to safeguard the members of our communities and meet the evolving needs of our inmate population.

At a cost of \$376 million, the John Benoit Detention Center (JBDC) represents the largest public works project of its kind in our county's history. The "Old Indio Jail," with a total bed space of 353,

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900 | eastvaleca.gov

spread over 38,800 square feet was to be replaced with a 600,000 square foot state-of-the-art correctional facility capable of housing 1,626 inmates. Opened to full capacity, this represents a 31 % growth in total available inmate bedspace county-wide, growing the potential inmate population from 3,953 to 5,191 (3,953 represents March 2025 capacity).

The county broke ground on JBDC in July 2015 and partially opened in May 2020. Funding constraints, staffing challenges and other factors have limited bed space to 388 to present day. In FY25-26, the Sheriff's Office is poised to scale its operation, allowing for the phased opening of additional bed space, providing critically needed inmate bedspace considering Proposition 36's passage in combination with other public safety priorities, with communities demanding more accountability for criminal behavior. The expansion also includes higher levels of care for mental health inmates, medical care and other specialty needs and recidivism reduction efforts, all aimed at safeguarding our communities and inmate population alike, while offering a model of corrections operations statewide.

Currently, JBDC bed space is capped at 388 inmates, operating with a sheriff's staff of about 200, supported by medical and mental professionals and other support staff. At full capacity of 1626 inmates, sheriff's staff would stand at about 550, with an annual operating budget of about \$102.2 million. Integral to this effort is the funding and support to also grow required medical and mental health staff through its partnership with the Riverside University Health System and other providers.

Analysis

Not applicable.

Environmental

Not applicable.

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

Not applicable.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

The Public Safety Commission reviewed this item at its March 27, 2025 meeting.

Attachment(s)

[Attachment 1 - Draft Letter of Support for the John Benoit Detention Center](#)



CITY OF EASTVALE

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

March 26, 2025

County of Riverside - Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

RE: John Benoit Detention Center

Dear Clerk of the Board,

The Eastvale City Council hereby submits this letter in strong support of the Riverside County Sheriff's request to open additional floors of the John Benoit Detention Center. The passage of Proposition 36, which received overwhelming voter approval, reflects our community's commitment to ensuring accountability within our criminal justice system. However, in order to effectively enforce this measure, we must have the necessary infrastructure in place to accommodate the increase in arrests and detentions.

Sheriff Bianco and District Attorney Hestrin dedicated considerable time and effort supporting Proposition 36, recognizing the need for a balanced approach to public safety and rehabilitation. Now, it is our responsibility to ensure that Riverside County has the necessary bed space to uphold the will of the voters and meet our obligations in maintaining safety and security of county.

Failing to open additional floors at the John Benoit Detention Center would not only hinder law enforcement's ability to properly detain individuals but could also result in capacity challenges that impact our overall public safety strategy. By approving this request, the County would take a crucial step toward fulfilling the promise made to the residents of Riverside County when they voted in favor of Proposition 36.

The Eastvale City Council urges the Board to prioritize this request and allocate the necessary resources to open the additional floors at the detention center. Thank you for your time and consideration. Questions and inquiries regarding the request can be directed to the City's Community Safety Director, Johnny Terfehr, at jterfehr@eastvaleca.gov.

Sincerely,

Micheal McMinn
Mayor

Jocelyn Yow
Mayor Pro Tem

Christian Dinco
Councilmember

Clint Lorimore
Councilmember

Todd Rigby
Councilmember



AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting
PUBLIC HEARING(S)

Agenda Item No. 12.1

March 26, 2025

Establishing a Community Facilities District (CFD) and Authorizing the Levy of Special Taxes Therein – Community Facilities District No. 2025-01 (Limonite)

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council:

1. Hold a Public Hearing on the establishment of Community Facilities District No. 2025-01 (Limonite); and
2. Approve and Adopt the Resolution Establishing the Formation of a Community Facilities District for Community Facilities District No. 2025-01 (Limonite); and
3. Approve and Adopt the Resolution Calling a Special Election for a Community Facilities District for Community Facilities District No. 2025-01 (Limonite).

Summary

The owners of the property within the proposed boundary of CFD No. 2025-01 are required to finance the costs of maintenance and lighting of parks, parkways, streets, roads, and open space; and flood and storm protection services, etc., as a condition relating to the industrial development generally located along Limonite Avenue from Hellman Avenue in the west to east of Archibald Avenue (the “Project”). A resolution of intention to form CFD 2025-01 was adopted by the Council on February 12, 2025, and this is the next step in the process to create a CFD, which will levy special taxes to generate funds for the City to provide the services described in the Resolution of Intention. The Resolution of Intention set a public hearing on the formation of CFD No. 2025-01 for today. Ballots are anticipated to be mailed to property owners in late May 2025 for a special landowner

election to be conducted by the City on June 25, 2025.

Background

The Mello-Roos Community Facilities Act of 1982 (the "Mello-Roos Act") provides local jurisdictions with an alternative method of financing public capital facilities and services. Special tax districts formed pursuant to the Mello-Roos Act are referred to as Community Facilities Districts, or CFDs.

The City has received petitions from landowners representing more than 10 percent of the area of land proposed to be included within the community facilities district and not proposed to be exempt from the special tax requesting that the City conduct proceedings to consider the approval of the formation of CFD No. 2025-01, to fund ongoing public and maintenance services within the CFD.

The CFD will fund the long-term maintenance/services in perpetuity by levying an annual special tax which will be collected on the property tax bill. The funds collected will be transferred to the City, which the City will use to perform the maintenance/services.

Environmental

Establishing a CFD is not a project subject to review under the California Environmental Quality Act as it is a governmental administrative and fiscal activity.

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

Ensure that City revenues align with expenditures.

Fiscal Impact

There is no current fiscal-year impact to the General Fund as a result of this action. All CFD formation costs are borne by the applicant. Once the CFD is formed, ongoing maintenance and district administration will be funded by the special tax levy.

Prior City Council/Commission Action

City Council adopted a Resolution of Intention form Community Facilities District No. 2025-01 (Limonite) on February 12, 2025. The Resolution of Intention set a public hearing on the formation of CFD No. 2025-01 for today.

Attachment(s)

[Attachment 1 - Resolution of Formation](#)

[Attachment 2 - Exhibit B to Resolution of Formation - Rate and Method of Apportionment](#)

[Attachment 3 - Resolution Calling Special Election](#)

[Attachment 4 - Boundary Map](#)

[Attachment 5 - Special Tax Report](#)

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, STATE
OF CALIFORNIA, ESTABLISHING THE FORMATION OF A COMMUNITY
FACILITIES DISTRICT

CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)

WHEREAS, on February 12, 2025, this City Council (the "City Council") of the City of Eastvale (the "City") adopted Resolution No. 25-10 entitled "A Resolution of the City Council of the City of Eastvale, State of California, Declaring its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes" (the "Resolution of Intention"), stating its intention to form the City of Eastvale, Community Facilities District No. 2025-01 (Limonite) (the "District") of the City pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"); and

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the District and stating the services to be provided, the estimated cost of providing such services, and the rate and method of apportionment of the special tax to be levied within the District to pay for the services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, under the Resolution of Intention, the Director of Finance was directed to make, or cause to be made, and file with the City Clerk a report (the "Report") in writing, presenting the services to be provided and an estimate of the reasonable cost of providing the services. The Report was prepared and submitted to the City Clerk prior to the public hearing described below; and

WHEREAS, the Resolution of Intention called for a public hearing pertaining to the formation of the District and the levy of said special tax to be held on March 26, 2025, at 6:30 p.m., or as soon thereafter as the matter may be heard, at the meeting place of the City Council; and

WHEREAS, under the Resolution of Intention, the City Clerk was directed to cause notice of said public hearing to be given by publication one time in a newspaper published in the area of the District, and the City Clerk caused the publication of such notice at least seven (7) days before the date set for said public hearing; and

WHEREAS, on March 26, 2025, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the District; and

WHEREAS, at the public hearing all interested persons desiring to be heard on all matters pertaining to the formation of the District, the services to be provided therein and the levy of such special tax were heard and a full and fair public hearing was held; and

WHEREAS, written protests with respect to the formation of the District, the furnishing of specified types of services and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of

the District or property owners of one-half (1/2) or more of the area of land within the District and not exempt from the proposed special taxes; and

WHEREAS, the special tax proposed to be levied in the District to pay for the proposed services has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the District or the owners of one-half (1/2) or more of the area of land within the District and not exempt from the special taxes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Eastvale, as follows:

SECTION 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

SECTION 2. The proposed special tax to be levied within the District has not been precluded by majority protest pursuant to Section 53324 of the Act.

SECTION 3. All prior proceedings taken by the City Council in connection with the establishment of the District and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the requirements of the Act. The City Council has heretofore adopted Local Goals and Policies for Community Facilities Districts, and the City Council hereby finds and determines that the District is in conformity with said goals and policies.

SECTION 4. The community facilities district designated as the "City of Eastvale, Community Facilities District No. 2025-01 (Limonite)" of the City is hereby established pursuant to the Act.

SECTION 5. The District Report is hereby approved.

SECTION 6. The boundaries of the District, as set forth in the map entitled "Proposed Boundaries of City of Eastvale, Community Facilities District No. 2025-01 (Limonite), City of Eastvale, County of Riverside, State of California" heretofore recorded in the Riverside County Recorder's Office on February 25, 2025, in Book 95 at Page 47 of Maps of Assessment and Community Facilities Districts as Document No. 2025-0055092, are hereby approved, are incorporated herein by reference, and shall be the boundaries of the District.

SECTION 7. The type of public services proposed to be funded by the District and pursuant to the Act shall consist of those items shown in Exhibit A hereto and by this reference incorporated herein (the "Services"). It is hereby found and determined that the Services are necessary to meet the increased demands as the result of development occurring in the District.

SECTION 8. Except to the extent that funds are otherwise available to the District to pay for the Services, a special tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the District, will be levied annually within the District pursuant to the Rate and Method of Apportionment, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as the City Council or its designee shall determine, including direct billing of the affected landowners.

SECTION 9. The Rate and Method of Apportionment of the special tax among the parcels of real property within the District, in sufficient detail to allow each landowner within the District to estimate

the maximum amount such owner will have to pay, is shown in Exhibit B attached hereto and hereby incorporated herein.

SECTION 10. The Finance Director of the City, 12363 Limonite Avenue, Suite 910, Eastvale, CA, 91752, telephone number (951) 361-0900, is the officer of the City who will be responsible for preparing annually a current roll of the levy of the special tax obligations by assessor's parcel number and who will be responsible for estimating future levies of the special tax.

SECTION 11. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the District and this lien shall continue in force and effect until the collection of the special tax by the City ceases.

SECTION 12. In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the District is hereby preliminarily established at an amount equal to \$1,750,000 such appropriations limit shall be submitted to the voters of the District as hereafter provided. The proposition establishing such annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act and the California Constitution.

SECTION 13. Pursuant to the provisions of the Act, the proposition of the levy of the special tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the District at an election, the time, place and conditions of which election shall be as specified by a separate resolution of this City Council.

SECTION 14. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 26th day of March 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
Government Services Director/City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) §

CITY OF EASTVALE)

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 26th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
Government Services Director/City Clerk

EXHIBIT A
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)

DESCRIPTION OF SERVICES

It is intended that the District will be eligible to fund all or a portion of the direct and incidental costs of maintenance and lighting of parks, parkways, streets, roads, and open space; flood and storm protection services; maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years; and related appurtenances, within or adjacent to the District. The Services are more-specifically described below:

Annual Services

- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from Hellman to 1,100 feet east of the intersection of Limonite Avenue and Taylor Way.
- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from the point 1,100 feet east of the intersection of Limonite Avenue and Taylor to Archibald Avenue Way excluding the cost of water.
- Maintenance of the trees and landscaping as necessary in the median in Limonite Avenue between Hellman Avenue and Archibald Avenue.
- Landscape, irrigation, and trail maintenance of the trail in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of the shredded bark mulch in the median and other mulch areas as necessary.
- Maintenance of the trees in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of 84-Watt LED Street Lights.
- Maintenance of 34-Watt LED Pedestrian Lights.
- Contribution of the maintenance of the traffic signals within the District.
- Graffiti Removal within the boundary of the Community Facilities District in the public right-of-way.
- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway slope areas near the Limonite Bridge.

Contingent Services

- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway areas.
- Maintenance of the irrigation system, meter, greenery and landscaping within the privately owned areas.
- Maintenance of the mulch within the slope, parkway, and private landscaped areas.
- Maintenance of the trees in the Limonite Avenue parkway.
- Additional water meters required to remove the parkways from private maintenance.

- Additional water backflow preventer required to remove the parkways from private maintenance.
- Additional fertilizer injectors required to remove the parkways from private maintenance.
- Landscape maintenance of the Modular Wetlands area.
- Maintenance of the irrigation system and controller.

General

The District may fund any of the following related to the services in this Description of Services: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Administrative Expenses

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

Other

The incidental expenses that may be funded by the District include, in addition to the expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

EXHIBIT B
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

**RATE AND METHOD OF APPORTIONMENT
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)**

A Special Tax, as hereinafter defined, shall be levied and collected in City of Eastvale Community Facilities District No. 2025-01 (Limonite) ("CFD No. 2025-01") each Fiscal Year commencing in Fiscal Year 2024/25, in an amount determined by the application of the procedures below. All Taxable Property, as hereinafter defined, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or in the Assessor's Data for each Assessor's Parcel. In the event the Assessor's Parcel Map or Assessor's Data shows no Acreage, the Acreage for any Assessor's Parcel shall be determined by the CFD Administrator based upon the applicable final map, parcel map, condominium plan, or other recorded County parcel map. If the preceding maps are not available, the Acreage of an Assessor's Parcel may be determined utilizing GIS.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State.

"Administrative Expenses" means the actual or reasonably estimated costs directly related to the administration of CFD No. 2025-01 including, but not limited to, the following: the costs of computing the Annual Special Tax Requirement and of preparing the Special Tax collection schedules; the costs of collecting the Special Tax, including any charges levied by the County Auditor's Office, Tax Collector's Office or Treasurer's Office; the costs of the City or designee in complying with the disclosure requirements of the California Government Code (including the Act), including public inquiries regarding the Special Tax; the costs of the City or designee related to an appeal of the Special Tax; and the costs of commencing and pursuing to completion any action arising from any delinquent Special Tax in CFD No. 2025-01. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 2025-01 for any other administrative purposes, including, but not limited to, attorney's fees.

"Annual Services" means the services listed in Attachment A, hereto.

"Annual Services Costs" means the respective amounts determined by the CFD Administrator required to fund the Annual Services authorized to be funded by CFD No. 2025-01 for the applicable yearly period.

"Annual Special Tax" means the amount levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Annual Special Tax Requirement.

"Annual Special Tax Requirement" means that amount with respect to CFD No. 2025-01 determined by the City Council or designee as required in any Fiscal Year to pay: (1) the

Administrative Expenses, (2) the Annual Services Costs, (3) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD No. 2025-01, and (4) any reasonably anticipated delinquent Special Tax based on the delinquency rate for any Special Tax levied in the previous Fiscal Year.

“Assessor’s Data” means Assessor’s Parcel Number, Acreage, or other information contained in the records of the County Assessor for each Assessor’s Parcel.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map and/or Assessor’s Data with an assigned Assessor’s Parcel Number.

“Assessor’s Parcel Map” means an official map of the Assessor of the County designating parcels by Assessor’s Parcel Number.

“Assessor’s Parcel Number” means, with respect to an Assessor’s Parcel, that number assigned to such Assessor’s Parcel by the County Assessor for purposes of identification.

“City” means the City of Eastvale, California.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 2025-01.

“CFD Administrator” means an official of the City, or designee thereof, responsible for determining the Annual Special Tax Requirement and the Contingent Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 2025-01” means the City of Eastvale Community Facilities District No. 2025-01 (Limonite).

“Contingent Services” means the services listed in Attachment B, hereto.

“Contingent Services Costs” means the respective amounts determined by the CFD Administrator required to fund the Contingent Services authorized to be funded by CFD No. 2025-01 for the applicable yearly period.

“Contingent Special Tax” means the amount levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Contingent Special Tax Requirement.

“Contingent Special Tax Requirement” means that amount with respect to each Development Area within CFD No. 2025-01 determined by the City Council or designee as required in any Fiscal Year to pay: (1) the Administrative Expenses, (2) the Contingent Services Costs, (3) any amount required to establish or replenish any reserve or replacement fund established in connection with CFD No. 2025-01, and (4) any reasonably anticipated delinquent Special Tax based on the delinquency rate for any Special Tax levied in the previous Fiscal Year.

“County” means the County of Riverside.

“County Assessor” means the County Assessor of the County.

“Development Area” means one of the six development areas within CFD No. 2025-01, as shown on Attachment C, hereto.

“Exempt Property” means all Assessors’ Parcels within the boundary of CFD No. 2025-01 which are exempt from the Special Tax pursuant to Section E.

“Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) or recordation of a condominium plan pursuant to California Civil Code 4120.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“GIS” means a geographic information system.

“Maximum Annual Special Tax” means the maximum Special Tax authorized to fund the Annual Special Tax Requirement in any Fiscal Year that may apply to Taxable Property as described in Section C.

“Maximum Contingent Special Tax” means the maximum Special Tax authorized to fund the Contingent Special Tax Requirement in any Fiscal Year that may apply to Taxable Property as described in Section C.

“Open Space Property” means property within the boundaries of CFD No. 2025-01 which (i) has been designated with specific boundaries and Acreage on a Final Subdivision Map as open space, (ii) is classified by the County Assessor as open space, (iii) has been irrevocably offered for dedication as open space to the federal government, the State, the County, the City, or any other public agency, or (iv) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Property Owner’s Association” means any property owner’s association. As used in this definition, a Property Owner’s Association includes any home-owner’s association, condominium owner’s association, master or sub-association or non-residential owner’s association.

“Property Owner’s Association Property” means any property within the boundaries of CFD No. 2025-01 which is (a) owned by a Property Owner’s Association or (b) designated with specific boundaries and acreage on a Final Subdivision Map as property owner association property.

“Proportionately” means for Taxable Property that the ratio of the Annual Special Tax levy to the Maximum Annual Special Tax is equal for all Assessors’ Parcels of Taxable Property levied within each property land use classification within CFD No. 2025-01, and that the Contingent Special Tax levy to the Maximum Contingent Special Tax is equal for all Assessors’ Parcels of Taxable Property levied within each property land use classification within CFD No. 2025-01.

“Public Property” means any property within the boundaries of CFD No. 2025-01 which (i) is owned by a public agency or a public utility, (ii) has been irrevocably offered for dedication to a public agency or a public utility, or (iii) is designated with specific boundaries and Acreage on a Final Subdivision Map as property which will be owned by a public agency or a public utility. For purposes of this definition, a public agency or public utility includes the federal government, the State, the County, the City, school districts, or any other public agency or public utility.

“Special Tax(es)” means, individually or collectively, the Annual Special Tax and/or the Contingent Special Tax.

“State” means the State of California.

“Tax Escalation Factor” means a factor equal to 3% that will be applied annually after Fiscal Year 2024/25 to increase the Maximum Annual Special Tax and the Maximum Contingent Special Tax shown in Section C.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 2025-01 that are not Exempt Property.

“Welfare Exempt Property” means, in any Fiscal Year, all Parcels within the boundaries of CFD No. 2025-01 that (a) have been granted a welfare exemption by the County under subdivision (g) of Section 214 of the Revenue and Taxation Code indicated in the Assessor’s Data finalized as of January 1 of the previous Fiscal Year, and (b) are exempt from the Special Tax pursuant to Section 53340(c) of the Act.

B. DETERMINATION OF TAXABLE PARCELS

Each Fiscal Year, the CFD Administrator shall determine the valid Assessor’s Parcel Numbers for all Taxable Property within CFD No. 2025-01. If any Assessor’s Parcel Numbers are no longer valid, the CFD Administrator shall determine the new Assessor’s Parcel Number or Numbers in effect for the then-current Fiscal Year. To the extent a Parcel or Parcels of Taxable Property are subdivided, consolidated, or otherwise reconfigured, the Maximum Annual Special Tax and the Maximum Annual Contingent Special Tax shall be assigned to the new Assessor’s Parcels Numbers pursuant to Section C. The CFD Administrator shall also determine: (i) the Development Area within which each Parcel is located by referencing Attachment C, hereto; (ii) the number of Acres each Parcel contains; and (iii) the Annual Special Tax Requirement and, if applicable, the Annual Contingent Special Tax Requirement, for the Fiscal Year.

C. MAXIMUM ANNUAL SPECIAL TAX RATES

The Maximum Annual Special Tax and the Maximum Contingent Special Tax for each Assessor’s Parcel of Taxable Property within CFD No. 2025-01 shall be assigned below:

1. Maximum Annual Special Tax

The Maximum Annual Special Tax for each Assessor’s Parcel of Taxable Property within all Development Areas within CFD 2025-01 shall be assigned according to Table 1, below:

TABLE 1
MAXIMUM ANNUAL SPECIAL TAX RATES
FISCAL YEAR 2024/25*

Property Type	Maximum Annual Special Tax	Per
Taxable Property	\$ 464.45	Acre

*On July 1 of each Fiscal Year, commencing on July 1, 2025, the Maximum Annual Special Tax rates shall be increased by Tax Escalation Factor.

2. Maximum Contingent Special Tax

The Maximum Contingent Special Tax for each Assessor's Parcel of Taxable Property within each Development Area within CFD 2025-01 shall be assigned according to Table 2, below:

TABLE 2
MAXIMUM CONTINGENT SPECIAL TAX RATES
FISCAL YEAR 2024/25*

Property Type	Development Area	Maximum Contingent Special Tax	Per
Taxable Property	Campus	\$673.43	Acre
	Homestead	3,273.47	Acre
	Merge	1,904.06	Acre
	Ranch	1,548.62	Acre
	Transwestern	1,680.86	Acre
	WalMart	2,654.20	Acre

*On July 1 of each Fiscal Year, commencing on July 1, 2025, the Maximum Contingent Special Tax rates shall be increased by Tax Escalation Factor.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAXES

1. Annual Special Tax

All Taxable Property shall be subject to the Annual Special Tax. The Annual Special Tax shall be levied by the CFD Administrator each Fiscal Year.

The Annual Special Tax Requirement shall be apportioned to each Parcel within CFD No. 2025-01 by the method shown below.

First: Determine the Annual Special Tax Requirement.

Second: Levy the Annual Special Tax on each Parcel of Taxable Property, Proportionately, up to the applicable Maximum Annual Special Tax to satisfy the Annual Special Tax

Requirement.

2. Contingent Special Tax

If applicable, as determined by the City, all Taxable Property shall be subject to the Contingent Special Tax. The Contingent Special Tax shall be levied by the CFD Administrator each Fiscal Year in which the City deems it applicable.

The Contingent Special Tax Requirement for each Development Area shall be apportioned to each Parcel within the applicable Development Area by the method shown below.

First: Determine the Contingent Special Tax Requirement for each Development Area.

Second: For each Development Area, levy the Contingent Special Tax on each Parcel of Taxable Property within the applicable Development Area, Proportionately, up to the applicable Maximum Contingent Special Tax to satisfy the Contingent Special Tax Requirement for each Development Area.

E. EXEMPTIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Open Space Property, Property Owner's Association Property, Assessor's Parcels comprising detention basins or roads, or with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement, or Public Property, except as otherwise provided in Sections 53317.3, 53317.5 and 533401 of the Act.

No Special Tax shall be levied on any Assessor's Parcel in any Fiscal Year in which such Assessor's Parcel is classified as Welfare Exempt Property.

F. APPEAL OF SPECIAL TAX LEVY

Any property owner may file a written appeal of the Special Tax with the CFD Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of the Special Tax. In addition, during the term of the appeal process, all Special Tax levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, then an adjustment shall be made to credit the Special Tax in future years.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

G. INTERPRETATIONS OF RATE AND METHOD OF APPORTIONMENT

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rates and method of apportioning the Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City Council by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

H. MANNER AND DURATION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided that the City may directly bill the Special Tax, may collect the Special Tax at a different time or in a different manner if needed to meet the financial obligations of CFD No. 2025-01, and may collect delinquent Special Taxes through available methods.

The Special Tax shall be levied commencing in Fiscal Year 2024/25 to the extent necessary to satisfy the Annual Special Tax Requirement and shall be levied each Fiscal Year thereafter for as long as required to satisfy the Annual Special Tax Requirement.

I. PREPAYMENT OF SPECIAL TAX

The Special Tax may not be prepaid.

ATTACHMENT A
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)

DESCRIPTION OF ANNUAL SERVICES

Annual Services

- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from Hellman to 1,100 feet east of the intersection of Limonite Avenue and Taylor Way.
- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from the point 1,100 feet east of the intersection of Limonite Avenue and Taylor to Archibald Avenue Way excluding the cost of water.
- Maintenance of the trees and landscaping as necessary in the median in Limonite Avenue between Hellman Avenue and Archibald Avenue.
- Landscape, irrigation, and trail maintenance of the trail in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of the shredded bark mulch in the median and other mulch areas as necessary.
- Maintenance of the trees in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of 84-Watt LED Street Lights.
- Maintenance of 34-Watt LED Pedestrian Lights.
- Contribution of the maintenance of the traffic signals within the boundary of CFD No. 2025-1.
- Graffiti Removal within the boundary of the Community Facilities District in the public right-of-way.
- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway slope areas near the Limonite Bridge.

General

CFD No. 2025-01 may fund any of the following related to the services in this Description of Annual Services: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

The services to be financed by the CFD are in addition to those provided in the territory of CFD No. 2025-01 before the date of creation of CFD No. 2025-01 and will not supplant services already available within that territory when CFD No. 2025-01 is created.

Administrative Expenses

The administrative expenses to be funded by CFD No. 2025-01 include the direct and indirect expenses incurred by the City in carrying out its duties with respect to CFD No. 2025-01 (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County related to CFD No. 2025-01 or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to CFD No. 2025-01 or the services authorized to be financed by CFD No. 2025-01, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to CFD No. 2025-01.

Other

The incidental expenses that may be funded by CFD No. 2025-01 include, in addition to the expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of CFD No. 2025-01.

**ATTACHMENT B
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)**

DESCRIPTION OF CONTINGENT SERVICES

Contingent Services

- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway areas.
- Maintenance of the irrigation system, meter, greenery and landscaping within the privately owned areas.
- Maintenance of the mulch within the slope, parkway, and private landscaped areas.
- Maintenance of the trees in the Limonite Avenue parkway.
- Additional water meters required to remove the parkways from private maintenance.
- Additional water backflow preventer required to remove the parkways from private maintenance.
- Additional fertilizer injectors required to remove the parkways from private maintenance.
- Landscape maintenance of the Modular Wetlands area.
- Maintenance of the irrigation system and controller.

General

CFD No. 2025-01 may fund any of the following related to the services in this Description of Contingent Services: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

The services to be financed by the CFD are in addition to those provided in the territory of CFD No. 2025-01 before the date of creation of CFD No. 2025-01 and will not supplant services already available within that territory when CFD No. 2025-01 is created.

Administrative Expenses

The administrative expenses to be funded by CFD No. 2025-01 include the direct and indirect expenses incurred by the City in carrying out its duties with respect to CFD No. 2025-01 (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County related to CFD No. 2025-01 or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to CFD No. 2025-01 or the services authorized to be financed by CFD No. 2025-01, and expenses

incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to CFD No. 2025-01.

Other

The incidental expenses that may be funded by CFD No. 2025-01 include, in addition to the expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of CFD No. 2025-01.

**ATTACHMENT C
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)
MAP OF DEVELOPMENT AREAS**

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, STATE
OF CALIFORNIA, CALLING A SPECIAL ELECTION FOR A COMMUNITY
FACILITIES DISTRICT

CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)

WHEREAS, this City Council (the “City Council”) of the City of Eastvale (the “City”) adopted a resolution entitled “A Resolution of the City Council of the City of Eastvale, State of California, Establishing the Formation of a Community Facilities District” (the “Resolution of Formation”), ordering the formation of the City of Eastvale, Community Facilities District No. 2025-01 (Limonite) (the “District”), defining the public services (the “Services”) to be provided by the District, authorizing the levy of a special tax on property within the District and preliminarily establishing an appropriations limit for the District, all pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the “Act”); and

WHEREAS, pursuant to the provisions of the Resolution of Formation, the propositions of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors of the District as required by the provisions of the Act.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Eastvale, as follows:

SECTION 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council’s adoption of this Resolution.

SECTION 2. Pursuant to the Act, the issues of the levy of the special tax and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the District at a special election called therefore as provided below.

SECTION 3. This City Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the District for each of the ninety (90) days preceding the close of the public hearing heretofore conducted and concluded by this City Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this City Council finds that, for these proceedings, the qualified electors are the landowners within the District and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the District as of the close of the public hearing.

SECTION 4. This City Council hereby calls a special election to consider the issues described in Section 2, above, which special election shall be held on June 25, 2025, and the results thereof canvassed at the meeting of this City Council on June 25, 2025. The City Clerk is hereby designated as the official to conduct the special election and to receive all ballots until the close of business on the special election date. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a map of the boundaries of the District, and a sufficient description to allow the City Clerk to determine the electors of the District. The special election shall be conducted by messenger or mail-delivered ballot in accordance with the Act.

SECTION 5. As authorized by Section 53353.5 of the Act, the issues described in Section 2 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit A is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit A, to be delivered to each of the qualified electors of the District. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot shall be enclosed with the ballot, have the return postage prepaid, and contain the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot.

SECTION 6. This City Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the District. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the District allowing for a shortening of the time for the special election to expedite the process of formation of the District and waiving any requirement for notice, analysis, and arguments in connection with the special election. Accordingly, this City Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the special election and waiver of analysis and arguments and have thereby been fully protected in these proceedings. This City Council also finds and determines that the City Clerk has concurred in the shortened time for the special election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

SECTION 7. If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing the appropriations limit are cast in favor of the proposition after the canvass of the returns of such special election, the City Council may levy such special tax within the District under the Act in accordance with the approved rate and method of apportionment of special tax. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in the Resolution of Formation, subject to the Act, except that the special tax may be levied at a rate lower than that specified herein and the maximum annual tax rate may be lowered.

SECTION 8. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the construction and/or acquisition of the Services and the incidental costs thereof including any debt, all as defined in the Resolution of Formation, shall constitute the specific purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual report as required by Section 50075.3 of the Government Code.

SECTION 9. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 26th day March 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

ATTEST:

Erica Vega
City Attorney

Marc A. Donohue, MMC
Government Services Director/City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) §

CITY OF EASTVALE)

I, Marc A. Donohue, Government Services Director/City Clerk of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 26th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
Government Services Director/City Clerk

EXHIBIT A
CITY OF EASTVALE
COMMUNITY FACILITIES DISTRICT NO. 2025-01
(LIMONITE)
OFFICIAL BALLOT
FORMATION ELECTION
(June 25, 2025)

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Eastvale no later than the hour of 6:30 p.m. on Wednesday, June 25, 2025, either by mail or in person. The City Clerk's office is located at 12363 Limonite Avenue, Suite 910, City of Eastvale, California.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Eastvale and obtain another.

The estimated maximum amount of money raised annually by this measure is expected to be \$568,900, in 2024/25 special tax rates, based on the rate and duration of the special tax and subject to the tax escalation factor, as set forth in the rate and method of apportionment of special taxes for the District.

BALLOT MEASURE: Shall the City of Eastvale be authorized to annually levy a special tax solely on lands within the City of Eastvale Community Facilities District No. 2025-01 (Limonite) (the "District") in accordance with the rate and method contained in the Resolution of Formation of the District adopted by the City Council on March 26, 2025, commencing with the City's fiscal year 2024/25, to pay for costs of maintenance and lighting of parks, parkways, streets, roads, and open space; flood and storm protection services; maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years; and related appurtenances, and to pay the costs of the City in administering the District, and shall the annual appropriations limit of the District be established in an amount equal to \$1,750,000?

YES: _____

NO: _____

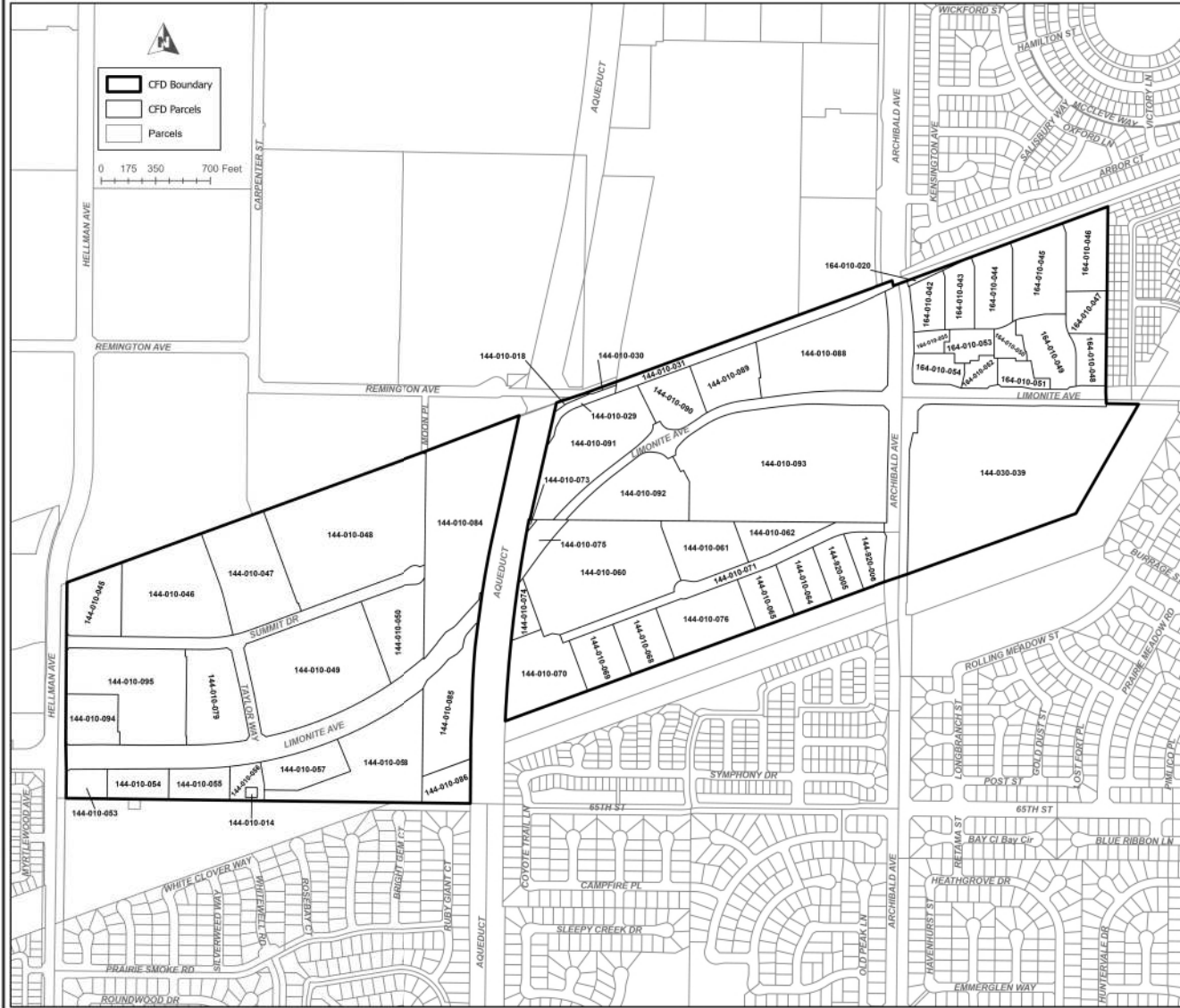
By execution in the space provided below, you also confirm your written waiver of any time limit pertaining to the conduct of the election and any requirement for notice of election and analysis and arguments with respect to the ballot measure, as such waivers are described and permitted by Section 53326(a) and 53327(b) of the California Government Code.

Number of Votes: _____

Property Owner: _____

By: _____

PROPOSED BOUNDARIES OF CITY OF EASTVALE COMMUNITY FACILITIES DISTRICT NO. 2025-01 (LIMONITE) CITY OF EASTVALE COUNTY OF RIVERSIDE STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF EASTVALE THIS ____ DAY OF ____, 202__.

CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF EASTVALE COMMUNITY FACILITIES DISTRICT NO. 2025-01 (LIMONITE), CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF EASTVALE, AT MEETING THEREOF, HELD ON THE ____ DAY OF ____, 202__, BY ITS RESOLUTION NO. ____.

CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS ____ DAY OF ____, 202__, AT THE HOUR OF ____ O'CLOCK ____ M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF RIVERSIDE, CALIFORNIA

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



Source: Riverside County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0406 Feet

CITY OF EASTVALE

Report for:

Community Facilities District No. 2025-01
(Limonite)

Special Tax Report

March 26, 2025

Prepared by NBS for and on behalf of the City of Eastvale

Prepared by:



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INTRODUCTION

The City Council (the “City Council”) of the City of Eastvale (the “City”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the “Act”), on February 12, 2025, adopted Resolution No. 25-10 entitled “A Resolution of the City Council of the City of Eastvale, State of California, Declaring Its Intention to Establish a Community Facilities District and to Authorize the Levy of Special Taxes Therein” (the “Resolution of Intention”). In the Resolution of Intention, the City Council directed the study and filing of a public hearing report (the “Report”) required by Section 53321.5 of the Act for the proposed City of Eastvale Community Facilities District No. 2025-01 (Limonite) (the “District”).

Section 53321.5 of the Act provides that the Report contain the following:

1. A brief description of the public facilities or services to be provided by the District; and
2. An estimate of the fair and reasonable cost of providing the public facilities or services, including the incidental expenses in connection therewith, any City administration costs, and all other related costs.

For particulars, reference is made to the Resolution of Intention for the District, as previously adopted on February 12, 2025, by the City Council.

NOW, THEREFORE, the Director of Finance of the City, the appointed responsible officer directed to prepare the Report or cause the Report to be prepared pursuant to the provisions of the Act, does hereby submit this Report containing the following information:

- **DISTRICT INFORMATION.** Information related to the District, including background information, land use plans, and the proposed boundaries that include those properties and parcels on which special taxes may be levied to pay for the costs and expenses of the facilities or services.
- **DESCRIPTION OF FACILITIES OR SERVICES.** A description of the facilities or services that the City Council has determined to be eligible to be funded by the District.
- **COST ESTIMATE.** The initial maximum cost estimate for the District facilities or services and the anticipated initial maximum special tax revenue.
- **RATE AND METHOD OF APPORTIONMENT.** The Rate and Method of Apportionment of Special Tax which was included in the Resolution of Intention and approved by this City Council on February 12, 2025.

DISTRICT INFORMATION

Background

The District is generally located along Limonite Avenue, from Hellman Avenue in the west to Archibald Avenue in the east. The District includes 48 taxable properties covering approximately 238 acres.

Proposed Land Use

The District will be comprised solely of Industrial and Retail developments.

District Description

The proposed boundaries of the District are those parcels in which special taxes may be levied and collected to pay for the costs and expenses of the District services. The proposed boundaries of the District are identified on the map of the District recorded on February 25, 2025, in Book 95 at Page 47 of Maps of Assessment and Community Facilities Districts as Document No. 2025-0055092 in the office of the County Recorder for the County of Riverside. The District map is on file with the City Clerk, to which reference is hereby made and a reduced copy of such map is set forth in Appendix A of this Report.

DESCRIPTION OF SERVICES

It is intended that the District will be eligible to fund all or a portion of the direct and incidental costs of maintenance and lighting of parks, parkways, streets, roads, and open space; flood and storm protection services; maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years; and related appurtenances, within or adjacent to the District. The Services are more-specifically described below:

Annual Services

- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from Hellman to 1,100 feet east of the intersection of Limonite Avenue and Taylor Way.
- Maintenance of the irrigation system, meter, and all landscaping within the median on Limonite Avenue from the point 1,100 feet east of the intersection of Limonite Avenue and Taylor to Archibald Avenue Way excluding the cost of water.
- Maintenance of the trees and landscaping as necessary in the median in Limonite Avenue between Hellman Avenue and Archibald Avenue.
- Landscape, irrigation, and trail maintenance of the trail in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of the shredded bark mulch in the median and other mulch areas as necessary.
- Maintenance of the trees in the Edison corridor to the southeast of the Walmart parcel between Limonite Avenue and Archibald Avenue and the trail along the Edison Corridor on the south portion of the Transwestern parcel.
- Maintenance of 84-Watt LED Street Lights.
- Maintenance of 34-Watt LED Pedestrian Lights.
- Contribution of the maintenance of the traffic signals within the District.
- Graffiti Removal within the boundary of the Community Facilities District in the public right-of-way.
- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway slope areas near the Limonite Bridge.

Contingent Services

- Maintenance of the irrigation system, meter, greenery, and other landscaping within the parkway areas.
- Maintenance of the irrigation system, meter, greenery and landscaping within the privately owned areas.
- Maintenance of the mulch within the slope, parkway, and private landscaped areas.
- Maintenance of the trees in the Limonite Avenue parkway.
- Additional water meters required to remove the parkways from private maintenance.
- Additional water backflow preventer required to remove the parkways from private maintenance.
- Additional fertilizer injectors required to remove the parkways from private maintenance.
- Landscape maintenance of the Modular Wetlands area.
- Maintenance of the irrigation system and controller.

General

The District may fund any of the following related to the services in this Description of Services: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Administrative Expenses

The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the County related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

Other

The incidental expenses that may be funded by the District include, in addition to the expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

COST ESTIMATE

Initial Maximum Amount Proposed to be Expended

The annual budget presented below represents the initial maximum costs for providing the District services as well as the estimated costs for Fiscal Year 2024/25.

District Costs	2024/25 Maximum Budget Amount	2024/25 Estimated Budget Amount
Annual Services Costs	\$102,896	\$102,896
Contingent Services Costs	458,504	0
Administrative Costs	7,500	7,500
Totals:	\$568,900	\$110,396

Anticipated Fiscal Year 2024/25 Maximum Special Tax Revenue

The initial maximum annual special tax rates are set forth in the Rate and Method of Apportionment for the District. Based upon expected development, the initial maximum annual special tax revenue is as follows:

MAXIMUM ANNUAL SPECIAL TAX RATE FISCAL YEAR 2024/25

Property Type	Maximum Annual Special Tax Rate	Per	Maximum Annual Special Tax Revenue
Taxable Property	\$ 464.45	Acre	\$ 110,396

MAXIMUM CONTINGENT SPECIAL TAX RATES FISCAL YEAR 2024/25

Property Type	Development Area	Maximum Contingent Special Tax Rate	Per	Maximum Contingent Special Tax Revenue
Taxable Property	Campus	\$ 673.43	Acre	\$ 26,547
	Homestead	3,273.47		162,685
	Merge	1,904.06		50,103
	Ranch	1,548.62		123,083
	Transwestern	1,680.86		30,153
	WalMart	2,654.20		65,933
Total				\$ 458,504

Annual Maximum Special Tax Escalation Factor

On July 1 of each Fiscal Year, commencing on July 1, 2025, the Maximum Annual Special Tax rate and the Maximum Contingent Special Tax rates shall be increased by amounts equal to three percent (3%) of the Maximum Annual Special Tax rate and Maximum Contingent Special Tax rates in effect for the previous Fiscal Year.

RATE AND METHOD OF APPORTIONMENT

All of the property located within the District, unless exempted by law or by the Rate and Method of Apportionment, shall be taxed for the purpose of providing the necessary facilities for the District. Pursuant to Section 53325.3 of the Act, the tax imposed "is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The special tax "may be based on benefit received by parcels of real property, the cost of making facilities available to each parcel, or other reasonable basis as determined by the legislative body," although the special tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

As shown in Appendix B, the Rate and Method of Apportionment provides information sufficient to allow each property owner to estimate the maximum special tax that he or she will be required to pay.

Term of Special Tax

The District's special tax shall be levied commencing in Fiscal Year 2024/25 to the extent necessary to fully satisfy the annual special tax requirement and shall be levied until such time the City determines that revenues are no longer needed to pay the annual special tax requirement.

Manner of Collection

The annual special tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the District, may directly bill the special tax, and may collect special taxes at a different time or in a different manner as necessary to meet its financial obligations.

APPENDIX A: BOUNDARY MAP

The boundary map for the District is shown on the following page. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor, at the time this Report was prepared, and are incorporated by reference herein and made part of this Report.

APPENDIX B: RATE AND METHOD OF APPORTIONMENT

The following pages provide a copy of the District's Rate and Method of Apportionment approved by the City Council on February 12, 2025, via Resolution No. 25-10.

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting PUBLIC HEARING(S)

Agenda Item No. 12.2

March 26, 2025

Certificate of Correction to the Final Map for Tract No. 38594

Prepared By:

Jimmy Chung, Public Works Director/City Engineer and Erica Vega, City Attorney

Recommended Action(s)

City staff recommends that the City Council hold the public hearing and approve the Certificate of Correction to the Final Map for Tract No. 38594 (Phase A of the Eastvale Square Development).

Summary

The City Council approved the Final Map for Tract No. 38594 (Phase A of the Eastvale Square Development) at its February 14, 2024 meeting and the final map was recorded on March 15, 2024 in Book 494 of Maps, at Pages 87-115 in the Office of the County Recorder. Thereafter, City staff identified inconsistent statements on the face of the final map with respect to Lots A, B, C, E, F, G, O, P, Q, and S and initiated this Certificate of Correction. The Owner's Statement purported to dedicate these lots to the City for various public uses, including public parks/open space and detention basin, while other Owner's Statements stated that the lots were retained by the Owner "for private use."

The Certificate of Correction revises and clarifies the language on the face of the Final Map for Tract No. 38594 to remedy any ambiguity regarding the dedications and retentions.

The exact changes are shown on the Certificate of Correction attached to this staff report (**Attachment 1**). However, in summary, the Certificate of Correction makes the following changes to the Owner's Statement:

- Eliminates conflicting language that could be construed as restricting Lots A, E, F, G, O, P and Q to private use. Lot A is dedicated to the City for open space, public park, and detention basin purposes. Lots E, F, G, O, P and Q are dedicated to the City for public park purposes.

- Strikes the language offering Lots B and C for dedication to the City for public park purposes in their entirety. Lots B and C are denoted on subsequent sheets as reserved for private streets, which is inconsistent with public park purposes. Portions of these lots are currently intended to serve as pocket parks and those areas may be dedicated to the City via a separate instrument in the future.
- Deletes Lot S from the two existing Owner's Statements where it is referenced and creates a new standalone Owner's Statement for Lot S to clarify that it is dedicated to the City for park, open space and civic uses as contemplated in Development Agreement No. 003 between the City and The New Home Company, and update the language on the City Council's Statement to reflect the nature of the dedication of Lot S.

Background

The Subdivision Map Act contains procedures for the correction and amendment of final maps after they are recorded in the office of the county recorder. Corrections and amendments are allowed for various purposes listed in the statutes, including a general provision that allows corrections of any errors or omissions that do not affect any property rights. The proposed corrections to the Final Map are appropriate because they do not alter any property rights to the lettered lots that are subject to the corrections. The edits clarify the intent of statements on the face of the Final Map to ensure they accurately reflect the intent of the dedications and retentions by the Owner, and the City's acceptance of the dedications that were made.

Notice of this public hearing was given by mail and by publication in a newspaper of general circulation in accordance with Government Code Sections 66451.3, 65090 and 65091 (**Attachment 2**).

Environmental

Approval of a final map is a ministerial action not subject to CEQA review, therefore CEQA review is not required for this Certificate of Correction of this Final Map. For informational purposes, CEQA review was conducted prior to the approval of the tentative map for Tract No. 38594. This tract is within the boundaries of the Leal Master Plan and is consistent with the Leal Master Plan as amended by the City Council on May 11, 2022. An Addendum to the Certified Program Environmental Impact Report for the Leal Master Plan was approved by the City Council concurrently with the approval of the Leal Master Plan amendment in accordance with CEQA Guideline 15162.

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

Not applicable.

Fiscal Impact

There is no fiscal impact to the General Fund.

Prior City Council/Commission Action

On February 14, 2024, the City Council approved the Final Map for Tract No. 38594.

Attachment(s)

[Attachment 1 - Certificate of Correction](#)

[Attachment 2 - Public Hearing Notice](#)

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attn: City Surveyor

Space above this line for Recorder's Use Only

CERTIFICATE OF CORRECTION

I, Robert N. Beuschlein, certify; that I am a Licensed Land Surveyor of the State of California; that a survey was prepared under my supervision and direction as Tract Map No. 38594; that said Tract Map was filed on March 15, 2024, in Book 494 of Maps, at Pages 87 through 115, inclusive, in the office of the Recorder of Riverside County, California, and is hereby corrected at the direction of the City of Eastvale as follows

That the following data shown on said Tract Map is incorrect as follows:

Sheet 1

In the OWNER'S STATEMENT, the following paragraphs:

The seventh paragraph that reads:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A", "B", "C", "E", "F", "G", "O", "P", "Q", AND "S" AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE.

The eleventh paragraph that reads:

WE HEREBY RETAIN LOTS "B", "C", "E", "F", "G", "O", "P", "Q", AND "S" IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

The twelfth paragraph that reads:

WE HEREBY RETAINED LOT "A", IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK/DETENTION BASIN) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

In the CITY COUNCIL STATEMENT, item number 3 which reads:

3. PUBLIC PARKS, AS SHOWN HEREON.

Sheet 6

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.
2. The designation of easement $\langle 12 \rangle$ over Lot “B”.

Sheet 8

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.
2. The designation of easement $\langle 12 \rangle$ over Lot “B”.
3. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”.
4. The designation of easement $\langle 12 \rangle$ over Lot “C”.

Sheet 10

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”.

Sheet 11

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”.

Sheet 12

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”.
2. The designation of easement $\langle 12 \rangle$ over Lot “S”.

Sheet 15

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”.
2. The designation of easement $\langle 12 \rangle$ over Lot “C”.

Sheet 18

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.
2. The designation of easement $\langle 12 \rangle$ over Lot “B”.

Sheet 20

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.
2. The designation of easement $\langle 12 \rangle$ over Lot “B”.
3. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”.

Sheet 24

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.
2. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”.
3. The designation of easement  over Lot “C”.

Sheet 26

1. In Detail “B”, the designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”.

And is corrected as follows:

Sheet 1

In the OWNER’S STATEMENT, the following paragraphs:

The seventh paragraph should read as:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS “A”, “E”, “F”, “G”, “O”, “P”, AND “Q” AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE.

The eleventh paragraph should read as:

WE HEREBY RETAIN LOTS “E”, “F”, “G”, “O”, “P”, AND “Q” IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK), FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

The twelfth paragraph should read as:

WE HEREBY RETAINED LOT “A”, IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK/DETENTION BASIN), FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

The following paragraphs were omitted and should be added:

WE HEREBY RETAIN LOTS “B”, AND “C” IN FEE INDICATED AS (OPEN SPACE), FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT “S” AS SHOWN HEREON. THIS DEDICATION IS FOR PARK, OPEN SPACE AND CIVIC USES AS CONTEMPLATED BY AND SUBJECT TO THE TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT No. 003, RECORDED AS DOCUMENT No. 2022-0334458 IN THE OFFICIAL RECORDS OF RIVERSIDE COUNTY (AS SUCH AGREEMENT MAY BE AMENDED OR SUPPLEMENTED HERETOFORE OR HEREAFTER).

WE HEREBY RETAIN LOT “S” IN FEE SUBJECT TO THE EASEMENT FOR PARK, OPEN SPACE AND CIVIC USES DESCRIBED ABOVE AND AS SHOWN HEREON.

In the CITY COUNCIL STATEMENT, item number 3 should read as:

3. PUBLIC PARKS, OPEN SPACE AND CIVIC USES, AS SHOWN HEREON.

Sheet 6

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”, should read as:
(OPEN SPACE)
2. The designation of easement  over Lot “B”, should be removed.

Sheet 8

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”, should read as:
(OPEN SPACE)
2. The designation of easement  over Lot “B”, should be removed.
3. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”, should read as:
(OPEN SPACE)
4. The designation of easement  over Lot “C”, should be removed.

Sheet 10

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”, should read as:
(OPEN SPACE/PUBLIC PARK/CIVIC USES)

Sheet 11

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”, should read as:
(OPEN SPACE/PUBLIC PARK/CIVIC USES)

Sheet 12

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “S”, should read as:
(OPEN SPACE/PUBLIC PARK/CIVIC USES)
2. The designation of easement  over Lot “S”, should be removed.

Sheet 15

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”, should read as:
(OPEN SPACE)
2. The designation of easement  over Lot “C”, should be removed.

Sheet 18

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B” , should read as:
(OPEN SPACE)
2. The designation of easement  over Lot “B”, should be removed

Sheet 20

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”, should read as:
(OPEN SPACE)
2. The designation of easement  over Lot “B”, should be removed.
3. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”, should read as:
(OPEN SPACE)

Sheet 24

1. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”, should read as:
(OPEN SPACE)
2. The designation of (OPEN SPACE/PUBLIC PARK) over Lot “C”, should read as:
(OPEN SPACE)
3. The designation of easement  over Lot “C”, should be removed.

Sheet 26

1. In Detail “B”, the designation of (OPEN SPACE/PUBLIC PARK) over Lot “B”, should read as:
(OPEN SPACE)

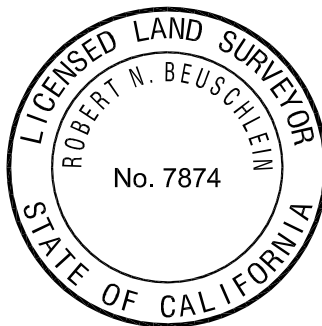
The present Fee Title owner(s)/Ownership of the property are/is not affected by the correction(s).

MARCH 17, 2025

Dated



Robert N. Beuschlein – L.S. 7874



CITY SURVEYOR'S CERTIFICATE

This Certificate of Correction has been examined by the undersigned and discloses that the changes are authorized by and comply with Government Code Section 66469 of the Subdivision Map Act.

Dated

Gary D. Neal, City Surveyor
L.S. No. 4619 Exp. 09/30/26

**CITY OF EASTVALE
CITY COUNCIL NOTICE OF PUBLIC HEARING
FOR A CERTIFICATE OF CORRECTION TO THE FINAL MAP FOR TRACT
NO. 38594 (PHASE A OF THE EASTVALE SQUARE DEVELOPMENT)**

NOTICE IS HEREBY GIVEN that the City of Eastvale City Council will hold a public hearing on **Wednesday, March 26, 2025**, at 6:30 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **a Certificate of Correction to the Final Map for Tract No. 38594 (Phase A of the Eastvale Square Development)**

PROJECT DESCRIPTION: The proposed Certificate of Correction fixes several errors that were identified in the Final Map for Tract No. 38594 (Phase A of the Eastvale Square Development) after recordation of the map. Specifically, the Certificate of Correction makes clarifying edits to fix conflicting and vague working within the Owner's Statement pertaining to Lots A, B, C, E, F, G, O, P, Q and S. The intent of the Certificate of Correction is to ensure the wording on the map clearly and unambiguously reflects the original intent of the subdivider and the City at the time of Final Map approval.

PROJECT LOCATION: A subdivision of a portion of Parcel "A" of the Lot Line Adjustment No. 2022-001, recorded August 24, 2022 as Inst. NO. 2022-0370918, Official Records, in the Office of the Riverside County Recorder, California. Located north of Limonite Avenue, south of 58th Street, west of Hamner Avenue, and east of Scholar Avenue. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

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 Gustavo Gonzalez, at ggonzalez@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, March 26, 2025, at 4:00 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 Gustavo Gonzalez at (951) 703-4499 or ggonzalez@eastvaleca.gov.

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority/Eastvale Parking Authority Meeting
CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY/EASTVALE PARKING
AUTHORITY BUSINESS

Agenda Item No. 13.1

March 26, 2025

Adoption of the 2025 Legislative Platform

Prepared By:

Stephanie Vasquez, Assistant to the City Manager

Recommended Action(s)

Staff recommends that the City Council adopt the 2025 Legislative Platform.

Summary

The Legislative Platform establishes a streamlined approach for addressing legislative proposals that could affect the City. It outlines key legislative issues important to the City and will enable the legislative ad-hoc and staff to respond swiftly and effectively to evolving legislative matters once approved by the Council.

Background

The Legislative Platform will serve as a guide for addressing urgent requests to support, oppose, or take neutral stances on various legislative proposals throughout the year. Major or unique issues, and significant items not directly covered in the Platform, are and will still be presented to the Council for formal review and approval. The legislative ad-hoc reviewed and provided input on the Platform during a legislative ad-hoc meeting.

The City will continue to work on the legislative platform in collaboration with constituents, legislative consultants, and elected representatives to ensure that the platform is a living document that is adjusted as the City's priorities and goals evolve over time. The focus will continue to be to preserve local control. City staff will coordinate with state advocacy services and regional partners as appropriate to monitor and assess legislative, administrative, and regulatory proposals and will take action in alignment with the adopted legislative platform to advance and protect the City

interests as necessary.

Analysis

The attached 2025 Legislative Platform and Financial Priorities outlines legislative priorities for staff and consultants to support or oppose various legislative proposals throughout the year. These priorities guide efforts such as providing testimony or pursuing legislative action on key issues. The Legislative Platform is designed to be strategic and reflects the standing position of the City Council until updated.

The priorities are broadly stated to allow flexibility in responding to different legislative proposals. Staff or Councilmembers' advocacy efforts must align with the adopted Legislative Platform.

Throughout the year, Staff will prepare letters of support or opposition consistent with the adopted Legislative Platform for the legislative ad-hoc signature on behalf of the City. Legislative proposals not covered by the Platform will also be presented for the legislative ad-hoc review.

The Legislative Platform is divided into 5 sections dealing with the topic of Community Safety and Engagement; Economic Growth and Development; Financial Responsibility and Sustainability; Innovation and Technological Advancement; and Sustained Engagement.

Environmental

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is merely authorizing the Council to adopt the 2025 Legislative Platform, and there is no possibility that adopting this platform will have a significant effect on the environment. No environmental analysis is required.

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

Not applicable.

Fiscal Impact

There is no financial impact associated with the adoption of the Legislative Platform.

Prior City Council/Commission Action

Reviewed by the legislative ad hoc on March 11, 2025.

Attachment(s)

[Attachment 1 - 2025 Legislative Platform.pdf](#)

[Attachment 2 - CPPG Eastvale LegAdHocCmte 03_26_25](#)



CITY OF EASTVALE

2025 LEGISLATIVE PLATFORM

PURPOSE

The City of Eastvale's 2025 Legislative Platform confirms the City Council's framework and views on current issues that have the potential to directly or indirectly impact the City. The legislative platform is a guiding document for the City to utilize to promote and preserve the City's interests at the state level, including the California State Legislature, the Governor's Administration, other elected offices, and regulatory agencies. It serves as the foundation of a focused advocacy strategy and reference guide for legislative positions and objectives that provide direction for the City Council and staff throughout the following year. The intent of the legislative platform is to codify a process that allows the City to maintain quick and sustained engagement on legislative issues that are important to the City and that align with the Council's Strategic Plan. The platform is designed to clearly and precisely convey to state legislators, policymakers, and the public where the City stands on important policy issues.

The City will continue to work on the legislative platform in collaboration with constituents, legislative consultants, and elected representatives to ensure that the platform is a living document that is adjusted as the City's priorities and goals evolve over time. City staff will coordinate with state advocacy services and regional partners as appropriate to monitor and assess legislative, administrative, and regulatory proposals and will take action in alignment with the adopted legislative platform to advance and protect the City interests, as necessary.

In advance of each new two-year legislative session, or each year should the City Council request it, the Council will consider modifying its platform by taking into consideration emerging and ongoing legislative trends, issues emerging locally that may require policy reform, the Council's strategic priorities, or other factors deemed appropriate by the City to ensure its policy statements reflect the direction of the Council.

GUIDING PRINCIPLES

The guiding principles of the platform primarily incorporate relevant areas from Eastvale 2024-2029 city-wide strategic plan.

I. COMMUNITY SAFETY AND ENGAGEMENT

- Prioritize the safety and well-being of community residents by enhancing public safety infrastructure and fostering strong community involvement with law enforcement.

II. ECONOMIC GROWTH AND DEVELOPMENT

- Promote policies that attract and retain businesses that align with the diverse needs of the community, that create a vibrant economic environment, and that streamline development processes to support growth.
- III. FINANCIAL RESPONSIBILITY AND SUSTAINABILITY
- Promote long-term financial sustainability by conducting thorough financial planning to ensure that the City can align revenues with expenditures.
- IV. INNOVATION AND TECHNOLOGICAL ADVANCEMENT
- Promote the ethical and responsible use of innovation and technology to enhance City services and operations.
- V. SUSTAINED ENGAGEMENT
- Develop and nurture strong, long-term relationships with Eastvale's elected officials at the regional, state, and federal levels, as well as key policy leaders—enabling effective engagement and advocacy for the City's legislative and regulatory priorities.

LEGISLATIVE ADVOCACY POSITION ADOPTION

In consultation with the Legislative Ad-Hoc Committee, the City Manager and City staff, or their designee, shall be permitted to exercise discretion to adopt a formal legislative position without taking items to the full Council so long as the proposed position is clearly in accordance with the City Council's adopted legislative platform.

In the case where a pending state legislative proposal falls outside of the scope of the approved legislative platform or there is any ambiguity, that item will be placed on a future Council agenda for review and consideration by the full Council.

The City's legislative positions, as further defined below, may be supported with additional advocacy efforts, including but not limited to:

- Position letters, including updating such letters as legislation is amended and/or advances through the process. City staff may prepare position letters consistent with the Council's adopted legislative platform for signature by the Mayor or the Legislative Ad-Hoc Committee on behalf of the City.
- Preparing staff and Councilmember testimony to legislative committees and other legislative and regulatory bodies.
- Meetings with members and/or staff of the Legislature or with staff of regulatory agencies.

Possible position that can be adopted on legislation include:

Support: A support position indicates to the Legislature, regulatory agencies, and other stakeholders that the City is in favor of the legislation in question.

Oppose: An oppose position indicates to the Legislature, regulatory agencies, and other stakeholders that the City is against the legislation in question.

Oppose Unless Amended: An oppose unless amended position indicates to the legislature, regulatory agencies, and other stakeholders that the City is against the legislation in question, unless the requested changes are adopted.

Sponsor: A sponsor position indicates to the Legislature, regulatory agencies, and other stakeholders that the City is not only in strong support of the legislation in question but is publicly leading the advocacy effort. This position is only used when a member of the Legislature has agreed to author a specific legislative proposal on behalf of the City.

Neutral: A neutral position indicates to the Legislature, regulatory agencies, and other stakeholders that the City has formally removed their prior adopted position due to changes being made to the legislation or proposal (e.g., a bill that the City had an “oppose unless amended” position on was amended to address the City’s concerns and therefore the City is formally withdrawing its opposition and moving to a “Neutral” position). A neutral position therefore indicates that the City is impartial on the legislation in question.

Watch: A watch is an *internal* position which indicates that the City is closely monitoring and evaluating the legislation in question. Should factors change, the City reserves the right to adopt a formal external position in accordance with the adoption policy.

LEGISLATIVE PLATFORM STATEMENTS

Legislative policy statements that will allow City staff to address legislative and regulatory issues in a timely manner are key. The primary emphasis of the city is to ensure local control.

Public Safety and Emergency Response

1. Support legislation that strengthens the ability of the City to promote the safety of all City residents.
2. Support legislation that promotes proven crime-fighting technology, including enhanced protective equipment, body cameras, among other technologies, and that promotes the funding for the expanded use of such technology.
3. Support legislation that strengthens penalties for shoplifting, property theft, and violent crime.
4. Support legislation that strengthens penalties for the sale and distribution of fentanyl.
5. Support legislation that allows law enforcement to better combat gun violence through investigation, interdiction, and prevention of firearm related crimes.
6. Support legislation that allows the aggregation of theft across multiple jurisdictions.
7. Support legislation that promotes the ethical and responsible use of emerging technologies to enhance public safety, including artificial intelligence.
8. Support legislation that provides jurisdictions with additional tools and resources to address homeless encampments.

9. Oppose one-size-fits-all bans on specialized equipment that is essential for law enforcement officers to effectively perform their duties while maintaining public trust including the use of facial recognition technology other specialized equipment.
10. Oppose legislation that impedes the ability of peace officers to make traffic stops.

Economic Development

1. Support legislation that promotes the growth of enhanced public private partnerships which includes the continued growth of the logistics and manufacturing sectors.
2. Support legislation that promotes a local government's ability to enter into and maintain tax sharing agreements.
3. Oppose legislation that would prohibit or limit a local agency's ability to regulate point of sale transactions.
4. Oppose legislation that does not provide a balanced approach between reducing air pollution and ensuring the economic vitality of local industries.
5. Oppose legislation that disrupts local economic development, including the growth of the logistics and manufacturing industries.
6. Support legislation that promotes urban revitalization.
7. Support legislation that provides grant funding for local governments to implement economic development projects and initiatives.
8. Support special legislation for Gann Limits.

Governance, Transparency, and Administration

1. Support legislation that encourages public participation and removes barriers to civic engagement.
2. Support legislation that permits members of non-decision-making bodies to virtually participate in meetings without having physical location posting requirements.
3. Support legislation that balances increased public trust, confidence, and access to public meetings while realizing the fiscal and operational constraints of local government.
4. Support legislation that increases local government transparency while recognizing the cost constraints that unfunded mandates place on local government agencies.
5. Support legislation that lessens the fiscal burden of public notice requirements.
6. Support legislation that promotes technology to handle Public Records Act (PRA) requests and that protects local governments from malicious and abusive PRA requests.

7. Oppose legislation that would negatively impact the City's finances, responsibilities, legal authority, operations, programs, services, or infrastructure.
8. Oppose legislation that limits local control of hiring practices or the ability to determine the terms and conditions of employment.
9. Oppose legislation that requires owners, developers, or their agents who receive public funds for public works projects to be subject to the PRA.
10. Oppose legislation that would put additional undue burden during the City Council Redistricting process

Housing and Land Use

1. Support legislation to preserve local authority when addressing housing production and affordability and ensure housing development is consistent with local technical development standards (i.e. the development code and adopted model building codes) and community interests.
2. Support legislation that facilitates effective zoning cooperation between jurisdictions.
3. Support legislation that provides tools that enable jurisdictions to address housing needs specific to their community.
4. Support legislation that increases local control over Accessory Dwelling Unit (ADU) construction or zoning.
5. Support legislation that would allow state and local governments to purchase and sell land at fair market value and in the best interest of the trading entity.
6. Oppose legislation that authorizes state law to override local land use and zoning standards.
7. Oppose legislation that eliminates the City's ability to assess fees related to housing production.
8. Support legislation that supports the local discretion on development fees.
9. Oppose legislation that restricts a jurisdiction's local discretion or eliminates the public engagement process for evaluating the impacts of housing developments.
10. Oppose legislation that eliminates local property tax assessment for ADU construction.
11. Oppose legislation that erodes local discretionary oversight on ADUs.
12. Oppose legislation that increases the cost of the Regional Housing Needs Assessment (RHNA) process.

13. Oppose legislation that creates a presumption of validity for the Department of Housing and Community Development when the Department is determining whether a city is in compliance with state RHNA law.
14. Oppose legislation that does not consider the different housing needs of separate local jurisdictions and imposes a “one size fits all” requirement.
15. Oppose legislation that requires unnecessary updates to local circulation elements.

Transportation and Public Works

1. Support legislation that promotes streamlining for critical infrastructure.
2. Support legislation and/or funding mechanisms that promote public access improvement infrastructure.
3. Support legislation that promotes or facilitates interregional transportation projects and cooperation.
4. Support legislation that prohibits income-graduated fixed electricity charges from exceeding changes in inflation.

Parks and Recreation

1. Support legislation that promotes jurisdictional control over parks and recreation facilities.
2. Support legislation that promotes recreation programs, including for youth and seniors.
3. Support legislation and/or funding mechanisms that promote the rehabilitation and management of parks and open spaces.
4. Support legislation that promotes adaptive/special needs programming.
5. Support legislation and/or funding mechanisms for purchasing open space recreation land and constructing recreational facilities.
6. Support legislation and/or funding mechanisms that promote renovating and maintaining existing parks and recreation facilities to provide more sustainable facilities and trails.
7. Support legislation and/or funding mechanisms that promote volunteerism.
8. Support legislation that promotes recreation and mentoring programs during out-of-school time.
9. Support legislation that promote public health partnerships which improve physical fitness and healthy lifestyles.
10. Support legislation that promotes funding for event spaces to drive tourism and local economic activity.



City of Eastvale City Council Meeting

March 26, 2025

Sharon Gonsalves, Managing Director, California Public Policy Group
Claire Sullivan, Associate Lobbyist, California Public Policy Group

2025 Legislative Calendar

- ~~January 10—Governor's budget proposal~~
- ~~January 24—Last day to submit bill requests to the Office of Legislative Counsel~~
- ~~February 21—Bill introduction deadline~~
- April 11-18—Legislative spring recess
- Mid-May—Governor's May budget revise
- June 6—House of origin deadline
- June 15—Legislature must pass FY 25-26 Budget
- June 30—Governor must sign FY 25-26 Budget
- September 12—Last day for the Legislature to pass bills
- October 12—Last day for the Governor to sign or veto bills

Legislative Update

- February 21 was the deadline to introduce bill for the 2025/2026 session.
- A total of 2,520 pieces of legislation has been introduced.
- Over one third of the new bills are spot bills.
- Spot bill deadline is today (March 26, 2025).

Legislative Themes

- Fire recovery and mitigation
 - Homeowner's Insurance
 - Environmental laws
 - Rebuilding
- Affordability
- Housing and Land Use
- Challenging budgetary decisions

Legislative Platform: Purpose and Principles

The purpose of the platform is a guiding document that serves as the foundation of a focused advocacy strategy.

Guiding Principles

- Community Safety and Engagement
- Economic Growth and Development
- Financial Responsibility and Sustainability
- Innovation and Technological Advancement
- Sustained Engagement

Legislative Platform: Public Safety

- Support legislation that strengthens the ability of the City to promote the safety of City residents.
- Support legislation that promotes proven crime-fighting technology, including enhanced protective equipment, body cameras, among other technologies, and that promotes the funding for the expanded use of such technology.
- Support legislation that strengthens penalties for shoplifting, property theft, and violent crime.
- Support legislation that strengthens penalties for the sale and distribution of fentanyl.
- Support legislation that allows law enforcement to better combat gun violence through investigation, interdiction, and prevention of firearm related crimes.

Legislative Platform: Economic Development

- Support legislation that promotes the growth of enhanced public private partnerships which includes the continued growth of the logistics and manufacturing sectors.
- Oppose legislation that limits a local government's ability to enter into and maintain tax sharing agreements.
- Oppose legislation that would prohibit or limit a local agency's ability to regulate point of sale transactions.
- Oppose legislation that does not provide a balanced approach between reducing air pollution and ensuring the economic vitality of local industries.
- Oppose legislation that disrupts local economic development, including the growth of the logistics and manufacturing industries.

Legislative Platform: Governmental Operations

- Support legislation that encourages public participation and removes barriers to civic engagement.
- Support legislation that permits members of non-decision-making bodies to virtually participate in meetings without having physical location posting requirements.
- Support legislation that promotes technology to handle Public Records Act (PRA) requests and that protects local governments from malicious and abusive PRA requests.
- Oppose legislation that would negatively impact the City's finances, responsibilities, legal authority, operations, programs, services, or infrastructure.
- Oppose legislation that limits local control of hiring practices or the ability to determine the terms and conditions of employment.

Legislative Platform: Housing and Land Use

- Support legislation to preserve local authority when addressing housing production and affordability and ensure housing development is consistent with local technical development standards (i.e. the development code and adopted model building codes) and community interests.
- Oppose legislation that authorizes state law to override local land use and zoning standards.
- Oppose legislation that eliminates the City's ability to assess fees related to housing production.
- Oppose legislation that creates a presumption of validity for the Department of Housing and Community Development when the Department is determining whether a city is in compliance with state RHNA law.
- Oppose legislation that requires unnecessary updates to local circulation elements.

Legislative Platform: Transportation/Public Works

- Support legislation that promotes streamlining for critical infrastructure.
- Support legislation and/or funding mechanisms that promote public access improvement infrastructure.
- Support legislation that promotes or facilitates interregional transportation projects and cooperation.
- Support legislation that prohibits income-graduated fixed electricity charges from exceeding

Legislative Platform: Parks and Rec

- Support legislation that promotes city control over parks and recreation facilities within its boundaries control over parks and recreation facilities.
- Support legislation that promotes recreation programs, including for youth and seniors.
- Support legislation and/or funding mechanisms that promote the rehabilitation and management of parks and open spaces.
- Support legislation that promotes adaptive/special needs programming.



Questions/Discussion
Thank You!