CITY OF EASTVALE

REGULAR CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council/Eastvale Public Financing Authority: 6:30 PM
Wednesday, June 25, 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.

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **CLOSED SESSION PUBLIC COMMENT**

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

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

5. **INVOCATION**

6. **PLEDGE OF ALLEGIANCE**

7. **ADDITIONS/REVISIONS**

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

8. **PRESENTATIONS/ANNOUNCEMENTS**

- **8.1. Eastvale Volunteer Recognitions**
- **8.2. Parks & Recreation Month Proclamation**
- **8.3. Introduction of Brandon Pong - Landscape & Facilities Maintenance Worker**
- **8.4. Introduction of Amani Mahmoud – Management Assistant**

9. **AGENCY PARTNER UPDATES**

- **9.1. Eastvale Library Update**
- **9.2. YMCA Update**

10. PUBLIC COMMENT

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

11. CONSENT CALENDAR

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

11.1. City Council Meeting Minutes

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

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the City Council meeting minutes from the regular meeting on June 11, 2025.

11.2. Treasurer's Report: May 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 – April 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 April 2025.

11.6. Approval of Renewal of Cartegraph for Public Works Asset Management Software
Submitted by: Jimmy Chung, Public Works Director/ City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the renewal of Cartegraph, Public Works Asset Management Software, in the amount of $48,058.32 for FY25-26 annual subscription.

11.7. Purchase of One Skid Steer Loader for Use by City of Eastvale
Submitted by: Jimmy Chung, Public Works Director/City Engineer

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

1. Approve the purchase of one (1) Caterpillar (CAT) 262D3 Skid Steer Loader in Fiscal Year 2025-26 and attachments in an amount not to exceed $124,807.99; and
2. Authorize the City Manager to execute all necessary documents including a purchase order to complete the purchase.

11.8. Adoption of an Ordinance Establishing the Speed Limits on Certain Streets
Submitted by: Jimmy Chung, Public Works Director/ City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the second reading and adopt the Ordinance, entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING IN ITS ENTIRETY CHAPTER 10.02 OF TITLE 10 OF THE EASTVALE MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS

11.9. Adoption of Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget
Submitted by: Mark Orme, City Manager & Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve and adopt the following:

1. Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget; and
2. A Resolution of the City Council of the City of Eastvale, California, Approving and Adopting the Annual Appropriations Limit Pursuant to Article XIII (B) of the California Constitution for Fiscal Year 2025-2026; and
3. A Resolution of the City Council of the City of Eastvale, California, Adopting An Operating Budget and Capital Improvement Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026, and Appropriating Funds for Purposes Therein Set Forth; and
4. A Resolution of the City Council of the City of Eastvale, California, Approving the Commitment of Fund Balance Pursuant to GASB 54; and
5. A Resolution of the City Council of the City of Eastvale, California, Establishing Revised Salary Schedules and Range Tables Effective July 1, 2025; and
6. A Resolution of the City of Council of the City of Eastvale, California, Establishing the Authorized Positions for the Fiscal Year 2025-2026, Effective July 1, 2025.

11.10. Approval of Maintenance Services Agreement with MCE Corporation
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Recommended Action(s):

1. Approve the Agreement with MCE Corporation for maintenance services in an amount not to exceed $200,000 per fiscal year for the initial three-year term, with the option to renew for up to two (2) one-year extensions; and
2. Approve an exemption from the requirement for formal bidding pursuant to Eastvale Municipal Code Section 4.06.080(i); and
3. Authorize the City Manager to execute all necessary documents.

11.11. Approval of Professional Services Agreement with Robb R. Steel for FY 2025-2026 Economic Development and Community Development Consultation Services
Submitted by: Caleb Zaldana, Management Assistant

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement with Robb R. Steel in an amount not-to-exceed $56,500 for economic and community development consultation services from July 1, 2025 to June 30, 2026.

11.12. Approval of Agreement with Priority Building Services, LLC for Citywide Janitorial Services
Submitted by: Jimmy Chung, Director of Public Works/City Engineer

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

1. Approve an Agreement with Priority Building Services, LLC for Citywide Janitorial Services in a not-to-exceed amount of $75,000 per fiscal year; and
2. Authorize the City Manager to execute the necessary documents for an initial three-year term, with the option to renew for up to two (2) one-year extensions in the amount not-to-exceed $75,000 per fiscal year, contingent upon satisfactory performance.

11.13. Approval of Nearmap Geographical Information System Software Contract Renewal
Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the renewal of the City's contract with Nearmap US, Inc. for a period of two additional years from July 1, 2025 to June 30, 2027.

11.14. Approval of the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D – Hamner and Limonite Avenues Median and Limonite Street related to Tract Map 38920, The New Home Company, LLC.
Submitted by: Jimmy Chung, Public Works Director/City Engineer

RECOMMENDED ACTION(S):
Staff recommends that the City Council approve the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D – Hamner and Limonite Avenues Median and Limonite Streets related to Tract Map 38920 and authorize the City Manager and the City Clerk to sign said agreement.

11.15. Approval of Professional Services Agreement with Breaking the Chains Consulting for FY 2025-2026 Organizational Development Services
Submitted by: Maricela Mejia, Assistant HR/Risk Management Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement with Breaking the Chains Consulting in the amount of $40,000.00 for organizational development consulting services from July 1, 2025, to June 30, 2026. and any other documents necessary to effectuate the purchase of services.

11.16. First Amendment to Professional Services Agreement with Stradling Yocca Carlson & Rauth LLP for Bond and Disclosure Services
Submitted by: Amanda Wells, Finance Director/City Treasurer

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

1. Approve First Amendment to the Professional Services Agreement Amendment with Stradling Yocca Carlson & Rauth, LLP with a revised scope and total not-to-exceed amount of $110,500; and
2. Authorize the City Manager to execute all necessary documents.

11.17. Adoption of the 2025 Strategic Plan
Submitted by: Stephanie Vasquez, Assistant to the City Manager

RECOMMENDED ACTION(S):
Staff recommends that the City Council adopt the updated 2025 Strategic Plan.

11.18. Update to the Claims Procedure Policy
Submitted by: Maricela Mejia, Assistant Human Resources & Risk Management Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council adopt a Resolution amending the Claims Procedure Policy.

11.19. Resolution of the City Council of the City of Eastvale, California, Adopting the Efficiency and Innovation Partnership Program and Authorizing Management Incentive Pay for Executive Team Members While Overseeing An Assignment Under The Program
Submitted by: Maricela Mejia, Assistant Human Resources & Risk Management Director

RECOMMENDED ACTION(S):
That the City Council adopt the "Resolution of The City Council of The City of Eastvale, California, Adopting The Efficiency And Innovation Partnership Program and Authorizing Management Incentive Pay For Executive Team Members While Overseeing an Assignment Under the Program."

12. PUBLIC HEARINGS

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

12.1. Approving the Annual Reports; Confirming the Diagram and Assessment; Ordering the Levy for Landscape and Lighting Maintenance Districts and Benefit Assessment

Districts for Fiscal Year 2025-2026; and Ordering the Dissolution of Landscape and Lighting Maintenance Districts No. 89-1C Zone 10, No. 89-1C Zone 33, and Lighting Maintenance District No. 2001-1 Zone W

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council hold the public hearing and:

1. Adopt a Resolution Approving the Annual Reports, Confirming the Diagram and Assessment, and Ordering the Levy for the Following Districts: Landscaping 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); and
2. Adopt a Resolution Approving the Annual Report, Confirming the Diagram and Assessment, and Ordering the Levy for Benefit Assessment District No. 2014-2 for Fiscal Year 2025-2026.

12.2. Adoption of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 - 2029/2030

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council hold the public hearing and adopt a resolution approving the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 - 2029/2030.

12.3. Adoption of Development Impact Fee Nexus Study and Development Impact Fee Schedule

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Conduct Public Hearing and Adopt a Resolution Adopting Development Impact Fees for Park Improvements, Community and Recreation Centers, Library, City Hall, Police Station, and Fire Department Facilities; and Adopting a Nexus Study and Capital Improvement Plan to Support the Development Impact Fees; and
2. Introduce the Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 110.28 (DEVELOPMENT IMPACT FEE PROGRAM) AND SECTION 130.20.020 (PARK AND RECREATION FEES AND DEDICATIONS) OF THE EASTVALE MUNICIPAL CODE.

12.4. Issuance of Eastvale Public Financing Authority Lease Revenue Bonds Series 2025A

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the:

1. City Council hold a public hearing with respect to the issuance of the 2025A Bonds;
2. City Council Approve and Adopt a Resolution authorizing the issuance of Eastvale Public Financing Authority Lease Revenue Bonds, authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Continuing Disclosure Agreement and Bond Purchase Agreement in connection with the issuance of such bonds, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions; and
3. Eastvale Public Financing Authority approve and adopt a Resolution authorizing the issuance of Eastvale Financing Authority Lease Revenue Bonds, authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement and Bond Purchase Agreement in connection with the issuance of such bonds, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions.

13. CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY BUSINESS

13.1. Construction Contract Award to Clark Construction Group and Professional Services Agreements Approval with Geocon West, Inc. for the Eastvale Civic Center project

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

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

1. Adopt the attached resolution approving the project plans and specifications and awarding the Construction Contract to Clark Construction Group - California LP, the lowest responsive and responsible bidder, in accordance with unit bid prices in the amount of $135,151,000 plus a 10% contingency of $13,515,100 for a total not-to-exceed amount of $148,666,100;
2. Approve the Professional Services Agreement with Geocon West, Inc. in the amount of $131,770 plus a 10% contingency of $13,177 for a total not-to-exceed amount of $144,947 for the geotechnical observation and testing services;
3. Approve the payment of water and sewer capacity charges to Jurupa Community Services District (JCSD) in the amount of $1,271,632.75; and
4. Authorize the City Manager to execute all necessary documents to complete the project, including, but not limited to, the Notice of Completion.

13.2. 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. Approve and Adopt the Resolution Declaring Results of a Special Election and Directing the Recording of a Special Tax Lien for Community Facilities District No. 2025-01 (Limonite); and
2. Introduce the proposed Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL FO THE CITY OF EASTVALE, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT (CITY OF EASTVALE COMMUNITY FACILITIES DISTRICT NO. 2025-01 (LIMONITE))

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, August 13, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

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

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, June 11, 2025
Regular Meeting: 5:30 PM

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

---

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent:

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

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEM

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)

At the conclusion of closed session, City Attorney Vega stated that the City Council voted to approve the settlement agreement, which includes a complete release of all claims against the city, for the amount of $45,000.

4.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Sec on 54956.8). Property: Lots 10 and 63 of Tract Map No. 38594 recorded on March 15, 2024. Agency Negotiator: Community Development Director Gustavo Gonzalez Negotiating Parties: The

New Home Company; Arroyo Cap III-2, LLC Under Negotiation: Price and Terms of Payment

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

5. INVOCATION

Pastor Rob Norris from The Crossings Church offered the invocation.

6. PLEDGE OF ALLEGIANCE

Councilmember Dinco led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS

City staff requested to add a Presentation item titled: Recognition of CERT Program Graduates.

There was consensus by the City Council to add a Presentation item titled: Recognition of CERT Program Graduates.

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Recognition of CALED Awards

Jennifer Hiramoto, the Chair of CALED/Executive Director of the Ontario Economic Development Agency, presented CALED Awards to the city.

8.2 Business First Walks Recognitions

Certificates were presented to Riverside Sheriff's Office, Riverside County Workforce Development, the Eastvale Chamber of Commerce, and city staff.

8.3 Recognition of CERT Program Graduates

Certificates were presented to the CERT Program graduates.

9. AGENCY PARTNER UPDATES – None

10. PUBLIC COMMENT

The following individuals provided public comment:

- Tami Friedrich (via e-mail)
- Hari Dhiman, Eastvale Chamber of Commerce

11. CONSENT CALENDAR

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

11.1 City Council Meeting Minutes

The City Council approved the meeting minutes from the regular meeting on May 28, 2025.

11.2 The Road Repair and Accountability Act of 2017 SB 1 – Project List for FY 25/26

The City Council adopted Resolution 25-30, adopting a list of projects for fiscal year 2025-26 funded by SB 1.

11.3 Approval of Contract Amendment with GeoCon West Inc. for the Geotechnical Investigation and Material Testing Services for the 2024 Slurry Seal Project

The City Council:

1. Approved the contract amendment with Geocon West Inc. (Geocon) to provide additional compensation for geotechnical services in the amount of $3,905 for a total do-not-exceed amount of $26,300; and
2. Authorized the City Manager to execute all necessary documents.

11.4 Award a Construction Contract to Hardy & Harper, Inc. and a Professional Services Agreement to ZK Consultants, Inc. for 2024 Annual Asphalt Concrete Overlay Project

The City Council:

1. Approved the contract with Hardy & Harper, Inc., the lowest responsive, responsible bidder, in accordance with unit bid prices in the amount of $1,978,000 plus 10% contingency of $197,800 for the not-to-exceed total of $2,175,800 for the 2024 Annual Asphalt Concrete Overlay Project;
2. Approved the Professional Services Agreement with Z&K Consultants, Inc. for Construction Management and Inspection Services for a not-to-exceed amount of $77,696; and
3. Authorized the City Manager to execute all necessary documents including Notice of Completion.

11.5 Renewal of the Local Responsibility Area Wildland Protection Reimbursement Agreement from July 1, 2025 through June 30, 2026

The City Council authorized the City Manager to execute an agreement with the California Department of Forestry and Fire protection services in an amount not to

exceed $69,980.74 for FY 2025/2026 for Fire Protection services within the local responsibility areas within the City.

11.6 League of California Cities 2025 Annual Conference Delegate and Alternate(s) & City Council Meeting Schedule

The City Council:

1. Appointed Mayor McMinn as the delegate and Mayor Pro Tem Yow as the alternate at the League of California Cities' 2025 Annual Conference; and
2. Rescheduled the Regular City Council meeting of Wednesday, October 8, 2025, to Tuesday, October 7, 2025.

12. PUBLIC HEARINGS

12.1 Placement of Delinquent Solid Waste Collection and Handling Service Charges on the Property Tax Roll

Senior Environmental Compliance Analyst Blackwell presented the item 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 Lorimore and second by Mayor McMinn, the City Council voted unanimously to:

1. Adopt Resolution 25-31, authorizing the collection of delinquent solid waste handling service charges on the property tax roll; and
2. Authorize the City Manager to approve and execute any necessary documentation to facilitate property tax roll placement of delinquent solid waste handling service charges.

13. CITY COUNCIL BUSINESS

13.1 Draft Proposed Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget Review

City Manager Orme and Finance Director/City Treasurer Wells 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.

The City Council conducted a study session, reviewed, provided recommendations on the draft proposed Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget, and provided direction to staff to bring back an analysis and cost estimate for replacement trees in the City.

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

Principal Engineer Choi 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 Rigby and second by Mayor McMinn, the City Council voted unanimously to introduce Ordinance 25-06 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING ITS ENTIRETY CHAPTER 10.02 OF TITLE 10 OF THE EASTVALE MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS.

13.3 Eastvale Schools Committee Appointments

Government Services Director/City Clerk Donohue provided a verbal 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 Rigby and second by Mayor Pro Tem Yow, the City Council voted unanimously to:

1. Appoint Mayor McMinn to serve as a primary member of the Eastvale Schools Committee; and
2. Appoint Councilmember Lorimore to serve as an alternate member of the Eastvale Schools Committee.

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

Councilmember Lorimore provided a report.

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 City Council Communications

The City Council provided comments.

Councilmember Dinco requested an update on current recruitments, the third fire station, and parks in the city.

ADJOURNMENT – Mayor McMinn adjourned the regular meeting at 8:45 P.M. The next regular meeting of the Eastvale City Council Meeting is scheduled for Wednesday, June 25, 2025, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.2
June 25, 2025

Treasurer's Report: May 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 May 31, 2025, broken down by investment type. The City of Eastvale's Schedule of Investments complies with the City's Investment Policy. The City has sufficient funds to meet its expenditure requirements for the next six months. Total cash and investments as of the end of May are $270,370,015 (book value). Active deposits total $262,369,797; inactive deposits total $8,000,218. Net investment income received for fiscal year 2024-25 through the end of May (eleven months of the fiscal year) is $7,870,995. The net annualized yield on investments is 4.266%.

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: May 2025
Attachment 2 - PFM Statement: May 2025

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of May 31, 2025

Introduction

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

12 MONTH BALANCES

Month Ending	Active Deposits Ending Book Value	Inactive Deposits Ending Book Value	Interest*	Realized Gain/(Loss)	Yield at Cost
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%
September 30, 2024	220,619,776	12,000,700	522,756	(34,977)	4.423%
October 31, 2024	224,608,968	13,782,141	1,010,209	(6,859)	4.287%
November 30, 2024	224,951,865	12,000,700	496,917	(3,359)	4.166%
December 31, 2024	231,737,006	12,006,426	539,795	(1,210)	3.983%
January 31, 2025	237,042,136	12,022,010	1,189,848	(22,048)	3.828%
February 28, 2025	246,798,563	12,000,000	521,425	(3,188)	3.854%
March 31, 2025	253,346,989	8,000,000	533,139	(17,538)	4.198%
April 30, 2025	254,899,446	8,001,373	1,297,244	(2,205)	4.235%
May 31, 2025	262,369,797	8,000,218	542,829	(29,916)	0.000%

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of May 31, 2025

Schedule of Investments

Institution	Par Value	Book Value Price @ Cost	(Fair Value) Market Value	Yield
ACTIVE DEPOSITS				
Money Market Accounts:				
Citizens Business Bank - Money Market	$ -	$ -	$ -	0.100%
First American Govt Oblig Fund CI Y	67,831	67,831	67,831	3.910%
Total Money Market	**$ 67,831**	**$ 67,831**	**$ 67,831**	**3.910%**
Sweep Accounts:				
Citizens Business Bank - General Sweep	$ 15,216,390	$ 15,216,390	$ 15,216,390	0.100%
Total Sweep Accounts	**$ 15,216,390**	**$ 15,216,390**	**$ 15,216,390**	**0.100%**
Pooled Investment Accounts:				
CAMP Pool	$ 134,509,005	$ 134,509,005	$ 134,509,005	4.420%
Local Agency Investment Fund*	72,591,820	72,591,820	61,846,159	4.480%
Total Pooled Investment	**$ 207,100,825**	**$ 207,100,825**	**$ 196,355,164**	**4.441%**
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	$ 21,305,000	$ 20,623,616	$ 20,918,299	3.330%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	285,000	285,566	284,202	1.220%
Federal Agency Commercial	8,067,439	8,012,470	8,147,437	4.820%
Asset-Back Security / Collateralized	2,593,842	2,593,505	2,610,529	4.960%
Certificate of Deposit	360,000	360,000	364,385	5.080%
Federal Agency Bond / Note	-	-	-	0.540%
Bank Note	925,000	925,020	937,570	5.480%
Corporate Note	7,236,000	7,184,574	7,231,788	4.280%
Total PFM Managed Investments	**$ 40,772,281**	**$ 39,984,751**	**$ 40,494,210**	**3.955%**
ACTIVE DEPOSITS TOTAL	**$ 263,157,326**	**$ 262,369,797**	**$ 252,133,595**	**4.115%**
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	$ 8,000,218	$ 8,000,218	$ 8,000,218	0.000%
Citizens Business Bank - HdL Holding	$ -	$ -	$ -	0.000%
Total Inactive Deposits	**$ 8,000,218**	**$ 8,000,218**	**$ 8,000,218**	**0.000%**
INACTIVE DEPOSITS TOTAL	**$ 8,000,218**	**$ 8,000,218**	**$ 8,000,218**	
GRAND TOTAL CASH	**$ 271,157,545**	**$ 270,370,015**	**$ 260,133,813**	

**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 May 31, 2025

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION

DIVERSIFICATION BY INSTRUMENT

Money Market	0.03%
Sweep	6.04%
LAIF	24.53%
CAMP Pool	53.35%
Certificates of Deposit	0.14%
U.S. Treasury Bond/ Note	8.30%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.11%
Federal Agency Collaterized Mortgage	3.23%
Asset-Backed Security/ Collateralized	1.04%
Federal Agency Bond/ Note	0.00%
Bank Note	0.37%
Corporate Note	2.87%
	100.00%

DIVERSIFICATION BY MATURITY

Less Than 90 Days	84.05%
90 days to Six Months (26 Weeks)	0.05%
Six Months to One Year (52 Weeks)	1.87%
One to Two Years (104 Weeks)	2.27%
Two to Three Years (156 Weeks)	3.65%
Three to Four Years (208 Weeks)	3.60%
Four to Five Years	4.51%
Five Years +	0.00%
	100.00%

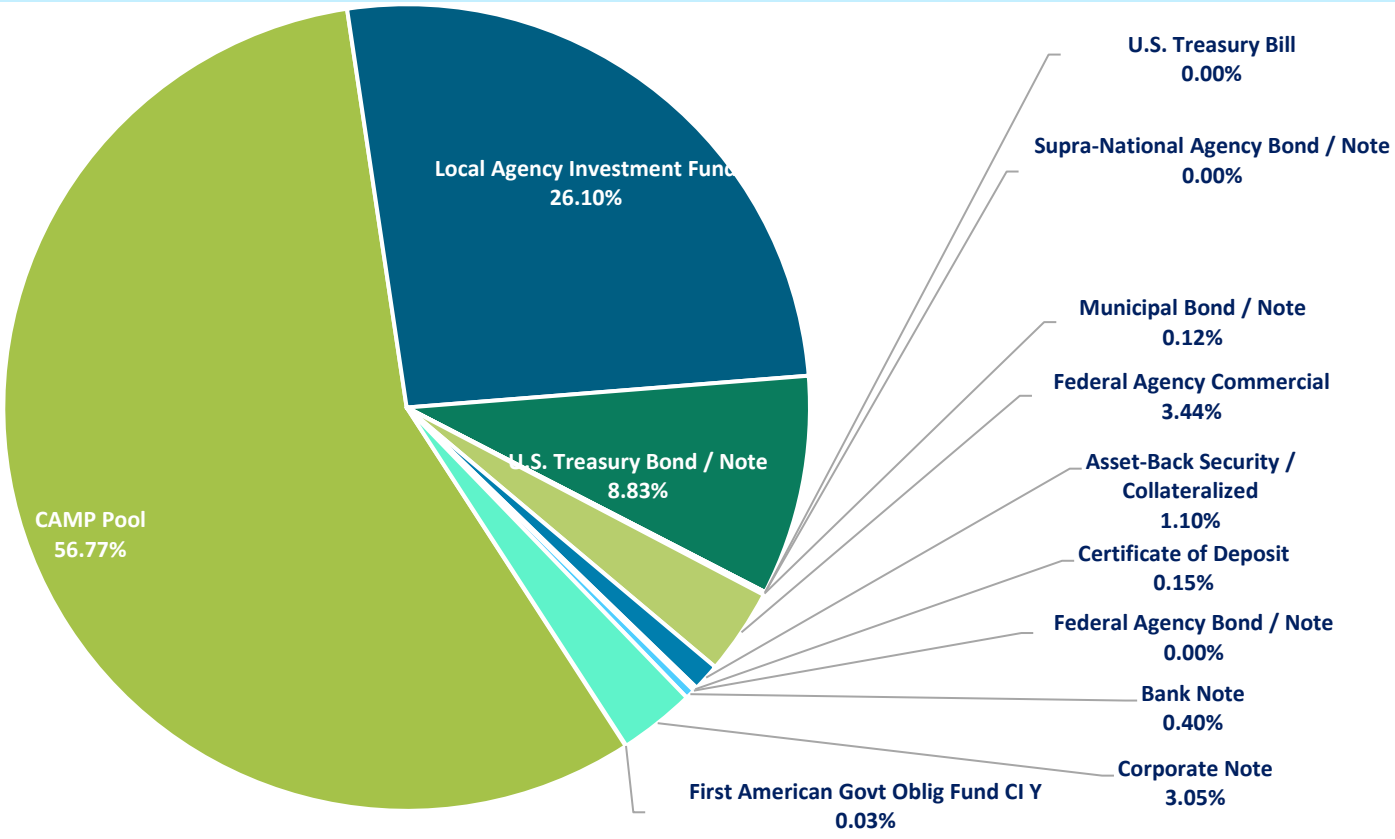
II. PORTFOLIO PERFORMANCE MEASURES

Yield at Cost - May 31, 2025	4.115%	
Annual Investment Income Budget	**$ 6,359,578**	**A**
Investment Income Received - YTD 05/31/2025	7,908,956	B
Less Investment Fees	(37,961)	C
Net Investment Income Received - YTD 05/31/2025	**$ 7,870,995**	**B+C**
Over/(Under) Annual Budget	*$ 1,511,417*	**C-B**
% of Annual Budget	123.766%	
Net Yield Annualized at Cost - May 31, 2025	**4.266%**	

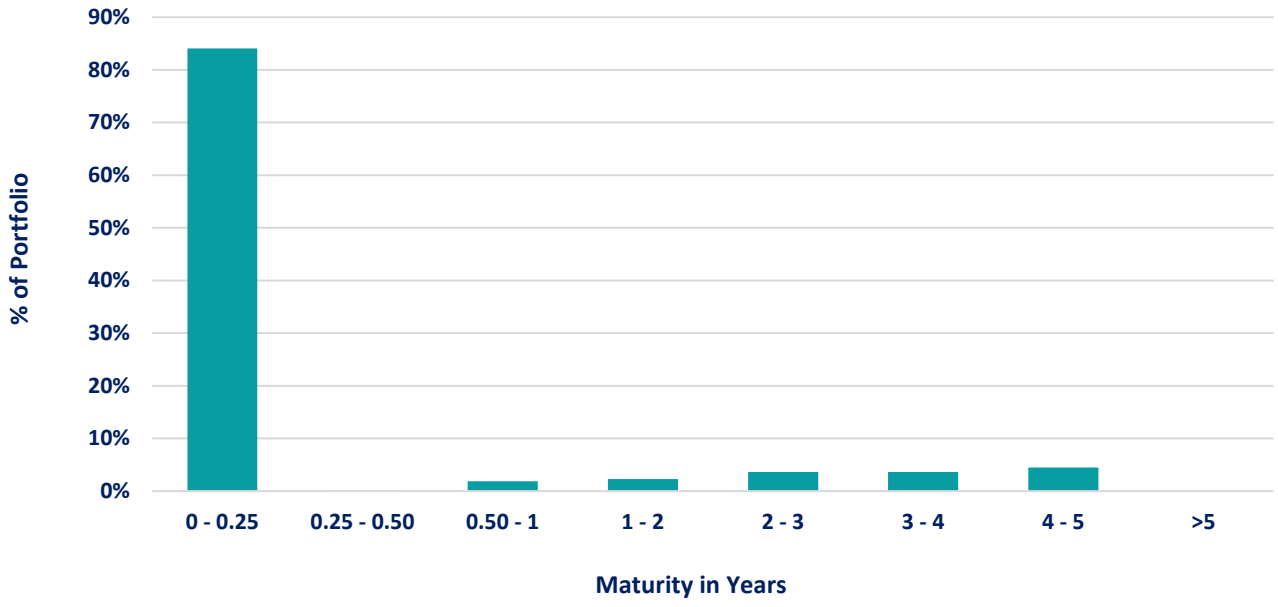
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of May 31, 2025

Dash Board Report Card

Active Investments: Diversification by Investment

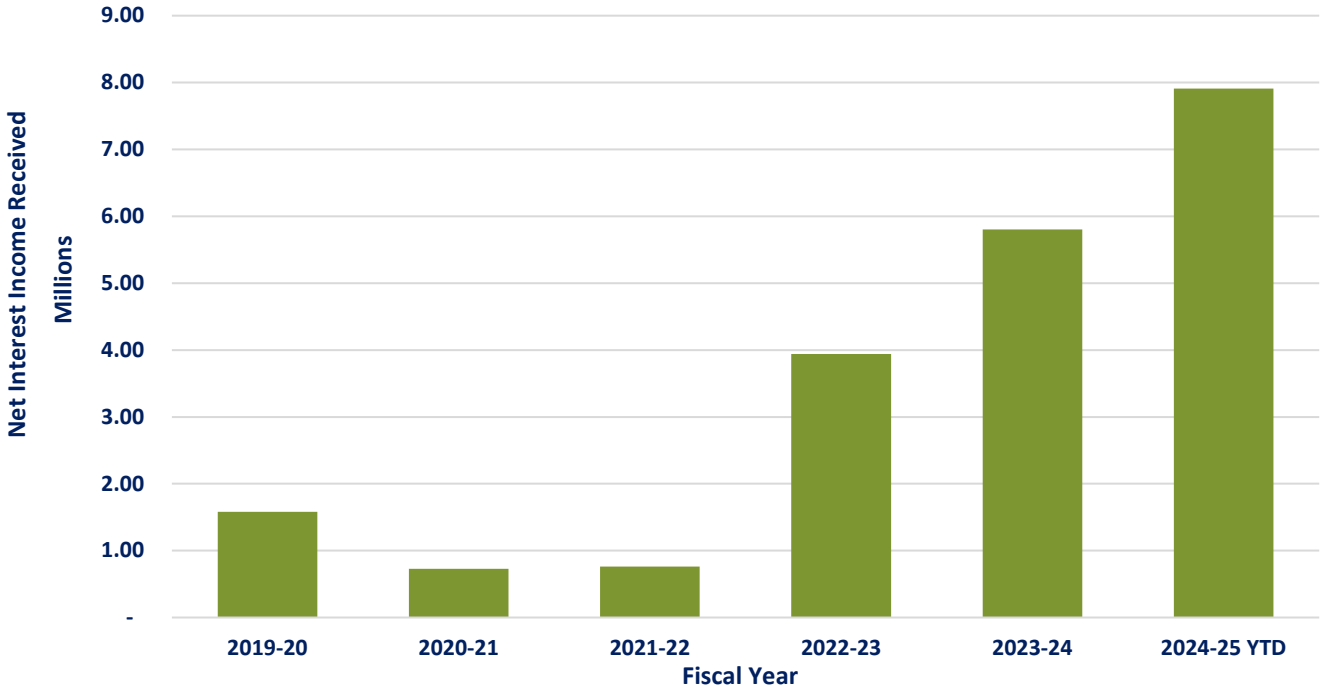


Active Investments: Diversification by Maturity



Dash Board Report Card

All Activity: Year Over Year Interest Income



CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2024-25 as of May 31, 2025

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - May 31, 2025

Money Market Accounts	$ 67,831
Sweep Accounts	15,216,390
Pooled Investment Accounts	207,100,825
PFM Managed Investments	39,984,751
Checking Account	8,000,218
Grand Total Cash - May 31, 2025	**$ 270,370,015**

Breakdown of Total Cash at May 31, 2025

Non-Spendable & Restricted Funds (Non-Discretionary Per Law):			$ 78,330,699
per 06/30/2024 audited financials			
Committed (Formal Action of City Council):			128,710,029
per fiscal year 2024-25 mid-year budget			
Assigned (City's Intent):			
per fiscal year 2024-25 mid-year budget			
Fire Operations			
per fiscal year 2024-25 mid-year budget		9,296,150	
General Fund Emergency Contingency:			
per fund balance reserve policy	+	19,202,912	
- Cash Flow for CIP Grants		6,500,000	
- Cover Special Revenue Fund Negative Fund Balance		177,584	
- Business Incentive Loan Program		230,000	
- Land Purchases		12,000,000	
- Financial System Implementation (FY 2025-26)		1,000,000	
- Civic Center Reserve		26,589,971	
All Funds Adopted Budget			
Revenues	103,653,646		
Expenditures	81,496,888		
All Funds Net Revenue	-	22,156,758	
Total Designated/ Assigned			52,839,859
Unassigned			10,489,428
Grand Total Cash - May 31, 2025			**$ 270,370,015**

*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 May 31, 2025

Investment Income Detail

Yield at Cost - May 31, 2025			4.115%
Annual Investment Income Budget	A	**$**	**6,359,578**
Investment Income Received YTD:			
Money Market (CBB)		$	2,023
Sweep (CBB)			18,510
Money Market (PFM)			4,352
LAIF			2,032,327
CAMP Pool			4,950,721
Certificate of Deposits			47,196
Municipal Bond/Note			5,976
U.S. Treasury Bill			304,850
U.S. Treasury Bond/ Note			302
Federal Agency Bond/ Note			4,014
Federal Agency Commercial Mortgage Backed Security			99,576
Asset-Backed Security			316,490
Corporate Note			245,621
Bank Note			35,262
Supra-National Agency Bond/Note			250
Realized Gain/ (Loss)			(158,515)
Total Investment Income Received - YTD 05/31/2025	B		**7,908,956**
Less Investment Fees Paid:			
Trust Fees-U.S. Bank			(3,891)
Management Fee-PFM			(34,069)
Total Investment Fees Paid - YTD 05/31/2025	C		**(37,961)**
Net Investment Income Received - YTD 05/31/2025	B+C	**$**	**7,870,995**
Investment Income Over/(Under) Annual Budget	C-B	$	*1,511,417*
			123.766%
Net Yield Annualized at Cost - May 31, 2025			**4.266%**

pfm asset management

Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
May 31, 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

Contents

Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement

20240100	CITY OF EASTVALE - INVESTMENT PORTFOLIO

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

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

Important Disclosures

Important Disclosures

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

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

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

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

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

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

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

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

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

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

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are distributed by representatives of USBAM's affiliate, U.S. Bancorp Investments, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address https://www.finra.org/investors/investor-contacts. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

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

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally $1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed.

Average maturity represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally $1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

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

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

NOT FDIC INSURED **NO BANK GUARANTEE** **MAY LOSE VALUE**

pfm asset management

Account Statement

Consolidated Summary Statement

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

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	87,062.66	40,494,209.97
CAMP Pool	0.00	134,509,005.35
Total	**$87,062.66**	**$175,003,215.32**

Investment Allocation

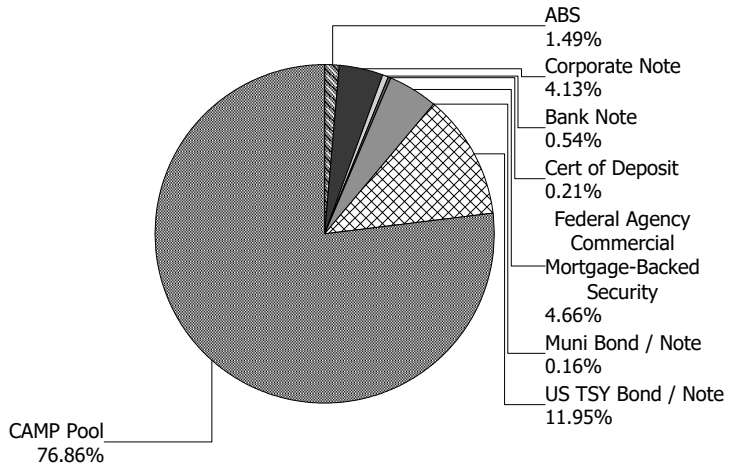
Investment Type	Closing Market Value	Percent
Asset-Backed Security	2,610,528.99	1.49
Corporate Note	7,231,787.71	4.13
Bank Note	937,570.20	0.54
Certificate of Deposit	364,385.16	0.21
Federal Agency Commercial Mortgage-Backed Se	8,147,436.82	4.66
Municipal Bond / Note	284,201.72	0.16
U.S. Treasury Bond / Note	20,918,299.37	11.95
CAMP Pool	134,509,005.35	76.86
Total	**$175,003,215.32**	**100.00%**

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	134,509,005.35	76.85
31 to 60 days	284,201.72	0.16
61 to 90 days	0.00	0.00
91 to 180 days	131,838.58	0.08
181 days to 1 year	4,702,707.27	2.69
1 to 2 years	5,721,378.57	3.27
2 to 3 years	9,198,364.63	5.26
3 to 4 years	9,087,675.88	5.19
4 to 5 years	11,368,043.32	6.50
Over 5 years	0.00	0.00
Total	**$175,003,215.32**	**100.00%**

Weighted Average Days to Maturity **246**

Sector Allocation



pfm asset management

Managed Account Summary Statement

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account	
Opening Market Value	**$40,670,270.20**
Maturities/Calls	(409,643.69)
Principal Dispositions	(29,293.36)
Principal Acquisitions	467,506.43
Unsettled Trades	0.00
Change in Current Value	(204,629.61)
Closing Market Value	**$40,494,209.97**

Cash Transactions Summary - Managed Account	
Maturities/Calls	385,000.00
Sale Proceeds	29,335.00
Coupon/Interest/Dividend Income	116,962.60
Principal Payments	24,643.69
Security Purchases	(467,566.59)
Net Cash Contribution	(357.54)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	117,004.24
Less Purchased Interest Related to Interest/Coupons	(60.16)
Plus Net Realized Gains/Losses	(29,881.42)
Total Cash Basis Earnings	**$87,062.66**

Cash Balance	
Closing Cash Balance	**$116,124.61**

Earnings Reconciliation (Accrual Basis)	Total
Ending Amortized Value of Securities	40,462,536.78
Ending Accrued Interest	236,835.99
Plus Proceeds from Sales	29,335.00
Plus Proceeds of Maturities/Calls/Principal Payments	409,643.69
Plus Coupons/Dividends Received	116,962.60
Less Cost of New Purchases	(467,566.59)
Less Beginning Amortized Value of Securities	(40,419,609.58)
Less Beginning Accrued Interest	(235,703.99)
Total Accrual Basis Earnings	**$132,433.90**

pfm asset management

Portfolio Summary and Statistics

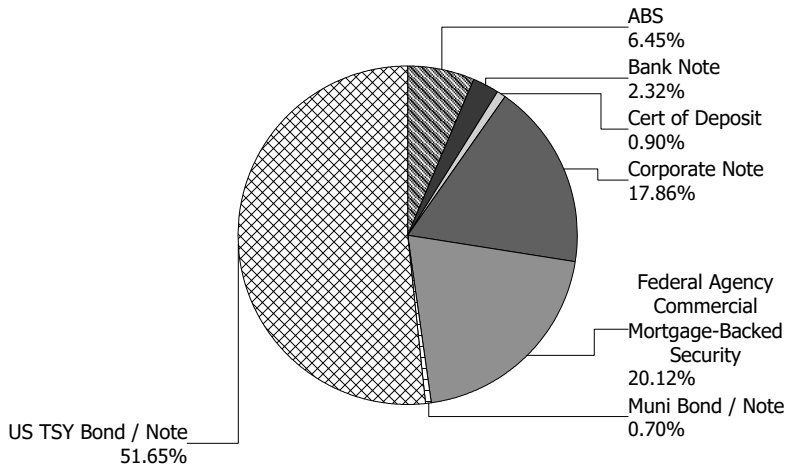
For the Month Ending **May 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

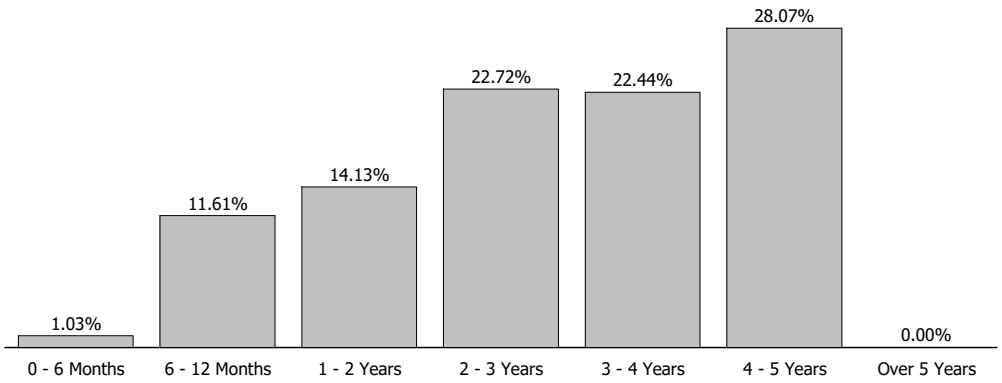
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	21,305,000.00	20,918,299.37	51.65
Municipal Bond / Note	285,000.00	284,201.72	0.70
Federal Agency Commercial Mortgage-Backed Security	8,067,439.08	8,147,436.82	20.12
Corporate Note	7,236,000.00	7,231,787.71	17.86
Certificate of Deposit	360,000.00	364,385.16	0.90
Bank Note	925,000.00	937,570.20	2.32
Asset-Backed Security	2,593,841.78	2,610,528.99	6.45
Managed Account Sub-Total	**40,772,280.86**	**40,494,209.97**	**100.00%**
Accrued Interest		236,835.99	
Total Portfolio	**40,772,280.86**	**40,731,045.96**	
Unsettled Trades	**0.00**	**0.00**	

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	3.96%
Yield to Maturity at Market	4.20%
Weighted Average Days to Maturity	1058

pfm asset management

Managed Account Issuer Summary

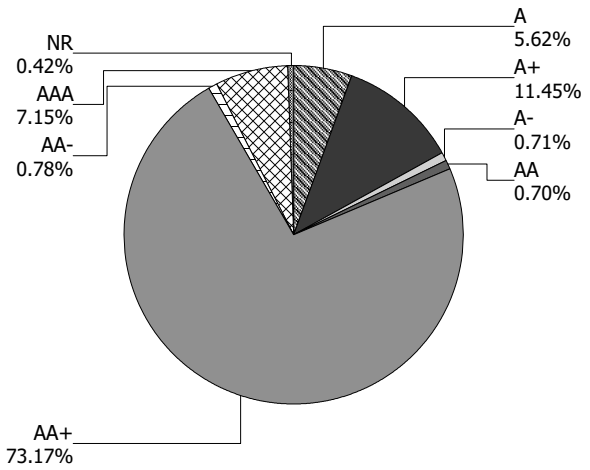
For the Month Ending **May 31, 2025**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	387,228.80	0.96
American Express Co	313,244.46	0.77
Apple Inc	560,207.20	1.38
BA Credit Card Trust	136,237.68	0.34
Bank of America Corp	591,486.42	1.46
Bank of New York Mellon Corp	602,828.50	1.49
BlackRock Inc	316,737.41	0.78
Bristol-Myers Squibb Co	131,838.58	0.33
Citigroup Inc	811,305.29	2.00
Cooperatieve Rabobank UA	364,385.16	0.90
Deere & Co	280,574.25	0.69
Eli Lilly & Co	294,290.23	0.73
Federal Home Loan Mortgage Corp	7,791,152.38	19.23
Federal National Mortgage Association	356,284.44	0.88
Fifth Third Auto Trust	261,846.93	0.65
GM Financial Consumer Automobile Receiv	100,214.79	0.25
Goldman Sachs Group Inc	402,723.60	0.99
Home Depot Inc	378,415.44	0.93
Honda Auto Receivables Owner Trust	512,099.34	1.26
Hyundai Auto Receivables Trust	351,095.44	0.87
JPMorgan Chase & Co	1,241,288.00	3.07
Mastercard Inc	285,881.40	0.71
Microsoft Corp	455,790.67	1.13
Morgan Stanley	376,537.90	0.93
PACCAR Inc	277,397.45	0.69
PepsiCo Inc	277,564.20	0.69
State Board of Administration Finance C	284,201.72	0.70
Target Corp	275,292.05	0.68
Toyota Auto Receivables Owner Trust	301,296.98	0.74
Toyota Motor Corp	295,431.59	0.73
United States Treasury	20,918,299.37	51.65
Wells Fargo & Co	561,032.30	1.39

Credit Quality (S&P Ratings)



Managed Account Issuer Summary

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Total	**$40,494,209.97**	**100.00%**

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	AA+	Aa1	05/05/21	05/07/21	196,757.81	0.73	314.92	199,593.53	195,574.20
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	AA+	Aa1	05/03/22	05/04/22	200,062.50	2.95	275.76	216,443.90	214,412.44
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	410,000.00	AA+	Aa1	02/26/21	02/26/21	401,511.72	0.80	513.92	408,849.37	399,586.82
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	AA+	Aa1	02/17/22	02/18/22	627,931.45	1.84	833.55	658,732.00	648,110.33
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	AA+	Aa1	01/06/22	01/10/22	691,481.25	1.38	902.49	715,304.61	701,713.44
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	AA+	Aa1	07/02/21	07/07/21	755,201.56	0.80	965.16	767,836.54	750,443.54
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBO3	705,000.00	AA+	Aa1	12/03/21	12/07/21	685,998.05	1.15	890.83	701,652.51	685,749.97
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	AA+	Aa1	06/02/21	06/04/21	104,770.31	0.79	2.15	104,954.11	101,525.97
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	AA+	Aa1	06/06/22	06/08/22	953,143.75	2.99	21.31	1,018,241.10	1,005,590.56
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	AA+	Aa1	04/05/22	04/07/22	520,219.34	2.77	837.47	551,705.31	541,936.70
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	AA+	Aa1	07/05/22	07/07/22	730,605.47	2.85	4,941.30	742,813.43	728,789.25
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	AA+	Aa1	08/03/22	08/05/22	196,625.00	2.92	95.65	210,563.48	206,215.68
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	265,000.00	AA+	Aa1	03/19/25	03/20/25	267,401.56	3.96	4,387.69	267,202.02	267,422.37
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	AA+	Aa1	09/01/22	09/06/22	995,490.23	3.40	6,917.82	1,025,676.07	1,013,454.75

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	AA+	Aa1	11/01/22	11/03/22	153,988.87	4.27	1,083.09	154,519.83	155,799.18
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	AA+	Aa1	12/06/22	12/08/22	385,284.38	3.81	1,363.04	382,606.72	381,914.82
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,010,000.00	AA+	Aa1	01/04/23	01/06/23	860,117.58	3.91	439.13	934,845.77	931,449.27
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	AA+	Aa1	06/01/23	06/05/23	577,380.86	3.77	60.88	576,324.80	574,707.90
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	AA+	Aa1	01/31/23	01/31/23	524,875.00	3.66	8,460.77	522,561.07	519,858.04
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	AA+	Aa1	05/16/23	05/18/23	197,868.16	3.56	564.05	209,626.87	207,246.15
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	AA+	Aa1	01/31/23	01/31/23	334,258.20	3.66	965.16	357,934.00	354,621.19
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	AA+	Aa1	03/03/23	03/07/23	281,838.28	4.25	2,880.98	283,257.58	285,790.31
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	1,110,000.00	AA+	Aa1	05/08/23	05/09/23	998,696.48	3.50	2,350.41	1,045,633.20	1,032,126.84
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	620,000.00	AA+	Aa1	05/01/23	05/01/23	617,214.84	3.60	1,886.96	618,377.10	613,364.14
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	AA+	Aa1	05/02/24	05/03/24	355,776.56	4.58	1,427.72	355,624.24	363,722.35
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	AA+	Aa1	06/06/24	06/07/24	166,495.31	4.30	20.29	166,224.88	168,351.65
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	1,025,000.00	AA+	Aa1	06/05/24	06/06/24	1,033,488.29	4.31	126.02	1,031,950.32	1,045,820.83
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aa1	07/08/24	07/09/24	165,090.23	4.24	2,944.48	165,075.91	166,843.38

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 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	AA+	Aa1	07/02/24	07/03/24	372,451.17	4.40	6,691.99	372,877.47	379,189.50
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	AA+	Aa1	08/01/24	08/02/24	40,278.12	3.85	534.81	40,235.59	40,075.00
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	AA+	Aa1	09/04/24	09/05/24	1,092,256.64	3.58	9,985.50	1,091,950.44	1,075,863.79
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	AA+	Aa1	10/02/24	10/03/24	498,574.22	3.56	2,964.48	498,750.43	490,937.50
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	AA+	Aa1	11/14/24	11/15/24	267,996.09	4.29	968.48	268,197.47	271,687.50
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	AA+	Aa1	11/01/24	11/04/24	299,261.72	4.18	1,076.09	299,340.21	301,875.00
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	AA+	Aa1	12/05/24	12/06/24	295,530.08	4.08	33.25	295,483.93	296,970.60
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	AA+	Aa1	01/06/25	01/07/25	843,118.55	4.43	15,522.79	843,255.50	858,928.98
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	AA+	Aa1	02/04/25	02/05/25	722,309.57	4.33	10,299.21	722,467.96	733,297.62
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	AA+	Aa1	03/04/25	03/05/25	1,302,742.19	3.95	13,141.30	1,302,626.18	1,301,625.00
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	AA+	Aa1	04/01/25	04/02/25	909,525.00	3.89	6,132.24	909,392.42	905,706.81
Security Type Sub-Total		**21,305,000.00**					**20,623,616.39**	**3.33**	**113,823.14**	**21,038,707.87**	**20,918,299.37**
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	419.33	80,009.84	79,775.92
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	1,074.54	205,000.00	204,425.80

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
Security Type Sub-Total		**285,000.00**					**285,565.60**	**1.22**	**1,493.87**	**285,009.84**	**284,201.72**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	255,681.98	AA+	Aa1	05/19/23	05/24/23	247,811.77	4.29	713.14	252,349.15	251,928.82
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	AA+	Aa1	08/16/23	08/18/23	367,879.69	4.94	1,047.80	378,846.04	382,744.83
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	AA+	Aa1	08/16/23	08/18/23	207,427.34	4.93	594.55	213,519.44	215,760.38
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	AA+	Aa1	08/17/23	08/22/23	322,628.91	4.97	896.14	332,965.23	337,538.69
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	336,336.57	AA+	Aa1	09/20/23	09/28/23	331,058.45	5.19	1,345.35	332,783.39	340,122.38
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	186,769.97	AA+	Aa1	09/07/23	09/14/23	183,976.84	5.01	723.73	184,917.26	188,221.73
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	295,571.07	AA+	Aa1	07/19/23	07/27/23	295,563.66	4.78	1,176.62	295,566.44	297,030.31
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aa1	07/13/23	07/20/23	363,595.68	4.59	1,445.70	362,236.41	364,590.36
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6	358,197.94	AA+	Aa1	07/18/23	07/31/23	352,125.36	4.58	1,248.18	354,359.42	356,284.44
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	194,881.55	AA+	Aa1	09/19/23	09/28/23	194,880.57	5.27	856.18	194,880.97	198,206.43
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	AA+	Aa1	09/07/23	09/14/23	369,452.63	4.99	1,453.13	371,215.62	378,235.50
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aa1	10/11/23	10/19/23	371,664.32	5.25	1,501.00	374,202.02	384,288.68

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aa1	10/25/23	10/31/23	275,913.35	5.60	1,151.88	278,475.81	289,391.00
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aa1	09/20/23	09/28/23	365,577.39	5.07	1,480.00	366,887.99	375,521.14
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	AA+	Aa1	11/14/23	11/21/23	144,580.81	5.14	612.50	144,699.33	148,252.35
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	AA+	Aa1	11/28/23	12/07/23	209,396.67	4.93	850.50	209,564.32	213,167.22
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	AA+	Aa1	12/11/23	12/21/23	191,774.22	4.79	791.67	191,298.70	193,930.34
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	AA+	Aa1	01/10/24	01/18/24	217,147.64	4.50	846.38	216,601.02	217,708.36
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	AA+	Aa1	02/01/24	02/08/24	222,199.78	4.34	838.20	221,655.13	221,422.96
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aa1	03/05/24	03/14/24	345,045.31	4.67	1,494.94	342,757.00	346,292.52
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aa1	02/14/24	02/22/24	385,102.50	4.79	1,687.50	382,720.22	387,709.88
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	AA+	Aa1	02/29/24	03/07/24	386,248.88	4.79	1,711.56	383,661.46	388,174.88
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	AA+	Aa1	07/16/24	07/25/24	321,965.12	4.58	1,258.67	321,677.92	323,877.76
FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	AA+	Aa1	06/05/24	06/13/24	374,998.88	4.80	1,500.94	375,000.00	380,533.50
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	AA+	Aa1	08/07/24	08/15/24	353,273.90	4.33	1,325.04	352,796.01	352,189.25
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	AA+	Aa1	10/08/24	10/16/24	209,097.34	4.34	818.46	208,628.25	208,145.11

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	AA+	Aa1	11/19/24	11/27/24	402,082.80	4.67	1,597.33	401,914.22	406,168.00
Security Type Sub-Total		**8,067,439.08**					**8,012,469.81**	**4.82**	**30,967.09**	**8,046,178.77**	**8,147,436.82**
Corporate Note											
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	A	A2	06/17/21	06/21/21	132,665.36	0.98	50.25	133,863.33	131,838.58
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	3,503.00	466,373.66	455,790.67
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	A+	A1	08/09/23	08/11/23	276,130.25	4.90	4,281.98	275,449.38	277,397.45
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	A+	Aa2	10/23/23	10/24/23	297,474.00	5.85	4,743.15	298,911.38	303,775.50
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	A	A2	01/19/22	01/24/22	49,915.00	1.99	368.33	49,972.28	48,296.85
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	A	A2	01/27/22	01/31/22	234,856.65	1.96	1,731.17	234,953.07	226,995.20
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	A	Aa3	01/26/22	01/28/22	381,223.60	1.98	2,704.86	380,390.08	366,377.38
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	A+	A1	12/13/22	12/15/22	369,240.00	4.20	2,866.67	387,580.08	387,228.80
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	A+	A1	05/21/25	05/22/25	402,516.00	5.08	601.56	402,453.90	402,723.60
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	A	A2	01/25/23	01/27/23	368,000.10	4.15	2,335.67	379,138.62	378,415.44
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	A	Aa3	08/06/24	08/07/24	233,169.60	4.33	2,615.92	234,675.50	236,451.12
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	A	A1	06/03/24	06/04/24	140,933.80	5.38	844.94	140,628.41	142,548.98

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	AA+	Aaa	05/16/23	05/18/23	561,024.80	3.96	1,306.67	560,598.48	560,207.20
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	A	A1	07/11/23	07/14/23	124,813.75	4.98	2,354.69	124,883.80	127,533.75
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	A	A1	07/13/23	07/17/23	152,037.00	4.64	2,825.63	151,272.98	153,040.50
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	A+	Aa3	09/26/23	09/29/23	365,000.00	5.80	3,647.83	365,000.00	379,649.27
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	A+	Aa3	05/01/24	05/03/24	423,026.10	5.30	4,147.53	421,191.36	431,656.02
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	A-	A1	04/01/25	04/02/25	288,157.80	4.66	5,005.97	287,984.74	287,710.92
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	AA-	Aa3	03/05/24	03/14/24	34,936.65	4.74	351.85	34,950.81	35,531.44
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	AA-	Aa3	04/09/24	04/11/24	275,714.72	4.81	2,784.62	275,986.41	281,205.97
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	A+	Aa3	06/26/24	06/27/24	275,595.00	4.82	4,425.00	279,760.61	285,881.40
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	3,098.75	184,759.48	186,715.32
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	A+	A1	08/06/24	08/09/24	49,898.50	4.60	707.78	49,913.48	50,073.15
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	A+	A1	08/07/24	08/09/24	114,867.75	4.58	1,627.89	114,887.66	115,168.25
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	A+	A1	08/08/24	08/09/24	129,465.70	4.64	1,840.22	129,544.67	130,190.19
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	811.42	64,878.62	64,843.61

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	A+	Aa3	08/13/24	08/14/24	230,335.80	4.17	2,871.17	230,287.15	229,446.62
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	A+	A1	02/05/25	02/07/25	89,848.80	4.64	1,311.00	89,857.54	90,848.88
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	A	A1	04/25/25	04/28/25	463,999.50	4.87	2,720.74	463,704.30	464,245.65
Security Type Sub-Total		**7,236,000.00**					**7,184,573.98**	**4.28**	**68,486.26**	**7,213,851.78**	**7,231,787.71**
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	6,807.20	360,000.00	364,385.16
Security Type Sub-Total		**360,000.00**					**360,000.00**	**5.08**	**6,807.20**	**360,000.00**	**364,385.16**
Bank Note											
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	A+	Aa2	08/18/23	08/22/23	554,239.65	5.50	9,578.38	554,695.86	561,032.30
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	A+	Aa3	05/30/24	05/31/24	370,780.70	5.45	282.84	370,495.86	376,537.90
Security Type Sub-Total		**925,000.00**					**925,020.35**	**5.48**	**9,861.22**	**925,191.72**	**937,570.20**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	223,815.55	AAA	NR	08/15/23	08/22/23	223,769.39	5.42	437.25	223,787.64	225,183.28
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	74,989.55	75,382.95
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	74,994.50	75,821.18
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	260,026.23	AAA	Aaa	08/15/23	08/23/23	260,010.11	5.53	639.09	260,015.85	261,846.93

pfm asset management

Managed Account Detail of Securities Held

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	AAA	NR	09/07/23	09/15/23	299,916.84	5.17	688.00	299,942.95	302,909.70
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	309,990.65	313,244.46
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	AAA	NR	11/03/23	11/13/23	104,986.19	5.54	258.53	104,990.32	106,202.99
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	134,987.17	136,237.68
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	34,994.76	35,161.42
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	329,962.61	331,583.67
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	AAA	NR	02/04/25	02/11/25	284,991.22	4.57	361.79	284,992.22	286,916.06
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	AAA	NR	03/04/25	03/12/25	244,963.86	4.32	470.40	244,965.89	244,892.45
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	AAA	NR	04/24/25	04/30/25	149,991.41	4.34	289.33	149,992.11	150,092.85
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	AAA	Aaa	05/06/25	05/14/25	64,990.43	4.28	131.37	64,990.58	65,053.37
Security Type Sub-Total		**2,593,841.78**					**2,593,505.12**	**4.96**	**5,397.21**	**2,593,596.80**	**2,610,528.99**
Managed Account Sub-Total		**40,772,280.86**					**39,984,751.25**	**3.96**	**236,835.99**	**40,462,536.78**	**40,494,209.97**
Securities Sub-Total		**$40,772,280.86**					**$39,984,751.25**	**3.96%**	**$236,835.99**	**$40,462,536.78**	**$40,494,209.97**
Accrued Interest											**$236,835.99**
Total Investments											**$40,731,045.96**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	200,000.00	HSBC		97.79	195,574.20	(1,183.61)	(4,019.33)	0.57	4.12
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	220,000.00	JPMorgan		97.46	214,412.44	14,349.94	(2,031.46)	0.66	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	410,000.00	BOFAML		97.46	399,586.82	(1,924.90)	(9,262.55)	0.66	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	665,000.00	Nomura		97.46	648,110.33	20,178.88	(10,621.67)	0.66	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	720,000.00	Citigrou		97.46	701,713.44	10,232.19	(13,591.17)	0.66	4.30
US TREASURY N/B DTD 02/01/2021 0.375% 01/31/2026	91282CBH3	770,000.00	BNPPSA		97.46	750,443.54	(4,758.02)	(17,393.00)	0.66	4.30
US TREASURY N/B DTD 03/01/2021 0.500% 02/28/2026	91282CBQ3	705,000.00	WellsFar		97.27	685,749.97	(248.08)	(15,902.54)	0.73	4.12
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	105,000.00	RBC Capi		96.69	101,525.97	(3,244.34)	(3,428.14)	0.98	4.16
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,040,000.00	Citigrou		96.69	1,005,590.56	52,446.81	(12,650.54)	0.98	4.16
US TREASURY N/B DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	565,000.00	RBC Capi		95.92	541,936.70	21,717.36	(9,768.61)	1.30	4.10
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	750,000.00	JPMorgan		97.17	728,789.25	(1,816.22)	(14,024.18)	1.64	4.01
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		93.73	206,215.68	9,590.68	(4,347.80)	1.87	3.97
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	265,000.00	BNP Sec		100.91	267,422.37	20.81	220.35	1.98	3.94
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	HSBC		96.52	1,013,454.75	17,964.52	(12,221.32)	2.11	3.93
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		100.52	155,799.18	1,810.31	1,279.35	2.19	3.91
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		100.50	381,914.82	(3,369.56)	(691.90)	2.27	3.93
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	1,010,000.00	WellsFar		92.22	931,449.27	71,331.69	(3,396.50)	2.36	3.94

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 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		99.95	574,707.90	(2,672.96)	(1,616.90)	2.32	3.92
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		99.97	519,858.04	(5,016.96)	(2,703.03)	2.40	3.91
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		92.11	207,246.15	9,377.99	(2,380.72)	2.59	3.93
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	385,000.00	Nomura		92.11	354,621.19	20,362.99	(3,312.81)	2.59	3.93
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	285,000.00	TD Secur		100.28	285,790.31	3,952.03	2,532.73	2.56	3.91
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	1,110,000.00	BNPPSA		92.98	1,032,126.84	33,430.36	(13,506.36)	2.73	3.92
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	620,000.00	BOFAML		98.93	613,364.14	(3,850.70)	(5,012.96)	2.73	3.92
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	355,000.00	WellsFar		102.46	363,722.35	7,945.79	8,098.11	3.55	3.96
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	165,000.00	JPMorgan		102.03	168,351.65	1,856.34	2,126.77	3.56	3.97
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	1,025,000.00	JPMorgan		102.03	1,045,820.83	12,332.54	13,870.51	3.56	3.97
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		101.12	166,843.38	1,753.15	1,767.47	3.66	3.97
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	375,000.00	HSBC		101.12	379,189.50	6,738.33	6,312.03	3.66	3.97
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		100.19	40,075.00	(203.12)	(160.59)	3.76	3.97
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		98.70	1,075,863.79	(16,392.85)	(16,086.65)	3.87	3.98
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		98.19	490,937.50	(7,636.72)	(7,812.93)	3.96	3.98
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		100.63	271,687.50	3,691.41	3,490.03	4.00	3.98
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		100.63	301,875.00	2,613.28	2,534.79	4.00	3.98

pfm asset management

Managed Account Fair Market Value & Analytics

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		100.67	296,970.60	1,440.52	1,486.67	4.00	3.98
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		101.65	858,928.98	15,810.43	15,673.48	4.06	4.00
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		101.14	733,297.62	10,988.05	10,829.66	4.15	4.00
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	Nomura		100.13	1,301,625.00	(1,117.19)	(1,001.18)	4.25	3.99
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	BNP Sec		100.08	905,706.81	(3,818.19)	(3,685.61)	4.33	4.00
Security Type Sub-Total		**21,305,000.00**				**20,918,299.37**	**294,682.98**	**(120,408.50)**	**2.60**	**4.03**
Municipal Bond / Note										
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	80,000.00	BOFAML		99.72	79,775.92	(789.68)	(233.92)	0.09	4.76
FLORIDA ST BRD OF ADM DTD 09/16/2020 1.258% 07/01/2025	341271AD6	205,000.00	BOFAML		99.72	204,425.80	(574.20)	(574.20)	0.09	4.76
Security Type Sub-Total		**285,000.00**				**284,201.72**	**(1,363.88)**	**(808.12)**	**0.09**	**4.76**
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	255,681.98	Citigrou		98.53	251,928.82	4,117.05	(420.33)	1.33	4.33
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1	390,000.00	MorganSt		98.14	382,744.83	14,865.14	3,898.79	1.58	4.32
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		98.07	215,760.38	8,333.04	2,240.94	1.73	4.28
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	345,000.00	CantorFi		97.84	337,538.69	14,909.78	4,573.46	1.81	4.27
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	336,336.57	BOFAML		101.13	340,122.38	9,063.93	7,338.99	2.31	4.26
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	186,769.97	WellsFar		100.78	188,221.73	4,244.89	3,304.47	2.46	4.28

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 KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	295,571.07	JPMorgan		100.49	297,030.31	1,466.65	1,463.87	1.92	4.43
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		101.28	364,590.36	994.68	2,353.95	2.71	4.30
FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BODE6	358,197.94	JPMorgan		99.47	356,284.44	4,159.08	1,925.02	2.84	4.32
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	194,881.55	JPMorgan		101.71	198,206.43	3,325.86	3,325.46	2.20	4.43
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		100.86	378,235.50	8,782.87	7,019.88	2.85	4.31
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAO74	380,000.00	BMO		101.13	384,288.68	12,624.36	10,086.66	2.87	4.31
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		101.54	289,391.00	13,477.65	10,915.19	2.95	4.29
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		101.49	375,521.14	9,943.75	8,633.15	2.91	4.26
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.24	148,252.35	3,671.54	3,553.02	2.98	4.33
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		101.51	213,167.22	3,770.55	3,602.90	3.02	4.33
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	190,000.00	JPMorgan		102.07	193,930.34	2,156.12	2,631.64	3.03	4.32
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		101.26	217,708.36	560.72	1,107.34	3.15	4.33
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		100.65	221,422.96	(776.82)	(232.17)	3.11	4.33
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		103.37	346,292.52	1,247.21	3,535.52	3.24	4.30
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		103.39	387,709.88	2,607.38	4,989.66	3.15	4.31
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		103.51	388,174.88	1,926.00	4,513.42	3.18	4.36
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		101.21	323,877.76	1,912.64	2,199.84	3.53	4.36

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 K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0	375,000.00	MorganSt		101.48	380,533.50	5,534.62	5,533.50	3.42	4.35
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		100.63	352,189.25	(1,084.65)	(606.76)	3.68	4.35
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		101.53	208,145.11	(952.23)	(483.14)	3.78	4.37
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		101.54	406,168.00	4,085.20	4,253.78	3.80	4.37
Security Type Sub-Total		**8,067,439.08**				**8,147,436.82**	**134,967.01**	**101,258.05**	**2.82**	**4.32**
Corporate Note										
BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5	134,000.00	Citigrou	10/13/25	98.39	131,838.58	(826.78)	(2,024.75)	0.45	4.54
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	98.02	455,790.67	(14,366.18)	(10,582.99)	1.13	4.13
PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	TD Secur		100.87	277,397.45	1,267.20	1,948.07	1.14	4.31
BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	Citigrou	07/17/26	101.26	303,775.50	6,301.50	4,864.12	1.09	4.43
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	96.59	48,296.85	(1,618.15)	(1,675.43)	1.56	4.17
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	96.59	226,995.20	(7,861.45)	(7,957.87)	1.56	4.17
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	380,000.00	JPMorgan	12/24/26	96.42	366,377.38	(14,846.22)	(14,012.70)	1.58	4.34
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	96.81	387,228.80	17,988.80	(351.28)	1.59	4.16
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	WellsFar	05/21/26	100.68	402,723.60	207.60	269.70	0.95	4.92
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	97.03	378,415.44	10,415.34	(723.18)	2.12	4.18
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	98.52	236,451.12	3,281.52	1,775.62	1.60	4.85

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.82	142,548.98	1,615.18	1,920.57	1.79	4.79
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	560,000.00	JPMorgan	04/10/28	100.04	560,207.20	(817.60)	(391.28)	2.71	4.00
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		102.03	127,533.75	2,720.00	2,649.95	2.82	4.25
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		102.03	153,040.50	1,003.50	1,767.52	2.82	4.25
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	104.01	379,649.27	14,649.27	14,649.27	2.94	4.51
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	104.01	431,656.02	8,629.92	10,464.66	2.94	4.51
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	Citigrou	01/24/28	100.95	287,710.92	(446.88)	(273.82)	2.43	4.75
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	101.52	35,531.44	594.79	580.63	3.38	4.25
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	101.52	281,205.97	5,491.25	5,219.56	3.38	4.25
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	Citigrou	03/01/29	95.29	285,881.40	10,286.40	6,120.79	3.61	4.25
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	100.93	186,715.32	2,002.07	1,955.84	3.65	4.28
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		100.15	50,073.15	174.65	159.67	3.73	4.54
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		100.15	115,168.25	300.50	280.59	3.73	4.54
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		100.15	130,190.19	724.49	645.52	3.73	4.54
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	MorganSt	07/14/29	99.76	64,843.61	(14.04)	(35.01)	3.75	4.28
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	99.76	229,446.62	(889.18)	(840.53)	3.75	4.28
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	100.94	90,848.88	1,000.08	991.34	4.10	4.38

pfm asset management

Managed Account Fair Market Value & Analytics

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	BOFAML	04/22/29	103.17	464,245.65	246.15	541.35	3.47	4.85
Security Type Sub-Total		**7,236,000.00**				**7,231,787.71**	**47,213.73**	**17,935.93**	**2.35**	**4.40**
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		101.22	364,385.16	4,385.16	4,385.16	1.07	3.96
Security Type Sub-Total		**360,000.00**				**364,385.16**	**4,385.16**	**4,385.16**	**1.07**	**3.96**
Bank Note										
WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	JPMorgan	07/07/26	101.09	561,032.30	6,792.65	6,336.44	1.06	4.49
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	101.77	376,537.90	5,757.20	6,042.04	1.88	4.78
Security Type Sub-Total		**925,000.00**				**937,570.20**	**12,549.85**	**12,378.48**	**1.39**	**4.61**
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	223,815.55	BOFAML		100.61	225,183.28	1,413.89	1,395.64	0.73	4.63
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	75,000.00	BNPPSA		100.51	75,382.95	399.91	393.40	0.79	4.57
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	75,000.00	JPMorgan		101.09	75,821.18	829.26	826.68	1.03	4.56
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	260,026.23	JPMorgan		100.70	261,846.93	1,836.82	1,831.08	0.81	4.73
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		100.97	302,909.70	2,992.86	2,966.75	1.23	4.44
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		101.05	313,244.46	3,258.32	3,253.81	1.23	4.45
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	105,000.00	BNPPSA		101.15	106,202.99	1,216.80	1,212.67	0.98	4.45

pfm asset management

Managed Account Fair Market Value & Analytics

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Asset-Backed Security										
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		100.92	136,237.68	1,255.81	1,250.51	1.38	4.39
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	35,000.00	Barclays		100.46	35,161.42	168.46	166.66	1.00	4.46
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9	330,000.00	JPMorgan		100.48	331,583.67	1,633.93	1,621.06	1.54	4.35
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		100.67	286,916.06	1,924.84	1,923.84	1.97	4.29
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		99.96	244,892.45	(71.41)	(73.44)	1.97	4.40
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	Barclays		100.06	150,092.85	101.44	100.74	2.21	4.37
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	TD Secur		100.08	65,053.37	62.94	62.79	2.16	4.39
Security Type Sub-Total		**2,593,841.78**				**2,610,528.99**	**17,023.87**	**16,932.19**	**1.39**	**4.46**
Managed Account Sub-Total		**40,772,280.86**				**40,494,209.97**	**509,458.72**	**31,673.19**	**2.46**	**4.20**
Securities Sub-Total		**$40,772,280.86**				**$40,494,209.97**	**$509,458.72**	**$31,673.19**	**2.46**	**4.20%**
Accrued Interest						**$236,835.99**				
Total Investments						**$40,731,045.96**				

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY										
05/06/25	05/14/25	GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	(64,990.43)	0.00	(64,990.43)			
05/21/25	05/22/25	GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	(402,516.00)	(60.16)	(402,576.16)			
Transaction Type Sub-Total				**465,000.00**	**(467,506.43)**	**(60.16)**	**(467,566.59)**			
INTEREST										
05/01/25	05/01/25	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	73.38	73.38			
05/01/25	05/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,352.92	1,352.92			
05/01/25	05/25/25	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
05/01/25	05/25/25	FHMS K522 A2 DTD 06/01/2024 4.803% 05/01/2029	3137HDJJ0		0.00	1,500.94	1,500.94			
05/01/25	05/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6		0.00	1,248.19	1,248.19			
05/01/25	05/25/25	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
05/01/25	05/25/25	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
05/01/25	05/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	724.42	724.42			
05/01/25	05/25/25	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
05/01/25	05/25/25	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	791.67	791.67			
05/01/25	05/25/25	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
05/01/25	05/25/25	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
05/01/25	05/25/25	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
05/01/25	05/25/25	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
05/01/25	05/25/25	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
05/01/25	05/25/25	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
05/01/25	05/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	858.65	858.65			
05/01/25	05/25/25	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			
05/01/25	05/25/25	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
05/01/25	05/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,177.81	1,177.81			
05/01/25	05/25/25	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
05/01/25	05/25/25	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
05/01/25	05/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	714.67	714.67			
05/01/25	05/25/25	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
05/01/25	05/25/25	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
05/01/25	05/25/25	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
05/01/25	05/25/25	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74		0.00	1,501.00	1,501.00			
05/01/25	05/25/25	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			
05/10/25	05/10/25	APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3		0.00	11,200.00	11,200.00			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
INTEREST										
05/13/25	05/13/25	BRISTOL-MYERS SQUIBB CO (CALLABLE) DTD 11/13/2020 0.750% 11/13/2025	110122DN5		0.00	502.50	502.50			
05/15/25	05/15/25	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	484.75	484.75			
05/15/25	05/15/25	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	346.25	346.25			
05/15/25	05/15/25	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/16/2029	161571HV9		0.00	1,265.00	1,265.00			
05/15/25	05/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	1,221.21	1,221.21			
05/15/25	05/15/25	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	322.50	322.50			
05/15/25	05/15/25	UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7		0.00	551.88	551.88			
05/15/25	05/15/25	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
05/15/25	05/15/25	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	271.25	271.25			
05/15/25	05/15/25	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	882.00	882.00			
05/15/25	05/15/25	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
05/15/25	05/15/25	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
05/16/25	05/16/25	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	141.46	141.46			
05/18/25	05/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	1,082.00	1,082.00			
05/21/25	05/21/25	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,085.38	1,085.38			
05/22/25	05/22/25	GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6		0.00	4,875.00	4,875.00			

Managed Account Security Transactions & Interest

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type / Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
05/26/25	05/26/25	MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9		0.00	10,182.40	10,182.40			
05/31/25	05/31/25	US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6		0.00	6,084.38	6,084.38			
05/31/25	05/31/25	US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7		0.00	26,775.00	26,775.00			
05/31/25	05/31/25	US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9		0.00	11,140.63	11,140.63			
05/31/25	05/31/25	US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6		0.00	4,293.75	4,293.75			
Transaction Type Sub-Total					**0.00**	**116,962.60**	**116,962.60**			
MATURITY										
05/15/25	05/15/25	UNIV OF CALIFORNIA-BG (CALLABLE) DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	125,000.00	125,000.00	0.00	125,000.00	(452.50)	0.00	
05/22/25	05/22/25	GOLDMAN SACHS GROUP INC (CALLABLE) DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	260,000.00	260,000.00	0.00	260,000.00	(29,486.60)	0.00	
Transaction Type Sub-Total				**385,000.00**	**385,000.00**	**0.00**	**385,000.00**	**(29,939.10)**	**0.00**	
PAYDOWNS										
05/01/25	05/25/25	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	549.83	549.83	0.00	549.83	16.92	7.57	
05/01/25	05/25/25	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	562.38	562.38	0.00	562.38	0.01	0.01	
05/01/25	05/25/25	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	177.40	177.40	0.00	177.40	2.65	1.81	
05/01/25	05/25/25	FNA 2023-M6 A2 DTD 07/01/2023 4.182% 07/01/2028	3136BQDE6	2.14	2.14	0.00	2.14	0.04	0.03	
05/01/25	05/25/25	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	1,894.61	1,894.61	0.00	1,894.61	29.73	20.55	

pfm asset management

Managed Account Security Transactions & Interest

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

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type					Principal	Accrued		Realized G/L	Realized G/L	Sale
Trade	Settle	Security Description	CUSIP	Par	Proceeds	Interest	Total	Cost	Amort Cost	Method
PAYDOWNS										
05/01/25	05/25/25	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	299.11	299.11	0.00	299.11	0.00	0.00	
05/15/25	05/15/25	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	4,973.77	4,973.77	0.00	4,973.77	0.31	0.20	
05/18/25	05/18/25	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	16,184.45	16,184.45	0.00	16,184.45	3.33	2.04	
Transaction Type Sub-Total				**24,643.69**	**24,643.69**	**0.00**	**24,643.69**	**52.99**	**32.21**	
SELL										
05/12/25	05/14/25	US TREASURY N/B DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	30,000.00	29,293.36	41.64	29,335.00	4.69	(611.60)	FIFO
Transaction Type Sub-Total				**30,000.00**	**29,293.36**	**41.64**	**29,335.00**	**4.69**	**(611.60)**	
Managed Account Sub-Total					**(28,569.38)**	**116,944.08**	**88,374.70**	**(29,881.42)**	**(579.39)**	
Total Security Transactions					**($28,569.38)**	**$116,944.08**	**$88,374.70**	**($29,881.42)**	**($579.39)**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.3
June 25, 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 6.25.25

CITY OF EASTVALE

Major Projects Summary

June 25, 2025

City of Eastvale Planning Division

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Contents

IN-PROCESS/REVIEW **2**

Sumner Place Residential Development (MAP ID: SMNR) *2*
Cherry Tree Residential *3*
Eastvale Care Facility (Selby) *4*
Oasis Residential *5*
New Restaurant Shell *6*
Wireless Facility – 7250 Cobble Creek *7*

APPROVED/ ENTITLED **8**

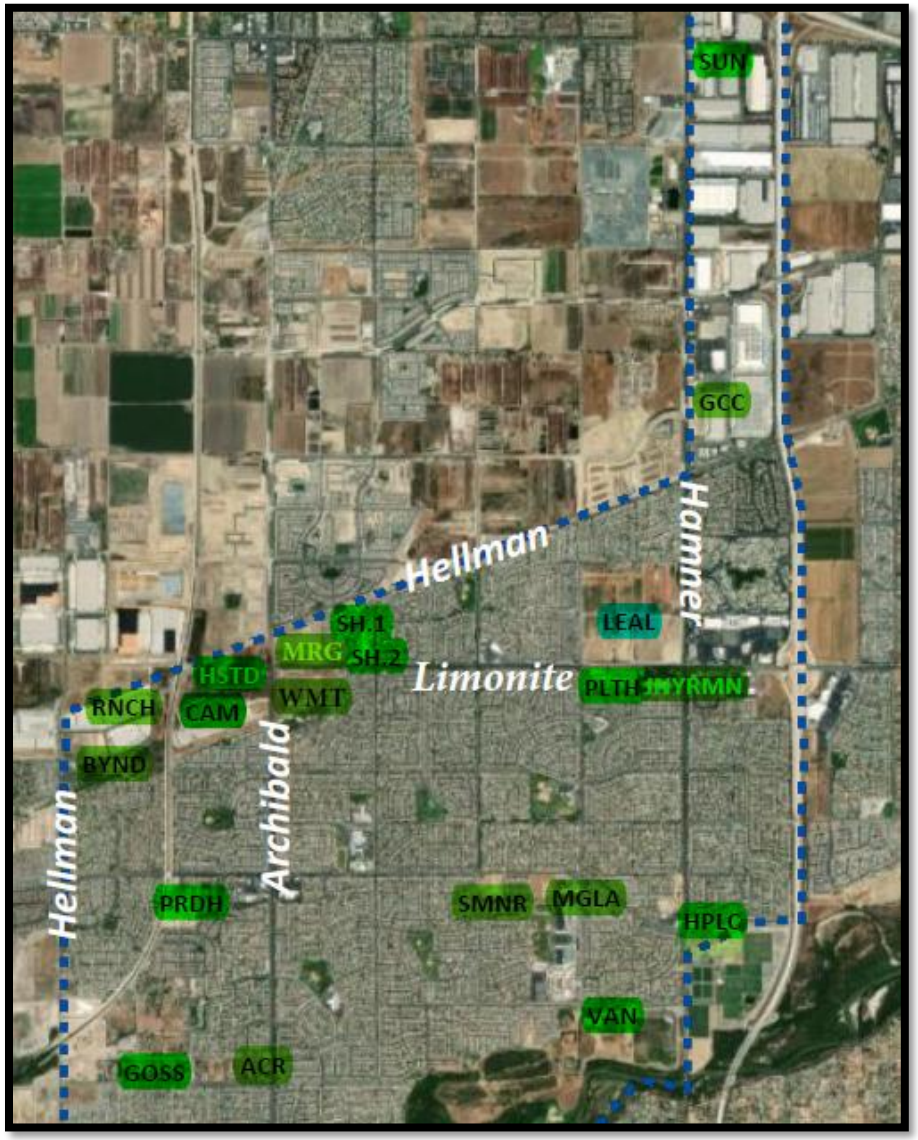
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1) *8*
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2) *9*
Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3) *10*
Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4) *11*
Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5) *12*
Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6) *13*
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7) *14*
New Home Recreation Center *15*
New Home TTM 38595 Phase B *16*
New Home Off-site *17*
Leal Ranch Residential PA-9 ..... *18*
Leal Ranch Residential PA-11A *19*
Leal Ranch Residential PA-11B *20*
Leal Ranch Residential PA-11C *21*
Leal Ranch Residential PA-4 Quarterra Phase II *22*
Warmington Residential *23*
Goodman Commerce Center (MAP ID: GCC) *24*
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13) *25*
GCC Planning Area 4 DR and TPM (MAP ID: GCC.15) *26*
Hamner Place Pad-2 (MAP ID: HPLC.4) *27*
The Ranch (MAP ID: RNCH) *28*
Beyond Food Mart at The Ranch (MAP ID: RNCH.5) *29*

THE RANCH TPM NO. 38114 (MAP ID: RNCH.6) *30*
Hotel Suites (HPLC.1) *31*
Hamner Place Retail Suites D.R (HPLC.3) *32*
The Merge (MAP ID: MRG) *33*
WALMART (MAP ID: WMT) *34*
MISTER CARWASH (MAP ID: WMT) *35*
MCDONANLDS (MAP ID: WMT) *36*
BETTER BUZZ (MAP ID: WMT) *37*
DUNKIN DONUTS AND CARWASH DR AND CUP (MAP ID: DUNK) *38*
ARCHIBALD AND CHANDLER RETAIL (MAP ID: ACR) *39*
MAGNOLIA RANCH *40*
ST. OSCAR ROMERO MODULAR BUILDINGS *41*

FUTURE **42**

THE LEAL PLAN (MAP ID: LEAL) *42*

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900



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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

Project:	Sumner Place Residential Development
Project No.	PLN25-20005_GPA001_DR001_COZ001_ TTM
Project Location:	Southeast corner of Sumner Ave. and Schleisman Rd.; (Assessor Parcel Number: 152-040-01)
Project Description:	**General Plan Amendment** to change the land use designation from Commercial Retail (CR 0.20-0.35 FAR) to Multi-Family-Low-Moderate (MF-LM 20.1-40 du/acre). **Change of Zone** to change the zone from Heavy Agriculture (A-2) to General Residential (R-3). **Major Development Review** for the development of a for-sale town home residential project consisting of 159-units on 7.5 acres. **Tentative Tract Map** for condominium purposes.
Planner:	Allen Lim

Notes:

- Received application on 1.30.25

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Cherry Tree Residential

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

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24
- On 3.3.25 the applicant resubmitted for plan review.
- A second incomplete letter was sent to the applicant on 3.27.25
- On 5.12.25 the applicant resubmitted for plan review.

Project Map:

Current Status:

- The project has been deemed complete and is scheduled to be presented to the Planning Commission on the date of June 18, 2025.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Oasis Residential

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

Notes:

- Received application on 3.19.25
- On 4.17.25 the applicant received an incomplete letter.

Project Map:

Current Status:

- On 5.20.25 the applicant resubmitted the project to the Planning Division and is currently under review.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

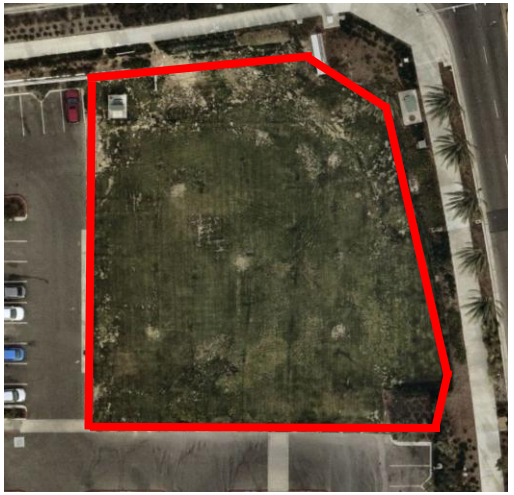
New Restaurant Shell

Project:	Commercial Restaurant Building
Project No.	PLN25-20031 DR003
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.
Project Description:	**Major Development Review** for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.23.25

Project Map:



Current Status:

- On May 20, 2025 an incomplete letter was sent out to the applicant and currently awaiting resubmittal.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Wireless Facility – 7250 Cobble Creek

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Approved/ Entitled

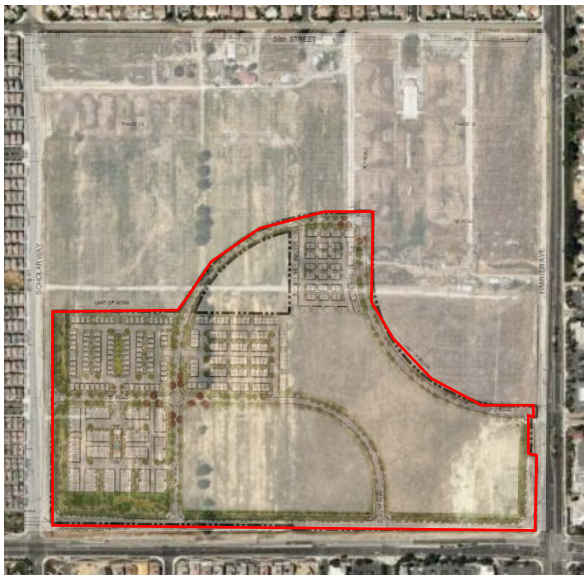
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

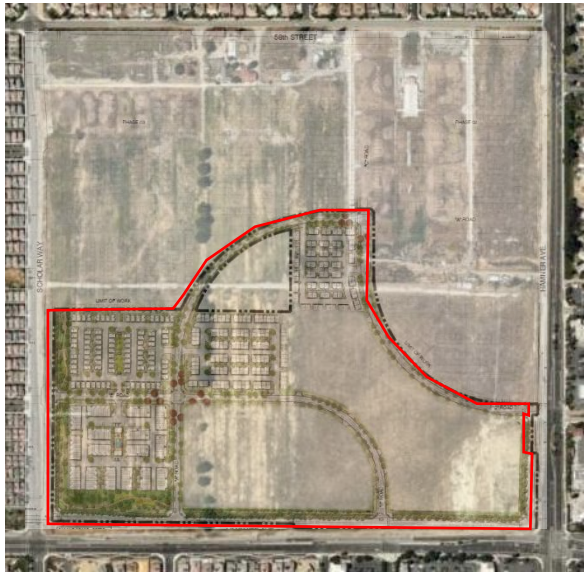
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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 58th 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 document have been submitted with the Building Division and are currently under review.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

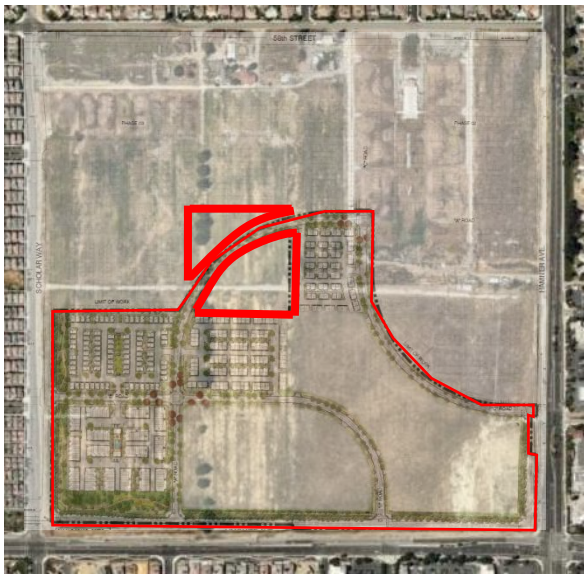
New Home Recreation Center

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

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.

Project Map:



Current Status:

- Construction documents have been submitted for review with the Building Division and Public Works Department.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

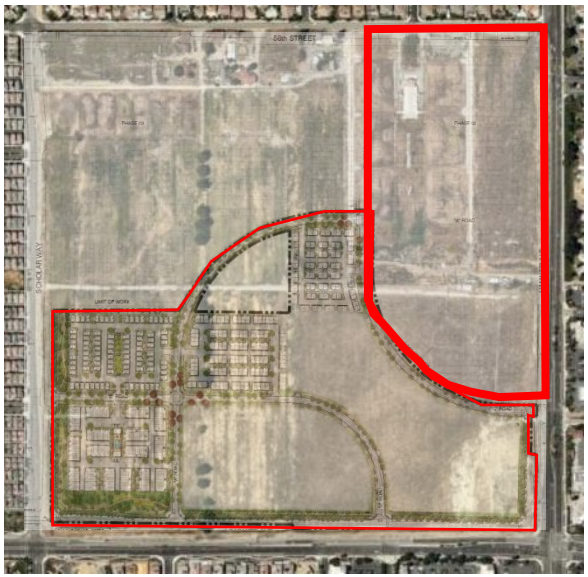
New Home TTM 38595 Phase B

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

Notes:

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

Project Map:



Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

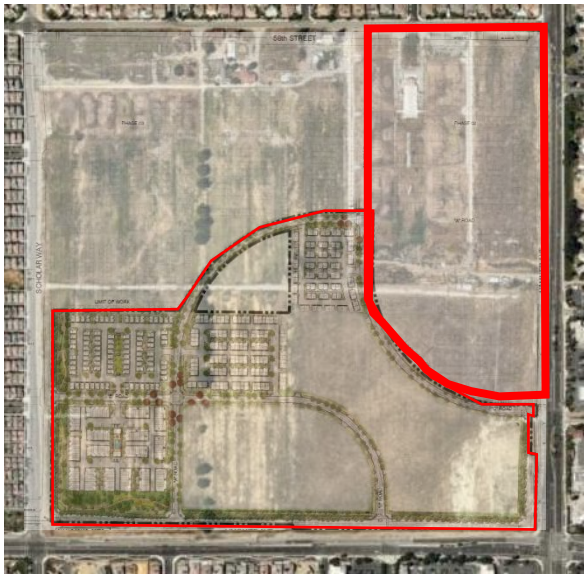
New Home Off-site

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

Notes:

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

Project Map:



Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

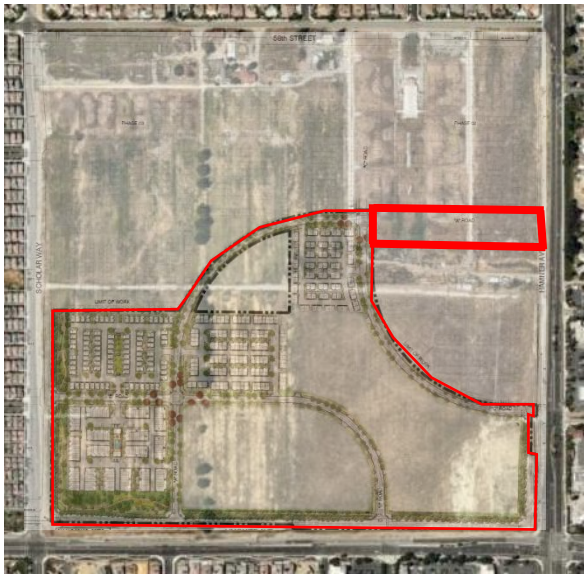
Leal Ranch Residential PA-9

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

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

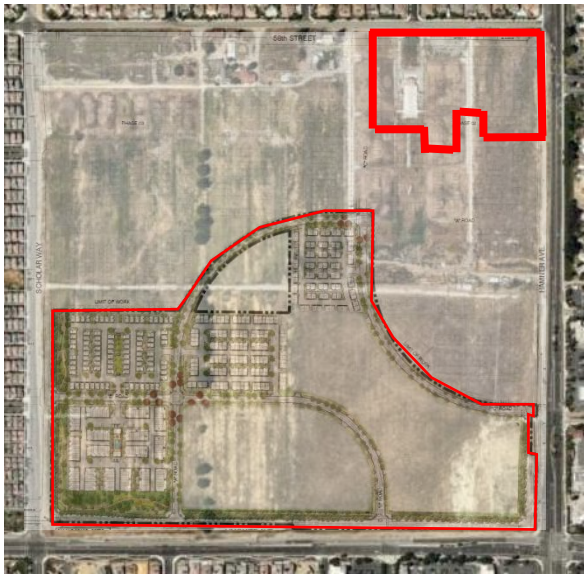
Leal Ranch Residential PA-11A

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

Notes:

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

Project Map:



Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

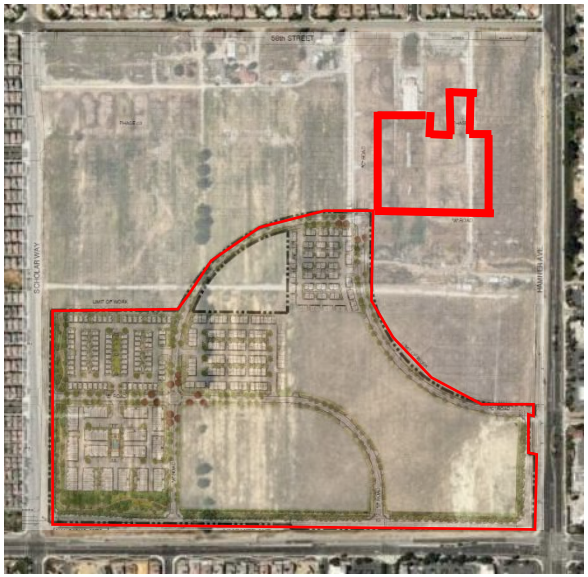
Leal Ranch Residential PA-11B

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

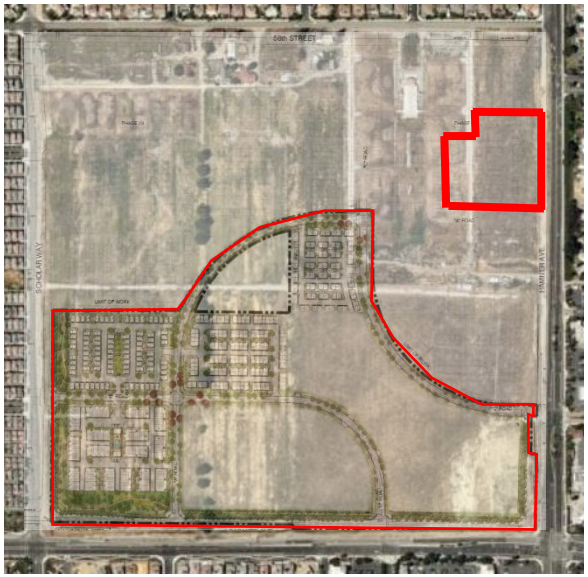
Leal Ranch Residential PA-11C

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

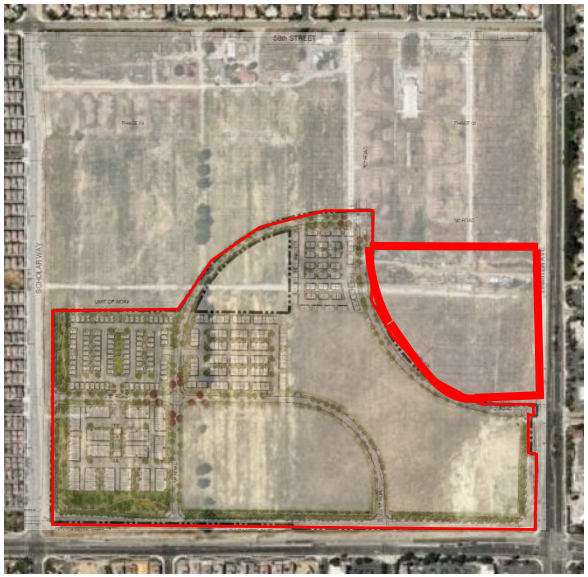
Leal Ranch Residential PA-4 Quarterra Phase II

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

Notes:

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

Project Map:



Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Warmington Residential

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

- The Shell for pad 2 received approved building plans and grading plans and is currently under construction.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

- The Building is currently operational.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

The Merge (MAP ID: MRG)

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

Notes:

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

Project Map:

Current Status:

- The Merge Industrial and Retail have completed construction.
- Pad 2 is currently under Tenant Improvements with the Building Division.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Mister Carwash (MAP ID: WMT)

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

McDonanlds (MAP ID: WMT)

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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.
3. Highlighted Text =Updated Information

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

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 Commissio**n**.
- 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.

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

Magnolia Ranch

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

St. Oscar Romero Modular Buildings

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

Notes:

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

Project Map:

Current Status:

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

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

Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.4
June 25, 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

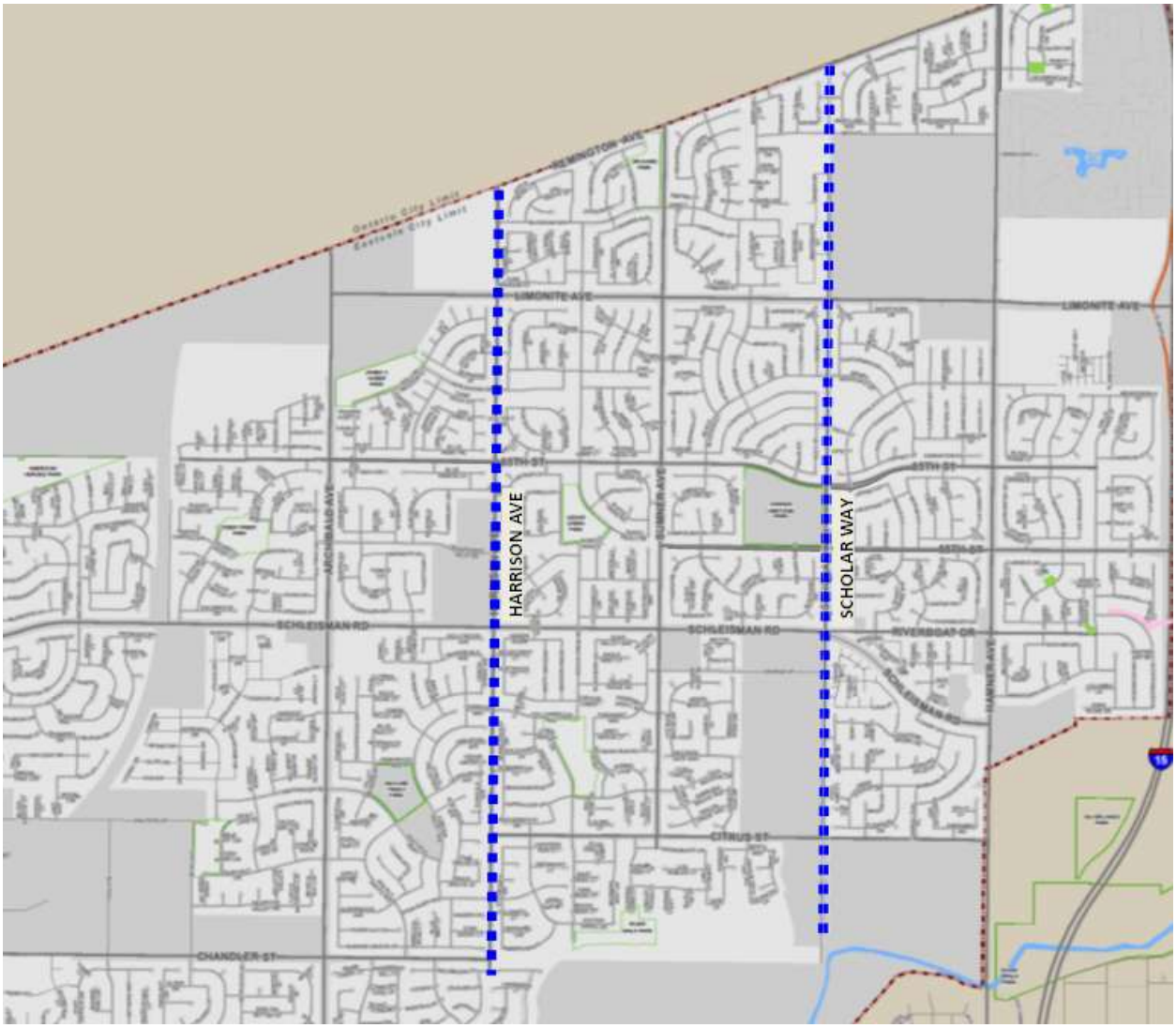
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**Bidding:** project was advertised for bid to prequalified General Contractors on 4/10/2025.
PROJECT SCHEDULE:	Bid Opening: May 2025. Construction Award: 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.

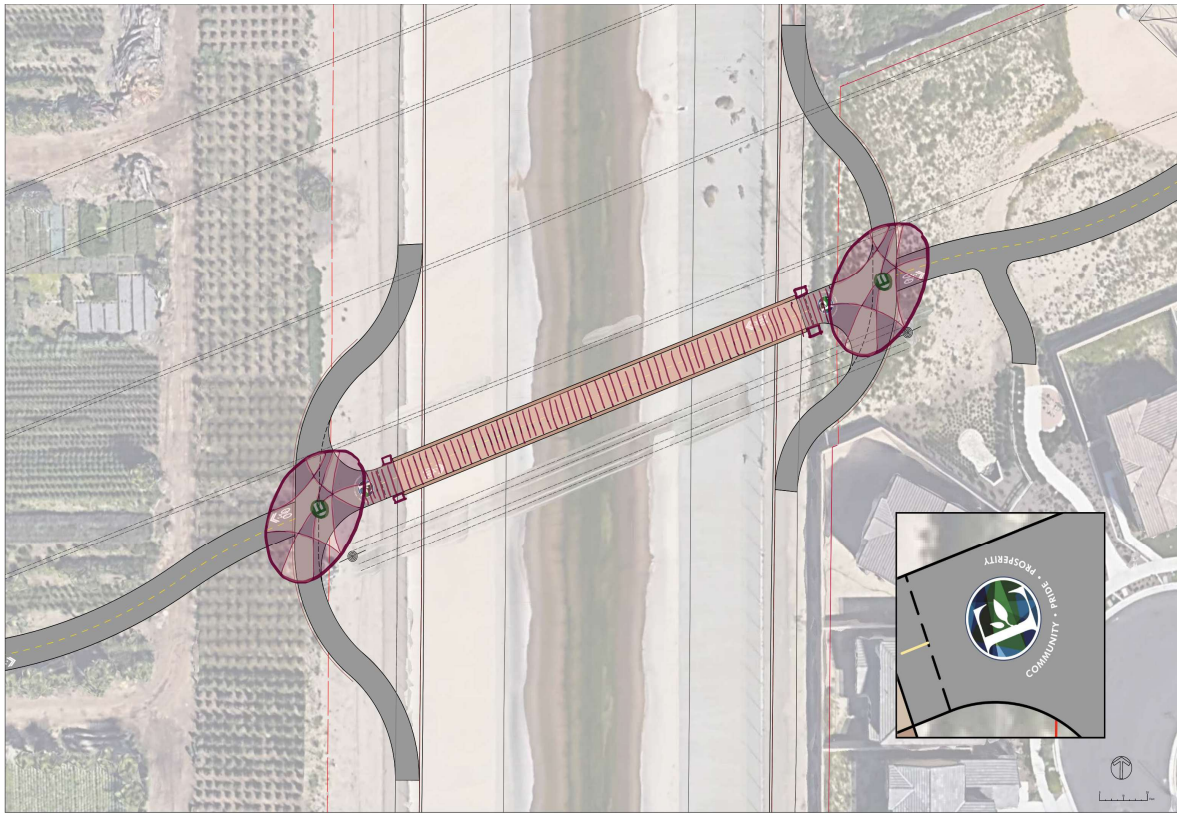
PROJECT MAP:



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

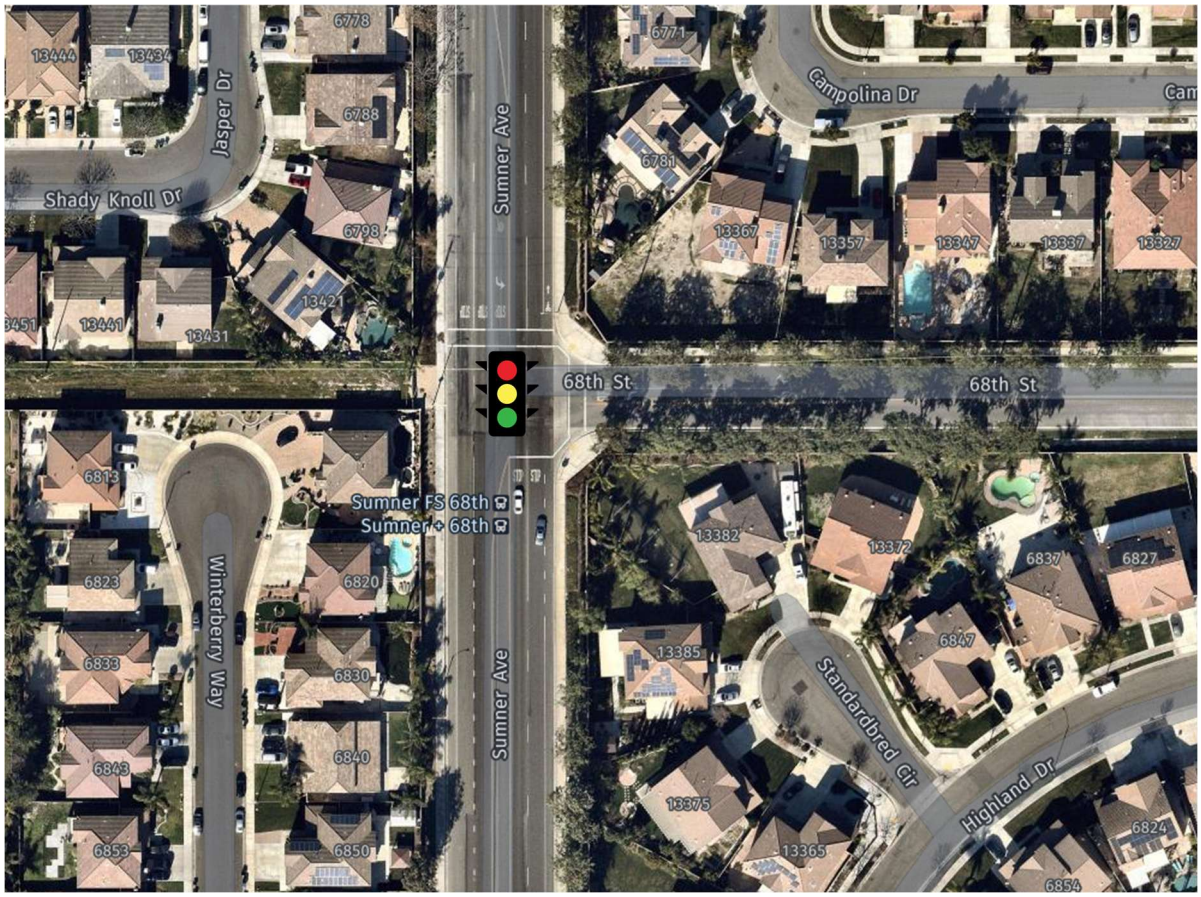
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams 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:** The punchlist for Phase 1 has been issued. Phase 2 was advertised on 3/19/2025, with a due date of 4/10/2025.
PROJECT SCHEDULE:	The construction contract for Phase 2 will be awarded in May 2025.

PROJECT IMAGE:

EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Improvement at Sumner Ave and 68th St
PROJECT DESCRIPTION:	Project will design and install traffic signals at the intersection of Sumner Ave and 68th Street.
PROJECT STATUS:	**In Design – Engineering:** This project has been selected for HSIP Cycle 12 funding. A funding allocation request will be submitted for the PE phase to begin the RFP process for selecting a design consultant.
PROJECT SCHEDULE:	The PE phase must be allocated by 12/31/2025.

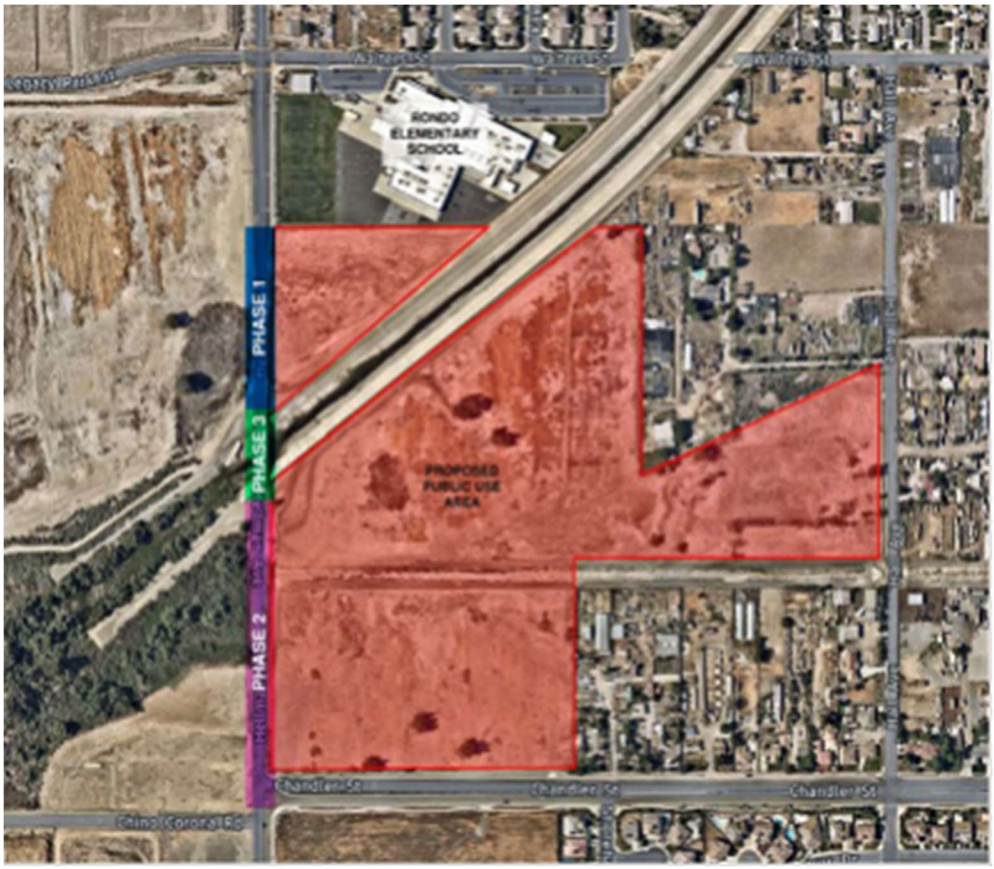
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Hellman Avenue Street Widening and Walters Pedestrian Bridge
PROJECT DESCRIPTION:	The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.
PROJECT STATUS:	**In Feasibility Study:** This project is receiving TUMF funding.
PROJECT SCHEDULE:	Construction for Phase 1 is tentatively scheduled for FY 2026-27, with Phase 2 planned for FY 2027-2028.

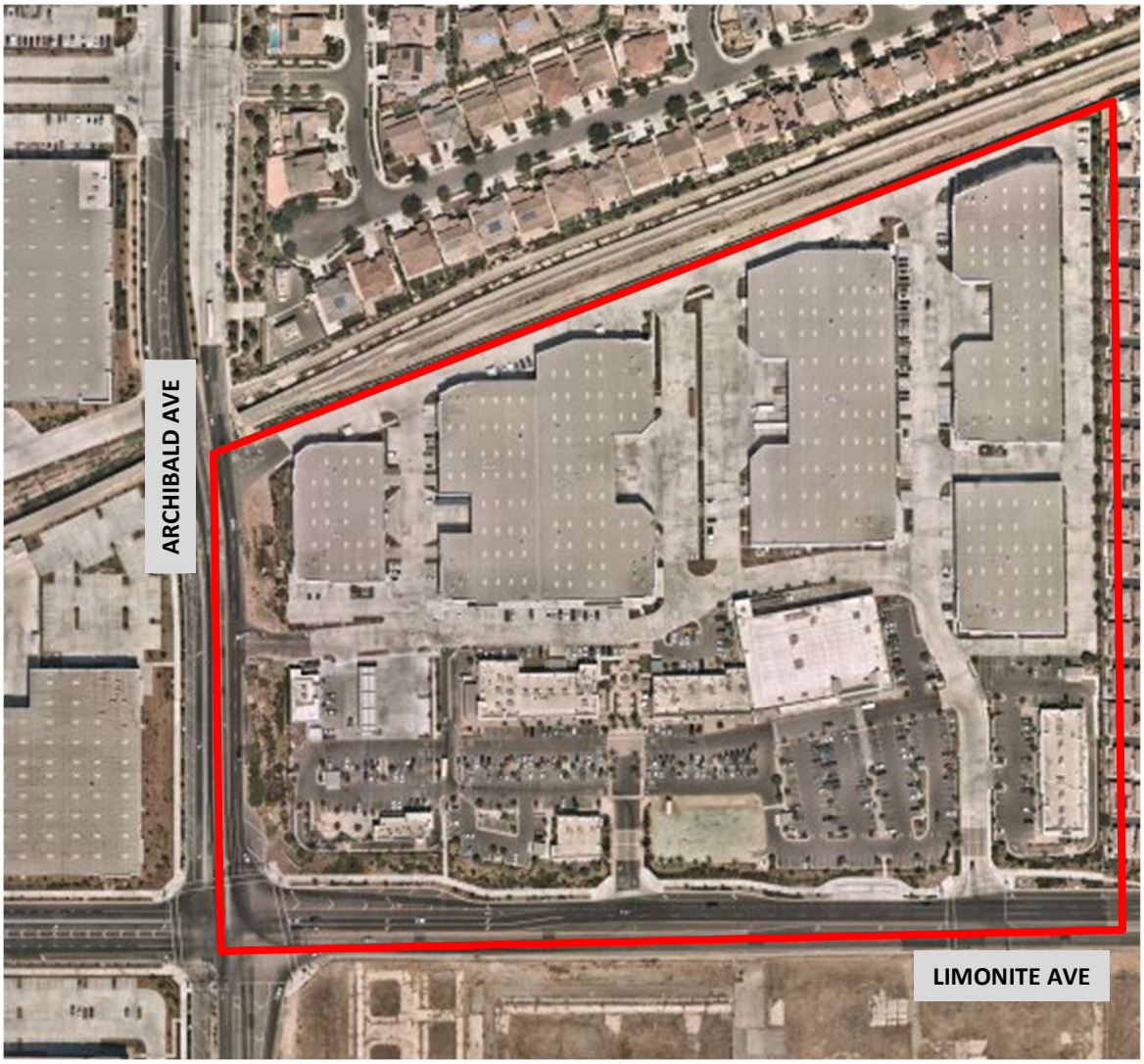
PROJECT IMAGE:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	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. Formation of CFD ongoing

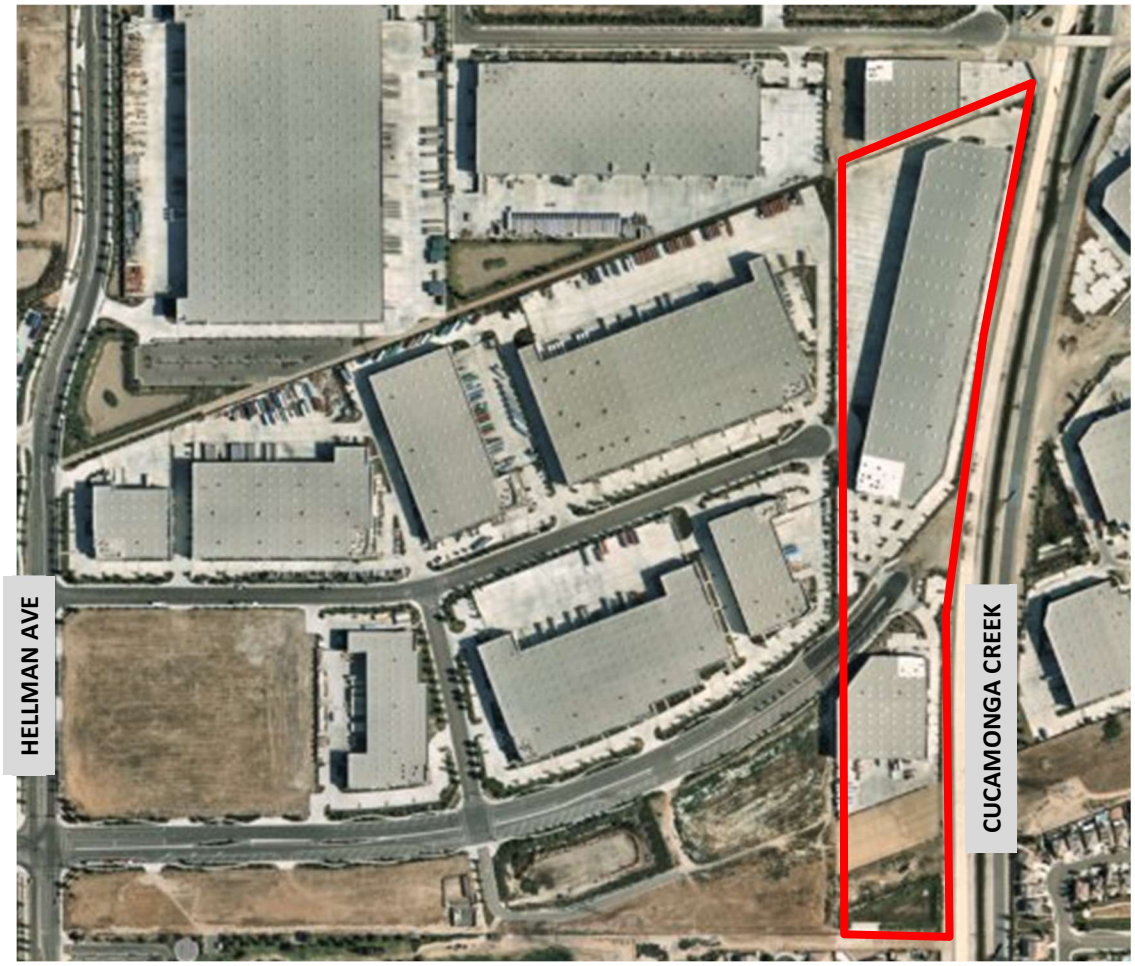
PROJECT MAP:



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. Formation of CFD ongoing.

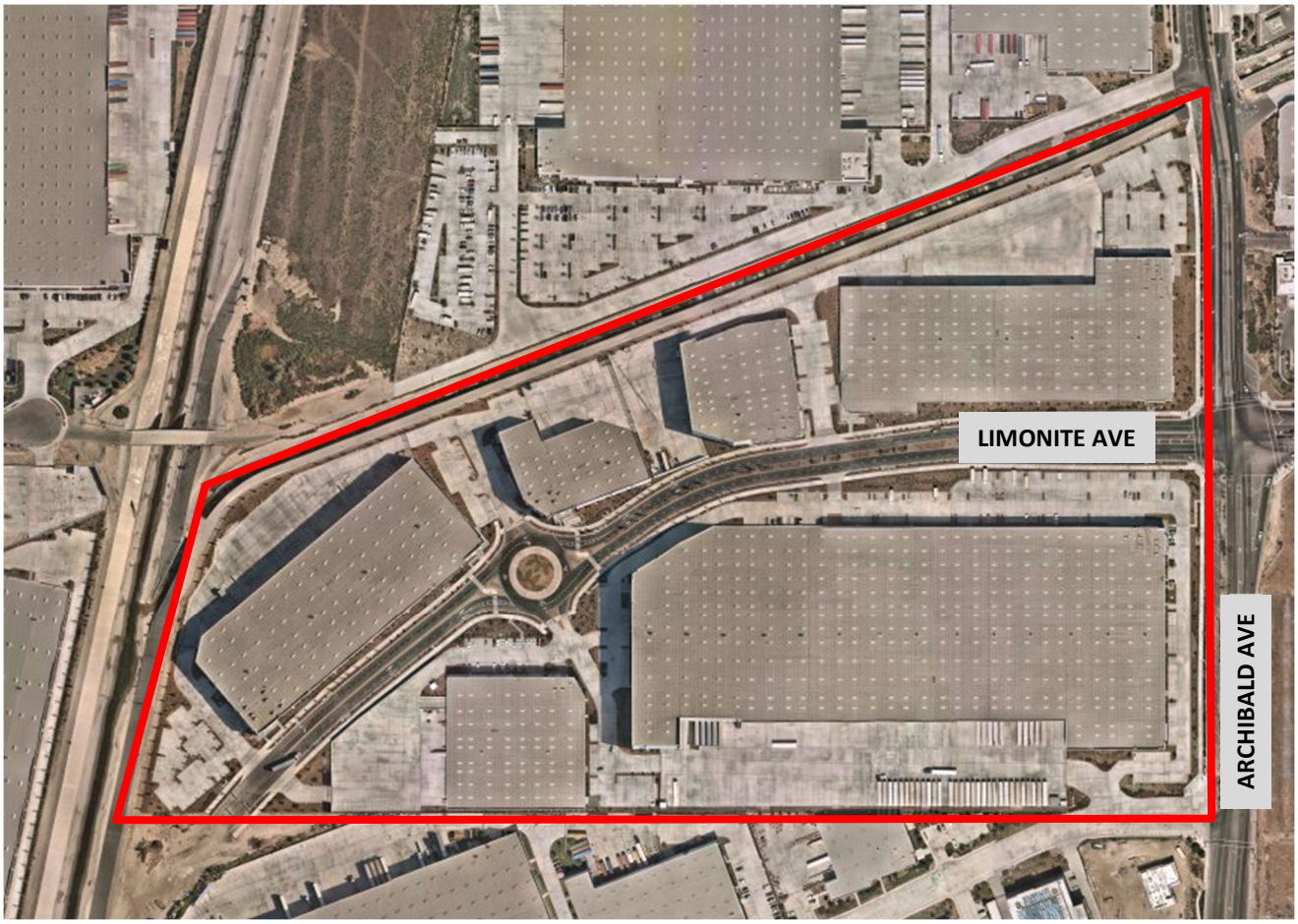
PROJECT MAP:



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. Formation of CFD ongoing.

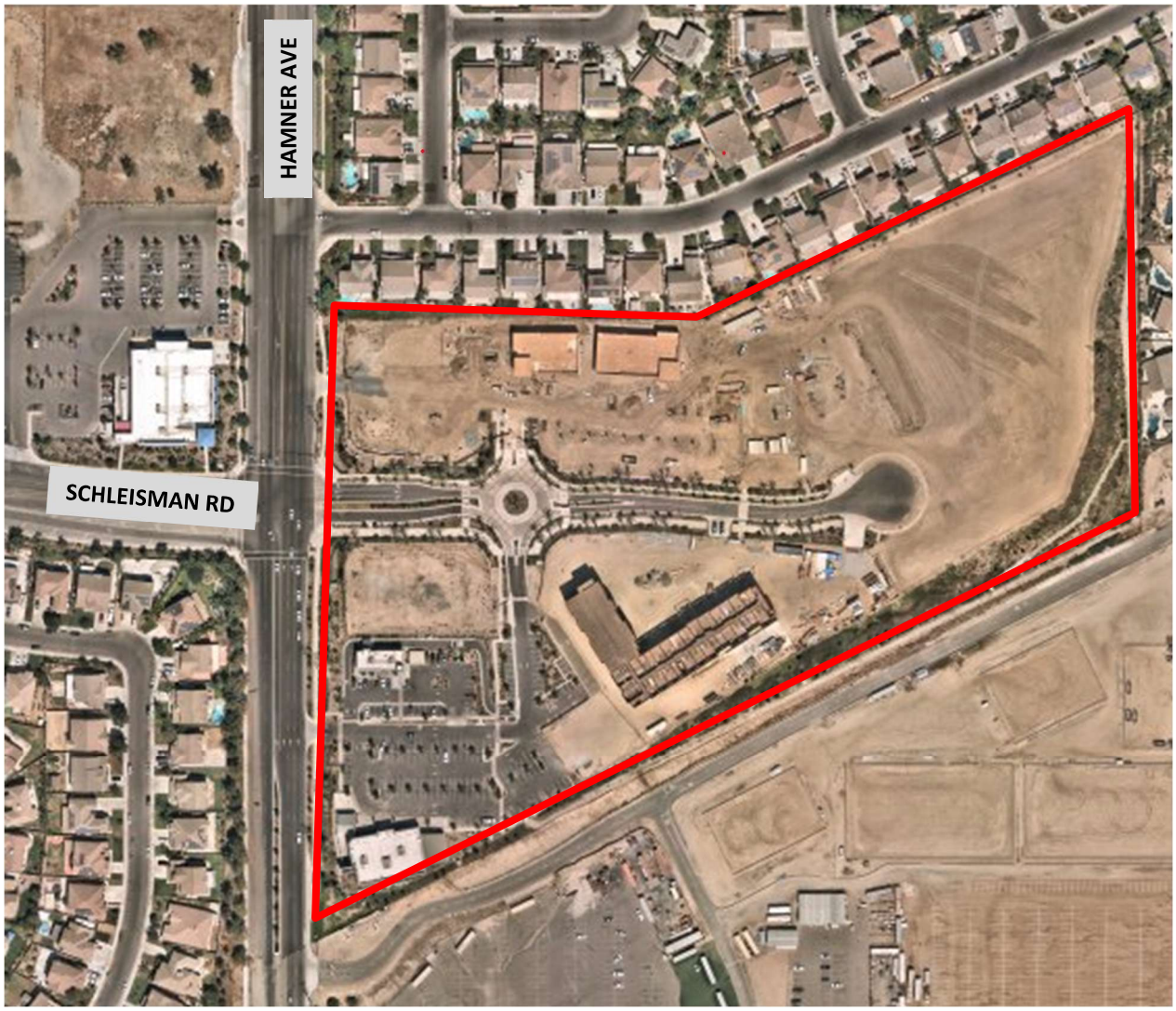
PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

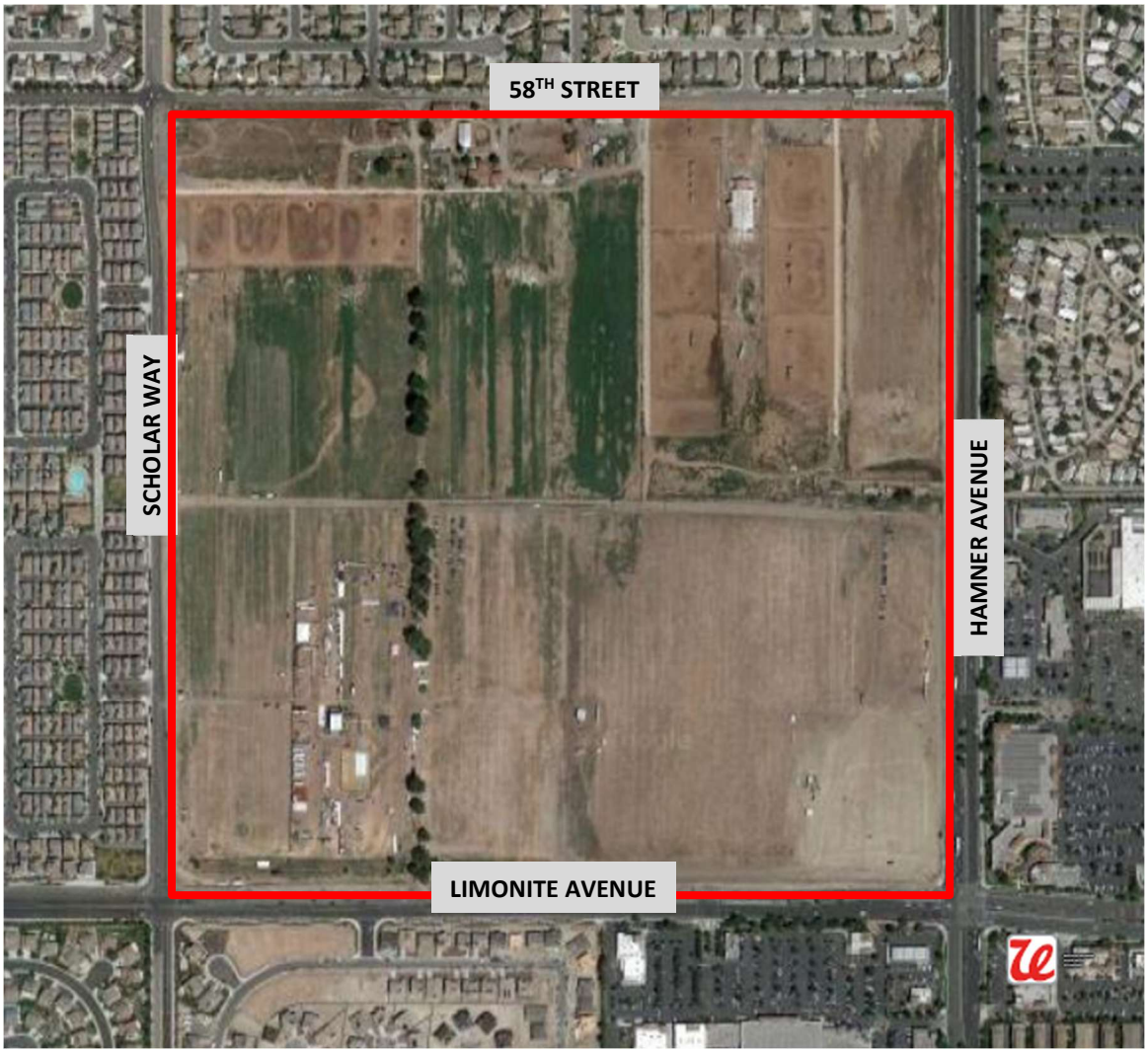
PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Ranch (Parcel 14)
PROJECT NUMBER:	PW20-10007
PROJECT LOCATION:	East of Limonite Avenue west of the Cucamonga Creek
PROJECT DESCRIPTION:	Improvements include the development of 61,000 square foot industrial building. Formation of CFD ongoing.
PROJECT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



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Walmart
PROJECT NUMBER:	PW23-10004
PROJECT LOCATION:	Southeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	177,000 square foot retail center on 23.3 acres
PROJECT STATUS:	Developer has obtained precise grading, street, sewer and water, and building permits.

PROJECT MAP:

PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.5
June 25, 2025

City of Eastvale Crime Statistics – April 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 April 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 receival of a monthly crime statistics report.

On July 26, 2017, the City Council approved the receival 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 April 2025

CITY OF EASTVALE

Crime Data & Statistics

90-Day / Year-Over-Year

TOTAL PART I CRIMES | 90-Day / Year-Over-Year								
PART I CRIMES	**FEB 2024**	**FEB 2025**	**MAR 2024**	**MAR 2025**	**APR 2024**	**APR 2025**	**YTD-2024**	**YTD-2025**
Homicide	0	0	0	0	0	0	0	0
Arson	0	0	0	1	0	0	1	1
Aggravated Assault	21	11	20	19	18	23	160	64
Burglary	11	2	13	7	7	8	120	35
Larceny Theft	105	54	92	63	80	64	1,000	226
Rape	0	0	2	1	0	0	14	3
Robbery	5	4	3	2	3	2	24	8
Vehicle Theft	9	5	12	9	12	4	129	24
Total Part I Crimes	**151**	**76**	**142**	**102**	**120**	**101**	**1,448**	**361**

TOTAL VIOLENT CRIMES | 90-Day / Year-Over-Year								
PART I CRIME	**FEB 2024**	**FEB 2025**	**MAR 2024**	**MAR 2025**	**APR 2024**	**APR 2025**	**YTD-2024**	**YTD-2025**
Homicide	0	0	0	0	0	0	0	0
Rape	0	0	2	1	0	0	14	3
Robbery	5	4	3	2	3	2	24	8
Aggravated Assault	21	11	20	19	18	23	160	64
Arson	0	0	0	1	0	0	1	1
Total Violent Crimes	**26**	**15**	**25**	**23**	**21**	**25**	**199**	**76**

TOTAL PROPERTY CRIMES | 90-Day / Year-Over-Year								
PROPERTY CRIMES	**FEB 2024**	**FEB 2025**	**MAR 2024**	**MAR 2025**	**APR 2024**	**APR 2025**	**YTD-2024**	**YTD-2025**
Burglary	11	2	13	7	7	8	120	35
Vehicle Theft	9	5	12	9	12	4	129	24
Larceny Theft	105	54	92	63	80	64	1,000	226
Total Property Crimes	**125**	**61**	**117**	**79**	**99**	**76**	**1,336**	**285**

CALLS FOR SERVICE 90-Day / Year-Over-Year								
CALL NATURE	**FEB 2024**	**FEB 2025**	**MAR 2024**	**MAR 2025**	**APR 2024**	**APR 2025**	**YTD-2024**	**YTD-2025**
Mail Theft	11	9	14	8	3	12	87	36
Total Calls	**2,041**	**2,094**	**2,384**	**2,138**	**2,401**	**2,271**	**27,037**	**8,484**

TOTAL ARRESTS								
CHARGE LEVEL	**FEB 2024**	**FEB 2025**	**MAR 2024**	**MAR 2025**	**APR 2024**	**APR 2025**	**YTD-2024**	**YTD-2025**
Felony Arrests	11	4	12	16	10	17	**133**	**48**
Misdemeanor Arrests	22	21	29	25	22	24	**366**	**102**
Total Arrests	**33**	**25**	**41**	**41**	**32**	**41**	**499**	**150**

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	0	0									**0**
Arson	0	0	1	0									**1**
Aggravated Assault	11	11	19	23									**64**
Burglary	18	2	7	8									**35**
Larceny Theft	45	54	63	64									**226**
Rape	2	0	1	0									**3**
Robbery	0	4	2	2									**8**
Vehicle Theft	6	5	9	4									**24**
Total Crime	**82**	**76**	**102**	**101**									**361**

TOTAL VIOLENT CRIMES													
PART I CRIME	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Homicide	0	0	0	0									**0**
Rape	2	0	1	0									**3**
Robbery	0	4	2	2									**8**
Aggravated Assault	11	11	19	23									**64**
Arson	0	0	1	0									**1**
Total Crime	**13**	**15**	**23**	**25**									**76**

TOTAL PROPERTY CRIMES													
PROPERTY CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Burglary	18	2	7	8									**35**
Vehicle Theft	6	5	9	4									**24**
Larceny Theft	45	54	63	64									**226**
Total Crime	**69**	**61**	**79**	**76**									**285**

TOTAL CALLS FOR SERVICE													
CALL NATURE	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Mail Thefts	7	9	8	12									**36**
Total Calls	**1,981**	**2,094**	**2,138**	**2,271**									**8,484**

TOTAL ARRESTS													
CHARGE LEVEL	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Felony Arrests	11	4	16	17									**48**
Misdemeanor	32	21	25	24									**102**
Total Arrests	**43**	**25**	**41**	**41**									**150**

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	38	45	53									**186**
T/C – w/ Injury	10	5	10	6									**31**
T/C – Fatality	1	0	0	0									**1**
Hit & Run – No Injury	11	5	14	16									**46**
Hit & Run – w/ Injury	0	0	0	1									**1**
Total Collisions	**72**	**48**	**69**	**76**									**265**

TOTAL TRAFFIC CITATIONS													
TRAFFIC CITATIONS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Parking	71	100	108	136									**415**
Traffic / Moving	120	270	144	298									**832**
Commercial	167	164	195	68									**594**
Total Citations	**358**	**534**	**447**	**502**									**1,841**

TRAFFIC ENFORCEMENT ACTIVITY													
TRAFFIC INCIDENTS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
DUI (Arrests/Cites)	6	7	5	2									**20**
Street Racing (VC 23103)	23	17	22	22									**84**

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.6
June 25, 2025

Approval of Renewal of Cartegraph for Public Works Asset Management Software

Prepared By:

Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)

Staff recommends that the City Council approve the renewal of Cartegraph, Public Works Asset Management Software, in the amount of $48,058.32 for FY25-26 annual subscription.

Summary

Cartegraph is an asset management software that helps municipalities efficiently inventory, manage, and maintain infrastructure assets. These include streets, traffic signals, sidewalks, street lights, curb ramps, gutters, landscaped areas, trees, irrigation systems, traffic and street signs, fleet vehicles, machinery, and equipment.

The City of Eastvale Public Works currently oversees approximately 415 miles of streets, 350 miles of sidewalks, 55 signalized intersections, 1,200 catch basins, 8,212 traffic signs, and 4,418 street lights. Staff recommends the renewal of Cartegraph to continue supporting the City's efforts to effectively manage and maintain these assets. Cartegraph streamlines workflows and supports both infrastructure planning and real-time field operations. It enables field crews to document work instantaneously, improving communication and tracking. By using Cartegraph, the City can enhance overall performance, reduce labor and repair costs, and minimize the volume of service requests from residents.

Background

The City's Strategic Plan identified the rapid aging of infrastructure and the ongoing maintenance of roadway and street assets as significant challenges. While Eastvale's infrastructure is relatively new,

the City must transition to a more data-driven asset management system to ensure efficient investment and to extend the lifespan of its infrastructure.

Cartegraph offers several key benefits, including:

- Real-time asset tracking via GIS mapping
- Detailed records of asset condition, value, and maintenance history
- Lifecycle-based budgeting and planning tools to support proactive maintenance

Since its initial deployment in 2023, Public Works has been using Cartegraph to manage an accurate inventory of City-owned infrastructure and to create and assign work orders efficiently. Staff recommends that the City Council approve the renewal of Cartegraph's annual subscription to continue supporting effective asset management and service delivery.

Cartegraph is a product provided by OpenGov. The City has an existing agreement with OpenGov. This is a new and separate purchase, but the proposal for Cartegraph incorporates the terms and conditions of the existing agreement with OpenGov by reference. A copy of that agreement is attached.

Environmental

No environmental review pursuant to CEQA is required.

Strategic Plan Action - Priority Level: N/A | Target #: 5 | Goal #: 3

Plan for landscape, roads, and street maintenance.

Fiscal Impact

The fiscal year 2025-26 operating budget includes $145,000 for Computer Hardware and Software in General Fund account number 100-320-6615.

Prior City Council/Commission Action

On June 28, 2023, the City Council approved procurement of Cartegraph for implementation and annual subscription.

Attachment(s)

Attachment 1 - Quote
Attachment 2 - Original agreement with Opengov

OpenGov

OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number:	Q-07239	**Prepared By:**	Beverly Dea
Created On:	03/28/2025	**Email:**	bdea@opengov.com
Order Form Expiration:	04/25/2025	**Contract Term:**	12 Months
Subscription Start Date:	07/01/2025		
Subscription End Date:	06/30/2026		

Customer Information:

Customer:	City of Eastvale, CA	**Contact Name:**	Yurhi Choi
Bill To/Ship To:	12363 Limonite Avenue, Suite 910 Eastvale, California 91752 United States	**Email:** **Phone:**	ychoi@eastvaleca.gov +1 9517034471

Order Details:

Billing Frequency:	Prepaid
Payment Terms:	Net 90 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Asset Management	07/01/2025	06/30/2026	$27,893.21
Facilities Domain	07/01/2025	06/30/2026	$6,438.85
Signal Domain	07/01/2025	06/30/2026	$1,854.85
Stormwater Domain	07/01/2025	06/30/2026	$3,709.83
Transportation Domain	07/01/2025	06/30/2026	$5,564.67
Walkability Domain	07/01/2025	06/30/2026	$2,596.91

Customer Billing/Service Periods:

Period:	**Total:**

07/01/2025 $48,058.32

Order Form Legal Terms:

This Order Form incorporates the OpenGov Master Services Agreement ("MSA") attached here or available at https://opengov.com/terms-of-service/master-services-agreement/.

The "Agreement" between OpenGov and the entity identified above ("Customer") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms

City of Eastvale, CA:

Signature: _____

Name: _____

Title: _____

Date: _____

OpenGov, Inc.

Signature: _____

Name: _____

Title: _____

Date: _____

OPENGOV SOFTWARE SERVICES AGREEMENT

This Software Services Agreement (this "**Agreement**") is entered into by OpenGov, Inc., a Delaware corporation with a principal place of business at 6525 Crown Blvd #41340, San Jose, CA 95160 ("**OpenGov**") and the customer listed on the signature block below ("**Customer**"), as of the date of last signature below (the "**Effective Date**"). This Agreement sets forth the terms under which Customer will be permitted to use OpenGov's hosted software services.

1. DEFINITIONS

"Customer Data" means data that is provided by Customer to OpenGov pursuant to this Agreement (for example, by email or through Customer's software systems of record). Customer Data shall not include any confidential personally identifiable information.

"Documentation" means the documentation for the Software Services at the Customer Resource Center page found at https://opengov.zendesk.com.

"Feedback" means suggestions, comments, improvements, ideas, or other feedback or materials regarding the Software Services provided by Customer to OpenGov, including feedback provided through online developer community forums.

"Initial Term" means the initial license term specified in number of years on the Order Form, commencing on the Effective Date.

"Intellectual Property Rights" means all intellectual property rights including all past, present, and future rights associated with works of authorship, including exclusive exploitation rights, copyrights, and moral rights, trademark and trade name rights and similar rights, trade secret rights, patent rights, and any other proprietary rights in intellectual property of every kind and nature.

"Order Form" means OpenGov's Software Services order form that: (a) specifies the Software Services provided by OpenGov; (b) references this Agreement; and (c) is signed by authorized representatives of both parties.

"Renewal Term" means each additional renewal period, which shall be for a period of equal duration as the Initial Term, for which this Agreement is extended pursuant to Section 7.2.

2. SOFTWARE SERVICES, SUPPORT AND PROFESSIONAL SERVICES

2.1 Software Services. Subject to the terms and conditions of this Agreement, OpenGov will use commercially reasonable efforts to perform the software services identified in the applicable Order Form entered into by OpenGov and Customer ("**Software Services**").

2.2 Support & Service Levels. Customer support is available by email to support@opengov.com or by using the chat messaging functionality of the Software Services, both of which are available during OpenGov's standard business hours. Customer may report issues any time. However, OpenGov will address issues during business hours. OpenGov will provide support for the Software Services in accordance with the Support and Software Service Levels found at https://opengov.com/service-sla, as long as Customer is entitled to receive support under the applicable Order Form and this Agreement.

2.3 Professional Services.

(a) If OpenGov or its authorized independent contractors provides professional services to Customer, such as implementation services, then these professional services will be described in a statement of work ("**SOW**") agreed to by the parties (the "**Professional Services**"). Unless otherwise specified in the SOW, any pre-paid Professional Services Fees must be utilized within one (1) year from the Effective Date. Any unused pre-paid Professional Services Fees shall be forfeited.

(b) Unless the SOW provides otherwise, all reasonable travel expenses, pre-approved by Customer and incurred by OpenGov in performing the professional services will be reimbursed by Customer. Travel expenses

include cost of coach airfare travel round trip from the individual's location to Customer's location, reasonable hotel accommodations, ground transportation and meals.

3. RESTRICTIONS AND RESPONSIBILITIES

3.1 Restrictions. Customer may not use the Software Services in any manner or for any purpose other than as expressly permitted by the Agreement. Customer shall not, and shall not permit or enable any third party to: (a) use or access any of the Software Services to build a competitive product or service; (b) modify, disassemble, decompile, reverse engineer or otherwise make any derivative use of the Software Services (except to the extent applicable laws specifically prohibit such restriction); (c) sell, license, rent, lease, assign, distribute, display, host, disclose, outsource, copy or otherwise commercially exploit the Software Services; (d) perform or disclose any benchmarking or performance testing of the Software Services; (e) remove any proprietary notices included with the Software Services; (f) use the Software Services in violation of applicable law; or (g) transfer any confidential personally identifiable information to OpenGov or the Software Services platform.

3.2 Responsibilities. Customer shall be responsible for obtaining and maintaining computers and third party software systems of record (such as Customer's ERP systems) needed to connect to, access or otherwise use the Software Services. Customer also shall be responsible for: (a) ensuring that such equipment is compatible with the Software Services, (b) maintaining the security of such equipment, user accounts, passwords and files, and (c) all uses of Customer user accounts by any party other than OpenGov.

4. INTELLECTUAL PROPERTY RIGHTS; LICENSE GRANTS; ACCESS TO CUSTOMER DATA

4.1 Software Services. OpenGov retains all right, title, and interest in the Software Services and all Intellectual Property Rights in the Software Services. The look and feel of the Software Services, including any custom fonts, graphics and button icons, are the property of OpenGov and Customer may not copy, imitate, or use them, in whole or in part, without OpenGov's prior written consent. Subject to Customer's obligations under this Agreement, OpenGov hereby grants to Customer a non-exclusive, royalty-free license during the Term to use the Software Services.

4.2 Customer Data. Customer retains all right, title, and interest in the Customer Data and all Intellectual Property Rights therein. Customer hereby grants to OpenGov a non-exclusive, royalty-free license to, and permit its partners (which include, without limitation the hosting providers of the Software Services) to, use, store, edit and reformat the Customer Data, and to use Customer Data for purposes of sales, marketing, business development, product enhancement, customer service, or for analyzing such data and publicly disclosing such analysis ("**Insights**"), provided that in all such uses Customer Data is rendered anonymous such that Customer is no longer identifiable.

4.3 Access to Customer Data. Customer may download the Customer Data from the Software Services at any time during the Term, other than during routine software maintenance periods. OpenGov has no obligation to return Customer Data to Customer.

4.4 Feedback. Customer hereby grants to OpenGov a non-exclusive, royalty-free, irrevocable, perpetual, worldwide license to use and incorporate into the Software Services and Documentation Customer's Feedback. OpenGov will exclusively own any improvements or modifications to the Software Services and Documentation based on or derived from any of Customer's Feedback including all Intellectual Property Rights in and to the improvements and modifications.

5. CONFIDENTIALITY

5.1 Each party (the "**Receiving Party**") agrees not to disclose any Confidential Information of the other party (the "**Disclosing Party**") without the Disclosing Party's prior written consent, except as provided below. The Receiving Party further agrees: (a) to use and disclose the Confidential Information only in connection with this Agreement; and (b) to protect such Confidential Information using the measures that Receiving Party employs with respect to its own Confidential Information of a similar nature, but in no event with less than reasonable care. Notwithstanding the above, the Receiving Party may disclose Confidential Information to the extent required by law or court order, provided that prior written notice of such required disclosure and an opportunity to oppose or limit disclosure is given to the Disclosing Party.

5.2 "**Confidential Information**" means all confidential business, technical, and financial information of the disclosing party that is marked as "Confidential" or an equivalent designation or that should reasonably be understood to be confidential given the nature of the information and/or the circumstances surrounding the disclosure (including the terms of the applicable Software Agreement). OpenGov's Confidential Information includes, without limitation, the software underlying the Software Services and all Documentation.

5.3 Notwithstanding the foregoing, "Confidential Information" does not include: (a) "**Public Data,**" which is data that the Customer has previously released to the public, would be required to release to the public, upon request, according to applicable federal, state, or local public records laws, or Customer requests OpenGov make available to the public in conjunction with the Software Services. Confidential Information does not include (b) information that has become publicly known through no breach by the receiving party; (c) information that was rightfully received by the Receiving Party from a third party without restriction on use or disclosure; or (d) information independently developed by the Receiving Party without access to the Disclosing Party's Confidential Information.

6. PAYMENT OF FEES

6.1 Fees; Invoicing; Payment; Expenses.

(a) Fees. The fees for the Software Services for the Initial Term and any Renewal Term ("**Software Services Fees**") and the fees for Professional Services ("**Professional Services Fees**") are set forth in the applicable Order Form. Software Services Fees and Professional Services Fees shall hereafter be referred to as "**Fees**". Except to the extent otherwise expressly stated in this Agreement or in an Order Form, (i) all obligations to pay Fees are non-cancelable and all payments are non-refundable, (ii) Customer must pay all Fees due under all Order Forms and SOW within thirty (30) days after Customer receives each invoice (invoices are deemed received when OpenGov emails them to Customer's designated billing contact); (iii) the Software Service Fee shall be due annually in advance, and (iv) Customer must make all payments without setoffs, withholdings or deductions of any kind.

(b) Annual Software Maintenance Price Adjustment. OpenGov shall increase the Fees payable for the Software Services during any Renewal Term by 5% each year of the Renewal Term.

(c) Invoicing and Payment. OpenGov will invoice the Customer according to the Billing Frequency listed on the Order Form. Customer shall pay all invoices according to the Payment Terms listed on the Order Form.

(d) Travel Expenses. Unless the SOW provides otherwise, OpenGov will invoice Customer for travel expenses, pre-approved by the Customer, incurred in connection with each SOW as they are incurred. Customer shall pay all such valid invoices within thirty (30) days of receipt of invoice. Each invoice shall include receipts for the travel expenses listed on the invoice.

(e) Customer Delays; On Hold Fee.

I. On Hold Notice. Excluding delays caused by Force Majeure as described in Section 10.5, if OpenGov determines that Customer's personnel or contractors are not completing Customer's responsibilities described in the applicable SOW timely or accurately, OpenGov shall promptly, but in no event more than thirty (30) days from the date of such determination deliver to Customer a notice (an "**On Hold Notice**") that (A) designates the Professional Services to be provided to the Customer as "**On Hold**", (B) detail Customer's obligations and responsibilities necessary for OpenGov to continue performing the Professional Services, and (C) specify the Customer shall be invoiced for lost time in production (e.g. delayed or lost revenue resulting from rescheduling work on other projects, delay in receiving milestone payments from Customer, equipment, hosting providers and human resources idle) for a fee equal to 10% of the first year Software Service Fee (the "**On Hold Fee**").

II. Effects of On Hold Notice. Upon issuing an On Hold Notice, OpenGov shall be entitled, without penalty, to (A) reallocate resources otherwise reserved for the performance of the Professional Services, and (B) stop or caused to be stopped the Professional Services to be provided to the Customer until the Customer has fulfilled its obligations as set forth in the On Hold Notice. OpenGov shall remove the "On Hold" status, only upon Customer's fulfillment of its obligations set out in the On Hold Notice, including payment of the On Hold

Fee. Upon Customer's fulfillment of its obligations in the On Hold Notice, OpenGov may, in its sole discretion, extend the timeline to complete certain Professional Services up to six (6) weeks, depending on the availability of qualified team resources (OpenGov cannot guarantee that these team resources will be the same as those who were working on the project prior to it being placed On Hold). OpenGov shall bear no liability or otherwise be responsible for delays in the provision of the Professional Services occasioned by Customer's failure to complete Customer's responsibilities or adhere to a Customer schedule which were brought to the attention of the Customer on a timely basis, unless such delays result, directly or indirectly from the failure of OpenGov or its authorized independent contractors to perform the Professional Services in accordance with this Agreement or applicable SOW.

6.2 Consequences of Non-Payment. If Customer fails to make any payments required under any Order Form or SOW, then in addition to any other rights OpenGov may have under this Agreement or applicable law, (a) Customer will owe late interest penalty of 1.5% of the outstanding balance per month, or the maximum rate permitted by law, whichever is lower and (b) If Customer's account remains delinquent (with respect to payment of a valid invoice) for thirty (30) days after receipt of a delinquency notice from OpenGov, which may be provided via email to Customer's designated billing contact, OpenGov may temporarily suspend Customer's access to the Software Service for up to ninety (90) days to pursue good faith negotiations before pursuing termination in accordance with Section 7. Customer will continue to incur and owe all applicable Fees irrespective of any such Service suspension based on such Customer delinquency.

6.3 Taxes. All Fees under this Agreement are exclusive of any applicable sales, value-added, use or other taxes (**"Sales Taxes"**). Customer is solely responsible for any and all Sales Taxes, not including taxes based solely on OpenGov's net income. If any Sales Taxes related to the Fees under this Agreement are found at any time to be payable, the amount may be billed by OpenGov to, and shall be paid by, Customer. If Customer fails to pay any Sales Taxes, then Customer will be liable for any related penalties or interest, and will indemnify OpenGov for any liability or expense incurred in connection with such Sales Taxes. In the event Customer or the transactions contemplated by the Agreement are exempt from Sales Taxes, Customer agrees to provide OpenGov, as evidence of such tax exempt status, proper exemption certificates or other documentation acceptable to OpenGov.

7. TERM & TERMINATION

7.1 Term. Subject to compliance with all terms and conditions, the term of this Agreement shall commence on the Effective Date and shall continue until the Subscription End Date specified on the Order Form (the **"Initial Term"**) unless sooner terminated pursuant to Section 7.3 below.

7.2 Renewal. This Agreement shall automatically renew for another period of the same duration as the Initial Term (the **"Renewal Term"** and together with the Initial Term, the **"Term"**), unless either party notifies the other party of its intent not to renew this Agreement in writing no less than thirty (30) days before the end of the Initial Term.

7.3 Termination. Neither party shall have the right to terminate this Agreement without a legally valid cause. If either party materially breaches any term of this Agreement and fails to cure such breach within thirty (30) days after notice by the non-breaching party (ten (10) days in the case of non-payment), the non-breaching party may terminate this Agreement. Additionally, Customer may terminate this Agreement, upon providing at least ninety (90) days notice prior to the annual anniversary date of the Agreement (**"Anniversary Date"**) upon the occurrence of an Event of Nonappropriation as defined below. An **"Event of Nonappropriation"** occurs when prior to each Anniversary Date: a) Customer uses all efforts that are lawful and within Customer's official power, to secure the appropriate funds for the next year's Fees, including indicating the Software Services serve an essential purpose to Customer; and b) Customer has not acquired, used or issued a proposal for similar products or services during this period or has not hired any third party or allowed its own employees to use other services in place of the Software Services. Customer shall permit OpenGov to assist with the efforts in a) above, including providing OpenGov with direct access to Customer's applicable appropriations team.

7.4 Effect of Termination.

(a) In General. Upon termination pursuant to Section 7.3 or expiration of this Agreement pursuant to Section 7.1: (a) Customer shall pay in full for all Software Services and Professional Services performed up to and including the effective date of termination or expiration, (b) all Software Services provided to Customer hereunder shall

immediately terminate; and (c) each party shall return to the other party or, at the other party's option, destroy all Confidential Information of the other party in its possession.

(b) Deletion of Customer Data. Unless otherwise requested pursuant to this Section 7.4(b), upon the expiration or termination of this Agreement the Customer Data, excluding any Insights, shall be deleted pursuant to OpenGov's standard data deletion and retention practices. Upon written request, Customer may request deletion of Customer Data, excluding any Insights, prior to the date of termination or expiration of this Agreement. Such request must be addressed to "OpenGov Vice President, Customer Success" at OpenGov's address for notice described at Section 10.

7.5 Survival. The following sections of this Agreement shall survive termination: Section 5 (Confidentiality), Section 6 (Payment of Fees), Section 7.4(b) (Deletion of Customer Data), Section 8.3 (Warranty Disclaimer), Section 9 (Limitation of Liability) and Section 10 (Miscellaneous).

8. REPRESENTATIONS AND WARRANTIES; DISCLAIMER

8.1 By OpenGov.

(a) General Warranty. OpenGov represents and warrants that: (i) it has all right and authority necessary to enter into and perform this Agreement; and (ii) the Professional Services, if any, will be performed in a professional and workmanlike manner in accordance with the related statement of work and generally prevailing industry standards. For any breach of the Professional Services warranty, Customer's exclusive remedy and OpenGov's entire liability will be the re-performance of the applicable services. If OpenGov is unable to re-perform all such work as warranted, Customer will be entitled to recover all fees paid to OpenGov for the deficient work. Customer must make any claim under the foregoing warranty to OpenGov in writing within ninety (90) days of performance of such work in order to receive such warranty remedies.

(b) Software Services Warranty. OpenGov further represents and warrants that for a period of ninety (90) days, the Software Services will perform in all material respects in accordance with the Documentation. The foregoing warranty does not apply to any Software Services that have been used in a manner other than as set forth in the Documentation and authorized under this Agreement. OpenGov does not warrant that the Software Services will be uninterrupted or error-free. Any claim submitted under this Section 8.1(b) must be submitted in writing to OpenGov during the Term. OpenGov's entire liability for any breach of the foregoing warranty is to repair or replace any nonconforming Software Services so that the affected portion of the Software Services operates as warranted or, if OpenGov is unable to do so, terminate the license for such Software Services and refund the pre-paid, unused portion of the Fee for such Software Services.

8.2 By Customer. Customer represents and warrants that (i) it has all right and authority necessary to enter into and perform this Agreement; and (ii) OpenGov's use of the Customer Data pursuant to this Agreement will not infringe, violate or misappropriate the Intellectual Property Rights of any third party.

8.3 Disclaimer. OPENGOV DOES NOT WARRANT THAT THE SOFTWARE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SOFTWARE SERVICES. EXCEPT AS SET FORTH IN THIS SECTION 8, THE SOFTWARE SERVICES ARE PROVIDED "AS IS" AND OPENGOV DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

9. LIMITATION OF LIABILITY

9.1 By Type. NEITHER PARTY, NOR ITS SUPPLIERS, OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS OR EMPLOYEES, SHALL BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES; OR (C) FOR ANY MATTER BEYOND SUCH PARTY'S REASONABLE CONTROL, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE.

9.2 By Amount. IN NO EVENT SHALL EITHER PARTY'S AGGREGATE, CUMULATIVE LIABILITY FOR ANY CLAIMS ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT EXCEED THE FEES PAID BY CUSTOMER TO OPENGOV (OR, IN THE CASE OF CUSTOMER, PAYABLE) FOR THE SOFTWARE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY.

9.3 Limitation of Liability Exclusions. The limitations of liability set forth in Sections 9.1 and 9.2 above do not apply to, and each party accepts liability to the other for: (a) claims based on either party's intentional breach of its obligations set forth in Section 5 (Confidentiality), (b) claims arising out of fraud or willful misconduct by either party and (c) either party's unauthorized use, distribution, or disclosure of the other party's intellectual property.

9.4 No Limitation of Liability by Law. Because some jurisdictions do not allow liability or damages to be limited to the extent set forth above, some of the above limitations may not apply to Customer.

10. MISCELLANEOUS

10.1 Logo Use. OpenGov shall have the right to use and display Customer's logos and trade names for marketing and promotional purposes in connection with OpenGov's website and marketing materials, subject to Customer's trademark usage guidelines provided to OpenGov.

10.2 Notice. Ordinary day-to-day operational communications may be conducted by email, live chat or telephone communications. However, for notices, including legal notices, required by the Agreement (in Sections where the word "notice" appears) the parties must communicate more formally in a writing given by personal delivery, by pre-paid first-class mail or by overnight courier to the address specified in the most recent Order Form (or such other address as may be specified in writing in accordance with this Section).

10.3 Anti-corruption. OpenGov has not offered or provided any bribe, kickback, illegal or improper payment, gift, or thing of value to any Customer personnel in connection with the Agreement, other than reasonable gifts and entertainment provided Customer in the ordinary course of business. If OpenGov become aware of any violation of the above restriction then OpenGov shall promptly notify Customer.

10.4 Injunctive Relief. The parties acknowledge that any breach of the confidentiality provisions or the unauthorized use of a party's intellectual property may result in serious and irreparable injury to the aggrieved party for which damages may not adequately compensate the aggrieved party. The parties agree, therefore, that, in addition to any other remedy that the aggrieved party may have, it shall be entitled to seek equitable injunctive relief without being required to post a bond or other surety or to prove either actual damages or that damages would be an inadequate remedy.

10.5 Force Majeure. Neither party shall be held responsible or liable for any losses arising out of any delay or failure in performance of any part of this Agreement, other than payment obligations, due to any act of god, act of governmental authority, or due to war, riot, labor difficulty, failure of performance by any third-party service, utilities, or equipment provider, or any other cause beyond the reasonable control of the party delayed or prevented from performing.

10.6 Severability; Waiver. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. Any express waiver or failure to exercise promptly any right under this Agreement will not create a continuing waiver or any expectation of non-enforcement. There are no third-party beneficiaries to this Agreement.

10.7 Assignment. Except as set forth in this Section, neither party shall assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations to a third party without the other party's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Either party may assign, without such consent but upon written notice, its rights and obligations under this Agreement to: (i) its corporate affiliate; or (ii) any entity that acquires all or substantially all of its capital stock or its assets related to this Agreement, through purchase, merger, consolidation, or otherwise. Any other attempted assignment shall be void. This Agreement shall inure to the benefit of and bind each party's permitted assigns and successors.

10.8 Independent Contractors. No agency, partnership, joint venture, or employment is created as a result of this Agreement and neither party has any authority of any kind to bind the other party in any respect.

10.9 Attorneys' Fees. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees.

10.10 Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions. Exclusive jurisdiction for litigation of any dispute, controversy or claim arising out of or in connection with this Agreement shall be only in the Federal or State court with competent jurisdiction located in San Mateo County, California, and the parties hereby submit to the personal jurisdiction and venue therein.

10.11 Complete Agreement. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications, and other understandings relating to the subject matter of this Agreement. No modification of this Agreement will be binding, unless in writing and signed by an authorized representative of each party.

[SIGNATURE PAGE TO FOLLOW]

DocuSign Envelope ID: 9F41914C-8AFF-451F-8892-20A61D59C0F2

Signatures

Customer: City of Eastvale		**OPENGOV, INC.**	
Signature:		Signature:	DocuSigned by: Waranya Simbeck CDB229D77EA24E1...
Name:	Hunry Garcia	Name:	Waranya Simbeck
Title:	Acting City Manager	Title:	Head of Finance
Date:	01/27/2022	Date:	2/1/2022

[SIGNATURE PAGE TO OPENGOV SOFTWARE SERVICES AGREEMENT]

Signatures

Customer: City of Eastvale		**OPENGOV, INC.**	
Signature:		Signature:	
Name:	Hunry Garcia	Name:	
Title:	Acting City Manager	Title:	
Date:	01/27/2022	Date:	

[SIGNATURE PAGE TO OPENGOV SOFTWARE SERVICES AGREEMENT]

DocuSign Envelope ID: 9F41914C-8AFF-451F-8892-20A61D59C0F2

OPENGOV

OpenGov Inc
PO Box 41340
San Jose, CA 95160
United States

Created On: 1/14/2022
Quote Expiration: 1/31/2022
Subscription Start Date: 2/1/2022
Subscription End Date: 1/31/2027

Prepared By: Andrew Kercado
Email: akercado@opengov.com
Contract Term: 60 Months

Customer Information

Customer:	City of Eastvale, CA	**Contact Name:**	Amanda Wells	**Contact Name:**	Amanda Wells
Bill To/Ship To:	12363 Limonite Avenue, Suite 910 Eastvale, California 91752 United States	**Email:** **Phone:**	awells@eastvaleca.gov (951) 703-4438	**Email:**	awells@eastvaleca.gov (951) 703-4438

Order Details

Billing Frequency: Annual
Payment Terms: Net Thirty (30) Days
Description: See Billing Table Below

SOFTWARE SERVICES:

Product / Service	Start Date	End Date	Annual Term	Annual Fee
Budgeting & Planning	2/1/2022	1/31/2027	5	$34,200.00

Annual Subscription: $34,200.00

PROFESSIONAL SERVICES:

Product / Service	Description
OpenGov Deployment	Product configuration, setup, and training described in the attached SOW.

Professional Services Total: $39,775.00

Billing Table:

Billing Date	Amount Due	
February 1, 2022	$73,975.00	*(Software Services + Professional Services)*
February 1, 2023	$34,200.00	
February 1, 2024	$34,200.00	
February 1, 2025	$34,200.00	
February 1, 2026	$34,200.00	

Order Form Legal Terms

Welcome to OpenGov! Thanks for using our Software Services. This Order Form is entered into between OpenGov, Inc., with its principal place of business at 6525 Crown Blvd #41340 San Jose, CA 95160 ("OpenGov"), and you, the entity identified above ("Customer"), as of the Effective Date. This Order Form includes and incorporates the OpenGov Software Services Agreement ("SSA") attached, or if no such SSA is attached, the SSA available at https://opengov.com/terms-of-service and the applicable Statement of Work ("SOW") incorporated herein in the event Professional Services are purchased. The Order Form, SSA and SOW shall hereafter be referred to as the "Agreement". Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, on the Effective Date. By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by, the OpenGov Software Services Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the terms in the Agreement to the exclusion of all other terms.

City of Eastvale, CA

Signature:
Name: Henry Figarcia
Title: Acting City Manager
Date: 01/31/2022

OpenGov, Inc.

Signature: DocuSigned by: Waranya Simbeck CDB229D77FA24E1...
Name: Waranya Simbeck
Title: Head of Finance
Date: 2/1/2022

OPENGOV

OpenGov Inc
PO Box 41340
San Jose, CA 95160
United States

Created On: 1/14/2022
Quote Expiration: 1/31/2022
Subscription Start Date: 2/1/2022
Subscription End Date: 1/31/2027

Prepared By: Andrew Kercado
Email: akercado@opengov.com
Contract Term: 60 Months

Customer Information

Customer:	City of Eastvale, CA	**Contact Name:**	Amanda Wells	**Contact Name:**	Amanda Wells
Bill To/Ship To:	12363 Limonite Avenue, Suite 910 Eastvale, California 91752 United States	**Email:** **Phone:**	awells@eastvaleca.gov (951) 703-4438	**Email:**	awells@eastvaleca.gov (951) 703-4438

Order Details

Billing Frequency: Annual
Payment Terms: Net Thirty (30) Days
Description: See Billing Table Below

SOFTWARE SERVICES:

Product / Service	Start Date	End Date	Annual Term	Annual Fee
Budgeting & Planning	2/1/2022	1/31/2027	5	$34,200.00

Annual Subscription: **$34,200.00**

PROFESSIONAL SERVICES:

Product / Service	Description
OpenGov Deployment	Product configuration, setup, and training described in the attached SOW.

Professional Services Total: **$39,775.00**

Billing Table:

Billing Date	Amount Due	
February 1, 2022	$73,975.00	*(Software Services + Professional Services)*
February 1, 2023	$34,200.00	
February 1, 2024	$34,200.00	
February 1, 2025	$34,200.00	
February 1, 2026	$34,200.00	

Order Form Legal Terms

Welcome to OpenGov! Thanks for using our Software Services. This Order Form is entered into between OpenGov, Inc., with its principal place of business at 6525 Crown Blvd #41340 San Jose, CA 95160 ("OpenGov"), and you, the entity identified above ("Customer"), as of the Effective Date. This Order Form includes and incorporates the OpenGov Software Services Agreement ("SSA") attached, or if no such SSA is attached, the SSA available at https://opengov.com/terms-of-service and the applicable Statement of Work ("SOW") incorporated herein in the event Professional Services are purchased. The Order Form, SSA and SOW shall hereafter be referred to as the "Agreement". Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, on the Effective Date. By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by, the OpenGov Software Services Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the terms in the Agreement to the exclusion of all other terms.

City of Eastvale, CA

Signature:

Name: Henry Garcia

Title: Acting City Manager

Date: 01/31/2022

OpenGov, Inc.

Signature:

Name:

Title:

Date:

OPENGOV

Statement of Work

City of Eastvale, CA

Created by: Ariana Tuckey
Creation Date: 12/08/21
Document Number: DD-02229
Version Number: 1

Overview 2
Preamble 2

Methodology 3
Project Initiation 4
Best Practice Review 4
Configuration 4
Validation 4
Deploy 5
Project Completion 5

Project Schedule 5

Roles and Responsibilities 6
Roles and Responsibilities Matrix 6

Governance 8
Regular Communication Components 8
Commitment to Project Direction and Goals 10

Escalation Process 10
Process 10
Escalation Requirements 10
Documentation 11

General Project Commitments 11

Project Scope 12
OpenGov Reporting & Transparency Platform 12
OpenGov Reporting & Transparency Platform Project Deliverables 12

Project Tasks 12
Initiate 12
Best Practices 13
Configuration 13
Validation 14
Deploy 14
OpenGov Budgeting & Planning 15
Budget & Planning Project Deliverables 15
Project Tasks - Budgeting and Planning 15
Initiate 15
Best Practices 17
Configure 17
Validation 19
Deploy 19
Financial Integration 20
Financial Integration Deliverables 20
Financial Integration Tasks 20
Initiate 20
Configuration 21
Validation 21
Deploy 22
Acceptance **22**
Acceptance Process 22
Acceptance Requirements 23
Change Management **23**

1. Overview

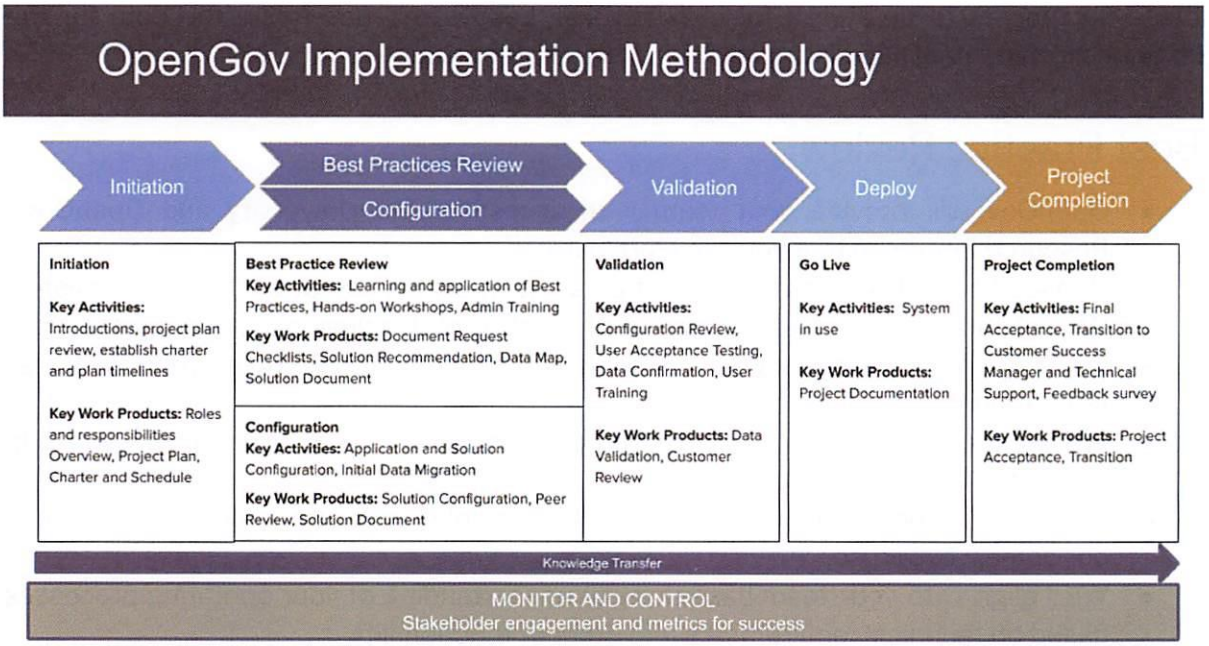
1.1. Preamble

This Statement of Work ("SOW") identifies services that OpenGov, Inc. ("OpenGov" or "we") will perform for City of Eastvale, CA ("Customer" or "you") pursuant to that order for Professional Services entered into between OpenGov and the Customer ("Order Form") which references the Software Services Agreement or other applicable agreement entered into by the parties (the "Agreement").

- Customer's use of the Professional Services are governed by the Agreement and not this SOW.
- Upon execution of the Order Form or other documentation referencing the SOW, this

SOW shall be incorporated by reference into the Agreement.

- In the event of any inconsistency or conflict between the terms and conditions of this SOW and the Agreement, the terms and conditions of this SOW shall govern with respect to the subject matter of this SOW only. Unless otherwise defined herein, capitalized terms used in this SOW shall have the meaning defined in the Agreement.
- This SOW may not be modified or amended except in a written agreement signed by a duly authorized representative of each party.
- openGov will be deployed as is, Customer has access to all functionality available in the current release.



2. Methodology

OpenGov's deployment methodology, often referred to as the OpenGov Way ("OG Way"), delivers on OpenGov's mission to power more effective and accountable governments. 'It is an innovative, modern, and iterative approach that leads our customers to successfully deploy our products and help them successfully achieve their vision. The OG Way differentiates itself in the market by its foundation of customer empowerment. We rely on our years of experience working with governments, leading in governments, and leveraging best practices from the public and private sector in order to coach our customers through the change management needed to leverage our best practices and quality software. This methodology requires a degree of focus and engagement to ensure collaboration between both parties to produce the desired results in a timely manner. We look forward to our partnership and can't wait to show you how The OG Way will improve the way you do business and the services you're able to provide to your citizens!

Project Initiation

During project initiation, we will introduce project resources, review the products and services purchased, finalize project timelines, and conduct the kickoff meeting. Both OpenGov and Customer are responsible for assigning their Project Managers for the project. We will hold a planning meeting to review all project documents OpenGov has received to date. We'll also provide additional worksheets that need to be included. We'll set-up meetings to finalize the project plan and ensure there is a centralized location for these documents to be stored for collaboration. Lastly, we'll determine the date for the larger kickoff meeting and discuss the agenda for this critical meeting.

Best Practice Review

- OpenGov will provide your team with access to OG University and OpenGov's Resource Center so that you can start learning.
- Provided checklists with samples of data and information that we'll need completed. We will obtain all data and integration information at this time in our standard format.
- We will review your agency-specific documents to validate your business requirements.
- We will then coach you on our best practices by showing you how our tool works in the most effective manner.
- Based on our best practices review, we'll make solution recommendations based on our domain expertise.
- We'll align with your team based on our understanding of your operating processes based on technical requirements and product functionality.
- We'll review all data and integration requirements. A data map will be mutually agreed upon and signed off on by Customer.
- We'll present a solution document to be mutually agreed upon prior to starting the configuration.

Configuration

- We will set-up the base configuration based on the mutually agreed upon solution document.
- We will mutually configure the use cases based on the mutually agreed upon solution document.
- We will migrate your data based on our mutually agreed upon data map.

Validation

- Review the completed work performed during configuration.

- The appropriate members of the Customer project team will confirm that the solution has been configured correctly based on the solution and data mapping documents by testing the use of the solution.
- Training will be provided based on the selected package, or as set forth herein.
- Any items that were configured or migrated incorrectly based on the data map and solution document will be tracked via an issue log. We will work with your team to identify deployment critical issues that will be worked out prior to launch. If the item is not included in the mutually agreed upon data map and solution document, a mutually agreed upon change order will be discussed as defined in Section 10 Change Management of this SOW.
- The exit criteria for this phase is the sign off by the Customer's Project Manager of the configuration based on the mutually agreed upon solution and data map as defined in Section 9 Acceptance of this SOW.

Deploy

- The solution is usable by Customer.

Project Completion

- Customer is sent a project acceptance form to sign as defined in Section 9 Acceptance of this SOW.
- Customer will be asked to respond to a brief survey to provide feedback about the experience.
- Customer is introduced to Customer Support and educated on how to engage with customer support based on Customer's procured package.

3. Project Schedule

OpenGov will schedule resources for this project upon signature of the order form. Unless specifically noted, the OpenGov assigned project manager (as identified below or such alternate designated by OpenGov, the "OpenGov Project Manager") will work with Customer Project Manager to develop the project schedule for all requested deliverables under this SOW. OpenGov reserves the right to adjust the schedule based on the availability of OpenGov resources and/or Customer resources, and the timeliness of deliverables provided by the Customer.

4. Roles and Responsibilities

4.1. Roles and Responsibilities Matrix

OpenGov	
Role	**Role Description**
Executive Sponsor ("ES")	Responsible for ensuring alignment on project value proposition and vision. Escalation point for Customer Executive Sponsor to mitigate any risks that the project team cannot resolve. Executive Sponsor attends monthly (or other frequency) executive meetings to review deployment status, documented issue list, status and closure summary.
Project Manager ("PM")	Responsible for the delivery of the professional services based upon the agreed upon contract and SOW within the budgeted hours and timeframe. Ensures the project is properly forecasted, assigns tasks/resources, and tracks toward project completion. Holds executive steering committee meetings and/or quarterly business reviews as appropriate to ensure project issues are properly escalated and success is achieved. Facilitates the transition to support.
Analyst ("IA")	Responsible for helping Customer configure OpenGov's product suites as assigned. The Analyst is the primary consultant, guiding Customer through configuration working sessions to put together successful workflows.
Subject Matter Expert ("SME")	OpenGov Subject Matter Experts ("SMEs") will engage in strategy, design, and execution discussions internally and with Customer during the deployment. The SME has a specific area of expertise, and depending on the scope of the project more than one SME may engage. The SME will not be on all working sessions, but will be involved per the direction of the OpenGov Project Manager.
Integration Engineer ("IE")	Responsible for migrations, conversions, and integrations as assigned. Responsible for providing clear direction on specifications to ensure proper delivery of migration, conversions, and integrations. Clear data mapping and data validation to be provided with customer sign-offs obtained by the OpenGov Project Manager.
Account Executive	The Account Executive is responsible for the sales cycle. Aligning

("AE")	on program vision, value proposition, and contract terms. The Account Executive will facilitate project kickoff along with the OpenGov Project Manager. The Account Executive will be engaged with the customer throughout their journey with OpenGov, post-deployment and beyond.
Customer Manager ("CM")	The Customer Manager ("CM") is the primary customer relationship holder post-Deploy. The "Air Traffic Controller" or "Quarterback" of OpenGov resources with focus on long term success of Customer's partnership with OpenGov. The CM will engage with Customer to discuss adoption strategy and conduct periodic reviews to ensure Customer's key stakeholders understand all OpenGov offerings and how they align to key Customer priorities. The CM will be introduced at deployment kick-off, but will not be an active participant in deployment working sessions. As the deployment approaches closure, the CM's engagement will ramp-up, and the OpenGov Project Manager to CM meeting with Customer will occur prior to Project Completion.

Customer

Role	Role Description
Budget Owner ("BO")	The Customer Budget Owner commits the funds to the project deployment, assesses the value to the cost (ROI), and approves changes orders. In some cases, the Budget Owner and Executive Sponsor are the same person.
Executive Sponsor ("ES")	Responsible for ensuring Customer team is aligned to core project value proposition and goals. Able to intervene if the project goes off track, and has ability to make decisions on timeline and budget when decisions are stalled. The Executive Sponsor is not expected to regularly attend deployment working sessions. Executive Sponsors, attend monthly (or other frequency) executive meetings to review deployment status, documented issue list, status and closure summary.
Project Manager ("PM")	Serves as the primary contact for OpenGov Project Initiation, Best Practice Review, Configuration, Validation, Deploy, Project Completion. Coordinates meetings and schedules. Controls communication between the Customer and OpenGov project teams.
Project Lead ("PL")	Is an internal SME in the functional area of deployment. Attends working sessions, trainings, and responsible for reviewing

	configurations. Primary OpenGov counterpart will be the Analyst.
Data and SystemsLead ("DSL")	Responsible for mapping out data infrastructure and validating migration, conversion, integration requirements. Someone who is able to connect OpenGov team with any of Customer's third-party data sources and vendors as needed to fulfill SOW requirements.

5. Governance

Project Governance provides the foundation and framework to manage deployments by assessing progress and addressing questions and challenges during the course of deployment. OpenGov follows three guiding principles for governance to maximize the deployment value with our customers:

- **Regular communication** aligned to the agreed upon project plan and timing will occur. OpenGov expects our customers to raise questions or concerns as soon as they arise. OpenGov will do the same, as we can only address items when known.
- **Executive involvement** is expected from both OpenGov and Customer. Not only may Executives be called upon to clarify expectations and/or confusion, but also to steer strategic items to maximize the value through the deployment.
- **Commitment to the direction** outlined in this SOW and critical assessment change orders to ensure they drive value.

5.1. Regular Communication Components

Meeting		Frequency	Purpose	Participants	
				OpenGov	Customer
Quarterly Management Review ("QMR")	Engagement Review	Quarterly	Overview of Program Status, Value Realization, trends, savings reports, program improvement, technology, and discuss program adjustments	PM, ES, others as necessary	PM, PL, ES, others as necessary

	Statement Committee	Bi-Annually	Review of milestones per commercial agreement, review budget and fiscal matters. Discuss strategic direction from deployment, alignment of OpenGov with Customer's 3-year roadmap, evaluate potential shift in strategy and impact to relationship	PM, ES, AE, CM	PM, BO. ES
Executive Sponsor Meeting		Monthly / Bi-Monthly	Discuss deployment: - Strategic impacts: timing, scope, process - Value prop changes, confusion - Project specific: items that need guidance, support and/or clarity	PM, ES, plus others as necessary	PM, ES, plus others as necessary
Weekly Deployment Updates		Weekly	Summary of project actions against project plan. Risks and achievements highlighted in addition to asks of leadership.	Project Team + ES(s)	Project Team + ES(s)

5.2. Commitment to Project Direction and Goals

This SOW is the direction agreed upon by Customer and OpenGov. Transparency of the plan is paramount for our Customers to attain the value the SOW or any subsequent change order outlines.

Should direction of the deployment become disconnected, OpenGov and Customer Project Managers will outline the gaps as they understand them and communicate the gaps to their respective Executive Sponsor(s) (or Project Teams) for discussion and resolution.

The communication path for this engagement will be outlined in the kick off meeting, documenting both phone numbers and email. The general path is:

OpenGov Project Manager → Professional Services Sr. Manager / SVP → Executive Sponsor

6. Escalation Process

The purpose of this section is to define the escalation process, should it be needed, to support closing issues that are raised, discussed to move forward with the deployment. OpenGov and Customer agree to raise concerns and follow the escalation process, resource responsibility, and documentation.

6.1. Process

- Identification of an issue impeding deployment progress, outcome or capturing the value proposition, that is not acceptable.
- Customer or OpenGov Project Manager summarizes the problem statement and impasse.
- Customer and OpenGov Project Managers will outline solution, acceptance or schedule Executive review in accordance with SLA as defined in Section 7 General Project Assumptions.
- Resolution will be documented and signed off following Executive review in accordance with SLA as defined in Section 7 General Project Assumptions.

6.2. Escalation Requirements

- OpenGov and Customer Project Managers will summarize the impasse and recommendation to present at scheduled or ad hoc executive meetings. Unless otherwise noted in this SOW, Customer Project Manager can approve how hours are used, but not where funding is required.

- Executive Sponsors attend monthly (or other frequency) executive meetings to review deployment status, documented issue list, status, and closure summary.
- Steering Committees, where applicable, will be the arbitrator to direction and issue closure. Unless otherwise noted in this SOW, the Customer Executive Sponsor must approve change orders that result in additional cost.
- Customer or OpenGov Subject Matter Experts may be requested to provide input to the issue and assist in closure. Both Customer and OpenGov will make best effort to enable those Subject Matter Experts to be available and participate.

6.3. Documentation

- Issue Escalation: Problem Statement with clear impact to the deployment and/or engagement.
- Acceptance Document: Which will include any change order(s) or other process adjustments required and summary of the resolution.
- Notes from Project Meetings, Executive Reviews, and Steering Committee meetings, as appropriate.

7. General Project Commitments

OpenGov is excited to work with Customer on the implementation of our OpenGov ERP Cloud. In order to ensure we are able to meet the project timeline and ensure Customer is successful in this implementation, OpenGov asks that Customer abide by the General Assumptions detailed in this SOW.

- This SOW is limited to the Implementation of the OpenGov Cloud as defined in the Project Scope. Any additional services or support will be considered out of scope.
- Customer will commit and provide access to all necessary stakeholders and subject matter experts, and other key parties whose roles are defined in Section 4.1, necessary to the successful implementation of the OpenGov ERP Cloud as defined in this SOW.
- Customer is responsible for internal change management associated with the purchase of new software.
- Response Protocol
    - OpenGov and Customer commit to responding to inquiries, updates, or any other project-related matters in no more than 10 business days throughout the course of this project. If Customer is delayed in its response, Customer acknowledges that: a) the delay may impact the project schedule; and b) any fees for Professional Services due to OpenGov after such delay shall become due and OpenGov may invoice Customer for such prepayment.

- As set forth in Section 6.1(e) of the Agreement, if extended delays in Customer responsiveness are encountered, OpenGov may opt to put the project into an "On Hold" status, which includes causing OpenGov to stop or cause to be stopped the Professional Services to be provided to the Customer, until the Customer has fulfilled its obligations set forth in the On Hold Notice as described in the Agreement.
- The Professional Services will be provided during regular business hours (8am to 6pm Pacific Time) Monday through Friday (holidays excluded).

- SOW Expiration:
  - This SOW is valid for up to 90 days from the Creation Date, or as agreed to in writing by OpenGov and Customer.

8. Project Scope

8.1. OpenGov Reporting & Transparency Platform

8.1.1. OpenGov Reporting & Transparency Platform Project Deliverables

Deliverable	Description
OpenGov Reporting & Transparency Platform	Cloud based Reporting & Transparency Platform that includes: • Stories • Open Town Hall • Reporting • Dashboards • Transparency Portal

8.1.2. Project Tasks

The tasks listed below are required for OpenGov and Customer to successfully complete the OpenGov Reporting & Transparency Platform implementation.

8.1.2.1. Initiate

Functionality	Description
Provisioning R&T Platform	OpenGov will provision Customer's OpenGov entity and verify Customer has access to all purchased modules.

OpenGov University Platform Training	OpenGov will provide access to OpenGov University online training courses intended to teach users on the basics of the Reporting & Transparency Platform.
Stories and Open Town Hall Examples	OpenGov will build out an example of a Story: • One standard story based on available templates in OpenGov. OpenGov will build out an example of a topic in Open Town Hall.
Initial Data Migration	OpenGov will upload any applicable datasets to the OpenGov Platform. • Base Budget File • Historical Budget and Transactions Files, including beginning balances • Budget Reference Year data files OpenGov will accept flat files such as CSV, Text, and/or Excel

8.1.2.2. Best Practices

Functionality	Description
Overview of Best Practice	OpenGov assesses and identifies how best to configure and map data to ensure success based on materials provided by Customer.
Stories and Open Town Hall Review	The Implementation Analyst will conduct a review of the examples created.
Solution Document	OpenGov will present a solution document to be mutually agreed upon prior to beginning configuration.

8.1.2.3. Configuration

Functionality	Description
Chart of Accounts	OpenGov will review and give feedback on Customer's general ledger chart of accounts OpenGov will provide a functional build of the proposed OpenGov Chart of Accounts, and gain sign off on acceptance from Customer. OpenGov will configure OpenGov Chart of Accounts in OpenGov system
OpenGov Reports	OpenGov will: • Set up 3 OpenGov reports (Annual, Budget to Actuals, and

	Transactions)

8.1.2.4. Validation

Functionality	Description
Chart of Accounts	Once built in OpenGov system, Customer will validate and sign off of transformed Chart of Accounts
Data	Customer will validate and sign off on the datasets uploaded as part of the implementation.

8.1.2.5. Deploy

Functionality	Description
Training Stories	OpenGov will review configured story and train Customer on how to: • Create new stories • Update/Maintain current stories • Publish internally and externally
Training Open Town Hall	OpenGov will present configured Open Town Hall site and theme. OpenGov will train Customer on Open Town Hall functionality
Training OpenGov Reports	OpenGov will review configured OpenGov reports. OpenGov will train Customer on report: • Configuration • Update/Maintenance • Publishing internally and externally
Training Dashboards	OpenGov will review configured Dashboards OpenGov will train Customer on Dashboard: • Configuration • Update/Maintenance • Publishing internally and externally
Platform Training	OpenGov will review configured COA and uploaded data. OpenGov will train Customer on Platform maintenance:: • Users • Uploading data • Maintaining COA

Sign Off	Customer will sign off that they have: • Configured Story • Configured Open Town Hall • Configured OpenGov reports • Been trained on Stories, Open Town Hall, OpenGov reports

8.2. OpenGov Budgeting & Planning

8.2.1. Budget & Planning Project Deliverables

Functionality	Description
OpenGov Budgeting & Planning Suite	Budgeting & Planning Suite, includes: • Operating Budget • Workforce Planning • Capital Improvement Project Budgeting • Online Budget Book • Budget Reporting

8.2.2. Project Tasks - Budgeting and Planning

The tasks and responsibilities listed below are required for OpenGov and Customer to successfully complete the OpenGov Budgeting and Planning Suite implementation.

8.2.2.1. Initiate

Functionality	Description
Documentation Receipt	Customer to provide OpenGov: • Budget export • Examples of the documentation currently provided to department, • Budget schedule, • Management budget reports example
OpenGov University Budget Training	During the initial phase, OpenGov will provide system training to administrators. Training will include: • How to create ○ a budget

	○ a proposal ○ a worksheet ○ add a line item ○ reselect line items ○ submit a budget • Reporting overview • Stories overview • Open Town Hall overview • Workforce Planning Overview
Budget and Workforce Solution Examples	OpenGov will build out examples of best practices for budgeting solutions: *Operating* • 2 budget instances in OpenGov • 2 proposals for each budget instance (Traditional and OpenGov) • 3 budget reports ○ Operating Budget Development ○ Operating Budget Details ○ Operating Budget Categories • 1 budget story for review *Capital* • 1 budget instances in OpenGov • 2 proposals • 3 budget reports ○ Capital Budget Development ○ Capital Budget Details ○ Capital Budget Categories • 1 capital story for review Workforce Planning Shell • 4 Standard cost elements ○ Wages ○ Insurance ○ Retirement ○ Taxes
Online Budget Book Examples	OpenGov will build out: • Look and feel of Online Budget Book • Best practice templates for: ○ Table of Contents ○ Budget message ○ Introduction ○ Revenue and Expenditure Assumptions ○ Budget Summary

	○ Departmental Information ○ Debt

8.2.2.2. Best Practices

Functionality	Description
Overview of Best Practice	OpenGov assesses and identifies how best to configure and map data to ensure success based on materials provided by Customer.
Budget and Workforce Solution	The Implementation Analyst will conduct a review of the examples created and work with the customer to confirm a budget format on which to move forward.
Online Budget Book Solution	The Implementation Analyst will conduct review of Online Budget Book templates and work with Customer to confirm format and approach.
Solution Document	OpenGov will present a solution document to be mutually agreed upon prior to beginning configuration.

8.2.2.3. Configure

Functionality	Description
Base Budget File	OpenGov will configure and upload Customer's base budget file into OpenGov.
Budget Configuration	Based on the Review and Confirmation phase OpenGov OpenGov will set up Customer's preferred budget format: *Operating* • 1 Budget instance • 2 Proposals (Department) • Corresponding worksheets (single, fund, division, or function) • 1 standard budget Story template *Capital* • 1 Budget instance • 2 Proposals (Department or Project) • Corresponding worksheets (single, fund, division, or function) • 1 standard capital Story template Based on the review of the Workforce Planning Shell and with the

	guidance of the Implementation Analyst, Customer will: • Buildout remaining cost elements • Populate position template • Validate Workforce calculation
Budget Configuration Working Sessions	OpenGov will hold working sessions between the Implementation Analyst and Customer for the purpose of validating, reviewing, and iterating upon draft budget instances. Session will focus on: • Set up • Structure • Workflow • User access
Administrator Budget Management Training	OpenGov will provide 1, 60-Minute training sessions to enable Customer's Budget Administrators to manage and maintain their OpenGov budgets including: • User access • Approval workflow • Cloning • Phases • Proposal status
Dataset and View Configuration	OpenGov will set up 1 export and dataset view to enable budget reports
Budget Report(s)	OpenGov will set up 8 budget reports to include: *Operating* • Operating Budget Milestones • Operating Budget Development • Operating Budget Details • Operating Budget Categories *Capital* • Capital Budget Development • Capital Budget Details • Capital Budget Categories • Capital Plan Report
Budget Exports and Reporting Training	OpenGov will provide 1, 60-Minute training sessions to enable Customer to own, manage and maintain their OpenGov Budget Data and Reports including: • Exports • Dataset views

	• Reports
Online Budget Book Configuration and Training Session	OpenGov will setup 3 OpenGov standard Online Budget Book templates chosen from examples defined above, including 1 completed story from 1 template • Administrator training ○ One 60-Minute session for training: ■ Using and Copying Templates ■ How Datasets and Reports work in Stories ■ How the Online Budget Book works with Transparency Portal ■ Preparing for updating and ongoing use • OpenGov will provide working sessions for OpenGov to consult with Customer on Online Budget Book, scheduled as needed. *(Not to exceed more than 10 sessions unless agreed upon by openGov Project Manager and Customer.)* Customer administrators will set up additional project story shells and corresponding project users, and admins/users will add content

8.2.2.4. Validation

Functionality	Description
Validation of Configured Budgets	The OpenGov Project Manager and Analyst will confirm with Customer's Project Lead that all budget proposals are configured properly based on the agreed upon format.

8.2.2.5. Deploy

Functionality	Description
Internal Budget User Training	OpenGov will provide 1, 60-Minute training sessions to enable Customer's internal users to understand budgeting requirements.
Sign Off	Customer will provide written sign off that all Budgets and reports have been configured based on agreed upon formats.

8.3. Financial Integration

8.3.1. Financial Integration Deliverables

Functionality	Description
Financial Integration	OpenGov will work with Customer's IT Staff and Project Team to setup a one way data integration from Springbrook to OpenGov

8.3.2. Financial Integration Tasks

The tasks listed below are required for OpenGov and Customer to successfully complete the Financial Integrations with OpenGov.

8.3.2.1. Initiate

Functionality	Description

Solution Review	OpenGov will review the proposed solution with Customer
	• Functionalities to be Integrated
	  ○ Actuals (Revenue and Expenses)
	  ○ Budget
	• Integration Approach
	  ○ Database Connect / Agent Install
	  ○ SFTP (File Transfer)
	• OpenGov Assumes:
	  ○ The data will be linked to the Customer's COA.
	  ○ Integration is unidirectional from the Customer's accounting software into OpenGov.

Data Files [SFTP]	Customer will provide the data in the required format associated with the functionalities • Data Files for Historical Years • Data Files for Current Year • Automate the file transfers into the OpenGov SFTP location
Data Analysis	OpenGov will perform the data analysis • To align with the required functionalities • To align with the COA

8.3.2.2. Configuration

Functionality	Description

Integration Setup	OpenGov will perform the following
	• Installation of Agent (Database Integrations)
	• Database View Deployment (Database Integrations)
	• SFTP Setup (SFTP Data Migrations)
	• Sample File Format (SFTP Data Migrations)
	• OpenGov Assumes:
	  ○ OpenGov will require assistance from Customer to understand source system specific customizations and configurations when building the data extract. When OpenGov is not able to access or extract data as per requirements, Customer should provide the data files in CSV format into OpenGov FTP Location.
	  ○ When the source accounting software is hosted by a third party vendor on behalf of Customer, Customer is responsible for brokering OpenGov's access to Customer's data residing at the vendor's premises in accordance with OpenGov's data formatting requirements.

Configuration and Testing	OpenGov will perform the Configuration to • Extract, Transform (when required) and load the data • Build Reports for the required functionalities • Initial validation of data

8.3.2.3. Validation

Functionality	Description
Data Validation	OpenGov team to work with Customer to • Validate the historical data • Validate the current year data • OpenGov Assumes: ○ Customer will provide data to validate against (PDF Export). Data should be received prior to the start of the integration.

	○ OpenGov will perform the validation for data accuracy for the Integration, working jointly with Customer team to approve the Financial Integration data.

8.3.2.4. Deploy

Functionality	Description
Deployment and Wrap Up	OpenGov will perform the Configuration to • Schedule the current year data load • Train the administrators • Monitor the data load
Sign Off	Customer will complete OpenGov-provided sign off document acknowledging • Accuracy of the data for historical years and current year associated with the functionalities • Accuracy Reports associated with the functionalities • Adequately trained on the Integration Functionalities

9. Acceptance

9.1. Acceptance Process

All Deliverables require acceptance from the Customer Project Manager(s) following the completion of Deliverables and upon Project Closure. Customer is responsible for conducting any additional review or testing of such Deliverable pursuant to any applicable mutually agreed upon acceptance criteria agreed upon by the parties for such Deliverable. Upon completion of these phases, the OpenGov Project Manager shall notify the Customer Project Manager(s) and provide the necessary documents for review and sign off.

The following process will be used for accepting or acknowledging Deliverables and Project Closure:

- OpenGov shall submit the completed Deliverables to Customer to review or test against the applicable acceptance criteria. Customer shall notify OpenGov promptly of its acceptance or rejection in accordance with the agreed upon acceptance criteria.

- Customer must accept all Deliverables that meet the applicable acceptance criteria. OpenGov Project Manager will provide the Customer Project Manager with the OpenGov Acceptance form to sign off on the Deliverable and project. Once all Deliverables required to meet a particular phase have been accepted or are deemed accepted, the phase shall be deemed complete.
- Upon completion of the phase or project, OpenGov allows Customer 10 business days to communicate that the particular Deliverable(s) does not meet Customer's requirements. Failure to communicate that the particular Deliverable(s) does not meet Customer's requirements will be deemed as acceptance and any further work provided to remedy Customer's complaint might incur additional cost.
- Customer shall provide to OpenGov a written notice detailing the reasons for rejection and the nature of the failure to meet the acceptance criteria. OpenGov shall make best effort to revise the non-conforming Deliverable(s) to meet the acceptance criteria and re-submit it to Customer for further review and testing.
- If the acceptance form is not received in accordance with Section 7 General Project Assumptions, the project phase and/or project will be considered accepted and automatically closed.

9.2. Acceptance Requirements

- All acceptance milestones and associated review periods will be tracked on the project plan.
- The Customer Project Manager will have decision authority to approve/reject all project Deliverables, Phase Acceptance and Project Acceptance.
- Any open issues shall receive a response in accordance with Section 7 General Assumptions of this SOW following the Validation Acceptance review, or as mutually agreed upon between the parties, for resolution prior to advancing on in the project.
- Both OpenGov and Customer recognize that failure to complete tasks and respond to open issues may have a negative impact on the project.
- For any tasks not yet complete, OpenGov and/or Customer will provide sufficient resources to expedite completion of tasks to prevent negatively impacting the project.

10. Change Management

This SOW and related efforts are based on the information provided and gathered by OpenGov. Customer acknowledges that changes to the scope may require additional effort or time, resulting in additional cost. Any change to scope must be agreed to in writing or

email, by both Customer and OpenGov, and documented as such via a:

- *Change Order* - Work that is added to or deleted from the original scope of this SOW. Depending on the magnitude of the change, it may or may not alter the original contract amount or completion date and be paid for by Customer. Changes might include:
    - Timeline for completion
    - Sign off process
    - Cost of change and Invoice timing
    - Signed by OpenGov and Customer Executives approving funds.

Change documentation will be mutually agreed upon as defined in Section 7 General Assumptions of this SOW. Should that not occur, the change will be added to the next Executive Sponsor agenda for closure.

Example of changes that might arise during a deployment:

- Amending the SOW to correct an error.
- Extension of work as the complexity identified exceeds what was expected by Customer or OpenGov.
- Change in type of OpenGov resources to support the SOW.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.7
June 25, 2025

Purchase of One Skid Steer Loader for Use by City of Eastvale

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve the purchase of one (1) Caterpillar (CAT) 262D3 Skid Steer Loader in Fiscal Year 2025-26 and attachments in an amount not to exceed $124,807.99; and
2. Authorize the City Manager to execute all necessary documents including a purchase order to complete the purchase.

Summary

The proposed fiscal year (FY) 2025-26 budget includes Air Quality Management District (AQMD) funding for the purchase of a CAT 262D3 skid steer loader to support Public Works operations and strengthen the City's emergency response capabilities. This purchase aligns with the Public Works Department long-term strategy to reduce reliance on contracted services by bringing roadway repair and related maintenance activities in-house.

The skid steer loader is a versatile, multipurpose machine essential for maintaining roadways, sidewalks, gutters, curbs, storm drains, and other public right-of-way (ROW) areas. With a variety of compatible attachments, it enables the City to perform essential tasks such as asphalt and concrete grinding, debris sweeping, vegetation removal, and site preparation to be completed efficiently with a single piece of equipment.

This investment will greatly improve the City's responsiveness to community needs—such as

addressing tripping hazards, clearing debris, and mitigating wildfire risks by removing brush and weeds from public areas. As the City's infrastructure continues to age, bringing more services in-house will allow the Public Works Department to address maintenance needs more cost-effectively and better prepared for long-term growth by internalizing these operations. In addition to supporting core Public Works functions, this machine will also support other departments, such as the City's Community Services & Recreation Department in preparing for annual events. Overall, the addition of this equipment will increase operational flexibility, improve service delivery, and reduce long-term contracting costs across multiple service areas.

Background

As part of the proposed FY 2025-26 Budget, the Public Works Department is recommending the purchase of a new CAT 262D3 skid steer loaded to support roadway maintenance, emergency response, and general ROW operations. The equipment would be procured through a Sourcewell approved vendor, in an amount not to exceed $124,807.99 (Attachment 1).

The CAT 262D3 skid steer loader is powered by a Tier 4 Final diesel engine—the cleanest available technology in its class. This purchase complies with AB 2766 funding criteria, which allow for the acquisition of new, higher-emission off-road diesel equipment with cleaner technology, in alignment with the programs guidelines.

The equipment will be procured using Sourcewell, a cooperative purchasing program. In accordance with Eastvale Municipal Code Section 4.06.080(d), purchases made through an approved cooperative purchasing agreement are exempt from the City's competitive bidding requirements.

Environmental

The purchase of this equipment is not defined as a Project under the California Environmental Quality Act (CEQA); therefore, no environmental review is required.

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

This purchase supports the City's strategic goals related to infrastructure maintenance and public safety by expanding the Public Works Department's ability to perform in-house maintenance, respond to hazards, and improve service delivery.

Fiscal Impact

The total fiscal impact for the proposed purchase of the CAT 262D3 skid steer loaded is not to exceed $124,807.99. Staff has received confirmation of approval for use of AQMD annual funding for the clean diesel equipment purchase. Funding for the purchase is included in the proposed FY 2025-26 budget; assuming approval of the fiscal year 2025-26 budget, sufficient funds will be available in the AQMD Fund other capital outlay account 220-500-6695. Ongoing operational costs will be covered by the General Fund under the Vehicle Operations/Gas Account 100-510-6330.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - CAT 262D3 Quote (New).pdf

185253-01

Apr 15, 2025

Caterpillar Sourcewell Contract Number: 011723-CAT Eastvale
Sourcewell Account Number: City of Eastvale (69733)

Hello

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

One (1) New Caterpillar Inc. Model: 262D3 Skid Steer Loader including standard and optional equipment as listed below.

STOCK NUMBER: NS0024665 **SERIAL NUMBER:** 0TP404684 **YEAR:** 2025 **SMU:** 3

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Joseph Munoz
Machine Sales Representative

One (1) New Caterpillar Inc. Model: 262D3 Skid Steer Loader including standard and optional equipment as listed below.

Standard Equipment

POWERTRAIN

Cat C3.3B diesel engine
-Gross horsepower per SAE J1349
74.3 hp (55.4 kW) @ 2400 RPM
-Electric fuel priming pump
-Glow plugs starting aid
-Liquid cooled, direct injection
Air cleaner, dual element, radial seal
S-O-S sampling valve, hydraulic oil
Filter, cartridge type, hydraulic
Filters, canister type, fuel and water separator
Radiator / hydraulic oil cooler (side-by-side)
Spring applied, hydraulically released, parking brakes
Hydrostatic transmission
Four wheel chain drive

HYDRAULICS

ISO or H pattern controls:
Electro/hydraulic implement control
Electro/hydraulic hydrostatic transmission control

ELECTRICAL

12 volt electrical system
80 ampere alternator
Ignition key start/stop/aux switch
Lights:
-LED work lights (2 front, 2 rear)
-Gauge backlighting
-Two rear tail lights
-Dome light
Backup alarm
Electrical outlet, beacon

OPERATOR ENVIRONMENT

Operator warning system indicators:
-Air filter restriction
-Alternator output
-Armrest raised/operator out of seat
-Engine coolant temperature
-Engine oil pressure
-Glow plug activation
-Hydraulic filter restriction
-Hydraulic oil temperature
-Park brake engages
-Engine emission system
Gauges: fuel level and hour meter
Storage compartment with netting
Ergonomic contoured armrest
Control interlock system, when operator leaves seat or armrest raised:
-Hydraulic system disables
-Hydrostatic transmission disables
-Parking brake engages
ROPS cab, open, tilt up
Anti-theft security system w/6-button keypad
FOPS, level I
Top and rear windows
Floormat
Interior rear view mirror
USB charging port
Horn
Hand (dial) throttle, electronic

FRAMES

Lift linkage, vertical path
Chassis, one piece welded
Machine tie down points (6)
Belly pan cleanout
Support, lift arm
Rear bumper, welded

OTHER STANDARD EQUIPMENT

Engine enclosure - lockable
Extended life antifreeze (-37C, -34F)
Work tool coupler
Hydraulic oil level sight gauge
Radiator coolant level sight gauge
Radiator expansion bottle
Cat ToughGuard TM hose
Heavy duty flat faced quick disconnects with integrated pressure release
Split D-ring to route work tool hoses along side of left lift arm
Variable speed hydraulic cooling fan
Per SAE J818-2007 and EN 474-3:2006 and ISO 14397-1:2007

MACHINE SPECIFICATIONS

262D3 SSL DCA6B	642-0827
262D3 SKID STEER LOADER	512-4262
CAB PACKAGE, ULTRA	588-9091
HYDRAULICS, PERFORMANCE, (H3)	512-4319
CONTROL, ISO, PROP, WT	512-4115
POWERTRAIN, TWO SPEED	512-4178
LIGHTS, LED	495-1671
ROPS, ENCLOSED WITH A/C (C3)	512-4195
DISPLAY, ADVANCED, LCD, CAMERA	416-9265
FAN, COOLING, DEMAND	486-6957
QUICK COUPLER, HYDRAULIC	512-3404
SEAT,AIR SUSPENSION,CLOTH,HEAT	536-9738
FILM,TWO SPEED W/HIGH FLOW XPS	568-4704
STANDARD RADIO(12V),BLUETOOTH	345-6180
RIDE CONTROL	556-5899
BATTERY,EXTRA HEAVY DUTY, DISC	568-5603
REAR LIGHTS	356-6082
DOOR, CAB, POLYCARBONATE	539-8061
SEAT BELT, 2"	542-6994
CERTIFICATION ARR, P65	563-1163
HEATER, ENGINE COOLANT, 120V	345-3556
COUNTERWEIGHT,MACHINE,EXTERNAL	345-5148
LANE 1 ORDER	0P-9001
PRODUCT LINK, CELLULAR PL243	641-1758
TIRES, 12/16.5 CAT 10PR	185-8667
INSTRUCTIONS, ANSI, USA	512-3741
SERIALIZED TECHNICAL MEDIA KIT	421-8926
FILM, SELF LEVEL, ANSI	435-9238
FILM, RIDE CONTROL, ANSI	422-3445
SHIPPING/STORAGE PROTECTION	0P-2266
PACK, DOMESTIC TRUCK	0P-0210
CAROLINA CDC - - AVAILABILITY	0P-1176
BUCKET-GP, 62", BOCE	279-5365
HAMMER, B6	532-9106
BRACKET, LINES, SSL, MD-LG	532-9240
KIT, WATER TANK, 44 US GAL	571-6876
COLD PLANER, PC306	529-5790
KIT, WATER SPRAY, PCX06/8	231-2591

WARRANTY & COVERAGE

Standard Warranty:	24 MONTHS / 2,000 HOURS FULL MACHINE
Extended Coverage:	262-48 MO/2000 HR PREMIER
CSA	24 MO / 1,000 HR PARTS ONLY + VISIONLINK CONNECT - CFAS CVA

SELL PRICE	$115,831.08
EXT WARRANTY	Included
CSA	Included
NET BALANCE DUE	**$115,831.08**
SALES TAX (7.75%)	$8,976.91
AFTER TAX BALANCE	**$124,807.99**

Accepted by_____ on _____

_____
Signature

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.8
June 25, 2025

Adoption of an Ordinance Establishing the Speed Limits on Certain Streets

Prepared By:

Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)

Staff recommends that the City Council approve the second reading and adopt the Ordinance, entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMEN IN ITS ENTIRETY CHAPTER 10.02 OF TITLE 10 OF THE EASTVALE MUNICIPAL CODE ESTABLISI SPEED LIMITS ON CERTAIN STREETS

Summary

On July 24, 2013, City Council approved the establishment and update of speed limits on street segments in Eastvale, followed by amendments approved on February 12, 2014; June 24, 2015; July 11, 2018; January 26, 2022; and January 11, 2023. Since the January 11, 2023 approval of the speed surveys, the following six (6) street segments have been studied:

- Segment 2: 65th Street between Archibald Avenue and Sumner Avenue
- Segment 23: Hamner Avenue between Bellegrave Avenue and Cantu Galleano Ranch Road
- Segment 28: Harrison Avenue between Limonite Avenue and Blossom Way
- Segment 32: Limonite Avenue between Hellman Avenue and Cucamonga Creek Channel
- Segment 33: Limonite Avenue between Cucamonga Creek Channel and Archibald Avenue
- Segment 46: Scholar Way between Citrus Street and Schleisman Road

Background

Posted speed limits are established to inform drivers of appropriate and safe travel speeds, and to protect the general public from the risks posed by reckless or unpredictable driving behavior.

Research has shown that most drivers travel at speeds that are safe and reasonable, therefore, speed limits are established primarily on the consensus of the majority of those who use the roads. Speed limits are not based on the actions of few. In California, the California Vehicle Code (CVC) requires that speed limits be set using an Engineering and Traffic Survey (ETS), rather than through arbitrary methods. This approach ensures that speed limits are defensible and appropriate for the roadway conditions. The CVC also includes the Basic Speed Law (Section 22350), which states:

"No person shall drive a vehicle on a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of the highway, and in no event at a speed which endangers the safety of persons or property."

Properly posted speed limits assist law enforcement in citing drivers who violate the Basic Speed Law and give drivers a clear warning of the maximum speed that is reasonable and prudent under typical driving conditions.

The engineering and traffic survey study involves the three major elements of data collection and analysis, as required by California Vehicle Code (CVC) Section 627 and as outlined in the California Manual on Uniform Traffic Control Devices (CA MUTCD), 2014 Edition, rev 9. The three elements of an Engineering and Traffic Survey, as described in the CVC, are:

1. Prevailing speed as determined by a spot speed survey
2. Collision records
3. Highway, traffic, and roadside conditions not readily apparent to the driver

Other factors that may also be considered include:

- Residential Density (as defined in CVC Section 627)
- Safety of bicyclists and pedestrians, with increased consideration for vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused.

The City Council last adopted an Engineering and Traffic Survey on July 24, 2013, followed by amendments approved on February 12, 2014, June 24, 2015, July 11, 2018, January 26, 2022 and January 11, 2023. Since the January 11, 2023 approval of the speed surveys, the following six (6) street segments have been studied:

- Segment 2: 65th Street between Archibald Avenue and Sumner Avenue
- Segment 23: Hamner Avenue between Bellegrave Avenue and Cantu Galleano Ranch Road
- Segment 28: Harrison Avenue between Limonite Avenue and Blossom Way
- Segment 32: Limonite Avenue between Hellman Avenue and Cucamonga Creek Channel
- Segment 33: Limonite Avenue between Cucamonga Creek Channel and Archibald Avenue
- Segment 46: Scholar Way between Citrus Street and Schleisman Road

These segments were studied for the following reasons:
1. Establish the speed limit for a new segment:

- Harrison Avenue between Limonite Avenue and Blossom Way - Segment 28

- Limonite Avenue between Hellman Avenue and Cucamonga Creek Channel - Segment 32
- Limonite Avenue between Cucamonga Creek Channel and Archibald Avenue - Segment 33

2. Segment that required a resurvey in order to ensure speed limits are appropriate and enforceable by radar/lidar:

- 65th Street between Archibald Avenue and Sumner Avenue - Segment 2
- Hamner Avenue between Bellegrave Avenue and Cantu Galleano Ranch Road - Segment 23
- Scholar Way between Citrus Street and Schleisman Road - Segment 46

Segment No	Street	Between	Current Speed Limit (mph)	Recommended Speed Limit (mph)
2	65th Street	Archibald Avenue and Sumner Avenue	40	40
23	Hamner Ave	Bellegrave Avenue and Cantu Galleano Ranch Rd	50	45
28	Harrison Avenue	Limonite Avenue and Blossom Way	45	35
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Channel (New)	None	45
33	Limonite Avenue	Cucamonga Creek Channel to Archibald Avenue (New)	None	45
46	Scholar Way	Citrus Street & Schleisman Road	35	35

The recommended speed limits were reviewed and found acceptable by the Riverside County Sheriff's Office, which provides contract law enforcement services to the City of Eastvale.
To ensure enforceability, each speed limit recommendation must be supported by an ETS that can withstand legal scrutiny. This survey includes all required documentation under State law. Once the ordinance is adopted, updates to posted speed limits will be implemented accordingly.

Environmental

Approval of the agreement is categorically exempt from California Environment Quality Act (CEQA) review under CEQA Guidelines Section 15301 - Existing Facilities.

Strategic Plan Action - Priority Level: 2 | Target #: 5 | Goal #: 7

Improve traffic mobility and management

Fiscal Impact

Several additional speed limit signs need to be installed at various locations throughout the City. The total cost to install these speed limit signs is estimated to be $3,000. Funds are available in the Measure A fund, Capital Improvement Project number 92001, Account Number 210-510-6695.

Prior City Council/Commission Action

On July 24, 2013, City Council approved the establishment of speed limits on street segments in Eastvale. Subsequent amendments were approved on February 12, 2014, June 24, 2015, July 11, 2018, and January 26, 2022.

Attachment(s)

Attachment 1 - 2025 Speed Survey Amendment Phase 1
Attachment 2 - Ordinance

CITY OF EASTVALE

2025
Citywide Speed Zone Survey
(Draft)

Adopted on _____ by Ordinance 25-__
Adopted on January 11, 2023 by Ordinance 23-13
Adopted on January 26, 2022 by Ordinance 22-01
Adopted on July 11, 2018 by Ordinance 2018-09
Adopted on June 24, 2015 by Ordinance 15-04
Adopted on February 12, 2014 by Ordinance 2014-01
Adopted on July 24, 2013 by Ordinance 2013-10

Approved By:

_____ _____

Ruth Smith, TE, PTP
City Traffic Engineer*
TE 1650

Date

** Contract services provided by Ardurra Group, Inc.*

TABLE OF CONTENTS

SECTION		PAGE
1.0	INTRODUCTION	1
2.0	STUDY METHODOLOGY	3
3.0	SURVEY RESULTS	6
3.1	Spot Speed Radar Survey	6
3.2	Collision Rate Analysis	9
4.0	Roadway Segment Field Review	11
4.1	SURVEY FINDINGS AND RECOMMENDATIONS	12
4.2	Factors That May Be Considered	12
4.3	Recommended Speed Limits	12
4.4	Speed Limit Signing	13
5.0	SUMMARY AND CONCLUSIONS	14
5.1	Summary and Conclusions	
5.2	Speed Limit Ordinance	14

LIST OF TABLES

TABLE		PAGE
1	Segment Spot Speed Survey	7
2	Collision Analysis	10

APPENDICES

APPENDIX

A Regulations Governing Speed Limits
(Excerpts from the California Vehicle Code)

B Speed Zoning Regulations from the Caltrans California Manual on Uniform Traffic Control Devices and Definitions of Terms

C Engineering and Traffic Survey Summary Sheets

D Strip Maps

E Speed Survey Data Sheets

F Collision Data Table

G Radar/Lidar Gun and Operator(s) Certifications

SECTION 1.0

INTRODUCTION

The purpose of this report is to document the results of an engineering and traffic survey conducted to update and to establish the speed limits for six (6) segments of the City of Eastvale arterial street network. The overall study was conducted to comply with existing State regulations concerning the increasing or decreasing of speed limits within City boundaries.

Posted speed limits are established to inform drivers of the safe speed limit and to protect the general public from reckless and unpredictable behavior of irresponsible drivers. Research has shown that most drivers travel at speeds that are safe and reasonable, therefore, speed limits are established primarily on the consensus of the majority of those who use the roads. Speed limits are not based on the actions of few. The California Vehicle Code requires the limits to be established on the basis of an engineering and traffic survey rather than by arbitrary methods.

Posted speed limits also provide law enforcement with a clearly understood method of identifying and apprehending violators of the Basic Speed Law (CVC Section 22350), which states: No person shall drive a vehicle on a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of the highway, and in no event at a speed which endangers the safety of persons or property. The posted speed limit gives drivers a clear warning of the maximum speed that is reasonable and prudent under typical driving conditions.

It is generally accepted that speed limits cannot be successfully enforced without voluntary compliance by a majority of drivers. Consequently, only the driver whose behavior is clearly out of line with the normal flow of traffic is usually targeted for enforcement.

This report contains sufficient information to document that the conditions of the latest edition of the California Vehicle Code (CVC) Section 627 have been satisfied, that other conditions not readily apparent to a motorist are properly identified, and that the provisions of AB 43 have been incorporated in the analysis. To legally use radar for speed enforcement, Section 40802(b)of the CVC requires that limits be established per Sections 22357 and 22358 of the CVC, the limits mustbe justified by an Engineering and Traffic Survey conducted within five years prior to the date of the alleged violation. Section 40802(c) of the CVC allows cities to extend the survey period up to seven or 14years depending on specific criteria. California Assembly Bill (AB) 43, related to traffic safety, was signed into law on October 8, 2021. AB 43 modifies certain sections and adds new sections to the CVC pertaining to speed limits. Certain sections of AB 43 took effect on January 1, 2022, while other sections went into effect on January 1, 2023. All sections are currently in effect. Details of these CVC criteria and modifications are provided in Appendix A. CVC Section 627 also requires that the Engineering and Traffic Survey be conducted in accordance with thelatest edition of the California *Manual on Uniform Traffic Control Devices* (CA MUTCD). Details of these CA MUTCD criteria are provided in Appendix B. AB 43 also modified sections of the CA MUTCD, which took effect on January 1, 2023, when Revision 8 of the CA MUTCD was approved, and on April 1, 2025, when Revision 9 of the CA MUTCD was approved.

On July 24, 2013, City Council approved the establishment and update of speed limits on street segments in Eastvale, followed by amendments approved on February 12, 2014, June 24, 2015, July 11, 2018 January 26, 2022 and January 11, 2023. Since the January 11, 2023 City Council approval of the speed surveys, the following six (6) street segments have been studied:

2 65th Street between Archibald Avenue and Sumner Avenue
23 Hamner Avenue between Bellegrave Avenue and Cantu Galleano Ranch Road
28 Harrison Avenue between Limonite Avenue and Blossom Way
32 Limonite Avenue between Hellman Avenue and Cucamonga Creek Channel33 Limonite Avenue between Cucamonga Creek Channel and Archibald Avenue
46 Scholar Way between Citrus Street and Schleisman Road

The segments below were studied for the following reasons:

1. Establish the speed limit for a new segment:
    - Harrison Avenue between Limonite Avenue and Blossom Way – Segment 28
    - Limonite Avenue between Hellman Avenue and Cucamonga Creek Channel – Segment 32
    - Limonite Avenue between Cucamonga Creek Channel and Archibald Avenue – Segment 33
2. Segment that required a resurvey in order to ensure speed limits are appropriate and enforceable by radar/lidar:
    - 65th Street between Archibald Avenue and Sumner Avenue – Segment 2
    - Hamner Avenue between Bellegrave Avenue and Cantu Galleano Ranch Road – Segment 23
    - Scholar Way between Citrus Street and Schleisman Road – Segment 46

This survey will either verify, increase, or decrease the existing speed limits for the six (6) selected roadway segments within the City of Eastvale, based on the data and results obtained.

At six (6) locations on the City's network, spot speed surveys were taken in conformance with the State law for conducting engineering and traffic surveys for the purpose of establishing/updating prima facie speed limits. The data was collected in accordance with the latest edition of the 2025 CA MUTCD 2014, rev 9. Sections of the CA MUTCD that contain the regulations for conducting the required "Engineering and Traffic Survey" are presented in Appendix B. Also in Appendix B are definitions of terms used in speed zone surveys. As previously noted, excerpts from the CVC regarding regulations governing speed limits are presented in Appendix A. The speed zone radar surveys were conducted by Counts Unlimited, Inc. Certifications for their staff and equipment are provided in Appendix E.

SECTION 2.0

STUDY METHODOLOGY

The basic fundamentals for establishing speed limits recognize that the majority of drivers behave in a safe and reasonable manner, and, therefore, the normally careful and competent actions of a reasonable driver should be considered legal. Speed limits established on the fundamentals conform to the consensus that those who drive the highway determine what speed is reasonable and safe, not on the judgement of one or a few individuals. A radar spot speed survey is usually used to record the prevailing speed of reasonable drivers.

Speed zones are established to inform drivers of the safe speed limit and to protect the general public from unreasonable and reckless drivers. Research has shown that most drivers travel at speeds that are safe and reasonable, therefore, speed limits are established primarily on the consensus of the majority of those who use the roads. Speed limits are not based on the actions of few. The California Vehicle Code requires the limits to be established on the basis of an engineering and traffic survey rather than by arbitrary methods.

Speed limits are also established to advise drivers of conditions which may not be readily apparent to a reasonable driver. For this reason, collision history, roadway conditions, traffic characteristics and land use must also be analyzed before determining speed limits.

The engineering and traffic survey study involved the three major elements of data collection and analysis, as required by California Vehicle Code (CVC) Section 627 and as outlined in the California *Manual on Uniform Traffic Control Devices* (CA MUTCD), 2014 Edition, rev 9. The three elements of an Engineering and Traffic Survey, as described in the CVC, are:

1. Prevailing speed as determined by a spot speed survey
2. Collision records
3. Highway, traffic, and roadside conditions not readily apparent to the driver

Other factors that may also be considered include:

- Residential Density (as defined in CVC Section 627)
- Safety of bicyclists and pedestrians, with increased consideration for vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused.

California Assembly Bill (AB) 43, passed in 2021, introduced concepts from Vision Zero into the determination of speed limits. AB 1938, passed in 2022, made further modifications. The goal of Vision Zero is to reduce traffic-related deaths and serious injuries to zero, based on the Safe System Approach. The basic tenet of Vision Zero is that human beings are vulnerable to traffic collisions, the severity of injuries and death are directly affected by speed, and roadway speeds should be reduced wherever possible, using the Safe System Approach, to achieve Vision Zero. AB 43 maintains the use of the 85th percentile speed as the base for setting speed limits, but makes it easier to reduce speed limits. The effects of AB 43 are discussed below, under Analysis.

Spot Speed Survey. Spot speed surveys, performed by a certified radar technician utilizing a calibrated radar gun, were conducted for six (6) roadway segments to determine existing vehicular travel speeds. A minimum of 100 observations were recorded, 50 for each direction of travel, on all the surveyed street segments. This data was used to calculate statistical information such as the 85th percentile speed, 10 mile per hour pace speed, percent of vehicles within the 10 mile per hour pace, median speed and other pertinent data for analysis. The 85th percentile speed is the speed at or below which 85 percent of the traffic is traveling. This threshold represents what is historically found to be a safe and reasonable speed for most drivers based on common roadway conditions.

Collision Rate. Mid-block traffic collision data for the six (6) roadway segments was tabulated from the City's and County's collision records as reported to the California Crash Reporting System (CCRS) for the period from January 1, 2023 through December 31, 2024 (two years). The collision rate was calculated and considered in recommending the speed limit.

Field Review. The streets were field reviewed to determine/confirm the existing roadway characteristics, condition and placement of signs and markings, adjacent land uses, pedestrian and bicycle activity (with increased consideration of vulnerable pedestrian groups),and to identify roadway characteristics that are not readily apparent to vehicle drivers.

Analysis. The three elements and two other factors described above were used to determine the recommended speed limit. The analysis began with the 85th percentile speed from the spot speed survey and was modified, as appropriate, by the collision rate, pedestrian and bicycle activity, and existing conditions not readily apparent to the driver.

The speed limit is initially established at the nearest 5 mph increment to the 85th percentile speed. It can then be reduced by 5 mph if it meets one of the following two options:

Option 1. CVC Sections 627 and 22358.5 allow the speed limit to be reduced by 5 mph from the nearest 5 mph increment of the 85th percentile speed under certain circumstances.

Option 2. For cases where the nearest 5 mph increment would require rounding up, CVC Section 21400(b) allows the speed limit to be rounded down to the nearest 5 mph increment below the 85th percentile speed, however, no further reduction is allowed.

The following examples explain the use of these speed limit criteria:

A. Using Option 1, when the 85th percentile speed is rounded down (i.e. the 85th percentile speed is 37 mph, so the speed limit would be established at 35 mph), the speed limit could be reduced another 5 mph, to 30 mph, if the special conditions are met and justification for using the lower speed limit are documented in the engineering and traffic survey.

B. Using Option 1, when the 85th percentile speed is rounded up (i.e. the 85th percentile speed is 38 mph, so the speed limit would be established at 40 mph), the speed limit could be reduced by 5 mph, to 35 mph, if the special conditions are met and justification for using the lower speed limit are documented in the engineering and traffic survey.

C. Using Option 2, when the 85th percentile speed is rounded up (i.e. the 85th percentile speed is 38 mph and would normally be rounded up to 40 mph), instead of rounding up, the speed limit can be reduced by 5 mph (established at 35 mph), but no further reduction can be applied.

AB 43 also allows the speed limits as determined above, to be reduced an additional 5 mph or the existing speed limits to be maintained under certain conditions. If a local authority, after

completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance:

- Reduce the speed limit by an additional five miles per hour on a section of highway designated as a Safety Corridor or if the highway is adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians, especially those from vulnerable groups such as children, seniors, persons with disabilities, and the unhoused.
- Retain the currently adopted speed limit or restore the immediately prior speed limit if that speed limit was established with an engineering and traffic survey and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since the completion of the traffic survey that established that speed limit.
- Determine and declare a 25 or 20 miles per hour prima facie speed limit on a highway contiguous to a business activity district when posted with a sign that indicates a speed limit of 25 or 20 miles per hour.

A greater-than-expected collision rate is one of the special conditions under Option 1, allowing the speed limit to be established 5 mph lower than the rounded speed limit. The collision rate is based on mid-block collisions only. It is determined using the equation shown below and is then compared to the statewide average collision rate for similar roadways, found in *Crash Data on California State Highways (Road Miles, Travel, Crashes, Crash Rates)* published by Caltrans. The latest edition, 2022, was used for this 2025 analysis.

The collision rates are calculated using the following equation:

$$\text{Collision Rate} = \frac{\text{Number of Midblock collisions} \times 10^6}{\text{24-hour volume} \times 365 \times \text{segment length} \times \text{number of years}}$$

Where: Number of midblock collisions based on 2 years (January 1, 2023 through December 31, 2024), 24-hour traffic volume (both directions) in the survey segment and segment length in miles. Rates are shown in Collisions per Million Vehicle Miles (per year) or Col/MVM.

SECTION 3.0

SURVEY RESULTS

3.1 Spot Speed Radar Survey

Spot speed radar surveys were conducted at each street segment to establish a reasonable and effective speed limit based on the premise that the speed limit thus established conforms to the actual behavior of the majority of motorists. The speed limit should normally be established at the five mile per hour increment nearest the 85th percentile speed, as recorded for the surveyed segment. However, engineering judgment and other factors such as collision rates (Section 3.2) and Roadway Segment Field Review (Section 3.3) may indicate the need for further reduction in establishing reasonable and effective speed limits. Table 1 shows the existing speed limit and the 85th percentile speed for each studied segment.

The criteria used to conduct the radar survey are listed in Appendices A and B.

Appendix C contains the Engineering and Speed Survey Summary sheets for each of the six (6) segments surveyed as well as those for segments previously studied. The data collected and information calculated for the radar speed survey are as follows:

- Posted speed limit
- Direction of survey
- Date and time of speed survey
- Weather conditions
- Number of vehicles observed in each direction
- Speed of each surveyed vehicle
- 15th percentile speed
- 50th Percentile speed
- 85th Percentile speed
- 10 mph pace speed
- Percent over pace speed
- Percent in pace speed
- Percent under pace speed
- Average speed

The summary contains information about vehicular speed data observed, collision data, street classification, and any unusual conditions at the location.

Table 1: Segment Spot Speed Summary[1]

(Amended April 2025)

No	Street	Between	Dir	Existing Speed Limit[3] (mph)	85th%ile Speed (mph)	Recommended Speed Limit (mph)	Comments
1	58th Street	Scholar Way and Hamner Avenue	E/W	35	40	35	No Change - 85th%ile, Option 2
2	65th Street	Archibald Avenue and Sumner Avenue	E/W	40	40	40	No Change - 85th%ile
3		Sumner Avenue and Hamner Avenue	E/W	40	47	40	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
4		Hamner Avenue and Wells Spring Street / East City Limit	E/W	35	42	35	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
5	68th Street	Sumner Avenue and Hamner Avenue	E/W	45	49	45	No Change - 85th%ile, Option 2
6		Hamner Avenue and East City Limit	E/W	45	47	45	No Change - 85th%ile
7	Archibald Avenue	Bluff Street and Wind River/Grapewin Street	N/S	55	57	55	No Change - 85th%ile
8		Wind River/Grapewin Street and Schleisman Road	N/S	50	57	50	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
9		Schleisman Road and Bellegrave Avenue / North City Limit	N/S	50	55	50	No Change - 85th%ile, Option 1
10	Baron Road	Archibald Avenue and Northernly Terminus	E/W	35	40	35	No Change - 85th%ile, Option 1
11	Bellegrave Avenue	Sumner Avenue and Hamner Avenue	E/W	50	53	50	No Change - 85th%ile, Option 2
12		Hamner Avenue and East City Limit	E/W	50	48	50	No Change - 85th%ile
13	Blossom Way	Harrison Avenue and Sumner Avenue	E/W	30	37	30	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
14	Cantu-Galleano Ranch Road	Hamner Ave and I-15 Freeway	E/W	None	51	50	Established Speed Limit – 85th%ile
15	Chandler Street	Hellman Avenue and Harrison Avenue	E/W	45	52	45	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
16	Citrus Street	Harrison Avenue and Scholar Way	E/W	45	47	45	No Change - 85th%ile
17		Scholar Way to Hamner Avenue	E/W	45	47	45	No Change - 85th%ile
18	Fieldmaster Street	Hall Road and Archibald Avenue	E/W	40	43	40	No Change - 85th%ile, Option 2
19	Goodman Way	Cantu-Galleano Ranch Road and Hamner Avenue	N/S & E/W	None	41	35	Establishing Speed Limit – 85%ile, Option 1, Very heavy truck traffic, many peds, no bike lanes
20	Hamner Avenue	South City Limit and Schleisman Road	N/S	50	52	45	Decreased - 85th%ile, Option 1
21		Schleisman Road and Limonite Avenue	N/S	45	51	45	No Change, - 85th%ile, Option 1 - Reduction of speed due to crash history
22		Limonite Avenue and Bellegrave Avenue	N/S	45	51	45	No Change - 85th%ile, Option 1
23		Bellegrave Avenue and Cantu-Galleano Ranch Road	N/S	50	48	45	Decrease – 85th%ile, Option 2. Matches segments to the north.
24		Cantu-Galleano Ranch Road and Riverside Drive	N/S	None	55	50	Established Speed Limit - 85th%ile, Option 2
25		Riverside Drive & Philadelphia Street	N/S	None	55	50	Established Speed Limit - 85th%ile, Option 2
26	Harrison Avenue	Chandler Street and Schleisman Road	N/S	45	50	45	No Change - 85th%ile, Option 1
27		Schleisman Road and Limonite Avenue[2]	N/S	45	47	45	No Change - 85th%ile, Option 1 – Pedestrian & bicyclist safety, particularly for vulnerable pedestrian groups
28		Limonite Avenue and Blossom Way[2]	N/S	45	40	35	Decrease - 85th%ile, Option 1, CVC 22358.6(b)
29	Hellman Avenue	River Road and Chandler Street	N/S	50	56	50	No Change - 85th%ile, Option 1
30		Chandler Street and Limonite Avenue	N/S	50	55	50	No Change - 85th%ile, Option 1
31		Limonite Avenue to North City Limit	N/S	None	42	35	Established Speed Limit – 85th%ile, Option 1 – Pedestrian & bicyclist safety; very heavy truck traffic
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Ch.	NE/SW	None[3]	52	45	Establishing speed limit - 85th%ile, Option 1, Ped & bike safety, CVC 22358.6(b)
33		Cucamonga Creek Ch to Archibald Avenue	NE/SW	None[3]	52	45	Establishing speed limit - 85th%ile, Option 1, Ped & bike safety, CVC 22358.6(b)
34		Archibald Avenue and Sumner Avenue	E/W	45	53	50	Increased - 85th%ile, Option 2
35		Sumner Avenue and East City Limit	E/W	45	52	45	No Change - 85th%ile, Option 1 - Segments of missing sidewalk, heavy pedestrian usage, no bike lanes

(Continued on Next Page)

No	Street	Between	Dir	Existing Speed Limit[3] (mph)	85th%ile Speed (mph)	Recommended Speed Limit (mph)	Comments
36	Mission Boulevard	S. Milliken Avenue and Ontario Freeway (I-15)	E/W	None	59	55	Established Speed Limit - 85th%ile, Option 2
37	Orange Street	Sumner Avenue and Scholar Way	E/W	30	45	30	No Change – AB 43 - New CVC Section 22358.8
38	Prairie Smoke Road	Hellman Avenue and Whitewell Road	E/W	35	42	35	No Change - 85th%ile, Option 1
39	River Road	Hellman Avenue and Archibald Avenue	E/W	40	49	40	No Change – AB 43 – New CVC Section 22358.8
40	Riverboat Drive	Massy Harris Way and Wells Springs Street	E/W	40	44	40	No Change - 85th%ile, Option 2
41	Riverside Drive	Hamner Avenue & East City Limit	E/W	50	47	45	Reduced - 85th%ile, Continuity with adjacent segment
42	Schleisman Road	Hellman Avenue and Archibald Avenue	E/W	50	57	50	No Change - 85th%ile, Option 1
43		Archibald Avenue and Sumner Avenue	E/W	45	49	45	No Change - 85th%ile, Option 2
44		Sumner Avenue and Scholar Way	E/W	45	48	45	No Change - 85th%ile, Option 2
45		Scholar Way and Hamner Avenue	E/W	45	51	45	No Change - 85th%ile, Option 1
46	Scholar Way	Citrus Street and Schleisman Road	N/S	35	43	35	No Change - 85th%ile, Option 2, CVC 22358.7.
47		Schleisman Road and Limonite Avenue	N/S	35	43	40	Increased - 85th%ile, Option 2
48		Limonite Avenue and Bellegrave Avenue	N/S	None	43	40	Established Speed Limit - 85th%ile, Option 2
49	Sumner Avenue	Citrus Street and 65th Street	N/S	45	51	45	No Change - 85th%ile, Option 1
50		65th Street and Bellegrave Avenue	N/S	45	51	45	No Change - 85th%ile, Option 1
51	Whitewell Road	Schleisman Road and Prairie Smoke Road	N/S	35	40	35	No Change - 85th%ile, Option 1 - Reduction of speed due to crash history

[1]Roadway segments studied for 2025 E&TS are highlighted in gray.

[2] Segment of Harrison Avenue between Schleisman Rd & Blossom Way was split into two segments at Limonite Ave since the character of the road north of Limonite Ave is different from south of Limonite Ave.

[3]Two segments, currently studied (Nos. 32 & 33), did not previously have a speed limit set by an Engineering and Traffic Survey.

[4]See Appendix A for modifications to CVC by new CA laws, AB 43 & AB 1938. See Appendix B, Line 12a, for explanations of Option 1 and Option 2.

3.2 Collision Rate Analysis

The mid-block collision rate for each roadway segment was determined by using the most recent collision records as required by CVC Section 627. Traffic collision data for the six (6) roadway segments being studied was collected from the Statewide Integrated Traffic Records System (SWITRS) collision records for the City of Eastvale from January 1, 2023 to December 31, 2024. Based on this data, the mid-blockcollision rates were calculated for each roadway segment in terms of "collisions per 1,000,000 vehiclemiles of travel."

It was then determined if any of the collision rates warranted a 5 mph reduction in the rounded 85th percentile speed per Option 1. The collision rates were compared to the statewide average collision rates for similar roadways. If the collision rate is greater than the statewide rate, a 5 mph reduction may be considered. Both of the calculated roadway segment collision rates were less than the statewide average, so neither roadway segment qualified for the 5 mph reduction based on the collision rate.

The results of the collision rate calculations are shown in Table 2 and in the Engineering and Traffic Survey Summary sheets (Appendix C). A sample collision rate calculation is shown below.

Example:

$$\text{Collision Rate} = \frac{\text{Number of Collisions} \times 10^6}{\text{Vehicles/Day} \times 365 \text{ Days/Year} \times \text{Miles} \times \text{Years of Collision Data}}$$

Collision rate on: Hamner Avenue between Bellegrave Avenue and Cantu-Galleano Ranch Road:

$$\text{Collision Rate} = \frac{3 \times 10^6}{25{,}139 \times 365 \times 0.83 \times 2}$$

$$= \textbf{0.20 collisions per million vehicle miles (Col/MVM)}$$

The comparison collision rates vary from year to year. The 2022 Statewide average rates, which are the most recent rates available, were used for the six (6) segments studied in the 2025 analysis, and are shown in the table below.

No.	Street	Between	Lane Type	Statewide Collision Rate[1]
2	65th Street	Archibald Avenue and Sumner Avenue	4 lanes, undivided	1.24
20	Hamner Avenue	Bellegrave Avenue & Cantu-Galleano Ranch Road	6 lanes, divided	1.17
26	Harrison Avenue	Limonite Avenue and Blossom Way	2 lanes, undivided	1.24
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Channel	4 lanes, divided	1.17
33	Limonite Avenue	Cucamonga Creek Channel to Archibald Avenue	4 lanes, divided	1.17
46	Scholar Way	Citrus Street & Schleisman Road	4 lanes, undivided	1.24

[1] *Statewide Collision Rates listed are averages for Suburban (Rural Inside City + Urban Outside City) roads.*

Table 2: Collision Analysis

(Amended April 2025)

No.	Street	Between	Segment Length (miles)	Segment Length (feet)	Average Daily Traffic (ADT) (vehs/day)	Midblock Collisions[2]	Collision Rate (Col/MVM) [3]	Statewide Collision Rate	Segment Rate More Than Statewide Rate?
1	58th Street	Scholar Way and Hamner Avenue	0.49	2,568	1,522	0	0.00	1.60	No
2	65th Street	Archibald Avenue and Sumner Avenue	1.00	5,300	6,155	0	0.00	1.24	No
3		Sumner Avenue and Hamner Avenue	0.87	4,590	3,755	1	0.24	0.93	No
4		Hamner Avenue and Wells Spring Street	0.31	1,642	2,561	0	0.00	1.60	No
5	68th Street	Sumner Avenue and Hamner Avenue	1.00	5,260	5,239	1	0.17	1.32	No
6		Hamner Avenue and East City Limit	0.50	2,650	8,469	1	0.22	0.93	No
7	Archibald Avenue	Bluff Street and Wind River/Grapewin Street	1.46	7,700	13,631	3	0.14	0.93	No
8		Wind River/Grapewin Street and Schleisman Road	1.63	8,580	20,934	7	0.19	1.29	No
9		Schleisman Road and Bellegrave/North City Limit	1.14	6,010	22,487	3	0.11	0.98	No
10	Baron Road	Archibald Avenue and Northerly Terminus	0.38	2,030	369	0	0.00	1.60	No
11	Bellegrave Avenue	Sumner Avenue and Hamner Avenue	1.07	5,650	10,629	2	0.16	0.78	No
12		Hamner Avenue and East City Limit	0.49	5,450	10,308	0	0.00	0.93	No
13	Blossom Way	Harrison Avenue and Sumner Avenue	0.50	2,650	2,497	0	0.00	1.60	No
14	Cantu-Galleano Ranch Rd	Hamner Ave and I-15 Freeway	0.44	2,320	21,256	9	0.88	1.18	No
15	Chandler Street	Hellman Avenue and Harrison Avenue	1.53	8,075	3,828	1	0.16	0.91	No
16	Citrus Street	Harrison Avenue and Scholar Way	0.99	5,247	11,140	3	0.25	1.14	No
17		Scholar Way and Hamner Avenue	0.50	2,626	7,787	2	0.47	1.39	No
18	Fieldmaster Street	Hall Road and Archibald Avenue	0.99	5,215	1,616	0	0.00	1.32	No
19	Goodman Way	Cantu-Galleano Ranch Road & Hamner Avenue	0.68	3,600	4,800	0	0.00	1.16	No
20	Hamner Avenue	South City Limit and Schleisman Road	0.62	3,295	18,287	1	0.08	0.98	No
21		Schleisman Road and Limonite Avenue	1.00	5,275	18,890	11	0.53	0.41	Yes
22		Limonite Avenue and Bellegrave Avenue	0.91	4,800	22,223	16	0.72	0.91	No
23		Bellegrave Avenue & Cantu-Galleano Ranch Road	0.83	4,400	25,139	3	0.20	1.17	No
24		Cantu-Galleano Ranch Road & Riverside Drive	1.23	6,500	17,500	5	0.32	1.05	No
25		Riverside Drive & Philadelphia Street	0.99	5,200	23,400	1	0.06	1.83	No
26	Harrison Avenue	Chandler Street and Schleisman Road	1.00	5,266	5,333	1	0.17	0.93	No
27		Schleisman Road and Limonite Avenue	0.99	5,250	8,461	2	0.16	0.93	No
28		Limonite Avenue and Blossom Way	0.21	1,100	3,015	0	0.00	1.24	No
29	Hellman Avenue	River Road and Chandler Street	0.97	5,100	6,324	2	0.30	1.32	No
30		Chandler Street and Limonite Avenue	1.54	8,120	10,594	3	0.27	0.93	No
31		Limonite Avenue and North City Limit	0.20	1,070	7,317	0	0.00	0.91	No

(Continued on Next Page)

No.	Street	Between	Segment Length (miles)	Segment Length (feet)	Average Daily Traffic (ADT) (vehs/day)	Midblock Collisions[2]	Collision Rate (Col/MVM) [3]	Statewide Collision Rate	Segment Rate More Than Statewide Rate?
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Channel (New)	0.60	3,150	14,735	1	0.16	1.17	No
33		Cucamonga Creek Channel to Archibald Avenue (New)	0.56	2,950	15.549	0	0.00	1.17	No
34		Archibald Avenue & Sumner Avenue	1.00	5,300	22,300	8	0.49	1.17	No
35		Sumner Avenue & East City Limit	1.53	8,100	29,400	35	1.07	1.17	No
36	Mission Boulevard	S Milliken Avenue and Ontario Freeway (I-15)	0.50	2,620	19,234	0	0.00	0.86	No
37	Orange Street	Sumner Avenue and Scholar Way	0.50	2,630	1,027	1	1.78	1.60	Yes
38	Prairie Smoke Road	Hellman Avenue and Whitewell Road	0.26	1,380	1,129	0	0.00	1.60	No
39	River Road	Hellman Avenue and Archibald Avenue	0.75	3,970	7,806	4	0.62	1.32	No
40	Riverboat Drive	Massy Harris Way and Wells Springs Street	0.66	3,500	735	0	0.00	1.32	No
41	Riverside Drive	Hamner Avenue & East City Limit	0.44	2,300	9,900	0	0.00	1.32	No
42	Schleisman Road	Hellman Avenue and Archibald Avenue	1.00	5,300	34,671	11	0.29	0.98	No
43		Archibald Avenue and Sumner Avenue	0.99	5,238	14,855	2	0.12	0.93	No
44		Sumner Avenue and Scholar Way	0.50	2,650	7,737	1	0.24	1.32	No
45		Scholar Way and Hamner Avenue	0.58	3,040	7,682	0	0.00	0.91	No
46	Scholar Way	Citrus Street & Schleisman Road	0.63	3,300	6,389	0	0.00	1.24	No
47		Schleisman Road and Limonite Avenue	0.99	5,250	4,721	0	0.00	0.91	No
48		Limonite Avenue and Bellegrave Avenue	0.70	3,700	6,678	1	0.20	1.60	No
49	Sumner Avenue	Citrus Street and 65th Street	1.12	5,935	4,028	0	0.00	0.93	No
50		65th Street and Bellegrave Avenue	1.03	5,422	7,857	2	0.23	0.93	No
51	Whitewell Road	Schleisman Road and Prairie Smoke Road	0.29	1,542	2,056	2	3.06	1.60	Yes

[1] Newly-surveyed roadway segments are highlighted in gray.
[2] Number of speed-related mid-block traffic collisions during most recently available 2-year period for newly surveyed segments and 3-year period for prior segments.
[3] Col/MVM = Collisions per Million Vehicle Miles per year; An actual rate greater than state average rate indicates condition that may allow a lower speed limit.
[4] The previous survey on Harrison Avenue (Segment 27) included the segment of Harrison Avenue between Schleisman Road and Blossom Way was split into two segments at Limonite Avenue. The latest surveyed segment (Segment 28) includes Harrison Avenue between Limonite Avenue and Blossom Way since, the portion of the road north of Limonite Ave is different from south of Limonite Ave, the previously-surveyed segment, in width and traffic volume..

3.3 Roadway Segment Field Review

Section 2B.13 of the CA MUTCD 2014, "Speed Limit Signs" states that the speed limit should be established at the nearest five mile per hour increment to the 85th percentile speed recorded during the spot speed survey. However, in matching existing conditions with the traffic safety needs of the community, engineering judgment may indicate the need for a further reduction in speed, as allowed under Option 1. Whenever such factors are considered to establish the speed limit, they should be documented on the speed survey or in the accompanying engineering report.

The roadway segments were driven and videorecorded by Mr. Alan Perkins, Senior Engineering Technician, and reviewed by Ruth Smith, Senior Traffic Engineer (contracted through Ardurra Group). The roadway characteristics, location of speed limit signs, conditions not readily apparent to the driver (lack ofsidewalks/bike lanes, driveways with limited sight distance, clustered driveways, heavy truck activity,etc.), type of land use adjoining the street (commercial, residential, school zone, parks, etc.) and type of roadway (divided, undivided, number of lanes, on-street parking etc.) were noted in the study on the Strip Maps, found in Appendix D. The roadway characteristics recorded were used to determine if any physical conditions warranted consideration of an *additional* five mile per hour reduction of the recommended speed in accordance with CVC Section 627 and Section 22358.6(b).

The results of the roadway segment field review for each segment are indicated on the Engineering and Speed Survey Summary sheets in Appendix C.

- Collision History
- Collision Rate
- Average Daily Traffic Volume
- Road Description, including on-street parking and unusual lane configurations
- Factors Indicating Land or Facility that generates high concentrations of bicyclists or pedestrians, including the presence of sidewalks, bikeways, crosswalks, schools, parks, employment centers, retail, senior centers, cultural areas, religious facilities, health/medical facilities and transit stops
- Pedestrian, Bicycle and Truck activity
- Driveways with limited sight distance or clustered driveways
- Adjacent Land Uses

SECTION 4.0

SURVEY FINDINGS AND RECOMMENDATIONS

4.1 Factors That May Be Considered

In accordance with the State-imposed speed limit establishment regulation, as defined by CVC Section 627 described in Appendix A, there are several factors that may be considered to justify setting the prima facie speed limit five mph below the rounded 85th percentile speed under Option 1.

The factors to be considered are highway, traffic, and roadside conditions, specifically including those listed below, however, factors that are readily apparent to motorists are not to be considered.

- Most recent collision record (mid-block)
- Roadway characteristics
- Shoulder condition
- Grade
- Alignment
- Sight Distance
- Roadside development and environment
- Parking practices and pedestrian activity
- Commercial driveway characteristics (land use)
- Pedestrian traffic with and without sidewalks
- Safety of bicyclists and pedestrians, with increased consideration for vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused.
- Residential density

The above factors for each roadway segment surveyed are listed in the Engineering and Traffic Survey Summary sheets in Appendix C.

4.2 Recommended Speed Limits

The 85th percentile speed and the above factors were considered in verifying existing speed limits and recommending speed limit changes (increase or decrease). Additionally, discussions were held with City staff in making decisions with respect to changing existing speed limits. This allowed for consideration of any special knowledge of the segment. Table 1 shows the surveyed road segments with posted and recommended speed limits. Table 2, the amended Collision Survey Analysis, lists the street traffic volumes, total number of collisions and calculated collision rate.

4.3 Speed Limit Signing

All California motorists are required to know the basic 15, 25, and 55 MPH speed laws and are tested on the subject when applying for a driver's license. Consequently, speed limit signs covering these conditions need not be posted on City streets. However, although not required by law, speed limit signs for these situations may be posted on streets that have significant daily vehicular traffic volumes, a by-pass traffic situation, the continued violation of a residential 25 MPH speed zone, or with other applicable warrants.

It is normal policy to recommend the posting of speed limit signs only of streets that have been covered by the City speed limit ordinance or by warranted situations covered above.

Speed limit signs should be installed at about one-half mile intervals on the City streets which have been speed zoned. Signs are normally installed on the exit side of traffic signal controlled intersections and the more important intersections where there is high side street vehicle entry. It is important that motorists be given adequate information while not over signing, which tends to confuse the motorist.

Enforcement issues can occur when, (a) the highway is posted with inappropriate speed limit signs, (b)the highway is improperly or inadequately posted; or, (c) the highway is not posted nor covered by ordinance and therefore falls under the basic speed law. In any of these events, the result is a debatable validity that may be questioned in court cases where citations are issued and contested.

SECTION 5.0

SUMMARY AND CONCLUSIONS

5.1 Summary and Conclusions

1. The radar survey and the raw data collection were conducted per CVC Section 627 and California Manual on Uniform Traffic Control Devices, 2014, rev 9, Section 2B.13.
2. Daily traffic counts for six (6) of the selected roadway segments on the City's arterial roadway network were collected in 2025 on March 25.
3. Bicycle and Pedestrian mid-block collision frequency was low.
4. A summary of recommended speed limits is provided in Table 1.
5. It was concluded that the existing speed limits on four (4) of the six (6) studied roadway segments in the City of Eastvale should be changed or established, as listed below.

Roadway Segments with Recommended Changes to Speed Limit

No.	Street	Between	Existing Speed Limit (mph)	Recommended Speed Limit (mph)	Comments
23	Hamner Avenue	Bellegrave Avenue & Cantu-Galleano Ranch Road	50	45	Reducing speed limit by 5 mph – 85th percentile, Option 2
28	Harrison Avenue	Limonite Avenue & Blossom Way	45	35	Reducing speed limit by 10 mph – 85th percentile, Option 2
32	Limonite Avenue	Hellman Avenue & Cucamonga Creek Channel (new street segment)	None	45	Establishing Speed Limit – 85th percentile, CVC 22358.6(b)
33	Limonite Avenue	Cucamonga Creek Channel & Archibald Avenue (new street segment)	None	45	Establishing Speed Limit – 85th percentile, CVC 22358.6(b)

5.2 Speed Limit Ordinance

Based on the recommended speed zone changes, the revised "Speed Zone Ordinances" are as provided on the following pages.

APPENDIX A

Regulations Governing Speed Limits
(Excerpts from the California Vehicle Code)
(Updated April 2025)

RADAR SPEED ZONE SURVEYS

INTRODUCTION

This report presents the results of an Engineering and Traffic Survey for establishment of speed limits on city streets as required by Sections 22357 and 22358 of the California Vehicle Code. The review included radar surveys of prevailing vehicle speeds for each roadway segment, recent traffic counts, an analysis of reported traffic collisions recorded during the specific two-year interval of January 1, 2023 through December 31, 2024, and a field review of each roadway segment regarding roadway characteristics.

In order to enforce speed limits by radar or other electronic devices, a study must be conducted every five years. Section 40802 of the California Vehicle Code defines a speed limit enforced by radar and "….which speed limit is not justified by an engineering and traffic survey conducted within five years prior to the date of the alleged violation…" constitutes a speed trap, unless the following criteria are met:

> If officers have completed specialized training courses that are approved by the Commission on Peace Officer Standards Training, the time span between studies can be extended to seven years.
>
> If after seven years, " …a registered engineer evaluates the section of the highway and determines that no significant changes in roadway or traffic conditions have occurred, including, but not limited to, changes in adjoining property or land use, roadway width, or traffic volume…" the time span between studies can be extended to 14 years.

Since speed traps are illegal, the lack of an adequate study effectively precludes the police from using radar enforcement. Through adoption of this Engineering and Traffic Survey, the police department will be able to enforce posted speed limits with radar equipment.

REGULATIONS GOVERNING SPEED LIMITS

Under California law, the maximum speed limit for any passenger vehicle is 65 miles per hour (mph). All other speed limits are called prima facie limits which "on the face of it", are safe and prudent under normal conditions. Certain prima facie limits are established by law and include the 25 mph limit in business and residential districts; the 15 mph limit in alleys, at blindintersections and blind railroad grade crossings; and a part-time 25 mph limit in school zones whenchildren are going to and from school.

Intermediate speed limits between 25 and 65 mph may be established by local authorities based on engineering and traffic surveys. Such surveys include the analysis of roadway conditions, collisionrecords, and the prevailing speed of prudent drivers using the highway under study. If speed limitsare established below what the majority of drivers consider reasonable, they are often not obeyedand consequently, are difficult to enforce. Those drivers who do not comply with postedreasonable speed limits are, conversely, subject to equitable enforcement action.

The California Vehicle Code provides that the use of radar to enforce speed limits, which have not been based on an engineering and traffic survey within the preceding five years, constitutes a "speed trap". Since speed traps are also prohibited by the code, lack of the required study effectively prohibits local agencies from using radar or lidar enforcement.

APPLICABLE CALIFORNIA VEHICLE CODE SECTIONS

Increase of Local Limits

22357. Whenever a local authority determines upon the basis of an engineering and traffic survey that a speed greater than 25 miles per hour would facilitate the orderly movement of vehicular traffic and would be reasonable and safe upon any street other than a state highway otherwise subject to a prima facie limit of 25 miles per hour, the local authority may by ordinance determine and declare a prima facie limit of 25 miles per hours, the local authority may by ordinance determine and declare a prima facie speed limit of 30, 35, 40, 45, 50, 55, 60 miles per hour or a maximum speed limit of 65 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic and is reasonable and safe. The declared prima facie or maximum speed limit shall be effective when appropriate signs giving notice thereof are erected upon the street and shall not thereafter be revised except upon the basis of an engineering and traffic survey. The provisions of this section shall not apply in respect to any 25-mile-per-hour prima facie limit, which is applicable when passing a school building or the grounds thereof.

Decrease of Local Limits

22358. Whenever a local authority determines upon the basis of an engineering and traffic survey that the limit of 65 miles per hour is more than is reasonable or safe upon any portion of any street other than a state highway where the limit of 65 miles per hour is applicable, the local authority may by ordinance determine and declare a prima facie speed limit of 60, 55, 50, 45,

40, 35, 30, 25, 20 or 15 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic and is reasonable and safe, which declared prima facie limit shall be effective when appropriate signs giving notice thereof are erected upon the street. *(This section was modified by Assembly Bill 43 to include "20 or 15" and became effective on January 1, 2022.)*

Downward Speed Zoning Exceptions

22358.5 It is the intent of the Legislature that physical conditions such as width, curvature, grade and surface conditions or any other condition readily apparent to a driver, in the absence of other factors, would not require special downward speed zoning, as the basic rule of Section 22350 is sufficient regulation as to such conditions.

Initial Rounding to Nearest Five MPH

22358.6 (a) The Department of Transportation shall, in the next scheduled revision, revise and thereafter maintain the California Manual on Uniform Traffic Control Devices to require the Department of Transportation or a local authority to round speed limits to the nearest five miles per hour of the 85th percentile of the free-flowing traffic.

(b) In cases in which the speed limit needs to be rounded down to the nearest five miles per hour increment of the 85th-percentile speed, the Department of Transportation or a local authority may lower the speed limit by five miles per hour from the nearest five mile per hour increment of the 85th-percentile speed, in compliance with Sections 627 and 22358.5 and the California Manual on Uniform Traffic Control Devices, as it read on March 30, 2021, if the reasons for the lower speed limit are documented in an engineering and traffic survey. The Department of Transportation or a local authority may also take into consideration Sections 22353, 22353.2, 22353.3, 22353.4, and 22353.5, if applicable.

(c) In cases in which the speed limit needs to be rounded up to the nearest five miles per hour increment of the 85th-percentile speed, the Department of Transportation or a local authority may decide to instead round down the speed limit to the lower five miles per hour increment. If the speed limit is rounded down pursuant to this subdivision, the speed limit shall not be reduced any further pursuant to subdivision (b).

(d) In addition to subdivisions (b) and (c), a local authority may additionally lower the speed limit as provided in Section 22358.7.

(e) The total reduction in the speed limit pursuant to subdivisions (a) to (d), inclusive, shall not exceed 12.4 miles per hour from the 85th percentile speed.

(f) Notwithstanding subdivisions (a) to (e), inclusive, a local authority may retain the currently adopted speed limit as provided in Section 22358.8 without further reduction, or restore the immediately prior adopted speed limit as provided in Section 22358.8 without further reduction.

Note: Section 22358.6 was modified by Assembly Bill 1938, and the modifications became effective on January 1, 2023.

Additional Five MPH Reduction

22358.7 (a) If a local authority, after completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, determine

and declare a prima facie speed limit that has been reduced an additional five miles per hour for either of the following reasons:

(1) The portion of highway has been designated as a safety corridor. A local authority shall not deem more than one-fifth of their streets as safety corridors.

(2) The portion of highway is adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians, especially those from vulnerable groups such as children, seniors, persons with disabilities, and the unhoused.

(b) (1) As used in this section, "safety corridor" shall be defined by the Department of Transportation in the next revision of the California Manual on Uniform Traffic Control Devices. In making this determination, the department shall consider highways that have the highest number of serious injuries and fatalities based on collision data that may be derived from, but not limited to, the Statewide Integrated Traffic Records System.

(2) The Department of Transportation shall, in the next revision of the California Manual on Uniform Traffic Control Devices, determine what constitutes land or facilities that generate high concentrations of bicyclists and pedestrians, as used in paragraph (2) of subdivision (a). In making this determination, the department shall consider density, road use type, and bicycle and pedestrian infrastructure present on a section of highway.

(c) A local authority may not lower a speed limit as authorized by this section until June 30, 2024, or until the Judicial Council has developed an online tool for adjudicating infraction violations statewide as specified in Article 7 (commencing with Section 68645) of Chapter 2 of Title 8 of the Government Code, whichever is sooner. *Note: Revision 8 of the California Manual on Uniform Traffic Control Devices 2014 Edition, effective on January 26, 2023, includes the provisions of this section, making them currently effective.*

(d) A local authority shall issue only warning citations for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this section.

Note: Section 22358.7 was added to the CVC by Assembly Bill 43, and became effective on January 1, 2022.

Maintaining Existing Speed Limit

22358.8. (a) If a local authority, after completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, retain the currently adopted speed limit or restore the immediately prior speed limit if that speed limit was established with an engineering and traffic survey and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since the completion of the traffic survey that established that speed limit.

(b) This section does not authorize a speed limit to be reduced by any more than 5 mph from the currently adopted speed limit nor below the immediately prior speed limit.

(c) A local authority shall issue only warning citations for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this section.

Note: Section 22358.8 was added to the CVC by Assembly Bill 43 and became effective on January

1, 2022, then was amended by Assembly Bill 1938, which became effective on January 1, 2023.

Business Activity District Prima Facie Speed Limit

22358.9. (a) (1) Notwithstanding any other law, a local authority may, by ordinance, determine and declare a 25 or 20 miles per hour prima facie speed limit on a highway contiguous to a business activity district when posted with a sign that indicates a speed limit of 25 or 20 miles per hour.

(2) The prima facie limits established under paragraph (1) apply only to highways that meet all of the following conditions:
  (A) A maximum of four traffic lanes.
  (B) A maximum posted 30 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 25 miles per hour speed limit.
  (C) A maximum posted 25 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 20 miles per hour speed limit.

(b) As used in this section, a "business activity district" is that portion of a highway and the property contiguous thereto that includes central or neighborhood downtowns, urban villages, or zoning designations that prioritize commercial land uses at the downtown or neighborhood scale and meets at least three of the following requirements in paragraphs (1) to (4), inclusive:

(1) No less than 50 percent of the contiguous property fronting the highway consists of retail or dining commercial uses, including outdoor dining, that open directly onto sidewalks adjacent to the highway.

(2) Parking, including parallel, diagonal, or perpendicular spaces alongside the highway.

(3) Traffic control signals or stop signs regulating traffic flow on the highway, located at intervals of no more than 600 feet.

(4) Marked crosswalks not controlled by a traffic control device.

(c) A local authority shall not declare a prima facie speed limit under this section on a portion of highway where the local authority has already lowered the speed limit as permitted under Section 22358.7, has retained the currently adopted speed limit under Section 22358.8, or has restored the immediately prior adopted speed limit under Section 22358.8.

(d) A local authority shall issue only warning citations for violations of exceeding the speed limit by 10 miles per hour or less for the first 30 days that a lower speed limit is in effect as authorized by this section.

Note: Section 22358.9 was added to the CVC by Assembly Bill 43 and became effective on January 1, 2022, and was then amended by Assembly Bill 1938, which became effective on January 1, 2023.

Speed Trap 40801. No peace officer or other person shall use a speed trap in arresting, or participating or assisting in the arrest of, any person for any alleged violation of this code nor shall any speed trapbe used in securing evidence as to the speed of any vehicle for the purpose of an arrest or prosecution under this code.

40802. (a) A "speed trap" is either of the following:

(1) A particular section of a highway measured as to distance and with boundaries marked, designated, or otherwise determined in order that the speed of a vehicle may be calculated by securing the time it takes the vehicle to travel the known distance.

(2) A particular section of a highway with a prima facie speed limit provided by this code or by local ordinance under paragraph (1) of subdivision (b) of Section 22352, or established under Section 22354, 22357, 22358, or 22358.3, if that prima facie speed limit is not justified by an engineering and traffic survey conducted within five years prior to the date of the alleged violation, and enforcement of the speed limit involves the use of radar or any other electronic device that measures the speed of moving objects. This paragraph does not apply to a local street, road, school zone, senior zone, or business activity district, or speed limit adopted under Section 22358.7 or 22358.8. *(This section was modified by Assembly Bill 43 to add "senior zone, or business activity district" and became effective on January 1, 2022, and was then amended by Assembly Bill 1938, which became effective on January 1, 2023.)*

(b) (1) For purposes of this section, a local street or road is one that is functionally classified as "local" on the "California Road System Maps," that are approved by the Federal Highway Administration and maintained by the Department of Transportation. It may also be defined as a "local street or road" if it primarily provides access to abutting residential property and meets the following three conditions *(This section was modified by Assembly Bill 43 regarding "local street or road" with no change to the meaning and became effective on January 1, 2022.)*:

(D) Roadway width of not more than 40 feet.

(E) Not more than one-half mile of uninterrupted length. Interruptions shall include officialtraffic control devices as defined in Section 445.

(F) Not more than one traffic lane in each direction.

(2) For purposes of this section, "school zone" means that area approaching or passing a school building or the grounds thereof that is contiguous to a highway and on which is posted a standard "SCHOOL" warning sign, while children are going to or leaving the school either during school hours or during the noon recess period. "School zone" also includes the area approaching or passing any schoolgrounds that are not separated from the highway by a fence, gate, or other physical barrier while the grounds are in used by children if that highway is posted with a standard "SCHOOL" warning sign.

(3) For purposes of this section, "senior zone" means that area approaching or passing a senior center building or other facility primarily used by senior citizens, or the grounds thereof that is contiguous to a highway and on which is posted a standard "SENIOR" warning sign, pursuant to Section 22352. *(This section was added by CA AB 43 and became effective on January 1, 2022.)*

(4) For purposes of this section, "business activity center" means a section of highway described in subdivision (b) of Section 22358.9 in which a standard 25 miles per hour or 20 miles per hour speed limit has been posted pursuant to paragraph (1) of subdivision (a) of that section. *(This section was added by CA AB 43 and became effective on January 1, 2022.)*

(c) (1) When all of the following criteria are met, paragraph (2) of this subdivision shall be applicable and subdivision (a) shall not be applicable:

(A) When radar is used, the arresting officer has successfully completed a radar operator course of not less than 24 hours on the use of police traffic radar, and the course was approved and certified by the Commission on Peace Officer Standards and Training.

(B) When laser or any other electronic device is used to measure the speed of moving objects, the arresting officer has successfully completed the training required in subparagraph (A) and an additional training course of not less than two hours approved and certified by the Commission on Peace Officer Standards and Training.

(C) (i) The prosecution proved that the arresting officer complied with subparagraphs (A) and (B) and that an engineering and traffic survey has been conducted in accordance with subparagraph (B) of paragraph (2). The prosecution proved that, prior to issuing the notice to appear, the arresting officer established that the radar, laser, or other electronic device conformed to the requirements of subparagraph (D).

(ii) The prosecution proved the speed of the accused was unsafe for the conditions present at the time of alleged violation unless the citation was for a violation of Section 22349, 22356 or 22406.

(D) The radar, laser, or other electronic device used to measure the speed of the accused meets or exceeds the minimal operational standards of the National Highway Traffic Safety Administration, and has been calibrated within the three years prior to the date of the alleged violation by an independent certified laser or radar repair and testing or calibration facility.

(2) A "speed trap" is either of the following:

(A) A particular section of a highway measured as to distance and with boundaries marked, designated, or otherwise determined in order that the speed of a vehicle may be calculated by securing the time it takes the vehicle to travel the known distance.

(B) (i) A particular section of highway or state highway with a prima facie speed limit that is provided by this code or by local ordinance under paragraph (1) of subdivision (b) of Section 22352, or established under Section 22354, 22357, or 22358.3, if that prima facie speed limit is not justified by an engineering and traffic survey conducted within one of the following time periods, prior to the date of the alleged violation, and enforcement of the speed limit involves the use of radar or any other electronic device that measures the speed of moving objects:

(I) Except as specified in subclause (II), seven years.

(II) If an engineering and traffic survey was conducted more than seven years prior to the date of the alleged violation, and a registered engineer evaluates the section of the highway and determines that no significant changes in roadway or traffic conditions have occurred, including, but not limited to, changes in adjoining property or land use, roadway width, or traffic volume, 14 years.

(ii) This subparagraph does not apply to local street, road or school zone, senior zone, business activity district or speed limit adopted under Section 22358.7 or 22358.8. *(This section was modified by Assembly Bill 43 to add "senior zone, or business*

activity district" and became effective on January 1, 2022, and was then modified by Assembly Bill 1938, which became effective on January 1, 2023.)

Speed Trap Evidence

40803. (a) No evidence as to the speed of a vehicle upon a highway shall be admitted in any court upon the trial of any person in any prosecution under this code upon a charge involvingthe speed of a vehicle when the evidence is based upon or obtained from or by the maintenance or use of a speed trap

(b) In any prosecution under this code of a charge involving the speed of a vehicle, where enforcement involves the use of radar or other electronic devices which measure the speed of moving objects, the prosecution shall establish, as part of its prima facie case, that the evidence or testimony presented is not based upon a speed trap as defined in subdivision (b) of Section 40802.

(c)When a traffic and engineering survey is required pursuant to subdivision (b) of Section 40802, evidence that a traffic and engineering survey has been conducted within five years of the date of the alleged violation or evidence that the offense was committed on a local street or road as defined in subdivision (b) of Section 40802 shall constitute a prima facie case that the evidence or testimony is not based upon a speed trap as defined in subdivision (b) 40802.

Engineering and Traffic Survey

627. (a) "Engineering and traffic survey" as used in this Code, means a survey of highway and traffic conditions in accordance with methods determined by the Department of Transportation for use by the state and local authorities.

(b) An engineering and traffic survey shall include, among other requirements deemed necessary by the department, consideration of all the following

(1) Prevailing speeds as determined by traffic engineering measurements.

(2) Collision records.

(3) Highway, traffic, and roadside conditions not readily apparent to the driver.

(c) When conducting an engineering and traffic survey, local authorities, in addition to the factors set forth in paragraphs (1) to (3), inclusive, of subdivision (b) may consider all of the following:

(1) Residential density, if any of the following conditions exist on the particular portionof highway and the property contiguous thereto, other than a business district:

(A) Upon one side of the highway, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures.

(B) Upon both sides of the highway, collectively, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures.

(C) The portion of highway is longer than one-quarter of a mile but has the ratio of

separate dwelling houses or business structures to the length of the highway described in either subparagraph (A) or (B).

(2) Safety of bicyclists and pedestrians, with increased consideration for vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused. *(This section was modified by Assembly Bill 43 to add the increased consideration for vulnerable pedestrian groups, and became effective on January 1, 2022.)*

Business District

235. A "business district: is that portion of a highway and the property contiguous thereto (a) upon one side of which highway, for a distance of 600 feet, 50 percent of more of the contiguous property fronting thereon is occupied by buildings in use for business, or (b) upon both sided of which highway, collectively, for a distance of 300 feet, 50 percent or more of the contiguous property fronting thereon is so occupied. A business district may be longer than the distance specified in this section if the above ratio of buildings in use for business to the length of the highway exists.

Residence District

515. A "residence district" is that portion of a highway and the property contiguous thereto, other than a business district, (a) upon one side of which highway, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures, or (b) upon both sided of which highway, collectively, within a distance of a quarter of a mile, the contiguous property fronting thereonis occupied by 16 or more separate dwelling housed or business structures. A residence district may be longer than one quarter of a mile if the above ratio of separate dwelling houses or business structures to the length of the highway exists.

Business and Residence District: Determination

240. In determining whether a highway is within a business or residence district, the following limitations shall apply and shall qualify the definitions Section 235 and 515:

(a) No building shall be counted unless its entrance faces the highway and the front of the building is within 75 feet of the roadway.

(b) Where a highway is physically divided into two or more roadways, only those buildingsfacing each roadway separately shall be counted for the purpose of determining whetherthe roadway is within a district.

(c) All churches, apartments, hotels, multiple dwelling houses, clubs and public buildings, other than schools, shall be deemed to be business structures.

(d) A highway or portion of a highway shall not be deemed to be within a district regardlessof the number of buildings upon the contiguous property if there is no right of access tothe highway by vehicles from the contiguous property.

Maximum Speed Limit

22349. Except as provided in Section 22356, no person shall drive a vehicle upon a highway at a speed greater than 65 miles per hour.

Basic Speed Law

22350. No person shall drive a vehicle upon a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and surface and width of, the highway, and in no event at a speed which endangers the safety of persons or property.

Speed Law Violations

22351. (a) The speed of any vehicle upon a highway not in excess of the limits specified in Section 22352 or established as authorized in this code is lawful unless clearly proved to be in violation of the basic speed law.

(b) The speed of any vehicle upon a highway in excess of the prima facie speed limits in Section 22352 or established as authorized in this code is prima facie unlawful unless the defendant establishes by competent evidence that the speed in excess of said limits did not constitute a violation of the basic speed law at the time, place and under the conditions then existing.

Prima Facie Speed Limits

22352. The prima facie limits are as follows and shall be applicable unless changed asauthorized in this code and, if so changed, only when signs have been erected giving notice thereof:

(a) Fifteen miles per hour:

1) When traversing a railway grade crossing, if during the last 100 feet of the approach to the crossing the driver does not have a clear and unobstructed view of the crossing and of any traffic on the railway for a distance of 400 feet in both directions along such railway. This subdivision does not apply in the case of any railway grade crossing where a human flagperson is on duty or a clearly visible electrical or mechanical railway crossing signal device is installed but does not then indicate the immediate approach of a railway train or car.

2) When traversing any intersection of highways if during the last 100 feet of the driver's approach to the intersection the driver does not have a clear and unobstructed viewof the intersection and of any traffic upon all of the highways entering the intersection for a distance of 100 feet along all those highways, except at an intersection protected by stop signs or yield right-of-way signs or controlled by official traffic control signals.

3) On any alley.

(b) Twenty-five miles per hour:

1) On any highway, in any business or residence district unless a different speed is determined by local authority or the Department of Transportation under procedures set forthin this code.

2) When approaching or passing a school building or the grounds thereof, contiguous to a highway and posted with a standard "SCHOOL" warning sign, while children are going to or leaving the school either during school hours or during the noon recess period. The prima facie limit shall also apply when approaching or passing any school grounds which arenot separated from the highway by a fence, gate, or other physical barrier while thegrounds are in use by children and the highway is posted with a standard "SCHOOL" warning sign. For the purposes of this subparagraph, standard "SCHOOL" warning signs may be placed at any distance up to 500 feet away from school grounds.

3) When passing a senior center or other facility primarily used by senior citizens, contiguous to a street other than a state highway and posted with a standard "SENIOR" warning sign. A local authority may erect a sign pursuant to this paragraph when the local agency makes a determination that the proposed signing should be implemented. A local authority may request grant funding from the Active Transporatation Program pursuant to Chapter 8 (commencing with Section 2380) of Division 3 of the Streets and Highways Code, or any other grant funding available to it, and use that grant funding to pay for the erection of those signs, or may utilize any other funds available to it to pay for the erection of those signs, including, but not limited to, donations from private sources.

(This section was modified by Assembly Bill 43 to add the grant funding, and became effective on January 1, 2022.)

State Highways within Local Jurisdictions

22354. (a) Whenever the Department of Transportation determines upon the basis of an engineering and traffic survey that the limit of 65 miles per hour is more than is reasonable or safe upon any portion of a state highway where the limit of 65 miles is applicable, the department may determine and declare a prima facie speed limit of 60, 55, 50, 45, 40, 35, 30, 25, 20, or 15 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic and is reasonable and safe, which declared prima facie speed limit shall be effective when appropriate signs giving notice thereof are erected upon the highway.

(b) This section shall become operative on the date specified in subdivision (c) of Section 22366.

(This section was modified by Assembly Bill 43 and became effective on January 1, 2022.)

22354.5 (a) Whenever the Department of Transportation determines, upon the basis of an engineering and traffic survey, to increase or decrease the existing speed limit on a particular

portion of a state highway pursuant to Section 22354, it shall, prior to increasing or decreasing that speed limit, consult with, and take into consideration the recommendations of, the Department of the California Highway Patrol.

(b) The city council or board of supervisors of a city or county through which any portion of a state highway subject to subdivision (a) extends may conduct a public hearing on the proposed increase or decrease at a convenient location as near as possible to that portion of state highway. The Department of Transportation shall take into consideration the results of the public hearing in determining whether to increase or decrease the speed limit.

Boundary Line Streets

22359. With respect to boundary line streets and highways where portions thereof are within different jurisdictions, no ordinance adopted under Sections 22357 and 22358 shall be effective as to any such portion until all authorities having jurisdiction of the portions of the street concerned have approved the same. This section shall not apply in the case of boundary line streets consisting of separate roadways within different jurisdictions.

Multiple-Lane Highways

22361. On multiple-lane highways with two or more separate roadways, different prima facie speed limits may be established for different roadways under any of the procedures specified in Sections 22354 to 22359, inclusive.

APPENDIX B

Speed Zoning Regulations from
Caltrans California *Manual on Uniform Traffic Control Devices*
And Definitions of Terms
(Updated April 2025)

California Manual on Uniform Traffic Control Devices[1]
(Regarding Speed Limits)
(Updated April 2025)

Section 2B.13 Speed Limit Sign (R2-1)

Support:

00 The setting of speed limits can be controversial and requires a rational and defensible determination to maintain public confidence. Speed limits are normally set near the 85th-percentile speed that statistically represents one standard deviation above the average speed and establishes the upper limit of what is considered reasonable and prudent. As with most laws, speed limits need to depend on the voluntary compliance of the greater majority of motorists. Speed limits cannot be set arbitrarily low, as this would create violators of the majority of drivers and would not command the respect of the public. Artificially low speed limits can lead to poor compliance as well as large variations in speed within the traffic stream. Increased speed variance can also create more conflicts and passing maneuvers.

00a The most effective way to reduce speeds is through a combination of strategies using traffic control devices related to speed management, roadway design and engineering solutions, traffic calming techniques and measures, public education, and enforcement efforts. Effectively managing road user speed relies on numerous factors, which include enforcement, roadway characteristics, surrounding environment, adjacent land use, and traffic control devices. Many studies find that engineering changes, such as change a road's infrastructure, are one of the most important factors in reducing vehicle operating speeds. Engineering changes are also one of the most effective interventions at reducing pedestrian injury and fatality rates. Potential street engineering changes, such as curb extensions, median islands, raised crosswalks, roundabouts, and speed bumps or speed humps, naturally result in lower speeds. It is realized that these engineering changes can be costly and time-consuming to implement.

Standard:

01 Speed zones (other than statutory speed limits) shall only be established on the basis of an engineering and traffic survey (E&TS) ~~study~~ that has been performed in accordance with traffic engineering practices. The engineering study shall include an analysis of the current speed distribution of free-flowing vehicles.

02 The Speed Limit (R2-1) sign (see Figure 2B-3) shall display the limit established by law, ordinance, regulation, or as adopted by the authorized agency based on the engineering study. The speed limits displayed shall be in multiples of 5 mph.

03 Speed Limit (R2-1) signs, indicating speed limits for which posting is required by law, shall be located at the points of change from one speed limit to another.

04 At the downstream end of the section to which a speed limit applies, a Speed Limit sign showing the next speed limit shall be installed. Additional Speed Limit signs shall be installed beyond major intersections and at other locations where it is necessary to remind road users of the speed limit that is applicable.

05 Speed Limit signs indicating the statutory speed limits shall be installed at entrances to the State and, where appropriate, at jurisdictional boundaries in urban areas.

Support:

06 In general, the maximum speed limits applicable to rural and urban roads are established:

A. Statutorily – a maximum speed limit applicable to a particular class of road, such as freeways or city streets, that is established by State law; or

B. As altered speed zones – based on engineering studies.

07 State statutory limits might restrict the maximum speed limit that can be established on a

particular road, notwithstanding what an engineering study might indicate.

Option:

08 ~~If a jurisdiction has a policy of installing Speed Limit signs in accordance with statutory requirements only on the streets that enter a city, neighborhood, or residential area to indicate the speed limit that is applicable to the entire city, neighborhood, or residential area unless otherwise posted, a CITYWIDE (R2-5aP), NEIGHBORHOOD (R2-5bP), or RESIDENTIAL (R2-5cP) plaque may be mounted above the Speed Limit sign and an UNLESS OTHERWISE POSTED (R2-5P) plaque may be mounted below the Speed Limit sign (see Figure 2B-3).~~

Guidance:

09 A Reduced Speed Limit Ahead (W3-5 or W3-5a) sign (see Section 2C.38) should be used to inform road users of a reduced speed zone where the speed limit is being reduced by more than 10 mph, or where engineering judgment indicates the need for advance notice to comply with the posted speed limit ahead.

10 States and local agencies should conduct engineering studies at least once every 5, 7 or 14 years, in compliance with CVC Section 40802 to reevaluate non-statutory speed limits on segments of their roadways that have undergone significant changes since the last review, such as the addition or elimination of parking or driveways, changes in the number of travel lanes, changes in the configuration of bicycle lanes, changes in traffic control signal coordination, or significant changes in traffic volumes.

11 No more than three speed limits should be displayed on any one Speed Limit sign or assembly.

~~*12 When a speed limit within a speed zone is posted, it should be within 5 mph of the 85th- percentile speed of free-flowing traffic.*~~

CVC Section 22358.6 – 85th-Percentile, Rounding, 5 mph Increment, 5 mph speed reduction and Maximum Speed Reduction

Standard:

12a **When a speed limit is to be posted, it shall be established at the nearest 5 mph increment of the 85th-percentile speed of free-flowing traffic, except as shown in the two Options below for rounding down and using 5 mph speed reduction (CVC Section 22358.6(b)), or rounding up (CVC Section 22358.6(c)), or if using additional 5 mph speed reduction on local agency roadways for safety corridor designation (CVC Section 22358.7(a)(1)) or adjacent to land or facility generating high concentrations of bicyclists and pedestrians (CVC Section 22358.7(a)(2)).**

Option:

1. For cases in which the nearest 5 mph increment of the 85th-percentile speed would require a rounding down, the posted speed may be reduced by 5 mph from the nearest 5 mph increment of the 85th-percentile speed, in compliance with CVC Sections 627 and 22358.5. CVC Sections 22353, 22353.2, 22353.3, 22353.4, and 22353.5, may also be considered, if applicable. See Standard below for documentation requirements. Refer to CVC Section 22358.6(b).
2. For cases in which the nearest 5 mph increment of the 85th-percentile speed would require a rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed, if no further reduction is used. Refer to CVC Section 21400(f). Refer to CVC Section 22358.6(c).
3.

Standard:

12b **If the speed limit to be posted has had the 5 mph reduction applied, then an E&TS shall document in writing the conditions and justification for the lower speed limit and be approved by a registered Civil or Traffic Engineer. The reasons for the lower speed limit shall be in compliance with CVC Sections 627 and 22358.5. Refer to Section 22358.6(b).**

12c **The total reduction in the speed limit using the nearest 5 mph increment (CVC Section 22358.6(a)), rounding up (CVC Section 22358.6(c)), rounding down and using 5 mph speed reduction (CVC**

Section22358.6(b)), additional 5 mph speed reduction for safety corridor designation (CVC Section 22358.7(a)(1)) or adjacent to land or facility generating high concentrations of bicyclists and pedestrians (CVC Section 22358.7(a)(2)), this speed reduction shall not exceed 12.4 mph from the 85th-percentile speed. Refer to CVC Section 22358.6(e).

Support:

12d Refer to Tables 2B-103(CA) and 2B-104(CA), which provides examples of 85th-percentile speed values and the application of the speed limit policies and criteria applicable per CVC 22358.6 and 22358.7.

~~12c The following examples are provided to explain the application of these speed limit criteria:~~

~~Example 1. Using Option 1 above and first step is to round down: If the 85th percentile speed in a speed survey for a location was 37 mph, then the speed limit would be established at 35 mph since it is the closest 5 mph increment to the 37 mph speed. As indicated by the option, this 35 mph established speed limit could be reduced by 5 mph to 30 mph if the conditions and justification for using this lower speed limit are documented in the E&TS and approved by a registered Civil or Traffic Engineer.~~

~~Example 2. Using Option 1 above and first step is to round up: If the 85th percentile speed in a speed survey for a location was 33 mph, then the speed limit would be established at 35 mph since it is the closest 5 mph increment to the 33 mph speed. As indicated by the option, this 35 mph speed limit could be reduced by 5 mph to 30 mph if the conditions and justification for using this lower speed limit are documented in the E&TS and approved by a registered Civil or Traffic Engineer.~~

~~Example 3. Using Option 2 above and first step is to round up: If the 85th percentile speed in a speed survey for a location was 33 mph, instead of rounding up to 35mph, the speed limit can be established at 30mph, but no further reductions can be applied (which is allowed in the two examples above).~~

~~**Standard:**~~

~~12d **Examples 1 and 2 for establishing posted speed limits shall apply to engineering and traffic surveys (E&TS) performed on or after July 1, 2009 in accordance with the Department's Traffic Operations Policy Directive Number 09-04 dated June 29, 2009.**~~

~~Option:~~

~~12e After January 1, 2012, Example 3 may be used to establish speed limits. Refer to CVC 21400(f).~~

~~Support:~~

12e Any existing E&TS that was performed before January 1, 2022 in accordance with previous traffic control device standards is not required to be updated until it is due for reevaluation per the 5, 7 or 14 year criteria.

CVC Sections 22358.7, 22358.8 and 22358.9 – Applicability on State Highway System & Local Agency Roadways

Standard:

12f CVC Sections 22358.7, 22358.8 and 22358.9 and their related policies shall not be applicable to roadways on the State Highway System.

Support:

12g CVC Sections 22358.7, 22358.8 and 22358.9 and their related policies are applicable on local agency roadways.

12h CVC Sections 22358.7, 22358.8 and 22358.9 and their related policies are also applicable on any privately owned and maintained roads or commercial establishments, if the private road or private property has been subjected to the CVC application by the private property owner or a particular city or county enacts an ordinance or resolution to this effect. Refer to CVC Sections 21100, 21100.1, 21107, 21107.5, 21107.6, and 21107.7.

Standard:

12i **The additional 5 mph speed reduction allowed by CVC Section 22358.7 on designated safety corridors or on portions of highway adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians, shall not be applicable on any roadway segment that is on the State**

Highway System

12j **The option allowed by CVC Section 22358.8 to retain the currently adopted speed limit or restore the immediately prior adopted speed limit, shall not be applicable on any roadway segment that is on the State Highway System.**

12k **Declaring prima facie speed limits of 25 mph or 20 mph on a highway contiguous to a business activity district allowed by CVC Section 22358.9 shall not be applicable on any roadway segment that is on the State Highway System.**

CVC Section 22358.7 – Safety corridor and Land or Facilities Generating High Concentrations of Bicyclists and Pedestrians

Standard:

12l **Additional lowering of the speed limits from those calculated using rounding (up or down) per CVC Section 22358.6(b) and 22358.6(c) and 5 mph speed reduction using CVC Section 22358.6(b), as included in paragraph 12a, and Options #1 and #2 processes, is prohibited, except for the local agency roadway segments designated as "safety corridor" or "land or facilities that generate high concentrations of bicyclists and pedestrians" in compliance with CVC Sections 22358.6(d) and 22358.7.**

Option:

12m Local agencies may additionally lower the speed limits by 5 mph from those calculated using rounding (up or down) per CVC Section 22358.6(b) and 22358.6(c) and 5 mph speed reduction using CVC Section 22358.6(b) if, after completing an E&TS, find that the speed limit is still more than is reasonable or safe, for either of the following reasons:

1. The portion of a highway has been designated as a safety corridor.
2. The portion of highway is adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians, especially those from vulnerable groups such as children, seniors, persons with disabilities, and the unhoused.

CVC Section 22358.7(a)(1) – "Safety Corridor" Definition

Standard:

12n A safety corridor shall be defined as a roadway segment within an overall roadway network where the highest number of serious injury and fatality crashes occur.

12o One or more of the required crash weighting factors listed in the Table 2B-105(CA) shall be used to prioritize the locations of fatal and serious injury crashes in developing the "Safety Corridor".

Option:

12p Data used to determine a safety corridor may be from the most recent Engineering and Traffic Survey (E&TS) performed. The crash data source may include, but is not limited to, California Highway Patrol's (CHP) Statewide Integrated Traffic Records System (SWITRS).

Standard:

12q **The prioritized subset of safety corridors shall:**

1. **Identify specific locations with high crash occurrences.**
2. **Identify corridor-level segments with a pattern of crash reoccurrence.**
3. **Be able to be stratified by mode.**

12r **Safety corridors shall represent a prioritized subset of the overall roadway network within an authority's responsibilities and shall not exceed one-fifth of the overall roadway network.**

Guidance:

12s *A jurisdiction should use three to five years of the most recent crash data to determine a safety corridor based on Fatal and Serious Injury data.*

Option:

12t For crash coverage, safety corridors may identify the subset of the overall roadway network where a minimum of 25% of the Fatal + Serious Injury (F+SI) crashes occur. 12u To identify logical termini, the geographic extent of a safety corridor may be determined by non-engineering staff.

Standard:

12v **A licensed professional engineer shall sign off on logical termini identified for a safety corridor using existing E&TS.**

Option:

12w Crash/Volume rate may be used to provide additional locations to be included in the safety corridor. Local agencies may use proactive measures as indicators.

CVC Section 22358.7(a)(2) – "Land or facility that generates high concentrations of bicyclists or pedestrians" definition Standard:

12x **Except for the Option in first paragraph below, a land or facility that generates high concentrations of bicyclists or pedestrians shall be defined as the portion of the highway where one or more of any of the generators listed in Table 2B-106(CA) are present within a distance of 1320 feet.**

Option:

12y Crash data that demonstrates a highway segment is within the top twenty percent of pedestrian and/or bicyclist fatalities or serious injuries over a three-to-five-year period may be used in lieu of one of the generators listed in Table 2B-106(CA).

Option:

12z Crash data that demonstrates a highway segment is within the top twenty percent of pedestrian and/or bicyclist fatalities or serious injuries over a three-to-five-year period may be used in lieu of one of the generators listed in Table 2B-106(CA).

Standard:

12aa A highway segment shall be defined as the portion of the highway where a location that meets the aforementioned criteria is present within a distance of 1320 feet. Option:

12ab A highway segment may be longer than 1320 feet provided that a minimum of one location within the top twenty percent of fatal and serious injury pedestrian and/or bicyclist crashes within a three-to-five-year period is present for every 1320 feet. Standard:

12ac The top twenty percent of pedestrian and/or bicyclist fatalities or serious injury crashes within a three to five year period shall be based on the geographic area within the jurisdiction of the Engineer performing the E&TS.

Option:

12ad A high concentration of pedestrians and bicyclists may be longer than 1320 feet provided that a minimum of one generator is present for every 1320 feet.

12ae Data used to determine high concentration locations may be obtained from the most recently performed Engineering and Traffic Survey (E&TS). Standard:

12af The provisions of CVC Section 22358.7 to additionally lower the speed limit (by designating safety corridor or on portion of highway is adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians), shall not be applicable until actions required per CVC Section 22358.7 by Department of Transportation and Judicial Council are completed or June 30, 2024, whichever is sooner.

CVC Section 22358.8 (Retain currently adopted or restore immediately prior speed limit)

Option:

12ag Local agency may retain the currently adopted speed limit without further reduction or restore the immediately prior adopted speed limit without further reduction as provided in CVC Section 22358.8.

Standard:

12ah Currently adopted speed limit or immediately prior adopted speed limit shall only be retained, by ordinance, if after completing an E&TS, local agency finds that the speed limit is still more than reasonable or safe, and that speed limit was established with an E&TS and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since completion of the traffic survey that established the prior speed limit.

12ai If local agency decides to use lower speed limit based on CVC Section 22358.8, after completing an E&TS and finding that the speed limit is still more than is reasonable or safe, it shall not be reduced by any more than 5 mph from the currently adopted speed limit nor below the immediately prior speed limit. Refer to CVC Section 22358.8(b).

CVC Section 22358.9 – Business Activity District

Option:

12aj A local authority may, by ordinance, determine and declare a 25 or 20 mph prima facie speed limit on a highway contiguous to a business activity district when posted with a sign that indicates a speed limit of 25 or 20 mph if the highway segment meets all of the following conditions:

1. A maximum of four traffic lanes.
2. A maximum posted 30 mph prima facie speed limit immediately prior to and after the business activity district, if establishing a 25 mph speed limit.
3. A maximum posted 25 mph prima facie speed limit immediately prior to and after the business activity district, if establishing a 20 mph speed limit.

12ak A "business activity district" is that portion of a highway and the property contiguous thereto that includes central or neighborhood downtowns, urban villages, or zoning designations that prioritize commercial land uses at the downtown or neighborhood scale and meets a least three of the following four requirements:

4. No less than 50 percent of the contiguous property fronting the highway consists of retail or dining commercial uses, including outdoor dining, that open directly onto sidewalks adjacent to the highway.
5. Parking, including parallel, diagonal, or perpendicular spaces located alongside the highway.
6. Traffic control signals or stop signs regulating traffic flow on the highway, located at intervals of no more than 600 feet. 7. Marked crosswalks not controlled by a traffic control device.

Standard:

12al A local authority shall not declare a prima facie speed limit on a portion of a highway where the local authority has already lowered the speed limit as permitted for designated safety corridors (CV Section 22358.7) or using the land or facility adjacent to high concentration of pedestrians and bicyclists (CVC Section 22358.7) or retained the currently adopted speed limit (CVC Section 22358.8) or have restored the immediately prior adopted speed limit (CVC Section 22358.8). Refer to CVC Section 22358.9(c).

13 Speed studies for signalized intersection approaches should be taken outside the influence areaof the traffic control signal, which is generally considered to be approximately 1/2 mile, to avoid obtaining skewed results for the 85th-percentile speed.

Support:

14 Advance warning signs and other traffic control devices to attract the motorist's attention to asignalized intersection are usually more effective than a reduced speed limit zone.

Guidance:

15 An advisory speed plaque (see Section 2C.08) mounted below a warning sign should be used to warn road users of an advisory speed for a roadway condition. A Speed Limit sign should not be used for this situation.

Option:

16 Other factors that may be considered when establishing or reevaluating speed limits are the following:

A. Road characteristics, shoulder condition, grade, alignment, and sight distance;
B. The pace;
C. Roadside development and environment;
D. Parking practices and pedestrian activity; and
E. Reported crash experience for at least a 12-month period.

17 Two types of Speed Limit signs may be used: one to designate passenger car speeds, including any nighttime information or minimum speed limit that might apply; and the other to show any special speed limits for trucks and other vehicles.

18 A changeable message sign that changes the speed limit for traffic and ambient conditions may be installed provided that the appropriate speed limit is displayed at the proper times.

19 A changeable message sign that displays to approaching drivers the speed at which they are

traveling may be installed in conjunction with a Speed Limit sign.

Guidance:

20 If a changeable message sign displaying approach speeds is installed, the legend YOUR SPEED XX MPH or such similar legend should be displayed. The color of the changeable message legend should be a yellow legend on a black background or the reverse of these colors.

Support:

21 Advisory Speed signs and plaques are discussed in Sections 2C.08 and 2C.14. Temporary TrafficControl Zone Speed signs are discussed in Part 6. The WORK ZONE (G20-5aP) plaque intended for installation above a Speed Limit sign is discussed in Section 6F.12. School Speed Limit signs are discussed in Section 7B.15.

22 Speed limits in California are governed by the California Vehicle Code (CVC), Sections 22348 through 22413; also, pertinent sections are found in Sections 627 and 40802 and others referenced in this section. See Section 1A.11 for information regarding this publication.

23 Refer to Part 6, Section 6C.01 for speed limit signs in temporary traffic control zones. Refer to Part 7 for speed limit signs in school areas.

Engineering and Traffic Survey (E&TS)

Support:

24 CVC Section 627 defines the term "Engineering and traffic survey" and lists its requirements.

Standard:

25 An engineering and traffic survey (E&TS) shall include, among other requirements deemed necessary by the department, consideration of all of the following:

A. Prevailing speeds as determined by traffic engineering measurements.

B. Collision records.

C. Highway, traffic, and roadside conditions not readily apparent to the driver.

Guidance:

26 The E&TS should contain sufficient information to document that the required three items of CVC Section 627 are provided and that other conditions not readily apparent to a driver are properly identified.

27 Prevailing speeds are determined by a speed zone survey. A speed zone survey should include:

A. The intent of the speed measurements is to determine the actual speed of unimpeded traffic. The speed of traffic should not be altered by concentrated law enforcement, or other means, just prior to, or while taking the speed measurements.

B. Only one person is required for the field work. Speeds should be read directly from a radar or other electronic speed measuring devices; or,

C. Devices, other than radar, capable of accurately distinguishing and measuring the unimpeded speed of free flowing vehicles may be used.

D. A location should be selected where prevailing speeds are representative of the entire speed zone section. If speeds vary on a given route, more than one speed zone section may be required, with separate measurements for each section. Locations for measurements should be chosen so as to minimize the effects of traffic signals or stop signs.

E. Speed measurements should be taken during off-peak hours between peak traffic periods on weekdays. If there is difficulty in obtaining the desired quantity, speed measurements may be taken during any period with free flowing traffic.

F. The weather should be fair (dry pavement) with no unusual conditions prevailing.

G. The surveyor and equipment should not affect the traffic speeds. For this reason, an unmarked car is recommended, and the radar speed meter located as inconspicuously as possible.

H. In order for the sample to be representative of the actual traffic flow, the minimum sample should be 100

vehicles in each survey. In no case should the sample contain less than 50 vehicles.

I. Short speed zones of less than 0.5 mile should be avoided, except in transition areas.

J. Speed zone changes should be coordinated with changes in roadway conditions or roadside development.

K. Speed zoning should be in 10 mph increments except in urban areas where 5 mph increments are preferable.

L. Speed zoning should be coordinated with adjacent jurisdictions.

Support:

28 Physical conditions such as width, curvature, grade and surface conditions, or any other condition readily apparent to the driver, in the absence of other factors, would not require special downward speed zoning. Refer to CVC 22358.5.

Option:

29 When qualifying an appropriate speed limit, local authorities may also consider all of the following findings:

A. Residential density, if any of the following conditions exist on the particular portion of highway and the property contiguous thereto, other than a business district:

1. Upon one side of the highway, within 0.25 mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures.
2. Upon both sides of the highway, collectively, within a distance of 0.25 mile the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures.
3. The portion of highway is larger than 0.25 mile but has the ratio of separate dwelling houses or business structures to the length of the highway described in either subparagraph a or b.

B. Safety of bicyclists and pedestrians, with increased consideration for vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused.

30 The following two methods of conducting E&TS may be used to establish speed limits:

1. State Highways - The E&TS for State highways is made under the direction of the Department of Transportation's District Traffic Engineer. The data includes:
   a. One copy of the Example of Speed Zone Survey Sheet (See Figure 2B-101(CA)) showing:
      - A north arrow
      - Engineer's station or post mileage
      - Limits of the proposed zones
      - Appropriate notations showing type of roadside development, such as "scattered business," "solid residential," etc. Schools adjacent to the highway are shown, but other buildings need not be plotted unless they are a factor in the speed recommendation or the point of termination of a speed zone.
      - Collision rates for the zones involved
      - Average daily traffic volume
      - Location of traffic signals, signs and markings
      - If the highway is divided, the limits of zones for each direction of travel
      - Plotted 85th percentile and pace speeds at location taken showing speed profile
   b. A report to the District Director that includes:
      - The reason for the initiation of speed zone survey.
      - Recommendations and supporting reasons.
      - The enforcement jurisdictions involved and the recommendations and opinions of those officials.
      - The stationing or reference post in mileage at the beginning and ending of each proposed zone and any intermediate equations. Location ties must be given to readily identifiable physical features.
2. City and County Through Highways, Arterials, Collector Roads and Local Streets.
   a. The short method of speed zoning is based on the premise that a reasonable speed limit is one that

conforms to the actual behavior of the majority of motorists, and that by measuring motorists' speeds, one will be able to select a speed limit that is both reasonable and effective. Other factors that need to be considered include but are not limited to: the most recent two-year collision record, roadway design speed, safe stopping sight distance, superelevation, shoulder conditions, profile conditions, intersection spacing and offsets, commercial driveway characteristics, and pedestrian traffic in the roadway without sidewalks.

b. Determination of Existing Speed Limits - Figures 2B-103(CA) & 2B-104(CA) show examples of data sheets which may be used to record speed observations. Specific types of vehicles may be tallied by use of letter symbols in appropriate squares.

31 In most situations, the short form for local streets and roads will be adequate; however, the procedure used on State highways may be used at the option of the local agency.

32 Any agency may lower the speed limit below the prima facie speed limit after performing, and based on the results of an E&TS.

Guidance:

33 The establishment of a speed limit of more than 5 mph below the 85th percentile speed should be done with great care as studies have shown that establishing a speed limit at less than the 85th percentile generally results in an increase in collision rates; in addition, this may make violators of a disproportionate number of the reasonable majority of drivers.

Support:

34 Generally, the most decisive evidence of conditions not readily apparent to the driver surface in collision histories.

35 Speed limits are established at or near the 85th percentile speed, which is defined as that speed at or below which 85th percent of the traffic is moving. The 85th percentile speed is often referred to as the critical speed. Pace speed is defined as the 10 mph increment of speed containing the largest number of vehicles (See Figure 2B-102(CA)). The lower limit of the pace is plotted on the Speed Zone Survey Sheets as an aid in determining the proper zone limits. Speed limits higher than the 85th percentile are not generally considered reasonable and prudent. Speed limits below the 85th percentile do not ordinarily facilitate the orderly movement of traffic and require constant enforcement to maintain compliance. Speed limits established on the basis of the 85th percentile conform to the consensus of those who drive highways as to what speed is reasonable and prudent, and are not dependent on the judgment of one or a few individuals.

36 The majority of drivers comply with the basic speed law. Speed limits set at or near the 85th percentile speed provide law enforcement officers with a limit to cite drivers who will not conform to what the majority considers reasonable and prudent.

Further studies show that establishing a speed limit at less than the 85th percentile (Critical Speed) generally results in an increase in collision rates.

Option:

37 When roadside development results in traffic conflicts and unusual conditions which are not readily apparent to drivers, as indicated in collision records, speed limits somewhat below the 85th percentile may be justified. Concurrence and support of enforcement officials are necessary for the successful operation of a restricted speed zone.

Guidance:

38 Speed zones of less than 0.5 mile and short transition zones should be avoided.

Signs

Standard:

39 The Speed Limit (R2-1) sign shall be used to give notice of a prima facie or maximum speed limit except as provided under Prima Facie Speed Limits in CVC 22352.

40 When used, the TRUCKS, 3 AXLES OR MORE 55 MAXIMUM (R6-3(CA)) sign shall be installed

approximately 750 feet following each R2-1 sign.

41 **The ALL VEHICLES WHEN TOWING 55 MAXIMUM (R6-4(CA)) sign shall be installed approximately 750 feet following the R6-3(CA) sign.**

Guidance:

42 *The R6-3(CA) and R6-4(CA) signs should be placed on highway segments where speeds in excess of 55 mph are permitted.*

Option:

43 The existing AUTOS WITH TRAILERS, TRUCKS 55 MAXIMUM (R6-1(CA)) sign may remain in place until it is knocked down, damaged, stolen, vandalized, or otherwise reaches the end of its useful life.

44 The local California Highway Patrol office may be consulted to identify highway segments where enforcement is an issue.

On these segments early replacement of existing R6-1(CA) signs may be necessary.

Support:

45 Refer to CVC Section 22406 for types of vehicles subject to the 55 mph maximum speed limit.

Option:

46 The Speed Zone Ahead (R2-4(CA)) sign (see Figure 2B-3(CA)) may be used to inform the motorist of a reduced speed zone.

47 **The R2-4(CA) sign shall always be followed by a Speed Limit (R2-1) sign installed at the beginning of the zone where the reduced speed limit applies.**

48 **The End Speed Limit (R3(CA)) sign shall only be used to mark the end of a speed zone.**

49 **The R3(CA) sign shall not be used at a transition into a change in speed limits within a reduced zone.**

Option:

50 The R3(CA) sign (see Figure 2B-3(CA)) may be used with the TRUCK (M4-4) plaque to mark the end of truck speed zones on descending grades.

Standard:

51 **Speed limit signs shall be placed at the beginning of all restricted speed zones.**

Option:

52 Where speed zones are longer than 1 mile, intermediate signs may be placed at approximate 1 mile intervals. For three or more lanes in each direction, dual installation may be used.

Standard:

53 **The Speed Limit (R2-1) and End Speed Limit (R3(CA)) signs, as appropriate shall be placed at the end of all restricted speed zones**.

54 **Freeways with 65 mph and those segments where a speed limit of 70 mph has been approved by the Department of Transportation, with approval by the California Highway Patrol, shall be posted as follows:**

- **At the segment entrance, R2-1 signs shall be installed right of traffic off of the right shoulder.**
- **R2-1 signs shall also be installed off of the right shoulder only, throughout the segment, at a maximum of 25 mile intervals.**

Option:

- The 25 mile interval may be modified to include locations following entrance ramps.

Standard:

- **The R6-3(CA) sign (see Figure 2B-3(CA)) shall be installed approximately 750 feet following each R2-1 sign, both at the beginning and throughout each 60, 65 or 70 mph segment.**
- **The R6-4(CA) sign (see Figure 2B-3(CA)) shall be installed approximately 750 feet following each R6-3(CA) sign.**

Option:

- The SLOWER TRAFFIC KEEP RIGHT (R4-3) signs may be installed at locations where there is a tendency of the motorists to drive in the left-hand lane(s) below the normal speed of traffic.

Standard:

- **Signs shall be placed in protected locations.**
- **At the end of the 70/65 mph segment, R2-1 signs shall be installed off of the right shoulder.**

55 **Freeway segments where a 55 mph speed limit has been approved by the Department of Transportation, with the approval of the California Highway Patrol, shall be posted as follows:**

- **The beginning of the segment shall be posted with an R2-1 sign installed on the right shoulder and left shoulder where the median is of sufficient width to permit sign maintenance without lane closures.**

Guidance:

- *Subsequent signs should then be posted on the right shoulder, on approximate 3 mile intervals, with no more than 3 interchanges between signs.*
- *At the end of the segment, an R2-1 sign with the appropriate number for the next speed limit should be posted on the right shoulder.*

56 Conventional highways with 55 mph speed limits should be posted as follows:

- The beginning of the segment shall be posted with an R2-1 sign installed on the right shoulder.

Guidance:

- *Subsequent signs should then be posted on approximate 5 to 10 mile intervals and immediately after locations where significant volumes of traffic enter the segment.*
- *At the end of the segment, an R2-1 sign with the appropriate number for the next speed limit should be posted on the right shoulder.*

Conventional highways with 65 mph speed limits should be posted as follows:

- *The beginning of the segment should be posted with an R2-1 sign installed on the right shoulder.*
- *Subsequent signs should then be posted at 5 to 10 mile intervals and after locations where significant volumes of traffic enter the segment.*
- *At the end of the segment, an R2-1 sign with the appropriate number for the next speed limit should be posted on the right shoulder.*

Option:

57 Pavement markings with appropriate numerals (see Section 3B.21) may be used to supplement speed limit signs.

Standard:

58 **The R2-1 and R6-3(CA) and R6-4(CA) signs giving maximum statewide speed limits for various types of vehicles shall be installed on all State highways near the points of entrance into California.**

Guidance:

59 *The R2-1 and R6-3(CA) and R6-4(CA) signs should be placed in a location to be most effectively viewed by the approaching motorists.*

Standard:

60 **Speed Limit (R2-1) signs shall be installed throughout segments of freeway with posted speed limits of 65 mph or 70 mph at a maximum of 25 mile intervals.**

Option:

61 The 25 mile interval may be modified to include locations following entrance ramps.

Standard:

62 **Speed Limit (R2-1) signs shall be installed throughout segments of conventional highways with a posted speed limit of 65 mph at 5 mile to 10 mile intervals.**

63 **Speed Limit (R2-1) signs shall be installed throughout segments of freeway with a posted speed**

limit of 55 mph at approximately 3 mile intervals with no more than 3 interchanges between signs.

64 **Speed Limit (R2-1) signs shall be installed throughout segments of conventional highways with a posted speed limit of 55 mph at 5 mile to 10 mile intervals.**

Speed Enforced Signs

Option:

65 The SPEED ENFORCED BY RADAR (R48(CA)) sign (see Figure 2B-3(CA)) may be used where the California Highway Patrol has received authority to use radar and requests such signs.

Guidance:

66 *One sign should be used in each direction at the beginning of the segment of roadway, and at intervening major route intersections, where radar enforcement is in effect.*

Support:

67 The R48(CA) sign is a stand-alone sign intended to alert motorists that speed is enforced by radar on a particular segment of roadway.

Option:

68 The RADAR ENFORCED (R48-1(CA)) sign (see Figure 2B-3(CA)) may be used in combination with the Speed Limit (R2-1) sign on any roadway where law enforcement has the authority to use radar.

Guidance:

69 *When used, the R48-1(CA) sign should be placed below the R2-1 sign, at the beginning of the segment of roadway and at intervening major intersections, where radar enforcement is in effect.*

Option:

70 The SPEED ENFORCED BY AIRCRAFT (R48-2(CA)) sign (see Figure 2B-3(CA)) may be placed, when requested by the California Highway Patrol, on sections of highway regularly patrolled by aircraft.

Standard:

71 **The R48-2(CA) sign shall be used for both directions of travel.**

Guidance:

72 *The R48-2(CA) sign should be placed at the beginning of the section and spaced at 25 mile intervals. See Figure 3B-105(CA).*

Vehicle Speed Feedback Signs

Option:

73 A Vehicle Speed Feedback sign that displays to approaching drivers the speed at which they are traveling may be installed in conjunction with a Speed Limit (R2-1) sign.

Standard:

74 **If a Vehicle Speed Feedback sign displaying approach speeds is installed, the legend shall be YOUR SPEED XX. The numerals displaying the speed shall be white, yellow, yellow-green or amber color on black background. When activated, lights shall be steady-burn conforming to the provisions of CVC Sections 21466 and 21466.5. Vehicle Speed Feedback signs shall not alternatively be operated as variable speed limit signs.**

Guidance:

75 *To the degree practical, numerals for displaying approach speeds should be similar font and size as numerals on the corresponding Speed Limit (R2-1) sign.*

Option:

76 When used, the Vehicle Speed Feedback sign may be mounted on either a separate support or on the same support as the Speed Limit (R2-1) sign.

77 In lieu of lights, legend may be retroreflective film for flip-disk systems.

78 The legend YOUR SPEED may be white on black plaque located above the changeable speed display.

Support:

79 Driver comprehension may improve when the Vehicle Speed Feedback Sign is mounted on the same support below the Speed Limit (R2-1) sign.

80 Vehicle Speed Feedback Signs are appropriate for use with advisory speed signs and with temporary signs in temporary traffic control zones.

Basic Speed Law and Prima Facie Speed Limits – See CVC 22350 & 22352

Support:

81 The basic speed law states "No person shall drive a vehicle upon a highway at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of, the highway, and in no event at a speed which endangers the safety of persons or property."

Standard:

82 Prima facie speed limits are specific limits and shall apply unless changed based upon an engineering and traffic survey (E&TS) and signs are posted that display the new speed limit.

Option:

83 Prima facie speed limits may be preempted by the basic speed law, when roadway, traffic or weather conditions warrant a lower speed.

Use of Metric System Designations – See CVC 21351.3

Option:

84 Dual units for speed limits on signs may be placed on local streets and roads in both Metric and English units.

Guidance:

85 If used, dual unit speed limits should be rounded to the nearest 10 km/h for Metric and 5 mph for English units for posting on signs on local streets and roads.

Support:

86 Refer to AASHTO's Traffic Engineering Metric Conversion Factors. See Section 1A.11 for information regarding this publication.

Standard:

87 Metric speed limits shall not be placed on State highways. For use in this California MUTCD, 70 mph shall be shown as a metric equivalent of 110 km/h, neither of which shall be used on any local street or road.

Legal Authority for Establishing Speed Limits

Support:

88 Delegation of legal authority to set speed limits on State highways is given to Department of Transportation's District Directors. The District Director of each transportation district is authorized to issue orders regulating the speed of traffic, up to 65 mph on State highways. The Director of the Department of Transportation retains the authority to approve variable, minimum, and maximum speeds up to 70 mph on State freeways.

Standard:

89 The speed limits shown in Table 2B-101(CA) shall apply, unless changed upon the basis of an engineering and traffic survey (E&TS).

Option:

90 The speed limits shown in Table 2B-102(CA) may apply, unless changed upon E&TS.

Variable Speed Limits on Freeways - See CVC 22355

Option:

91 The following speed limits may apply:

a. Whenever the Department of Transportation determines based upon an engineering and traffic survey (E&TS) that the safe and orderly movement of traffic upon any freeway segment will be facilitated by the establishment of variable speed limits.

b. The Department may erect, regulate, and control signs upon the state highway which is a freeway, or any portion thereof, which, if used, signs shall be designed to permit display of different speeds at various times of the day or night.
c. Such signs need not conform to the standards & specifications per CVC 21400, but if used, shall be of sufficient size and clarity to give adequate notice of the applicable speed limit.

Minimum Speed Limits on State Highways - See CVC 22400

Option:

92 The following speed limits may apply:

a. Whenever the Department of Transportation determines based upon an engineering and traffic survey (E&TS) that slow speeds on any part of a state highway consistently impede the normal and reasonable movement of traffic, the Department may determine and declare a minimum speed limit. Appropriate signs giving notice shall then be installed on that segment.
b. A motorist can be cited for stopping or impeding the normal and reasonable movement of traffic unless the stop is necessary for safe operation and in compliance with the law.

Speed Traps

Support:

93 Refer to CVC 40802 for Speed Traps.

Standard:

94 A speed trap shall not apply to a local street, road, or school zone.

Support:

95 Senior zone is an area approaching or passing a senior center building or other facility primarily used by senior citizens, or the grounds thereof that is contiguous to a highway and on which is posted a standard "SENIOR" warning sign pursuant to CVC Section 22352.

96 Business activity district is a section of highway described in CVC Section 22358.9(b) in which a standard 25 mph or 20 mph speed limit sign has been posted pursuant to CVC Section 22358.9(a)(1).

Standard:

97 A section of highway shall be defined as a speed trap if the prima facie speed limit is not justified by an engineering and traffic survey (E&TS) within five years, and the enforcement of the speed limit involves the use of radar or any other electronic device that measures the speed of moving objects.

98 This time provision shall be extended to seven years when using radar and all of the following criteria are met:

- **The arresting officer has successfully completed a minimum of 24 hours of certified radar operator course training.**
- **The radar used to measure the speed meets or exceeds the minimal operational standards of the National Traffic Highway Safety Administration, and has been calibrated within three years of thealleged violation.**

99 This time provision shall be extended to seven years when using laser or other electronic device (other than radar) and all of the following criteria are met:

- **The arresting officer has successfully completed a minimum of 24 hours of certified radar operator course training.**
- **The arresting officer has successfully completed a minimum of 2 hours of additional approvedcertified training.**
- **The radar used to measure the speed meets or exceeds the minimal operational standards of theNational Traffic Highway Safety Administration, and has been calibrated within three years of thealleged violation.**

Option:

100 This time provision for an E&TS may be extended to ten years when all of the above conditions are

met and no significant changes in roadway or traffic conditions have occurred, including changes in adjoining property or land use, roadway width, or traffic volume as determined by a registered engineer.

Truck Speed Zone on Descending Grades

Guidance:

101 Highway descending grades, if used for posting TRUCK Speed Limit signs (R2-1 and M4-4) for trucks travelling downhill, should have recorded incident history of runaway commercial vehicles. Descending grades shorter than 1 mile should be avoided for posting signs because deceleration of vehicles due to braking actioncan generally provide sufficient control on descending grades of less than 1 mile.

Support:

102 To establish a downhill truck speed limit, a physical profile showing length and gradient and a downhill speed profile for three or more axle commercial vehicles with a gross rating of 10,000 lbs. or more will be provided.

Standard:

103 Speed profiles for truck speed limits shall be prepared on the same form as other speed surveys. An analysis of collisions involving trucks shall be prepared.

Guidance:

104 Posted speeds should be on the low side of the scale, generally within the pace of loaded commercial vehicles.

Standard:

105 If warranted, the Department of Transportation's District Director shall issue a standard speed zone order.

Support:

106 Posting of the regulation will be by placement of a standard 36 x 45 inch Speed Limit (R2-1) sign with a TRUCK (M4-4) plate above.

Standard:

107 A standard End Speed Limit (R3(CA)) sign with TRUCK (M4-4) plate shall be posted at the end of the truck zone when appropriate.

Speed Zones in Temporary Traffic Control Areas

Support:

108 For signing and establishing speed zones in temporary traffic control areas, refer to Section 6C.01 in Part

Speed Zones and Traffic Signals

Standard:

109 An agency changing the speed limits within its jurisdiction shall report the speed limit change to the agency operating and maintaining traffic signals within the speed zone no later than 30 days before changing the posted speed limit.

Support:

110 Changing the signal timing and adjusting the advance detector loops based on the revised speed limits can enhance the operations of the traffic signal.

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Table 2B-101(CA). Standard Application of Speed Limits per California Vehicle Code

Speed	Determined by	Roadway Facility	CVC Section
15 mph	State or local authority	▪ Railroad grade crossing with obstructed view ▪ Uncontrolled highway intersection with obstructed view ▪ An alley	22352.a.1
15 & 20 mph	State or local authority	Where the prima facie speed of 25 mph is more than is reasonable or safe ▪ Narrow street not exceeding 25 feet other than a State Highway in a business or residential area or in a public park ▪ Road near a school or senior center facility	22358.3 & 22358.4
25 mph	State or local authority	▪ Any highway in any business or residential district ▪ A street contiguous to senior citizen facility other than a State highway ▪ Adjacent to a children's playground in a public park, but only during particular hours or days when children are expected to use facilities	22352.b & 22357.1

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Table 2B-102(CA). Standard Application of Speed Limits per California Vehicle Code

Speed	Determined by	Roadway Facility	CVC Section
15 to 60 mph	Caltrans	State highway, based on an E&TS where ethe limit of 65 mph is more than reasonable or safe	22354
15 to 60 mph	Local city council or county board of supervisors for Caltrans	State highway, local entities may conduct a public hearing on proposed increases or decreases and the State Department of Transportation shall take into consideration the results of the public hearing	22354.5
30 to 65 mph	Local authority	Any street other than a State highway, by ordinance, may post a prima facie speed limit based on an E&TS where a speed > 25 mph would facilitate the orderly movement of vehicular traffic and would be reasonable and safe	22357
15 to 60 mph	Local authority	Any street other than a State highway, by ordinance, may post a prima facie speed limit based on an E&TS where the limit of 65 mph is more than is reasonable and safe	22358.8(a)
20 to 50 mph for Trucks	State or local authority	Highways under their respective jurisdiction where 55 mph is more than is reasonable or safe for vehicles mentioned in CVC 22406 (Trucks and other large vehicles)	22407
Maximum Speed 55 mph	State or local authority	▪ Two-lane, undivided highway ▪ Any highway if driving any of the following vehicles: a. Motortruck or truck tractor with > 3 axles b. Passenger vehicle or bus towing any other vehicle c. School bus transporting any school pupil d. A farm labor vehicle when transporting passengers e. A vehicle transporting explosives f. A trailer bus	22349.b & .c and 22406
Maximum Speed Limit of 65 mph	State or local authority	Any highway, posted at 65 mph based upon an E&TS, for vehicles not subject to CVC 22406	22349(a) & 22349
Maximum Freeway Speed Limit 70 mph	Caltrans	Freeways, after consultation with the California Highway Patrol, based upon an E&TS, or upon the basis of appropriate designs standards and projected traffic volumes in the case of newly constructed freeway segments, for vehicles not subject to CVC 22406	22356

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Table 2B-103(CA). Examples showing applicability of rounding and additional speed reduction on State Highway System

85th-Percentile Speed (mph)	Rounding to nearest 5 mph increment (CVC 22358.6(a))	If rounding to nearest is up, may round down (CVC 22358.6(c))	If rounding to nearest is down, may additionally lower by 5 mph (CVC 22358.6(b))
47.5-50.0	50	45	N/A
45.1-47.4	45	N/A	40
42.5-45.0	45	40	N/A
40.1-42.4	40	N/A	35

Note – CVC Sections 22358.7, 22358.8 & 22358.9 are applicable to local agency roadways and public properties subjected to CVC, they are not applicable to the State Highway System. Refer to Section 2B.13 for more details.

Table 2B-104(CA). Examples showing applicability of rounding and additional speed reduction on Local Agency's Roadways & Private Property Subjected to CVC

85th-Percentile Speed (mph)	Rounding to nearest 5 mph increment (CVC 22358.6(a))	If rounding to nearest is up, may round down (CVC 22358.6(c))	If rounding to nearest is down, may additionally lower by 5 mph (CVC 22358.6(b))	If safety corridor or adjacent to high concentration of bicyclists & pedestrians, may additionally lower by 5 mph (CVC 22358.7)*
47.5-50.0	50	45	N/A	40
45.1-47.4	45	N/A	40	35
42.5-45.0	45	40	N/A	35
40.1-42.4	40	N/A	35	30

* Note – CVC Sections 22358.7, 22358.8 & 22358.9 are applicable to local agency roadways and private properties subjected to CVC, they are not applicable to the State Highway System. Refer to Section 2B.13 for more details.

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Table 2B-105(CA). Safety Corridor Factors

Category	Factors
Crash Weighting Factors to Develop One Serious/Fatal Injury Safety Corridor	▪ Crash severity: Fatal Crashes, Serious Injury Crashes ▪ Mode: Pedestrian-bicycle related crashes, vehicle/other ▪ Disadvantaged Community Status: MPO/RTPA or locally defined disadvantaged community status based on most current version of CalEnviroScreen ▪ Vulnerable Populations: Seniors (age 65 and older) and Youth (under age 15) based on the American Community Survey ▪ School proximity (within 0.25 miles) based on the California School Campus Database ▪ Systemic or Predicted Crashes
Crash Density	Each roadway segment block may be converted into ~ 0.25 mile overlapping or contiguous "corridor" segments to create a consistent unit of measurement and assess the concentration of linear patterns of crashes within a defined distance. The highest scoring (i.e. most fatal and serious injury crashes per mile) "corridor" segments within a street needs to be identified and an appropriate threshold set to determine safety corridor eligibility.
Maintenance	The jurisdiction may establish a review and re-evaluation frequency for safety corridors. However, such frequency need not exceed seven years.

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Table 2B-106(CA). Requirements to determine Land or Facility that Generates High Concentrations of Bicyclists or Pedestrians

Category	Generator
Land Use	Employment centers
	Presence of retail
	Parks, multi-use trails, and recreational destinations
	Schools/universities
	Senior Centers
	Cultural areas, entertainment space areas, or areas of community significance
	Religious facilities
	Health/medical facilities
Transit Factors	Transit stops
	Transit Oriented Developments/Transit Priority Areas
Presence of Pedestrian/Bicyclist Infrastructure	Sidewalk presence
	Crosswalk presence
	Bikeway presence
	Nearby signalized intersections on four-way intersections
	Presence of micromobility devices such as bicycles or scooters
Demographic Factors	Presence of vulnerable groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and the unhoused
	MPO/RTPA or locally defined disadvantaged community status
	Presence of students (all levels)
Local Data	Need identified in a safety analysis such as a road safety audit or formalized planning document such as a local road safety plan

[1] *Black text is consistent with the federal MUTCD, blue text is where the CA MUTCD differs from the federal MUTCD, green text was added to the CA MUTCD in compliance with AB 43 & AB 1938.*

Definitions of Selected Terms Used in the CA MUTCD

Text Headings

Standard—a statement of required, mandatory, or specifically prohibitive practice regarding a traffic control device. All Standard statements are labeled, and the text appears in bold type. The verb “shall” is typically used. The verbs “should” and “may” are not used in Standard statements. Standard statements are sometimes modified by Options.

Guidance—a statement of recommended, but not mandatory, practice in typical situations, with deviations allowed if engineering judgment or engineering study indicates the deviation tobe appropriate. All Guidance statements are labeled, and the text appears in non-bolded type.The verb “should” is typically used. The verbs “shall” and “may” are not used in Guidance statements. Guidance statements are sometimes modified by Options.

Option—a statement of practice that is a permissive condition and carries no requirement or recommendation. Option statements sometime contain allowable modifications to a Standard or Guidance statement. All Option statements are labeled, and the text appears in non-bolded type. The verb “may” is typically used. The verbs “shall” and “should” are not used in Option statements.

Support—an informational statement that does not convey any degree of mandate, recommendation, authorization, prohibition, or enforceable condition. Support statements are labeled, and the text appears in non-bolded type. The verbs “shall,” “should,” and “may” are not used in Support statements.

Words and Phrases

Speed—speed is defined based on the following classifications:

(a) ***Average Speed***—the summation of the instantaneous or spot-measured speeds at a specific location of vehicles divided by the number of vehicles observed.

(b) ***Design Speed***—a selected speed used to determine the various geometric designfeatures of a roadway.

(c) ***85th-Percentile Speed***—the speed at or below which 85 percent of the motor vehicles travel.

(d) ***Operating Speed***—a speed at which a typical vehicle or the overall traffic operates. Operating speed might be defined with speed values such as the average, pace, or 85th-percentile speeds.

(e) ***Pace***—the 10 mph speed range representing the speeds of the largest percentage of vehicles in the traffic stream.

Speed Limit—the maximum (or minimum) speed applicable to a section of highway as established by law or regulation.

Posted Speed Limit—a speed limit determined by law or regulation and displayed on SpeedLimit signs.

Speed Zone—a section of highway with a speed limit that is established by law or regulation,but which might be different from a legislatively specified statutory speed limit.

Statutory Speed Limit—a speed limit established by legislative action that typically is applicable for a particular class of highways with specified design, functional, jurisdictionaland/or location characteristics and that is not necessarily displayed on Speed Limit signs.

Average Daily Traffic (ADT)—the average 24 hour volume, being the total volume during a stated period divided by the number of days in that period. Normally, this would be periodic daily traffic volumes over several days, not adjusted for days of the week or seasons of the year.

Bicycle Lane—a portion of a roadway that has been designated for preferential or exclusiveuse by bicyclists by pavement markings and, if used, signs. See Class II Bikeway.

Business District - A "business district" is that portion of a highway and the property contiguous thereto (a) upon one side of which highway, for a distance of 600 feet, 50 percent or more of the contiguous property fronting thereon is occupied by buildings in use for business, or (b) upon both sides of which highway, collectively, for a distance of 300 feet, 50 percent or more of the contiguous property fronting thereon is so occupied. A business districtmay be longer than the distances specified in this section if the above ratio of buildings in usefor business to the length of the highway exists. Refer to CVC 235.
CVC – California Vehicle Code.

Class II Bikeway (such as a Bike Lane) – Provides a restricted right-of-way designated forthe exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motoristspermitted. Refer to California Streets and Highways Code Section 890.4. Refer to Caltrans' Highway Design Manual Index 1003.2 for design criteria.

Divided Highway – A highway with separated roadbeds for traffic in opposing directions.

Engineer – a person registered under California Professional Engineers Act as a professional engineer, including any of the branches thereof. Refer to California Business and Professions Code Section 6706. 63b. Engineering and Traffic Survey – Refer to CVC 627.

Engineering Judgment—the evaluation of available pertinent information, and the applicationof appropriate principles, experience, education, discretion, provisions, and practices as contained in this Manual and other sources, for the purpose of deciding upon the applicability, design, operation, or installation of a traffic control device. Engineering judgment shall be

exercised by an engineer, or by an individual working under the supervision of an engineer, through the application of procedures and criteria established by the engineer. Documentationof engineering judgment is not required.

Engineering Study—the comprehensive analysis and evaluation of available pertinent information, and the application of appropriate principles, engineering judgment, experience, education, discretion, provisions, and practices as contained in this Manual and other sources, for the purpose of deciding upon the applicability, design, operation, or installation of a traffic control device. An engineering study shall be performed by an engineer, or by an individual working under the supervision of an engineer, through the application of procedures and criteria established by the engineer. An engineering study shall be documented.

Median—the area between two roadways of a divided highway measured from edge of traveled way to edge of traveled way. The median excludes turn lanes. The median widthmight be different between intersections, interchanges, and at opposite approaches of the same intersection.

Multi-Lane—more than one lane moving in the same direction. A multi-lane street, highway, or roadway has a basic cross-section comprised of two or more through lanes in one or both directions. A multi-lane approach has two or more lanes moving toward the intersection, including turning lanes.

Pedestrian—a person on foot, in a wheelchair, on skates, or on a skateboard. As per CVC 467, (a) A "pedestrian" is a person who is afoot or who is using any of the following: (1) A means of conveyance propelled by human power other than a bicycle. (2) An electric personal assistive mobility device. (b) "Pedestrian" includes a person who is operating a self-propelled wheelchair, motorized tricycle, or motorized quadricycle and, by reason of physical disability, isotherwise unable to move about as a pedestrian, as specified in subdivision(a).

Pedestrian Facilities—a general term denoting improvements and provisions made to accommodate or encourage walking.

Roadway—that portion of a highway improved, designed, or ordinarily used for vehicular travel and parking lanes, but exclusive of the sidewalk, berm, or shoulder even though such sidewalk, berm, or shoulder is used by persons riding bicycles or other human-powered vehicles. In the event a highway includes two or more separate roadways, the term roadway as used in this Manual shall refer to any such roadway separately, but not to all such roadwayscollectively. Refer to CVC 527.

Shared-Use Path (Class I Bikeway) —a bikeway outside the traveled way and physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent alignment. Shared-use paths are also used by pedestrians (including skaters, users of manual and motorized wheelchairs, and joggers) and other authorized motorized and non-motorized users. Refer to the Caltrans' Highway Design Manual Index 1003.1 for design criteria.

Shoulder – The portion of the highway contiguous with the roadway for accommodations of pedestrians, bicyclists, stopped vehicles, for emergency use, and for lateral support of baseand surface courses.

Sidewalk—that portion of a street between the curb line, or the lateral line of a roadway, andthe adjacent property line or on easements of private property that is paved or improved andintended for use by pedestrians. As per CVC 555, "Sidewalk" is that portion of a highway, other than the roadway, set apart by curbs, barriers, markings or other delineation for pedestrian travel.

Traffic Control Device—a sign, signal, marking, or other device used to regulate, warn, or guide traffic, placed on, over, or adjacent to a street, highway, private road open to public travel (see definition of private road open to public travel), pedestrian facility, or shared-use path by authority of a public agency or official having jurisdiction, or, in the case of a private road open to public travel (see definition of private road open to public travel), by authority ofthe private owner or private official having jurisdiction.

APPENDIX C

Engineering and Traffic Survey Summary Sheets

(Updated April 2025)

City of Eastvale

Engineering & Traffic Survey Summary

Location:	58th Street	Survey Date:	July 29, 2021
Between:	Scholar Way & Hamner Avenue	Segment No.:	1
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	1,522
Length of Segment (feet):	2,586
Length of Segment (miles):	0.49
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	40 mph
10 mph Pace:	31-40 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60
Conditions Not Readily Apparent	
Conditions: Sidewalk on north side only at Scholar Way.	
Roadway Geometrics:	
Comments: Ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded to 40 mph, then reduced 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

CITY OF EASTVALE

Engineering and Traffic Survey Summary

Location:	**65th Street**	Survey Date:	3/19/2025
Between:	**Archibald Avenue & Sumner Avenue**	Segment No.:	2
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	6,155
Length of Segment (feet):	5,300
Length of Segment (miles):	1.00
Lane Configuration:	2 Lanes Each Direction w/ painted median
Street Classification:	Secondary Collector
Speed Survey Data	
85th Percentile Speed (mph):	46
10 mph Pace:	38 - 47 mph
Posted Speed Limit (mph):	40
Collision History	
Date Range:	January 1, 2023 - December 31, 2024
Total Collisions:	0
Collision Rate (crashes / MVM):	0.00
Statewide Collision Rate:	1.24
Conditions Not Readily Apparent	
Conditions: Heavy pedestrian & vehicular traffic during school. Sidewalk located next to curb, so vehicular traffic is in close proximity to pedestrians and bike traffic.	
Roadway Geometrics: 4-Lane, Divided. Straight alignment. bike lanes, but substandard.	
Comments: Near Cedar Creek Park at Cedar Creek Rd. Rosa Parks Elementary at Harrison Ave. Residences do not front on 65th St. - no direct access.	
Adjacent Land Use:	Residential
Speed Limit Recommendation	
Recommended Speed Limit:	**40 mph**
Speed Limit Change:	No Change, same as existing
Recommendation Based On:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP	TE 1650	5/7/2025 Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Ardurra, Inc.

City of Eastvale

Engineering & Traffic Survey Summary

Location:	65th Street	Survey Date:	July 22, 2021
Between:	Sumner Avenue & Hamner Avenue	Segment No.:	3
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	3,755
Length of Segment (feet):	5,300
Length of Segment (miles):	1.00
Lane Configuration:	2 Lanes Each Direction w/painted median
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	39-48 mph
Posted Speed Limit:	40 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	1
Collision Rate (Accidents/MVM):	0.24, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions:	Sidewalk located next to curb, so vehicular traffic is in close proximity to pedestrians and any bike traffic. Near Cedar Creek Park at Cedar Creek Rd. Rosa Parks Elementary School at Harrison Ave.
Roadway Geometrics:	
Comments:	ped/bike safety
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 45 mph, then reduced 5mph due to ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/21/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	65th Street	Survey Date:	July 22, 2021
Between:	Hamner Avenue & Wells Spring Street/East City Limit	Segment No.:	4
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	2,561
Length of Segment (feet):	1,642
Length of Segment (miles):	0.31
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	42 mph
10 mph Pace:	30-39 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60
Conditions Not Readily Apparent	
Conditions:	
Roadway Geometrics:	
Comments: ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 40 mph, then reduced 5 mph due to ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	68th Street	Survey Date:	February 10, 2021
Between:	Sumner Avenue & Hamner Avenue	Segment No.:	5
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	5,239
Length of Segment (feet):	5,260
Length of Segment (miles):	1.00
Lane Configuration:	Single Lane Each Direction
Street Classification:	Local
Speed Survey Data	
85th Percentile:	49 mph
10 mph Pace:	39-48 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.32
Conditions Not Readily Apparent	
Conditions: Sun for westbound direction is very bright in the evening. No bike lanes. Street parking near Harada Park.	
Roadway Geometrics:	
Comments: On-street parking, residential density, and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 50 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	68th Street	Survey Date:	February 10, 2021
Between:	Hamner Avenue & East City Limit	Segment No.:	6
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	8,469
Length of Segment (feet):	2,650
Length of Segment (miles):	0.50
Lane Configuration:	2 Lanes Each Direction w/painted median
Street Classification:	Major
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	39-48 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions: Road transitions from 2 lanes each direction undivided at Hamner Avenue to 2 lanes undivided at City Limits.	
Roadway Geometrics:	
Comments: trucks present, residential density, and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Archibald Avenue	Survey Date:	February 17, 2021
Between:	Bluff Street & Wind River/Grapewin Street	Segment No.:	7
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	13,631
Length of Segment (feet):	7,700
Length of Segment (miles):	1.46
Lane Configuration:	3SB, 2NB w/ Painted Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	57 mph
10 mph Pace:	48-57 mph
Posted Speed Limit:	55 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	3
Collision Rate (Accidents/MVM):	0.14, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions:	
2 NB/SB from Bluff to Baron, 3 NB/SB from Baron or River/Kendra, 3SB & 2NB merge to 1NB River/Kendra to Corbin/Prado Basin, 3SB & 1-2NB Corbin to Wind River	
Roadway Geometrics:	
Comments:	
trucks present and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	55 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Archibald Avenue	Survey Date:	September 14, 2021
Between:	Wind River/Grapewin Street & Schleisman Road	Segment No.:	8
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	20,934
Length of Segment (feet):	8,580
Length of Segment (miles):	1.63
Lane Configuration:	3NB/SB Lanes w/Raised Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	57 mph
10 mph Pace:	48-57 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	4
Collision Rate (Accidents/MVM):	0.14, less than statewide collision rate
Statewide Collision Rate:	1.29
Conditions Not Readily Apparent	
Conditions:	
Roadway Geometrics:	
Comments: trucks present and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 55 mph, then reduced 5 mph due to trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Archibald Avenue	Survey Date:	February 18, 2021
Between:	Schleisman Road and Bellegrave/North City Limit	Segment No.:	9
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	22,487
Length of Segment (feet):	6,010
Length of Segment (miles):	1.14
Lane Configuration:	3SB, 2NB w/Painted & Raised Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	55 mph
10 mph Pace:	46-55 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	4
Collision Rate (Accidents/MVM):	0.14, less than statewide collision rate
Statewide Collision Rate:	0.98
Conditions Not Readily Apparent	
Conditions:	Speed limit sign n/o 65th St is in poor condition and not regulatory size. 3SB/3NB Lanes at Schleisman merge to 3SB/2NB Lanes at Branding Iron Dr to s/o 65th, 3SB/2NB Lane from n/o 65th to Providence Wy, 2SB/2NB Providence Wy to Limonite, 1SB/1NB from Limonite to NCL.
Roadway Geometrics:	
Comments:	trucks present and ped/bike safety
Adjacent Land Use:	Residential / Commercial-Retail / Light Industrial
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5mph from 55mph down to 50 mph, due to trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Baron Road	Survey Date:	February 17, 2021
Between:	Archibald Avenue & Northernly Terminus	Segment No.:	10
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	369
Length of Segment (feet):	2,030
Length of Segment (miles):	0.38
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	40 mph
10 mph Pace:	27-36 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60
Conditions Not Readily Apparent	
Conditions: Cul-de-sac near River Road.	
Roadway Geometrics:	
Comments: on-street parking and residential density	
Adjacent Land Use:	Residential / Public Facilities / Conservation
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5mph from 40 mph down to 35 mph, due to on-street parking and residential density)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Bellegrave Avenue	Survey Date:	February 17, 2021
Between:	Sumner Avenue & Hamner Avenue	Segment No.:	11
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	10,629
Length of Segment (feet):	5,650
Length of Segment (miles):	1.07
Lane Configuration:	Single Lane Each Direction w/ Painted Median
Street Classification:	Major
Speed Survey Data	
85th Percentile:	53 mph
10 mph Pace:	45-54 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	2
Collision Rate (Accidents/MVM):	0.16, less than statewide collision rate
Statewide Collision Rate:	0.78

Conditions Not Readily Apparent

Conditions:

No bike lanes. No sidewalk on north side. Construction cones along segment from w/o Mill Creek Rd to Hamner Ave on WB direction only. Houses being built NW of Hamner Ave.

Roadway Geometrics:

Comments:

trucks present

Adjacent Land Use:	Residential / Undeveloped Property

Recommendation

Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 55 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Bellegrave Avenue	Survey Date:	February 17, 2021
Between:	Hamner Avenue & East City Limit	Segment No.:	12
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	10,308
Length of Segment (feet):	2,575
Length of Segment (miles):	0.49
Lane Configuration:	2 Lanes Each Direction w/painted median
Street Classification:	Major
Speed Survey Data	
85th Percentile:	48 mph
10 mph Pace:	39-48 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.93

Conditions Not Readily Apparent

Conditions:

No bike lanes. 2EB/2WB w/o Homecoming, 1EB/1WB from Homecoming to City Limit.

Roadway Geometrics:

Vertical Curve at I-15.

Comments:

trucks present

Adjacent Land Use:	High Density Residential / Commercial
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Blossom Way	Survey Date:	July 29, 2021
Between:	Harrison Avenue & Sumner Avenue	Segment No.:	13
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	2,497
Length of Segment (feet):	2,650
Length of Segment (miles):	0.50
Lane Configuration:	Single Lane Each Direction
Street Classification:	Local
Speed Survey Data	
85th Percentile:	37 mph
10 mph Pace:	27-36 mph
Posted Speed Limit:	30 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60
Conditions Not Readily Apparent	
Conditions: No bike lanes. 1EB/1WB lanes.	
Roadway Geometrics: Vertical Curve at I-15.	
Comments: ped/bike safety	
Adjacent Land Use:	High Density Residential / Commercial
Recommendation	
Recommended Speed:	30 mph
Speed Limit Change:	No
Recommendation based on:	CVC Section 22358.8, which allows retaining the existing speed limit under certain conditions, which are met. New section created by AB 43, effective 1/1/2022. 85th percentile speed limit considered too high due to ped/bike safety

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Cantu-Galleano Ranch Rd	Survey Date:	May 19, 2022
Between:	Hamner Avenue to I-15 Freeway	Segment No.:	14
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	21,256 vpd
Length of Segment (feet):	2,323
Length of Segment (miles):	0.44
Lane Configuration:	3 Lanes Each Direction w/painted Median
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	35-44 mph
Posted Speed Limit:	
Collision History	
Date Range:	August 1, 2019 - July 31, 2022
Total Collisions:	9
Collision Rate (Accidents/MVM):	0.88, less than statewide collision rate
Statewide Collision Rate:	1.18

Conditions Not Readily Apparent

Conditions:

3 EB lanes and 1 EB Auxiliary lane and 2 WB lanes with 1 WB Auxiliary lane between Hamner and Goodman. 3 lanes in each direction between Goodman and I-15 Freeway.

Roadway Geometrics:

Painted median between I-15 Freeway and Hamner Ave.

Comments:

Trucks present and ped/bike safety

Adjacent Land Use: Light Industrial and Commercial

Recommendation

Recommended Speed:	50 mph
Speed Limit Change:	Establishing Speed Limit
Recommendation based on:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

9/23/2022
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Chandler Street	Survey Date:	July 22, 2021
Between:	Hellman Avenue to Harrison Avenue	Segment No.:	15
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	6,828
Length of Segment (feet):	8,075
Length of Segment (miles):	1.53
Lane Configuration:	2 Lanes Each Direction w/Raised & Painted Median
Street Classification:	Arterial / Collector
Speed Survey Data	
85th Percentile:	52 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	1
Collision Rate (Accidents/MVM):	0.16, less than statewide collision rate
Statewide Collision Rate:	0.91
Conditions Not Readily Apparent	
Conditions: Painted Median from Archibald to Harrison. Raised Median from Hellman to Archibald.	
Roadway Geometrics:	
Comments: trucks present and ped/bike safety	
Adjacent Land Use:	Residential / Commercial Retail
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced 5 mph due to trucks and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Citrus Street	Survey Date:	May 19, 2022
Between:	Harrison Avenue to Scholar Way	Segment No.:	16
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	11,140 vpd
Length of Segment (feet):	5,238
Length of Segment (miles):	0.99
Lane Configuration:	2 Lanes Each Direction w/painted Median and Bike Lanes
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	August 1, 2019 - July 31, 2022
Total Collisions:	3
Collision Rate (Accidents/MVM):	0.17, less than statewide collision rate
Statewide Collision Rate:	1.14
Conditions Not Readily Apparent	
Conditions:	
2 EB and 2 WB lanes with bike lanes between Harrison and Scholar.	
Roadway Geometrics:	
Painted median between Hamner and Scholar Way.	
Comments:	
Buffered Bike lane in each direction between Scholar and Cobble Creek. Regular Bike Lane in each direction between Cobble Creek and Harrison	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	Yes, 5 MPH decrease
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 45 mph, then reduced another 5 mph due to ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

9/23/2022
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Citrus Street	Survey Date:	February 17, 2021
Between:	Scholar Way to Hamner Avenue	Segment No.:	17
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	7,787
Length of Segment (feet):	2,626
Length of Segment (miles):	0.50
Lane Configuration:	1 Lane Each Direction w/painted Median
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	2
Collision Rate (Accidents/MVM):	0.47, less than statewide collision rate
Statewide Collision Rate:	1.39
Conditions Not Readily Apparent	
Conditions: Single Lane Each Direction	
Roadway Geometrics:	
Comments: trucks present and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

9/28/2022
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Fieldmaster Street	Survey Date:	February 17, 2021
Between:	Hall Road and Archibald Avenue	Segment No.:	18
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	1,616
Length of Segment (feet):	5,215
Length of Segment (miles):	0.99
Lane Configuration:	Single Lane Each Direction
Street Classification:	Local
Speed Survey Data	
85th Percentile:	43 mph
10 mph Pace:	35-44 mph
Posted Speed Limit:	40 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.32
Conditions Not Readily Apparent	
Conditions:	
Established shoulders, but no bike lanes. Adjacent Halfmoon Park at Cherry Creek Circle.	
Roadway Geometrics:	
Horizontal Curves.	
Comments:	
on-street parking and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 45 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location: Goodman Avenue Survey Date: June 5, 2018
Between: Cantu-Galleano Ranch Road & Hamner Avenue
Direction of Travel: North/South & East/\

Traffic Data	
Average Daily Traffic:	4,800
Length of Segment (feet):	3,600
Length of Segment (miles):	0.68
Lane Configuration:	1 Lane NB & 2 Lanes SB and 1 Lane EB/WB; 2-way LT lane
Street Classification:	Local
Speed Survey Data	
85th Percentile:	41 mph
10 mph Pace:	31-40 mph
Posted Speed Limit:	Not Posted
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	0
Collision Rate (Accidents/MVM):	0
Conditions Not Readily Apparent	
Conditions: Very heavy truck traffic making mid-block turns.No bike lanes, but mixed-use path on south & east sides. Parking not allowed, but regular violations. Many peds crossing during shift-change.	
Roadway Geometrics: Straight alignment with S-curve just south of Cantu-Galeano Ranch Rd. 1 SB/WB Lane from north of 90 deg angle to Hamner. Raised median on approach to Cantu-Galeano Ranch Rd.	
Comments:	
Adjacent Land Use:	Mix of retail & big box uses.
Recommendation 35 mph	
Speed Limit Change:	Yes
Revised Speed Limit:	35 mph

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

Segment #19

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hamner Avenue	Survey Date:	February 17, 2021
Between:	South City Limit & Schleisman Road	Segment No.:	20
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	18,287
Length of Segment (feet):	3,295
Length of Segment (miles):	0.62
Lane Configuration:	3NB, 2-1SB w/Painted Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	52 mph
10 mph Pace:	44-53 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	3
Collision Rate (Accidents/MVM):	0.24, less than statewide collision rate
Statewide Collision Rate:	0.98
Conditions Not Readily Apparent	
Conditions:	
Roadway Geometrics: Road narrowing in the southbound direction south of Schleisman Road	
Comments: trucks present, vertical curve and ped/bike safety	
Adjacent Land Use:	Residential / Commercial Retail / Recreation
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	Yes, 10 mph increase
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due to trucks present, vertical curve and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hamner Avenue	Survey Date:	February 17, 2021
Between:	Schleisman Road & Limonite Avenue	Segment No.:	21
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	18,890
Length of Segment (feet):	5,275
Length of Segment (miles):	1.00
Lane Configuration:	3 Lanes Each Direction w/Raised & Painted Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	42-51 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	6
Collision Rate (Accidents/MVM):	0.29, less than statewide collision rate
Statewide Collision Rate:	0.41

Conditions Not Readily Apparent

Conditions:

Bike Lanes. Painted Median from Riverboat to 65th. Raised Median between 65th Street and Limonite Avenue. Reduction of speed due to crash history.

Roadway Geometrics:

Comments:

high collision rate, trucks present and ped/bike safety

Adjacent Land Use:	Residential / Commercial Retail
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due to high collision rate, trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hamner Avenue	Survey Date:	February 17, 2021
Between:	Limonite Avenue & Bellegrave Avenue	Segment No.:	22
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	22,223
Length of Segment (feet):	4,800
Length of Segment (miles):	0.91
Lane Configuration:	Single Lane Each Direction w/Raised Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	42-51 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	8
Collision Rate (Accidents/MVM):	0.36, less than statewide collision rate
Statewide Collision Rate:	0.91
Conditions Not Readily Apparent	
Conditions: bike lanes. No sidewalk on west side s/o 58th. 2SB/3NB from Limonite to n/o Eastvale Gateway, 1SB/1NB n/o Eastvale Gateway to n/o 58th, 2SB/3NB from n/o 58th to Bellegrave.	
Roadway Geometrics: Roadway width reductions.	
Comments: high driveway density, trucks present and ped/bike safety	
Adjacent Land Use:	Residential / Commercial Retail
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due to high driveway density, trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

CITY OF EASTVALE

Engineering and Traffic Survey Summary

Location:	**Hamner Avenue**	Survey Date:	3/19/2025
Between:	**Bellegrave Ave & Cantu-Galleano Ranch Rd**	Segment No.:	23
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	25,139
Length of Segment (feet):	4,400
Length of Segment (miles):	0.83
Lane Configuration:	3 Lanes NB (EV), 2 Lanes SB (ONT) w/Raised Median
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile Speed (mph):	48
10mph Pace:	38 - 47 mph
Posted Speed Limit (mph):	50
Collision History	
Date Range:	January 1, 2023 - December 31, 2024
Total Collisions:	3
Collision Rate (crashes / MVM):	0.20
Statewide Collision Rate:	1.17
Conditions Not Readily Apparent	
Conditions: No parking, truck route, pedestrian activity on NB sidewalk, no bike lanes.	
Roadway Geometrics: 5-Lane Divided. Straight alignment.	
Comments: Residences do not front onto Hamner Avenue - no direct access.	
Adjacent Land Use:	Commercial, Residential and Industrial
Speed Limit Recommendation	
Recommended Speed Limit:	**45**
Speed Limit Change:	Yes, decrease 5 mph
Recommendation Based On:	85th percentile speed, Option 2. Matches segments to the south.

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP	TE 1650	5/7/2025 Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Ardurra, Inc.

City of Eastvale

Engineering & Traffic Survey Summary

Location: Hamner Avenue Survey Date: June 5, 2018
Between: Cantu-Galleano Ranch Road & Riverside Drive
Direction of Travel: North/South

Traffic Data	
Average Daily Traffic:	17,500
Length of Segment (feet):	6,500
Length of Segment (miles):	1.23
Lane Configuration:	2 Lanes NB, 1 Lane SB w/2-way LT Lane
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile:	55 mph
10 mph Pace:	46-55 mph
Posted Speed Limit:	Not Posted
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	5
Collision Rate (Accidents/MVM):	0.32
Conditions Not Readily Apparent	
Conditions: No parking, Class 2 bike lane NB, heavy truck traffic at times	
Roadway Geometrics: Straight alignment.	
Comments:	
Adjacent Land Use:	Industrial & undeveloped
Recommendation 50 mph	
Speed Limit Change:	Yes
Revised Speed Limit:	50 mph (not currently posted)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

Segment #24

City of Eastvale

Engineering & Traffic Survey Summary

Location: Hamner Avenue Survey Date: June 5, 2018
Between: Riverside Drive & Philadelphia Street
Direction of Travel: North/South

Traffic Data	
Average Daily Traffic:	23,400
Length of Segment (feet):	5,200
Length of Segment (miles):	0.99
Lane Configuration:	2 Lanes Each Direction w/ 2-way LT Lane
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile:	53 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	Not Posted
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	1
Collision Rate (Accidents/MVM):	0.06
Conditions Not Readily Apparent	
Conditions: Some sections do not have curb & gutter. Segments of sidewalk missing. Heavy truck activity. No bike lanes.	
Roadway Geometrics: Straight alignment. North of SR-60 WB Ramps, 3 Lanes Each Direction w/Raised Median	
Comments:	
Adjacent Land Use:	Industrial, commercial & undeveloped land
Recommendation 50 mph	
Speed Limit Change:	Yes
Revised Speed Limit:	50 mph (not currently posted)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

Segment #25

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Harrison Avenue	Survey Date:	February 18, 2021
Between:	Chandler Street & Schleisman Road	Segment No.:	26
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	5,333
Length of Segment (feet):	5,266
Length of Segment (miles):	1.00
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	50 mph
10 mph Pace:	42-51 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions: No bike lanes. Moderately heavy traffic midday.	
Roadway Geometrics:	
Comments: ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5mph from 50 mph down to 45 mph, due to trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Harrison Avenue	Survey Date:	July 29, 2021
Between:	Schleisman Road & Limonite Avenue	Segment No.:	27
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	8,461
Length of Segment (feet):	7,080
Length of Segment (miles):	1.34
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	38-47 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.93

Conditions Not Readily Apparent

Conditions:

No bike lanes. Road ends 500 ft n/o Blossom. Rosa Parks Elementary, Ramirez Intermediate, Eastvale Community Center.

Roadway Geometrics:

Comments:

Trucks present and ped/bike safety

Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced 5 mph due to trucks and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

CITY OF EASTVALE

Engineering and Traffic Survey Summary

Location:	**Harrison Ave**	Survey Date:	3/20/2025
Between:	**Limonite Avenue & Blossom Way**	Segment No.:	28
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	3,015
Length of Segment (feet):	1,100
Length of Segment (miles):	0.21
Lane Configuration:	1 Lane in Each Direction
Street Classification:	Secondary Collector
Speed Survey Data	
85th Percentile Speed (mph):	40
10mph Pace:	30 - 39 mph
Posted Speed Limit (mph):	45
Collision History	
Date Range:	January 1, 2023 - December 31, 2024
Total Collisions:	0
Collision Rate (crashes / MVM):	0.00
Statewide Collision Rate:	1.24
Conditions Not Readily Apparent	
Conditions: No bike lanes. On-street parking on West side, small park,	
Roadway Geometrics: 2-Lane, undivided. Straight alignment.	
Comments: Residences do not front onto Harrison Avenue - no direct access.	
Adjacent Land Use:	Residential
Speed Limit Recommendation	
Recommended Speed Limit:	**35**
Speed Limit Change:	Yes, decrease 5 mph
Recommendation Based On:	85th percentile speed, Option 1, CVC 22358.6(b)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP — TE 1650 — 5/7/2025 (Date)

REGISTERED PROFESSIONAL ENGINEER — RUTH MATTHEWS SMITH — 1650 — TRAFFIC — STATE OF CALIFORNIA

* Contract services provided by Ardurra, Inc.

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hellman Avenue	Survey Date:	February 18, 2021
Between:	River Road & Chandler Street	Segment No.:	29
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	6,324
Length of Segment (feet):	5,100
Length of Segment (miles):	0.97
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	56 mph
10 mph Pace:	47-56 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 20210
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.32
Conditions Not Readily Apparent	
Conditions: Roadway not fully improved without shoulders or curb and gutter. 1WB/1EB lanes. Roadway easily drives 60 mph.	
Roadway Geometrics:	
Comments: trucks present	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 55 mph, then reduced another 5mph due to trucks present)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hellman Avenue	Survey Date:	February 18, 2021
Between:	Chandler Street & Limonite Avenue	Segment No.:	30
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	10,594
Length of Segment (feet):	8,120
Length of Segment (miles):	1.54
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	55 mph
10 mph Pace:	46-55 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	3
Collision Rate (Accidents/MVM):	0.27, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions: Mixed with residential improvements and lack of fully improved street sections. 1SB/1NB n/o Chandler to Outback. 1SB/2NB n/o Outback to Schleisman.	
Roadway Geometrics:	
Comments: trucks present	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5mph from 55 mph down to 50 mph, due to trucks present)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Hellman Avenue	Survey Date:	April 21, 2021
Between:	Limonite Avenue & North City Limit	Segment No.:	31
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	7,317
Length of Segment (feet):	1,070
Length of Segment (miles):	0.20
Lane Configuration:	2 Lanes Each Direction w/Raised Median
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	42 mph
10 mph Pace:	33-42 mph
Posted Speed Limit:	N/A
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.91
Conditions Not Readily Apparent	
Conditions:	No bike lanes, heavy truck traffic, industrial buildings on west side, industrial building and vacant land, under development, on east side.
Roadway Geometrics:	
Comments:	Heavy truck traffic
Adjacent Land Use:	Industrial
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	Establishing Speed Limit
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5 mph from 40 mph down to 35 mph, due to heavy truck traffic and pedestrian/bicycle safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

CITY OF EASTVALE

Engineering and Traffic Survey Summary

Location:	**Limonite Avenue**	Survey Date:	3/20/2025
Between:	**Hellman Avenue & Archibald Avenue**	Segment No.:	32
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	15,549
Length of Segment (feet):	6,100
Length of Segment (miles):	1.16
Lane Configuration:	2 Lanes Each Direction w/raised median
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile Speed (mph):	52
10mph Pace:	44 - 53 mph
Posted Speed Limit (mph):	None
Collision History	
Date Range:	January 1, 2023 - December 31, 2024
Total Collisions:	1
Collision Rate (crashes / MVM):	0.08
Statewide Collision Rate:	1.17

Conditions Not Readily Apparent

Conditions:
No parking, no bike lanes. American Heroes Park

Roadway Geometrics:
4-Lane Divided. 1-Lane Roundabout west of Archibald Ave. Curved alignment

Comments:
This is a new street segment that was not previously studied.

Adjacent Land Use:	Industrial

Speed Limit Recommendation

Recommended Speed Limit:	**50**
Speed Limit Change:	Establishing speed limit
Recommendation Based On:	85th percentile speed, Option 1, Pedestrian & bicyclist safety, CVC22358.6(b).

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP — TE 1650 — 5/7/2025 (Date)

REGISTERED PROFESSIONAL ENGINEER — RUTH MATTHEWS SMITH — 1650 — TRAFFIC — STATE OF CALIFORNIA

* Contract services provided by Ardurra, Inc.

CITY OF EASTVALE

Engineering Traffic Survey Summary

Location:	Limonite Ave	Survey Date:	3/20/2025
Between:	Cucamonga Creek Channel to Archibald Ave	Segment No.:	33
Direction of Travel:	E/W		

Traffic Data	
Average Daily Traffic:	15,549
Length of Segment (feet):	2,950
Length of Segment (miles):	0.56
Lane Configuration:	4 lanes, divided
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile Speed (mph):	52
10mph Pace:	42 - 51 mph
Posted Speed Limit (mph):	None
Collision History	
Date Range:	1/1/2023 - 12/31/2024
Total Collisions:	0
Collision Rate (crashes / MVM):	0.00
Statewide Collision Rate:	1.17
Conditions Not Readily Apparent	
Conditions:	
Roadway Geometrics:	
Comments:	
Adjacent Land Use:	Industrial
Recommendation	
Recommended Speed (mph):	50
Speed Limit Change:	Established
Recommendation Based On:	Establishing speed limit - 85th%ile, CVC 22358.6(b), segment is "S" curve ending at flood control channel.

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP	TE 1650	4/22/2025 Date

* Contract services provided by Ardurra, Inc.

City of Eastvale

Engineering & Traffic Survey Summary

Location: Limonite Avenue Survey Date: June 5, 2018
Between: Archibald Avenue & Sumner Avenue
Direction of Travel: East/West

Traffic Data	
Average Daily Traffic:	22,300
Length of Segment (feet):	5,300
Length of Segment (miles):	1.00
Lane Configuration:	2 or 3 Lanes Each Direction w/Painted or Raised Median
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile:	53 mph
10 mph Pace:	45- 54 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	8
Collision Rate (Accidents/MVM):	0.49
Conditions Not Readily Apparent	
Conditions: Sections of missing sidewalk, sections without curb & gutter, no bike lanes, pedestrian activity.	
Roadway Geometrics: Straight alignment. 2 EB/WB Lanes East of Archibald	
Comments: Nearby schools and parks accessed using Limonite.	
Adjacent Land Use:	Residential & undeveloped land
Recommendation 50 mph	
Speed Limit Change:	Yes
Revised Speed Limit:	50 mph

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

* Contract services provided by Interwest Consulting Group

Segment # 34

City of Eastvale

Engineering & Traffic Survey Summary

Location: Limonite Avenue Survey Date: June 5, 2018
Between: Sumner Avenue & East City Limit
Direction of Travel: East/West

Traffic Data	
Average Daily Traffic:	29,400
Length of Segment (feet):	8,100
Length of Segment (miles):	1.53
Lane Configuration:	2 or 3 Lanes Each Direction w/ painted or raised median
Street Classification:	Urban Arterial
Speed Survey Data	
85th Percentile:	52 mph
10 mph Pace:	44-53 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	35
Collision Rate (Accidents/MVM):	1.07
Conditions Not Readily Apparent	
Conditions: Segments of missing sidewalk, heavy pedestrian usage around transit, fast food & crossing major streets. No bike lane. No parking allowed.	
Roadway Geometrics: Straight alignment w/vertical curb at I-15. 2 EB/WB Lanes West of Mulan St. to West of Hamner	
Comments:	
Adjacent Land Use:	Retail and residential
Recommendation 45 mph	
Speed Limit Change:	No
Revised Speed Limit:	45 mph

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

Segment #35

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Mission Boulevard	Survey Date:	February 18, 2021
Between:	S Milliken Avenue & Ontario Freeway (I-15)	Segment No.:	36
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	19,234
Length of Segment (feet):	2,620
Length of Segment (miles):	0.50
Lane Configuration:	2 Lanes Each Direction w/2 Lanes on vertical curve to Milliken
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	59 mph
10 mph Pace:	49-58 mph
Posted Speed Limit:	N/A
Collision History	
Date Range:	January 1, 2018 - December 31, 2020
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.86

Conditions Not Readily Apparent

Conditions:

No bike lanes nor sidewalks. 55 mph EB sign east and 55mph WB sign west of City Limits. Currently posted as 60mph east of S Milliken.

Roadway Geometrics:

Horizontal Curve between S Milliken Ave and Cornerstone Drive.

Comments:

trucks present

Adjacent Land Use:	Commercial
Recommendation	
Recommended Speed:	55 mph
Speed Limit Change:	Establishing Speed Limit
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 60 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Orange Street	Survey Date:	February 17, 2021
Between:	Sumner Avenue & Scholar Way	Segment No.:	37
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	1,027
Length of Segment (feet):	2,630
Length of Segment (miles):	0.50
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	45 mph
10 mph Pace:	36-45 mph
Posted Speed Limit:	30 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.6
Conditions Not Readily Apparent	
Conditions: Student/Pedestrian Activity. Eastvale Elementary to the north & River Heights Intermediate to the south. Reduction of speed due to crash history.	
Roadway Geometrics:	
Comments: high collision rate, on-street parking, and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	30 mph
Speed Limit Change:	No
Recommendation based on:	CVC Section 22358.8, which allows retaining the existing speed limit under certain conditions, which are met. New section added to CVC by SB 43, effective 1/1/2022. 85th percentile speed considered too high due to high collision rate, on-street parking, and ped/bike safety

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Prairie Smoke Road	Survey Date:	February 18, 2021
Between:	Hellman Avenue & Whitewall Road	Segment No.:	38
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	1,129
Length of Segment (feet):	1,380
Length of Segment (miles):	0.26
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	42 mph
10 mph Pace:	31-40 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60
Conditions Not Readily Apparent	
Conditions: Single Lane Each Direction from Hellman to Whitewall.	
Roadway Geometrics:	
Comments: residential density and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 40 mph, then reduced another 5mph due to residential density and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	River Road	Survey Date:	September 14, 2021
Between:	Hellman Avenue & Archibald Avenue	Segment No.:	39
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	7,806
Length of Segment (feet):	3,970
Length of Segment (miles):	0.75
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	49 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	40 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	2
Collision Rate (Accidents/MVM):	0.31, less than statewide collision rate
Statewide Collision Rate:	1.32

Conditions Not Readily Apparent

Conditions:

Local business generate large vehicle traffic. Single Lane Each Direction from Hellman to Hall. 2 Lanes Each Direction from Hall to Archibald. Agricultural land west of Hall.

Roadway Geometrics:

Comments:

trucks present and ped/bike safety

Adjacent Land Use:	Residential / Agricultural
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	No
Recommendation based on:	CVC Section 22358.8, which allows retaining the existing speed limit under certain conditions, which are met. Created by new AB 43, effective 1/1/2022. 85th percentile speed considered too high due to trucks present and ped/bike safety.

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Riverboat Drive	Survey Date:	February 18, 2021
Between:	Massy Harris Way & Wells Springs Street	Segment No.:	40
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	735
Length of Segment (feet):	3,500
Length of Segment (miles):	0.66
Lane Configuration:	Single Lane Each Direction
Street Classification:	Collector
Speed Survey Data	
85th Percentile:	44 mph
10 mph Pace:	35-44 mph
Posted Speed Limit:	40 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.32
Conditions Not Readily Apparent	
Conditions: Pedestrians present. 1EB/1WB lane. Turnaround area w/o Massy Harris.	
Roadway Geometrics:	
Comments: on-street parking and ped/bike safety	
Adjacent Land Use:	Residential / Commercial
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 45 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location: Riverside Drive Survey Date: June 5, 2018
Between: Hamner Avenue & East City Limit
Direction of Travel: East/West

Traffic Data	
Average Daily Traffic:	9,900
Length of Segment (feet):	2,300
Length of Segment (miles):	0.44
Lane Configuration:	2 Lanes Each Direction w/2-way LT lane
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	47 mph
10 mph Pace:	38-47 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	January 1, 2016 - December 31, 2017
Total Collisions:	0
Collision Rate (Accidents/MVM):	0
Conditions Not Readily Apparent	
Conditions: Sections of missing sidewalk, posted No Parking, but illegal parking - large trucks park on soft shoulder on north side, heavy truck use, no bike lanes	
Roadway Geometrics: Alignment varies, with straight sections, but mostly curved.	
Comments: Posted 55 mph west of Hamner in Ontario.	
Adjacent Land Use:	Industrial & undeveloped land
Recommendation 45 mph	
Speed Limit Change:	Yes
Revised Speed Limit:	45

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650 — 7/10/2018 Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

Segment # 41

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Schleisman Road	Survey Date:	February 17, 2021
Between:	Hellman Avenue & Archibald Avenue	Segment No.:	42
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	34,671
Length of Segment (feet):	5,300
Length of Segment (miles):	1.00
Lane Configuration:	3 Lanes Each Direction w/Painted and Raised Medians
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	57 mph
10 mph Pace:	49-58 mph
Posted Speed Limit:	50 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	15
Collision Rate (Accidents/MVM):	0.13, less than statewide collision rate
Statewide Collision Rate:	0.98
Conditions Not Readily Apparent	
Conditions:	3 Lanes Each Direction between Hellman and e/o Aldergate Rd/Whitewell Rd. 3WB/2EB e/o Aldergate/Whitewell w/o Gypsum Creek, 2WB/2EB w/o Gypsum Creek and w/o Kenton Pl. 2WB/3EB w/o Kenton to Archibald.
Roadway Geometrics:	
Comments:	trucks present and ped/bike safety
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	50 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 55 mph, then reduced another 5mph due to trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER RUTH MATTHEWS SMITH 1650 TRAFFIC STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Schleisman Road	Survey Date:	February 17, 2021
Between:	Archibald Avenue & Sumner Avenue	Segment No.:	43
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	14,855
Length of Segment (feet):	5,238
Length of Segment (miles):	0.99
Lane Configuration:	2 Lanes Each Direction w/Painted and Raised Medians
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	49 mph
10 mph Pace:	40-49 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	2
Collision Rate (Accidents/MVM):	0.12, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions:	
3EB/3WB between Archibald and Moonflower, 2EB/3WB between Moonflower and Harrison, 2EB/2WB between Harrison and Cedar Creek Rd, 1EB/2WB between Cedar Creek and Sumner.	
Roadway Geometrics:	
Comments:	
trucks present and ped/bike safety	
Adjacent Land Use:	Residential / Commercial Retail
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 50 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Schleisman Road	Survey Date:	February 17, 2021
Between:	Sumner Avenue & Scholar Way	Segment No.:	44
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	7,737
Length of Segment (feet):	2,650
Length of Segment (miles):	0.50
Lane Configuration:	Single Lane Each Direction w/Painted Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	48 mph
10 mph Pace:	39-48 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.32
Conditions Not Readily Apparent	
Conditions: Undeveloped land to the south	
Roadway Geometrics:	
Comments: trucks present	
Adjacent Land Use:	Residential / Undeveloped
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 50 mph, then reduced another 5mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Schleisman Road	Survey Date:	February 17, 2021
Between:	Scholar Way & Hamner Avenue	Segment No.:	45
Direction of Travel:	East/West		

Traffic Data	
Average Daily Traffic:	7,682
Length of Segment (feet):	3,040
Length of Segment (miles):	0.58
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Arterial
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	42-51 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.91

Conditions Not Readily Apparent

Conditions:

Curved roadway, location of church. 2 Lane Each Direction between Scholar and Raymond. 1EB/2WB between Raymond and Hamner.

Roadway Geometrics:

Comments:

trucks present and ped/bike safety

Adjacent Land Use:	Residential / Commercial
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due to trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

CITY OF EASTVALE

Engineering and Traffic Survey Summary

Location:	**Scholar Way**	Survey Date:	3/19/2025
Between:	**Citrus Street & Schleisman Road**	Segment No.:	46
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	6,389
Length of Segment (feet):	3,300
Length of Segment (miles):	0.63
Lane Configuration:	2 Lanes in Each Direction with 2-Way Left Turn Lane, partial painted median
Street Classification:	Secondary Collector
Speed Survey Data	
85th Percentile Speed (mph):	43
10mph Pace:	34 - 43 mph
Posted Speed Limit (mph):	35
Collision History	
Date Range:	January 1, 2023 - December 31, 2024
Total Collisions:	0
Collision Rate (crashes / MVM):	0.00
Statewide Collision Rate:	1.24

Conditions Not Readily Apparent

Conditions:
Very heavy pedestrian/student/bicyclist activity on sidewalks. No parking. No bike lanes, painted shoulders between Orange and Baltimore.

Roadway Geometrics:
4-Lane Undivided. Roadway narrow between Schleisman and Orange.

Comments:
High School, intermediate school, elementary school, & public library adjacent to street. Lots of congestion. Residences do not front onto Scholar Way - no direct access.

Adjacent Land Use:	School / Residential

Speed Limit Recommendation

Recommended Speed Limit:	**35**
Speed Limit Change:	No Change
Recommendation Based On:	85th percentile speed, Option 2, CVC 22358.7.

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP — TE 1650 — 5/7/2025 (Date)

REGISTERED PROFESSIONAL ENGINEER — RUTH MATTHEWS SMITH — 1650 — TRAFFIC — STATE OF CALIFORNIA

* Contract services provided by Ardurra, Inc.

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Scholar Way	Survey Date:	July 29, 2021
Between:	Schleisman Road & Limonite Avenue	Segment No.:	47
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	4,721
Length of Segment (feet):	5,250
Length of Segment (miles):	0.99
Lane Configuration:	Single Lane Each Direction w/Painted Median
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	43 mph
10 mph Pace:	35-44 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.91
Conditions Not Readily Apparent	
Conditions:	No bike lanes. 2SB/1NB between Limonite to Peach Blossom. Heavy pedestrian/student/bicyclist activity. Harada Park & Harada Elementary School.
Roadway Geometrics:	
Comments:	trucks present and ped/bike safety
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	40 mph
Speed Limit Change:	Yes, 5 mph increase
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 45 mph, then reduced 5 mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Scholar Way	Survey Date:	July 29, 2021
Between:	Limonite Avenue & Bellegrave Avenue	Segment No.:	48
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	6,678
Length of Segment (feet):	3,700
Length of Segment (miles):	0.70
Lane Configuration:	Single Lane Each Direction w/Painted Median
Street Classification:	Secondary
Speed Survey Data	
85th Percentile:	43 mph
10 mph Pace:	34-43 mph
Posted Speed Limit:	N/A
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60

Conditions Not Readily Apparent

Conditions:

No bike lanes. Sidewalk only on west side of roadway. Armadillos and delineators between 58th St and Bellegrave Ave. Empty lot to east and residential to the west between 58th St and Limonite Ave. Residential on both sides north of 58th St.

Roadway Geometrics:

Comments:

On-street parking, residential density, and ped/bike safety

Adjacent Land Use: Residential

Recommendation

Recommended Speed:	40 mph
Speed Limit Change:	Establishing Speed Limit
Recommendation based on:	85th percentile speed, Option 2 (rounded up to 45 mph, then reduced 5 mph)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Sumner Avenue	Survey Date:	February 17, 2021
Between:	Citrus Street & 65th Street	Segment No.:	49
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	4,028
Length of Segment (feet):	5,935
Length of Segment (miles):	1.12
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Major
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	43-52 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	0
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions:	
Bicycle Lanes, with bicyclists present. 1SB/2NB between Citrus and Cool Meadow, 2SB/2NB between Cool Meadow and Pheasant Knoll, 1SB/1NB Pheasant Knoll and Schleisman, 1SB/2NB between Schleisman and Starflower, 2SB/2NB between Starflower and 65th.	
Roadway Geometrics:	
Roadway narrow between Schleisman and Orange.	
Comments:	
trucks present and ped/bike safety	
Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Sumner Avenue	Survey Date:	February 17, 2021
Between:	65th Street and Bellegrave Avenue	Segment No.:	50
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	7,857
Length of Segment (feet):	5,422
Length of Segment (miles):	1.03
Lane Configuration:	2 Lanes Each Direction w/Painted Median
Street Classification:	Major
Speed Survey Data	
85th Percentile:	51 mph
10 mph Pace:	41-50 mph
Posted Speed Limit:	45 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	1
Collision Rate (Accidents/MVM):	0.11, less than statewide collision rate
Statewide Collision Rate:	0.93
Conditions Not Readily Apparent	
Conditions: bike lanes, with pedestrians and bikes present. Orchard Park. Pedestrian/Bicyclist Activity.	
Roadway Geometrics:	
Comments: trucks present and ped/bike safety	
Adjacent Land Use:	Residential / Commercial Retail
Recommendation	
Recommended Speed:	45 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (rounded down to 50 mph, then reduced another 5mph due trucks present and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

City of Eastvale

Engineering & Traffic Survey Summary

Location:	Whitewall Road	Survey Date:	February 18, 2021
Between:	Schleisman Road & Prairie Smoke Road	Segment No.:	51
Direction of Travel:	North/South		

Traffic Data	
Average Daily Traffic:	2,056
Length of Segment (feet):	1,542
Length of Segment (miles):	0.29
Lane Configuration:	Single Lane Each Direction
Street Classification:	Local
Speed Survey Data	
85th Percentile:	40 mph
10 mph Pace:	29-38 mph
Posted Speed Limit:	35 mph
Collision History	
Date Range:	July 1, 2018 - June 30, 2021
Total Collisions:	2
Collision Rate (Accidents/MVM):	0.00, less than statewide collision rate
Statewide Collision Rate:	1.60

Conditions Not Readily Apparent

Conditions:

No bike lanes.

Roadway Geometrics:

Straight Alignment. Jog in the roadway near Prairie Smoke Road. Single Lane Each Direction w/ no centerline or edgelines. Residential Single Lane Collector.

Comments:

high collision rate, residential density, and ped/bike safety

Adjacent Land Use:	Residential
Recommendation	
Recommended Speed:	35 mph
Speed Limit Change:	No
Recommendation based on:	85th percentile speed, Option 1 (reduced by 5mph from 40 mph down to 35 mph, due to high collision rate, residential density, and ped/bike safety)

Approved and Authorized for release by City Traffic Engineer*:

Ruth Smith, TE, PTP TE 1650

12/20/2021
Date

REGISTERED PROFESSIONAL ENGINEER
RUTH MATTHEWS SMITH
1650
TRAFFIC
STATE OF CALIFORNIA

* Contract services provided by Interwest Consulting Group

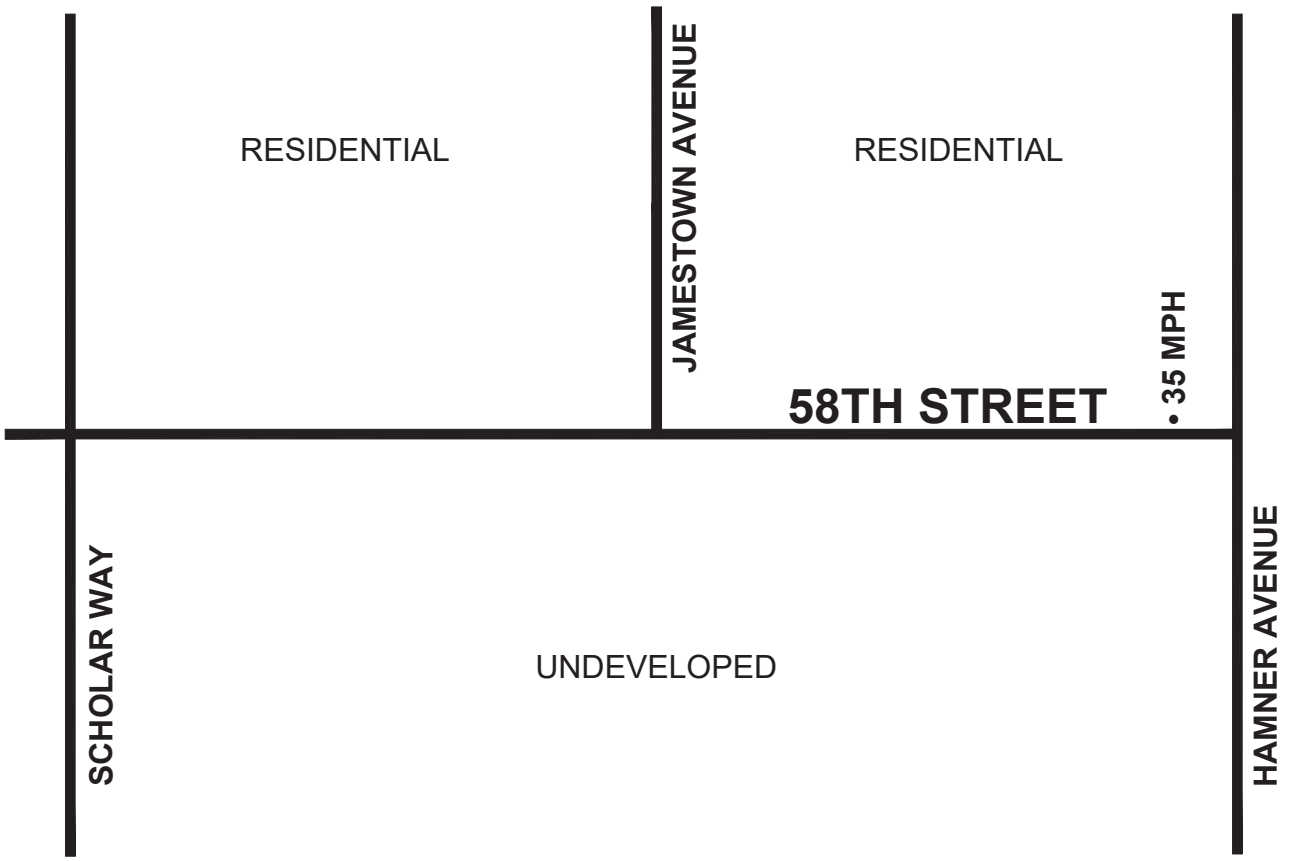
APPENDIX D

Strip Maps
(Updated April 2025)

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: 58TH STREET
Street Segment: SCHOLAR WAY TO HAMNER AVE
Segment Length (MI): 0.49 mi



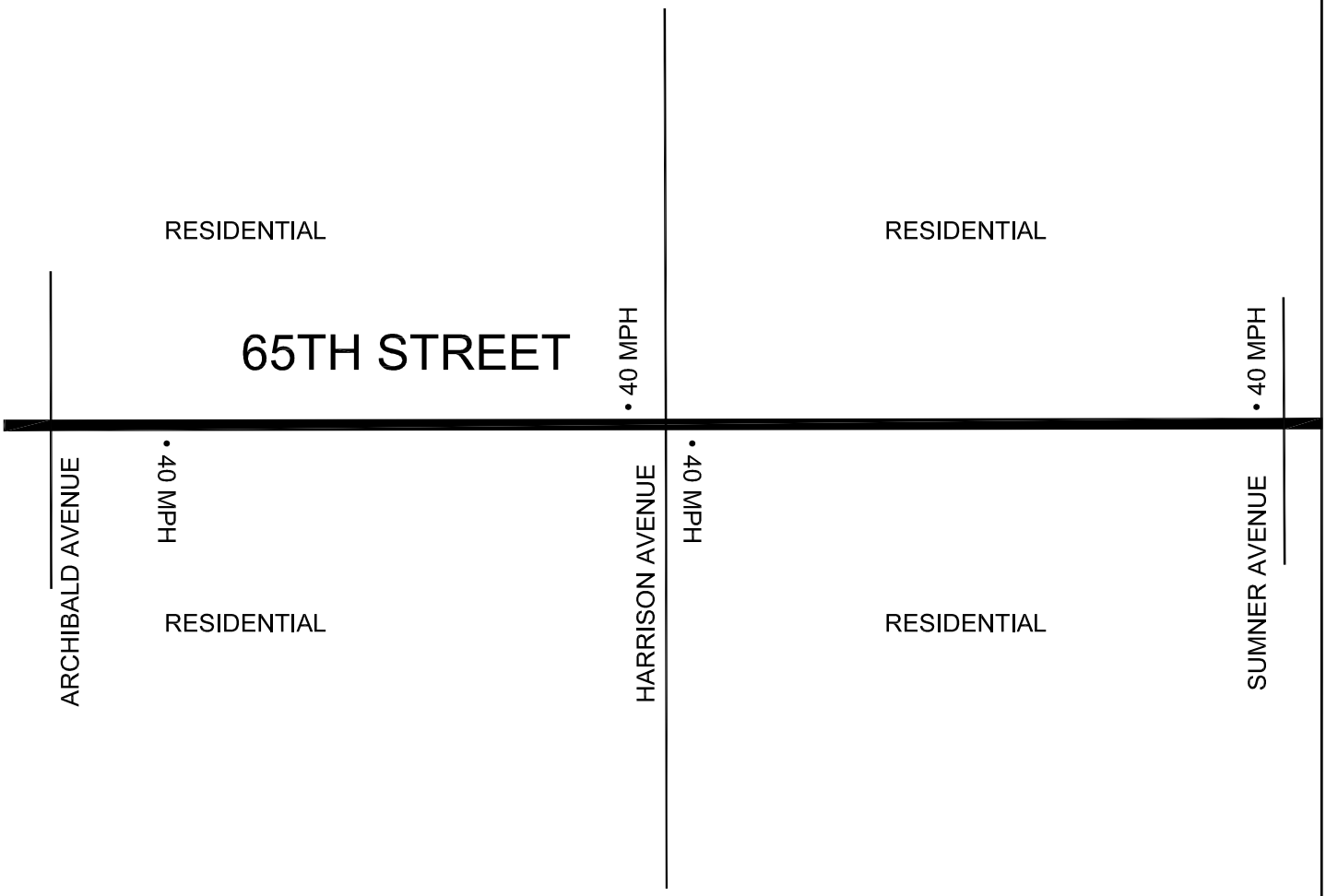
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: 65th Street
Street Segment: Archibald Avenue to Sumner Avenue
Segment Length (MI): 1 mi



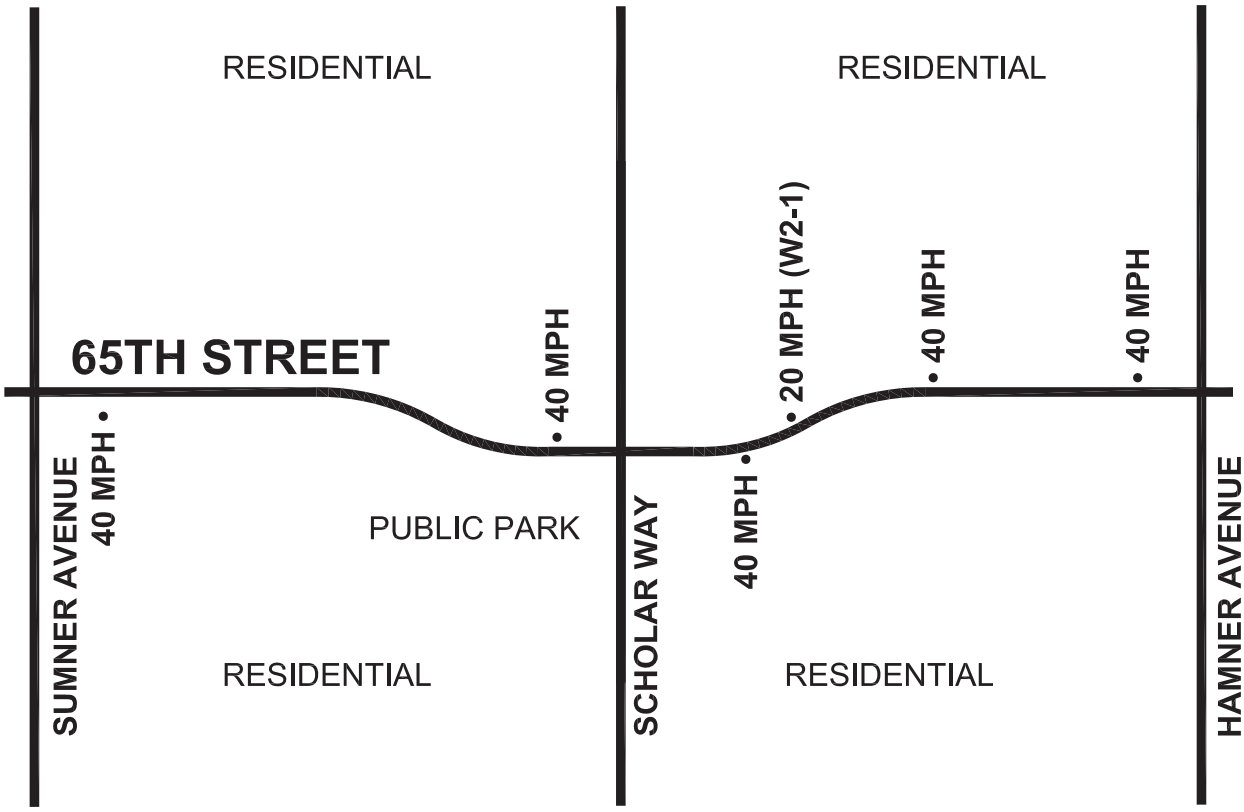
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	65TH STREET
Street Segment:	SUMNER AVENUE TO HAMNER AVENUE
Segment Length (MI):	0.87 mi



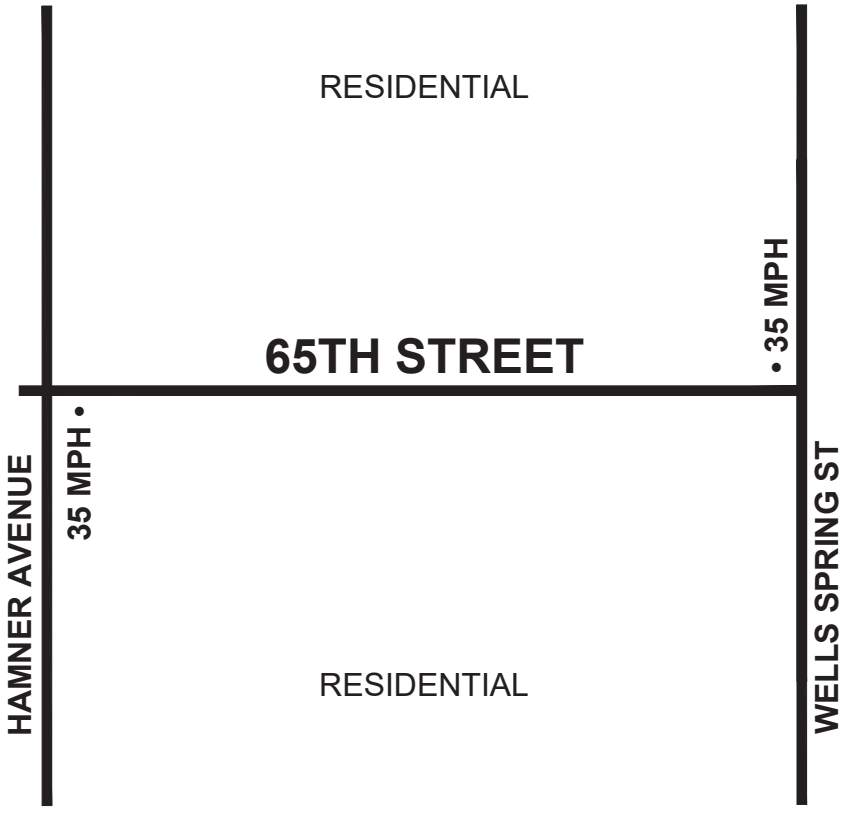
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	65TH STREET
Street Segment:	HAMNER AVENUE TO WELLS SPRING ST (NCL)
Segment Length (MI):	0.31 mi



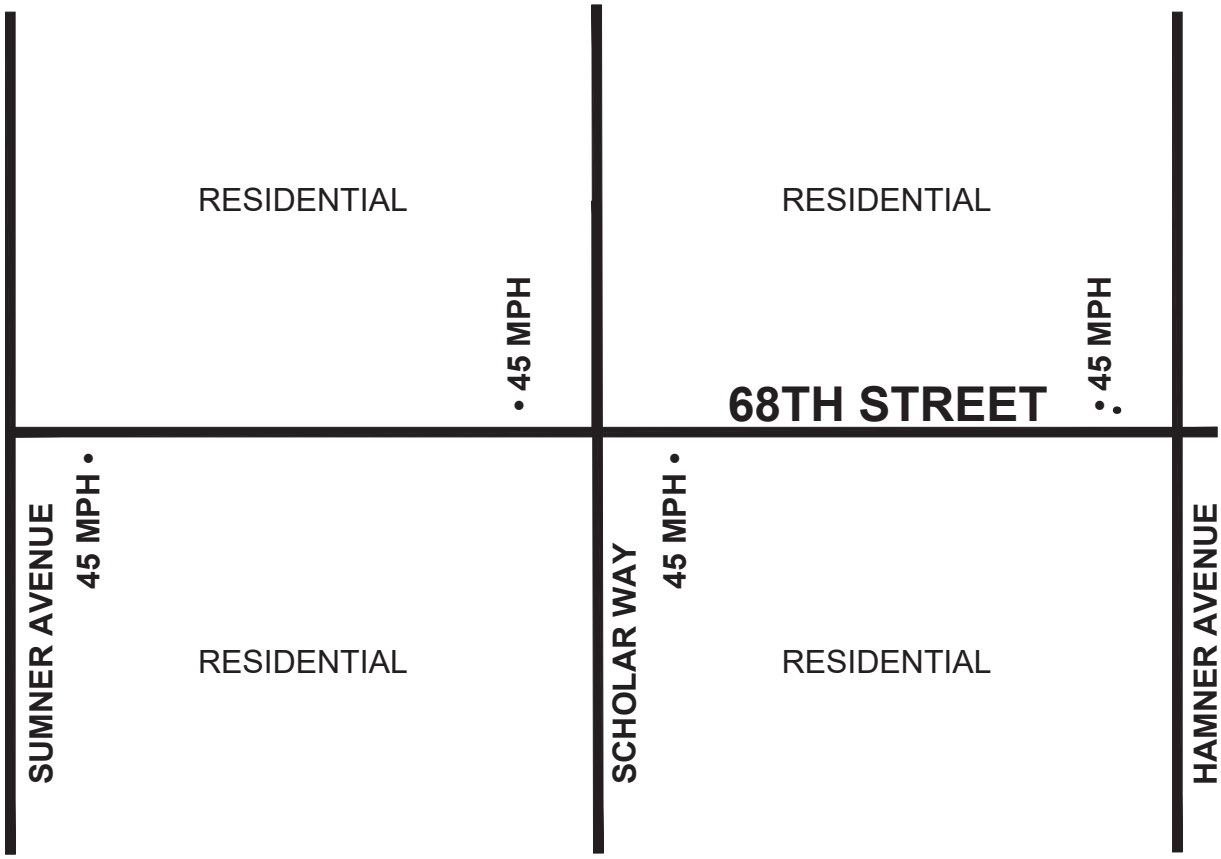
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: 68TH STREET
Street Segment: SUMNER AVENUE TO HAMNER AVENUE
Segment Length (MI): 1 mi



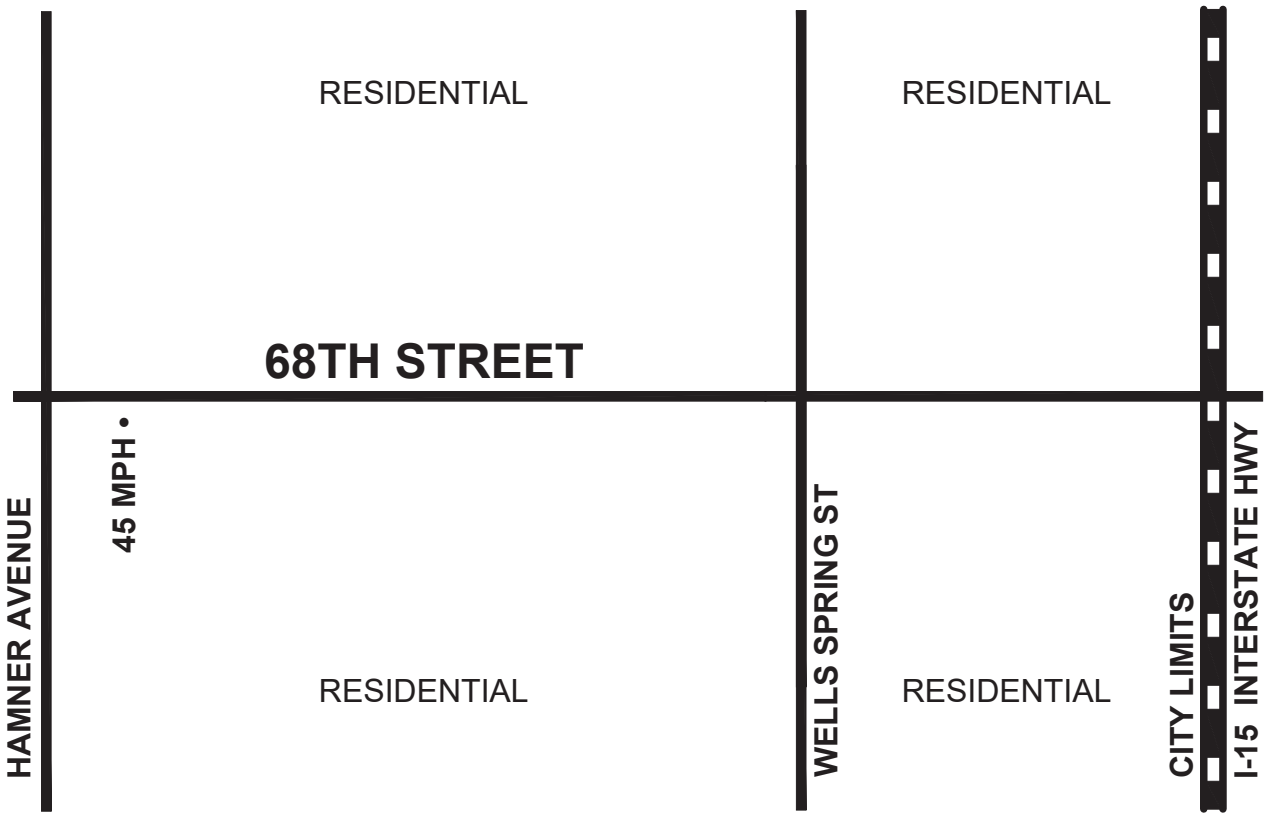
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: 68TH STREET
Street Segment: HAMNER AVENUE TO WELLS SPRING STREET (ECL)
Segment Length (MI): 0.5 mi



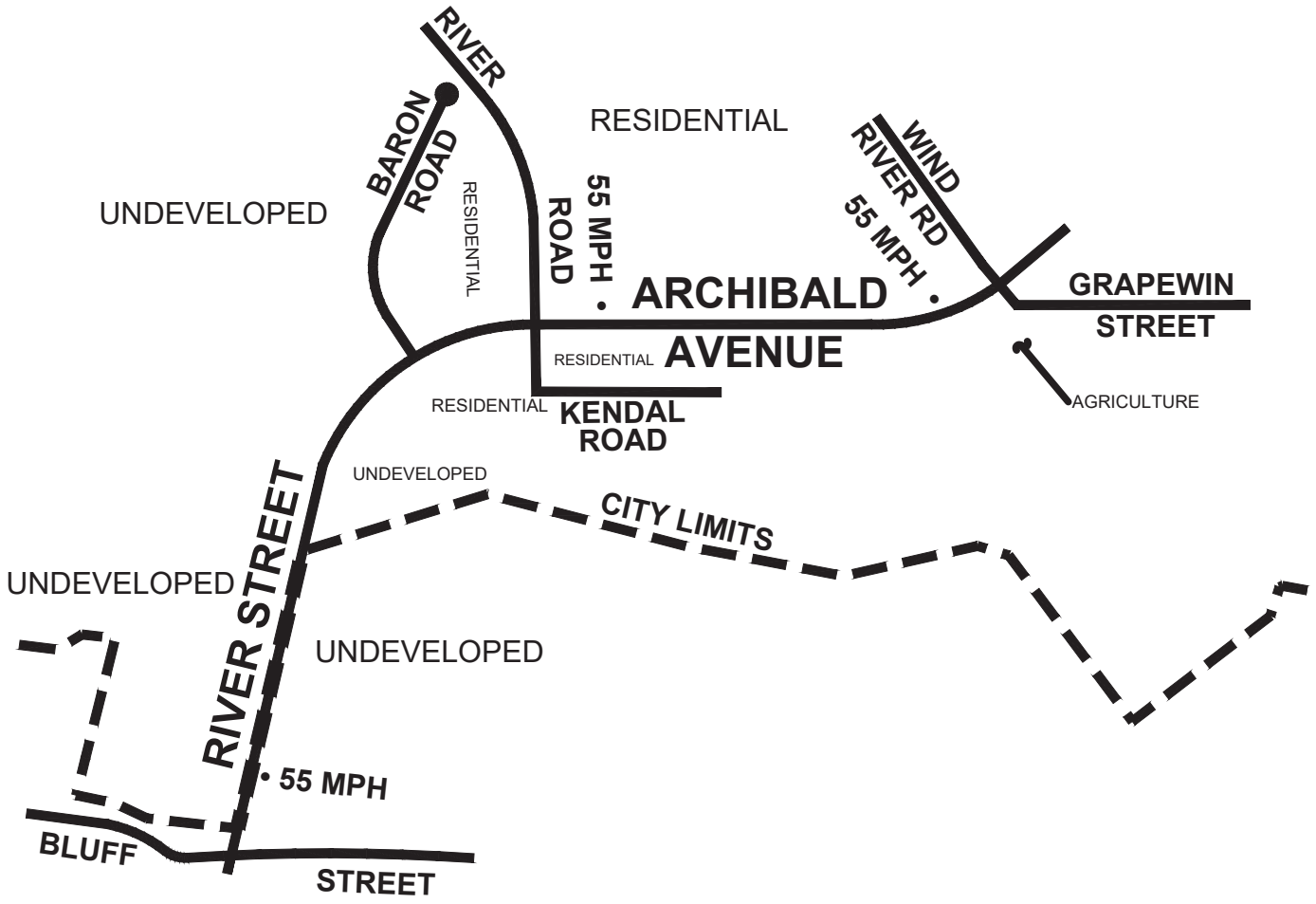
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

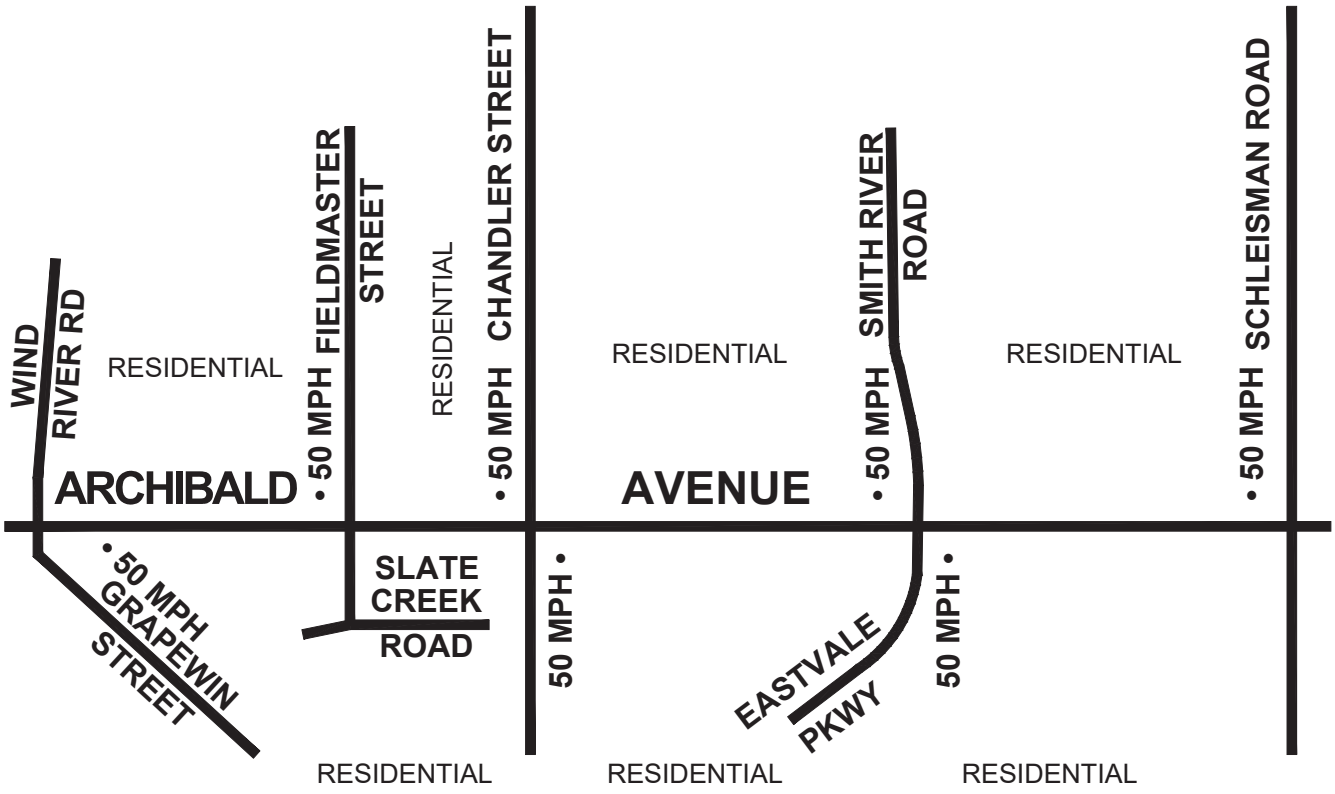
Street Name: ARCHIBALD AVENUE
Street Segment: BLUFF STREET TO WIND RIVER/GRAPEWIN STREET
Segment Length (MI): 1.46 mi



CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: ARCHIBALD AVENUE
Street Segment: WIND RIVER/GRAPEWIN STREET TO SCHLEISMAN ROAD
Segment Length (MI): 1.63 mi



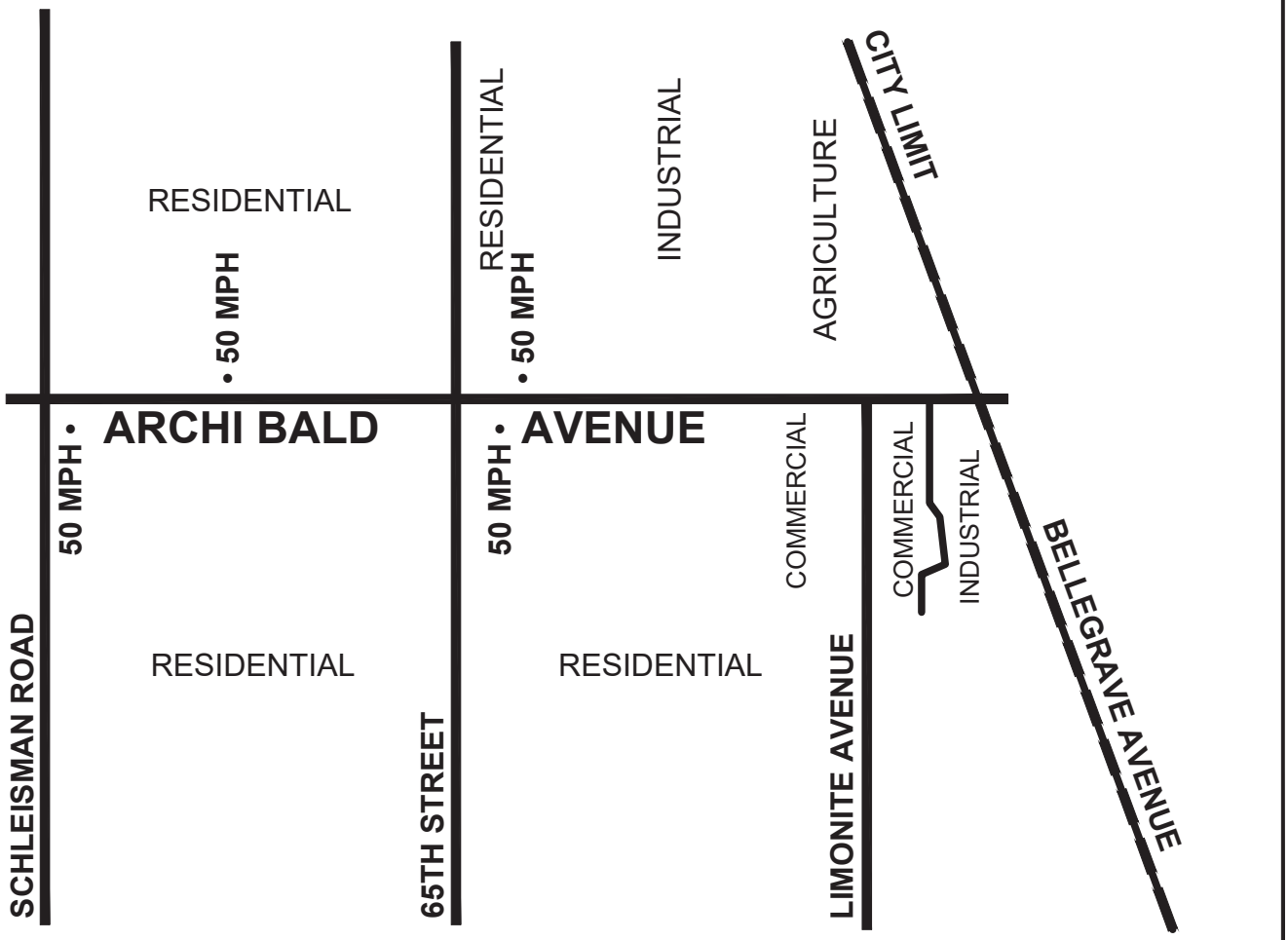
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: ARCHIBALD AVENUE
Street Segment: SCHLEISMAN RD TO BELLEGRAVE AVE (NCL)
Segment Length (MI): 1.14 mi

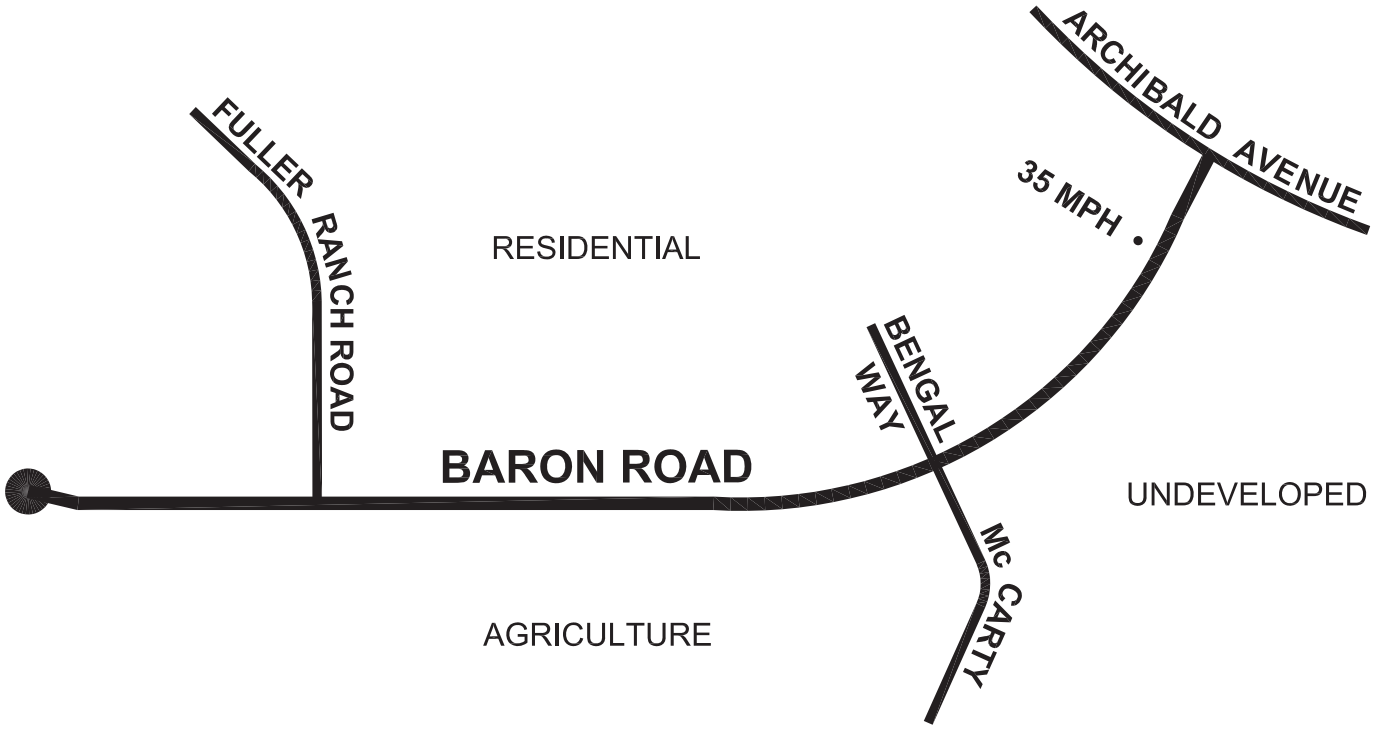


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: BARON ROAD
Street Segment: ARCHIBALD AVENUE TO NORTHERLY TERMINUS
Segment Length (MI): 0.38 mi



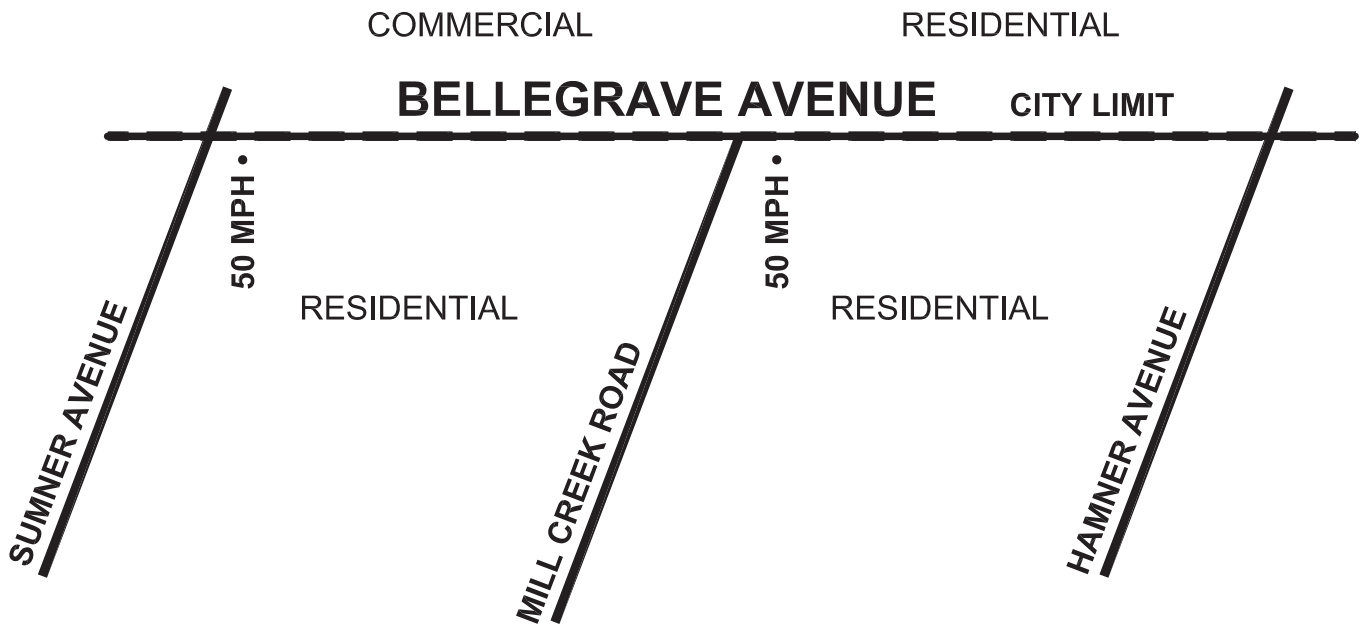
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	BELLEGRAVE AVENUE
Street Segment:	SUMNER AVENUE TO HAMNER AVENUE
Segment Length (MI):	1.07 mi



NOT TO SCALE

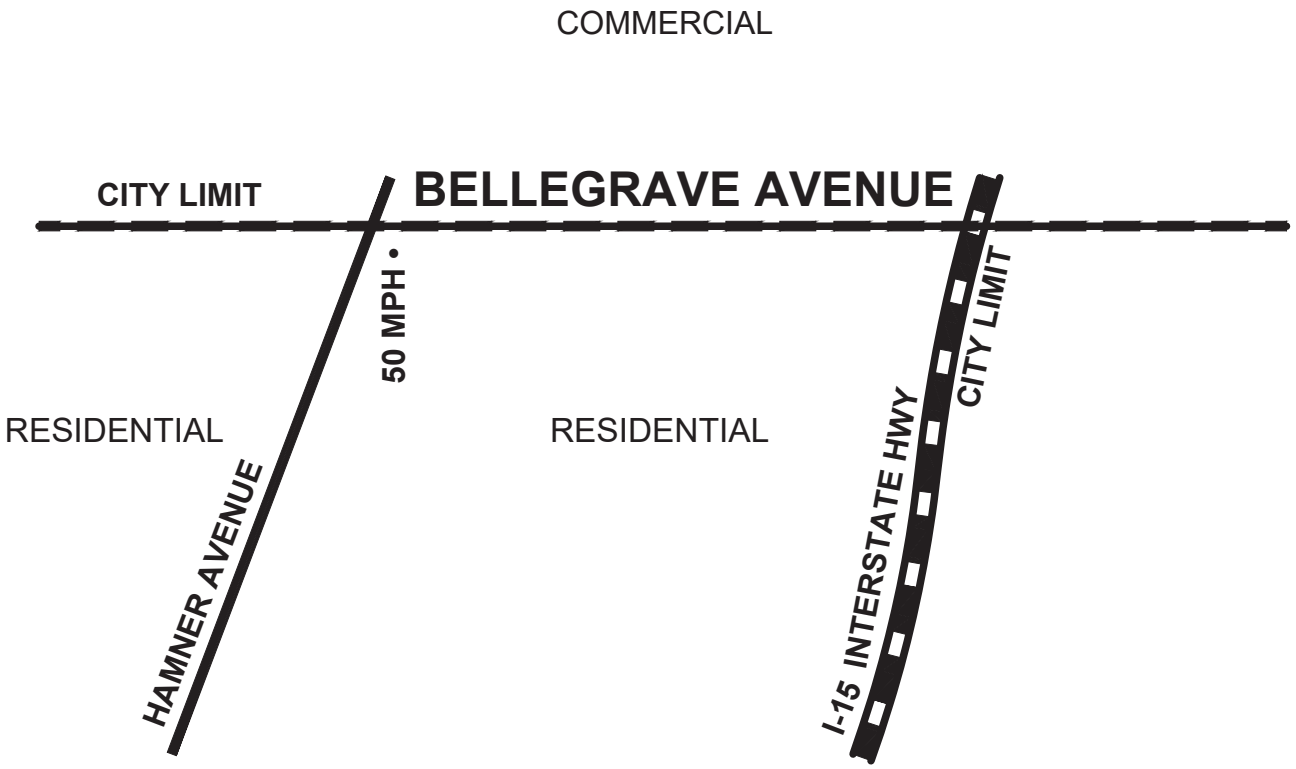
North

CITY OF EASTVALE

Department of Public Works

STRIP MAP

Street Name:	BELLEGRAVE AVENUE
Street Segment:	HAMNER AVENUE TO EAST CITY LIMIT
Segment Length (MI):	0.49 mi



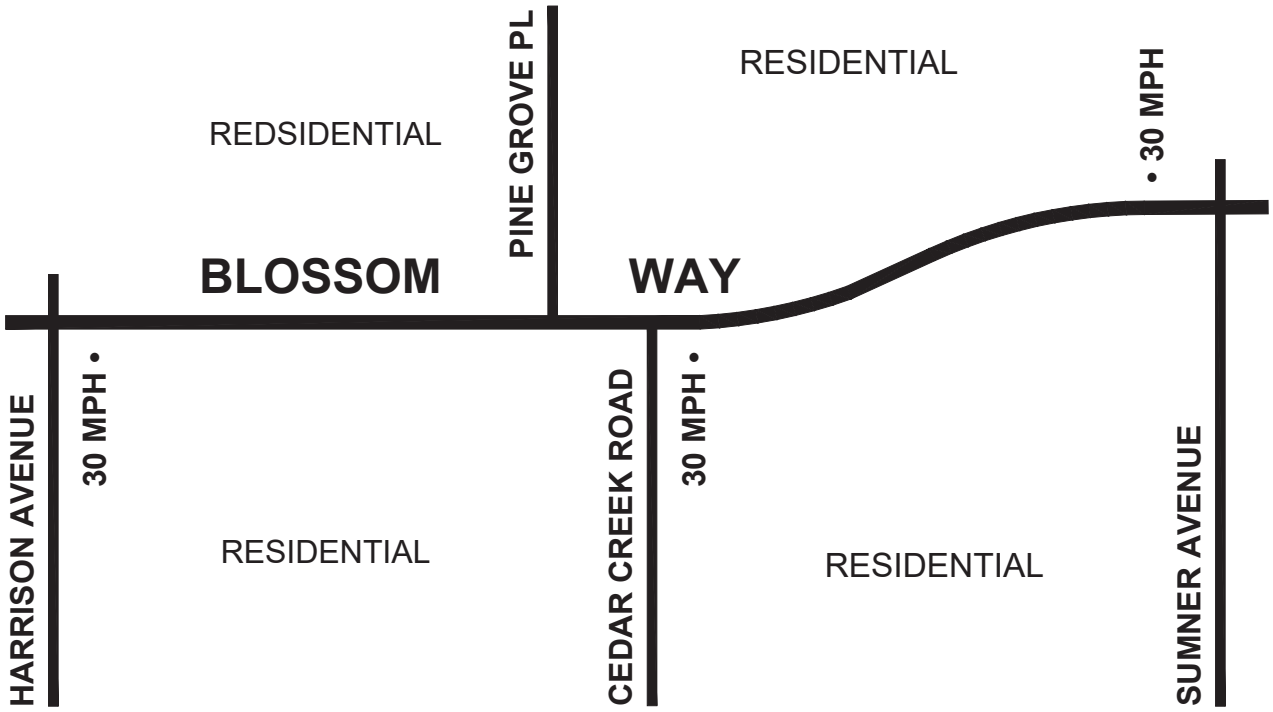
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	BLOSSOM WAY
Street Segment:	HARRISON AVENUE TO SUMNER AVENUE
Segment Length (MI):	0.5 mi



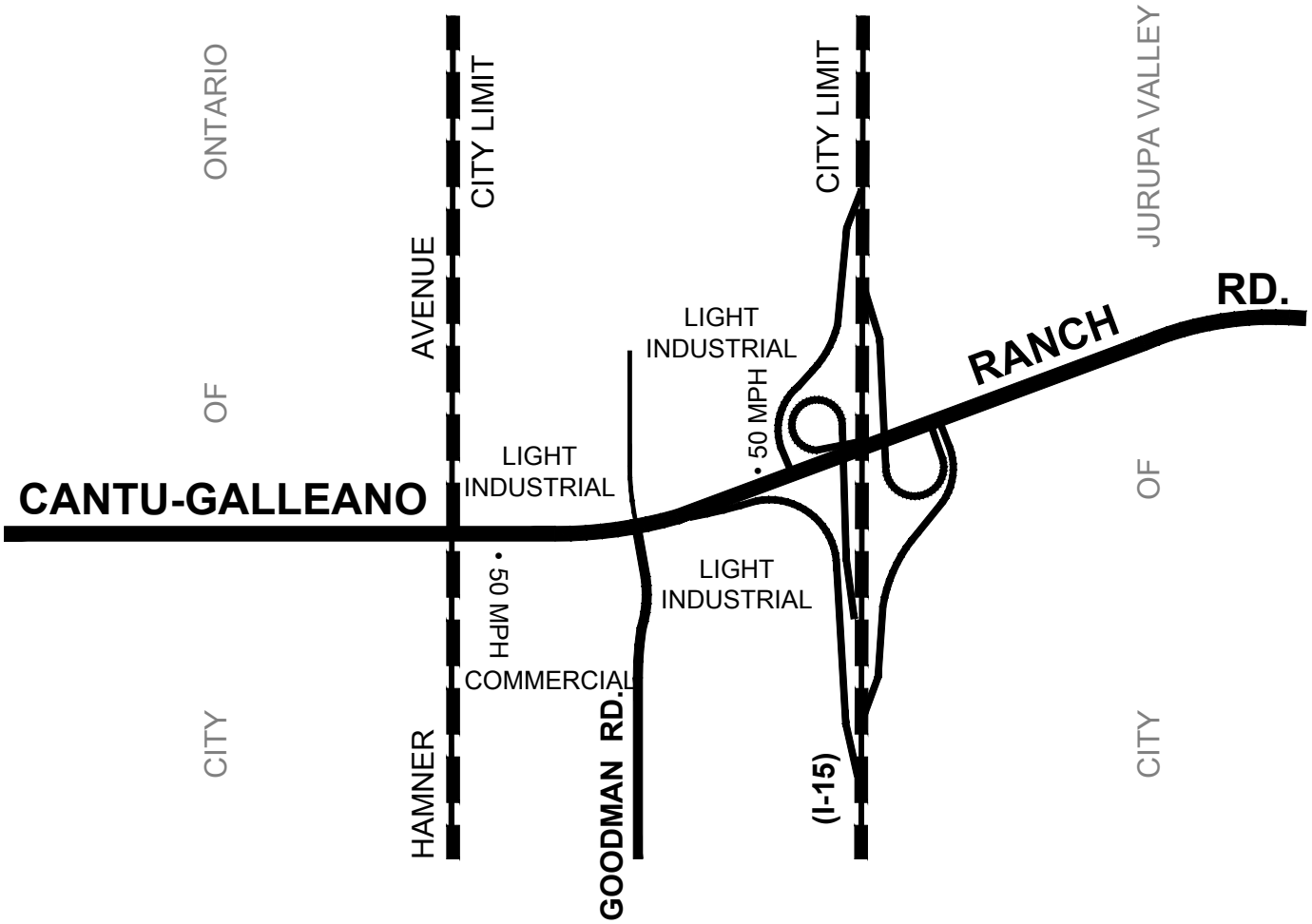
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: CANTU-GALLEANO RANCH RD.
Street Segment: HAMNER AVENUE TO I-15 FREEWAY
Segment Length (MI): .50 mi



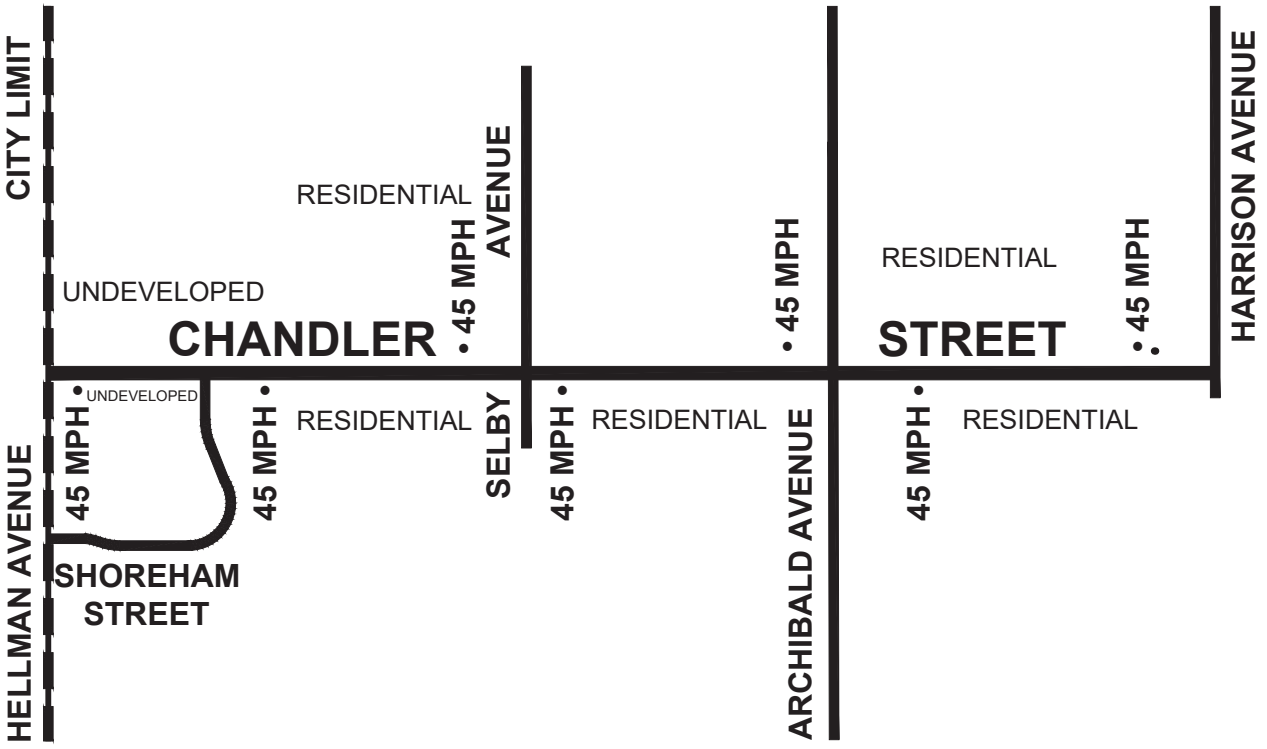
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	CHANDLER STREET
Street Segment:	HELLMAN AVENUE TO HARRISON AVENUE
Segment Length (MI):	1.53 mi



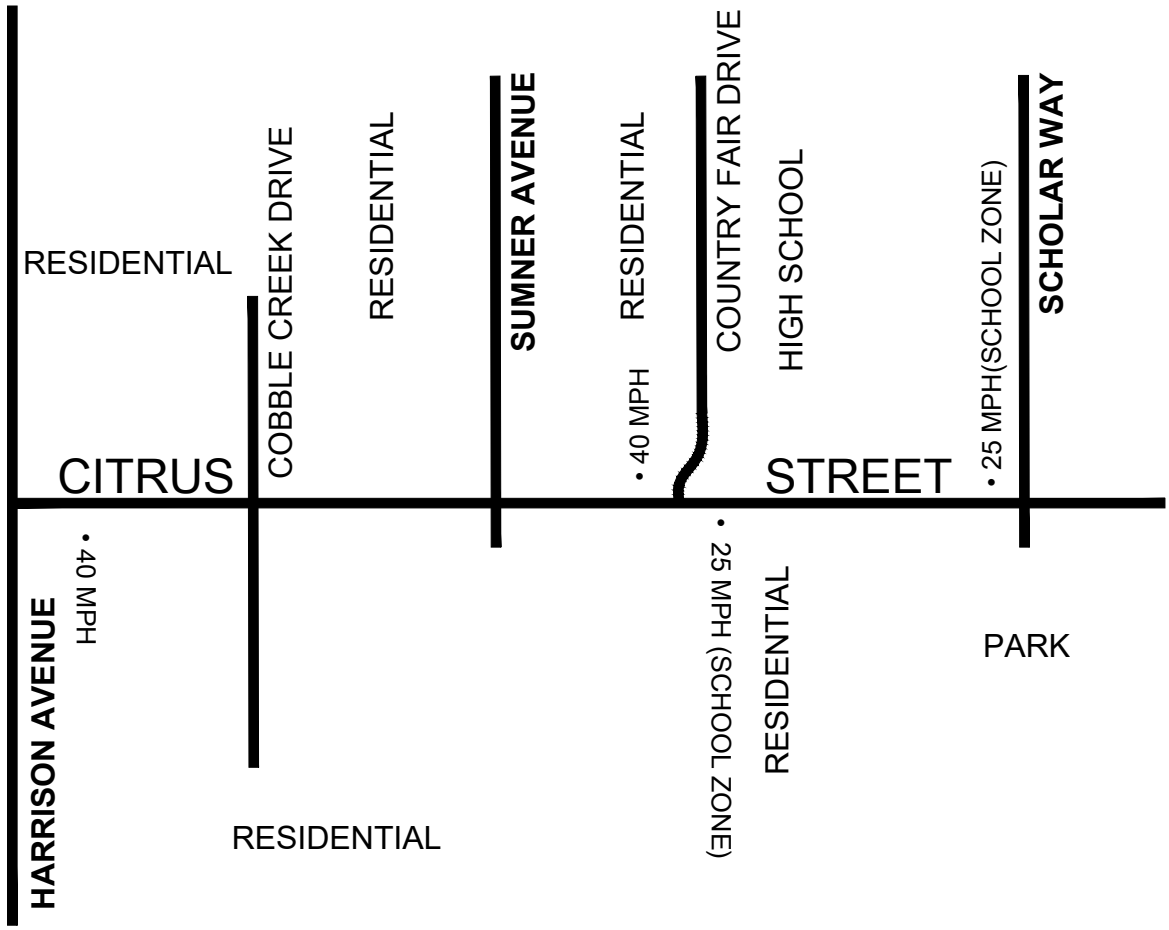
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: CITRUS STREET
Street Segment: HARRISON AVENUE TO SCHOLAR WAY
Segment Length (MI): 0.99 mi



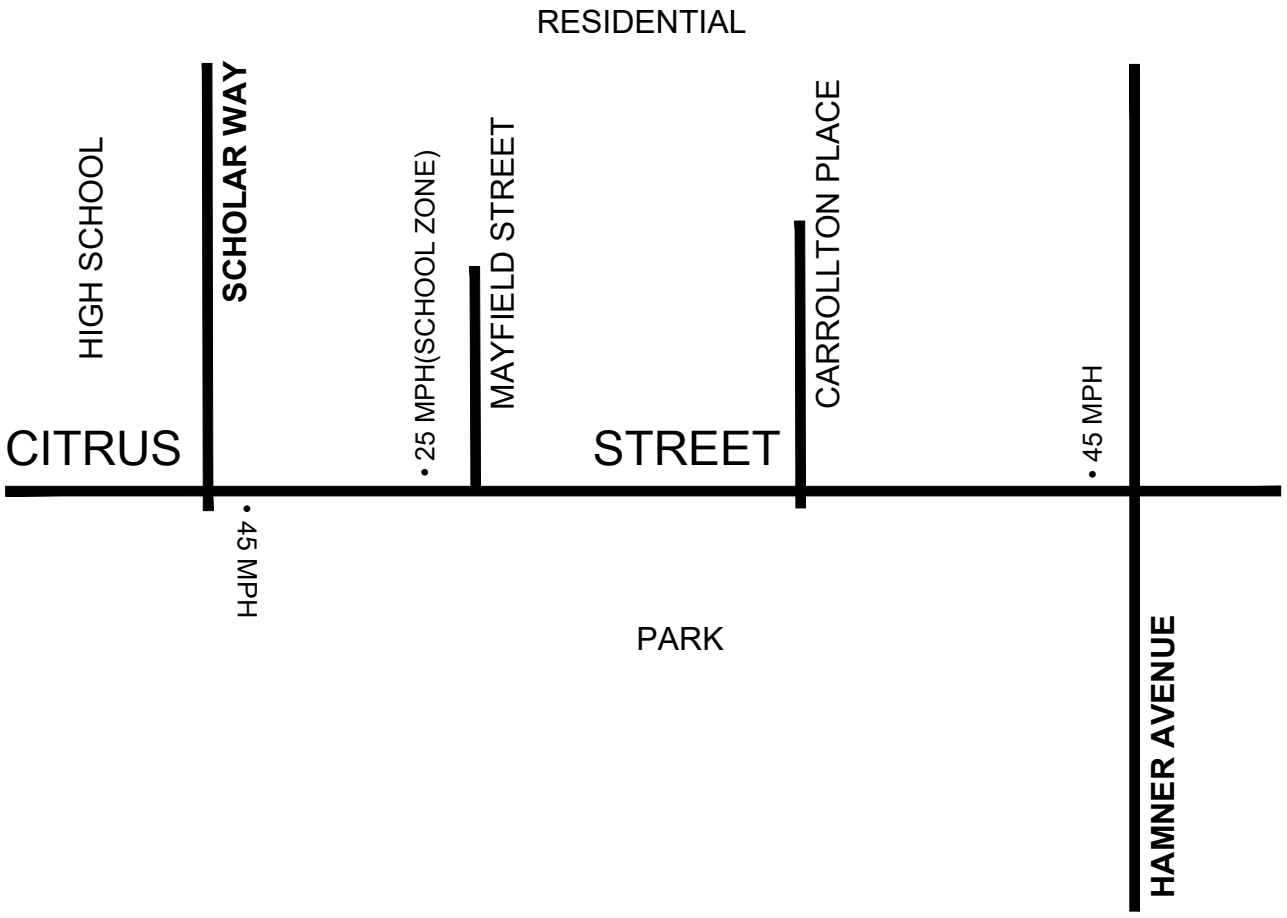
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: CITRUS STREET
Street Segment: SCHOLAR WAY TO HAMNER AVENUE
Segment Length (MI): 0.50 mi



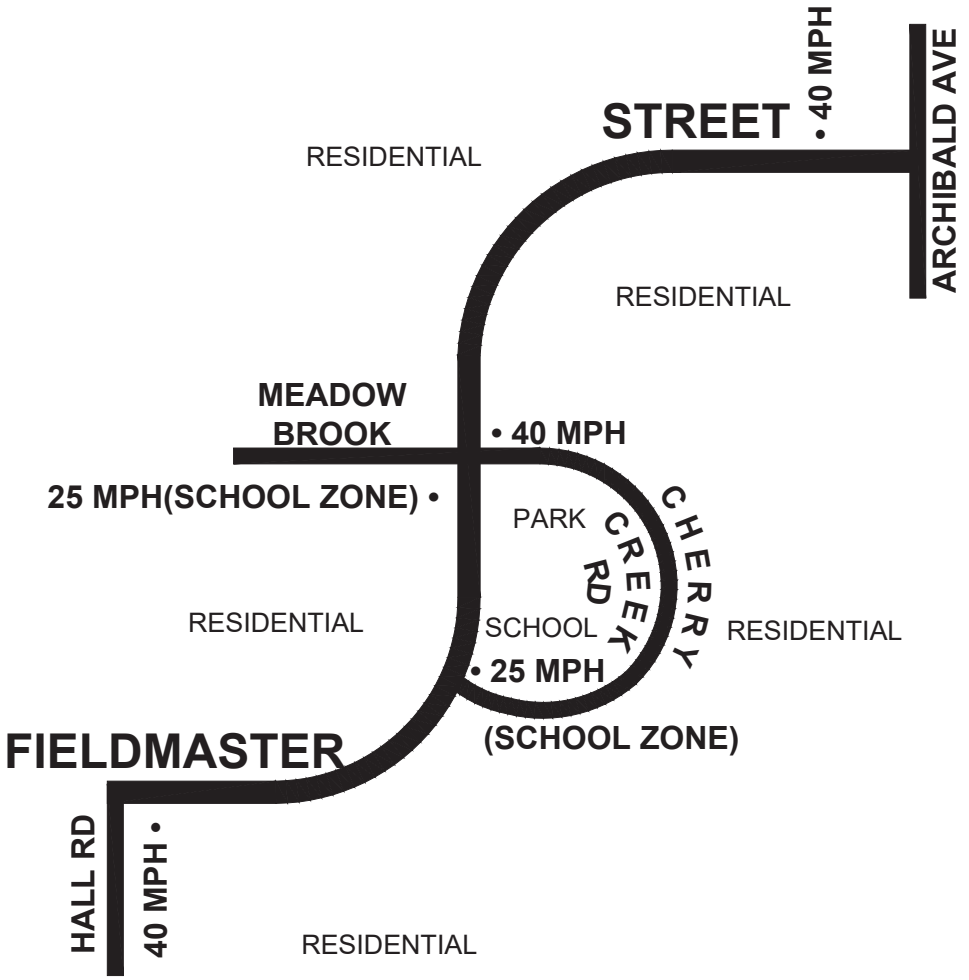
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name:	FIELDMASTER STREET
Street Segment:	HALL ROAD TO ARCHIBALD AVENUE
Segment Length (MI):	.99 mi



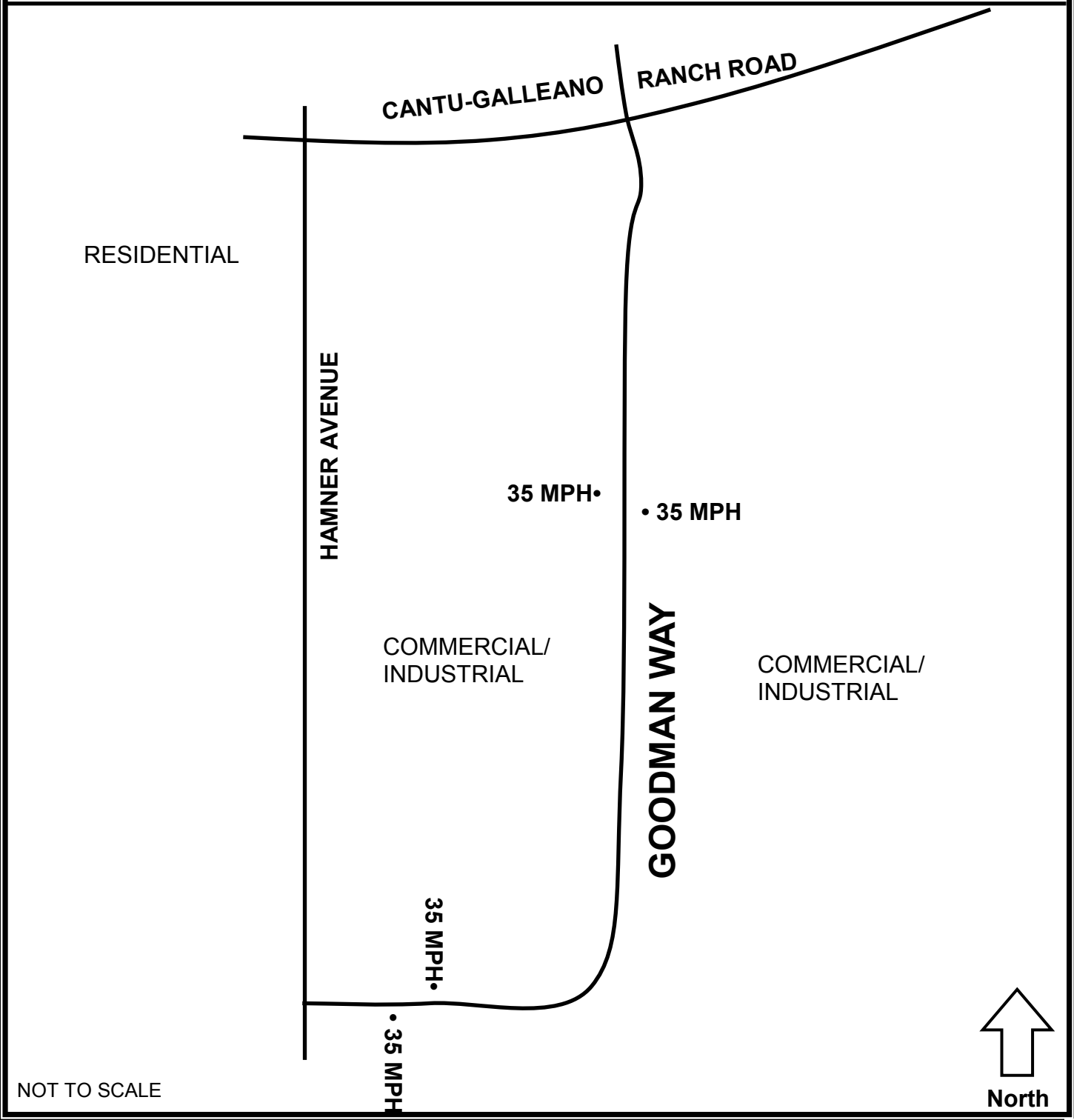
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

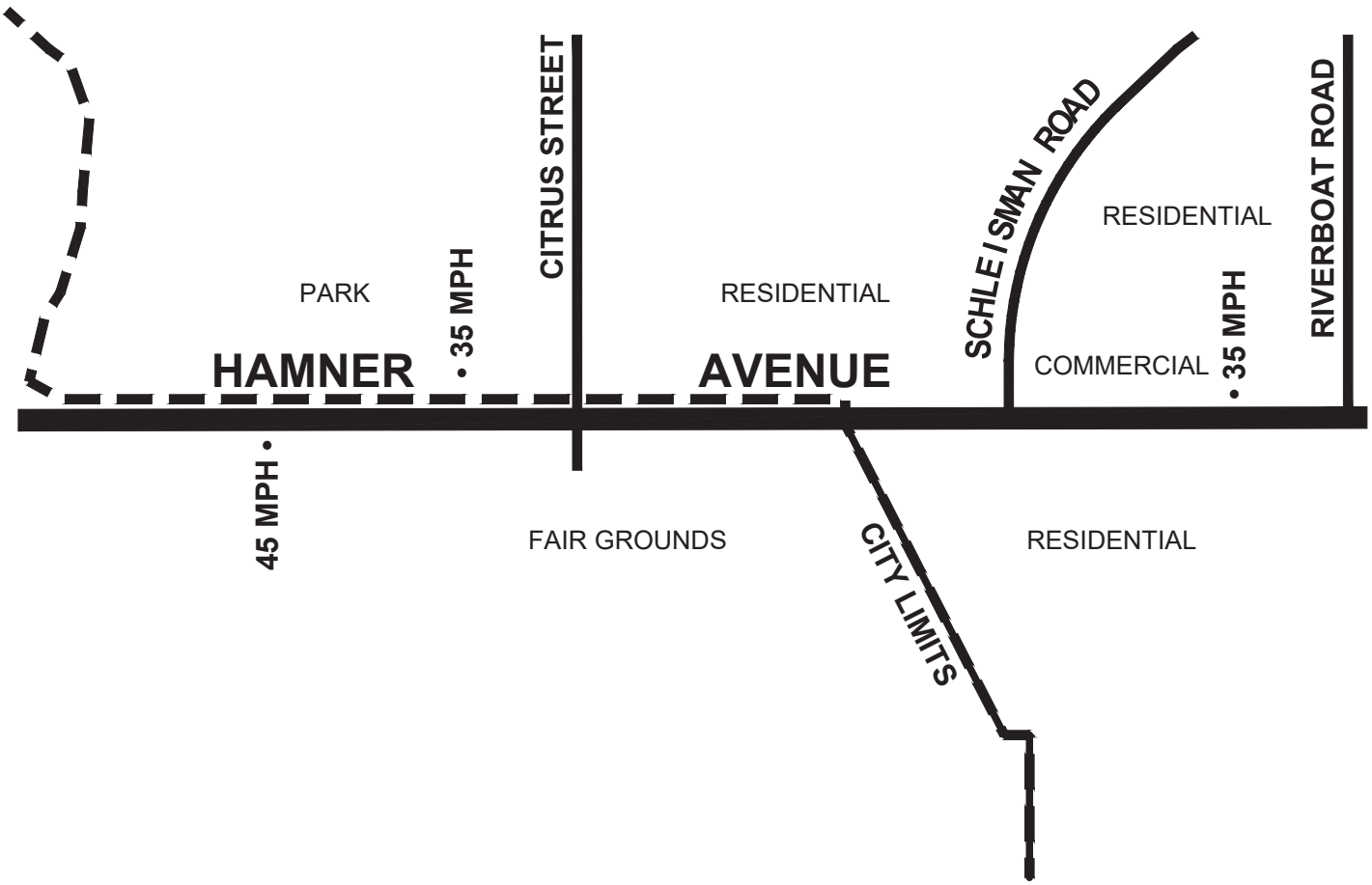
Street Name: Goodman Way
Street Segment: Cantu-Galleano Ranch Road to Hamner Avenue
Segment Length (MI): 0.68 mi



CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HAMNER AVENUE
Street Segment: SOUTH CITY LIMIT TO SCHLEISMAN ROAD
Segment Length (MI): .62 mi

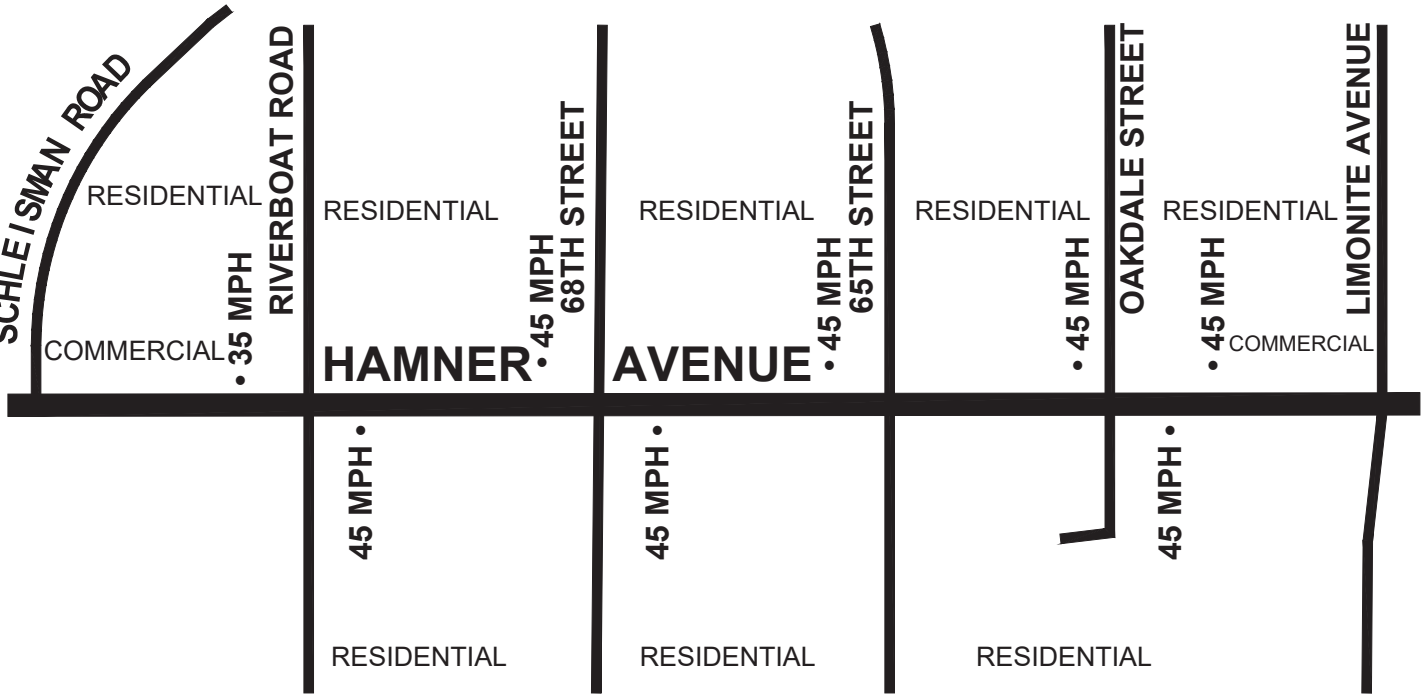


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HAMNER AVENUE
Street Segment: SCHLEISMAN ROAD TO LIMONITE AVENUE
Segment Length (MI): 1 mi



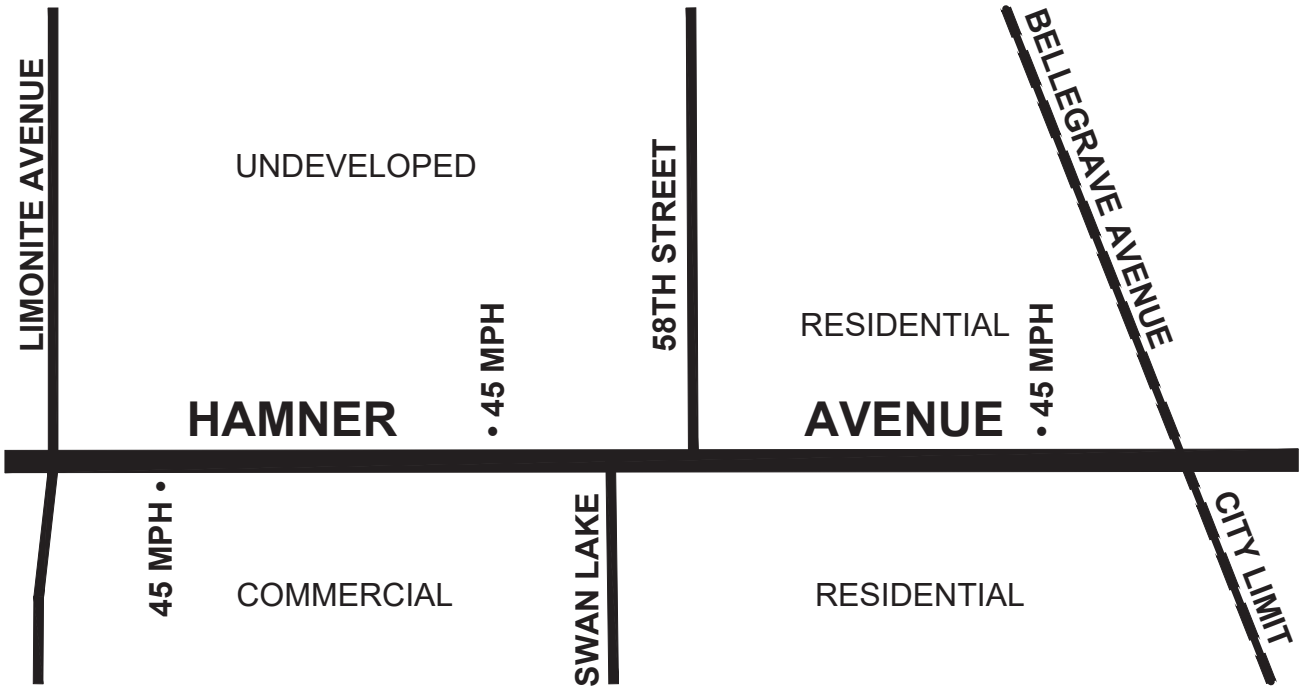
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HAMNER AVENUE
Street Segment: LIMONITE AVE TO BELLEGRAVE AVE
Segment Length (MI): 0.91 mi



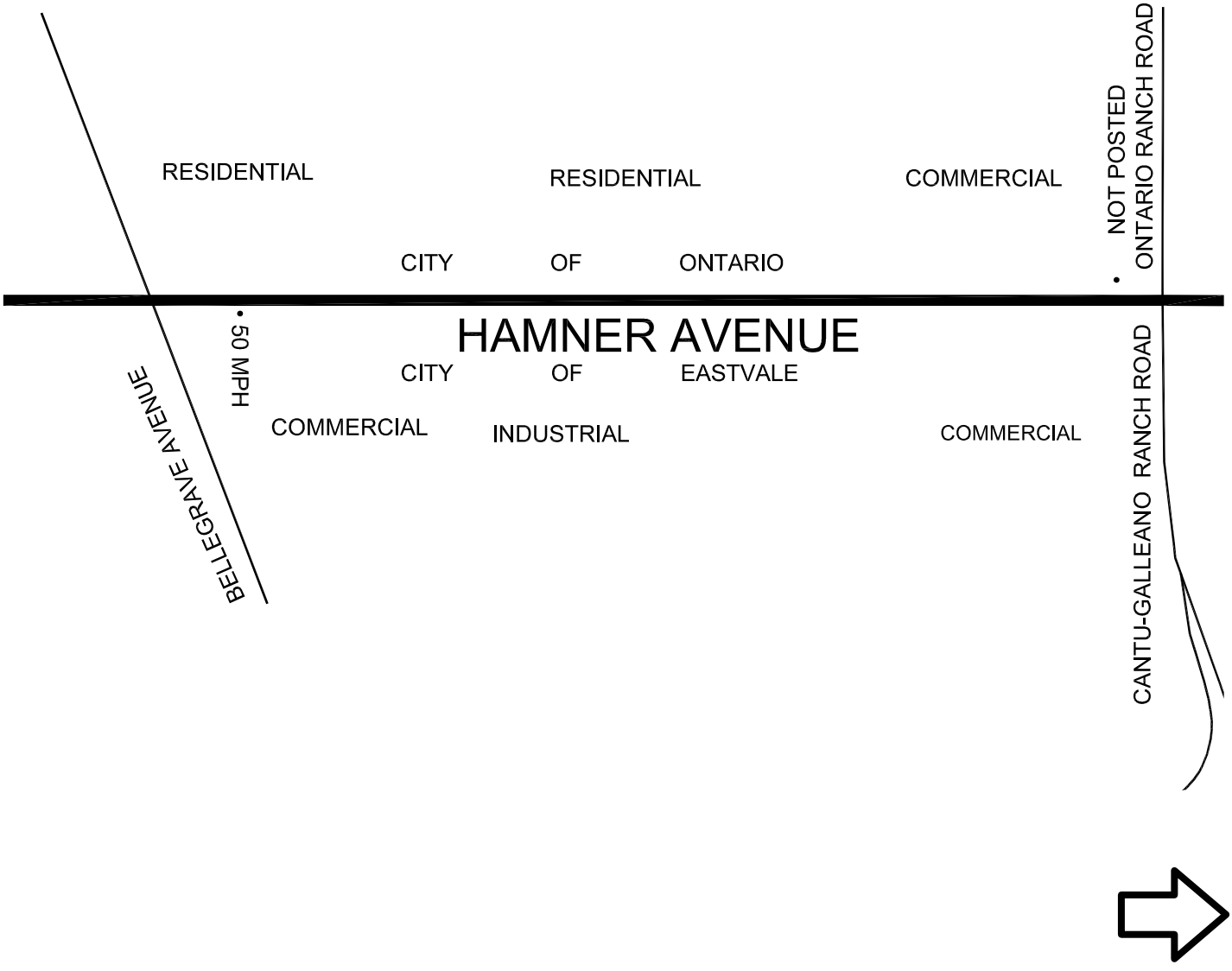
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Hamner Avenue
Street Segment: Bellegrave Avenue to Cantu-Gallenano Ranch Road
Segment Length (MI): 0.83 mi

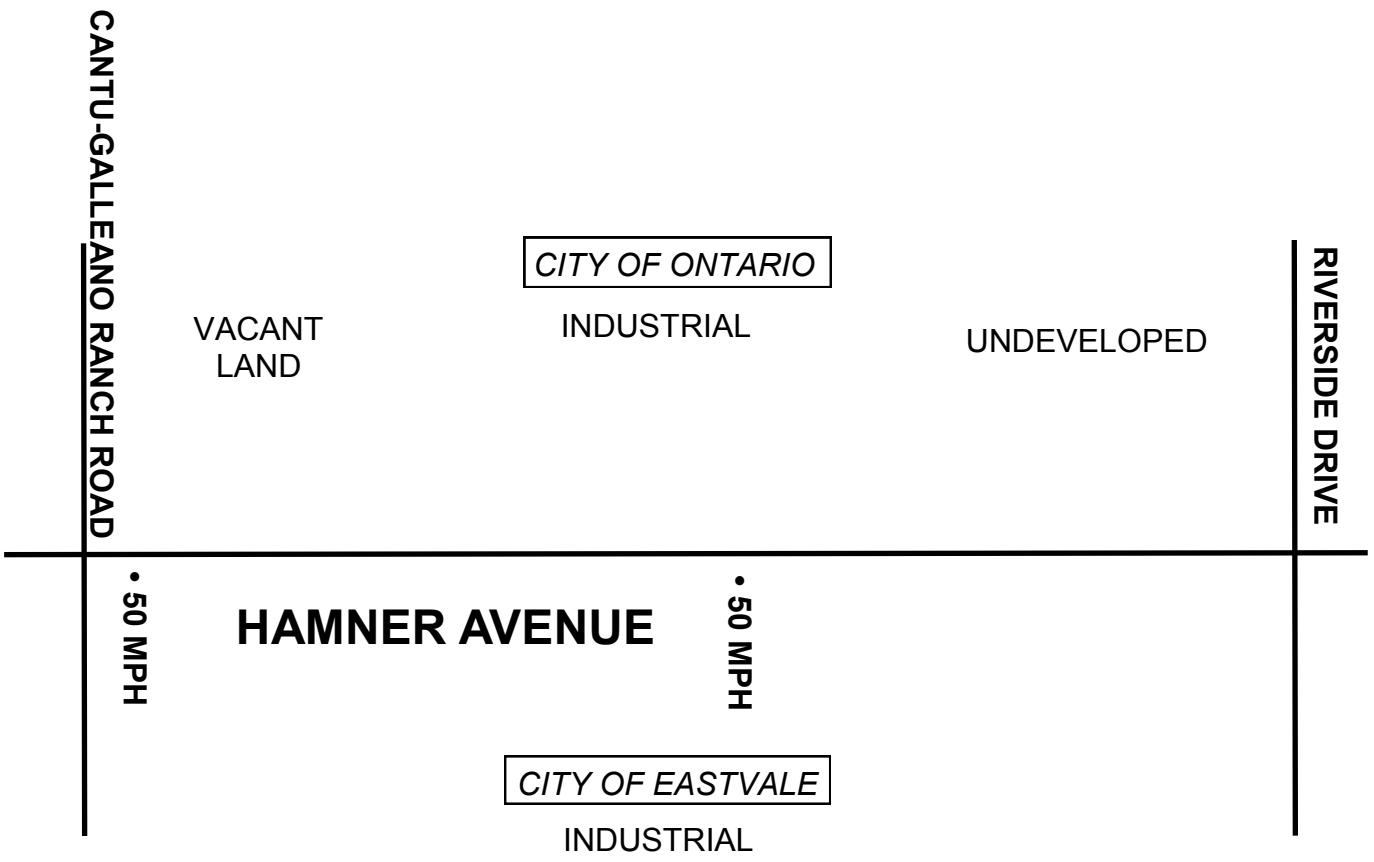


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HAMNER AVENUE
Street Segment: CANTU-GALLEANO RANCH ROAD & RIVERSIDE DRIVE
Segment Length (MI): 1.23 mi



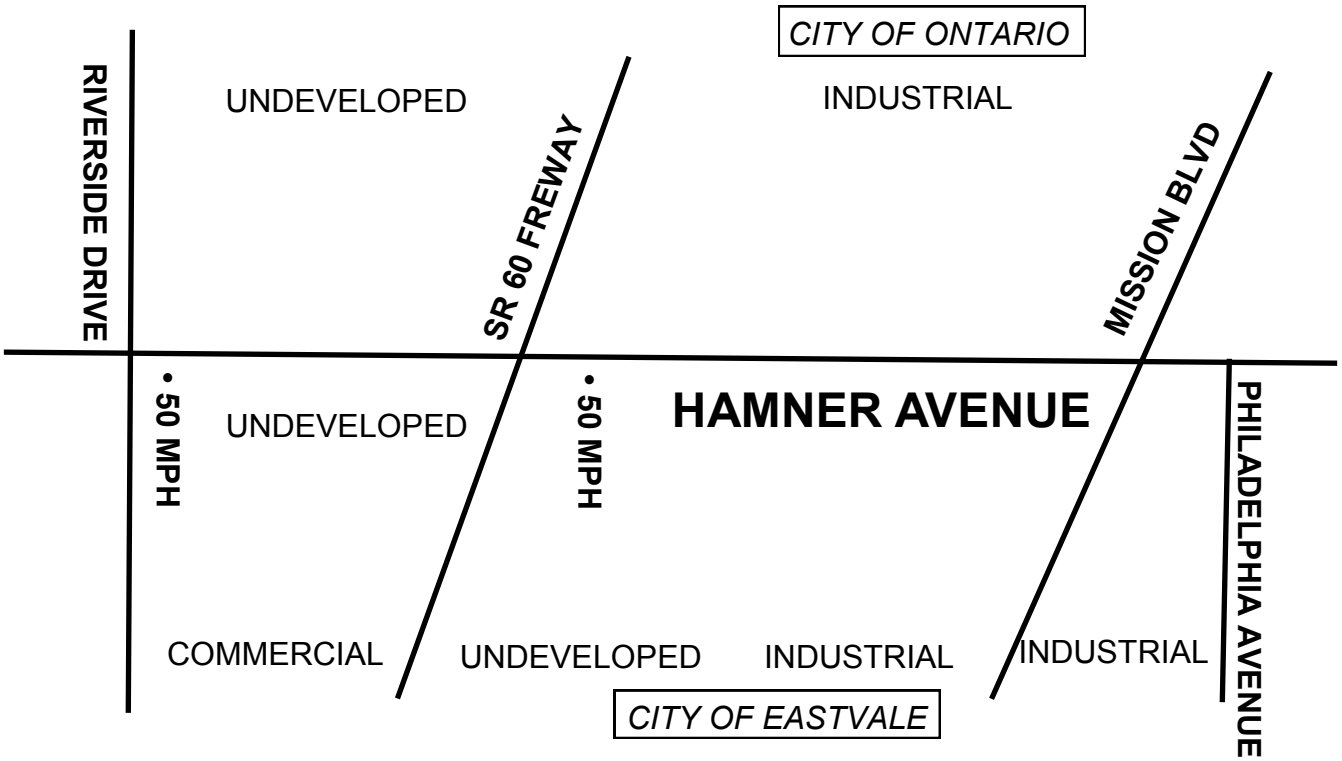
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Hamner Avenue
Street Segment: Riverside Drive and Philadelphia Street
Segment Length (MI): 0.99 mi



NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HARRISON AVENUE
Street Segment: CHANDLER STREET TO SCHLEISMAN ROAD
Segment Length (MI): 1 mi

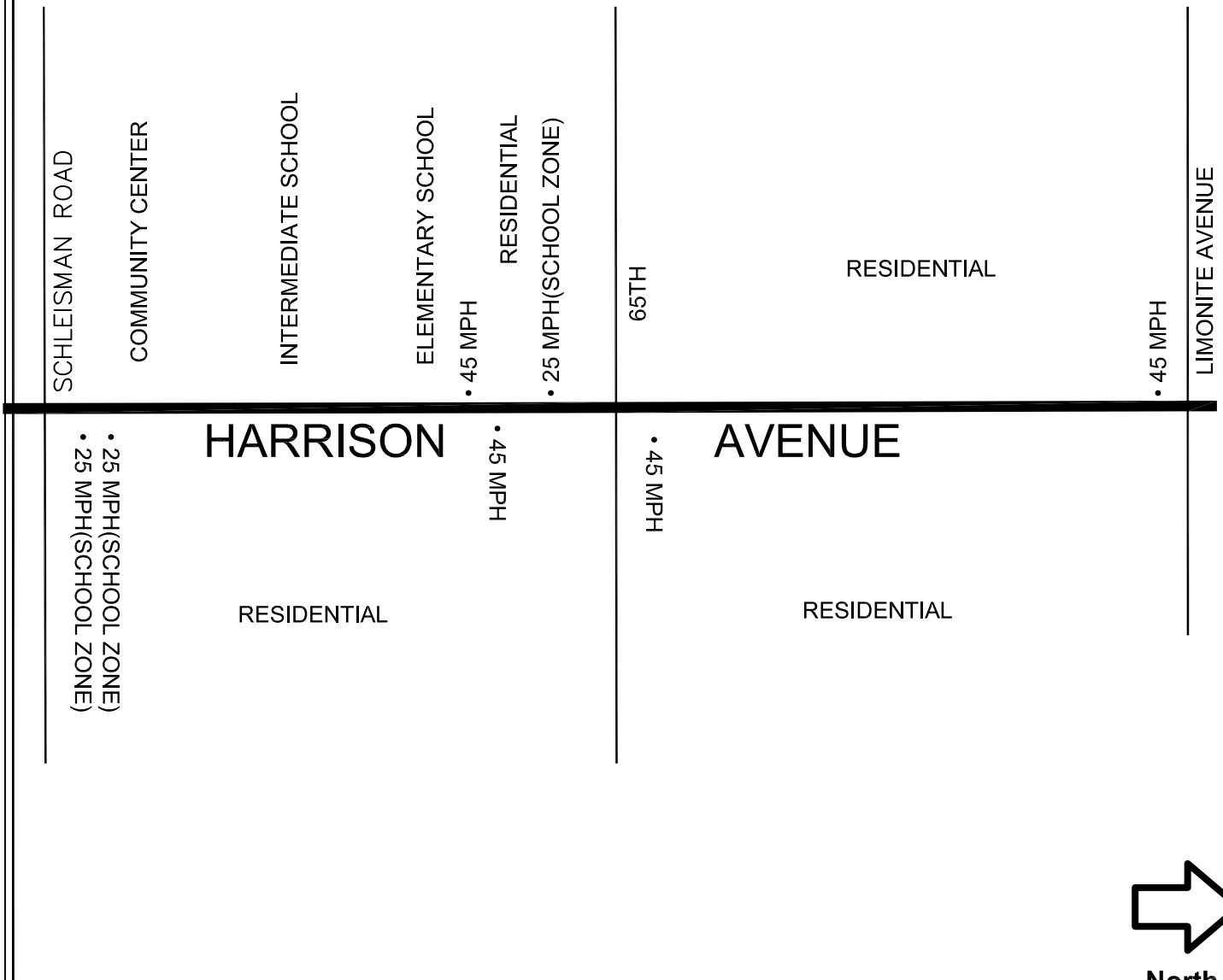
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Harrison Avenue
Street Segment: Schleisman Road to Limonite Avenue
Segment Length (MI): 0.99 mi

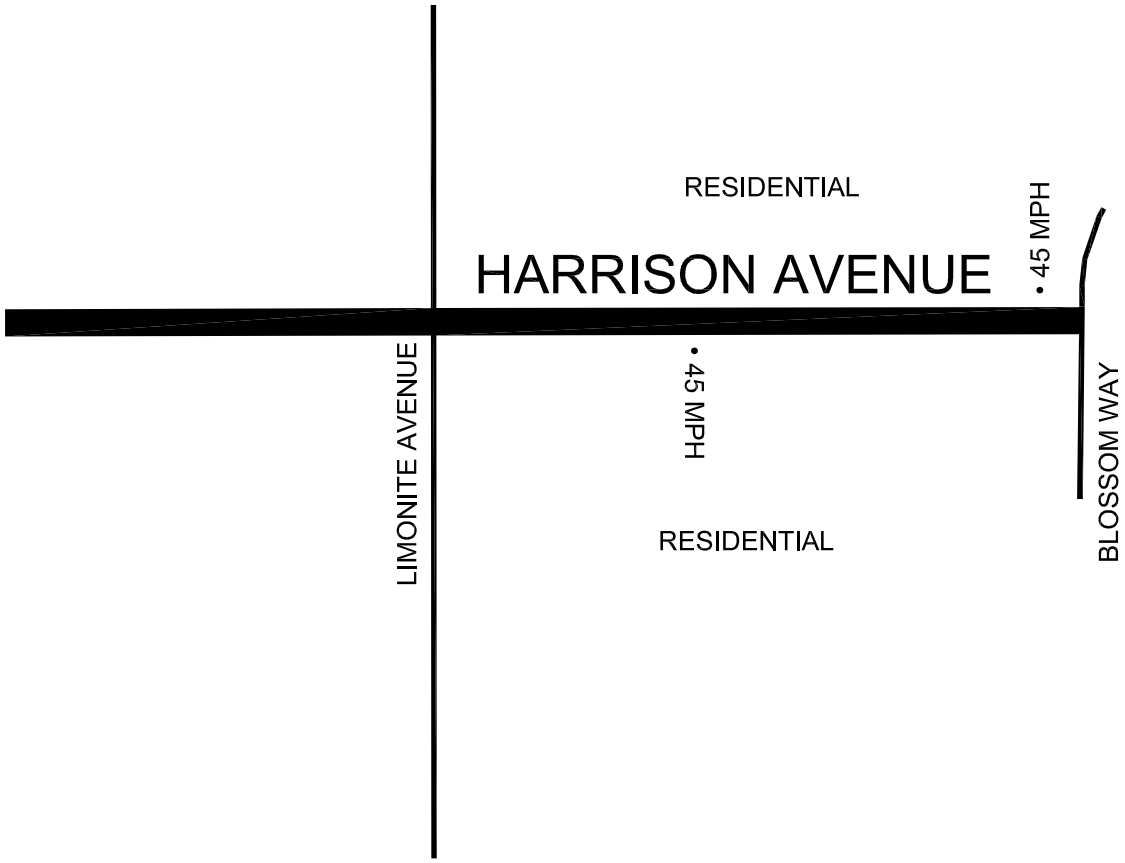


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Harrison Avenue
Street Segment: Limonite Avenue to Blossom Way
Segment Length (MI): 0.21 mi



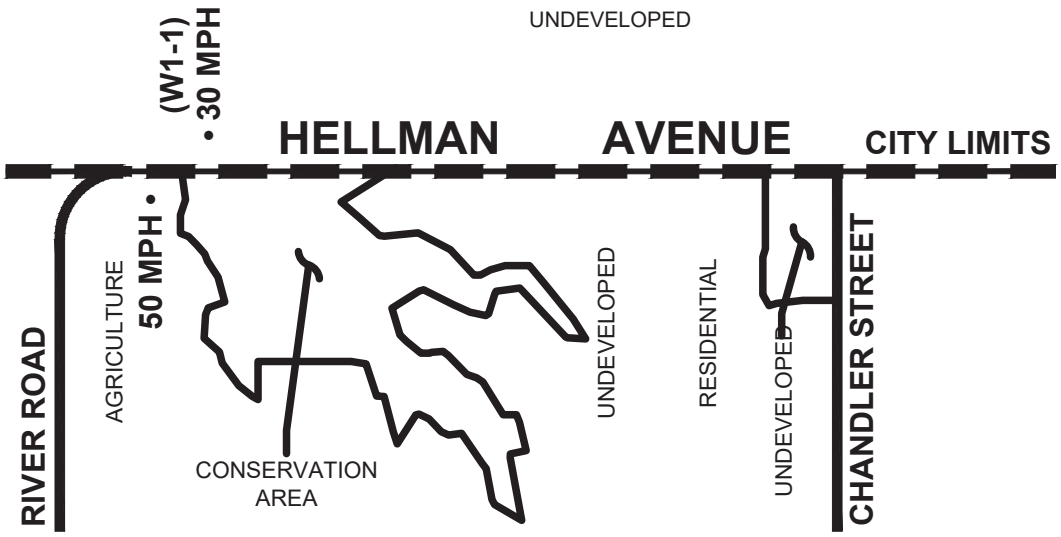
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HELLMAN AVENUE
Street Segment: RIVER ROAD TO CHANDLER STREET
Segment Length (MI): 0.97 mi



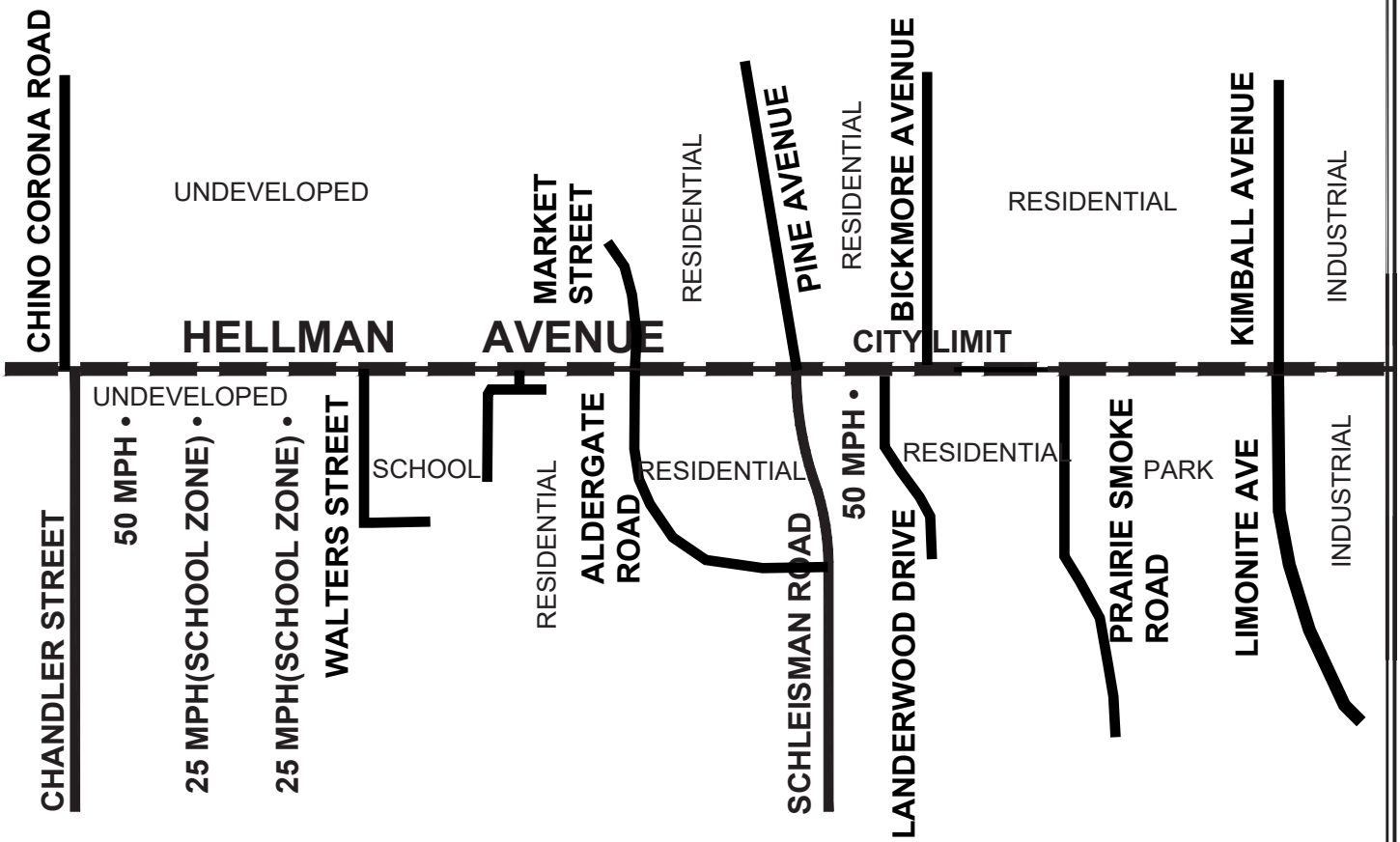
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HELLMAN AVENUE
Street Segment: CHANDLER STREET TO LIMONITE AVENUE
Segment Length (MI): 1.54 mi



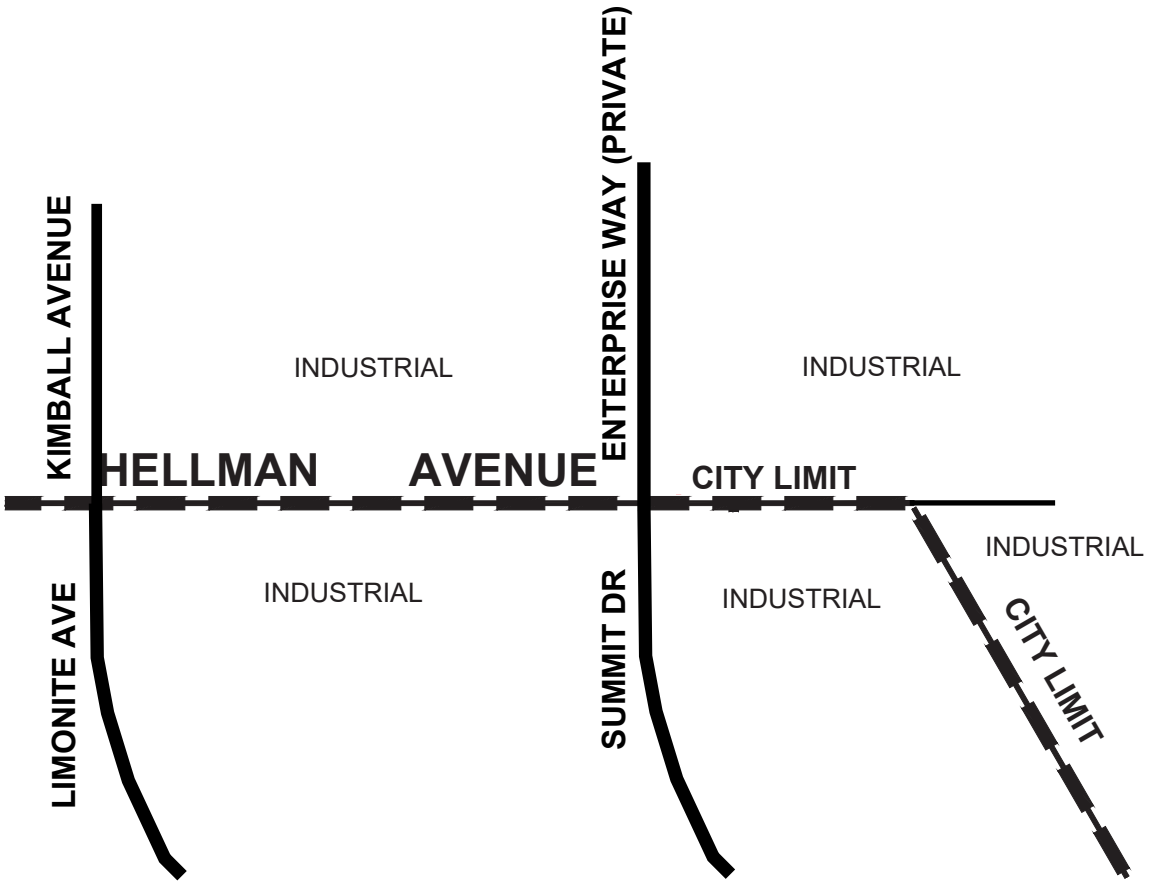
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: HELLMAN AVENUE
Street Segment: LIMONITE AVENUE TO NORTH CITY LIMIT
Segment Length (MI): 0.20 mi



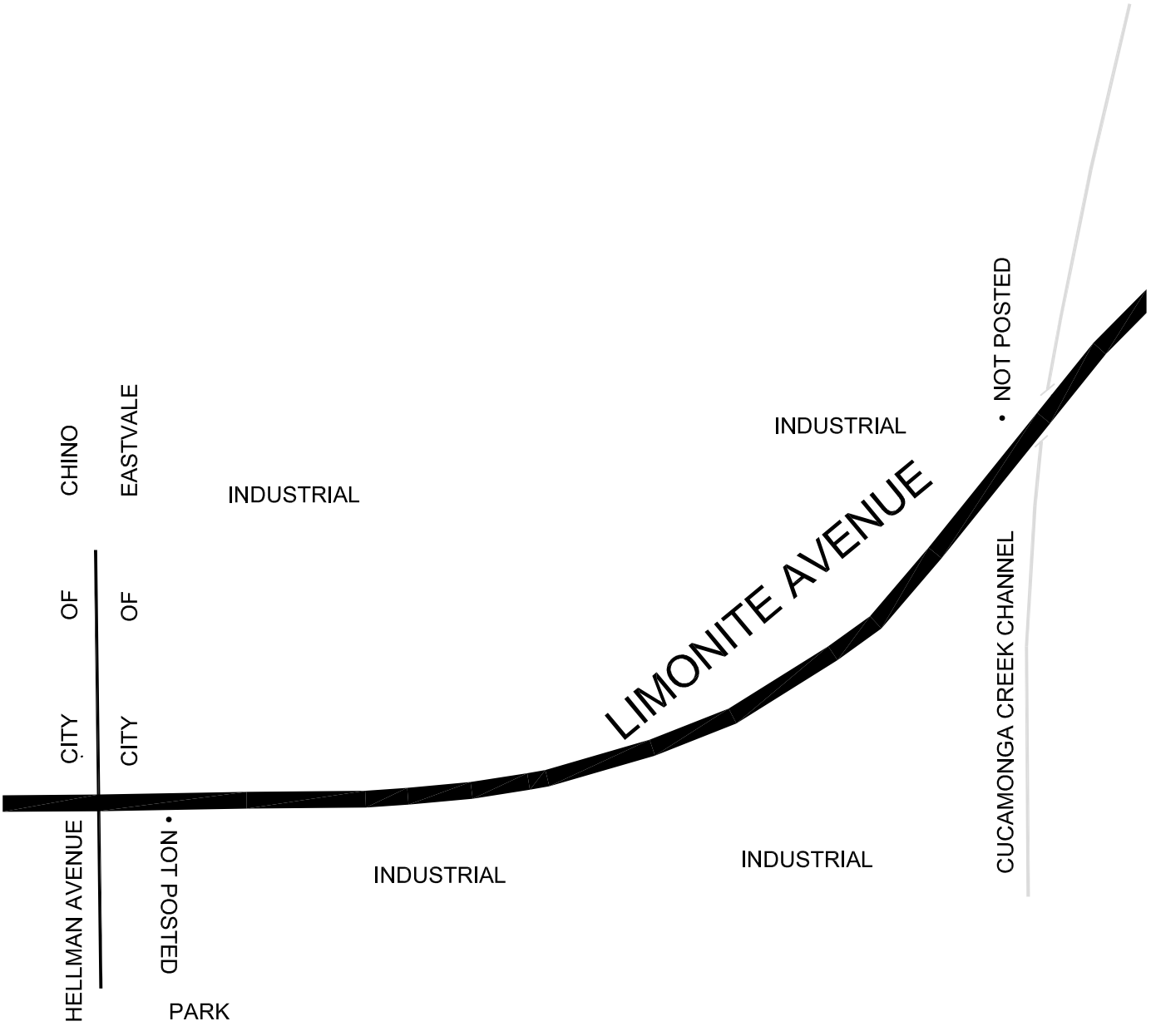
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Limonite Avenue
Street Segment: Hellman Avenue to Cucamonga Creek Channel
Segment Length (MI): 0.60 mi



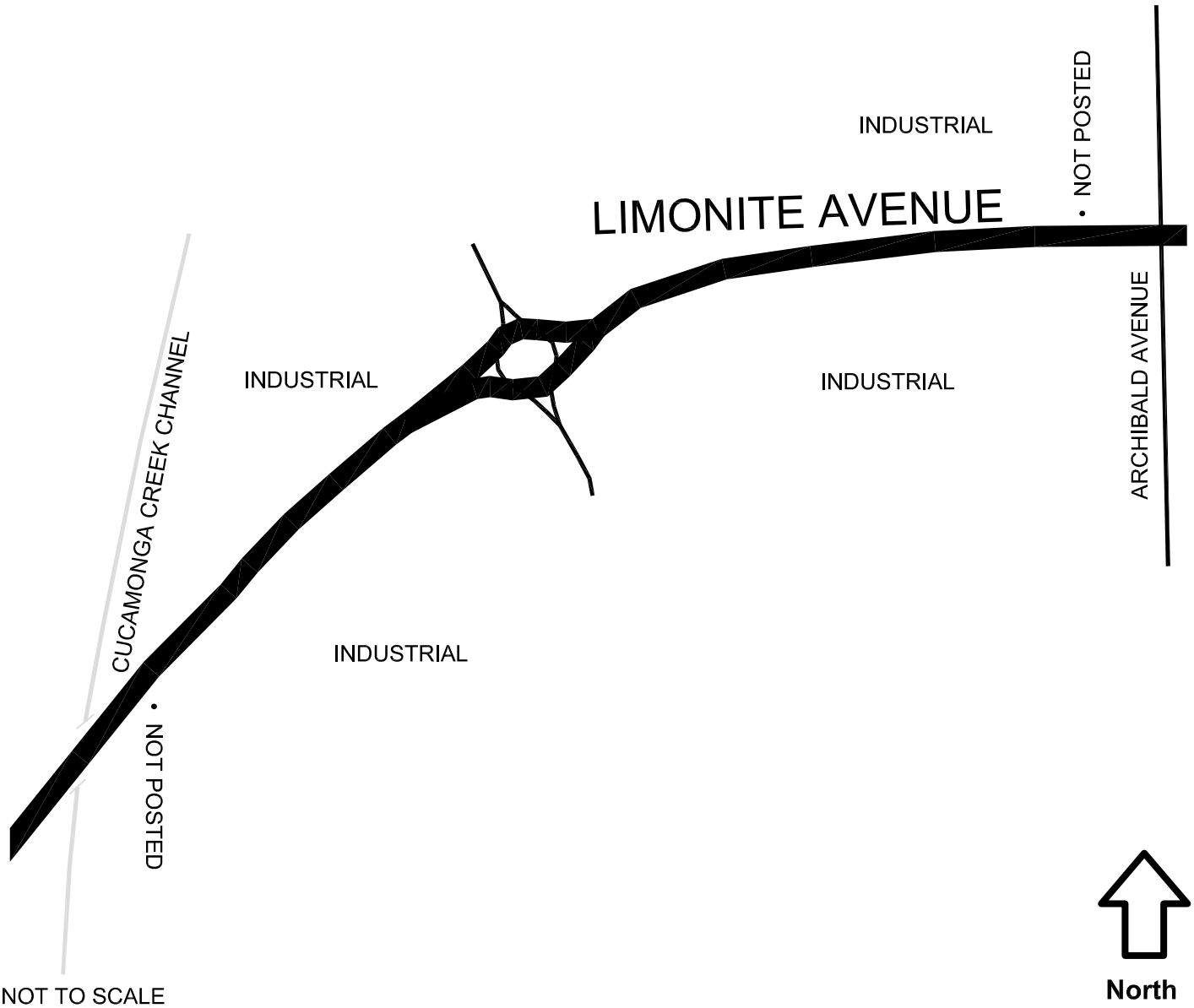
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Limonite Avenue
Street Segment: Cucamonga Creek Channel to Archibald Avenue
Segment Length (MI): 0.56 mi

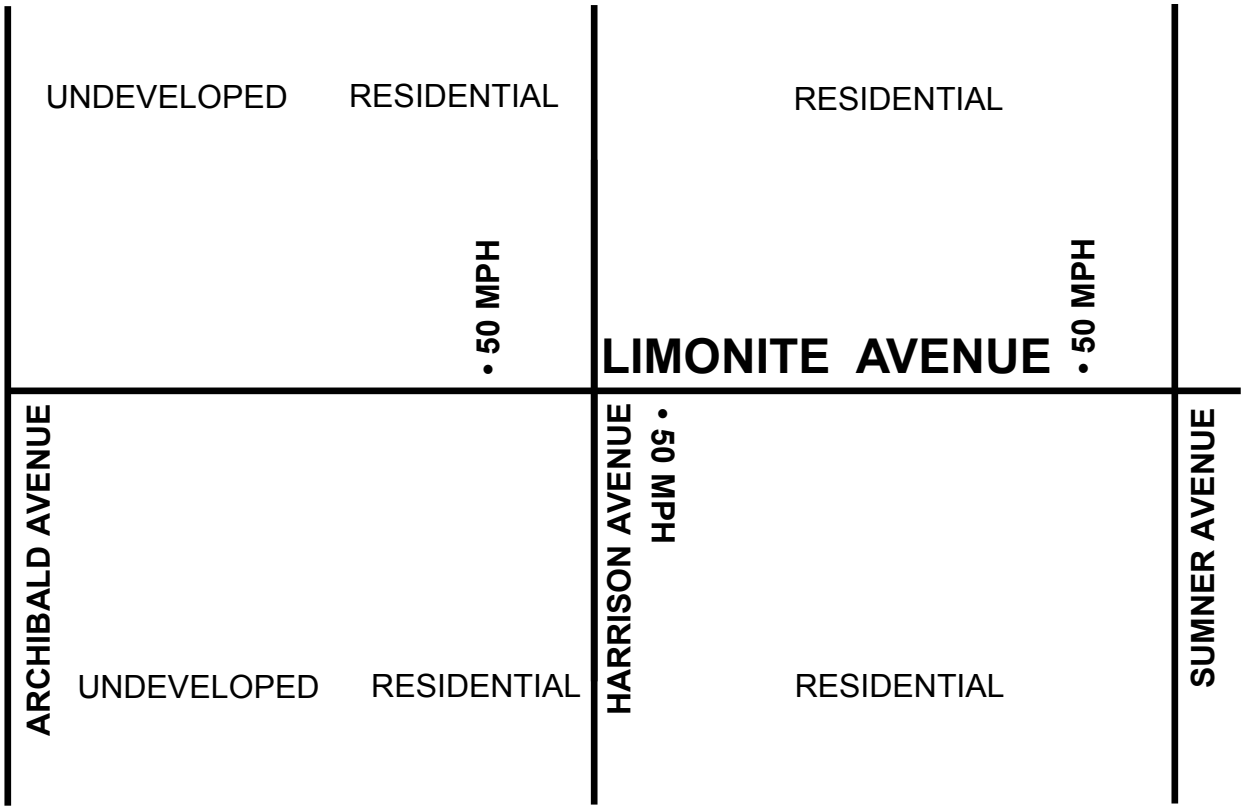


CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Limonite Avenue
Street Segment: Archibald Avenue to Sumner Avenue
Segment Length (MI): 1 mi

ONTARIO RANCH ROAD



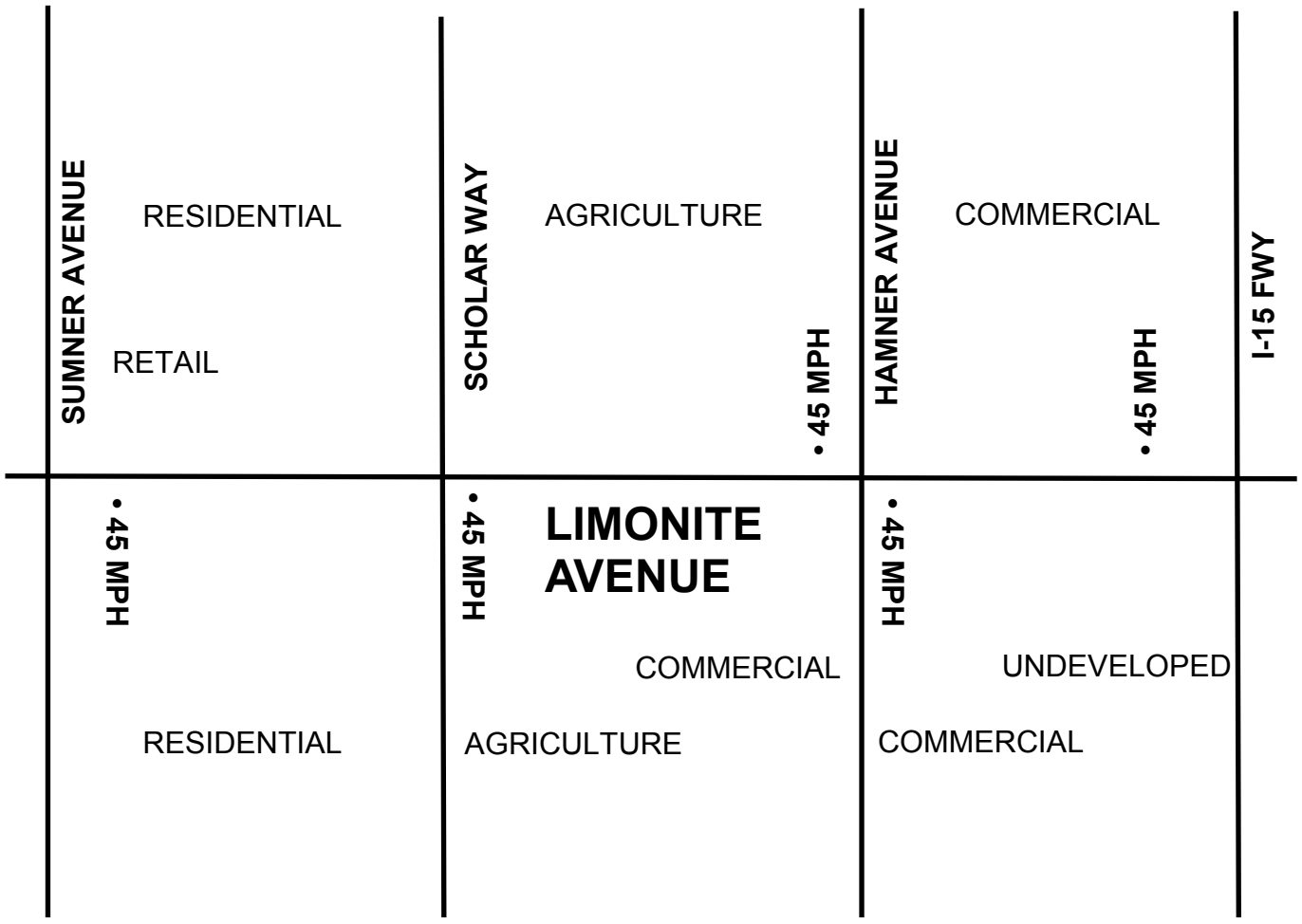
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Limonite Avenue
Street Segment: Sumner Avenue to East City Limit
Segment Length (MI): 1.53 mi



NOT TO SCALE

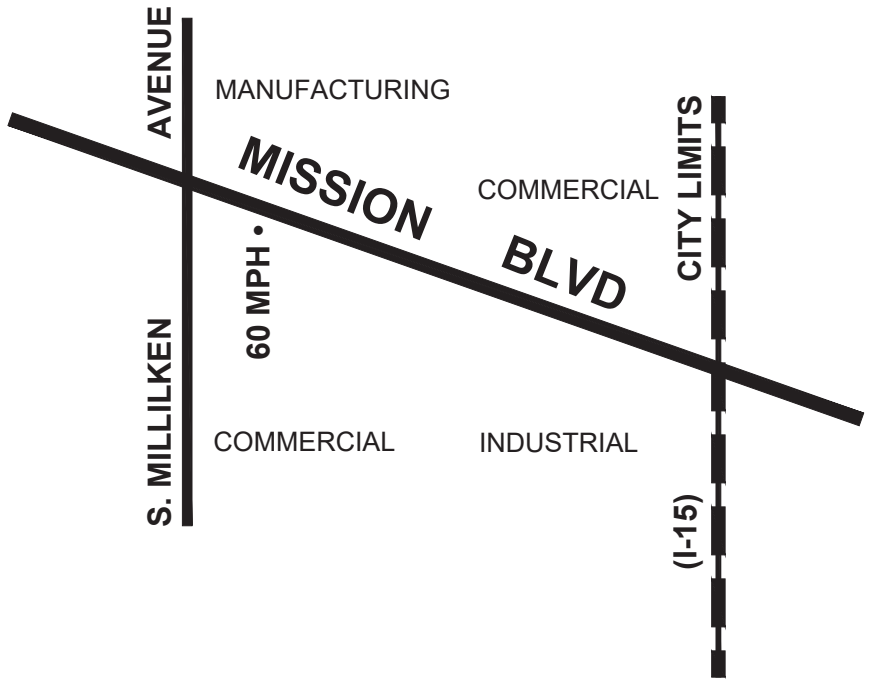
North

CITY OF EASTVALE

Department of Public Works

STRIP MAP

Street Name: MISSION BLVD
Street Segment: S MILLIKEN AVENUE TO ONTARIO FREEWAY (I-15)
Segment Length (MI): 0.5 mi



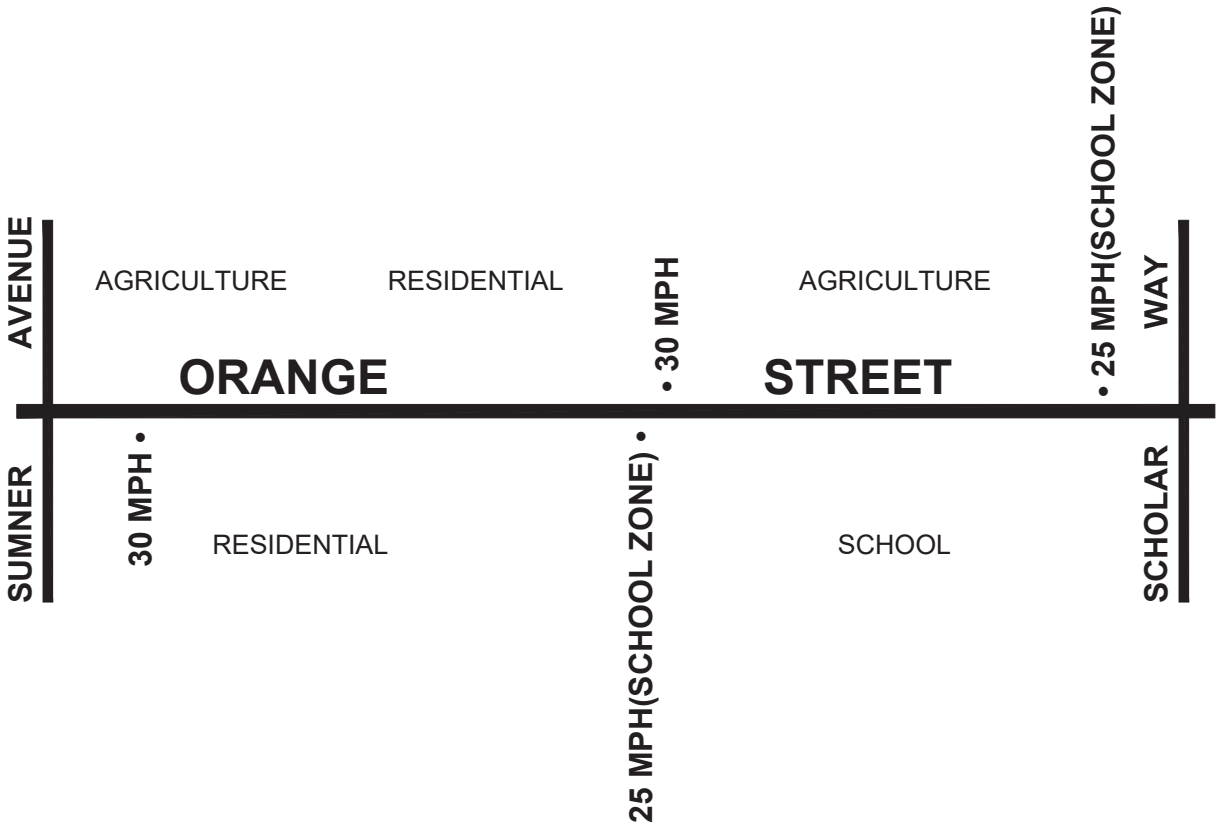
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: ORANGE STREET
Street Segment: SUMNER AVENUE TO SCHOLAR WAY
Segment Length (MI): 0.5 mi



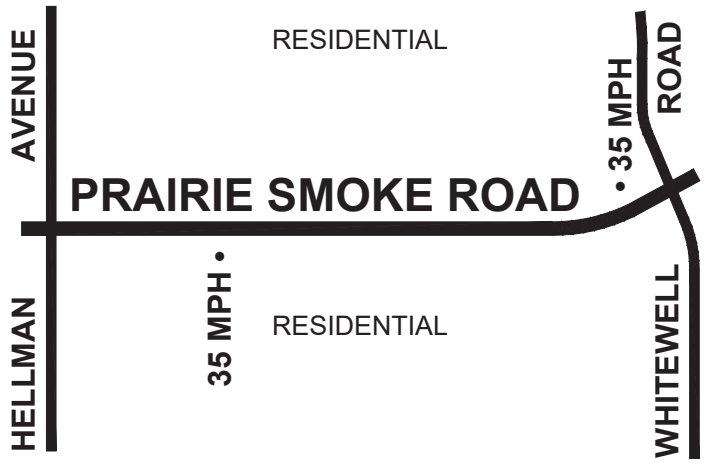
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: PRAIRIE SMOKE ROAD
Street Segment: HELLMAN AVENUE TO WHITEWELL ROAD
Segment Length (MI): 0.26 mi



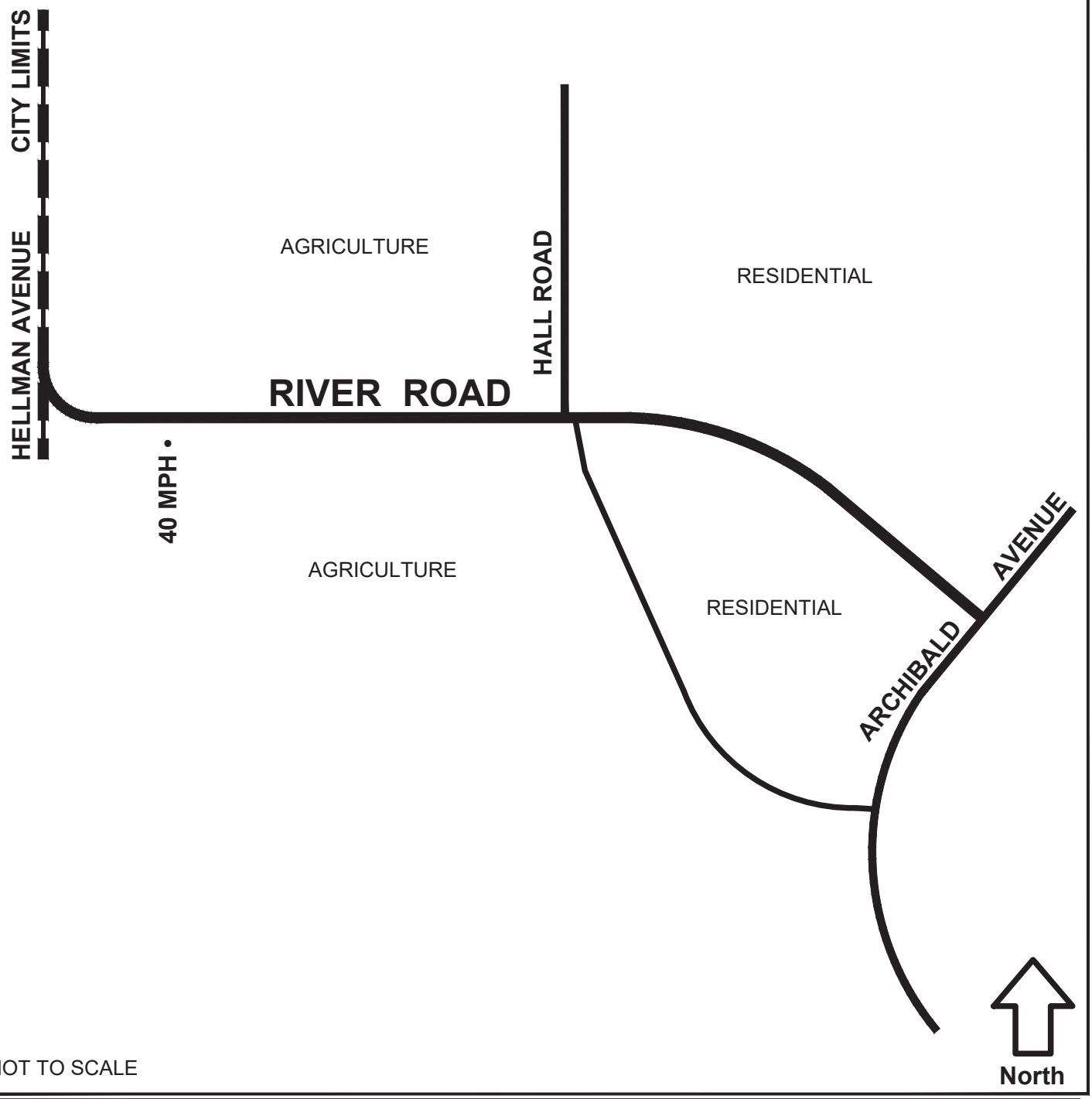
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: RIVER ROAD
Street Segment: HELLMAN AVENUE TO ARCHIBALD AVENUE
Segment Length (MI): 0.75 mi

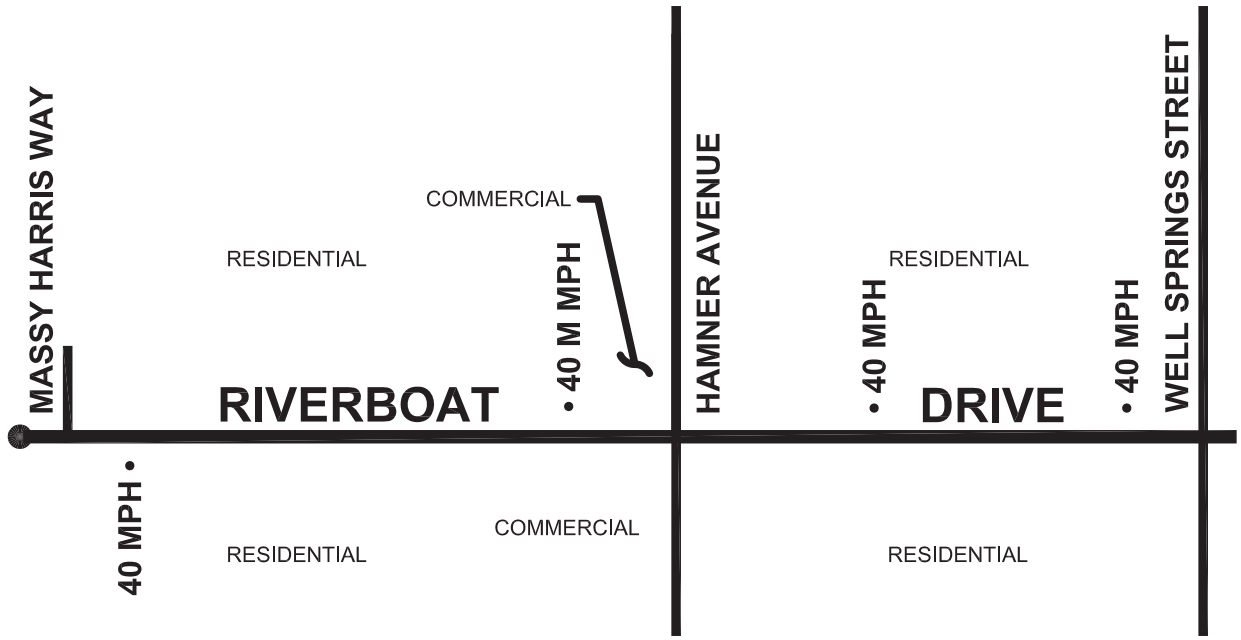


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: RIVERBOAT DRIVE
Street Segment: MASSY HARRIS WAY TO WELLS SPRINGS STREET
Segment Length (MI): 0.66 mi



NOT TO SCALE

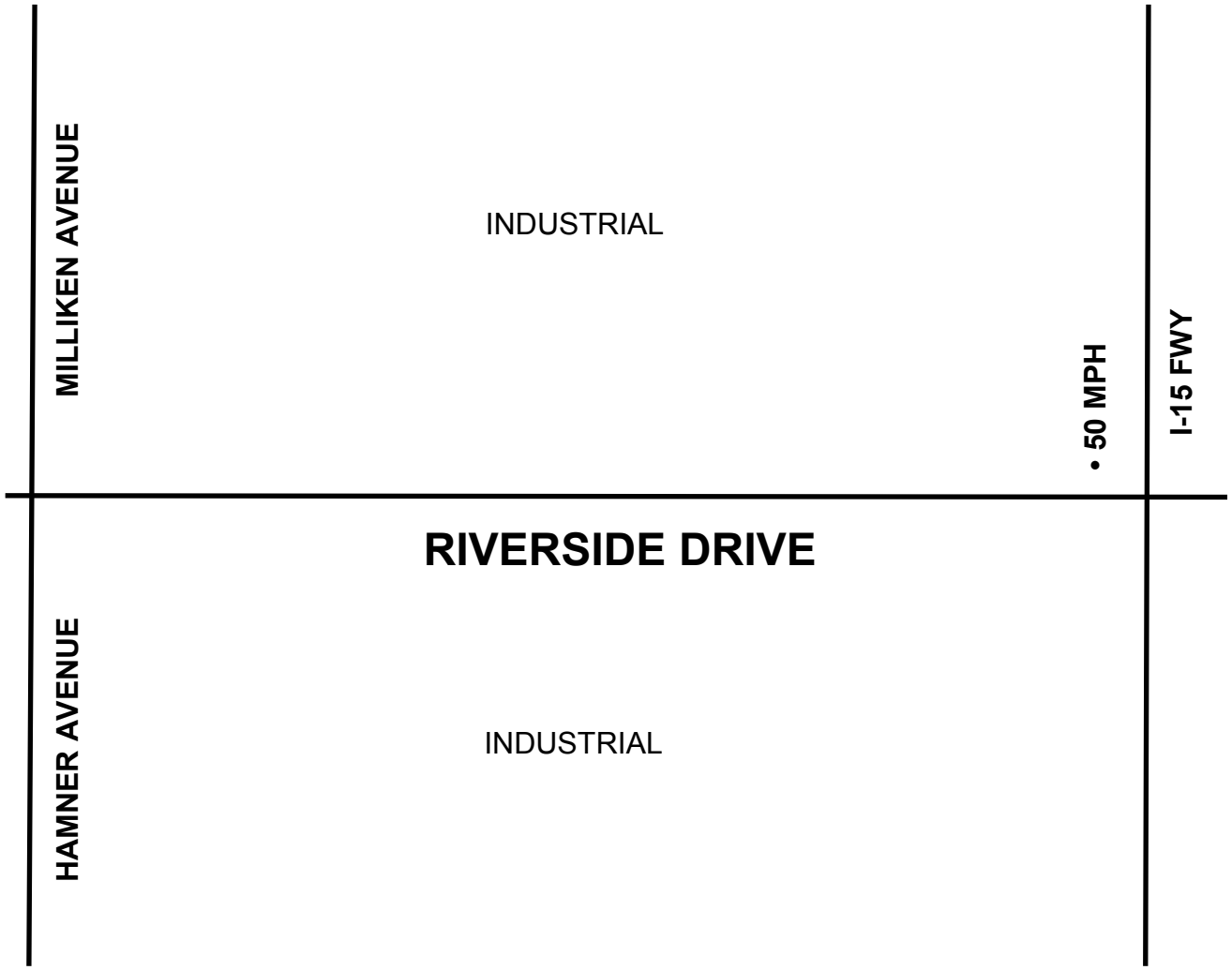
North

CITY OF EASTVALE

Department of Public Works

STRIP MAP

Street Name:	Riverside Drive
Street Segment:	Hamner Avenue to East City Limit
Segment Length (MI):	0.44 mi



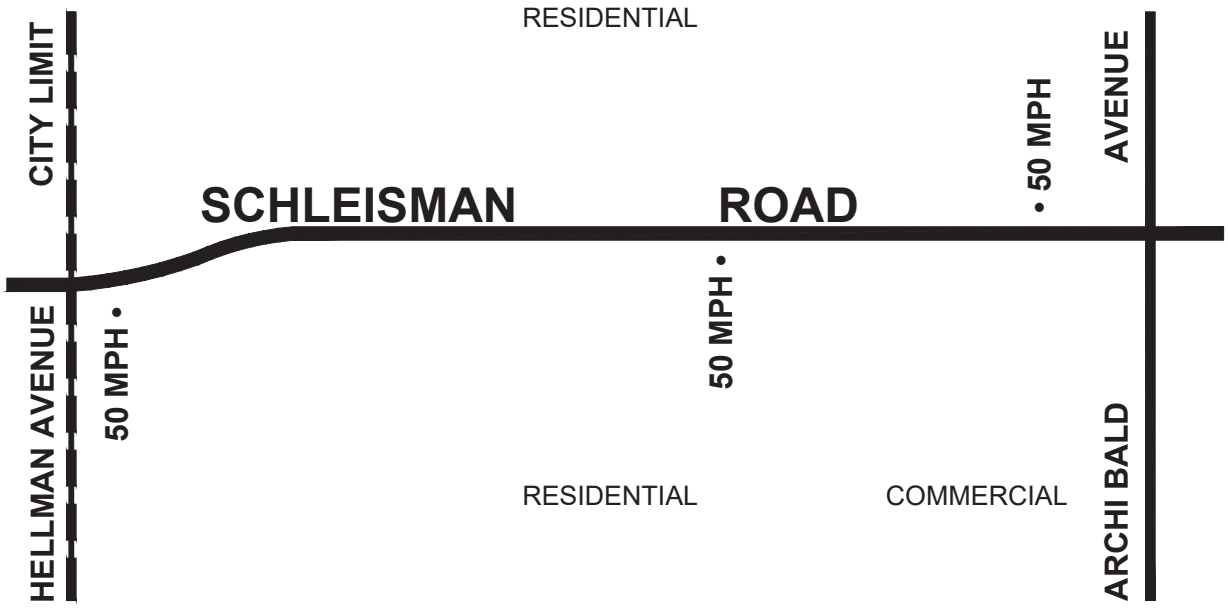
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHLEISMAN ROAD
Street Segment: HELLMAN AVENUE TO ARCHIBALD AVENUE
Segment Length (MI): 1 mi



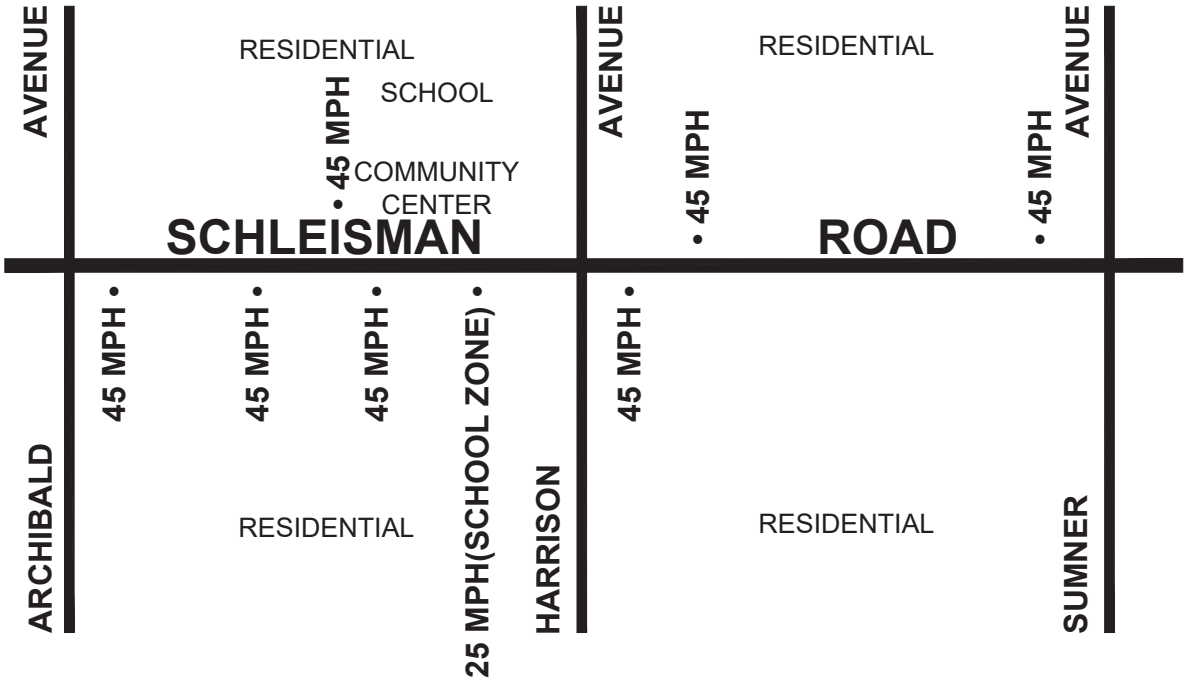
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHLEISMAN ROAD
Street Segment: ARCHIBALD AVENUE TO SUMNER AVENUE
Segment Length (MI): 0.99 mi



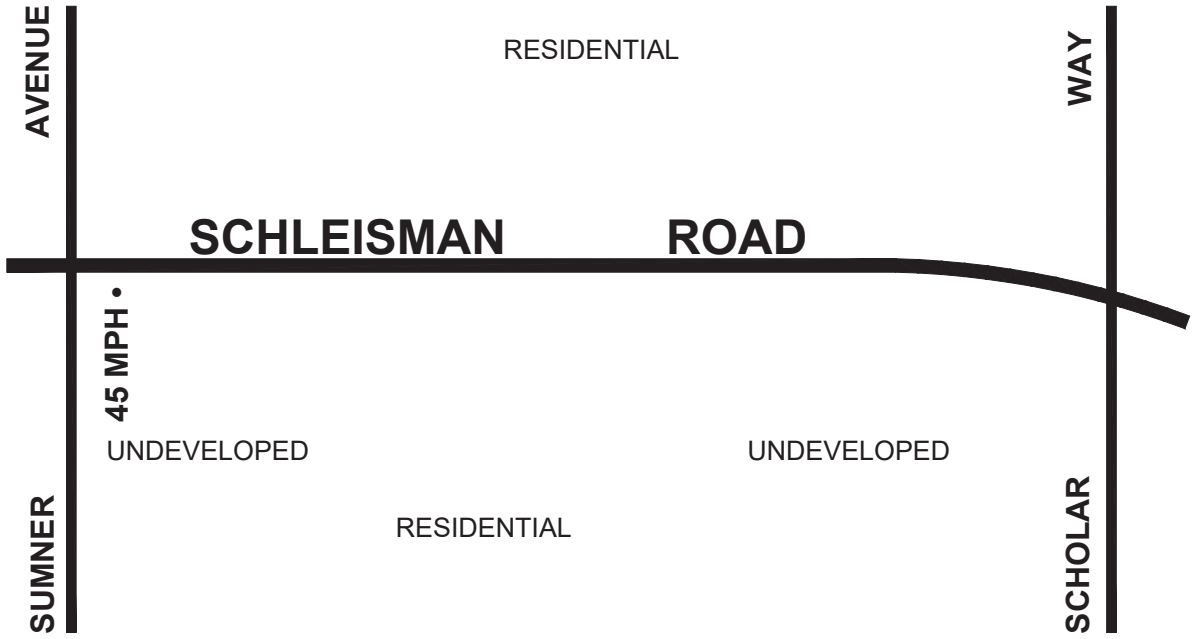
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHLEISMAN ROAD
Street Segment: SUMNER AVENUE TO SCHOLAR WAY
Segment Length (MI): 0.5 mi



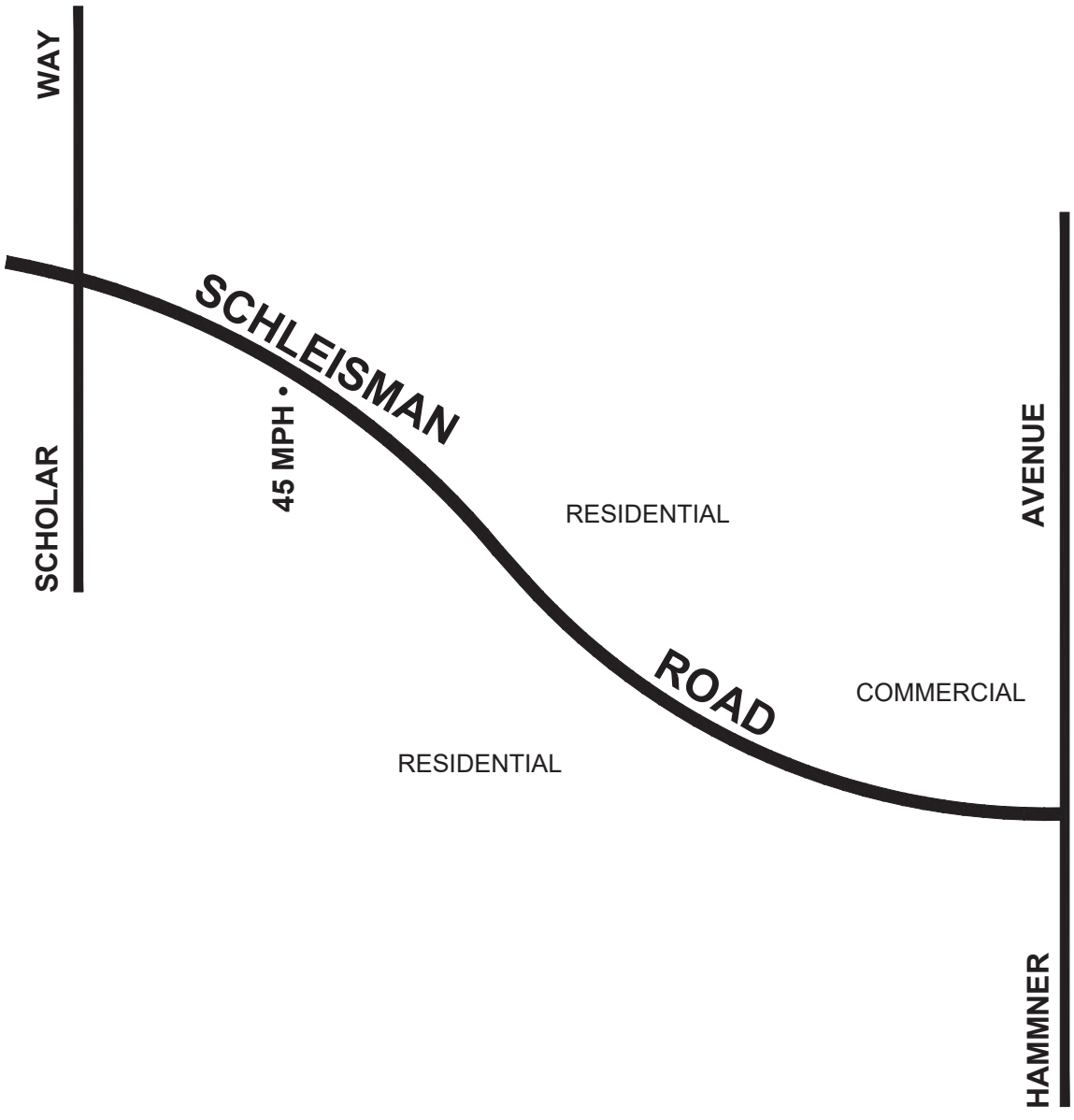
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHLEISMAN ROAD
Street Segment: SCHOLAR WAY TO HAMNER AVENUE
Segment Length (MI): 0.58 mi

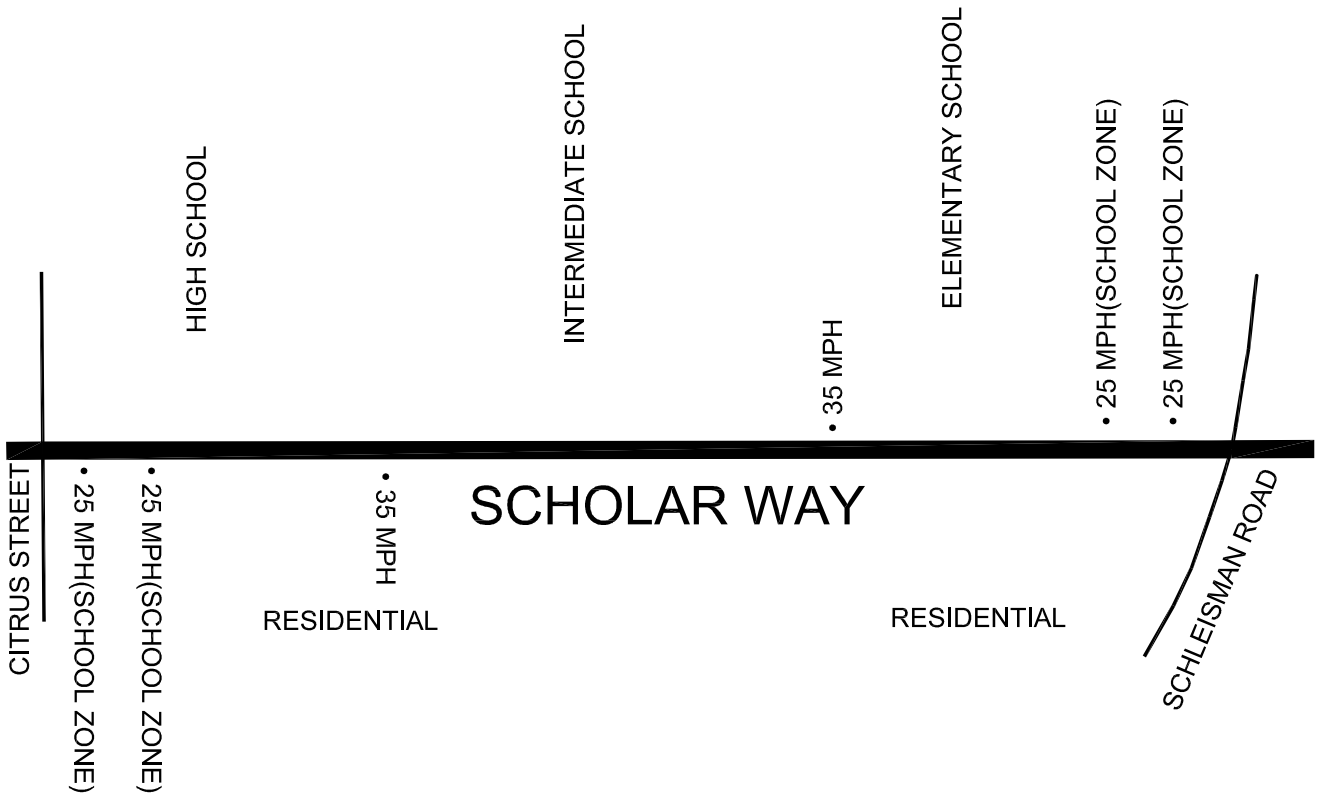


NOT TO SCALE

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: Scholar Way
Street Segment: Citrus Street to Schleisman Road
Segment Length (MI): 0.63 mi



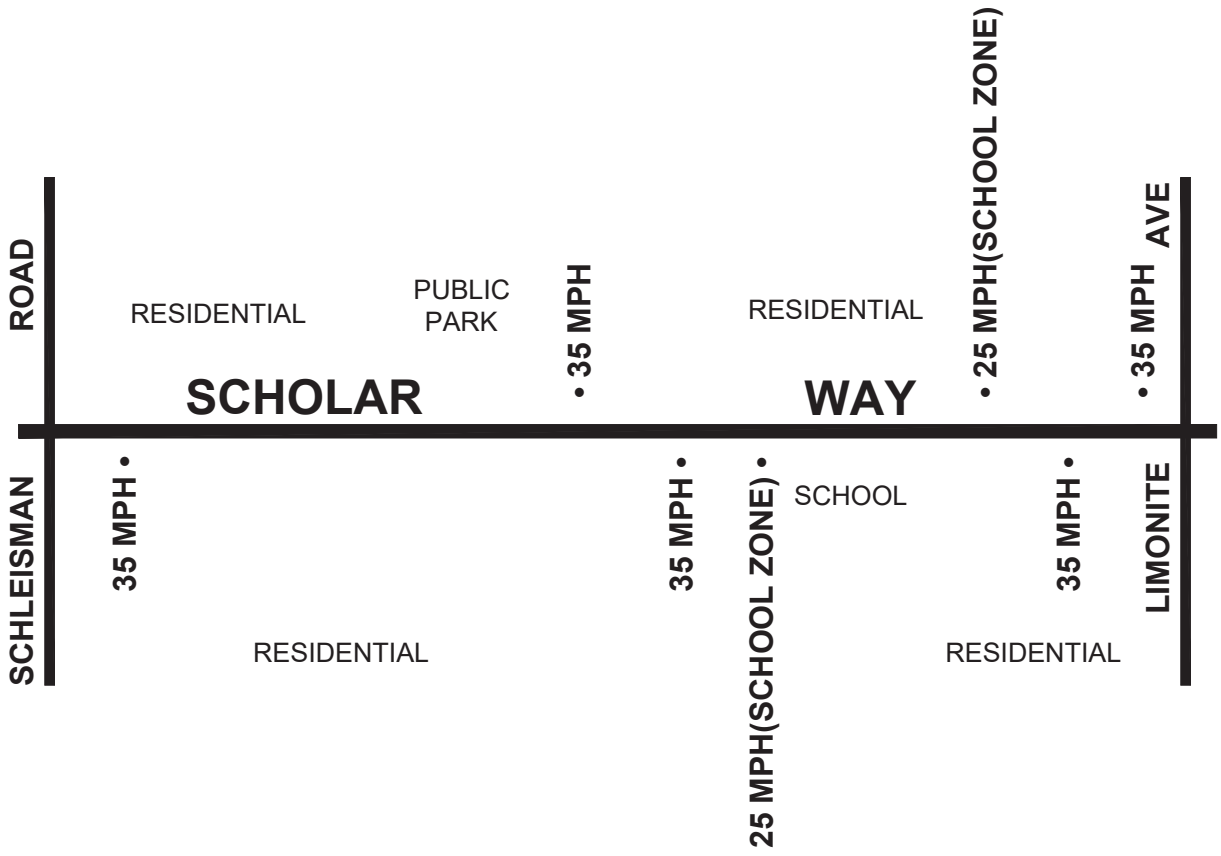
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHOLAR WAY
Street Segment: SCHLEISMAN ROAD TO LIMONITE AVENUE
Segment Length (MI): 0.99 mi



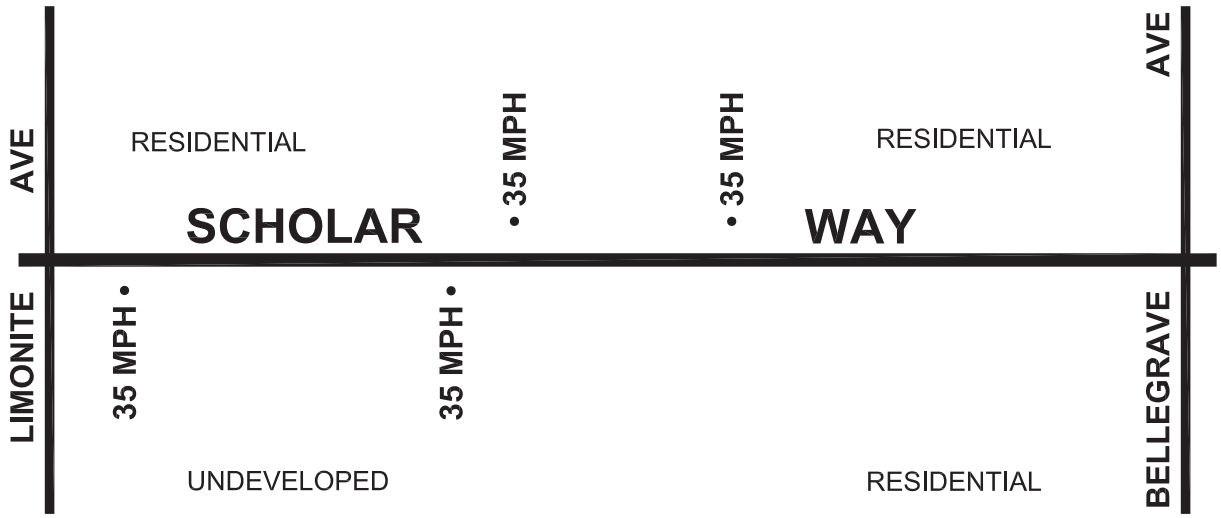
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SCHOLAR WAY
Street Segment: LIMONITE AVENUE TO BELLEGRAVE AVENUE
Segment Length (MI): 0.70 mi



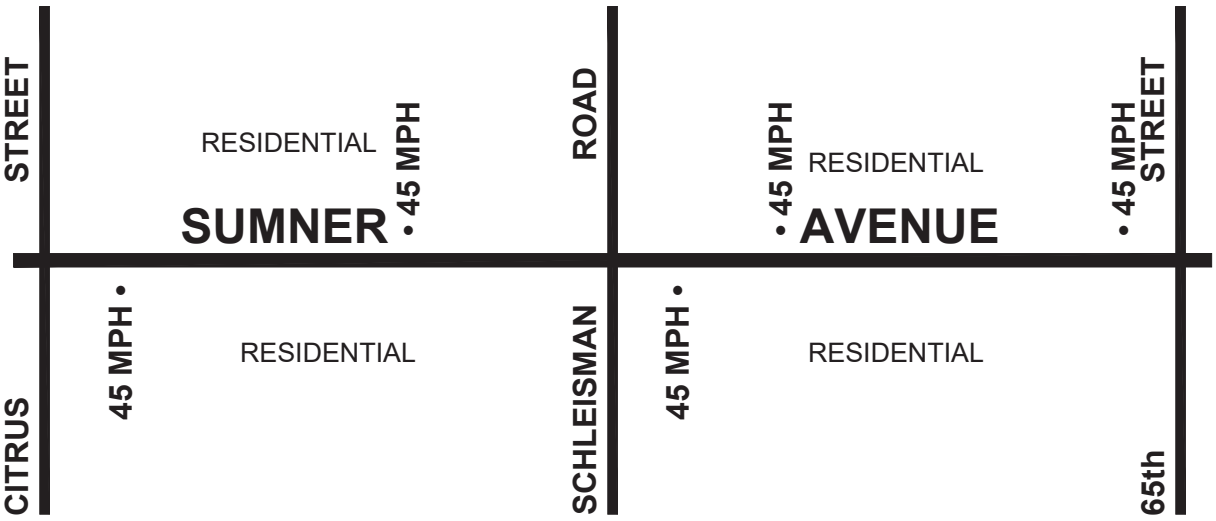
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SUMNER AVENUE
Street Segment: CITRUS STREET TO 65th STREET
Segment Length (MI): 1.12 mi



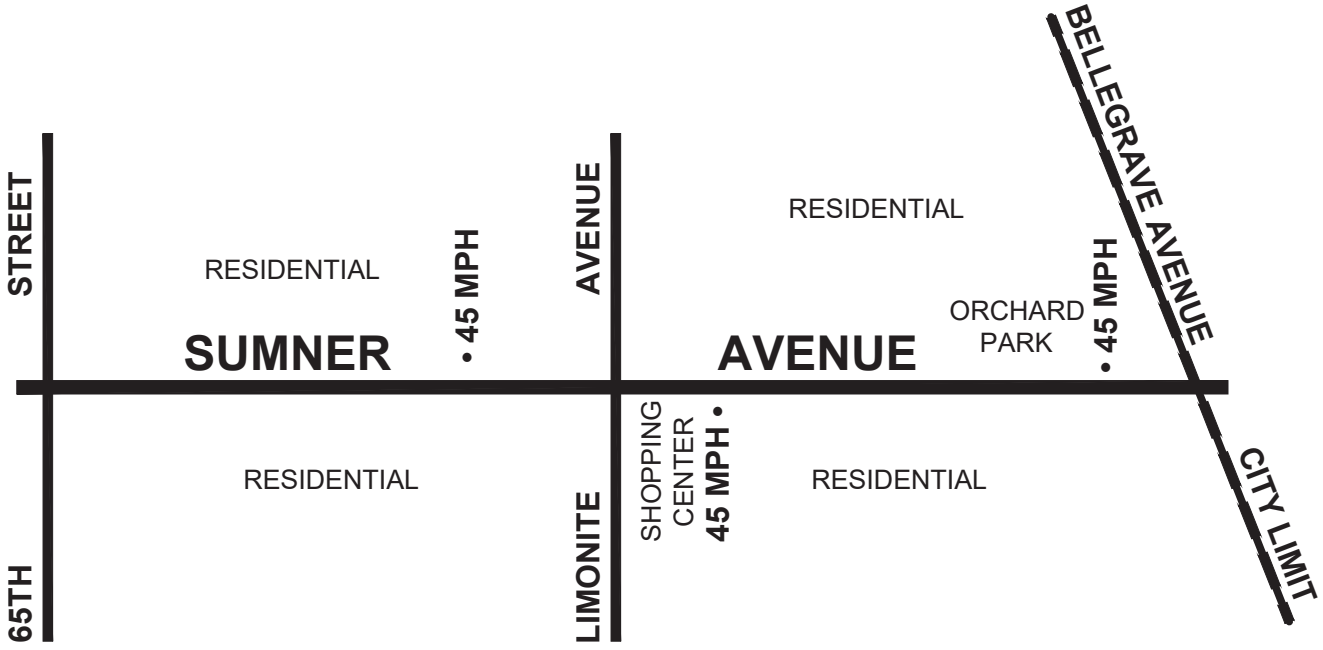
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: SUMNER AVENUE
Street Segment: 65th STREET TO BELLEGRAVE AVENUE
Segment Length (MI): 1.03 mi



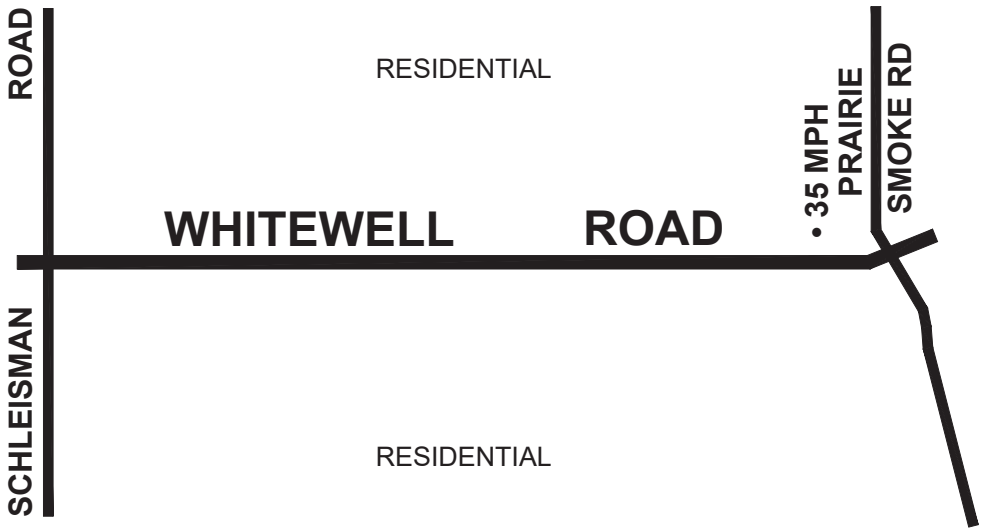
NOT TO SCALE

North

CITY OF EASTVALE
Department of Public Works

STRIP MAP

Street Name: WHITEWELL ROAD
Street Segment: SCHLEISMAN ROAD TO PRAIRIE SMOKE ROAD
Segment Length (MI): 0.29 mi



NOT TO SCALE

North

APPENDIX E

Speed Survey Data Sheets

(Updated April 2025)

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	0	48			0
47	0	0	47			0
46	0	3	46		X X X	3
45	0	0	45			0
44	0	2	44		X X	2
43	2	1	43	X X	X	3
42	2	2	42	X X	X X	4
41	2	1	41	X X	X	3
40	2	4	40	X X	X X X X	6
39	2	3	39	X X	X X X	5
38	7	5	38	X X X X X X X	X X X X X	12
37	7	3	37	X X X X X X X	X X X	10
36	7	4	36	X X X X X X X	X X X X	11
35	4	2	35	X X X X	X X	6
34	4	4	34	X X X X	X X X X	8
33	1	1	33	X	X	2
32	2	6	32	X X	X X X X X X	8
31	0	4	31		X X X X	4
30	1	1	30	X	X	2
29	3	1	29	X X X	X	4
28	3	1	28	X X X	X	4
27	1	2	27	X	X X	3
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

PACE

Location: 58th Street

Between: Scholar Way - Hamner Avenue

Weather: Clear

Date: 7/29/21

Time From: 11:00

Time To: 12:05

Existing Speed Limit: 25 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	0%	18%	15%
% In Pace:	78%	72%	72%
% Under Pace:	22%	10%	13%
Average Speed:	36 MPH	36 MPH	36 MPH
Pace Speed:	34 - 43 MPH	31 - 40 MPH	31 - 40 MPH
15th Percentile / Critical Speed:	30 MPH	31 MPH	31 MPH
50th Percentile / Critical Speed:	36 MPH	36 MPH	36 MPH
85th Percentile / Critical Speed:	40 MPH	42 MPH	40 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed — Eastbound / Westbound	TOT. VEH.	PACE
65	0	0	65		0	
64	0	0	64		0	
63	0	0	63		0	
62	0	0	62		0	
61	0	0	61		0	
60	0	0	60		0	
59	0	0	59		0	
58	0	0	58		0	
57	0	0	57		0	
56	0	0	56		0	
55	0	0	55		0	
54	0	0	54		0	
53	0	0	53		0	
52	1	0	52	X	1	
51	0	0	51		0	
50	2	0	50	X X	2	
49	2	2	49	X X — X X	4	
48	2	0	48	X X	2	
47	4	1	47	X X X X — X	5	*
46	5	1	46	X X X X X — X	6	*
45	3	3	45	X X X — X X X	6	*
44	1	8	44	X — X X X X X X X	9	
43	6	3	43	X X X X X X — X X X	9	
42	7	2	42	X X X X X X X — X X	9	
41	5	2	41	X X X X X — X X	7	
40	5	4	40	X X X X X — X X X X	9	*
39	2	6	39	X X — X X X X X X	8	*
38	2	3	38	X X — X X X	5	*
37	2	2	37	X X — X X	4	
36	0	6	36	— X X X X X X	6	
35	0	3	35	— X X X	3	
34	0	1	34	— X	1	
33	1	1	33	X — X	2	
32	0	2	32	— X X	2	
31	0	0	31		0	
30	0	0	30		0	
29	0	0	29		0	
28	0	0	28		0	
27	0	0	27		0	
26	0	0	26		0	
25	0	0	25		0	
24	0	0	24		0	
23	0	0	23		0	
22	0	0	22		0	
21	0	0	21		0	
20	0	0	20		0	
19	0	0	19		0	
18	0	0	18		0	
17	0	0	17		0	
16	0	0	16		0	
15	0	0	15		0	
Total	50	50		GRAND TOTALS	100	

Location: 65th Street

Between: Archibald Avenue - Sumner Avenue

Weather: Clear

Date: 3/19/25

Time From: 10:05

Time To: 10:45

Existing Speed Limit: 40 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	6%	8%	9%
% In Pace:	80%	78%	73%
% Under Pace:	14%	14%	18%
Average Speed:	43 MPH	40 MPH	42 MPH
Pace Speed:	40 - 49 MPH	36 - 45 MPH	38 - 47 MPH
15th Percentile / Critical Speed:	40 MPH	36 MPH	37 MPH
50th Percentile / Critical Speed:	43 MPH	40 MPH	42 MPH
85th Percentile / Critical Speed:	47 MPH	44 MPH	46 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	1	0	52	X		1
51	1	1	51	X	X	2
50	2	0	50	X X		2
49	1	2	49	X	X X	3
48	4	2	48	X X X X	X X	6
47	5	5	47	X X X X X	X X X X X	10
46	6	0	46	X X X X X X		6
45	2	4	45	X X	X X X X	6
44	4	3	44	X X X X	X X X	7
43	3	5	43	X X X	X X X X X	8
42	4	5	42	X X X X	X X X X X	9
41	2	7	41	X X	X X X X X X X	9
40	5	4	40	X X X X X	X X X X	9
39	4	2	39	X X X X	X X	6
38	1	1	38	X	X	2
37	3	4	37	X X X	X X X X	7
36	1	1	36	X	X	2
35	0	2	35		X X	2
34	0	1	34		X	1
33	1	1	33	X	X	2
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * *

Location: 65th Street

Between: Sumner Avenue - Hamner Avenue

Weather: Clear

Date: 7/22/21

Time From: 1:00

Time To: 1:30

Existing Speed Limit: 40 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	10%	2%	8%
% In Pace:	78%	74%	76%
% Under Pace:	12%	24%	16%
Average Speed:	43 MPH	42 MPH	43 MPH
Pace Speed:	39 - 48 MPH	40 - 49 MPH	39 - 48 MPH
15th Percentile / Critical Speed:	39 MPH	37 MPH	38 MPH
50th Percentile / Critical Speed:	44 MPH	42 MPH	43 MPH
85th Percentile / Critical Speed:	48 MPH	47 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	0	54			0
53	0	1	53		X	1
52	1	0	52	X		1
51	1	0	51	X		1
50	0	1	50		X	1
49	2	2	49	X X	X X	4
48	2	2	48	X X	X X	4
47	5	1	47	X X X X X	X	6
46	3	5	46	X X X	X X X X X	8
45	7	3	45	X X X X X X X	X X X	10
44	4	3	44	X X X X	X X X	7
43	6	4	43	X X X X X X	X X X X	10
42	4	4	42	X X X X	X X X X	8
41	5	3	41	X X X X X	X X X	8
40	4	8	40	X X X X	X X X X X X X X	12
39	2	3	39	X X	X X X	5
38	1	2	38	X	X X	3
37	2	4	37	X X	X X X X	6
36	1	4	36	X	X X X X	5
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE

Location: 68th Street

Between: Hamner Avenue - East City Limits

Weather: Clear

Date: 2/11/21

Time From: 11:00

Time To: 11:20

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	4%	14%	8%
% In Pace:	84%	78%	78%
% Under Pace:	12%	8%	14%
Average Speed:	44 MPH	42 MPH	43 MPH
Pace Speed:	40 - 49 MPH	37 - 46 MPH	39 - 48 MPH
15th Percentile / Critical Speed:	40 MPH	37 MPH	39 MPH
50th Percentile / Critical Speed:	43 MPH	42 MPH	43 MPH
85th Percentile / Critical Speed:	47 MPH	46 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	1	54		X	1
53	1	0	53	X		1
52	1	0	52	X		1
51	1	3	51	X	X X X	4
50	4	1	50	X X X X	X	5
49	1	2	49	X	X X	3
48	1	3	48	X	X X X	4
47	4	4	47	X X X X	X X X X	8
46	7	2	46	X X X X X X X	X X	9
45	4	3	45	X X X X	X X X	7
44	4	3	44	X X X X	X X X	7
43	3	3	43	X X X	X X X	6
42	5	6	42	X X X X X X	X X X X X X	11
41	5	4	41	X X X X X	X X X X	9
40	2	4	40	X X	X X X X	6
39	2	3	39	X X	X X X	5
38	3	1	38	X X X	X	4
37	1	5	37	X	X X X X X	6
36	0	2	36		X X	2
35	1	0	35	X		1
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE

Location: 68th Street

Between: Sumner Avenue - Hamner Avenue

Weather: Clear

Date: 2/11/21

Time From: 11:25

Time To: 11:50

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	18%	14%	15%
% In Pace:	78%	70%	72%
% Under Pace:	4%	16%	13%
Average Speed:	44 MPH	43 MPH	44 MPH
Pace Speed:	38 - 47 MPH	39 - 48 MPH	39 - 48 MPH
15th Percentile / Critical Speed:	40 MPH	38 MPH	39 MPH
50th Percentile / Critical Speed:	44 MPH	42 MPH	44 MPH
85th Percentile / Critical Speed:	49 MPH	48 MPH	49 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Vehicles Surveyed: Southbound	VEH.
75	0	0	75			0
74	0	0	74			0
73	0	0	73			0
72	0	0	72			0
71	0	0	71			0
70	0	0	70			0
69	0	0	69			0
68	0	0	68			0
67	0	0	67			0
66	0	0	66			0
65	0	0	65			0
64	0	0	64			0
63	0	1	63		X	1
62	0	1	62		X	1
61	0	0	61			0
60	0	3	60		X X X	3
59	1	2	59	X	X X	3
58	1	1	58	X	X	2
57	9	4	57	X X X X X X X X X	X X X X	13
56	6	2	56	X X X X X X	X X	8
55	5	2	55	X X X X X	X X	7
54	3	5	54	X X X	X X X X X	8
53	1	6	53	X	X X X X X X	7
52	6	5	52	X X X X X X	X X X X X	11
51	2	1	51	X X	X	3
50	4	4	50	X X X X	X X X X	8
49	1	3	49	X	X X X	4
48	6	4	48	X X X X X X	X X X X	10
47	2	2	47	X X	X X	4
46	3	3	46	X X X	X X X	6
45	0	1	45		X	1
44	0	0	44			0
43	0	0	43			0
42	0	0	42			0
41	0	0	41			0
40	0	0	40			0
39	0	0	39			0
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * *

Location: Archibald Avenue

Between: Bluff Street - Wind River Road / Grapewin Street

Weather: Clear

Date: 2/17/21

Time From: 10:00

Time To: 10:25

Existing Speed Limit: 55 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	4%	16%	10%
% In Pace:	86%	72%	79%
% Under Pace:	10%	12%	11%
Average Speed:	53 MPH	53 MPH	53 MPH
Pace Speed:	48 - 57 MPH	48 - 57 MPH	48 - 57 MPH
15th Percentile / Critical Speed:	48 MPH	48 MPH	48 MPH
50th Percentile / Critical Speed:	53 MPH	53 MPH	53 MPH
85th Percentile / Critical Speed:	57 MPH	58 MPH	57 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	1	3	59	X	X X X	4
58	4	0	58	X X X X		4
57	0	2	57		X X	2
56	0	1	56		X	1
55	5	2	55	X X X X X	X X	7
54	2	5	54	X X	X X X X X	7
53	4	2	53	X X X X	X X	6
52	2	2	52	X X	X X	4
51	3	5	51	X X X	X X X X X	8
50	5	3	50	X X X X X	X X X	8
49	4	6	49	X X X X	X X X X X X	10
48	5	7	48	X X X X X	X X X X X X X	12
47	4	4	47	X X X X	X X X X	8
46	2	4	46	X X	X X X X	6
45	6	1	45	X X X X X X	X	7
44	1	3	44	X	X X X	4
43	1	0	43	X		1
42	1	0	42	X		1
41	0	0	41			0
40	0	0	40			0
39	0	0	39			0
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE *

Location: Archibald Avenue

Between: Schleisman Road - Bellegrave Avenue / North City Limits

Weather: Clear

Date: 2/18/21

Time From: 11:05

Time To: 11:30

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	20%	12%	11%
% In Pace:	74%	80%	76%
% Under Pace:	6%	8%	13%
Average Speed:	50 MPH	50 MPH	50 MPH
Pace Speed:	45 - 54 MPH	46 - 55 MPH	46 - 55 MPH
15th Percentile / Critical Speed:	45 MPH	46 MPH	46 MPH
50th Percentile / Critical Speed:	50 MPH	49 MPH	50 MPH
85th Percentile / Critical Speed:	55 MPH	55 MPH	55 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.	PACE
75	0	0	75			0	
74	0	0	74			0	
73	0	0	73			0	
72	0	0	72			0	
71	0	0	71			0	
70	0	0	70			0	
69	0	0	69			0	
68	0	0	68			0	
67	0	0	67			0	
66	0	0	66			0	
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	1	0	62	X		1	
61	0	0	61			0	
60	4	2	60	X X X X	X X	6	
59	1	3	59	X	X X X	4	
58	1	1	58	X	X	2	
57	3	2	57	X X X	X X	5	*
56	3	2	56	X X X	X X	5	*
55	3	3	55	X X X	X X X	6	*
54	4	4	54	X X X X	X X X X	8	P
53	2	1	53	X X	X	3	A
52	1	3	52	X	X X X	4	C
51	2	9	51	X X	X X X X X X X X X	11	E
50	7	3	50	X X X X X X X	X X X	10	*
49	5	4	49	X X X X X	X X X X	9	*
48	3	6	48	X X X	X X X X X X	9	*
47	3	2	47	X X X	X X	5	
46	3	1	46	X X X	X	4	
45	2	2	45	X X	X X	4	
44	0	0	44			0	
43	1	1	43	X	X	2	
42	1	0	42	X		1	
41	0	1	41		X	1	
40	0	0	40			0	
39	0	0	39			0	
38	0	0	38			0	
37	0	0	37			0	
36	0	0	36			0	
35	0	0	35			0	
34	0	0	34			0	
33	0	0	33			0	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
Total	50	50			GRAND TOTALS	100	

Location: Archibald Avenue

Between: Wind River Road / Grapewin Street - Schleisman Road

Weather: Clear

Date: 9/14/21

Time From: 9:40

Time To: 10:05

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	14%	12%	13%
% In Pace:	66%	74%	70%
% Under Pace:	20%	14%	17%
Average Speed:	52 MPH	52 MPH	52 MPH
Pace Speed:	48 - 57 MPH	48 - 57 MPH	48 - 57 MPH
15th Percentile / Critical Speed:	47 MPH	48 MPH	47 MPH
50th Percentile / Critical Speed:	50 MPH	51 MPH	51 MPH
85th Percentile / Critical Speed:	57 MPH	57 MPH	57 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	0	48			0
47	0	0	47			0
46	0	0	46			0
45	0	1	45		X	1
44	1	1	44	X	X	2
43	4	1	43	XXXX	X	5
42	2	2	42	XX	XX	4
41	0	2	41		XX	2
40	1	2	40	X	XX	3
39	1	2	39	X	XX	3
38	2	3	38	XX	XXX	5
37	1	2	37	X	XX	3
36	2	2	36	XX	XX	4
35	6	0	35	XXXXXX		6
34	2	1	34	XX	X	3
33	6	4	33	XXXXXX	XXXX	10
32	0	1	32		X	1
31	8	3	31	XXXXXXXX	XXX	11
30	3	4	30	XXX	XXXX	7
29	2	5	29	XX	XXXXX	7
28	4	4	28	XXXX	XXXX	8
27	3	5	27	XXX	XXXXX	8
26	0	1	26		X	1
25	2	4	25	XX	XXXX	6
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

Vehicles Surveyed — TOT.

PACE

Location: Baron Road

Between: Archibald Avenue - River Road

Weather: Clear

Date: 2/17/21

Time From: 9:00

Time To: 10:00

Existing Speed Limit: 35 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	24%	36%	28%
% In Pace:	72%	64%	65%
% Under Pace:	4%	0%	7%
Average Speed:	34 MPH	33 MPH	33 MPH
Pace Speed:	27 - 36 MPH	25 - 34 MPH	27 - 36 MPH
15th Percentile / Critical Speed:	28 MPH	27 MPH	27 MPH
50th Percentile / Critical Speed:	33 MPH	31 MPH	33 MPH
85th Percentile / Critical Speed:	40 MPH	40 MPH	40 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.	PACE
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	0	0	62			0	
61	0	0	61			0	
60	0	0	60			0	
59	0	0	59			0	
58	0	0	58			0	
57	0	0	57			0	
56	0	0	56			0	
55	0	0	55			0	
54	0	0	54			0	
53	1	0	53	X		1	
52	3	4	52	X X X	X X X X	7	
51	2	1	51	X X	X	3	
50	0	1	50		X	1	
49	0	1	49		X	1	
48	5	2	48	X X X X X	X X	7	*
47	2	5	47	X X	X X X X X	7	*
46	5	6	46	X X X X X	X X X X X X	11	*
45	2	3	45	X X	X X X	5	
44	3	2	44	X X X	X X	5	
43	9	8	43	X X X X X X X X X	X X X X X X X X	17	
42	4	1	42	X X X X	X	5	
41	5	5	41	X X X X X	X X X X X	10	*
40	3	2	40	X X X	X X	5	*
39	0	5	39		X X X X X	5	*
38	3	1	38	X X X	X	4	
37	2	2	37	X X	X X	4	
36	0	0	36			0	
35	1	1	35	X	X	2	
34	0	0	34			0	
33	0	0	33			0	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
24	0	0	24			0	
23	0	0	23			0	
22	0	0	22			0	
21	0	0	21			0	
20	0	0	20			0	
19	0	0	19			0	
18	0	0	18			0	
17	0	0	17			0	
16	0	0	16			0	
15	0	0	15			0	
Total	50	50			GRAND TOTALS	100	

Location: Bellegrave Avenue

Between: Hamner Avenue - East City Limits

Weather: Clear

Date: 2/17/21

Time From: 9:20

Time To: 9:40

Existing Speed Limit: 50 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	12%	14%	13%
% In Pace:	76%	78%	77%
% Under Pace:	12%	8%	10%
Average Speed:	44 MPH	44 MPH	44 MPH
Pace Speed:	40 - 49 MPH	39 - 48 MPH	39 - 48 MPH
15th Percentile / Critical Speed:	40 MPH	39 MPH	39 MPH
50th Percentile / Critical Speed:	43 MPH	43 MPH	43 MPH
85th Percentile / Critical Speed:	48 MPH	48 MPH	48 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed: Eastbound	Vehicles Surveyed: Westbound	TOT. VEH.
75	0	0	75			0
74	0	0	74			0
73	0	0	73			0
72	0	0	72			0
71	0	0	71			0
70	0	0	70			0
69	0	0	69			0
68	0	0	68			0
67	0	0	67			0
66	0	0	66			0
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	2	0	58	X X		2
57	0	0	57			0
56	2	0	56	X X		2
55	3	2	55	X X X	X X	5
54	0	3	54		X X X	3
53	3	2	53	X X X	X X	5
52	5	6	52	X X X X X	X X X X X X	11
51	7	6	51	X X X X X X X	X X X X X	13
50	4	3	50	X X X X	X X X	7
49	3	6	49	X X X	X X X X X X	9
48	3	6	48	X X X	X X X X X X	9
47	2	4	47	X X	X X X X	6
46	6	3	46	X X X X X X	X X X	9
45	3	3	45	X X X	X X X	6
44	2	1	44	X X	X	3
43	3	2	43	X X X	X X	5
42	1	1	42	X	X	2
41	0	1	41		X	1
40	1	0	40	X		1
39	0	1	39		X	1
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
Total	50	50			GRAND TOTALS	100

PACE * * * * * *

Location: Bellegrave Avenue

Between: Sumner Avenue - Hamner Avenue

Weather: Clear

Date: 2/17/21

Time From: 9:40

Time To: 10:55

Existing Speed Limit: 50 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	14%	4%	9%
% In Pace:	76%	84%	78%
% Under Pace:	10%	12%	13%
Average Speed:	49 MPH	49 MPH	49 MPH
Pace Speed:	44 - 53 MPH	45 - 54 MPH	45 - 54 MPH
15th Percentile / Critical Speed:	45 MPH	45 MPH	45 MPH
50th Percentile / Critical Speed:	50 MPH	49 MPH	49 MPH
85th Percentile / Critical Speed:	53 MPH	52 MPH	53 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	0	48			0
47	0	0	47			0
46	0	0	46			0
45	0	0	45			0
44	0	0	44			0
43	0	0	43			0
42	1	0	42	X		1
41	1	0	41	X		1
40	1	0	40	X		1
39	2	0	39	X X		2
38	1	3	38	X	X X X	4
37	2	5	37	X X	X X X X X	7
36	2	1	36	X X	X	3
35	5	4	35	X X X X X	X X X X	9
34	6	7	34	X X X X X X	X X X X X X X	13
33	3	5	33	X X X	X X X X X	8
32	5	6	32	X X X X X	X X X X X X	11
31	3	4	31	X X X	X X X X	7
30	3	2	30	X X X	X X	5
29	3	2	29	X X X	X X	5
28	3	3	28	X X X	X X X	6
27	5	4	27	X X X X X	X X X X	9
26	0	1	26		X	1
25	2	2	25	X X	X X	4
24	1	0	24	X		1
23	1	0	23	X		1
22	0	1	22		X	1
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

Vehicles Surveyed — TOT.

PACE * * * * * *

Location: Blossom Way

Between: Harrison Avenue - Sumner Avenue

Weather: Clear

Date: 7/29/21

Time From: 12:10

Time To: 12:50

Existing Speed Limit: 30 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	16%	0%	16%
% In Pace:	76%	78%	76%
% Under Pace:	8%	22%	8%
Average Speed:	32 MPH	32 MPH	32 MPH
Pace Speed:	27 - 36 MPH	29 - 38 MPH	27 - 36 MPH
15th Percentile / Critical Speed:	27 MPH	27 MPH	27 MPH
50th Percentile / Critical Speed:	32 MPH	32 MPH	32 MPH
85th Percentile / Critical Speed:	37 MPH	37 MPH	37 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	TOT. VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	1	55		X	1
54	0	2	54		X X	2
53	0	4	53		X X X X	4
52	2	0	52	X X		2
51	5	3	51	X X X X X	X X X	8
50	1	3	50	X	X X X	4
49	2	0	49	X X		2
48	4	4	48	X X X X	X X X X	8
47	1	3	47	X	X X X	4
46	3	1	46	X X X	X	4
45	1	1	45	X	X	2
44	0	2	44		X X	2
43	5	3	43	X X X X X	X X X	8
42	3	2	42	X X X	X X	5
41	6	4	41	X X X X X X	X X X X	10
40	3	2	40	X X X	X X	5
39	2	2	39	X X	X X	4
38	2	2	38	X X	X X	4
37	4	4	37	X X X X	X X X X	8
36	3	3	36	X X X	X X X	6
35	1	3	35	X	X X X	4
34	1	0	34	X		1
33	0	1	33		X	1
32	1	0	32	X		1
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

Location: Cantu-Galleano Ranch Road

Between: Hamner Avenue - Interstate 15

Weather: Clear

Date: 5/19/22

Time From: 9:00

Time To: 9:25

Existing Speed Limit: 55 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	38%	44%	41%
% In Pace:	60%	54%	56%
% Under Pace:	2%	2%	3%
Average Speed:	43 MPH	44 MPH	43 MPH
Pace Speed:	34 - 43 MPH	35 - 44 MPH	35 - 44 MPH
15th Percentile / Critical Speed:	37 MPH	37 MPH	37 MPH
50th Percentile / Critical Speed:	42 MPH	43 MPH	43 MPH
85th Percentile / Critical Speed:	50 MPH	51 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	1	57		X	1
56	1	5	56	X	X X X X X	6
55	0	1	55		X	1
54	0	2	54		X X	2
53	4	1	53	X X X X	X	5
52	1	1	52	X	X	2
51	1	1	51	X	X	2
50	4	6	50	X X X X	X X X X X X	10
49	2	4	49	X X	X X X X	6
48	4	3	48	X X X X	X X X	7
47	2	5	47	X X	X X X X X	7
46	5	4	46	X X X X X	X X X X	9
45	4	2	45	X X X X	X X	6
44	4	2	44	X X X X	X X	6
43	2	1	43	X X	X	3
42	3	2	42	X X X	X X	5
41	5	5	41	X X X X X	X X X X X	10
40	0	2	40		X X	2
39	2	1	39	X X	X	3
38	3	1	38	X X X	X	4
37	0	0	37			0
36	2	0	36	X X		2
35	1	0	35	X		1
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50			GRAND TOTALS	100

PACE * * * * * * *

Location: Chandler Street

Between: Hellman Avenue - Harrison Avenue

Weather: Clear

Date: 7/22/21

Time From: 9:40

Time To: 10:15

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	14%	24%	19%
% In Pace:	70%	68%	69%
% Under Pace:	16%	8%	12%
Average Speed:	45 MPH	48 MPH	46 MPH
Pace Speed:	41 - 50 MPH	41 - 50 MPH	41 - 50 MPH
15th Percentile / Critical Speed:	39 MPH	41 MPH	41 MPH
50th Percentile / Critical Speed:	45 MPH	47 MPH	46 MPH
85th Percentile / Critical Speed:	50 MPH	54 MPH	52 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.	PACE
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	0	0	62			0	
61	0	0	61			0	
60	0	0	60			0	
59	0	0	59			0	
58	0	0	58			0	
57	0	0	57			0	
56	0	0	56			0	
55	0	0	55			0	
54	0	0	54			0	
53	0	0	53			0	
52	0	0	52			0	
51	0	2	51		X X	2	
50	1	0	50	X		1	
49	3	1	49	X X X	X	4	
48	1	1	48	X	X	2	
47	3	3	47	X X X	X X X	6	*
46	4	3	46	X X X X	X X X	7	*
45	6	5	45	X X X X X X	X X X X X	11	*
44	3	3	44	X X X	X X X	6	
43	3	6	43	X X X	X X X X X X	9	
42	9	9	42	X X X X X X X X X	X X X X X X X X X	18	
41	5	6	41	X X X X X	X X X X X X	11	
40	4	6	40	X X X X	X X X X X X	10	*
39	5	1	39	X X X X X	X	6	*
38	2	3	38	X X	X X X	5	*
37	0	1	37		X	1	
36	0	0	36			0	
35	1	0	35	X		1	
34	0	0	34			0	
33	0	0	33			0	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
24	0	0	24			0	
23	0	0	23			0	
22	0	0	22			0	
21	0	0	21			0	
20	0	0	20			0	
19	0	0	19			0	
18	0	0	18			0	
17	0	0	17			0	
16	0	0	16			0	
15	0	0	15			0	
Total	50	50			GRAND TOTALS	100	

Location: Citrus Street

Between: Harrison Avenue - Sumner Avenue

Weather: Clear

Date: 5/19/22

Time From: 9:35

Time To: 10:00

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	10%	8%	9%
% In Pace:	88%	90%	89%
% Under Pace:	2%	2%	2%
Average Speed:	43 MPH	43 MPH	43 MPH
Pace Speed:	38 - 47 MPH	38 - 47 MPH	38 - 47 MPH
15th Percentile / Critical Speed:	39 MPH	40 MPH	40 MPH
50th Percentile / Critical Speed:	42 MPH	42 MPH	42 MPH
85th Percentile / Critical Speed:	47 MPH	46 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	1	0	55	X		1
54	0	0	54			0
53	0	0	53			0
52	2	0	52	X X		2
51	2	0	51	X X		2
50	2	1	50	X X	X	3
49	1	1	49	X	X	2
48	3	2	48	X X X	X X	5
47	6	7	47	X X X X X X	X X X X X X X	13
46	3	3	46	X X X	X X X	6
45	8	9	45	X X X X X X X X	X X X X X X X X X	17
44	3	5	44	X X X	X X X X X	8
43	6	5	43	X X X X X X	X X X X X	11
42	6	8	42	X X X X X X	X X X X X X X X X	14
41	2	4	41	X X	X X X X	6
40	2	1	40	X X	X	3
39	1	1	39	X	X	2
38	1	2	38	X	X X	3
37	1	0	37	X		1
36	0	0	36			0
35	0	0	35			0
34	0	1	34		X	1
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

* * * PACE * * *

Location: Citrus Street

Between: ~~Harrison Avenue~~ Scholar Way - Hamner Avenue **(Segment was shortened)**

Weather: Clear

Date: 2/17/21

Time From: 1:40

Time To: 2:00

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	6%	0%	5%
% In Pace:	80%	90%	85%
% Under Pace:	14%	10%	10%
Average Speed:	45 MPH	44 MPH	44 MPH
Pace Speed:	42 - 51 MPH	41 - 50 MPH	41 - 50 MPH
15th Percentile / Critical Speed:	42 MPH	41 MPH	41 MPH
50th Percentile / Critical Speed:	45 MPH	44 MPH	45 MPH
85th Percentile / Critical Speed:	49 MPH	47 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	1	50		X	1
49	0	0	49			0
48	1	0	48	X		1
47	1	1	47	X	X	2
46	0	3	46		X X X	3
45	3	0	45	X X X		3
44	3	2	44	X X X	X X	5
43	5	1	43	X X X X X	X	6
42	1	3	42	X	X X X	4
41	3	6	41	X X X	X X X X X X	9
40	4	1	40	X X X X	X	5
39	3	6	39	X X X	X X X X X X	9
38	8	9	38	X X X X X X X X	X X X X X X X X X	17
37	2	5	37	X X	X X X X X	7
36	3	2	36	X X X	X X	5
35	5	3	35	X X X X X	X X X	8
34	1	0	34	X		1
33	3	2	33	X X X	X X	5
32	2	0	32	X X		2
31	2	4	31	X X	X X X X	6
30	0	1	30		X	1
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50		GRAND TOTALS		100

PACE*

Location: Fieldmaster Street

Between: Hall Road - Archibald Avenue

Weather: Clear

Date: 2/17/21

Time From: 1:30

Time To: 2:20

Existing Speed Limit: 40 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	10%	10%	10%
% In Pace:	74%	76%	75%
% Under Pace:	16%	14%	15%
Average Speed:	39 MPH	39 MPH	39 MPH
Pace Speed:	35 - 44 MPH	35 - 44 MPH	35 - 44 MPH
15th Percentile / Critical Speed:	34 MPH	35 MPH	34 MPH
50th Percentile / Critical Speed:	38 MPH	38 MPH	38 MPH
85th Percentile / Critical Speed:	44 MPH	43 MPH	43 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed		TOT. VEH.
				Northbound	Southbound	
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	2	49		X X	2
48	0	1	48		X	1
47	1	0	47	X		1
46	1	3	46	X	X X X	4
45	2	0	45	X X		2
44	2	4	44	X X	X X X X	6
43	3	2	43	X X X	X X	5
42	3	5	42	X X X	X X X X X	8
41	2	4	41	X X	X X X X	6
40	4	6	40	X X X X	X X X X X X	10
39	2	4	39	X X	X X X X	6
38	5	1	38	X X X X X	X	6
37	5	2	37	X X X X X	X X	7
36	2	6	36	X X	X X X X X X	8
35	0	3	35		X X X	3
34	3	1	34	X X X	X	4
33	3	3	33	X X X	X X X	6
32	2	3	32	X X	X X X	5
31	2	0	31	X X		2
30	3	0	30	X X X		3
29	1	0	29	X		1
28	2	0	28	X X		2
27	1	0	27	X		1
26	0	0	26			0
25	1	0	25	X		1
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50		GRAND TOTALS		100

* PACE *

Location: Goodman Way

Between: Cantu-Galleano Ranch Road - Hamner Avenue

Weather: Clear

Date: 3/19/25

Time From: 11:50

Time To: 12:20

Existing Speed Limit: 35 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	4%	12%	10%
% In Pace:	60%	74%	65%
% Under Pace:	36%	14%	25%
Average Speed:	37 MPH	40 MPH	38 MPH
Pace Speed:	36 - 45 MPH	35 - 44 MPH	35 - 44 MPH
15th Percentile / Critical Speed:	30 MPH	35 MPH	32 MPH
50th Percentile / Critical Speed:	37 MPH	40 MPH	39 MPH
85th Percentile / Critical Speed:	43 MPH	44 MPH	44 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
75	0	0	75			0
74	0	0	74			0
73	0	0	73			0
72	0	0	72			0
71	0	0	71			0
70	0	0	70			0
69	0	0	69			0
68	0	0	68			0
67	0	0	67			0
66	0	0	66			0
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	1	0	57	X		1
56	0	1	56		X	1
55	1	0	55	X		1
54	4	2	54	X X X X	X X	6
53	4	1	53	X X X X	X	5
52	4	2	52	X X X X	X X	6
51	1	2	51	X	X X	3
50	5	2	50	X X X X X	X X	7
49	5	6	49	X X X X X	X X X X X X	11
48	4	2	48	X X X X	X X	6
47	4	2	47	X X X X	X X	6
46	8	8	46	X X X X X X X X	X X X X X X X	16
45	1	10	45	X	X X X X X X X X X	11
44	4	5	44	X X X X	X X X X X	9
43	2	3	43	X X	X X X	5
42	0	0	42			0
41	0	3	41		X X X	3
40	1	0	40	X		1
39	1	0	39	X		1
38	0	1	38		X	1
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
Total	50	50		GRAND TOTALS		100

Location: Hamner Avenue

Between: Citrus Street - South City Limits

Weather: Clear

Date: 2/17/21

Time From: 1:20

Time To: 1:40

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	2%	8%	9%
% In Pace:	80%	84%	80%
% Under Pace:	18%	8%	11%
Average Speed:	49 MPH	47 MPH	48 MPH
Pace Speed:	46 - 55 MPH	43 - 52 MPH	44 - 53 MPH
15th Percentile / Critical Speed:	44 MPH	44 MPH	44 MPH
50th Percentile / Critical Speed:	48 MPH	46 MPH	47 MPH
85th Percentile / Critical Speed:	53 MPH	51 MPH	52 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	1	55		X	1
54	0	1	54		X	1
53	3	1	53	X X X	X	4
52	1	2	52	X	X X	3
51	3	4	51	X X X	X X X X	7
50	1	4	50	X	X X X X	5
49	2	3	49	X X	X X X	5
48	5	1	48	X X X X X	X	6
47	4	5	47	X X X X	X X X X X	9
46	2	7	46	X X	X X X X X X X	9
45	7	4	45	X X X X X X X	X X X X	11
44	4	1	44	X X X X	X	5
43	3	4	43	X X X	X X X X	7
42	7	4	42	X X X X X X X	X X X X	11
41	1	3	41	X	X X X	4
40	2	1	40	X X	X	3
39	1	2	39	X	X X	3
38	3	1	38	X X X	X	4
37	0	0	37			0
36	1	1	36	X	X	2
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * *

Location: Hamner Avenue

Between: Schleisman Road - Limonite Avenue

Weather: Clear

Date: 2/17/21

Time From: 11:50

Time To: 12:10

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	8%	10%	9%
% In Pace:	76%	74%	75%
% Under Pace:	16%	16%	16%
Average Speed:	45 MPH	46 MPH	46 MPH
Pace Speed:	42 - 51 MPH	42 - 51 MPH	42 - 51 MPH
15th Percentile / Critical Speed:	41 MPH	41 MPH	41 MPH
50th Percentile / Critical Speed:	45 MPH	46 MPH	45 MPH
85th Percentile / Critical Speed:	50 MPH	51 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	1	54		X	1
53	2	2	53	X X	X X	4
52	1	3	52	X	X X X	4
51	6	3	51	X X X X X X	X X X	9
50	0	0	50			0
49	4	6	49	X X X X	X X X X X X	10
48	8	4	48	X X X X X X X X	X X X X	12
47	4	4	47	X X X X	X X X X	8
46	5	5	46	X X X X X	X X X X X	10
45	3	2	45	X X X	X X	5
44	2	4	44	X X	X X X X	6
43	3	4	43	X X X	X X X X	7
42	4	6	42	X X X X	X X X X X X	10
41	2	1	41	X X	X	3
40	0	3	40		X X X	3
39	2	0	39	X X		2
38	2	2	38	X X	X X	4
37	1	0	37	X		1
36	0	0	36			0
35	1	0	35	X		1
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * *

Location: Hamner Avenue

Between: Limonite Avenue - Bellegrave Avenue

Weather: Clear

Date: 2/17/21

Time From: 9:00

Time To: 9:20

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	6%	18%	9%
% In Pace:	78%	78%	77%
% Under Pace:	16%	4%	14%
Average Speed:	46 MPH	46 MPH	46 MPH
Pace Speed:	42 - 51 MPH	40 - 49 MPH	42 - 51 MPH
15th Percentile / Critical Speed:	41 MPH	42 MPH	42 MPH
50th Percentile / Critical Speed:	46 MPH	46 MPH	46 MPH
85th Percentile / Critical Speed:	51 MPH	51 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed — Northbound	Vehicles Surveyed — Southbound	TOT. VEH.	PACE
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	0	0	62			0	
61	0	0	61			0	
60	0	0	60			0	
59	0	0	59			0	
58	0	0	58			0	
57	0	0	57			0	
56	0	0	56			0	
55	1	0	55	X		1	
54	1	2	54	X	X X	3	
53	1	1	53	X	X	2	
52	0	0	52			0	
51	1	1	51	X	X	2	
50	2	1	50	X X	X	3	
49	2	2	49	X X	X X	4	
48	3	2	48	X X X	X X	5	
47	2	1	47	X X	X	3	*
46	2	3	46	X X	X X X	5	*
45	2	5	45	X X	X X X X X	7	*
44	2	2	44	X X	X X	4	
43	1	3	43	X	X X X	4	
42	4	6	42	X X X X	X X X X X X	10	
41	6	6	41	X X X X X X	X X X X X X	12	
40	4	5	40	X X X X	X X X X X	9	*
39	5	4	39	X X X X X	X X X X	9	*
38	5	1	38	X X X X X	X	6	*
37	1	2	37	X	X X	3	
36	2	2	36	X X	X X	4	
35	0	0	35			0	
34	0	0	34			0	
33	3	1	33	X X X	X	4	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
24	0	0	24			0	
23	0	0	23			0	
22	0	0	22			0	
21	0	0	21			0	
20	0	0	20			0	
19	0	0	19			0	
18	0	0	18			0	
17	0	0	17			0	
16	0	0	16			0	
15	0	0	15			0	
Total	50	50			GRAND TOTALS	100	

Location: Hamner Avenue

Between: Bellegrave Avenue - Cantu-Galleano Ranch Road

Weather: Clear

Date: 3/19/25

Time From: 1:05

Time To: 1:25

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	22%	14%	20%
% In Pace:	66%	74%	69%
% Under Pace:	12%	12%	11%
Average Speed:	43 MPH	43 MPH	43 MPH
Pace Speed:	38 - 47 MPH	39 - 48 MPH	38 - 47 MPH
15th Percentile / Critical Speed:	38 MPH	39 MPH	38 MPH
50th Percentile / Critical Speed:	41 MPH	42 MPH	42 MPH
85th Percentile / Critical Speed:	49 MPH	48 MPH	48 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	2	63		X X	2
62	0	1	62		X	1
61	0	1	61		X	1
60	1	0	60	X		1
59	0	2	59		X X	2
58	1	1	58	X	X	2
57	2	3	57	X X	X X X	5
56	1	3	56	X	X X X	4
55	3	4	55	X X X	X X X X	7
54	0	2	54		X X	2
53	2	2	53	X X	X X	4
52	3	2	52	X X X	X X	5
51	5	2	51	X X X X X	X X	7
50	4	4	50	X X X X	X X X X	8
49	2	2	49	X X	X X	4
48	3	3	48	X X X	X X X	6
47	4	4	47	X X X X	X X X X	8
46	3	3	46	X X X	X X X	6
45	2	1	45	X X	X	3
44	3	2	44	X X X	X X	5
43	2	3	43	X X	X X X	5
42	3	1	42	X X X	X	4
41	2	1	41	X X	X	3
40	1	1	40	X	X	2
39	1	0	39	X		1
38	2	0	38	X X		2
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE *

Location: Hamner Avenue

Between: Cantu-Galleano Ranch Road - Riverside Drive

Weather: Clear

Date: 6/5/18

Time From: 11:55

Time To: 12:15

Existing Speed Limit: N / P MPH

	Northbound Statistics	Southbound Statistics	Combined Statistics
% Over Pace:	20%	16%	18%
% In Pace:	56%	62%	57%
% Under Pace:	24%	22%	25%
Average Speed:	51 MPH	48 MPH	50 MPH
Pace Speed:	47 - 56 MPH	44 - 53 MPH	46 - 55 MPH
15th Percentile / Critical Speed:	41 MPH	43 MPH	42 MPH
50th Percentile / Critical Speed:	47 MPH	50 MPH	49 MPH
85th Percentile / Critical Speed:	54 MPH	56 MPH	55 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Vehicles Surveyed: Southbound	TOT. VEH.	
65	0	0	65			0	
64	1	0	64	X		1	
63	1	0	63	X		1	
62	0	0	62			0	
61	0	0	61			0	
60	0	1	60		X	1	
59	0	0	59			0	
58	1	2	58	X	X X	3	
57	0	3	57		X X X	3	
56	1	1	56	X	X	2	
55	2	1	55	X X	X	3	
54	1	2	54	X	X X	3	
53	4	2	53	X X X X	X X	6	
52	2	0	52	X X		2	
51	2	2	51	X X	X X	4	
50	4	5	50	X X X X	X X X X X	9	*
49	2	4	49	X X	X X X X	6	*
48	2	5	48	X X	X X X X X	7	*
47	4	7	47	X X X X	X X X X X X X	11	P
46	4	1	46	X X X X	X	5	A
45	2	0	45	X X		2	C
44	1	0	44	X		1	E
43	4	4	43	X X X X	X X X X	8	*
42	0	3	42		X X X	3	*
41	5	2	41	X X X X X	X X	7	*
40	3	3	40	X X X	X X X	6	
39	1	2	39	X	X X	3	
38	2	0	38	X X		2	
37	1	0	37	X		1	
36	0	0	36			0	
35	0	0	35			0	
34	0	0	34			0	
33	0	0	33			0	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
24	0	0	24			0	
23	0	0	23			0	
22	0	0	22			0	
21	0	0	21			0	
20	0	0	20			0	
19	0	0	19			0	
18	0	0	18			0	
17	0	0	17			0	
16	0	0	16			0	
15	0	0	15			0	
Total	50	50			GRAND TOTALS	100	

Location: Hamner Avenue

Between: Riverside Drive - Philadelphia Street

Weather: Clear

Date: 6/5/18

Time From: 12:45

Time To: 1:05

Existing Speed Limit: N / P MPH

	Northbound Statistics	Southbound Statistics	Combined Statistics
% Over Pace:	24%	30%	29%
% In Pace:	62%	56%	59%
% Under Pace:	14%	14%	12%
Average Speed:	48 MPH	47 MPH	48 MPH
Pace Speed:	42 - 51 MPH	41 - 50 MPH	41 - 50 MPH
15th Percentile / Critical Speed:	40 MPH	41 MPH	40 MPH
50th Percentile / Critical Speed:	46 MPH	47 MPH	47 MPH
85th Percentile / Critical Speed:	52 MPH	54 MPH	53 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	1	58		X	1
57	0	0	57			0
56	0	2	56		X X	2
55	1	0	55	X		1
54	0	3	54		X X X	3
53	0	1	53		X	1
52	1	1	52	X	X	2
51	1	4	51	X	X X X	5
50	6	5	50	X X X X X X	X X X X X	11
49	8	3	49	X X X X X X X X	X X X	11
48	1	2	48	X	X X	3
47	5	6	47	X X X X X	X X X X X X	11
46	4	7	46	X X X X	X X X X X X X	11
45	6	4	45	X X X X X X	X X X X	10
44	5	5	44	X X X X X	X X X X X	10
43	3	1	43	X X X	X	4
42	6	3	42	X X X X X X	X X X	9
41	1	1	41	X	X	2
40	0	0	40			0
39	0	1	39		X	1
38	2	0	38	X X		2
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

TOT. VEH.

PACE * * * * * *

Location: Harrison Avenue

Between: Chandler Street - Schleisman Road

Weather: Clear

Date: 2/18/21

Time From: 12:10

Time To: 12:30

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	4%	16%	10%
% In Pace:	90%	80%	85%
% Under Pace:	6%	4%	5%
Average Speed:	46 MPH	48 MPH	47 MPH
Pace Speed:	42 - 51 MPH	42 - 51 MPH	42 - 51 MPH
15th Percentile / Critical Speed:	42 MPH	44 MPH	43 MPH
50th Percentile / Critical Speed:	46 MPH	47 MPH	47 MPH
85th Percentile / Critical Speed:	50 MPH	52 MPH	50 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	1	0	54	X		1
53	0	1	53		X	1
52	2	0	52	X X		2
51	0	1	51		X	1
50	1	0	50	X		1
49	4	2	49	X X X X	X X	6
48	2	1	48	X X	X	3
47	4	1	47	X X X X	X	5
46	4	5	46	X X X X	X X X X X	9
45	7	2	45	X X X X X X X	X X	9
44	5	4	44	X X X X X	X X X X	9
43	5	6	43	X X X X X	X X X X X X	11
42	1	4	42	X	X X X X	5
41	3	9	41	X X X	X X X X X X X X X	12
40	2	2	40	X X	X X	4
39	3	4	39	X X X	X X X X	7
38	2	6	38	X X	X X X X X X	8
37	2	1	37	X X	X	3
36	2	0	36	X X		2
35	0	1	35		X	1
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * *

Location: Harrison Avenue

Between: Schleisman Road - ~~Blossom Way~~ Limonite Avenue

Weather: Clear

Date: 7/29/21

Time From: 12:50

Time To: 1:20

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	8%	10%	15%
% In Pace:	74%	86%	79%
% Under Pace:	18%	4%	6%
Average Speed:	44 MPH	42 MPH	43 MPH
Pace Speed:	40 - 49 MPH	38 - 47 MPH	38 - 47 MPH
15th Percentile / Critical Speed:	39 MPH	38 MPH	39 MPH
50th Percentile / Critical Speed:	44 MPH	42 MPH	43 MPH
85th Percentile / Critical Speed:	49 MPH	46 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed	TOT. VEH.	
				Northbound / Southbound		
55	0	0	55		0	
54	0	0	54		0	
53	0	0	53		0	
52	0	0	52		0	
51	0	0	51		0	
50	0	0	50		0	
49	0	0	49		0	
48	0	0	48		0	
47	0	0	47		0	
46	0	0	46		0	
45	1	0	45	X	1	
44	0	0	44		0	
43	4	2	43	X X X X X X	6	
42	2	0	42	X X	2	
41	4	2	41	X X X X X X	6	
40	3	0	40	X X X	3	
39	2	1	39	X X X	3	*
38	3	2	38	X X X X X	5	*
37	4	6	37	X X X X X X X X X X	10	*
36	0	5	36	X X X X X	5	P
35	7	2	35	X X X X X X X X X	9	A
34	5	5	34	X X X X X X X X X X	10	C
33	2	3	33	X X X X X	5	E
32	2	3	32	X X X X X	5	*
31	1	3	31	X X X X	4	*
30	4	5	30	X X X X X X X X X	9	*
29	1	0	29	X	1	
28	0	3	28	X X X	3	
27	3	5	27	X X X X X X X X	8	
26	2	1	26	X X X	3	
25	0	1	25	X	1	
24	0	0	24		0	
23	0	0	23		0	
22	0	1	22	X	1	
21	0	0	21		0	
20	0	0	20		0	
19	0	0	19		0	
18	0	0	18		0	
17	0	0	17		0	
16	0	0	16		0	
15	0	0	15		0	
14	0	0	14		0	
13	0	0	13		0	
12	0	0	12		0	
11	0	0	11		0	
10	0	0	10		0	
9	0	0	9		0	
8	0	0	8		0	
7	0	0	7		0	
6	0	0	6		0	
5	0	0	5		0	
Total	50	50		GRAND TOTALS	100	

Location: Harrison Avenue

Between: Limonite Avenue - Blossom Way

Weather: Clear

Date: 3/20/25

Time From: 11:30

Time To: 12:20

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	2%	8%	18%
% In Pace:	68%	70%	65%
% Under Pace:	30%	22%	17%
Average Speed:	36 MPH	33 MPH	34 MPH
Pace Speed:	34 - 43 MPH	30 - 39 MPH	30 - 39 MPH
15th Percentile / Critical Speed:	30 MPH	27 MPH	28 MPH
50th Percentile / Critical Speed:	35 MPH	33 MPH	34 MPH
85th Percentile / Critical Speed:	41 MPH	37 MPH	40 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Vehicles Surveyed: Southbound	TOT. VEH.	
75	0	0	75			0	
74	0	0	74			0	
73	0	0	73			0	
72	0	0	72			0	
71	0	0	71			0	
70	0	0	70			0	
69	0	0	69			0	
68	0	0	68			0	
67	0	0	67			0	
66	0	0	66			0	
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	0	0	62			0	
61	0	0	61			0	
60	3	4	60	X X X	X X X X	7	
59	1	2	59	X	X X	3	
58	2	1	58	X X	X	3	
57	0	0	57			0	
56	4	5	56	X X X X	X X X X X	9	*
55	3	7	55	X X X	X X X X X X X	10	*
54	4	4	54	X X X X	X X X X	8	*
53	4	2	53	X X X X	X X	6	P
52	4	3	52	X X X X	X X X	7	A
51	3	8	51	X X X	X X X X X X X X	11	C
50	5	4	50	X X X X X	X X X X	9	E
49	6	1	49	X X X X X X	X	7	*
48	2	4	48	X X	X X X X	6	*
47	3	3	47	X X X	X X X	6	*
46	4	1	46	X X X X	X	5	
45	2	0	45	X X		2	
44	0	0	44			0	
43	0	1	43		X	1	
42	0	0	42			0	
41	0	0	41			0	
40	0	0	40			0	
39	0	0	39			0	
38	0	0	38			0	
37	0	0	37			0	
36	0	0	36			0	
35	0	0	35			0	
34	0	0	34			0	
33	0	0	33			0	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
Total	50	50			GRAND TOTALS	100	

Location: Hellman Avenue

Between: Chandler Street - River Road

Weather: Clear

Date: 2/17/21

Time From: 11:15

Time To: 12:00

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	12%	14%	13%
% In Pace:	76%	82%	79%
% Under Pace:	12%	4%	8%
Average Speed:	52 MPH	53 MPH	52 MPH
Pace Speed:	47 - 56 MPH	47 - 56 MPH	47 - 56 MPH
15th Percentile / Critical Speed:	47 MPH	48 MPH	48 MPH
50th Percentile / Critical Speed:	52 MPH	53 MPH	52 MPH
85th Percentile / Critical Speed:	56 MPH	56 MPH	56 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Southbound	VEH.
75	0	0	75			0
74	0	0	74			0
73	0	0	73			0
72	0	0	72			0
71	0	0	71			0
70	0	0	70			0
69	0	0	69			0
68	0	0	68			0
67	0	0	67			0
66	0	0	66			0
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	2	0	60	X X		2
59	0	1	59		X	1
58	1	2	58	X	X X	3
57	1	0	57	X		1
56	3	2	56	X X X	X X	5
55	4	2	55	X X X X	X X	6
54	4	1	54	X X X X	X	5
53	2	2	53	X X	X X	4
52	5	3	52	X X X X X	X X X	8
51	2	4	51	X X	X X X X	6
50	2	2	50	X X	X X	4
49	3	5	49	X X X	X X X X X	8
48	8	3	48	X X X X X X X X	X X X	11
47	5	5	47	X X X X X	X X X X X	10
46	2	5	46	X X	X X X X X	7
45	1	5	45	X	X X X X X	6
44	3	2	44	X X X	X X	5
43	1	1	43	X	X	2
42	1	4	42	X	X X X X	5
41	0	1	41		X	1
40	0	0	40			0
39	0	0	39			0
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
Total	50	50			GRAND TOTALS	100

* * * PACE * * *

Location: Hellman Avenue

Between: Schleisman Road - Scholar Avenue (Chandler Street - Limonite Avenue)

Weather: Clear

Date: 2/17/21

Time From: 3:00

Time To: 3:25

Existing Speed Limit: 50 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	8%	16%	12%
% In Pace:	76%	72%	69%
% Under Pace:	16%	12%	19%
Average Speed:	51 MPH	49 MPH	50 MPH
Pace Speed:	47 - 56 MPH	44 - 53 MPH	46 - 55 MPH
15th Percentile / Critical Speed:	46 MPH	44 MPH	45 MPH
50th Percentile / Critical Speed:	50 MPH	48 MPH	49 MPH
85th Percentile / Critical Speed:	55 MPH	54 MPH	55 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

cs@aimtd.com | ENGINEERING AND TRAFFIC SURVEY | Prepared by AimTD tel. 714 253.7888

DATA ENTRY COLUMNS

DIST.(MI.)= 1.00

OF ACC.= 0

CITY OF CHINO

69

LOCATION: Hellman Ave. - Merrill Ave. to Kimball Ave.

DATE: Wednesday, April 21, 2021 **TIME PERIOD :** 2:45 PM **TO** 3:23 PM

SPEED	NB	SB
65	0	0
64	0	0
63	0	0
62	0	0
61	0	0
60	0	0
59	0	0
58	0	0
57	0	0
56	0	0
55	0	0
54	0	0
53	0	0
52	0	1
51	0	0
50	1	1
49	1	0
48	0	2
47	0	1
46	0	0
45	1	1
44	1	2
43	0	2
42	4	1
41	0	1
40	3	3
39	1	2
38	7	2
37	4	1
36	5	3
35	8	11
34	2	7
33	2	4
32	3	1
31	1	0
30	3	0
29	3	2
28	0	1
27	0	0
26	0	1
25	0	0
24	0	0
23	0	0
22	0	0
21	0	0
20	0	0
19	0	0
18	0	0
17	0	0
16	0	0
15	0	0

SPEED (MPH)	TOTAL VEHICLES SURVEYED	NB	SB	TOTAL VEHICLES
65		0	0	0
64		0	0	0
63		0	0	0
62		0	0	0
61		0	0	0
60		0	0	0
59		0	0	0
58		0	0	0
57		0	0	0
56		0	0	0
55		0	0	0
54		0	0	0
53		0	0	0
52	X	0	1	1
51		0	0	0
50	XX	1	1	2
49	X	1	0	1
48	XX	0	2	2
47	X	0	1	1
46		0	0	0
45	XX	1	1	2
44	XXX	1	2	3
43	XX	0	2	2
42	XXXXX	4	1	5
41	X	0	1	1
40	XXXXXX	3	3	6
39	XXX	1	2	3
38	XXXXXXXXX	7	2	9
37	XXXXX	4	1	5
36	XXXXXXXX	5	3	8
35	XXXXXXXXXXXXXXXXXXX	8	11	19
34	XXXXXXXXX	2	7	9
33	XXXXXX	2	4	6
32	XXXX	3	1	4
31	X	1	0	1
30	XXX	3	0	3
29	XXXXX	3	2	5
28	X	0	1	1
27		0	0	0
26	X	0	1	1
25		0	0	0
24		0	0	0
23		0	0	0
22		0	0	0
21		0	0	0
20		0	0	0
19		0	0	0
18		0	0	0
17		0	0	0
16		0	0	0
15		0	0	0
		50	50	100

PACE * * * * * *

LIMITS (BTN): Hellman Ave btwn Merrill and Kimball (in Eastvale, btwn Limonite and NCL)

POSTED SPEED LIMIT: 35 MPH

ACCIDENT HISTORY: 0

ACCIDENT RATE: 0

EXPECTED RATE: 1.21

PROPOSED SPEED LIMIT: 35

ADT: 7317

OBSERVER: Manuel

WEATHER: SUNNY

ROAD SURFACE: DRY

ROAD CONDITION: GOOD

ROAD SEGMENT LENGTH: 1.00

NUMBER OF LANES: 2 EACH DIRECTION

DATA COLLECTION METHOD: RADAR

	NORTHBOUND	SOUTHBOUND	NORTHBOUND+SOUTHBOUND	
85TH %:	**41.4**	**43.2**	**42.3**	**M.P.H.**
50TH %:	36.5	37.3	36.9	M.P.H.
15TH %:	31.7	31.4	31.5	M.P.H.
10 MPH PACE:	29 - 38	33 - 42	33 - 42	M.P.H.
% IN PACE:	76%	70%	71%	
% OVER PACE:	24%	20%	14%	
% UNDER PACE:	0%	10%	15%	
ARITHMETIC MEAN:	36.54	37.30	36.92	M.P.H.
SAMPLE VARIANCE:	22.25	32.09	27.04	
STANDARD DEVIATION:	4.72	5.66	5.20	M.P.H.
VARIANCE OF THE MEAN:	0.45	0.64	0.27	
STD. ERROR OF THE MEAN:	0.67	0.80	0.52	M.P.H.

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed	TOT. VEH.
				Eastbound / Westbound	
75	0	0	75		0
74	0	0	74		0
73	0	0	73		0
72	0	0	72		0
71	0	0	71		0
70	0	0	70		0
69	0	0	69		0
68	0	0	68		0
67	0	0	67		0
66	0	0	66		0
65	0	0	65		0
64	0	0	64		0
63	0	0	63		0
62	0	0	62		0
61	0	0	61		0
60	0	0	60		0
59	0	0	59		0
58	0	1	58	X	1
57	0	3	57	X X X	3
56	1	0	56	X	1
55	1	1	55	X X	2
54	0	3	54	X X X	3
53	2	1	53	X X X	3
52	2	1	52	X X X	3
51	3	4	51	X X X X X	7
50	3	3	50	X X X X X	6
49	4	4	49	X X X X X X X X	8
48	5	7	48	X X X X X X X X X X X X	12
47	4	8	47	X X X X X X X X X X X X	12
46	4	3	46	X X X X X X X	7
45	4	3	45	X X X X X X X	7
44	3	5	44	X X X X X X X X	8
43	1	2	43	X X X	3
42	3	0	42	X X X	3
41	3	1	41	X X X X	4
40	3	0	40	X X X	3
39	2	0	39	X X	2
38	1	0	38	X	1
37	0	0	37		0
36	1	0	36	X	1
35	0	0	35		0
34	0	0	34		0
33	0	0	33		0
32	0	0	32		0
31	0	0	31		0
30	0	0	30		0
29	0	0	29		0
28	0	0	28		0
27	0	0	27		0
26	0	0	26		0
25	0	0	25		0
Total	50	50		GRAND TOTALS	100

PACE * * * * * * * *

Location: Limonite Avenue

Between: Hellman Avenue - Cucamonga Creek Channel

Weather: Clear

Date: 3/20/25

Time From: 10:25

Time To: 11:00

Existing Speed Limit: N/P MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	4%	18%	10%
% In Pace:	68%	80%	73%
% Under Pace:	28%	2%	17%
Average Speed:	46 MPH	49 MPH	47 MPH
Pace Speed:	44 - 53 MPH	43 - 52 MPH	44 - 53 MPH
15th Percentile / Critical Speed:	41 MPH	44 MPH	43 MPH
50th Percentile / Critical Speed:	46 MPH	48 MPH	47 MPH
85th Percentile / Critical Speed:	51 MPH	54 MPH	52 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

| Speed | EB | WB | MPH | Vehicles Surveyed | | |

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	2	59		X X	2
58	0	1	58		X	1
57	1	1	57	X	X	2
56	1	1	56	X	X	2
55	2	5	55	X X	X X X X	7
54	4	2	54	X X X X	X X	6
53	1	3	53	X	X X X	4
52	1	4	52	X	X X X X	5
51	0	1	51		X	1
50	2	4	50	X X	X X X X	6
49	1	2	49	X	X X	3
48	7	2	48	X X X X X X X	X X	9
47	8	7	47	X X X X X X X X	X X X X X X X	15
46	2	2	46	X X	X X	4
45	7	2	45	X X X X X X X	X X	9
44	2	3	44	X X	X X X	5
43	1	2	43	X	X X	3
42	1	2	42	X	X X	3
41	3	1	41	X X X	X	4
40	2	1	40	X X	X	3
39	1	1	39	X	X	2
38	0	1	38		X	1
37	3	0	37	X X X		3
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE *

Location: Limonite Avenue

Between: Archibald Avenue - Sumner Avenue

Weather: Clear

Date: 6/5/18

Time From: 9:45

Time To: 10:05

Existing Speed Limit: 45 MPH

	Eastbound Statistics	Westbound Statistics	Combined Statistics
% Over Pace:	10%	20%	14%
% In Pace:	64%	68%	62%
% Under Pace:	26%	12%	24%
Average Speed:	49 MPH	47 MPH	48 MPH
Pace Speed:	46 - 55 MPH	41 - 50 MPH	45 - 54 MPH
15th Percentile / Critical Speed:	40 MPH	42 MPH	41 MPH
50th Percentile / Critical Speed:	46 MPH	48 MPH	46 MPH
85th Percentile / Critical Speed:	53 MPH	54 MPH	53 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed: Eastbound	Vehicles Surveyed: Westbound	TOT. VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	1	57		X	1
56	4	1	56	X X X X	X	5
55	2	2	55	X X	X X	4
54	2	0	54	X X		2
53	5	2	53	X X X X X	X X	7
52	3	5	52	X X X	X X X X X	8
51	3	4	51	X X X	X X X X	7
50	2	5	50	X X	X X X X X	7
49	5	2	49	X X X X X	X X	7
48	3	4	48	X X X	X X X X	7
47	8	1	47	X X X X X X X X	X	9
46	3	4	46	X X X	X X X X	7
45	4	3	45	X X X X	X X X	7
44	2	4	44	X X	X X X X	6
43	1	5	43	X	X X X X X	6
42	0	4	42		X X X X	4
41	1	0	41	X		1
40	2	1	40	X X	X	3
39	0	0	39			0
38	0	2	38		X X	2
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * * *

Location: Limonite Avenue

Between: Sumner Avenue - East City Limits

Weather: Clear

Date: 6/5/18

Time From: 10:05

Time To: 10:25

Existing Speed Limit: 45 MPH

	Eastbound Statistics	Westbound Statistics	Combined Statistics
% Over Pace:	12%	12%	12%
% In Pace:	74%	76%	72%
% Under Pace:	14%	12%	16%
Average Speed:	47 MPH	49 MPH	48 MPH
Pace Speed:	43 - 52 MPH	45 - 54 MPH	44 - 53 MPH
15th Percentile / Critical Speed:	44 MPH	42 MPH	42 MPH
50th Percentile / Critical Speed:	48 MPH	47 MPH	47 MPH
85th Percentile / Critical Speed:	53 MPH	51 MPH	52 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed: Eastbound	Vehicles Surveyed: Westbound	TOT. VEH.	
75	0	0	75			0	
74	0	0	74			0	
73	0	0	73			0	
72	0	0	72			0	
71	0	0	71			0	
70	0	0	70			0	
69	0	0	69			0	
68	0	0	68			0	
67	0	0	67			0	
66	0	0	66			0	
65	0	0	65			0	
64	2	1	64	X X	X	3	
63	0	1	63		X	1	
62	0	0	62			0	
61	3	2	61	X X X	X X	5	
60	6	2	60	X X X X X X	X X	8	
59	3	1	59	X X X	X	4	
58	6	2	58	X X X X X X	X X	8	*
57	2	3	57	X X	X X X	5	*
56	4	7	56	X X X X	X X X X X X X	11	*
55	4	3	55	X X X X	X X X	7	P
54	5	1	54	X X X X X	X	6	A
53	5	5	53	X X X X X	X X X X X	10	C
52	5	4	52	X X X X X	X X X X	9	E
51	3	1	51	X X X	X	4	*
50	4	5	50	X X X X	X X X X X	9	*
49	2	4	49	X X	X X X X	6	*
48	4	2	48	X X X X	X X	6	
47	2	1	47	X X	X	3	
46	4	4	46	X X X X	X X X X	8	
45	1	1	45	X	X	2	
44	0	0	44			0	
43	1	0	43	X		1	
42	0	0	42			0	
41	2	0	41	X X		2	
40	0	0	40			0	
39	2	0	39	X X		2	
38	3	0	38	X X X		3	
37	0	0	37			0	
36	1	0	36	X		1	
35	0	0	35			0	
34	0	0	34			0	
33	0	0	33			0	
32	1	0	32	X		1	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
Total	75	50			GRAND TOTALS	125	

Location: Mission Boulevard

Between: Milliken Avenue - I-15 Freeway

Weather: Clear

Date: 6/3/21

Time From: 9:30

Time To: 10:30

Existing Speed Limit: N / P MPH

% Over Pace: 17%

% In Pace: 60%

% Under Pace: 23%

Average Speed: 53 MPH

Pace Speed: 49 - 58 MPH

15th Percentile / Critical Speed: 46 MPH

50th Percentile / Critical Speed: 53 MPH

85th Percentile / Critical Speed: 59 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	1	0	52	X		1
51	1	0	51	X		1
50	0	1	50		X	1
49	0	1	49		X	1
48	1	2	48	X	X X	3
47	2	0	47	X X		2
46	3	1	46	X X X	X	4
45	3	1	45	X X X	X	4
44	1	3	44	X	X X X	4
43	3	3	43	X X X	X X X	6
42	6	3	42	X X X X X X	X X X	9
41	6	4	41	X X X X X X	X X X X	10
40	5	2	40	X X X X X	X X	7
39	5	5	39	X X X X X	X X X X X	10
38	2	5	38	X X	X X X X X	7
37	4	6	37	X X X X	X X X X X X	10
36	2	5	36	X X	X X X X X	7
35	0	4	35		X X X X	4
34	3	1	34	X X X	X	4
33	1	2	33	X	X X	3
32	1	0	32	X		1
31	0	0	31			0
30	0	1	30		X	1
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * *

Location: Orange Street

Between: Sumner Avenue - Scholar Way

Weather: Clear

Date: 2/17/21

Time From: 2:20

Time To: 3:15

Existing Speed Limit: 30 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	10%	12%	13%
% In Pace:	76%	80%	74%
% Under Pace:	14%	8%	13%
Average Speed:	41 MPH	39 MPH	40 MPH
Pace Speed:	37 - 46 MPH	35 - 44 MPH	36 - 45 MPH
15th Percentile / Critical Speed:	37 MPH	35 MPH	36 MPH
50th Percentile / Critical Speed:	41 MPH	39 MPH	40 MPH
85th Percentile / Critical Speed:	46 MPH	44 MPH	45 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	0	48			0
47	1	0	47	X		1
46	1	0	46	X		1
45	4	2	45	X X X X	X X	6
44	2	1	44	X X	X	3
43	0	3	43		X X X	3
42	1	3	42	X	X X X	4
41	2	1	41	X X	X	3
40	4	2	40	X X X X	X X	6
39	4	2	39	X X X X	X X	6
38	1	3	38	X	X X X	4
37	3	6	37	X X X	X X X X X X	9
36	2	1	36	X X	X	3
35	1	3	35	X	X X X	4
34	0	5	34		X X X X X	5
33	1	2	33	X	X X	3
32	4	5	32	X X X X	X X X X X	9
31	5	4	31	X X X X X	X X X X	9
30	2	2	30	X X	X X	4
29	4	0	29	X X X X		4
28	1	0	28	X		1
27	2	2	27	X X	X X	4
26	2	3	26	X X	X X X	5
25	3	0	25	X X X		3
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

PACE

Location: Prairie Smoke Road

Between: Hellman Avenue - Whitewell Road

Weather: Clear

Date: 2/18/21

Time From: 9:00

Time To: 10:00

Existing Speed Limit: 35 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	22%	20%	21%
% In Pace:	50%	66%	58%
% Under Pace:	28%	14%	21%
Average Speed:	35 MPH	36 MPH	35 MPH
Pace Speed:	31 - 40 MPH	31 - 40 MPH	31 - 40 MPH
15th Percentile / Critical Speed:	28 MPH	31 MPH	29 MPH
50th Percentile / Critical Speed:	35 MPH	35 MPH	35 MPH
85th Percentile / Critical Speed:	44 MPH	42 MPH	42 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	TOT. VEH.	PACE
65	0	0	65			0	
64	0	0	64			0	
63	0	0	63			0	
62	0	0	62			0	
61	0	0	61			0	
60	0	0	60			0	
59	0	0	59			0	
58	0	0	58			0	
57	0	0	57			0	
56	0	0	56			0	
55	0	0	55			0	
54	0	0	54			0	
53	1	2	53	X	X X	3	
52	1	0	52	X		1	
51	0	6	51		X X X X X X	6	
50	2	3	50	X X	X X X	5	*
49	3	6	49	X X X	X X X X X X	9	*
48	7	4	48	X X X X X X X	X X X X	11	*
47	1	2	47	X	X X	3	*
46	4	4	46	X X X X	X X X X	8	*
45	2	3	45	X X	X X X	5	*
44	5	7	44	X X X X X	X X X X X X X	12	*
43	7	3	43	X X X X X X X	X X X	10	*
42	3	2	42	X X X	X X	5	*
41	4	4	41	X X X X	X X X X	8	*
40	3	1	40	X X X	X	4	
39	3	0	39	X X X		3	
38	1	2	38	X	X X	3	
37	0	1	37		X	1	
36	0	0	36			0	
35	1	0	35	X		1	
34	1	0	34	X		1	
33	1	0	33	X		1	
32	0	0	32			0	
31	0	0	31			0	
30	0	0	30			0	
29	0	0	29			0	
28	0	0	28			0	
27	0	0	27			0	
26	0	0	26			0	
25	0	0	25			0	
24	0	0	24			0	
23	0	0	23			0	
22	0	0	22			0	
21	0	0	21			0	
20	0	0	20			0	
19	0	0	19			0	
18	0	0	18			0	
17	0	0	17			0	
16	0	0	16			0	
15	0	0	15			0	
Total	50	50			GRAND TOTALS	100	

Location: River Road

Between: Hellman Avenue - Archibald Avenue

Weather: Clear

Date: 9/14/21

Time From: 9:00

Time To: 9:35

Existing Speed Limit: 40 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	8%	4%	10%
% In Pace:	78%	80%	76%
% Under Pace:	14%	16%	14%
Average Speed:	44 MPH	46 MPH	45 MPH
Pace Speed:	40 - 49 MPH	42 - 51 MPH	41 - 50 MPH
15th Percentile / Critical Speed:	40 MPH	41 MPH	41 MPH
50th Percentile / Critical Speed:	44 MPH	46 MPH	45 MPH
85th Percentile / Critical Speed:	48 MPH	51 MPH	49 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	2	51		X X	2
50	0	0	50			0
49	1	2	49	X	X X	3
48	0	1	48		X	1
47	0	0	47			0
46	4	1	46	X X X X	X	5
45	1	0	45	X		1
44	3	2	44	X X X	X X	5
43	2	2	43	X X	X X	4
42	1	3	42	X	X X X	4
41	3	3	41	X X X	X X X	6
40	2	5	40	X X	X X X X X	7
39	2	3	39	X X	X X X	5
38	4	4	38	X X X X	X X X X	8
37	9	4	37	X X X X X X X X X	X X X X	13
36	4	2	36	X X X X	X X	6
35	3	3	35	X X X	X X X	6
34	2	2	34	X X	X X	4
33	2	2	33	X X	X X	4
32	2	3	32	X X	X X X	5
31	0	1	31		X	1
30	0	3	30		X X X	3
29	0	2	29		X X	2
28	0	0	28			0
27	2	0	27	X X		2
26	1	0	26	X		1
25	2	0	25	X X		2
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

Vehicles Surveyed — TOT.

PACE

Location: Riverboat Drive

Between: Massy Harris Way - Wells Springs Street

Weather: Clear

Date: 2/17/21

Time From: 12:10

Time To: 1:20

Existing Speed Limit: 40 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	12%	12%	12%
% In Pace:	66%	62%	64%
% Under Pace:	22%	26%	24%
Average Speed:	38 MPH	38 MPH	38 MPH
Pace Speed:	35 - 44 MPH	35 - 44 MPH	35 - 44 MPH
15th Percentile / Critical Speed:	33 MPH	32 MPH	32 MPH
50th Percentile / Critical Speed:	37 MPH	38 MPH	38 MPH
85th Percentile / Critical Speed:	44 MPH	44 MPH	44 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	1	0	57	X		1
56	0	1	56		X	1
55	0	0	55			0
54	2	1	54	X X	X	3
53	2	1	53	X X	X	3
52	0	0	52			0
51	0	1	51		X	1
50	1	0	50	X		1
49	1	1	49	X	X	2
48	2	2	48	X X	X X	4
47	2	2	47	X X	X X	4
46	1	3	46	X	X X X	4
45	8	6	45	X X X X X X X X	X X X X X X	14
44	3	1	44	X X X	X	4
43	3	7	43	X X X	X X X X X X X	10
42	8	7	42	X X X X X X X X	X X X X X X X	15
41	2	6	41	X X	X X X X X X	8
40	5	3	40	X X X X X	X X X	8
39	2	3	39	X X	X X X	5
38	3	3	38	X X X	X X X	6
37	1	1	37	X	X	2
36	1	1	36	X	X	2
35	1	0	35	X		1
34	1	0	34	X		1
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE

Location: Riverside Drive

Between: Hamner Avenue - East City Limits

Weather: Clear

Date: 6/5/18

Time From: 12:15

Time To: 12:45

Existing Speed Limit: 50 MPH

	Eastbound Statistics	Westbound Statistics	Combined Statistics
% Over Pace:	14%	18%	16%
% In Pace:	82%	74%	78%
% Under Pace:	4%	8%	6%
Average Speed:	43 MPH	44 MPH	43 MPH
Pace Speed:	38 - 47 MPH	38 - 47 MPH	38 - 47 MPH
15th Percentile / Critical Speed:	38 MPH	38 MPH	38 MPH
50th Percentile / Critical Speed:	42 MPH	42 MPH	42 MPH
85th Percentile / Critical Speed:	47 MPH	46 MPH	47 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Vehicles Surveyed: Eastbound	Vehicles Surveyed: Westbound	TOT. VEH.
75	0	0	75			0
74	0	0	74			0
73	0	0	73			0
72	0	0	72			0
71	0	0	71			0
70	0	0	70			0
69	0	0	69			0
68	0	0	68			0
67	0	0	67			0
66	0	0	66			0
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	2	0	60	X X		2
59	3	2	59	X X X	X X	5
58	1	7	58	X	X X X X X X X	8
57	1	2	57	X	X X	3
56	6	4	56	X X X X X X	X X X X	10
55	4	0	55	X X X X		4
54	2	3	54	X X	X X X	5
53	3	4	53	X X X	X X X X	7
52	3	7	52	X X X	X X X X X X X	10
51	1	3	51	X	X X X	4
50	7	2	50	X X X X X X X	X X	9
49	3	3	49	X X X	X X X	6
48	4	4	48	X X X X	X X X X	8
47	2	1	47	X X	X	3
46	3	3	46	X X X	X X X	6
45	1	1	45	X	X	2
44	2	1	44	X X	X	3
43	2	0	43	X X		2
42	0	2	42		X X	2
41	0	0	41			0
40	0	1	40		X	1
39	0	0	39			0
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
Total	50	50		GRAND TOTALS		100

PACE

Location: Schleisman Road

Between: Hellman Avenue - Archibald Avenue

Weather: Clear

Date: 2/17/21

Time From: 3:30

Time To: 3:50

Existing Speed Limit: 50 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	14%	4%	7%
% In Pace:	70%	70%	66%
% Under Pace:	16%	26%	27%
Average Speed:	52 MPH	52 MPH	52 MPH
Pace Speed:	47 - 56 MPH	49 - 58 MPH	49 - 58 MPH
15th Percentile / Critical Speed:	46 MPH	46 MPH	46 MPH
50th Percentile / Critical Speed:	51 MPH	52 MPH	52 MPH
85th Percentile / Critical Speed:	56 MPH	58 MPH	57 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.	PACE
65	0	0	65			0	*
64	0	0	64			0	*
63	0	0	63			0	*
62	0	0	62			0	*
61	0	0	61			0	*
60	0	0	60			0	*
59	0	0	59			0	*
58	0	0	58			0	*
57	0	0	57			0	*
56	0	0	56			0	*
55	2	0	55	X X		2	*
54	1	0	54	X		1	*
53	1	1	53	X	X	2	*
52	1	3	52	X	X X X	4	*
51	2	1	51	X X	X	3	*
50	1	2	50	X	X X	3	*
49	2	7	49	X X	X X X X X X X	9	*
48	5	7	48	X X X X X	X X X X X X X	12	*
47	6	6	47	X X X X X X	X X X X X X	12	*
46	2	5	46	X X	X X X X X	7	PACE
45	3	4	45	X X X	X X X X	7	*
44	5	5	44	X X X X X	X X X X X	10	*
43	3	2	43	X X X	X X	5	*
42	2	1	42	X X	X	3	*
41	3	3	41	X X X	X X X	6	*
40	5	1	40	X X X X X	X	6	*
39	2	0	39	X X		2	*
38	4	2	38	X X X X	X X	6	*
37	0	0	37			0	*
36	0	0	36			0	*
35	0	0	35			0	*
34	0	0	34			0	*
33	0	0	33			0	*
32	0	0	32			0	*
31	0	0	31			0	*
30	0	0	30			0	*
29	0	0	29			0	*
28	0	0	28			0	*
27	0	0	27			0	*
26	0	0	26			0	*
25	0	0	25			0	*
24	0	0	24			0	*
23	0	0	23			0	*
22	0	0	22			0	*
21	0	0	21			0	*
20	0	0	20			0	*
19	0	0	19			0	*
18	0	0	18			0	*
17	0	0	17			0	*
16	0	0	16			0	*
15	0	0	15			0	*
Total	50	50			GRAND TOTALS	100	

Vehicles Surveyed — TOT.

Location: Schleisman Road

Between: Archibald Avenue - Sumner Avenue

Weather: Clear

Date: 2/17/21

Time From: 3:15

Time To: 3:35

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	16%	2%	15%
% In Pace:	72%	84%	77%
% Under Pace:	12%	14%	8%
Average Speed:	45 MPH	46 MPH	46 MPH
Pace Speed:	40 - 49 MPH	43 - 52 MPH	40 - 49 MPH
15th Percentile / Critical Speed:	40 MPH	43 MPH	41 MPH
50th Percentile / Critical Speed:	45 MPH	47 MPH	46 MPH
85th Percentile / Critical Speed:	50 MPH	49 MPH	49 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	0	56			0
55	0	0	55			0
54	1	1	54	X	X	2
53	2	0	53	X X		2
52	0	0	52			0
51	1	3	51	X	X X X	4
50	2	1	50	X X	X	3
49	3	1	49	X X X	X	4
48	1	2	48	X	X X	3
47	7	2	47	X X X X X X X	X X	9
46	7	3	46	X X X X X X X	X X X	10
45	4	7	45	X X X X	X X X X X X X	11
44	3	4	44	X X X	X X X X	7
43	5	2	43	X X X X X	X X	7
42	4	5	42	X X X X	X X X X X	9
41	4	4	41	X X X X	X X X X	8
40	1	2	40	X	X X	3
39	4	6	39	X X X X	X X X X X X	10
38	0	3	38		X X X	3
37	1	2	37	X	X X	3
36	0	0	36			0
35	0	1	35		X	1
34	0	1	34		X	1
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

Vehicles Surveyed — TOT.

PACE

Location: Schleisman Road

Between: Sumner Avenue - Scholar Way

Weather: Clear

Date: 2/17/21

Time From: 3:35

Time To: 3:55

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	8%	16%	15%
% In Pace:	80%	76%	77%
% Under Pace:	12%	8%	8%
Average Speed:	45 MPH	43 MPH	44 MPH
Pace Speed:	41 - 50 MPH	38 - 47 MPH	39 - 48 MPH
15th Percentile / Critical Speed:	41 MPH	39 MPH	39 MPH
50th Percentile / Critical Speed:	45 MPH	43 MPH	44 MPH
85th Percentile / Critical Speed:	49 MPH	48 MPH	48 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	EB	WB	MPH	Eastbound	Westbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	1	1	57	X	X	2
56	0	0	56			0
55	0	1	55		X	1
54	4	1	54	X X X X	X	5
53	1	2	53	X	X X	3
52	3	1	52	X X X	X	4
51	2	6	51	X X	X X X X X X	8
50	4	3	50	X X X X	X X X	7
49	4	6	49	X X X X	X X X X X X	10
48	4	5	48	X X X X	X X X X X	9
47	6	5	47	X X X X X X	X X X X X	11
46	5	3	46	X X X X X	X X X	8
45	3	6	45	X X X	X X X X X X	9
44	4	2	44	X X X X	X X	6
43	3	2	43	X X X	X X	5
42	3	2	42	X X X	X X	5
41	3	1	41	X X X	X	4
40	0	2	40		X X	2
39	0	1	39		X	1
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE

Location: Schleisman Road

Between: Scholar Way - Hamner Avenue

Weather: Clear

Date: 2/18/21

Time From: 10:30

Time To: 10:50

Existing Speed Limit: 45 MPH

	Eastbound	Westbound	Combined Statistics
% Over Pace:	22%	12%	15%
% In Pace:	78%	80%	78%
% Under Pace:	0%	8%	7%
Average Speed:	47 MPH	48 MPH	47 MPH
Pace Speed:	41 - 50 MPH	42 - 51 MPH	42 - 51 MPH
15th Percentile / Critical Speed:	43 MPH	43 MPH	43 MPH
50th Percentile / Critical Speed:	47 MPH	48 MPH	47 MPH
85th Percentile / Critical Speed:	52 MPH	51 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed	TOT. VEH.	
				Northbound / Southbound		
55	0	0	55		0	
54	0	0	54		0	
53	0	0	53		0	
52	0	0	52		0	
51	0	0	51		0	
50	0	0	50		0	
49	0	0	49		0	
48	1	1	48	X X	2	
47	1	0	47	X	1	
46	2	2	46	X X X X	4	
45	0	0	45		0	
44	2	1	44	X X X	3	
43	4	5	43	X X X X X X X X X	9	*
42	2	2	42	X X X X	4	*
41	1	3	41	X X X X	4	*
40	2	4	40	X X X X X X	6	PACE
39	1	1	39	X X	2	
38	7	7	38	X X X X X X X X X X X X X X	14	
37	1	4	37	X X X X X	5	
36	2	4	36	X X X X X X	6	*
35	5	5	35	X X X X X X X X X X	10	*
34	3	1	34	X X X X	4	*
33	3	3	33	X X X X X X	6	
32	4	1	32	X X X X X	5	
31	0	1	31	X	1	
30	4	1	30	X X X X X	5	
29	3	0	29	X X X	3	
28	1	1	28	X X	2	
27	0	0	27		0	
26	1	2	26	X X X	3	
25	0	1	25	X	1	
24	0	0	24		0	
23	0	0	23		0	
22	0	0	22		0	
21	0	0	21		0	
20	0	0	20		0	
19	0	0	19		0	
18	0	0	18		0	
17	0	0	17		0	
16	0	0	16		0	
15	0	0	15		0	
14	0	0	14		0	
13	0	0	13		0	
12	0	0	12		0	
11	0	0	11		0	
10	0	0	10		0	
9	0	0	9		0	
8	0	0	8		0	
7	0	0	7		0	
6	0	0	6		0	
5	0	0	5		0	
Total	50	50		GRAND TOTALS	100	

Location: Scholar Way

Between: Citrus Street - Schleisman Road

Weather: Clear

Date: 3/19/25

Time From: 10:50

Time To: 11:40

Existing Speed Limit: 35 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	32%	6%	10%
% In Pace:	64%	72%	64%
% Under Pace:	4%	22%	26%
Average Speed:	37 MPH	37 MPH	37 MPH
Pace Speed:	29 - 38 MPH	35 - 44 MPH	34 - 43 MPH
15th Percentile / Critical Speed:	30 MPH	33 MPH	31 MPH
50th Percentile / Critical Speed:	36 MPH	38 MPH	37 MPH
85th Percentile / Critical Speed:	43 MPH	43 MPH	43 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	1	48		X	1
47	1	2	47	X	X X	3
46	1	0	46	X		1
45	1	3	45	X	X X X	4
44	3	2	44	X X X	X X	5
43	3	5	43	X X X	X X X X X	8
42	2	3	42	X X	X X X	5
41	5	4	41	X X X X X	X X X X	9
40	3	4	40	X X X	X X X X	7
39	8	6	39	X X X X X X X X	X X X X X X	14
38	3	4	38	X X X	X X X X	7
37	5	3	37	X X X X X	X X X	8
36	4	1	36	X X X X	X	5
35	3	4	35	X X X	X X X X	7
34	0	4	34		X X X X	4
33	2	1	33	X X	X	3
32	1	1	32	X	X	2
31	2	1	31	X X	X	3
30	1	1	30	X	X	2
29	2	0	29	X X		2
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

Location: Scholar Way

Between: Schleisman Road - Limonite Avenue

Weather: Clear

Date: 7/29/21

Time From: 1:20

Time To: 1:40

Existing Speed Limit: 35 MPH

PACE

	Northbound	Southbound	Combined Statistics
% Over Pace:	6%	16%	9%
% In Pace:	78%	76%	75%
% Under Pace:	16%	8%	16%
Average Speed:	38 MPH	39 MPH	39 MPH
Pace Speed:	35 - 44 MPH	34 - 43 MPH	35 - 44 MPH
15th Percentile / Critical Speed:	33 MPH	34 MPH	34 MPH
50th Percentile / Critical Speed:	39 MPH	39 MPH	39 MPH
85th Percentile / Critical Speed:	43 MPH	44 MPH	43 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	2	49		XX	2
48	0	1	48		X	1
47	0	1	47		X	1
46	1	2	46	X	XX	3
45	2	2	45	XX	XX	4
44	2	2	44	XX	XX	4
43	2	2	43	XX	XX	4
42	3	3	42	XXX	XXX	6
41	2	6	41	XX	XXXXXX	8
40	7	4	40	XXXXXXX	XXXX	11
39	5	5	39	XXXXX	XXXXX	10
38	5	3	38	XXXXX	XXX	8
37	7	6	37	XXXXXXX	XXXXXX	13
36	4	3	36	XXXX	XXX	7
35	3	2	35	XXX	XX	5
34	5	2	34	XXXXX	XX	7
33	1	0	33	X		1
32	1	3	32	X	XXX	4
31	0	0	31			0
30	0	1	30		X	1
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50		GRAND TOTALS		100

PACE

Location: Scholar Way

Between: Limonite Avenue - Bellegrave Avenue

Weather: Clear

Date: 7/29/21

Time From: 10:25

Time To: 11:00

Existing Speed Limit: 35 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	10%	12%	15%
% In Pace:	86%	72%	79%
% Under Pace:	4%	16%	6%
Average Speed:	39 MPH	40 MPH	39 MPH
Pace Speed:	34 - 43 MPH	36 - 45 MPH	34 - 43 MPH
15th Percentile / Critical Speed:	35 MPH	35 MPH	35 MPH
50th Percentile / Critical Speed:	38 MPH	39 MPH	39 MPH
85th Percentile / Critical Speed:	42 MPH	45 MPH	43 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	0	0	57			0
56	0	3	56		X X X	3
55	0	1	55		X	1
54	0	2	54		X X	2
53	1	2	53	X	X X	3
52	0	2	52		X X	2
51	5	7	51	X X X X X	X X X X X X X	12
50	3	4	50	X X X	X X X X	7
49	5	5	49	X X X X X	X X X X X	10
48	6	6	48	X X X X X X	X X X X X X	12
47	4	4	47	X X X X	X X X X	8
46	5	1	46	X X X X X	X	6
45	8	4	45	X X X X X X X X	X X X X	12
44	5	3	44	X X X X X	X X X	8
43	2	2	43	X X	X X	4
42	0	1	42		X	1
41	3	3	41	X X X	X X X	6
40	2	0	40	X X		2
39	1	0	39	X		1
38	0	0	38			0
37	0	0	37			0
36	0	0	36			0
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50			GRAND TOTALS	100

PACE

Location: Sumner Avenue

Between: Citrus Street - 65th Street

Weather: Clear

Date: 2/17/21

Time From: 2:00

Time To: 2:20

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	2%	12%	9%
% In Pace:	86%	76%	81%
% Under Pace:	12%	12%	10%
Average Speed:	46 MPH	49 MPH	47 MPH
Pace Speed:	43 - 52 MPH	44 - 53 MPH	43 - 52 MPH
15th Percentile / Critical Speed:	43 MPH	44 MPH	44 MPH
50th Percentile / Critical Speed:	46 MPH	49 MPH	48 MPH
85th Percentile / Critical Speed:	50 MPH	53 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Northbound	Southbound	VEH.
65	0	0	65			0
64	0	0	64			0
63	0	0	63			0
62	0	0	62			0
61	0	0	61			0
60	0	0	60			0
59	0	0	59			0
58	0	0	58			0
57	1	0	57	X		1
56	0	0	56			0
55	1	0	55	X		1
54	1	0	54	X		1
53	3	2	53	X X X	X X	5
52	3	2	52	X X X	X X	5
51	3	1	51	X X X	X	4
50	2	1	50	X X	X	3
49	6	10	49	X X X X X X	X X X X X X X X X X	16
48	6	4	48	X X X X X X	X X X X	10
47	2	5	47	X X	X X X X X	7
46	2	4	46	X X	X X X X	6
45	2	4	45	X X	X X X X	6
44	4	5	44	X X X X	X X X X X	9
43	2	3	43	X X	X X X	5
42	2	5	42	X X	X X X X X	7
41	3	2	41	X X X	X X	5
40	2	1	40	X X	X	3
39	2	1	39	X X	X	3
38	1	0	38	X		1
37	0	0	37			0
36	2	0	36	X X		2
35	0	0	35			0
34	0	0	34			0
33	0	0	33			0
32	0	0	32			0
31	0	0	31			0
30	0	0	30			0
29	0	0	29			0
28	0	0	28			0
27	0	0	27			0
26	0	0	26			0
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
Total	50	50		GRAND TOTALS		100

PACE * * * * * * *

Location: Sumner Avenue

Between: 65th Street - Bellegrave Avenue

Weather: Clear

Date: 2/18/21

Time From: 10:00

Time To: 10:25

Existing Speed Limit: 45 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	6%	10%	17%
% In Pace:	66%	86%	74%
% Under Pace:	28%	4%	9%
Average Speed:	47 MPH	46 MPH	46 MPH
Pace Speed:	44 - 53 MPH	41 - 50 MPH	41 - 50 MPH
15th Percentile / Critical Speed:	41 MPH	42 MPH	42 MPH
50th Percentile / Critical Speed:	48 MPH	46 MPH	47 MPH
85th Percentile / Critical Speed:	52 MPH	49 MPH	51 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

City of Eastvale

Radar Speed Survey

Speed	NB	SB	MPH	Vehicles Surveyed: Northbound	Southbound	TOT. VEH.
55	0	0	55			0
54	0	0	54			0
53	0	0	53			0
52	0	0	52			0
51	0	0	51			0
50	0	0	50			0
49	0	0	49			0
48	0	0	48			0
47	0	0	47			0
46	1	2	46	X	X X	3
45	2	2	45	X X	X X	4
44	0	1	44		X	1
43	1	1	43	X	X	2
42	1	3	42	X	X X X	4
41	0	0	41			0
40	6	2	40	X X X X X X	X X	8
39	1	2	39	X	X X	3
38	4	5	38	X X X X	X X X X X	9
37	3	0	37	X X X		3
36	5	1	36	X X X X X	X	6
35	0	2	35		X X	2
34	4	4	34	X X X X	X X X X	8
33	6	3	33	X X X X X X	X X X	9
32	3	3	32	X X X	X X X	6
31	4	4	31	X X X X	X X X X	8
30	1	1	30	X	X	2
29	5	7	29	X X X X X	X X X X X X X	12
28	1	4	28	X	X X X X	5
27	1	3	27	X	X X X	4
26	1	0	26	X		1
25	0	0	25			0
24	0	0	24			0
23	0	0	23			0
22	0	0	22			0
21	0	0	21			0
20	0	0	20			0
19	0	0	19			0
18	0	0	18			0
17	0	0	17			0
16	0	0	16			0
15	0	0	15			0
14	0	0	14			0
13	0	0	13			0
12	0	0	12			0
11	0	0	11			0
10	0	0	10			0
9	0	0	9			0
8	0	0	8			0
7	0	0	7			0
6	0	0	6			0
5	0	0	5			0
Total	50	50			GRAND TOTALS	100

* * * PACE * * *

Location: Whitewell Road

Between: Schleisman Road - Prairie Smoke Road

Weather: Clear

Date: 2/18/21

Time From: 10:00

Time To: 11:00

Existing Speed Limit: 35 MPH

	Northbound	Southbound	Combined Statistics
% Over Pace:	10%	36%	25%
% In Pace:	72%	64%	65%
% Under Pace:	18%	0%	10%
Average Speed:	35 MPH	35 MPH	35 MPH
Pace Speed:	31 - 40 MPH	27 - 36 MPH	29 - 38 MPH
15th Percentile / Critical Speed:	29 MPH	29 MPH	29 MPH
50th Percentile / Critical Speed:	34 MPH	33 MPH	34 MPH
85th Percentile / Critical Speed:	40 MPH	42 MPH	40 MPH

Radar Survey Conducted By:

Counts Unlimited, Inc.

PO Box 1178

Corona, CA 92880

T 951-268-6268 F 951-268-6267

APPENDIX F

Collision Data Table

Updated April 2025

(to be provided)

APPENDIX G

Radar/Lidar Gun and Operator(s) Certifications (Updated April 2025)

(to be provided)

ORDINANCE NO. 25-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING IN ITS ENTIRETY CHAPTER 10.02 OF TITLE 10 OF THE EASTVALE MUNICIPAL CODE ESTABLISHING SPEED LIMITS ON CERTAIN STREETS

WHEREAS, California Vehicle Code Sections 22357 and 22358 provide that local entities may declare prima facie speed limits greater than 25 miles per hour on City streets on the basis of an engineering and traffic survey; and

WHEREAS, California Vehicle Code Section 40802 provides for the enforcement of the posted speed limit by the use of radar or other electronic devices which measures the speed of moving vehicles; and

WHEREAS, California Vehicle Code Section 627(b) defines an engineering and traffic survey to include consideration of all of the following:

1) Prevailing speeds as determined by traffic engineering measurements;
2) Collision Records;
3) Highway, traffic, and roadside conditions not readily apparent to the driver; and

WHEREAS, the City of Eastvale has completed a new engineering and traffic survey required under California Vehicle Code Sections 22357 and 22358.

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

SECTION 1. Chapter 10.02 of Title10 to the Eastvale Municipal Code is amended in its entirety to read as follows:

"Sec. 10.02.010. - Findings.

(a) The City Council of the City of Eastvale finds that an engineering and traffic survey has been completed in full compliance with the requirements of the California Vehicle Code and the recommendations in the survey should be implemented. Based upon the review of the survey and related information, the City Council finds the prevailing or 85th percentile speeds of the vehicles are:

No.	Street	Between	85th %ile Speed (mph)
1	58th Street	Scholar Way and Hamner Avenue	40
2	65th Street	Archibald Avenue and Sumner Avenue	40
3		Sumner Avenue and Hamner Avenue	47
4		Hamner Avenue and Wells Spring Street / East City Limit	42
5	68th Street	Sumner Avenue and Hamner Avenue	49
6		Hamner Avenue and East City Limit	47

No.	Street	Between	85th %ile Speed (mph)
7	Archibald Avenue	Bluff Street and Wind River/Grapewin Street	57
8		Wind River/Grapewin Street and Schleisman Road	57
9		Schleisman Road and Bellegrave Avenue / North City Limit	55
10	Baron Road	Archibald Avenue and Northernly Terminus	40
11	Bellegrave Avenue	Sumner Avenue and Hamner Avenue	53
12		Hamner Avenue and East City Limit	48
13	Blossom Way	Harrison Avenue and Sumner Avenue	37
14	Cantu-Galleano Ranch Road	Hamner Avenue and I-15 Freeway	51
15	Chandler Street	Hellman Avenue and Harrison Avenue	52
16	Citrus Street	Harrison Avenue and Scholar Way	47
17		Scholar Way and Hamner Avenue	47
18	Fieldmaster Street	Hall Road and Archibald Avenue	43
19	Goodman Way	Cantu-Galleano Ranch Road and Hamner Avenue	41
20	Hamner Avenue	South City Limit and Schleisman Road	52
21		Schleisman Road and Limonite Avenue	51
22		Limonite Avenue and Bellegrave Avenue	51
23		Bellegrave Avenue and Cantu-Galleano Ranch Road	48
24		Cantu-Galleano Ranch Road and Riverside Drive	55
25		Riverside Drive & Philadelphia Street	55
26	Harrison Avenue	Chandler Street and Schleisman Road	50
27		Schleisman Road and Limonite Avenue	47
28		Limonite Avenue and Blossom Way	40
29	Hellman Avenue	River Road and Chandler Street	56
30		Chandler Street and Limonite Avenue	55
31		Limonite Avenue to North City Limit	42
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Channel	52
33		Cucamonga Creek Channel to Archibald Avenue	52
34		Archibald Avenue and Sumner Avenue	53
35		Sumner Avenue and East City Limit	52
36	Mission Boulevard	S. Milliken Avenue and Ontario Freeway (I-15)	59
37	Orange Street	Sumner Avenue and Scholar Way	45
38	Prairie Smoke Road	Hellman Avenue and Whitewell Road	42
39	River Road	Hellman Avenue and Archibald Avenue	49
40	Riverboat Drive	Massy Harris Way and Wells Springs Street	44
41	Riverside Drive	Hamner Avenue & East City Limit	47
42	Schleisman Road	Hellman Avenue and Archibald Avenue	57
43		Archibald Avenue and Sumner Avenue	49
44		Sumner Avenue and Scholar Way	48
45		Scholar Way and Hamner Avenue	51
46	Scholar Way	Citrus Street and Schleisman Road	43
47		Schleisman Road and Limonite Avenue	43
48		Limonite Avenue and Bellegrave Avenue	43
49	Sumner Avenue	Citrus Street and 65th Street	51
50		65th Street and Bellegrave Avenue	51

No.	Street	Between	85th %ile Speed (mph)
51	Whitewell Road	Schleisman Road and Prairie Smoke Road	40

(b) Based on the review of the Survey, the City Council finds that the most appropriate speed limits to facilitate the orderly movement of traffic that is reasonable and safe for the above-listed streets are set forth herein.

Sec. 10.02.020. - Established.

The following speed limits are as established:

No.	Street	Between	Speed Limit (mph)
1	58th Street	Scholar Way and Hamner Avenue	35
2	65th Street	Archibald Avenue and Sumner Avenue	40
3		Sumner Avenue and Hamner Avenue	40
4		Hamner Avenue and Wells Spring Street / East City Limit	35
5	68th Street	Sumner Avenue and Hamner Avenue	45
6		Hamner Avenue and East City Limit	45
7	Archibald Avenue	Bluff Street and Wind River/Grapewin Street	55
8		Wind River/Grapewin Street and Schleisman Road	50
9		Schleisman Road and Bellegrave Avenue / North City Limit	50
10	Baron Road	Archibald Avenue and Northernly Terminus	35
11	Bellegrave Avenue	Sumner Avenue and Hamner Avenue	50
12		Hamner Avenue and East City Limit	50
13	Blossom Way	Harrison Avenue and Sumner Avenue	30
14	Cantu-Galleano Ranch Road	Hamner Avenue and I-15 Freeway	50
15	Chandler Street	Hellman Avenue and Harrison Avenue	45
16	Citrus Street	Harrison Avenue and Scholar Way	45
17		Scholar Way and Hamner Avenue	45
18	Fieldmaster Street	Hall Road and Archibald Avenue	40
19	Goodman Way	Cantu-Galleano Ranch Road and Hamner Avenue	35
20	Hamner Avenue	South City Limit and Schleisman Road	45
21		Schleisman Road and Limonite Avenue	45
22		Limonite Avenue and Bellegrave Avenue	45
23		Bellegrave Avenue and Cantu-Galleano Ranch Road	45
24		Cantu-Galleano Ranch Road and Riverside Drive	50
25		Riverside Drive & Philadelphia Street	50
26	Harrison Avenue	Chandler Street and Schleisman Road	45
27		Schleisman Road and Limonite Avenue	45
28		Limonite Avenue and Blossom Way	35
29	Hellman Avenue	River Road and Chandler Street	50

No.	Street	Between	Speed Limit (mph)
30		Chandler Street and Limonite Avenue	50
31		Limonite Avenue to North City Limit	35
32	Limonite Avenue	Hellman Avenue to Cucamonga Creek Channel	45
33		Cucamonga Creek Channel to Archibald Avenue	45
34		Archibald Avenue and Sumner Avenue	50
35		Sumner Avenue and East City Limit	45
36	Mission Boulevard	S. Milliken Avenue and Ontario Freeway (I-15)	55
37	Orange Street	Sumner Avenue and Scholar Way	30
38	Prairie Smoke Road	Hellman Avenue and Whitewell Road	35
39	River Road	Hellman Avenue and Archibald Avenue	40
40	Riverboat Drive	Massy Harris Way and Wells Springs Street	40
41	Riverside Drive	Hamner Avenue & East City Limit	45
42	Schleisman Road	Hellman Avenue and Archibald Avenue	50
43		Archibald Avenue and Sumner Avenue	45
44		Sumner Avenue and Scholar Way	45
45		Scholar Way and Hamner Avenue	45
46	Scholar Way	Citrus Street and Schleisman Road	35
47		Schleisman Road and Limonite Avenue	40
48		Limonite Avenue and Bellegrave Avenue	40
49	Sumner Avenue	Citrus Street and 65th Street	45
50		65th Street and Bellegrave Avenue	45
51	Whitewell Road	Schleisman Road and Prairie Smoke Road	35

Sec. 10.02.030 - Direction to City Engineer. On or after the effective date of the Ordinance of which this Chapter is derived, the City Engineer is directed to clearly post speed limit signs effectuating Section 10.02.020 above, to give notice that this Chapter is in effect."

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

SECTION 3. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be published in accordance with the law.

PASSED, APPROVED AND ORDAINED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 25-06, was introduced at a regular meeting of the City Council of the City of Eastvale held on the 11th of June, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the 25th of June, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.9
June 25, 2025

Adoption of Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget

Prepared By:

Mark Orme, City Manager & Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council approve and adopt the following:

1. Fiscal Year 2025-2026 Annual Operating and Capital Improvement Budget; and
2. A Resolution of the City Council of the City of Eastvale, California, Approving and Adopting the Annual Appropriations Limit Pursuant to Article XIII (B) of the California Constitution for Fiscal Year 2025-2026; and
3. A Resolution of the City Council of the City of Eastvale, California, Adopting An Operating Budget and Capital Improvement Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026, and Appropriating Funds for Purposes Therein Set Forth; and
4. A Resolution of the City Council of the City of Eastvale, California, Approving the Commitment of Fund Balance Pursuant to GASB 54; and
5. A Resolution of the City Council of the City of Eastvale, California, Establishing Revised Salary Schedules and Range Tables Effective July 1, 2025; and
6. A Resolution of the City of Council of the City of Eastvale, California, Establishing the Authorized Positions for the Fiscal Year 2025-2026, Effective July 1, 2025.

Summary

Proposed Fiscal Year 2024-25 Operating and Capital Improvement Budget Book Link

The goal of the Annual Operating and Capital Improvement Budget serves to establish both long-

term and short-term financial planning for the City while adhering to regulations set by the Governmental Accounting Standards Board (GASB) and criteria for the Government Finance Officers Association (GFOA) budget award. The comprehensive budget illustrates City Council's commitment to providing cost effective municipal services. City Council adopts an operating and capital improvement budget every year, which commits resources for the accomplishment of the City's Strategic Plan, provision of services to the public, regulatory and statutory requirements, and adherence to policies. The budget report identifies target areas while measuring achievements to ensure departments remain effective, efficient, and perform. An abundant amount of time, analysis, and data from various resources helps establish projections to forecast proper revenue and expenditure budgets. Early financial planning by the City Manager's Office and the Finance Department is followed with the identification of key goals identified by City Council, City departments, stakeholders, and members of the community supporting the determination of how the City should manage its assets and liabilities. The city's budget development timeline can be found at this link.

The budget is a dynamic document that is amended throughout the year for various reasons, including City Council actions on department requests, actions by third parties which impact the budget plan, or changes in the economy.

This proposed Fiscal-Year 2025-26 Annual Operating and Capital Improvement Budget document represents the City of Eastvale's conservative estimate of the City's financial performance in the coming year. The proposed budget plan includes $210,344,246 in total revenues and $198,702,740 in total expenditures (includes transfers of $31,580,803). The proposed budget projects General Fund revenues at $77,283,971, including transfers-in of $507.811, and expenditures at $74,966,564, including transfers-out of $31,072,992. In total the General Fund budget surplus is $2,287,407. After compiling budget projections and presenting a budget workshop to City Council in April, the proposed fiscal-year budget is brought to the full City Council for consideration and adoption. Although the primary emphasis is on the General Fund, the comprehensive budget document includes special revenue funds, capital improvement projects, capital reserves, underlying rationale, long-term forecasts, and investment strategy necessary to meet the projects and policies set forth by the City Council.

Citywide Total Budget				
Category	**FY 2024-25 Amended Budget**	**FY 2025-26 Proposed Budget**	**Change**	**Change %**
Revenues	$104,493,462	$178,710,743	$74,217,281	171%
Expenditures	100,207,918	167,121,937	66,914,019	167%
Surplus Net of Transfers	**4,285,544**	**11,588,806**		
Transfers In & Out	*12,741,905*	*31,580,803*	*18,839,898*	*248%*

The city's Draft Fiscal Year 2025-26 Operating and Capital Improvement Budget Book can be found at this link. The City Manager's Budget Message can be found at this link.

Background

FISCAL YEAR 2025-2026 BUDGET ANALYSIS

The city's Draft Fiscal Year 2025-2026 Operating and Capital Improvement Budget Book can be found at this link.

GENERAL FUND – REVENUES, EXPENDITURES & AVAILABLE RESOURCES: General Fund Overview Link

Overall, General Fund revenue projections are $77,283,971 and expenditures are $74,996,564 (inclusive of transfers). General fund revenues exceed expenditures by $2,287,407, creating a budget surplus. Of the $77.3 million in revenues, $56.8 million are attributable to operating revenues and $20.5 million are non-operating revenues. Of the $75.0 million in expenditures, $43.2 million are attributable to operating expenditures and $31.8 million are non-operating expenditures. As a result, the city is expected to end the 2025-26 fiscal year with a $13.5 million operating surplus, and a ($11.2) million non-operating surplus due to expenditure appropriations from reserves. Staff utilized a 40/60 ratio of non-operating versus operating sales tax as a conservative approach to ensure stable revenue sources are identified, considering the risks to the city's largest single source of revenue. The fiscal year 2025-26 budget includes $31,072,992 in transfers out to the General Capital Projects Fund, Capital Replacement Funds, Development Impact Fee Funds, and a general contribution for special assessment districts.

General Fund Budget				
Category	**FY 2024-25 Amended Budget**	**FY 2025-26 Proposed Budget**	**Change**	**Change %**
Total Revenues	76,092,610	$76,776,160	683,550	101%
Transfers In	*510,406*	*507,811*	*(2,595)*	*99%*
Total Resources	**76,603,016**	**77,283,971**	**680,955**	**101%**
Expenditures	39,097,014	43,923,572	4,826,558	112%
Transfers Out	*12,231,499*	*31,072,992*	*18,841,493*	*254%*
Total Appropriations	**51,328,513**	**74,996,564**	**23,668,051**	**146%**
Total Surplus	**25,274,503**	**2,287,407**		
Surplus net of Transfers	*36,995,596*	*32,852,588*		

General Fund Revenue Forecast: General Fund Revenue Summary Link

All General Fund revenues total $77,283,971; operating revenues total $56,756,371 and non-operating revenues total $20,527,600 for the fiscal year 2025-26. Net of transfers, revenues total $76,776,160.

General Fund Revenue highlights include the following:

- *Sales and Use Tax* – Staff recommends budget for sales tax revenues for fiscal year 2025-26 at $49.2 million, based on HdL's projections (City's vendor for sales tax projections). Of the sales tax revenues, $36.1 million is considered operating revenue and $13.1 million is considered non-operating revenue. Staff continues to utilize the non-operating sales tax for one-time non-operating expenditures, such as funding future capital maintenance and replacement projects, future capital projects, and current capital projects. It is unknown how long the non-operating sales tax revenues will last, point of sale location for any business could change at any time for a multitude of reasons, as such it is a conservative approach to only use these revenues sparingly for operating costs and utilize a majority of the funding for non-operating capital equipment and infrastructure projects. It is likely that at least a portion of the revenues will become a long term revenue source.
- *Property Tax* – A wave of commercial parcel assessment valuation appeals has been occurring throughout the county for several years and still continues. Although home prices have remained steady and the city experienced development of new commercial property, the influx of assessment appeals will keep the city's overall assessed property valuation from growing at the same pace as the housing market. However, staff expects property tax revenues to still increase, almost 5% over the prior year based on projections provided by HdL Coren and Cone.
- *Franchise Fees* – The city expects to see an $170,000 increase in franchise fees. Although the trend for natural gas and electricity franchise fees has increased, fees for cable has slowly declined over the last several years. Electricity fees have increased mainly due to the price of natural gas, which drives the rates charged for electricity. Refuse fees are expected to increase $150,000 and electric fees are expected to increase $25,000.
- *Licenses, Fees, and Permits* - Permitting activity remained steady over the past few fiscal years and saw a heavy increase in permits during the pandemic. However, normal development activity has slowed in the past two fiscal years and is expected to slightly increase only due to large developments in the city. Staff recommends budgeting building permits, development revenue, and encroachment fees with a 4% increase over the 2024-25 fiscal year projections at $5.6 million.
- *Fines, Penalties, and Forfeitures* - Staff recommends decreasing this revenue category to $1,005,000 for fiscal year 2025-26, a decrease of 1% from the previous year based on trend. This category is dependent upon Riverside Sheriff and Code Enforcement activity and fluctuates with staffing levels and programming priorities.
- *Intergovernmental* – Intergovernmental revenue consists primarily of Vehicle License Fee Adjustment Account (VLFAA) revenue, resulting from the passing of SB130 in April 2017. VLFAA revenues are based on property valuations, which have continued to steadily increase in the city over the last few years. Intergovernmental revenue is expected to increase from $6,460,000 in fiscal year 2024-25 to $7,075,000 in fiscal year 2025-26, an increase of 10%.

General Fund Expenditures

Overall, the total expenditures for the General Fund total $74,996,564 in fiscal year 2025-26; operating expenditures total $43,241,182 and non-operating expenditures total $31,755,382.

Personnel Highlights: **General Fund Personnel Summary Link**

- *Salaries and Benefits* costs are projected at $12,906,497 for fiscal year 2025-26. The personnel projections were prepared based on current pay rates plus 5% merit for all current employees. Budget estimates include full benefits, including health and retirement contributions. Vacant positions are budgeted at top step with full benefits. The proposed full-time equivalent (FTE) of City employees is 82.75 for fiscal year 2025-26, an increase of 6.75 positions over the amended 2024-25 budget. In total, personnel costs increased $1,303,251 over the prior year. Total proposed staffing includes 73 full-time staff, 4.25 part-time staff equivalents, 0.5 part time temporary, and 5 elected positions.
    - *Position Changes* for the 2025-26 budget plan include adding five new full-time positions, four promotions, and one reclassified positions. In total the changes will equate to a $1,022,869 impact to the personnel category, which is a portion of the total $1,303,251 personnel category increase.

Operations Highlights: **General Fund Department Summary Link**

- *Law Enforcement* updated costs are $17,652,000 as compared to $15,111,083 for fiscal year 2024-25. The proposed budget includes an increase of 12 daily patrol hours ($1.1 million) and a new Dedicated Sergeant ($330,000). Additionally, the city continues to fund a $136,000 line item for special overtime operations within the city. Finally, the Riverside Sheriff Office announced a 7.0% contract increase for the new fiscal year.
- *Non Departmental* includes city wide costs such as copier maintenance, revenue neutrality with Riverside County, transfers out to other funds, and building leases. Riverside County revenue neutrality will continue until 2040; budget projections are $300,000 for the new year. Total expenditures for the non departmental category are $33,675,454 for fiscal year 2025-26, an increase of $19,150,465 from the prior fiscal year. Transfers-out to other funds represent the largest expenditure in this category at $31,072,992. Transfers-out include funding the five capital replacement and maintenance funds for information technology, vehicles, street maintenance, facility maintenance, and storm drain maintenance for a total of $1,140,000. Capital projects transfers total $29,915,742 and include the City Hall, Library, and Police Station. Finally, $17,250 of transfers are for general benefit contribution to four special assessment districts.
- *Community Development* expenditures are forecasted at $3.693.998, an increase of 7% or $255.784 from the prior fiscal year. The increase is mainly due to two organizational changes. The first moved Economic Development out of Community Development and into the City Manager's Office. This change resulted in an increase in the Administration division as some economic development activities will stay with the Community Development department. The second moved Building Safety out of Community Safety and into Community Development. Building Safety is a larger division than Economic Development and as a result, the department saw an increase in expenditure budget. Additionally, this department funds the Business Incentive Loan Program, which is funded at $68,000 for the 2025-26 fiscal year.
- *Community Safety and Technology* expenditures are forecasted at $2,549,393 an increase of 7% or $166,593 over the prior year. As part of an organizational change, the Building Safety division was moved out of this department into the Community Development Department and the Information Technology division was moved into the department from the Government Services Department. The Code Enforcement Division added two positions, a part time Code Enforcement Officer for proactive enforcement activities and a temporary part time Code Enforcement Officer to backfill for employee leave of absences. Additionally, Information Technology is increasing due to consulting services for the new Civic Center

project and GIS services.

- *Public Works* expenditures are forecasted at $6,865,549, an increase of $590,260 over the 2024-25 fiscal year. The increase is caused by several budget proposals, including the addition of a GIS Analyst position and an intern, additional contracts related to citywide private land development, and citywide maintenance.
- Finance expenditures are proposed at $2,224,127, an 8% increase of $170,411 over the prior fiscal year. The increase is caused by two items, the addition of a new Finance Analyst to support budget and special projects within the department and budget related to bonding for the Civic Center project.

General Fund Available Resources: Fund Balance Link

The beginning balance for the fiscal year 2025-26 budget reflects the projected General Fund audited ending balances for fiscal year 2024-25. The General Fund is anticipated to end the 2024-25 fiscal year with an estimated total fund balance of $191,757,981 and the proposed fiscal year 2025-26 budget includes anticipated fund balance of $194,045,388 as of June 30, 2026.

- Assigned reserves: $51,992,000
    - The General Fund Emergency Contingency (based upon 50% of operating expenditure appropriations) is fully funded at $21,620,591 and is classified as an assigned reserve.
    - Additionally, $17,241,409 is held in assigned reserve to cover known and expected negative cash flow. A total of $16,854,090 is held to cover reimbursable grants until specific projects are complete and the granting agency has reimbursed the city for expenditures. A total of $387,319 is required to cover negative cash flow in 13 special assessment districts. Staff has also set aside $12.0 million for possible land purchases related to the Civic Center project and other City Council strategic initiatives. Finally, $130,000 for the city's Business Incentive Loan Program and $1.0 million for a future financial system implementation is held as assigned reserves.
- Committed reserves: $91,468,754
    - The City continues to also hold a committed reserve of $23.4 million for City Hall construction, $24.5 million for Library construction, $19.7 million for police substation construction, $9.5 million for Civic Center Parking Structure, $2.5 million committed reserve for pension liabilities, $1.7 million for a fire truck purchase, and $3.0 million for public safety rate increase stabilization.
    - The city is also holding a $7.0 million debt service reserve for the anticipated Civic Center lease revenue bonds. Staff expects the maximum annual debt service payment to be $7.0 million; a specific reserve for the bond issuance should help the city obtain better bond ratings and possibly lower interest rates. Once debt is issued and the city owes an annual debt service payment, 50% of this reserve will be moved into the city's operating reserve and should only hold $3.5 million in this reserve.
- Committed Appropriations Limit: Qualified Capital Outlay reserves: $43,353,147
    - In the 2020-21 through 2024-25 fiscal years the city had an appropriations limit surplus. The surpluses may be set aside for qualified capital outlay that exceed $100,000 and have at least 10 years of useful life. The city has set aside the following surplus amounts for qualified capital outlay projects in addition to the amounts stated above: $5.8 million City Hall construction, $7.7 million Library construction, $8.7 Police Station construction, and $20.2 million Civic Center/Parking Structure construction, and $965,502 for a fire truck purchase. As the city appropriates reserves for design and construction, these reserves are utilized first.
- Unassigned reserves:

- Total projected unassigned general fund reserves are projected at approximately $2.8 million.

Changes Since Budget Workshop: Budget Development Link

Only a handful of changes that total to a savings of $43,830 have occurred since the Budget Workshop on April 24, 2025. Personnel increased $307,720 with the addition of two Building Safety positions and one additional promotional opportunity. Operations decreased $67,500; a decrease of $70,000 related to adjusted General Liability premiums and an increase of $2,500 for vehicle maintenance. Contract services decreased $284,050; an increase of $45,000 fir Animal Control contract service increases and a decrease of $329,050 for Building Safety inspection and permitting contract savings.

SUMMARY OF OTHER GENERAL PURPOSE FUNDS: FIRE FUND

Fire Fund Link

The *Fire Fund* houses general purpose property taxes levied specifically for the purpose of fire protection services. Although a General Fund revenue source, these funds are restricted through the City's incorporation procedures and revenue neutrality agreement by the County of Riverside for fire protection services and operations. For audit purposes this fund is collapsed into the General Fund. Revenues are projected at $10.8 million and expenditures total $9.8 million; the fund is projected to end the fiscal year with a $932,025 budget surplus, which will go towards the future third fire station construction. The total budget reflects 100% operating sources and uses, as such there is no operating/non-operating analysis. The main revenue source for the fund is property tax, which makes up $9.7 million or 90% of the fund's revenue. Main expenditures in the fund are contract fire services at $9.1 million, building maintenance and operations for the two City owned fire stations at $418,850, and revenue neutrality with Riverside County at $300,000. Contract fire services is increasing by 14% over the prior year due to an estimated 8% increase to contract rates, an additional 0.5 full time equivalent dedicated Deputy Fire Marshall, and an additional 0.5 full time equivalent dedicated Fire Safety Specialist to support private development activity within the city. The City contracts for 2 medic engines and one medic squad at the two fire stations and dedicated fire marshal support including business inspection services.

Fire Fund Available Resources

The Fire Fund is anticipated to end the 2025-26 fiscal year with an estimated total fund balance of $19.4 million. Fire Fund fund-balance is restricted by the County of Riverside, however City Council has assigned and committed the following fund balances in order to ensure the ability to continue operations in down economic situations and ensure resources are available to purchase apparatus and build vital infrastructure, such as the City's third fire station:

- Assigned reserves:
  - The Fire Fund Emergency Contingency (based upon 75% of expenditure appropriations) is fully funded at $7.4 million and is classified as an assigned reserve.
- Committed reserves:
  - The City continues to also maintain a committed reserve of $11.5 million for a third fire station construction, and $400,000 for apparatus replacement.
- Restricted fund balance:
  - Total projected remaining restricted Fire Fund fund-balance are approximately $149,718.

SUMMARY OF SPECIAL REVENUE FUNDS

- *Gas Tax Fund* revenues are forecasted at $2.1 million and expenditures are projected at $2.4 million. Although expenditures exceed revenues, the Gas Tax fund has available fund balance, projected to end the fiscal year with $825,235 in fund balance. Gas tax revenues are lower than originally anticipated; the Governor's final budget included less Gas Tax allocations for local agencies. The gas tax revenues in this fund are solely utilized to fund vital street infrastructure and maintenance projects.
- *Measure A Fund* revenues are projected at $3.6 million and expenditures are projected at $3.5 million. The fund is projected to complete fiscal year 2025-26 with $739,129 in total fund balance. Similar to Gas Tax, these funds are solely utilized for street related projects. Riverside County allocates the funding from a 1/2 cent sales tax measure to local agencies.
- *Miscellaneous Grant Fund* revenues are projected at $986,914 and expenditures are projected at $310,132. The Grants Fund does not have available fund balance and is projected to end the fiscal year at negative $4.7 million. This is primarily due to the reimbursement nature of the fund and the Limonite Gap Bridge project which will likely be reimbursed in the before the end of the current fiscal year. Public Works has not yet reconciled the balances and requested reimbursement.

Special Revenue Funds Available Resources

A large majority of the special revenue funds are forecasted to finish the 2025-26 fiscal year with a positive fund balance. Funds with an expected negative fund balance are the TDA fund, miscellaneous grants fund, the TUMF reimbursement fund, a few of the City's landscape and lighting maintenance districts (LLMD), several of the JCSD transferred lighting maintenance districts (LMD), and one community facility district (CFD). The TDA fund, miscellaneous grants fund, and TUMF fund are reimbursed after projects are completed. The special districts (LLMD, LMD, and CFD) do not generate adequate revenues to offset district expenditures. Any funds with negative fund balances will utilize General Fund assigned fund balances to bring the funds to zero on the city's Annual Comprehensive Financial Report. As a result, staff maintains an assigned reserve totaling $387,319 to cover these negative balances within the General Fund.

SUMMARY OF CAPITAL PROJECT FUND

General Capital Project Fund Link

The *Capital Project Fund* is used to track capital projects funded solely by the General Fund. Funds are transferred into the Capital Projects Fund from the General Fund. For the 2025-26 budget, revenues are projected at $1.3 million and expenditures are projected at $5.0 million. The fund is expected to end the 2025-26 fiscal year with $0 in fund balance. Expenditures for 2025-26 include the Civic Center Phase 2 Parking Structure.

SUMMARY OF DEVELOPMENT IMPACT FEE FUNDS

Development Impact Fee Funds Link

The *Development Impact Fee Funds* are used to track development impact fees assessed on development projects throughout the city. These funds must be utilized on projects identified within nexus studies. The city will adopt a new nexus study in late June for Park Improvements, Community and Recreation Centers, Fire Facilities, Public Facilities, and Police Facilities. Per the nexus study the fees collected for Public Facilities and Police Facilities may be used towards Civic Center buildings including City Hall, Library, and Police Station. Staff has budgeted for a General Fund loan to those DIF funds to fund a portion of the project with future DIF receivables. Staff is still working on the

General Fund to Development Impact Fee funds loan resolutions. The Public Facilities loan for fiscal year 2025-26 totals $24,551,953 and a total of $25,112,147 is budgeted for the project, leaving the fund with zero fund balance as of June 30, 2026. Similarly, the Police Facilities loan for fiscal year 2025-26 totals $4,195,000 and the same amount is budgeted for the project; the fund will have zero fund balance as of June 30, 2026.

SUMMARY OF CAPITAL REPLACEMENT FUNDS

Capital Replacement Funds Link

Staff established five capital replacement and maintenance funds in the prior fiscal year. Each was seeded by the General Fund with an estimated amount of fund balance to start fund balance accumulation in the funds. Finance staff is creating replacement schedules and will calculate annual contribution amounts for each of the funds, depending on the type of future maintenance and replacement the fund will supply. The expectation is to build adequate fund balance to prepare the city to replace and maintain public equipment and infrastructure as a means to support the General Fund during lean economic periods.

CAPITAL IMPROVEMENT BUDGET

Capital Improvement Budget Link

The five-year capital improvement budget identifies the highest priority capital needs that can be addressed with available and forecasted revenues. These capital needs are matched with the previous year's continuing appropriations and five-year revenue projections identified by the Finance department. Additionally, capital needs are delineated to eligible funding sources and programs available to the City's capital improvements.

Over the next five-years of this capital improvement budget, Eastvale will program over $365.8 million in funding for City Street Improvements, Maintenance, Roadway and Traffic Safety Improvements, and future Civic Center plans. For the fiscal year 2025-26 the City will commit $110.4 million to fund projects within the categories listed above.

Major capital projects for fiscal year 2025-26 include the Annual Overlay and Slurry Seal, Civic Center Project (City Hall, Library, Police Station, Plaza, and Public Park), Citywide Traffic Signal Synchronization, and Hellman Avenue Widening.

GFOA AWARD

The city has been awarded the Government Finance Officer's Association (GFOA) Distinguished Budget Award for three consecutive years. Over the past several years GFOA has made changes to the award criteria. As a result, the city's budget document continues to be adjusted. Long range operational financial plans must now incorporate all appropriated funds, of which the city has 142 funds. In an effort to expand long-range planning, staff will prepare plans for all of the city's funds, but provide narrative for the city's two major funds and several additional funds. At the time of the publication of this agenda, staff is still compiling information for the long range planning section of the budget document. Staff will submit the 2025-26 budget document for the GFOA distinguished budget award.

BUDGET DOCUMENT

Since 2022, staff has been utilizing OpenGov for budget management. The software provides a budgeting platform for departments to submit budget proposals, personnel budgeting tools, reporting, and online portals. Staff has utilized the online portal to create an online budget book, which appears similar to a website. The online budget book allows for a more interactive experience for the public, as reports and graphics can be drilled down to line item detail. This is the third online budget book for the city and is still a draft version. For the 2025-26 budget book, staff is still working through updates and the book may reflect some errors such as broken links or graphs that do not return data. As of the date of the agenda posting, staff has not yet updated all sections of the book. Staff is working diligently to update the online book in time for budget adoption. The landing page for the book can be found here: Online Budget Book. Typically, a PDF of the website has been attached to agenda reports, however because the book is in a rough draft form, staff has attached budget reports that mirror the quarterly interim reports. These reports provide all of the budget figures sans narrative.

Environmental

Government fiscal activities and budget adoption 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: 3 | Target #: C | Goal #: H

Target: Financial Planning; Goal: Ensure that city revenues align with expenditures.

Fiscal Impact

Overall, the proposed resolutions and reports are technical in nature and will enable the City Council to direct staff in making necessary budget adjustments to the accounts to reflect the adopted City of Eastvale Fiscal Year 2024-25.

Prior City Council/Commission Action

City Council conducted a budget workshop on April 23, 2025 and capital improvement plan workshop on May 14, 2025. Since the draft budget workshop, no major program changes have been incorporated into the budget plan. All changes between the workshop and the proposed budget are listed above in the background section. On June 11, the City Council conducted a study session for the proposed fiscal year 2025-26 budget. At that time, City Council made no adjustments to the proposed budget. As such, it was staff's recommendation to bring the budget adoption back to the City Council at the June 25 City Council meeting as a consent item.

Attachment(s)

Attachment 1 - Resolution Appropriations Limit
Attachment 2 - Resolution: Operating Budget
Attachment 3 - Resolution: Commitment of Fund Balance
Attachment 4 - Resolution: Range and Salary
Attachment 5 - Exhibit A: Salary Schedule effective 07.01.25
Attachment 6 - Resolution: Authorized Positions

Attachment 7 - Exhibit B: Authorized Position List
Attachment 8 - Budget Reports
Attachment 9 - Budget Message

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT PURSUANT TO ARTICLE XIII (B) OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2025-2026

WHEREAS, Article XIII (B), Section 1 of the California Constitution provides that the total annual appropriations subject to limitation of the State and of each local government entity shall not exceed the appropriations limit of the entity for the prior year adjusted for the changes in the cost of living and population, and Government Code Section 7900 et seq. provides for the implementation of Article XIII B; and

WHEREAS, the City Council of the City of Eastvale adopted Resolution 10-16 on October 1, 2010 establishing a provisional appropriations limit of $13,938,809 as determined by the Riverside Local Agency Formation Commission; and

WHEREAS, the voters of the City at the first municipal election held on November 6, 2012 established a permanent appropriations limit for Fiscal Year 2012-2013 of $15,518,412 under the provisions of Government Code Section 56812; and

WHEREAS, the voters of the City at the municipal election held on March 2, 2021 established a temporary appropriations limit for Fiscal Year 2020-2021 of $33,000,000 pursuant to Article XIII (B), Section 4 of the California Constitution; and

WHEREAS, Assembly Bills 137 and 163, passed in the 2021-2022 legislative regular session, added Government Code Section 7902.2.2; and

WHEREAS, Government Code Section 7902.2.2 provides a calculation to be performed if an agency's proceeds of taxes exceed its appropriations limit determined pursuant to Section 7902 for that fiscal year, and if the calculation results in a positive value, the governing body of the City may increase its appropriations limit for the applicable fiscal year by that amount; and

WHEREAS, the City Council of the City deems it to be in the best interest of the City of Eastvale to establish an appropriations limit for Fiscal Year 2025-2026 in the manner provided for in Government Code Section 7900 et seq. and Article XIII (B) of the California Constitution.

NOW, THEREFORE, the City Council of the City of Eastvale, California, does hereby resolve, declare, determine and order that said appropriations limit for Fiscal Year 2025-2026 be in the amount of $35,881,828; $35,320,505, calculated pursuant to Government Code Section 7902 using the growth factor in the California Per Capita Income of 6.44% and change in population for the County of Riverside, of 0.27% as reported by the California Department of Finance, plus $561,323 calculated pursuant to 7902.2.2 for a total of $35,881,828.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 25th day of June 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, ADOPTING AN OPERATING BUDGET AND CAPITAL BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026, AND APPROPRIATING FUNDS FOR PURPOSES THEREIN SET FORTH

WHEREAS, the City Manager has heretofore presented to this Council the "Proposed Budget" for the Fiscal Year July 1, 2025 through June 30, 2026; and

WHEREAS, the City Council has reviewed and recommended budget and directed certain changes which have been incorporated therein; and

WHEREAS, incorporated within the recommended budget is the proposed expenditure limitation on revenues derived from "proceeds of taxes" as established by Article XIIIB of the State Constitution, which was adopted by Resolution No. 25-XX.

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

SECTION 1. There are appropriated for obligation and expenditure by the City Manager the amounts shown for the various accounts separately set forth in the Fiscal Year 2025-2026 Annual Operations and Capital Improvement Budget;

SECTION 2. All obligations and expenditures shall be incurred and made in the manner provided by the provisions of State Law and City Ordinances and Resolutions;

SECTION 3. The City Manager is authorized to proceed with the implementation of the work program as incorporated in the approved and adopted budget and is authorized to transfer appropriations between accounts, departments, programs, and funds provided that no change is made in the total amount of the total appropriations within the adopted budget.

SECTION 4. The approved budgets for the individual capital outlay projects and capital improvement projects remain as authorized until these projects are completed. Any unexpended authorized appropriation for each capital project is automatically carried over from fiscal year to fiscal year until the funds of the individual capital project are expended or the capital project is canceled by the City Manager. Following the completion of the individual capital projects, the unexpended appropriation of each completed capital project shall be canceled, and the capital projects' funding sources shall be released from their unexpended funding commitment.

SECTION 5. At the end of Fiscal Year 2024-2025, certain purchase orders exist as outstanding encumbrances representing contractual obligations of previously budgeted funds. In addition, certain amounts have been included in the Fiscal Year 2024-2025 budget that related to one-time allocations for specific projects and services but remain unspent. Outstanding encumbrances

and unspent one-time allocations may be carried forward to Fiscal Year 2025-2026 upon review and recommendation by the Finance Director and approval of the City Manager.

SECTION 6. The approved budgets for individual grants remain as authorized appropriations for the individual grants until the grant is completed or expires. Any unexpended authorized appropriation for each grant and the corresponding revenue budget is automatically carried over from fiscal year to fiscal year until the funds of the individual grant are expended, the grant expires, or the grant is canceled by the City Manager.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 25th day of June 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, APPROVING THE COMMITMENT OF FUND BALANCE PURSUANT TO GASB 54

WHEREAS, the Governmental Standards Board (GASB) has issued Statement No. 54, Fund Balance Reporting and Governmental Type Definitions, with the intent of improving financial reporting by providing fund balance categories that will be more easily understood; and

WHEREAS, the City Council may commit fund balance amounts for specific purposes by taking formal action, and the committed amounts cannot be used for any other purpose unless the City Council removes and changes the specific use through the same formal action taken to establish the commitment; and

WHEREAS, the City Council deems it appropriate that the current and prior years' commitments of fund balance be released; and

WHEREAS, the City Council deems appropriate that a commitment of $97,219,593 of the General Fund unassigned fund balance be established for Reserve for the following projects in the following amounts: Facility Construction: City Hall $29,123,785; Facility Construction: Library $24,499,987; Facility Construction: Police Station $19,861,323; Facility Construction: Parking Structure/Civic Center $9,500,000; Equipment Purchase: Fire Truck, $1,734,498; Pension Liability $2,500,000; Public Safety Rate Increase Stabilization $3,000,000; Debt Service Reserve: Civic Center, $7,000,000; and

WHEREAS, the City Council wishes to commit certain amounts of fund balance surplus attributed to the City's Gann Appropriation Limit for qualified capital outlay reserves; and

WHEREAS, the City Council deems appropriate that a commitment of $37,602,308 of the General Fund unassigned fund balance be established for Appropriations Limit Qualified Capital Outlay Reserve for the following projects in the following amounts: Facility Construction: Library – Appropriations Limit $7,705,015; Facility Construction: Police Station - Appropriations Limit $8,700,000; Facility Construction: Parking Structure/Civic Center $20,231,791; Equipment Purchase: Fire Truck – Appropriations Limit $965,502; and

WHEREAS, the General Fund balance will be adjusted to final fund balance at the end of the fiscal year; and

WHEREAS, the City Council deems appropriate that a commitment of $12,700,000 of the Fire Fund unassigned fund balance be established for Reserve for the following projects in the following amounts: Third Fire Station Construction $12,300,000; Apparatus Replacement $400,000; and

WHEREAS, the Fire Fund balance will be adjusted to final fund balance at the end of the fiscal year.

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

SECTION 1. the City Council establishes and approves the release of all prior years' commitments of unassigned fund balance of the General Fund and the Fire Fund to the unassigned category of fund balance as specified in the approved budget for fiscal year 2025-2026.

SECTION 2. The City Council establishes and approves the commitment of $97,219,593 of the unassigned fund balance of the General Fund to the committed category of fund balance.

SECTION 3. The City Council establishes and approves the commitment of $37,602,308 of the unassigned fund balance of the General Fund to the committed category of fund balance for appropriations limit qualified capital outlay reserve.

SECTION 4. The City Council establishes and approves the commitment of $12,700,000 of the unassigned fund balance of the Fire Fund to the committed category of fund balance.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 25th day of June 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, ESTABLISHING A REVISED SALARY SCHEDULE EFFECTIVE JULY 1, 2025

WHEREAS, it is determined to be in the best interest of the City of Eastvale "City") to hire and compensate employees to perform defined essential functions and responsibilities; and

WHEREAS, Government Code Sections 20636, 20636.1, 7522.34(a) and corresponding sections of the California Code of Regulations (CCR) section 570.5 require that salary schedules be publicly available, approved and adopted by the City Council at a public meeting; and

WHEREAS, annual adoption and approval of the City's salary schedule in compliance with Government Code Section 20636 and California Code of Regulations Section 570.50 will ensure proper reporting to CalPERS in compliance with the Public Employees Retirement Law (PERL) for retirement benefits purposes; and

WHEREAS, the City of Eastvale's Municipal Code; Chapter 2.60 establishes the Personnel System and adopted the City's Personnel Policies and Procedures; and

WHEREAS, the City of Eastvale's Personnel Policies and Procedures provides within Chapter 1.2 that classification titles and pay ranges shall be established from time to time upon adoption of a resolution by the City Council; and

WHEREAS, the City's salary schedule will be made available on the City's publicly accessible website; and

WHEREAS, the City Council desires to amend the approved salary schedule to conform to the aforementioned approved changes.

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

SECTION 1. The above recitals are true and correct and are incorporated as a material part of this resolution.

SECTION 2. The "Range Table" referenced as Exhibit "A" and to this resolution are hereby adopted effective July 1, 2025.

PASSED, APPROVED AND ADOPTED this 25th day of June, 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 25th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

CITY OF EASTVALE
SALARY SCHEDULE
EFFECTIVE DATE JULY 1, 2025- EXHIBIT "A"

TITLE	GROUP	FLSA	BASIS	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Accountant	GENERAL	NON-EXEMPT	MONTHLY	25	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42
Accounting Assistant	GENERAL	NON-EXEMPT	MONTHLY	8	4,414.28	4,524.64	4,637.75	4,753.70	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83
Accounting Technician	GENERAL	NON-EXEMPT	MONTHLY	13	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26
Administrative Specialist	GENERAL	NON-EXEMPT	MONTHLY	7	4,306.61	4,414.28	4,524.64	4,637.75	4,753.70	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37
Assistant City Clerk	GENERAL	NON-EXEMPT	MONTHLY	28	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41
Assistant City Manager	MANAGEMENT	EXEMPT	MONTHLY	66	18,486.05	18,948.20	19,421.90	19,907.45	20,405.14	20,915.26	21,438.15	21,974.10	22,523.45	23,086.54
Assistant Community Services & Recreation Director	MANAGEMENT	EXEMPT	MONTHLY	52	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97
Assistant Engineer	GENERAL	NON-EXEMPT	MONTHLY	35	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89
Assistant Finance Director	MANAGEMENT	EXEMPT	MONTHLY	52	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97
Assistant Human Resources & Risk Management Director	MANAGEMENT	EXEMPT	MONTHLY	52	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97
Assistant Planner	GENERAL	NON-EXEMPT	MONTHLY	24	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83
Assistant to the City Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Associate Engineer	MANAGEMENT	EXEMPT	MONTHLY	40	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94
Associate Planner	GENERAL	NON-EXEMPT	MONTHLY	30	7,342.51	7,526.07	7,714.22	7,907.08	8,104.76	8,307.38	8,515.06	8,727.94	8,946.14	9,169.79
Building Inspector	GENERAL	NON-EXEMPT	MONTHLY	22	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49
Building Official	MANAGEMENT	EXEMPT	MONTHLY	50	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67
City Clerk	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
City Councilmember	ELECTED	N/A	MONTHLY	Ordinance 24-03 provides for $1,600 per month										
City Manager	MANAGEMENT	EXEMPT	ANNUALLY	Contract	305,000.00									
City Planner	MANAGEMENT	EXEMPT	MONTHLY	52	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97
Claims Specialist	GENERAL	NON-EXEMPT	MONTHLY	21	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50
Code Enforcement Manager	MANAGEMENT	EXEMPT	MONTHLY	44	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15
Code Enforcement Officer	GENERAL	NON-EXEMPT	MONTHLY	19	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31
Code Enforcement Officer-T	TEMPORARY	NON-EXEMPT	HOURLY	19	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31
Code Enforcement Supervisor	GENERAL	NON-EXEMPT	MONTHLY	34	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99
Code Enforcement Technician	GENERAL	NON-EXEMPT	MONTHLY	12	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13
Communications Officer	GENERAL	NON-EXEMPT	MONTHLY	27	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09
Communications Specialist	GENERAL	NON-EXEMPT	MONTHLY	18	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89
Community Development Director	MANAGEMENT	EXEMPT	MONTHLY	61	16,338.97	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20	19,421.90	19,907.45	20,405.14
Community Safety & Technology Director	MANAGEMENT	EXEMPT	MONTHLY	55	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97	16,747.45	17,166.13	17,595.28
Community Services & Recreation Director	MANAGEMENT	EXEMPT	MONTHLY	60	15,940.46	16,338.97	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20	19,421.90	19,907.45
Community Services & Recreation Leader I	GENERAL	NON-EXEMPT	HOURLY	2	21.96	22.51	23.07	23.65	24.24	24.85	25.47	26.10	26.76	27.43
Community Services & Recreation Leader II	GENERAL	NON-EXEMPT	HOURLY	6	24.24	24.85	25.47	26.10	26.76	27.43	28.11	28.81	29.53	30.27
Community Services & Recreation Manager	MANAGEMENT	EXEMPT	MONTHLY	42	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98
Community Services & Recreation Supervisor	GENERAL	NON-EXEMPT	MONTHLY	26	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13
Community Services and Recreation Coordinator	GENERAL	NON-EXEMPT	MONTHLY	18	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89
Construction Inspector	GENERAL	NON-EXEMPT	MONTHLY	26	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13
Deputy City Clerk	GENERAL	NON-EXEMPT	MONTHLY	18	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89
Deputy City Manager	MANAGEMENT	EXEMPT	MONTHLY	59	15,551.67	15,940.46	16,338.97	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20	19,421.90
Economic Development Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Emergency Management Coordinator	GENERAL	NON-EXEMPT	MONTHLY	34	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99
Emergency Management Specialist	GENERAL	NON-EXEMPT	MONTHLY	28	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41
Engineering Technician	GENERAL	NON-EXEMPT	MONTHLY	22	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49
Environmental Compliance Analyst	GENERAL	NON-EXEMPT	MONTHLY	34	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99
Executive Assistant	GENERAL	NON-EXEMPT	MONTHLY	24	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83
Extra Help	GENERAL	NON-EXEMPT	HOURLY	1-80	21.42									188.20

CITY OF EASTVALE
SALARY SCHEDULE
EFFECTIVE DATE JULY 1, 2025- EXHIBIT "A"

TITLE	GROUP	FLSA	BASIS	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Accountant	GENERAL	NON-EXEMPT	MONTHLY	25	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42
Accounting Assistant	GENERAL	NON-EXEMPT	MONTHLY	8	4,414.28	4,524.64	4,637.75	4,753.70	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83
Finance Analyst	GENERAL	NON-EXEMPT	MONTHLY	33	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48
Finance Director/City Treasurer	MANAGEMENT	EXEMPT	MONTHLY	61	16,338.97	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20	19,421.90	19,907.45	20,405.14
Finance Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
GIS Analyst	GENERAL	NON-EXEMPT	MONTHLY	28	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41
Government Services Director/City Clerk	MANAGEMENT	EXEMPT	MONTHLY	55	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67	15,940.46	16,338.97	16,747.45	17,166.13	17,595.28
Human Resources & Risk Management Analyst	GENERAL	NON-EXEMPT	MONTHLY	31	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00
Human Resources & Risk Management Director	MANAGEMENT	EXEMPT	MONTHLY	58	15,172.36	15,551.67	15,940.46	16,338.97	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20
Human Resources & Risk Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Human Resources Specialist	GENERAL	NON-EXEMPT	MONTHLY	21	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50
Human Resources Technician	GENERAL	NON-EXEMPT	MONTHLY	18	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89
Intern	GENERAL	NON-EXEMPT	HOURLY	1	21.42	21.96	22.51	23.07	23.65	24.24	24.85	25.47	26.10	26.76
IT Business Systems Analyst	GENERAL	NON-EXEMPT	MONTHLY	32	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20
IT Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
IT Technician	GENERAL	NON-EXEMPT	MONTHLY	22	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49
Landscape & Facilities Superintendent	MANAGEMENT	EXEMPT	MONTHLY	39	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62
Landscape and Facilities Maintenance Worker	GENERAL	NON-EXEMPT	MONTHLY	12	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13
Lead Building Inspector	GENERAL	NON-EXEMPT	MONTHLY	34	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99
Lead Permit Technician	GENERAL	NON-EXEMPT	MONTHLY	27	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09
Maintenance & Operations Manager	MANAGEMENT	EXEMPT	MONTHLY	44	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15
Maintenance Coordinator	GENERAL	NON-EXEMPT	MONTHLY	23	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22
Management Analyst	GENERAL	NON-EXEMPT	MONTHLY	28	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41
Management Assistant	GENERAL	NON-EXEMPT	MONTHLY	23	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22
Payroll Coordinator	GENERAL	NON-EXEMPT	MONTHLY	25	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42
Permit Technician	GENERAL	NON-EXEMPT	MONTHLY	14	5,119.21	5,247.19	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19
Planning Technician	GENERAL	NON-EXEMPT	MONTHLY	20	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14
Plans Examiner	GENERAL	NON-EXEMPT	MONTHLY	32	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20
Principal Accountant	MANAGEMENT	EXEMPT	MONTHLY	38	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53
Principal Engineer	MANAGEMENT	EXEMPT	MONTHLY	50	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41	14,089.04	14,441.27	14,802.30	15,172.36	15,551.67
Principal Management Analyst	MANAGEMENT	EXEMPT	MONTHLY	40	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94
Principal Planner	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Public Information Officer	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Public Works Director/City Engineer	MANAGEMENT	EXEMPT	MONTHLY	62	16,747.45	17,166.13	17,595.28	18,035.17	18,486.05	18,948.20	19,421.90	19,907.45	20,405.14	20,915.26
Public Works Manager	MANAGEMENT	EXEMPT	MONTHLY	44	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15
Public Works Superintendent	MANAGEMENT	EXEMPT	MONTHLY	39	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62
Purchasing & Contracts Specialist	GENERAL	NON-EXEMPT	MONTHLY	24	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83
Purchasing Manager	MANAGEMENT	EXEMPT	MONTHLY	42	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98
Risk Analyst	GENERAL	NON-EXEMPT	MONTHLY	28	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41
Risk Manager	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Senior Accountant	GENERAL	NON-EXEMPT	MONTHLY	30	7,342.51	7,526.07	7,714.22	7,907.08	8,104.76	8,307.38	8,515.06	8,727.94	8,946.14	9,169.79
Senior Accounting Technician	GENERAL	NON-EXEMPT	MONTHLY	18	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89
Senior Administrative Specialist	GENERAL	NON-EXEMPT	MONTHLY	16	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85
Senior Building Inspector	GENERAL	NON-EXEMPT	MONTHLY	27	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09
Senior Code Compliance Officer	GENERAL	NON-EXEMPT	MONTHLY	24	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83
Senior Communications Officer	MANAGEMENT	EXEMPT	MONTHLY	35	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89

CITY OF EASTVALE
SALARY SCHEDULE
EFFECTIVE DATE JULY 1, 2025- EXHIBIT "A"

TITLE	GROUP	FLSA	BASIS	RANGE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10
Accountant	GENERAL	NON-EXEMPT	MONTHLY	25	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42
Accounting Assistant	GENERAL	NON-EXEMPT	MONTHLY	8	4,414.28	4,524.64	4,637.75	4,753.70	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83
Senior Communications Specialist	GENERAL	NON-EXEMPT	MONTHLY	22	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49
Senior Construction Inspector	GENERAL	NON-EXEMPT	MONTHLY	31	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00
Senior Engineer	MANAGEMENT	EXEMPT	MONTHLY	45	11,006.34	11,281.50	11,563.53	11,852.62	12,148.94	12,452.66	12,763.98	13,083.08	13,410.15	13,745.41
Senior Environmental Compliance Analyst	MANAGEMENT	EXEMPT	MONTHLY	38	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53
Senior Human Resources & Risk Management Analyst	MANAGEMENT	EXEMPT	MONTHLY	38	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53
Senior Human Resources Specialist	GENERAL	NON-EXEMPT	MONTHLY	27	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09
Senior IT Business Systems Analyst	MANAGEMENT	EXEMPT	MONTHLY	38	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53
Senior IT Technician	GENERAL	NON-EXEMPT	MONTHLY	27	7,056.89	7,233.31	7,414.14	7,599.50	7,789.49	7,984.22	8,183.83	8,388.42	8,598.13	8,813.09
Senior Landscape & Facilities Maintenance Worker	GENERAL	NON-EXEMPT	MONTHLY	16	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85
Senior Management Analyst	MANAGEMENT	EXEMPT	MONTHLY	35	8,598.13	8,813.09	9,033.41	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89
Senior Payroll Coordinator	GENERAL	NON-EXEMPT	MONTHLY	30	7,342.51	7,526.07	7,714.22	7,907.08	8,104.76	8,307.38	8,515.06	8,727.94	8,946.14	9,169.79
Senior Permit Technician	GENERAL	NON-EXEMPT	MONTHLY	19	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19	6,553.02	6,716.85	6,884.77	7,056.89	7,233.31
Senior Planner	MANAGEMENT	EXEMPT	MONTHLY	38	9,259.25	9,490.73	9,728.00	9,971.20	10,220.48	10,475.99	10,737.89	11,006.34	11,281.50	11,563.53
Senior Purchasing & Contracts Specialist	GENERAL	NON-EXEMPT	MONTHLY	30	7,342.51	7,526.07	7,714.22	7,907.08	8,104.76	8,307.38	8,515.06	8,727.94	8,946.14	9,169.79
Senior Streets Maintenance Worker	GENERAL	NON-EXEMPT	MONTHLY	14	5,119.21	5,247.19	5,378.37	5,512.83	5,650.65	5,791.92	5,936.72	6,085.13	6,237.26	6,393.19
Streets Maintenance Worker	GENERAL	NON-EXEMPT	MONTHLY	8	4,414.28	4,524.64	4,637.75	4,753.70	4,872.54	4,994.35	5,119.21	5,247.19	5,378.37	5,512.83

Note: Reference the current budget for authorized and funded positions.
Note: Extra Help position applies to retired annuitant

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ESTABLISHING THE AUTHORIZED POSITIONS FOR THE FISCAL-YEAR 2025-2026, EFFECTIVE, JULY 1, 2025

WHEREAS, the City of Eastvale's Personnel Policies and Procedures ("Personnel Rules") require that the City classification titles, salary schedule and range table be adopted by resolution by the City Council for providing adequate and appropriate staffing levels to provide efficient and effective public services for fiscal year 2025-2026; and

WHEREAS, City Departments may not hire in excess of the approved number of positions as indicated in the authorized position list without the approval of City Council; and

WHEREAS, the City of Eastvale seeks to eliminate one (1) Full-Time Equivalent Human Resources Analyst position and authorize one (1) Full-Time Equivalent Human Resources Technician position at Range 18 within the Human Resources and Risk Management Division; and

WHEREAS, the City of Eastvale seeks to eliminate one (1) Full-Time Equivalent Payroll Coordinator position and authorize one (1) Full-Time Equivalent Senior Payroll Coordinator position at Range 30 within the Human Resources and Risk Management Division; and

WHEREAS, the City of Eastvale seeks to authorize one (1) Full-Time Equivalent Community Services and Recreation Supervisor position at Range 26 within the Community Services and Recreation Division; and

WHEREAS, the City of Eastvale seeks to eliminate one (1) Full-Time Equivalent Administrative Specialist position and authorize one (1) Full-Time Equivalent Senior Administrative Specialist position at Range 16 within the Government Services Department; and

WHEREAS, the City of Eastvale seeks to authorize one (1) Full-Time Equivalent Finance Analyst position at Range 33 within the Finance Department; and

WHEREAS, the City of Eastvale seeks to eliminate one (1) Full-Time Equivalent Assistant Planner position and authorize one (1) Full-Time Equivalent Associate Planner position at Range 30 within the Community Development Department; and

WHEREAS, the City of Eastvale seeks to authorize one (1) Full-Time Equivalent Lead Building Inspector position at Range 34 and one (1) Full-Time Equivalent Senior Permit Technician position at Range 19 within the Community Development Department; and

WHEREAS, the City of Eastvale seeks to authorize a one half (0.5) Part-Time Equivalent Intern position at Range 1 and one (1) Full-Time Equivalent GIS Analyst position at Range 32 within the Public Works Department; and

WHEREAS, the City of Eastvale seeks to eliminate one (1) Full-Time Equivalent Code Enforcement Officer position and authorize one (1) Full-Time Equivalent Senior Code Enforcement Officer position at Range 24 within the Community Safety and Technology Department; and

WHEREAS, the City of Eastvale seeks to authorize a three quarters (0.75) Full-Time Equivalent Code Enforcement Officer position at Range 19 within the Community Safety and Technology Department; and

WHEREAS, the City of Eastvale seeks to authorize a one half (0.5) Part-Time Equivalent Temporary Code Enforcement Officer position at Range 19 to backfill for leave of absences within the Community Safety and Technology Department; and

WHEREAS, the City of Eastvale desires to adopt the authorized positions in the Council adopted budget for the fiscal year 2025-2026.

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

SECTION 1. The City Council of the City of Eastvale orders that the proposed Authorized Position list in the City of Eastvale proposed budget for fiscal year 2025-2026 shall be adopted, effective July 1, 2025, as shown in Exhibit "B";

SECTION 2. The City Manager is authorized to proceed with backfilling vacant authorized positions with temporary employees for the duration of said vacancy.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 25th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Personnel — Authorized Position List

		Departme	Full or Part Time		Range	2022-23 Amended	2023-24 Amended	2024-25 Amended	2025-26 Proposed	*Change*
CITY COUNCIL										
	Mayor	100	Elect	104	esolutic	1.00	1.00	1.00	1.00	-
	Mayor Pro Tem	100	Elect	104	esolutic	1.00	1.00	1.00	1.00	-
	CouncilMember	100	Elect	104	esolutic	3.00	3.00	3.00	3.00	-
	Subtotal City Council					***5.00***	***5.00***	***5.00***	***5.00***	***-***
Total City Council						**5.00**	**5.00**	**5.00**	**5.00**	**-**
CITY MANAGER										
Administration										
	City Manager	200	Full	101	Contrac	1.00	1.00	1.00	1.00	-
	Assistant to the City Manager	200	Full	101	45	1.00	1.00	1.00	1.00	-
	Intern	200	Part	102	1	-	-	0.50	0.50	-
	Subtotal Administration					***2.00***	***2.00***	***2.50***	***2.50***	***-***
Economic Development Division										
	Economic Development Manager	302	Full	101	45	-	-	-	1.00	*1.00*
	Senior Management Analyst	302	Full	101	35	-	-	-	-	-
	Management Analyst	302	Full	101	28	-	-	-	1.00	*1.00*
	Management Assistant	302	Full	101	23	-	-	-	1.00	*1.00*
	Intern	302	Part	102	1	-	-	-	0.50	*0.50*
	Subtotal Economic Development Division					***-***	***-***	***-***	***3.50***	***3.50***
Human Resources & Risk Management Division										
^	Assistant Human Resources/Risk Management Director	220	Full	101	52	1.00	1.00	1.00	1.00	-
	Human Resources & Risk Management Analyst	220	Full	101	38	1.00	1.00	1.00	-	*(1.00)*
	Senior Payroll Coordinator	220	Full	101	30	-	-	-	1.00	*1.00*
	Payroll Coordinator	220	Full	101	25	1.00	1.00	1.00	-	*(1.00)*
**	Human Resources Specialist	220	Full	101	21	-	-	1.00	1.00	-
	Human Resources Technician	220	Full	101	18	1.00	1.00	-	1.00	*1.00*
	Intern	220	Part	102	1	0.50	0.50	0.50	0.50	-
	Subtotal Human Resources Division					***4.50***	***4.50***	***4.50***	***4.50***	***-***
Community Services and Recreation Division										
^	Assistant Community Services and Recreation Director	720	Full	101	52	-	-	1.00	1.00	-
	Community Services and Recreation Supervisor	720	Full	101	26	-	-	-	1.00	*1.00*
	Management Analyst - UF	720	Full	101	28	-	-	1.00	1.00	-
^	Community Services & Recreation Coordinator - 1 UF	720	Full	101	14	-	-	2.00	2.00	-
^	Community Services & Recreation Leader I	720	Part	102	2	-	-	1.00	1.00	-
	Subtotal Community Services and Recreation Division					***-***	***-***	***5.00***	***6.00***	***1.00***
Total City Manager						**6.50**	**6.50**	**12.00**	**16.50**	**4.50**

Personnel — Authorized Position List

		Departme	Full or Part Time		Range	2022-23 Amended	2023-24 Amended	2024-25 Amended	2025-26 Proposed	*Change*
GOVERNMENT SERVICES										
City Clerk Division										
^	City Clerk/Government Services Director	120	Full	101	55	-	-	1.00	1.00	-
	City Clerk/Communications Director	120	Full	101	34	1.00	1.00	-	-	-
	Senior Management Analyst	120	Full	101	35	-	-	1.00	1.00	-
	Assistant City Clerk	120	Full	101	28	1.00	1.00	-	-	-
	Deputy City Clerk	120	Full	101	22	1.00	1.00	1.00	1.00	-
	Senior Administrative Specialist	120	Full	101	16	-	-	-	1.00	*1.00*
	Administrative Specialist	120	Full	101	7	0.75	1.00	1.00	-	*(1.00)*
	Subtotal City Clerk Division					***3.75***	***4.00***	***4.00***	***4.00***	**-**
Communications Division										
	Communications Officer	260	Full	101	32	1.00	1.00	1.00	1.00	-
	Communications Specialist	260	Full	101	18	-	1.00	1.00	1.00	-
	Subtotal Communications Division					***1.00***	***2.00***	***2.00***	***2.00***	**-**
Community Services Division										
	Community Services Manager	720	Full	101	42	1.00	1.00	-	-	-
	Community Services Coordinator - 1 UF	720	Full	101	18	2.00	2.00	-	-	-
	Community Services Leader I	720	Part	102	2	-	1.00	-	-	-
	Subtotal Community Services Division					***3.00***	***4.00***	**-**	**-**	**-**
Total Government Services						**7.75**	**10.00**	**6.00**	**6.00**	**-**
FINANCE										
	Finance Director/City Treasurer	210	Full	101	61	1.00	1.00	1.00	1.00	-
	Finance Manager	210	Full	101	45	1.00	1.00	1.00	1.00	-
	Purchasing Manager	211	Full	101	42	-	-	1.00	1.00	-
	Principal Accountant	210	Full	101	38	-	-	1.00	1.00	-
	Finance Analyst	210	Full	101	33	-	-	-	1.00	*1.00*
	Senior Accountant	210	Full	101	30	1.00	1.00	-	-	-
	Accountant	210	Full	101	25	1.00	1.00	1.00	1.00	-
	Senior Accounting Technician	211	Full	101	18	1.00	2.00	2.00	2.00	-
	Accounting Technician	210	Full	101	13	2.00	2.00	2.00	2.00	-
	Intern	210	Part	102	1	0.50	-	-	-	-
Total Finance						**7.50**	**8.00**	**9.00**	**10.00**	**1.00**

Personnel — Authorized Position List

	Departme	Full or Part Time		Range	2022-23 Amended	2023-24 Amended	2024-25 Amended	2025-26 Proposed	*Change*
COMMUNITY DEVELOPMENT									
Administration									
Community Development Director	301	Full	101	61	1.00	1.00	1.00	1.00	-
Senior Administrative Specialist	301	Full	101	16	1.00	1.00	1.00	1.00	-
Subtotal Administration					***2.00***	***2.00***	***2.00***	***2.00***	***-***
Economic Development Division									
Economic Development Manager	302	Full	101	45	1.00	1.00	1.00	-	*(1.00)*
Senior Management Analyst	302	Full	101	35	1.00	1.00	-	-	-
Management Analyst	302	Full	101	28	-	-	1.00	-	*(1.00)*
Management Assistant	302	Full	101	23	-	1.00	1.00	-	*(1.00)*
Intern	302	Part	102	1	*0.50*	0.50	0.50	-	*(0.50)*
Subtotal Economic Development Division					***2.50***	***3.50***	***3.50***	***-***	***(3.50)***
Planning Division									
City Planner	300	Full	101	52	1.00	1.00	1.00	1.00	-
Principal Planner	300	Full	101	45	-	-	1.00	1.00	-
Senior Planner	300	Full	101	38	1.00	1.00	1.00	1.00	-
Associate Planner	300	Full	101	30	1.00	1.00	-	-	-
Assistant Planner	300	Full	101	24	-	-	-	1.00	*1.00*
Planning Technician	300	Full	101	20	1.00	1.00	1.00	-	*(1.00)*
Intern	300	Part	102	1	0.50	0.50	-	-	-
Subtotal Planning Division					***4.50***	***4.50***	***4.00***	***4.00***	***-***
Building Division									
Building Official	310	Full	101	50	-	-	-	1.00	*1.00*
^ Lead Building Inspector	310	Full	101	34	-	-	-	2.00	*2.00*
^ Senior Building Inspector - UF	310	Full	101	27	-	-	-	1.00	*1.00*
^ Lead Permit Technician	310	Full	101	27	-	-	-	1.00	*1.00*
Senior Permit Technician	310	Full	101	19	-	-	-	2.00	*2.00*
Administrative Specialist	310	Full	101	7	-	-	-	1.00	*1.00*
Subtotal Building Division					***-***	***-***	***-***	***8.00***	***8.00***
Total Community Development					**9.00**	**10.00**	**9.50**	**14.00**	**4.50**

Personnel — Authorized Position List

	Departme	Full or Part Time		Range	2022-23 Amended	2023-24 Amended	2024-25 Amended	2025-26 Proposed	*Change*
PUBLIC WORKS									
Engineering									
Public Works Director/City Engineer	320	Full	101	62	1.00	1.00	1.00	1.00	-
Principal Engineer	320	Full	101	50	2.00	2.00	2.00	2.00	-
Senior Engineer - UF	320	Full	101	45	1.00	1.00	1.00	1.00	-
Associate Engineer	320	Full	101	40	1.00	1.00	1.00	1.00	-
Assistant Engineer	320	Full	101	35	1.00	1.00	1.00	1.00	-
GIS Analyst	320	Full	101	32	-	-	-	1.00	*1.00*
Management Analyst	320	Full	101	28	1.00	1.00	1.00	1.00	-
Management Assistant	320	Full	101	23	-	-	1.00	1.00	-
Engineering Technician	320	Full	101	22	1.00	1.00	1.00	1.00	-
Senior Administrative Specialist	320	Full	101	16	-	1.00	1.00	1.00	-
Intern	320	Part	102	1	-	-	-	0.50	*0.50*
Subtotal Engineering Division					***8.00***	***9.00***	***10.00***	***11.50***	***1.50***
Public Works									
Public Works Manager - UF	500	Full	101	44	-	-	1.00	1.00	-
Public Works Superintendent	500	Full	101	39	1.00	1.00	-	-	-
Senior Construction Inspector	500	Full	101	31	1.00	1.00	1.00	1.00	-
Construction Inspector	500	Full	101	26	-	-	1.00	1.00	-
Maintenance Coordinator	500	Full	101	23	-	1.00	1.00	1.00	-
Senior Street Maintenance Worker	500	Full	101	14	-	1.00	1.00	1.00	-
Street Maintenance Worker	500	Full	101	8	-	2.00	2.00	2.00	-
Subtotal Public Works Division					***2.00***	***6.00***	***7.00***	***7.00***	***-***
Facilities & Landscaping									
Maintenance and Operations Manager	295	Full	101	44	1.00	1.00	1.00	1.00	-
Landscape & Facilities Maintenance Worker	295	Full	101	16	-	1.00	1.00	1.00	-
Subtotal Facilities & Landscape Division					***1.00***	***2.00***	***2.00***	***2.00***	***-***
Total Public Works					**11.00**	**17.00**	**19.00**	**20.50**	**1.50**
COMMUNITY SAFETY & TECHNOLOGY									
Administration									
Community Safety and Technology Director	311	Full	101	55	-	-	-	1.00	*1.00*
Community Safety Director	311	Full	101	55	1.00	1.00	1.00	-	*(1.00)*
* Senior Environmental Compliance Analyst	311	Full	101	38	-	-	1.00	1.00	-
* Environmental Compliance Analyst	311	Full	101	34	1.00	1.00	-	-	-
Emergency Management Specialist	311	Full	101	29	1.00	1.00	-	-	-
Administrative Specialist	311	Full	101	7	-	-	2.00	1.00	*(1.00)*
Intern	311	Part	102	1	0.50	0.50	0.50	0.50	-
Subtotal Administration					***3.50***	***3.50***	***4.50***	***3.50***	***(1.00)***

Personnel — Authorized Position List

		Departme	Full or Part Time		Range	2022-23 Amended	2023-24 Amended	2024-25 Amended	2025-26 Proposed	*Change*
Building Division										
	Building Official	310	Full	101	50	1.00	1.00	1.00	-	*(1.00)*
^	Lead Building Inspector	310	Full	101	34	-	-	1.00	-	*(1.00)*
^	Senior Building Inspector - UF	310	Full	101	27	1.00	1.00	1.00	-	*(1.00)*
	Plans Examiner	310	Full	101	32	-	1.00	-	-	-
^	Lead Permit Technician	310	Full	101	27	-	-	1.00	-	*(1.00)*
	Senior Permit Technician	310	Full	101	19	1.00	1.00	1.00	-	*(1.00)*
	Building Inspector II	310	Full	101	18	1.00	1.00	-	-	-
	Building Inspector I	310	Full	101	16	1.00	1.00	-	-	-
	Permit Technician	310	Full	101	14	1.00	1.00	-	-	-
	Permit Specialist	310	Full	101	8	1.00	1.00	-	-	-
	Subtotal Building Division					***7.00***	***8.00***	***5.00***	***-***	***(5.00)***
Code Enforcement Division										
^	Code Enforcement Manager	330	Full	101	44	1.00	1.00	-	-	-
^	Code Enforcement Supervisor	330	Full	101	35	-	-	1.00	1.00	-
^	Senior Code Enforcement Officer	330	Full	101	24	1.00	1.00	1.00	2.00	*1.00*
^	Code Enforcement Officer	330	Full	101	19	3.00	3.00	3.00	2.00	*(1.00)*
	Code Enforcement Officer	330	Part	102	19	-	-	-	0.75	*0.75*
^^	Code Enforcement Officer	330	Temp	103	19	-	-	-	0.50	*0.50*
	Senior Administrative Specialist	330	Full	101	16	1.00	1.00	1.00	1.00	-
	Subtotal Code Enforcement Division					***6.00***	***6.00***	***6.00***	***7.25***	***1.25***
Total Community Safety						**16.50**	**17.50**	**15.50**	**10.75**	**(4.75)**
Grand Total Full Time Equivalents						***63.25***	***74.00***	***76.00***	***82.75***	***6.75***
	Full Time Equivalents					55.75	66.00	68.00	73.00	*5.00*
	Part Time Equivalents					2.50	3.00	3.00	4.25	*1.25*
	Temporary Equivalents					-	-	-	0.50	*0.50*
	Elected Equivalents					5.00	5.00	5.00	5.00	-
	Grand Total Positions					***63.25***	***74.00***	***76.00***	***82.75***	***6.75***

UF = Position is underfilled
*Waste Management Franchise Agreement Funded
**Classification and Compensation Study Reclassification Change
^Classfication and Compensation Study Title Change
^^Temporary position authorized to backfill leave of absences; unbudgeted, uses salary savings
Full time 1.00 FTE is considered fully benefitted, 2080 hours worked per year
Part time 0.75 FTE is considered partially benefitted, 1,560 hours worked per year
Part Time 0.50 FTE is considered non-benefitted, 1,000 hours worked per year

PROPOSED
ANNUAL OPERATING & CAPITAL IMPROVEMENT BUDGET

FISCAL YEAR 2025-2026

CITY OF EASTVALE

CALIFORNIA

THIS PAGE LEFT BLANK INTENTIONALLY

General Fund Summary by Category

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
GENERAL FUND								
Revenues								
Property Taxes	$ 3,662,139	$ 4,004,362	$ 4,004,968	$ 4,215,800	$ 2,734,562	$ 4,443,800	$ 228,000	105%
Sales & Use Tax	44,710,286	47,356,371	58,319,348	50,100,000	36,321,602	49,200,000	(900,000)	98%
Franchise Fees	1,971,912	6,556,660	2,700,740	2,635,000	2,220,204	2,805,000	170,000	106%
Transient Occupancy Tax	-	-	-	250,000	214,129	540,000	290,000	216%
License, Permits & Fees	2,333,526	2,347,535	3,701,400	5,371,750	5,039,879	5,602,300	230,550	104%
Fines, Penalties & Forfeitures	567,641	724,866	713,504	1,020,000	773,455	1,005,000	(15,000)	99%
Intergovernmental	6,367,511	6,077,206	6,632,569	6,460,000	3,572,726	7,075,000	615,000	110%
Use of Money & Property	151,235	1,511,747	5,289,049	5,800,000	5,607,724	5,900,000	100,000	102%
Miscellaneous	772,062	299,556	374,955	240,060	250,911	205,060	(35,000)	85%
Transfers In	7,417,458	298,240	531,786	510,406	-	507,811	(2,595)	99%
Total General Fund Revenues	**67,953,770**	**69,176,543**	**82,268,318**	**76,603,016**	**56,735,192**	**77,283,971**	**680,955**	**101%**
Expenditures								
Personnel	$ 5,181,118	$ 6,127,883	$ 7,514,498	$ 11,603,246	$ 8,293,794	$ 12,906,497	$ 1,303,251	111%
Contract Services (Law Enforcement)	10,929,074	12,445,838	13,215,383	14,590,233	10,214,327	17,165,150	2,574,917	118%
Contract Services	3,865,613	3,934,059	3,848,020	7,001,185	3,519,293	6,606,845	(394,340)	94%
Maintenance	205,290	345,138	291,750	588,210	240,527	644,710	56,500	110%
Operations	6,207,391	960,061	2,627,366	4,283,290	2,792,271	5,587,870	1,304,580	130%
Capital Outlay	187,826	758,553	(367,180)	730,850	563,168	712,500	(18,350)	97%
Debt Service	550,376	533,242	697,014	300,000	-	300,000	-	100%
Transfers Out	6,597,427	12,761,462	15,247,922	12,231,499	12,231,506	31,072,992	18,841,493	254%
Total General Fund Expenditures	**33,724,114**	**37,866,236**	**43,074,773**	**51,328,513**	**37,854,886**	**74,996,564**	**23,668,051**	**146%**
NET REVENUE	***34,229,656***	***31,310,307***	***39,193,545***	***25,274,503***	***18,880,306***	***2,287,407***	***(22,987,096)***	
OTHER PURPOSE GENERAL FUNDS						53,754,547		
RESTRICTED STRUCTURAL FIRE FUND								
Revenues								
Property Taxes (Restricted for Fire Services	$ 7,601,854	$ 8,379,338	$ 9,196,030	$ 9,070,000	$ 6,094,138	$ 9,694,000	$ 624,000	107%
Sales & Use Tax	-	-	-	-	-	-	-	0%
Franchise Fees	-	-	-	-	-	-	-	0%
Other Taxes	-	-	-	-	-	-	-	0%
License, Permits & Fees	94,451	77,971	143,895	110,000	84,531	119,000	9,000	108%
Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	-	90,000	-	100%
Intergovernmental	-	-	-	-	-	-	-	0%
Use of Money & Property	(1,616)	432,432	625,717	320,000	353,320	860,000	540,000	269%
Miscellaneous	-	-	-	-	-	-	-	0%
Transfers	-	-	-	-	-	-	-	0%
Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**6,531,988**	**10,763,000**	**1,173,000**	**112%**
Expenditures								
Salaries	$ 808	$ -	$ -	$ -	$ -	$ -	$ -	0%
Benefits	-	-	-	-	-	-	-	0%
Contract Services	5,654,282	6,298,267	6,821,529	8,021,400	4,994,316	9,112,125	1,090,725	114%
Maintenance	56,463	70,167	77,995	85,000	39,773	123,500	38,500	145%
Operations	447,634	(87,248)	205,979	289,618	124,391	295,350	5,732	102%
Capital Outlay	38,200	26,094	-	1,015,000	-	-	(1,015,000)	0%
Debt Service	262,228	272,717	278,171	300,000	-	300,000	-	100%
Transfers Out	-	-	-	-	-	-	-	0%
Total General Fund Expenditures	**6,459,615**	**6,579,997**	**7,383,673**	**9,711,018**	**5,158,480**	**9,830,975**	**119,957**	**101%**
NET REVENUE	***1,235,074***	***2,402,537***	***2,668,316***	***(121,018)***	***1,373,508***	***932,025***	***1,053,043***	

THIS PAGE LEFT BLANK INTENTIONALLY

General Fund Summary by Departments

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
GENERAL FUND									
Revenues									
	General Services								
	Non Departmental	$ 65,076,959	$ 66,138,827	$ 78,086,136	$ 70,561,266	$ 51,299,334	$ 71,071,671	$ 510,405	101%
	City Clerk	54,411	74,273	108,780	70,150	94,223	80,200	10,050	114%
	City Manager	10,258	-	-	-	-	-	-	0%
	Finance	126,297	145,228	184,249	170,100	159,993	170,100	-	100%
	General Government	-	-	-	-	-	-	-	0%
	City Attorney	80,205	22,944	30,346	15,000	14,964	15,000	-	100%
	Subtotal General Services	**65,348,130**	**66,381,272**	**78,409,511**	**70,816,516**	**51,568,514**	**71,336,971**	**520,455**	**101%**
	Community Development								
	Community Development	$ 1,345,581	$ 1,425,582	$ 2,321,572	$ 4,103,000	$ 3,711,476	$ 4,143,000	$ 40,000	101%
	Subtotal Community Development	**1,345,581**	**1,425,582**	**2,321,572**	**4,103,000**	**3,711,476**	**4,143,000**	**40,000**	**101%**
	Public Works								
	Public Works	$ 854,409	$ 778,728	$ 937,868	$ 835,000	$ 986,790	$ 1,230,000	$ 395,000	147%
	Subtotal Community Development	**854,409**	**778,728**	**937,868**	**835,000**	**986,790**	**1,230,000**	**395,000**	**147%**
	Community Safety & Technology								
	Community Safety	$ 92,327	$ 294,266	$ 319,045	$ 295,000	$ 299,097	$ 316,000	$ 21,000	107%
	Subtotal Community Safety & Tech	**92,327**	**294,266**	**319,045**	**295,000**	**299,097**	**316,000**	**21,000**	**107%**
	Public Safety								
	Public Safety	$ 313,324	$ 296,697	$ 280,322	$ 533,500	$ 164,861	$ 243,000	$ (290,500)	46%
	Subtotal Public Safety	**313,324**	**296,697**	**280,322**	**533,500**	**164,861**	**243,000**	**(290,500)**	**46%**
	Community Services & Recreation								
	Community Services & Recreation	$ -	$ -	$ -	$ 20,000	$ 4,454	$ 15,000	$ (5,000)	75%
	Subtotal Community Services & Re	**-**	**-**	**-**	**20,000**	**4,454**	**15,000**	**(5,000)**	**75%**
	Total General Fund Revenues	**67,953,770**	**69,176,543**	**82,268,318**	**76,603,016**	**56,735,192**	**77,283,971**	**680,955**	**101%**
Expenditures									
	City Council								
100	City Council	$ 224,419	$ 162,650	$ 161,344	$ 307,206	$ 189,994	$ 334,278	$ 27,072	109%
	Subtotal City Council	**224,419**	**162,650**	**161,344**	**307,206**	**189,994**	**334,278**	**27,072**	**109%**
	City Administration								
200	City Manager	$ 609,470	$ 521,256	$ 595,799	$ 756,002	$ 592,725	$ 816,078	$ 60,076	108%
220	Human Resources	$ 651,148	$ 601,773	$ 743,288	$ 993,821	$ 637,777	$ 1,084,049	$ 90,228	109%
230	Risk Management	386,678	388,154	550,270	873,200	792,644	1,203,900	330,700	138%
302	Economic Development	-	-	718,113	1,138,720	761,067	1,000,249	(138,471)	88%
720	Community Services & Recreation	$ 682,857	$ 1,003,507	$ 1,078,775	$ 1,289,256	$ 1,039,317	$ 1,672,599	$ 383,343	130%
	Subtotal City Administration	**2,330,154**	**2,514,690**	**3,686,245**	**5,050,999**	**3,823,531**	**5,776,875**	**725,876**	**114%**
	Non Departmental								
110	City Attorney	$ 317,860	$ 295,852	$ 307,171	$ 382,800	$ 270,770	$ 384,000	$ 1,200	100%
290	Non Departmental	11,394,573	12,680,685	15,793,582	14,524,989	13,236,311	33,675,454	19,150,465	232%
	Subtotal Non Departmental	**11,712,433**	**12,976,537**	**16,100,753**	**14,907,789**	**13,507,081**	**34,059,454**	**19,151,665**	**228%**
	Government Services								
120	City Clerk	$ 444,667	$ 579,863	$ 497,458	$ 851,385	$ 470,400	$ 860,032	$ 8,647	101%
260	Communications	244,365	320,256	374,202	432,542	413,655	418,368	(14,174)	97%
	Subtotal Government Services	**689,031**	**900,119**	**871,660**	**1,283,927**	**884,055**	**1,278,400**	**(5,527)**	**100%**

General Fund Summary by Departments

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
	Finance								
210	Finance	$ 910,324	$ 1,139,254	$ 1,231,399	$ 2,053,716	$ 1,369,389	$ 1,909,278	$ (144,438)	93%
211	Procurement	-	-	-	-	-	314,849	314,849	0%
	Subtotal Finance	**910,324**	**1,139,254**	**1,231,399**	**2,053,716**	**1,369,389**	**2,224,127**	**170,411**	**108%**
	Community Development								
301	Administration	$ 1,108,869	$ 1,356,552	$ 474,789	$ 455,353	$ 323,479	$ 536,865	$ 81,512	118%
300	Planning	610,794	686,329	665,670	1,118,907	768,541	1,184,583	65,676	106%
310	Building Safety	1,337,997	1,273,580	1,111,581	1,863,944	1,089,806	1,972,540	108,596	106%
	Subtotal Community Development	**3,057,660**	**3,316,461**	**2,252,039**	**3,438,204**	**2,181,826**	**3,693,988**	**255,784**	**107%**
	Public Works								
320	Engineering	$ 1,447,314	$ 1,419,521	$ 2,041,620	$ 3,256,118	$ 1,798,376	$ 3,870,181	$ 614,063	119%
500	Public Works	368,711	275,437	596,730	2,145,397	942,312	2,028,164	(117,233)	95%
295	Facility Maintenance	467,728	557,645	371,872	572,932	347,364	586,997	14,065	102%
296	Facility Landscaping	-	181,504	149,746	300,842	139,047	380,207	79,365	126%
600	Landscaping (public right-of-way)	1,074	-	-	-	-	-	-	0%
	Subtotal Public Works	**2,284,828**	**2,434,108**	**3,159,967**	**6,275,289**	**3,227,099**	**6,865,549**	**590,260**	**109%**
	Community Safety & Technology								
311	Administration	$ 19,679	$ 315,828	$ 541,379	$ 984,748	$ 846,869	$ 937,440	$ (47,308)	95%
330	Community Enhancement & Safety	764,036	811,417	765,922	984,857	659,743	1,006,653	21,796	102%
240	Information Technology	304,485	289,671	375,969	413,195	332,680	605,300	192,105	146%
	Subtotal Community Safety	**1,088,199**	**1,416,917**	**1,683,270**	**2,382,800**	**1,839,292**	**2,549,393**	**166,593**	**107%**
	Public Safety								
400	Law Enforcement	$ 11,097,700	$ 12,621,198	$ 13,537,188	$ 15,111,083	$ 10,544,123	$ 17,652,000	$ 2,540,917	117%
430	Animal Control	233,268	276,155	274,649	367,500	202,469	412,500	45,000	112%
440	Crossing Guards	96,099	108,149	116,260	150,000	86,028	150,000	-	100%
	Subtotal Public Safety	**11,427,066**	**13,005,502**	**13,928,096**	**15,628,583**	**10,832,620**	**18,214,500**	**2,585,917**	**117%**
	Total General Fund Expenditures	**33,724,114**	**37,866,236**	**43,074,773**	**51,328,513**	**37,854,886**	**74,996,564**	**23,668,051**	**146%**
	TOTAL GENERAL FUND NET REVEN	***34,229,656***	***31,310,307***	***39,193,545***	***25,274,503***	***18,880,306***	***2,287,407***	***(22,987,096)***	

General Fund Summary by Departments

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
OTHER PURPOSE GENERAL FUNDS									
RESTRICTED STRUCTURAL FIRE FUND									
Revenues									
	Property Taxes (Restricted for Fire Serv	$ 7,601,854	$ 8,379,338	$ 9,196,030	$ 9,070,000	$ 6,094,138	$ 9,694,000	$ 624,000	107%
	Sales & Use Tax	-	-	-	-	-	-	-	0%
	Franchise Fees	-	-	-	-	-	-	-	0%
	Other Taxes	-	-	-	-	-	-	-	0%
	License, Permits & Fees	94,451	77,971	143,895	110,000	84,531	119,000	9,000	108%
	Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	-	90,000	-	100%
	Intergovernmental	-	-	-	-	-	-	-	0%
	Use of Money & Property	(1,616)	432,432	625,717	320,000	353,320	860,000	540,000	269%
	Miscellaneous	-	-	-	-	-	-	-	0%
	Transfers	-	-	-	-	-	-	-	0%
	Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**6,531,988**	**10,763,000**	**1,173,000**	**112%**
Expenditures									
	Public Safety								
290	General Government	$ 504,045	$ 30,899	$ 278,171	$ 300,000	$ -	$ 300,000	$ -	100%
295	Facility Maintenance	187,895	146,078	194,022	253,450	117,830	253,450	-	100%
296	Facility Landscaping	-	22,065	32,470	71,600	23,731	71,600	-	100%
320	Engineering	808	-	-	-	-	-	-	0%
420	Fire Services	5,766,867	6,380,954	6,879,010	9,085,968	5,016,918	9,205,925	119,957	101%
	Total Fire Fund Expenditures	**6,459,615**	**6,579,997**	**7,383,673**	**9,711,018**	**5,158,480**	**$ 9,830,975**	**$ 119,957**	**101%**
	TOTAL FIRE FUND NET REVENUE	***1,235,074***	***2,402,537***	***2,668,316***	***(121,018)***	***1,373,508***	***932,025***	***1,053,043***	

THIS PAGE LEFT BLANK INTENTIONALLY

General Fund Operating Summary

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Adopted Budget 2024-25	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
GENERAL FUND									
Operating Revenues									
Property Taxes	$ 3,662,139	$ 4,004,362	$ 4,004,968	4,215,800	$ 4,215,800	$ 2,734,562	$ 4,443,800	$ 228,000	105%
Sales & Use Tax	29,210,286	30,966,371	31,415,102	32,100,000	36,460,000	29,501,602	36,072,400	(387,600)	99%
Franchise Fees	1,971,912	2,556,660	2,700,740	2,100,000	2,635,000	2,220,204	2,805,000	170,000	106%
Transient Occupancy Tax	-	-	-	250,000	250,000	214,129	540,000	290,000	216%
License, Permits & Fees	2,333,526	2,347,535	3,701,400	2,416,750	2,601,750	5,039,879	3,002,300	400,550	115%
Fines, Penalties & Forfeitures	567,641	724,866	713,504	805,000	1,020,000	773,455	1,005,000	(15,000)	99%
Intergovernmental	6,367,511	6,077,206	6,632,569	6,425,000	6,460,000	3,572,726	7,075,000	615,000	110%
Use of Money & Property	365,078	1,024,247	1,544,489	1,665,358	1,110,000	1,152,224	1,100,000	(10,000)	99%
Miscellaneous	772,062	299,556	374,955	240,060	240,060	250,911	205,060	(35,000)	85%
Transfers In	57,239	298,240	531,786	510,406	510,406	-	507,811	(2,595)	99%
Total General Fund Operating I	**45,307,394**	**48,299,043**	**51,619,512**	**50,728,374**	**55,503,016**	**45,459,692**	**56,756,371**	**1,253,355**	**102%**
Operating Expenditures									
Personnel	$ 5,181,118	$ 6,127,883	$ 7,514,498	11,528,246	$ 11,603,246	$ 8,293,794	$ 12,906,497	$ 1,303,251	111%
Contract Services (Law Enforcemer	10,929,074	12,445,838	13,215,383	14,585,233	14,590,233	10,214,327	17,165,150	2,574,917	118%
Contract Services	3,865,613	3,934,059	3,848,020	6,418,865	6,301,185	2,819,293	5,906,845	(394,340)	94%
Maintenance	205,290	345,138	291,750	555,710	588,210	240,527	644,710	56,500	110%
Operations	4,902,316	960,061	2,627,366	3,652,890	4,283,290	2,792,271	5,587,870	1,304,580	130%
Capital Outlay	187,826	758,553	(367,180)	676,500	730,850	563,168	712,500	(18,350)	97%
Debt Service	(1,308,674)	533,242	697,014	300,000	300,000	-	300,000	-	100%
Transfers Out	735,475	40,703	19,640	8,809	8,809	8,816	17,610	8,801	200%
Total General Fund Operating I	**24,698,037**	**25,145,477**	**27,846,491**	**37,726,253**	**38,405,823**	**24,932,196**	**43,241,182**	**4,835,359**	**113%**
NET OPERATING REVENUE	***20,609,357***	***23,153,566***	***23,773,021***	***13,002,121***	***17,097,193***	***20,527,496***	***13,515,189***		
Non-Operating Revenues									
Sales Tax	$ 15,500,000	$ 16,390,000	$ 26,904,246	16,900,000	$ 13,640,000	$ 6,820,000	$ 13,127,600	$ (512,400)	96%
Franchise Fees (Retention Fees)	-	4,000,000	-	-	-	-	-	-	0%
License, Permits & Fees (One-Time	-	-	-	-	2,770,000	-	2,600,000	(170,000)	94%
Use of Money and Property (Intere	192,293	487,500	2,316,000	2,034,642	4,690,000	4,455,500	4,800,000	110,000	102%
Use of Money and Property (Unrea	(406,136)	-	1,428,560	-	-	-	-	-	0%
Transfers In (ARPA SLFRF)	7,360,219	-	-	-	-	-	-	-	0%
Total General Fund Non-Opera	**22,646,376**	**20,877,500**	**30,648,806**	**18,934,642**	**21,100,000**	**11,275,500**	**20,527,600**	**(572,400)**	**97%**
Non-Operating Expenditures									
Operations (Unrealized Loss)	$ 1,305,075	$ -	$ -		$ -	$ -	$ -	$ -	0%
Contract Services (Developer Perm	-	-	-		700,000	700,000	700,000	-	100%
Debt Service (Tarpon Properties Pa	1,859,050	-	-		-	-	-	-	0%
Transfers Out (Streetlight Payoff)	3,808,933	-	-		-	-	-	-	0%
Transfers Out (Capital Replacemer	-	1,303,652	1,020,000	1,140,000	1,140,000	1,140,000	1,140,000	-	100%
Transfers Out (CIP)	2,053,019	11,417,107	14,208,282	11,082,690	11,082,690	11,082,690	29,915,382	18,832,692	270%
Total General Fund Non-Opera	**9,026,077**	**12,720,759**	**15,228,282**	**12,222,690**	**12,922,690**	**12,922,690**	**31,755,382**	**18,832,692**	**41%**
NET NON-OPERATING REVENU	***13,620,299***	***8,156,741***	***15,420,524***	***6,711,952***	***8,177,310***	***(1,647,190)***	***(11,227,782)***		

General Fund Operating Summary

Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Adopted Budget 2024-25	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
OTHER PURPOSE GENERAL FUNDS									
RESTRICTED STRUCTURAL FIRE FUND									
Operating Revenues									
Property Taxes (Restricted for Fire	$ 7,601,854	$ 8,379,338	$ 9,196,030	9,070,000	$ 9,070,000	6,094,138	$ 9,694,000	$ 624,000	107%
Sales & Use Tax	-	-	-	-	-	-	-	-	0%
Franchise Fees	-	-	-	-	-	-	-	-	0%
Other Taxes	-	-	-	-	-	-	-	-	0%
License, Permits & Fees	94,451	77,971	143,895	110,000	110,000	84,531	119,000	9,000	108%
Fines, Penalties & Forfeitures	-	92,793	86,348	90,000	90,000	-	90,000	-	100%
Intergovernmental	-	-	-	-	-	-	-	-	0%
Use of Money & Property	(1,616)	432,432	625,717	320,000	320,000	353,320	860,000	540,000	269%
Miscellaneous	-	-	-	-	-	-	-	-	0%
Transfers	-	-	-	-	-	-	-	-	0%
Total Fire Fund Revenues	**7,694,689**	**8,982,534**	**10,051,989**	**9,590,000**	**9,590,000**	**6,531,988**	**10,763,000**	**1,173,000**	**112%**
Operating Expenditures									
Salaries	$ 808	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
Benefits	-	-	-	-	-	-	-	-	0%
Staff Development	-	-	-	-	-	-	-	-	0%
Contract Services	5,654,282	6,298,267	6,821,529	8,441,400	8,021,400	4,994,316	9,112,125	1,090,725	114%
Maintenance	56,463	70,167	77,995	85,000	85,000	39,773	123,500	38,500	145%
Operations	447,634	(87,248)	205,979	306,800	289,618	124,391	295,350	5,732	102%
Capital Outlay	0	0	-	15,000	15,000	-	-	(15,000)	0%
Debt Service	262,228	272,717	278,171	300,000	300,000	-	300,000	-	100%
Transfers Out	-	-	-	-	-	-	-	-	0%
Subtotal Fire Fund Expenditure	**6,421,415**	**6,553,903**	**7,383,673**	**9,148,200**	**8,711,018**	**5,158,480**	**9,830,975**	**1,119,957**	**113%**
NET OPERATING REVENUE	***1,273,274***	***2,428,631***	***2,668,316***	***441,800***	***878,982***	***1,373,508***	***932,025***		
Non-Operating Revenues									
Use of Money and Property (Unrea	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
Transfers In	-	-	-	-	-	-	-	-	0%
Total Fire Fund Non-Operating	**-**	**-**	**-**	**-**	**-**	**-**	**$ -**	**-**	**0%**
Non-Operating Expenditures									
CIP (Fire Station)	$ -	$ -	$ -	$ -	$ 1,000,000	$ -	$ -	$ (1,000,000)	0%
CIP (Vehicle Purchase)	38,200	26,094	-	-	-	-	-	-	0%
Total Fire Fund Non-Operating	**38,200**	**26,094**	**-**	**-**	**1,000,000**	**-**	**$ -**	**(1,000,000)**	**0%**
NET NON-OPERATING REVENU	***(38,200)***	***(26,094)***	***-***	***-***	***(1,000,000)***	***-***		***1,000,000***	

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
OTHER FUNDS									
Revenues									
120	General Plan Fund	$ -	$ -	$ 56,795	$ 25,000	$ 94,368	$ 124,000	$ 99,000	496%
200	Gas Tax	1,604,905	1,910,031	2,068,582	1,997,500	1,580,461	2,146,500	149,000	107%
205	SB1	1,378,406	1,630,373	1,841,295	1,798,800	1,269,555	1,926,300	127,500	107%
206	Area Drainage Plan (ADP)	(493)	22,224	30,080	8,800	16,219	33,000	24,200	375%
210	Measure A	2,189,098	3,561,411	3,433,382	3,238,500	2,389,683	3,590,000	351,500	111%
211	TDA Fund	-	146,666	-	-	-	-	-	0%
220	AQMD	143,575	105,726	155,405	117,100	49,226	104,000	(13,100)	89%
230	Grants: Law Enforcement Grants	-	-	-	-	-	-	-	0%
240	Grants: Miscellaneous Grants Fund	668,027	520,685	10,820,267	6,498,782	5,802,690	986,914	(5,511,868)	15%
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	-	-	0%
242	Grants: American Rescue Plan Act Fund	7,360,219	-	-	-	-	-	-	0%
243	Public, Educational, or Governmental Access Fu	2,188	1,444	885	-	883	-	-	0%
250	Grants: Community Development Block Grant	-	-	-	15,000	15,007	-	(15,000)	0%
260	Local Law Enforcement Services	165,428	-	-	-	-	-	-	0%
270	TUMF Reimbursement Fund	-	13,818	451,322	2,700,000	315,216	-	(2,700,000)	0%
290	Transportation DIF	119,761	520,618	574,123	258,500	143,827	306,000	47,500	118%
291	Fire DIF	46,690	70,837	144,417	45,500	94,677	69,000	23,500	152%
292	Public Facilities DIF	102,648	69,972	226,542	163,000	166,846	24,551,953	24,388,953	15063%
293	Road and Bridge Benefit District	454,300	218,470	867,221	125,000	585,960	337,000	212,000	270%
294	Quimby Parkland Fees	-	-	12,387	-	211	-	-	0%
300	LLMD 89-1 Zone 10	3,820	4,743	12	-	-	-	-	0%
301	LLMD 89-1 Zone 33	1,171	707	185	150	-	-	(150)	0%
302	LLMD 89-1 Zone 41	171,435	76,992	99,814	80,602	67,192	86,590	5,988	107%
303	LLMD 89-1 Zone 79	2,593	1,667	1,783	1,813	1,180	1,009	(804)	56%
304	LLMD 89-1 Zone 85	3,008	985	1,176	702	763	1,105	403	157%
305	LLMD 89-1 Zone 111	23,997	24,893	15,827	26,198	12,554	8,258	(17,940)	32%
306	LLMD 89-1 Zone 115	3,726	4,094	4,269	4,464	2,468	4,579	115	103%
307	LLMD 89-1 Zone 116	8,031	7,897	7,233	8,035	4,859	3,308	(4,727)	41%
308	LLMD 89-1 Zone 147	1,552	1,717	1,785	1,865	963	1,912	47	103%
309	LLMD 89-1 Zone 151	7,659	9,512	9,702	11,129	7,697	11,352	223	102%
310	LLMD 89-1 Zone 156	5,750	7,139	7,282	8,353	4,549	8,520	167	102%
311	Benefit Assessment District 2014-2	12,563	11,259	10,183	7,703	6,173	11,891	4,188	154%
312	LLMD 2014-1	19,499	18,215	17,087	6,922	6,251	12,873	5,951	186%
313	LLMD 2014-3	8,489	7,114	9,230	4,673	3,532	2,842	(1,831)	61%
314	LLMD 2014-4	6,850	6,071	4,134	1,016	792	2,575	1,559	253%
315	Community Facilities District 2019-1 Cloverdale	10,162	11,030	9,618	11,914	5,023	5,148	(6,766)	43%
316	Community Facilities District 2025-01 Limonite	-	-	-	-	-	-	-	0%
317	Community Facilities District 2024-2 Zone 1 Eas	-	-	-	-	-	5,598	5,598	0%
318	Community Facilities District 2024-02 Zone 2 Li	-	-	-	-	-	-	-	0%
400	Community Facilities District 2017-1 Goodman	74,687	41,746	45,285	93,435	24,876	39,827	(53,608)	43%
401	Community Facilities District 2017-2 Sendero	43,192	49,212	35,390	50,611	19,100	33,353	(17,258)	66%
402	Community Facilities District 2020-1 Hamner P	73,498	95,925	99,168	117,703	46,334	121,942	4,239	104%
403	LMD 98-2 ORIGINAL	16,635	11,024	5,485	6,683	2,384	1,300	(5,383)	19%
404	LMD 98-2 ANNEX 01/Zone A	2,006	8,149	4,749	4,729	2,506	2,427	(2,302)	51%
405	LMD 98-2 ANNEX 02/Zone B	41,892	91,834	64,280	125,476	25,934	18,260	(107,216)	15%
406	LMD 98-2 ANNEX 03/Zone C	4,299	16,645	10,371	10,183	5,523	1,305	(8,878)	13%
407	LMD 98-2 ANNEX 04/Zone D	6,233	22,287	15,673	15,366	8,573	1,590	(13,776)	10%
408	LMD 98-2 ANNEX 06/Zone F	29,516	22,359	11,367	16,077	5,230	2,460	(13,617)	15%

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
409	LMD 2001-1 Zone G	1,862	1,092	1,254	1,244	651	1,324	80	106%
410	LMD 2001-1 Zone S	2,420	1,320	1,643	1,649	847	1,736	87	105%
411	LMD 2001-1 Zone W	20,337	14,940	7,732	130	617	-	(130)	0%
412	LMD 2001-2 Zone A	49,149	18,360	15,067	30,779	7,229	3,865	(26,914)	13%
413	LMD 2001-2 Zone B	26,356	17,360	11,964	18,576	5,683	2,235	(16,341)	12%
414	LMD 2001-2 Zone C	1,423	1,094	674	1,224	296	65	(1,159)	5%
415	LMD 2001-2 Zone D	17,303	11,887	7,999	10,479	4,845	1,555	(8,924)	15%
416	LMD 2001-2 Zone F	3,128	3,067	2,633	44,920	1,344	625	(44,295)	1%
417	LMD 2001-2 Zone G	26,486	10,287	9,437	16,628	3,835	1,900	(14,728)	11%
418	LMD 2001-2 Zone H	39,891	28,855	19,990	24,204	12,708	3,855	(20,349)	16%
419	LMD 2001-2 Zone J	27,374	18,512	13,370	17,295	7,548	2,620	(14,675)	15%
420	LMD 2001-2 Zone K	1,954	1,716	1,880	1,943	1,044	1,965	22	101%
421	LMD 2001-2 Zone M	2,315	2,771	1,677	1,665	1,122	210	(1,455)	13%
422	LMD 2001-3 Zone A	3,901	12,739	13,396	13,679	7,338	14,111	432	103%
423	LMD 2001-3 Zone B	3,372	9,909	8,173	8,241	4,516	1,737	(6,504)	21%
424	LMD 2001-3 Zone C	22,478	8,419	4,639	13,543	2,209	1,785	(11,758)	13%
425	LMD 2001-3 Zone D	45,713	17,458	9,343	28,634	4,478	3,500	(25,134)	12%
426	LMD 2001-3 Zone E	100,204	38,591	22,706	62,312	11,110	7,350	(54,962)	12%
427	LMD 2001-3 Zone F	38,201	14,954	4,824	22,328	2,345	3,120	(19,208)	14%
428	LMD 2001-3 Zone G	3,433	7,967	6,918	11,545	2,796	3,916	(7,629)	34%
429	LMD 2001-3 Zone H	15,451	6,331	3,742	14,177	1,796	1,355	(12,822)	10%
430	LMD 2001-3 Zone I	61,716	40,910	25,353	38,671	15,284	5,700	(32,971)	15%
431	LMD 2001-3 Zone J	17,644	11,936	7,174	11,188	3,246	1,530	(9,658)	14%
432	LMD 2001-3 Zone K	18,021	14,651	8,290	12,710	3,860	1,745	(10,965)	14%
433	LMD 2001-3 Zone L	19,057	14,175	8,636	12,728	4,116	1,785	(10,943)	14%
434	LMD 2001-3 Zone M	55,807	25,718	15,716	31,542	9,813	4,590	(26,952)	15%
435	LMD 2001-3 Zone N	40,800	43,034	20,318	25,427	8,575	3,485	(21,942)	14%
436	LMD 2001-3 Zone O	6,576	2,746	1,519	4,318	704	480	(3,838)	11%
437	LMD 2001-3 Zone P	38,497	14,526	8,324	23,275	4,203	3,255	(20,020)	14%
438	LMD 2001-3 Zone Q	15,405	5,997	3,618	10,967	1,806	1,195	(9,772)	11%
439	LMD 2001-3 Zone R	1,849	1,699	1,067	1,257	454	155	(1,102)	12%
440	LMD 2001-3 Zone S	7,430	3,061	1,717	4,568	1,183	595	(3,973)	13%
441	LMD 2001-3 Zone T	57,013	21,130	12,021	35,180	6,203	5,075	(30,105)	14%
442	LMD 2001-3 Zone U	37,570	14,313	8,485	23,230	4,688	2,673	(20,557)	12%
443	LMD 2001-3 Zone V	63,337	23,359	13,631	39,312	12,888	4,985	(34,327)	13%
444	LMD 2001-3 Zone W	19,463	7,854	8,985	12,483	4,843	1,870	(10,613)	15%
445	LMD 2001-3 Zone X	5,519	2,365	1,321	3,385	611	430	(2,955)	13%
446	LMD 2001-3 Zone Y	9,212	3,689	2,099	5,933	1,029	765	(5,168)	13%
447	LMD 2001-3 Zone Z	10,185	4,093	2,296	6,542	1,136	805	(5,737)	12%
448	LMD 2001-3 Zone AA	6,467	2,843	1,615	3,905	771	500	(3,405)	13%
449	LMD 2001-3 Zone BB	6,006	2,464	1,343	3,501	607	490	(3,011)	14%
450	LMD 2001-3 Zone CC	23,574	17,523	10,601	14,777	4,824	1,980	(12,797)	13%
451	LMD 2001-3 Zone DD	50,873	23,649	14,894	32,114	7,276	4,010	(28,104)	12%
452	LMD 2001-3 Zone EE	24,752	9,563	15,881	15,425	3,429	2,315	(13,110)	15%
453	LMD 2001-3 Zone FF	30,391	21,436	12,637	19,431	6,166	2,795	(16,636)	14%
454	LMD 2001-3 Zone GG	15,382	6,056	3,452	9,510	1,684	1,230	(8,280)	13%
455	LMD 2001-3 Zone HH	12,334	4,877	2,771	7,289	1,405	945	(6,344)	13%
456	LMD 2001-3 Zone II	27,648	10,433	5,828	17,003	2,935	2,150	(14,853)	13%
457	LMD 2001-3 Zone JJ	4,943	2,102	1,178	2,982	564	395	(2,587)	13%
458	LMD 2001-3 Zone KK	2,842	1,655	1,664	2,036	742	2,051	15	101%
459	LMD 2001-3 Zone LL	10,721	4,358	2,252	6,591	1,400	755	(5,836)	11%
460	LMD 2001-3 Zone MM	8,137	5,042	3,146	4,941	1,485	635	(4,306)	13%

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
461	LMD 2001-3 Zone NN	19,085	7,293	4,227	11,684	2,150	1,605	(10,079)	14%
462	LMD 2001-3 Zone OO	18,826	7,230	4,175	12,397	2,073	1,410	(10,987)	11%
463	LMD 2001-3 Zone PP	22,147	8,413	4,814	14,606	2,437	1,815	(12,791)	12%
464	LMD 2001-3 Zone QQ	8,658	3,648	2,116	5,526	1,022	575	(4,951)	10%
465	LMD 2001-3 Zone RR	57,429	21,582	13,226	37,050	6,345	4,060	(32,990)	11%
466	LMD 2001-3 Zone SS	21,381	8,167	4,739	13,107	2,325	1,835	(11,272)	14%
467	LMD 2001-3 Zone TT	9,128	3,602	2,056	5,888	963	875	(5,013)	15%
468	LMD 2001-3 Zone UU	7,023	2,844	1,510	4,913	742	475	(4,438)	10%
469	LMD 2001-3 Zone VV	5,921	2,434	2,513	4,722	1,323	535	(4,187)	11%
470	LMD 2001-3 Zone WW	24,592	9,570	5,583	14,393	2,749	1,865	(12,528)	13%
471	LMD 2001-3 Zone XX	3,489	2,242	2,843	3,597	1,535	2,852	(745)	79%
472	LMD 2001-3 Zone YY	27,233	19,033	11,887	17,410	5,875	2,520	(14,890)	14%
473	LMD 2001-3 Zone ZZ	11,014	4,300	2,726	6,864	1,310	865	(5,999)	13%
474	LMD 2001-3 Zone AAA	47,941	17,999	10,753	29,510	5,176	3,670	(25,840)	12%
475	LMD 2001-3 Zone BBB	30,674	11,626	6,775	18,817	3,193	2,170	(16,647)	12%
476	LMD 2001-3 Zone CCC	65,738	28,879	17,254	41,253	8,369	5,095	(36,158)	12%
477	LMD 2001-3 Zone DDD	56,233	21,166	12,722	34,327	6,158	4,230	(30,097)	12%
478	LMD 2001-3 Zone EEE	6,186	2,900	3,459	6,110	1,691	745	(5,365)	12%
479	LMD 2001-3 Zone FFF	54,497	20,119	11,827	32,883	8,169	4,130	(28,753)	13%
480	LMD 2001-3 Zone GGG	19,694	7,672	4,708	12,126	2,358	1,260	(10,866)	10%
481	LMD 2001-3 Zone HHH	828	2,137	3,910	4,021	2,304	2,906	(1,115)	72%
482	LMD 2001-3 Zone III	26,815	13,216	14,862	15,181	8,791	15,365	184	101%
483	LMD 2001-3 Zone JJJ	31,081	11,775	7,200	18,834	3,369	2,520	(16,314)	13%
484	LMD 2001-3 Zone LLL	6,082	11,151	5,044	4,927	1,481	1,520	(3,407)	31%
485	LMD 2001-3 Zone MMM	20,050	8,225	4,783	13,119	2,643	1,662	(11,457)	13%
486	Illumination District No 2 Subarea 35	8,749	3,795	5,352	20,925	4,178	390	(20,535)	2%
487	Illumination District No 2 Subarea 42	2,513	1,496	1,777	2,212	1,291	2,271	59	103%
488	Illumination District No 2 Subarea 46	9,336	3,263	4,550	13,213	2,372	3,160	(10,053)	24%
489	Illumination District No 2 Subarea 49	11,841	4,113	4,802	4,677	2,396	4,837	160	103%
490	Illumination District No 2 Subarea 55	2,344	679	684	669	337	679	10	101%
500	Debt Service	4,509,981	-	-	-	-	80,800,000	80,800,000	0%
600	Capital Projects	2,143,140	11,417,107	14,208,282	11,082,690	11,108,466	1,346,789	(9,735,901)	12%
601	General Information Technology Capital Replac	-	433,652	50,000	50,000	50,000	50,000	-	100%
602	General Fleet Capital Replacement Fund	-	120,000	120,000	240,000	240,000	240,000	-	100%
603	General Street Maintenance Capital Fund	-	500,000	500,000	500,000	500,000	500,000	-	100%
604	General Facility Maintenance Capital Fund	-	250,000	250,000	250,000	250,000	250,000	-	100%
700	Information Technology	-	-	-	-	-	-	-	0%
	Total Other Fund Revenues	**23,268,586**	**22,951,703**	**36,881,841**	**30,942,351**	**25,235,165**	**117,949,575**	**87,007,224**	**381%**
	Expenditures								
120	General Plan Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0%
200	Gas Tax	1,994,824	1,280,427	2,684,385	4,102,853	550,495	2,393,087	(1,709,766)	58%
205	SB1	1,721,552	(7,078)	3,938,265	1,812,711	306,587	1,750,000	(62,711)	97%
206	Area Drainage Plan (ADP)	17,322	(13,822)	-	-	-	-	-	0%
210	Measure A	1,891,015	1,572,979	4,542,330	8,074,355	2,266,912	3,543,126	(4,531,229)	44%
211	TDA Fund	102,318	44,348	-	-	-	83,750	83,750	0%
220	AQMD	123,899	1,844	519,472	-	-	210,000	210,000	0%
230	Law Enforcement Grants	-	-	-	-	-	-	-	0%
240	Grants: Miscellaneous Grants Fund	520,016	479,696	13,029,122	9,748,405	7,938,202	310,132	(9,438,273)	3%
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	-	-	0%
242	Grants: American Rescue Plan Act Fund	7,360,219	-	-	-	-	-	-	0%
243	Public, Educational, or Governmental Access Fu	-	-	-	-	-	-	-	0%

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
250	Grants: Community Development Block Grant	-	-	-	15,000	15,000	-	(15,000)	0%
260	Local Law Enforcement Services	165,428	-	-	-	-	-	-	0%
270	TUMF Reimbursement Fund	344,067	157,993	1,671,198	3,170,812	755,153	9,572,000	6,401,188	302%
290	Transportation DIF	6,587	(3,547)	5,170	377	-	391	14	104%
291	Fire DIF	8,376	(7,086)	910	160	-	69	(91)	43%
292	Public Facilities DIF	9,146	485,117	3,260	1,282	-	25,112,147	25,110,865	1958826%
293	Road and Bridge Benefit District	229,679	(98,390)	-	196,635	196,635	-	(196,635)	0%
294	Quimby Parkland Fees	-	-	-	-	-	-	-	0%
300	LLMD 89-1 Zone 10	508	159	527	-	-	-	-	0%
301	LLMD 89-1 Zone 33	425	8	8,095	-	-	-	-	0%
302	LLMD 89-1 Zone 41	84,713	(14,775)	20,269	62,602	12,947	59,923	(2,679)	96%
303	LLMD 89-1 Zone 79	2,966	884	1,493	1,652	1,235	1,837	185	111%
304	LLMD 89-1 Zone 85	1,174	(374)	147	402	91	552	150	137%
305	LLMD 89-1 Zone 111	19,734	8,522	14,694	17,179	10,069	31,879	14,700	186%
306	LLMD 89-1 Zone 115	12,838	11,544	14,138	11,454	9,049	14,009	2,555	122%
307	LLMD 89-1 Zone 116	6,734	4,950	7,152	7,232	4,045	7,272	40	101%
308	LLMD 89-1 Zone 147	4,315	5,179	5,949	5,592	3,291	4,984	(608)	89%
309	LLMD 89-1 Zone 151	15,413	19,258	38,973	24,336	15,168	27,743	3,407	114%
310	LLMD 89-1 Zone 156	10,803	13,403	16,161	14,744	9,083	15,075	331	102%
311	Benefit Assessment District 2014-2	7,887	4,860	7,379	6,938	6,654	11,091	4,153	160%
312	LLMD 2014-1	8,527	5,096	9,327	6,133	8,210	11,474	5,341	187%
313	LLMD 2014-3	5,346	3,603	5,701	4,146	5,291	7,274	3,128	175%
314	LLMD 2014-4	2,399	726	1,613	801	1,375	2,985	2,184	373%
315	Community Facilities District 2019-1 Cloverdale	3,840	3,198	4,455	4,207	4,140	4,649	442	111%
316	Community Facilities District 2025-01 Limonite	-	-	18,820	-	3,207	5,269	5,269	0%
317	Community Facilities District 2024-2 Zone 1 Eas	-	-	22,017	-	6,500	5,598	5,598	0%
318	Community Facilities District 2024-02 Zone 2 Li	-	-	-	-	-	-	-	0%
400	Community Facilities District 2017-1 Goodman	7,697	1,612	26,446	8,849	25,784	28,827	19,978	326%
401	Community Facilities District 2017-2 Sendero	20,518	25,840	31,863	24,423	23,073	30,355	5,932	124%
402	Community Facilities District 2020-1 Hamner P	83,623	123,806	143,595	127,424	104,823	147,634	20,210	116%
403	LMD 98-2 ORIGINAL	1,698	5,417	4,509	3,754	1,913	3,718	(36)	99%
404	LMD 98-2 ANNEX 01/Zone A	4,197	4,141	3,190	8,255	1,467	2,763	(5,492)	33%
405	LMD 98-2 ANNEX 02/Zone B	28,806	40,253	46,871	45,889	27,652	53,285	7,396	116%
406	LMD 98-2 ANNEX 03/Zone C	4,028	8,395	6,572	8,688	2,818	5,549	(3,139)	64%
407	LMD 98-2 ANNEX 04/Zone D	8,607	10,981	8,858	11,409	3,740	7,468	(3,941)	65%
408	LMD 98-2 ANNEX 06/Zone F	2,892	8,944	7,415	8,450	3,449	6,635	(1,815)	79%
409	LMD 2001-1 Zone G	145	477	620	4,732	403	4,756	24	101%
410	LMD 2001-1 Zone S	336	995	1,323	13,023	864	13,672	649	105%
411	LMD 2001-1 Zone W	6,258	18,434	18,934	-	308	-	-	0%
412	LMD 2001-2 Zone A	3,342	10,987	14,908	11,834	8,353	14,127	2,293	119%
413	LMD 2001-2 Zone B	2,788	8,921	7,646	9,315	3,910	6,832	(2,483)	73%
414	LMD 2001-2 Zone C	130	691	714	536	249	422	(114)	79%
415	LMD 2001-2 Zone D	1,870	6,090	4,991	6,297	2,550	4,417	(1,880)	70%
416	LMD 2001-2 Zone F	528	1,785	1,674	2,221	1,577	2,452	231	110%
417	LMD 2001-2 Zone G	1,616	4,767	7,411	6,405	3,594	6,456	51	101%
418	LMD 2001-2 Zone H	4,696	14,741	11,806	15,574	5,742	10,069	(5,505)	65%
419	LMD 2001-2 Zone J	3,096	10,315	8,784	10,634	4,599	7,768	(2,866)	73%
420	LMD 2001-2 Zone K	841	2,832	3,572	3,278	2,890	3,429	151	105%
421	LMD 2001-2 Zone M	373	1,360	1,044	1,315	477	795	(520)	60%
422	LMD 2001-3 Zone A	18,822	4,986	5,571	14,081	3,104	5,750	(8,331)	41%
423	LMD 2001-3 Zone B	6,507	3,327	2,743	12,946	1,208	2,786	(10,160)	22%
424	LMD 2001-3 Zone C	1,011	2,794	3,505	3,307	1,798	3,821	514	116%

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
425	LMD 2001-3 Zone D	2,297	6,211	8,054	6,528	4,576	9,190	2,662	141%
426	LMD 2001-3 Zone E	5,080	13,735	17,531	16,782	9,763	19,834	3,052	118%
427	LMD 2001-3 Zone F	447	1,430	1,608	2,599	602	2,791	192	107%
428	LMD 2001-3 Zone G	2,379	4,446	5,160	4,742	2,937	5,494	752	116%
429	LMD 2001-3 Zone H	1,149	3,227	4,002	2,753	2,340	4,255	1,502	155%
430	LMD 2001-3 Zone I	5,857	18,922	14,481	19,149	6,062	12,490	(6,659)	65%
431	LMD 2001-3 Zone J	1,659	5,419	4,148	5,487	1,760	3,591	(1,896)	65%
432	LMD 2001-3 Zone K	2,579	8,217	6,396	6,071	2,842	5,267	(804)	87%
433	LMD 2001-3 Zone L	2,020	6,185	4,486	6,601	1,808	3,752	(2,849)	57%
434	LMD 2001-3 Zone M	3,567	9,448	10,470	11,902	5,420	11,048	(854)	93%
435	LMD 2001-3 Zone N	7,409	29,601	17,745	15,249	7,484	13,686	(1,563)	90%
436	LMD 2001-3 Zone O	319	935	1,206	1,130	705	1,356	226	120%
437	LMD 2001-3 Zone P	1,835	5,015	6,465	6,116	3,709	7,484	1,368	122%
438	LMD 2001-3 Zone Q	900	2,753	3,339	2,752	1,860	3,555	803	129%
439	LMD 2001-3 Zone R	221	815	726	812	339	572	(240)	70%
440	LMD 2001-3 Zone S	359	1,063	1,347	1,266	789	1,524	258	120%
441	LMD 2001-3 Zone T	2,633	7,191	9,158	8,660	5,147	10,651	1,991	123%
442	LMD 2001-3 Zone U	1,964	12,620	7,046	7,376	3,944	7,839	463	106%
443	LMD 2001-3 Zone V	3,075	9,454	11,293	9,934	6,201	12,556	2,622	126%
444	LMD 2001-3 Zone W	1,058	3,136	3,824	7,695	2,166	4,207	(3,488)	55%
445	LMD 2001-3 Zone X	274	831	1,060	989	624	1,175	186	119%
446	LMD 2001-3 Zone Y	446	1,311	1,665	1,562	971	1,879	317	120%
447	LMD 2001-3 Zone Z	491	1,424	1,810	1,701	1,048	2,054	353	121%
448	LMD 2001-3 Zone AA	331	1,015	1,195	1,176	676	1,311	135	111%
449	LMD 2001-3 Zone BB	262	801	1,020	957	595	1,187	230	124%
450	LMD 2001-3 Zone CC	2,502	10,381	5,509	8,472	2,163	4,551	(3,921)	54%
451	LMD 2001-3 Zone DD	2,821	8,547	8,339	11,167	3,696	8,260	(2,907)	74%
452	LMD 2001-3 Zone EE	1,437	3,986	6,422	4,756	2,688	5,410	654	114%
453	LMD 2001-3 Zone FF	3,107	10,264	7,022	10,219	3,273	6,517	(3,702)	64%
454	LMD 2001-3 Zone GG	747	2,120	2,692	2,536	1,547	3,077	541	121%
455	LMD 2001-3 Zone HH	601	1,718	2,268	2,056	1,259	2,492	436	121%
456	LMD 2001-3 Zone II	1,279	3,571	4,538	4,283	2,578	5,248	965	123%
457	LMD 2001-3 Zone JJ	235	734	931	870	554	1,036	166	119%
458	LMD 2001-3 Zone KK	1,222	3,317	4,252	1,272	2,591	4,046	2,774	318%
459	LMD 2001-3 Zone LL	513	6,370	1,833	2,391	1,049	2,072	(319)	87%
460	LMD 2001-3 Zone MM	709	2,273	2,053	2,390	992	1,898	(492)	79%
461	LMD 2001-3 Zone NN	904	2,567	3,261	3,069	1,869	3,736	667	122%
462	LMD 2001-3 Zone OO	951	2,726	4,238	3,071	1,998	3,982	911	130%
463	LMD 2001-3 Zone PP	1,174	3,807	4,426	3,565	2,483	4,830	1,265	135%
464	LMD 2001-3 Zone QQ	461	1,317	1,712	1,579	975	1,884	305	119%
465	LMD 2001-3 Zone RR	2,837	7,600	9,790	9,699	5,421	11,126	1,427	115%
466	LMD 2001-3 Zone SS	1,027	2,920	3,724	3,482	2,132	4,228	746	121%
467	LMD 2001-3 Zone TT	521	1,526	1,936	1,530	1,149	2,131	601	139%
468	LMD 2001-3 Zone UU	305	909	1,163	1,090	668	1,329	239	122%
469	LMD 2001-3 Zone VV	366	1,082	1,387	2,110	823	1,499	(611)	71%
470	LMD 2001-3 Zone WW	1,231	3,440	4,363	4,117	2,498	4,995	878	121%
471	LMD 2001-3 Zone XX	342	1,452	1,700	2,665	1,236	1,647	(1,018)	62%
472	LMD 2001-3 Zone YY	2,722	8,934	6,655	8,958	2,750	5,638	(3,320)	63%
473	LMD 2001-3 Zone ZZ	536	1,516	1,952	1,842	1,130	2,235	393	121%
474	LMD 2001-3 Zone AAA	2,252	6,256	7,846	7,798	4,425	9,051	1,253	116%
475	LMD 2001-3 Zone BBB	1,610	4,427	5,667	4,971	3,226	6,392	1,421	129%
476	LMD 2001-3 Zone CCC	4,129	11,916	13,011	12,881	6,991	13,932	1,051	108%

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2021-22	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Actuals 5/28/2025	Proposed Budget 2025-26	Change 2025-2026 $	Change 2024 to 2025 %
477	LMD 2001-3 Zone DDD	2,857	7,810	9,831	9,368	5,408	10,992	1,624	117%
478	LMD 2001-3 Zone EEE	73	470	3,153	2,980	747	1,511	(1,469)	51%
479	LMD 2001-3 Zone FFF	2,621	7,194	9,013	8,683	5,039	10,369	1,686	119%
480	LMD 2001-3 Zone GGG	1,204	3,308	4,661	3,514	2,322	4,543	1,029	129%
481	LMD 2001-3 Zone HHH	2,030	2,459	2,580	1,933	1,533	2,271	338	117%
482	LMD 2001-3 Zone III	3,679	30,926	19,495	18,961	6,730	12,420	(6,541)	66%
483	LMD 2001-3 Zone JJJ	1,547	4,301	5,372	5,145	2,876	5,873	728	114%
484	LMD 2001-3 Zone LLL	7,900	2,128	2,152	2,381	1,262	2,056	(325)	86%
485	LMD 2001-3 Zone MMM	1,078	2,959	3,834	3,594	2,204	4,337	743	121%
486	Illumination District No 2 Subarea 35	1,250	3,618	4,728	4,616	3,348	4,779	163	104%
487	Illumination District No 2 Subarea 42	407	1,341	1,577	1,506	1,127	1,508	2	100%
488	Illumination District No 2 Subarea 46	1,212	8,226	4,291	4,656	2,627	4,148	(508)	89%
489	Illumination District No 2 Subarea 49	1,498	5,027	5,522	5,182	3,720	5,673	491	109%
490	Illumination District No 2 Subarea 55	268	821	1,073	1,308	717	1,074	(234)	82%
500	Debt Service	4,510,719	-	-	-	-	60,798,555	60,798,555	0%
600	Capital Projects	1,021,164	3,273,187	8,801,649	23,910,990	3,198,278	4,978,000	(18,932,990)	21%
601	General Information Technology Capital Replac	-	-	-	-	-	-	-	0%
602	General Fleet Capital Replacement Fund	-	-	-	-	-	-	-	0%
603	General Street Maintenance Capital Fund	-	-	-	-	-	-	-	0%
604	General Facility Maintenance Capital Fund	-	-	-	-	-	-	-	0%
700	Information Technology	-	-	-	-	-	-	-	0%
	Total Other Fund Expenditures	**20,541,150**	**7,906,268**	**36,108,448**	**51,910,292**	**15,740,149**	**109,680,201**	**57,769,909**	**211%**

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
GENERAL FUNDS								
100 General Fund	$ 127,394,125	$ 166,483,478	$ 76,603,016	$ 51,328,513	$ 191,757,981	$ 77,283,971	$ 74,996,564	$ 194,045,388
TOTAL General Funds	**127,394,125**	**166,483,478**	**76,603,016**	**51,328,513**	**191,757,981**	**77,283,971**	**74,996,564**	**194,045,388**
OTHER PURPOSE GENERAL FUNDS								
110 Restricted Structural Fire Fund	$ 16,875,651	$ 19,543,967	$ 9,590,000	$ 9,711,018	$ 19,422,949	$ 10,763,000	$ 9,830,975	$ 20,354,974
120 General Plan Fund	-	56,795	25,000	-	81,795	124,000	-	205,795
TOTAL Other Purpose General Funds	**16,875,651**	**19,600,762**	**9,615,000**	**9,711,018**	**19,504,744**	**10,887,000**	**9,830,975**	**20,560,769**
SPECIAL REVENUE FUNDS								
200 Gas Tax Fund	$ 3,783,628	$ 3,177,175	1,997,500	$ 4,102,853	$ 1,071,822	$ 2,146,500	$ 2,393,087	$ 825,235
205 Road Maintenance and Rehabilitation Fund	2,437,501	340,531	1,798,800	1,812,711	326,620	1,926,300	1,750,000	502,920
206 Area Drainage Plan (ADP)	921,734	951,814	8,800	-	960,614	33,000	-	993,614
210 Measure A Fund	6,637,058	5,528,110	3,238,500	8,074,355	692,255	3,590,000	3,543,126	739,129
211 TDA Fund	-	-	-	-	-	-	83,750	(83,750)
220 AQMD	617,349	243,932	117,100	-	361,032	104,000	210,000	255,032
230 Law Enforcement Grants	-	-	-	-	-	-	-	-
240 Grants: Miscellaneous Grants Fund	26,204	(2,182,651)	6,498,782	9,748,405	(5,432,274)	986,914	310,132	(4,755,492)
241 Grants: Coronavirus Relief Fund	-	-	-	-	-	-	-	-
242 Grants: American Rescue Plan Act Fund	-	-	-	-	-	-	-	-
243 Public, Educational, or Governmental Access Fund	4,147	5,032	-	-	5,032	-	-	5,032
250 Grants: Community Development Block Grant	(7)	(7)	15,000	15,000	(7)	-	-	(7)
260 Local Law Enforcement Services	-	-	-	-	-	-	-	-
270 TUMF Reimbursement Find	(769,342)	(1,989,218)	2,700,000	3,170,812	(2,460,030)	-	9,572,000	(12,032,030)
290 DIF Transportation Facilities Fund	947,941	1,516,894	258,500	377	1,775,017	306,000	391	2,080,626
291 DIF Fire Facilities Fund	616,755	760,262	45,500	160	805,602	69,000	69	874,533
292 DIF Public Facilities: City Hall Fund	175,194	398,476	163,000	1,282	560,194	24,551,953	25,112,147	0
293 Road and Bridge Benefit District	6,986,893	7,854,113	125,000	196,635	7,782,478	337,000	-	8,119,478
294 Quimby Parkland Fees	-	12,387	-	-	12,387	-	-	12,387
295 DIF Police Facilities Fund	-	-	-	-	-	4,195,000	4,195,000	-
296 DIF Public Facilities: Library Fund							-	
300 LLMD 89-1 Zone 10 - dissolved 06/26/2024	515	-	-	-	-	-	-	-
301 LLMD 89-1 Zone 33 - dissolved 06/24/2024	7,910	-	150	-	150	-	-	150
302 LLMD 89-1 Zone 41	1,879,870	1,959,414	80,602	62,602	1,977,414	86,590	59,923	2,004,081
303 LLMD 89-1 Zone 79	16,990	17,279	1,813	1,652	17,440	1,009	1,837	16,612
304 LLMD 89-1 Zone 85	31,958	32,987	702	402	33,287	1,105	552	33,840
305 LLMD 89-1 Zone 111	183,032	184,164	26,198	17,179	193,183	8,258	31,879	169,562
306 LLMD 89-1 Zone 115	(35,657)	(45,526)	4,464	11,454	(52,516)	4,579	14,009	(61,946)
307 LLMD 89-1 Zone 116	63,988	64,070	8,035	7,232	64,873	3,308	7,272	60,909

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
308	LLMD 89-1 Zone 147	(9,674)	(13,839)	1,865	5,592	(17,566)	1,912	4,984	(20,638)
309	LLMD 89-1 Zone 151	(60,500)	(89,771)	11,129	24,336	(102,978)	11,352	27,743	(119,369)
310	LLMD 89-1 Zone 156	(28,784)	(37,662)	8,353	14,744	(44,053)	8,520	15,075	(50,608)
311	Benefit Assessment District 2014-2	19,802	22,605	7,703	6,938	23,370	11,891	11,091	24,170
312	LLMD 2014-1	31,667	39,427	6,922	6,133	40,216	12,873	11,474	41,615
313	LLMD 2014-3	11,402	14,932	4,673	4,146	15,459	2,842	7,274	11,027
314	LLMD 2014-4	15,525	18,047	1,016	801	18,262	2,575	2,985	17,852
315	Community Facilities District 2019-1 Cloverdale	7,179	12,342	11,914	4,207	20,049	5,148	4,649	20,548
316	Community Facilities District 2025-1 Limonite/Archibald	-	(18,820)	-	-	(18,820)	-	5,269	(24,089)
317	Community Facilities District 2024-01 Zone 1 Eastvale Square	-	(22,017)	-	-	(22,017)	5,598	5,598	(22,017)
318	Community Facilities District 2024-02 Zone 2 Limonite/Hellman	-	-	-	-	-	-	-	-
400	Community Facilities District 2017-1 Goodman Commerce	295,932	314,771	93,435	8,849	399,357	39,827	28,827	410,357
401	Community Facilities District 2017-2 Sendero	76,569	80,096	50,611	24,423	106,284	33,353	30,355	109,282
402	Community Facilities District 2020-1 Hamner Place	24,598	(19,829)	117,703	127,424	(29,550)	121,942	147,634	(55,242)
403	LMD 98-2 ORIGINAL	20,544	21,519	6,683	3,754	24,448	1,300	3,718	22,030
404	LMD 98-2 ANNEX 01/Zone A	1,817	3,375	4,729	8,255	(151)	2,427	2,763	(487)
405	LMD 98-2 ANNEX 02/Zone B	64,667	82,076	125,476	45,889	161,663	18,260	53,285	126,638
406	LMD 98-2 ANNEX 03/Zone C	8,521	12,320	10,183	8,688	13,815	1,305	5,549	9,571
407	LMD 98-2 ANNEX 04/Zone D	8,932	15,747	15,366	11,409	19,704	1,590	7,468	13,826
408	LMD 98-2 ANNEX 06/Zone F	40,039	43,991	16,077	8,450	51,618	2,460	6,635	47,443
409	LMD 2001-1 Zone G	2,332	2,966	1,244	4,732	(522)	1,324	4,756	(3,954)
410	LMD 2001-1 Zone S	2,414	2,734	1,649	13,023	(8,640)	1,736	13,672	(20,576)
411	LMD 2001-1 Zone W - dissolved 06/26/2024	10,585	(617)	130	-	(487)	-	-	(487)
412	LMD 2001-2 Zone A	53,181	53,340	30,779	11,834	72,285	3,865	14,127	62,023
413	LMD 2001-2 Zone B	32,007	36,324	18,576	9,315	45,585	2,235	6,832	40,988
414	LMD 2001-2 Zone C	1,695	1,656	1,224	536	2,344	65	422	1,987
415	LMD 2001-2 Zone D	21,229	24,236	10,479	6,297	28,418	1,555	4,417	25,556
416	LMD 2001-2 Zone F	3,881	13,416	44,920	2,221	56,115	625	2,452	54,288
417	LMD 2001-2 Zone G	30,389	32,416	16,628	6,405	42,639	1,900	6,456	38,083
418	LMD 2001-2 Zone H	49,308	57,492	24,204	15,574	66,122	3,855	10,069	59,908
419	LMD 2001-2 Zone J	32,474	37,060	17,295	10,634	43,721	2,620	7,768	38,573
420	LMD 2001-2 Zone K	1	(1,692)	1,943	3,278	(3,027)	1,965	3,429	(4,491)
421	LMD 2001-2 Zone M	3,352	3,986	1,665	1,315	4,336	210	795	3,751
422	LMD 2001-3 Zone A	(7,167)	658	13,679	14,081	256	14,111	5,750	8,617
423	LMD 2001-3 Zone B	3,447	8,877	8,241	12,946	4,172	1,737	2,786	3,123
424	LMD 2001-3 Zone C	27,092	28,225	13,543	3,307	38,461	1,785	3,821	36,425
425	LMD 2001-3 Zone D	54,664	55,953	28,634	6,528	78,059	3,500	9,190	72,369
426	LMD 2001-3 Zone E	119,981	125,155	62,312	16,782	170,685	7,350	19,834	158,201
427	LMD 2001-3 Zone F	51,278	54,494	22,328	2,599	74,223	3,120	2,791	74,552
428	LMD 2001-3 Zone G	4,574	6,332	11,545	4,742	13,135	3,916	5,494	11,557

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
429	LMD 2001-3 Zone H	17,407	17,146	14,177	2,753	28,570	1,355	4,255	25,670
430	LMD 2001-3 Zone I	77,850	88,722	38,671	19,149	108,244	5,700	12,490	101,454
431	LMD 2001-3 Zone J	22,502	25,528	11,188	5,487	31,229	1,530	3,591	29,168
432	LMD 2001-3 Zone K	21,876	23,770	12,710	6,071	30,409	1,745	5,267	26,887
433	LMD 2001-3 Zone L	25,028	29,179	12,728	6,601	35,306	1,785	3,752	33,339
434	LMD 2001-3 Zone M	68,510	73,757	31,542	11,902	93,397	4,590	11,048	86,939
435	LMD 2001-3 Zone N	46,824	49,396	25,427	15,249	59,574	3,485	13,686	49,373
436	LMD 2001-3 Zone O	8,069	8,383	4,318	1,130	11,571	480	1,356	10,695
437	LMD 2001-3 Zone P	46,173	48,033	23,275	6,116	65,192	3,255	7,484	60,963
438	LMD 2001-3 Zone Q	17,749	18,028	10,967	2,752	26,243	1,195	3,555	23,883
439	LMD 2001-3 Zone R	2,512	2,853	1,257	812	3,298	155	572	2,881
440	LMD 2001-3 Zone S	9,072	9,442	4,568	1,266	12,744	595	1,524	11,815
441	LMD 2001-3 Zone T	68,318	71,182	35,180	8,660	97,702	5,075	10,651	92,126
442	LMD 2001-3 Zone U	37,299	38,739	23,230	7,376	54,593	2,673	7,839	49,427
443	LMD 2001-3 Zone V	74,167	76,506	39,312	9,934	105,884	4,985	12,556	98,313
444	LMD 2001-3 Zone W	23,122	28,283	12,483	7,695	33,071	1,870	4,207	30,734
445	LMD 2001-3 Zone X	6,779	7,039	3,385	989	9,435	430	1,175	8,690
446	LMD 2001-3 Zone Y	11,143	11,577	5,933	1,562	15,948	765	1,879	14,834
447	LMD 2001-3 Zone Z	12,364	12,850	6,542	1,701	17,691	805	2,054	16,442
448	LMD 2001-3 Zone AA	7,965	8,385	3,905	1,176	11,114	500	1,311	10,303
449	LMD 2001-3 Zone BB	7,406	7,729	3,501	957	10,273	490	1,187	9,576
450	LMD 2001-3 Zone CC	28,214	33,307	14,777	8,472	39,612	1,980	4,551	37,041
451	LMD 2001-3 Zone DD	63,155	69,710	32,114	11,167	90,657	4,010	8,260	86,407
452	LMD 2001-3 Zone EE	28,893	38,351	15,425	4,756	49,020	2,315	5,410	45,925
453	LMD 2001-3 Zone FF	38,456	44,071	19,431	10,219	53,283	2,795	6,517	49,561
454	LMD 2001-3 Zone GG	18,572	19,332	9,510	2,536	26,306	1,230	3,077	24,459
455	LMD 2001-3 Zone HH	14,892	15,395	7,289	2,056	20,628	945	2,492	19,081
456	LMD 2001-3 Zone II	33,230	34,520	17,003	4,283	47,240	2,150	5,248	44,142
457	LMD 2001-3 Zone JJ	6,076	6,323	2,982	870	8,435	395	1,036	7,794
458	LMD 2001-3 Zone KK	(42)	(2,630)	2,036	1,272	(1,866)	2,051	4,046	(3,861)
459	LMD 2001-3 Zone LL	8,196	8,615	6,591	2,391	12,815	755	2,072	11,498
460	LMD 2001-3 Zone MM	10,197	11,290	4,941	2,390	13,841	635	1,898	12,578
461	LMD 2001-3 Zone NN	22,906	23,871	11,684	3,069	32,486	1,605	3,736	30,355
462	LMD 2001-3 Zone OO	22,379	22,316	12,397	3,071	31,642	1,410	3,982	29,070
463	LMD 2001-3 Zone PP	25,579	25,967	14,606	3,565	37,008	1,815	4,830	33,993
464	LMD 2001-3 Zone QQ	10,527	10,931	5,526	1,579	14,878	575	1,884	13,569
465	LMD 2001-3 Zone RR	68,574	72,009	37,050	9,699	99,360	4,060	11,126	92,294
466	LMD 2001-3 Zone SS	25,601	26,617	13,107	3,482	36,242	1,835	4,228	33,849
467	LMD 2001-3 Zone TT	10,682	10,803	5,888	1,530	15,161	875	2,131	13,905
468	LMD 2001-3 Zone UU	8,652	8,998	4,913	1,090	12,821	475	1,329	11,967

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
469	LMD 2001-3 Zone VV	6,907	8,032	4,722	2,110	10,644	535	1,499	9,680
470	LMD 2001-3 Zone WW	29,491	30,711	14,393	4,117	40,987	1,865	4,995	37,857
471	LMD 2001-3 Zone XX	3,937	5,080	3,597	2,665	6,012	2,852	1,647	7,217
472	LMD 2001-3 Zone YY	34,611	39,843	17,410	8,958	48,295	2,520	5,638	45,177
473	LMD 2001-3 Zone ZZ	13,262	14,037	6,864	1,842	19,059	865	2,235	17,689
474	LMD 2001-3 Zone AAA	57,433	60,340	29,510	7,798	82,052	3,670	9,051	76,671
475	LMD 2001-3 Zone BBB	36,264	37,371	18,817	4,971	51,217	2,170	6,392	46,995
476	LMD 2001-3 Zone CCC	78,573	82,816	41,253	12,881	111,188	5,095	13,932	102,351
477	LMD 2001-3 Zone DDD	66,732	69,622	34,327	9,368	94,581	4,230	10,992	87,819
478	LMD 2001-3 Zone EEE	8,542	8,849	6,110	2,980	11,979	745	1,511	11,213
479	LMD 2001-3 Zone FFF	64,801	67,616	32,883	8,683	91,816	4,130	10,369	85,577
480	LMD 2001-3 Zone GGG	22,854	22,901	12,126	3,514	31,513	1,260	4,543	28,230
481	LMD 2001-3 Zone HHH	(1,524)	(194)	4,021	1,933	1,894	2,906	2,271	2,529
482	LMD 2001-3 Zone III	5,426	793	15,181	18,961	(2,987)	15,365	12,420	(42)
483	LMD 2001-3 Zone JJJ	37,008	38,837	18,834	5,145	52,526	2,520	5,873	49,173
484	LMD 2001-3 Zone LLL	7,205	10,098	4,927	2,381	12,644	1,520	2,056	12,108
485	LMD 2001-3 Zone MMM	24,238	25,186	13,119	3,594	34,711	1,662	4,337	32,036
486	Illumination District No 2 Subarea 35	7,677	8,300	20,925	4,616	24,609	390	4,779	20,220
487	Illumination District No 2 Subarea 42	2,262	2,462	2,212	1,506	3,168	2,271	1,508	3,931
488	Illumination District No 2 Subarea 46	3,161	3,420	13,213	4,656	11,977	3,160	4,148	10,989
489	Illumination District No 2 Subarea 49	9,429	8,709	4,677	5,182	8,204	4,837	5,673	7,368
490	Illumination District No 2 Subarea 55	1,934	1,545	669	1,308	906	679	1,074	511
491	JCSD Special District Temporary Fund	(759)	-	-	-	-	-	-	-
	TOTAL Special Revenue Funds	**27,134,953**	**21,534,252**	**18,794,661**	**27,999,302**	**12,329,611**	**38,833,786**	**48,098,646**	**3,064,751**
	DEBT SERVICE FUND								
500	General Debt Service Fund	$ -	$ -	$ -	$ -	$ -	$ 80,800,000	$ 60,798,555	$ 20,001,445
	TOTAL Debt Service Fund	**-**	**-**	**-**	**-**	**-**	**80,800,000**	**60,798,555**	**20,001,445**
	CAPITAL PROJECTS FUNDS								
600	General Capital Projects Fund	$ 11,052,878	$ 16,459,511	$ 11,082,690	$ 23,910,990	$ 3,631,211	$ 1,346,789	$ 4,978,000	$ 0
601	General Information Technology Capital Replacement Fund	553,652	483,652	50,000	-	533,652	50,000	-	583,652
602	General Fleet Capital Replacement Fund	120,000	240,000	240,000	-	480,000	240,000	-	720,000
603	General Street Maintenance Capital Fund	500,000	1,000,000	500,000	-	1,500,000	500,000	-	2,000,000
604	General Facility Maintenance Capital Fund	250,000	500,000	250,000	-	750,000	250,000	-	1,000,000
605	General Catch Basin & Storm Drain Maintenance Capital Fund	-	100,000	100,000	-	200,000	100,000	-	300,000
	TOTAL Capital Projects Fund	**12,476,530**	**18,783,163**	**12,222,690**	**23,910,990**	**7,094,863**	**2,486,789**	**4,978,000**	**4,603,652**
	INTERNAL SERVICE FUNDS								
700	Information Technology Internal Service Fund	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
TOTAL Internal Service Funds	-	-	-	-	-	-	-	-
TOTAL	**$ 183,881,258**	**$ 226,401,655**	**$ 117,235,367**	**$ 112,949,823**	**$ 230,687,199**	**$ 210,291,546**	**$ 198,702,740**	**$ 242,276,005**

GENERAL FUND - FUND BALANCE RESERVES AND COMMITMENTS

Total General Fund Estimated Fund Balance at 06/30/2025		$ 194,045,388
Nonspendable (Per 06/30/2024 ACFR):		
Prepaid Items	-	
Other Current Liabilities (Fund 800)	4,459,495	
Total Nonspendable Fund Balance		4,459,495
Restricted:		
Restricted Fund Balance	-	
Total Restricted Fund Balance		-
Assigned:		
General Fund Operating Reserve (50% of Adopted Operating Appropriations)	21,620,591	
Cash Flow: Reimbursable CIP Grants	16,854,090	
Cash Flow: Special Revenue Fund Negative Fund Balance	387,319	
Loan Program: Business Incentive Loan	130,000	
Land Purchases (FY2024-25 & 2025-26)	12,000,000	
Financial System Implementation (FY2025-26)	1,000,000	
Total Assigned Reserves		*51,992,000*
Committed:		
Facility Construction: City Hall	29,123,785	
Facility Construction: Library	24,499,987	
Facility Construction: Police Station	19,861,323	
Facility Construction: Parking Structure/Civic Center	9,500,000	
Equipment Purchase, Fire Truck	1,734,498	
Pension Obligation	2,500,000	
Public Safety Rate Increase Stabilization	3,000,000	
Debt Service Reserve: Future Civic Center	7,000,000	
Total Committed Reserves		*97,219,593*
Committed Appropriations Limit Qualified Capital Outlay Reserve:		
General Fund: Facility Construction: City Hall - Appropriations Limit	-	
General Fund: Facility Construction: Library - Appropriations Limit	7,705,015	
General Fund: Facility Construction: Police Station - Appropriations Limit	8,700,000	
General Fund: Facility Construction: Civic Center/Parking Structure - Appropriations Limit	20,231,791	
General Fund: Equipment Purchase: Fire Truck - Appropriations Limit	965,502	
Total Appropriations Limit Committed Reserves		*37,602,308*

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Amended Revenue Budget 2024-25	Amended Expenditure Budget 2024-25	Estimated Available Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
Total General Funds Estimated Unassigned Fund Balance at 06/30/2026								**$ 2,771,992**
RESTRICTED STRUCTURAL FIRE FUND - FUND BALANCE RESERVES AND COMMITMENTS								
Total Fire Funds Estimated Fund Balance at 06/30/2025								$ 20,354,974
Assigned:								
Fire Fund Operating Reserve (75% of Adopted Operating Appropriations)							7,373,231	
Total Assigned Reserves								*7,373,231*
Committed:								
Facility Construction: Third Fire Station							12,300,000	
Equipment Purchase: Apparatus Replacement Reserve							400,000	
Total Committed Reserves								*12,700,000*
Total Fire Funds Estimated Unassigned Fund Balance at 06/30/2026								**$ 281,743**
Restricted by the County of Riverside (Per 06/30/2024 ACFR):								
Restricted Fund Balance							19,543,967	
Total Restricted Fund Balance								*19,543,967*

**For the purpose of this schedule, budgetary fund balance is estimated. Estimated fund balance in the far right column is defined as revenues minus expenditures. For the city's two major funds, fund balance is further broken down by the five categories of fund balance, nonspendable, restricted, assigned, committed, and unassigned located in the bottom portion of the schedule. Adequate fund balance is available in the General Fund to cover any negative fund balances in the city's reimbursable grant funds and special financing district funds.

Assigned Reserve: Contingency Calculation

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Estimated Fund Balance 6/30/2025	Proposed Revenue Budget 2025-26	Proposed Expenditure Budget 2025-26	Projected Available Fund Balance 6/30/2026
GENERAL FUNDS						
100 General Fund	$ 127,394,125	$ 166,483,478	$ 191,757,981	$ 77,283,971	$ 74,996,564	$ 194,045,388
TOTAL General Funds	**127,394,125**	**166,483,478**	**191,757,981**	**77,283,971**	**74,996,564**	**194,045,388**
Assigned 50% Contingency Reserve						
Policy: 50% of Annual Budgeted Operating Expenditures						
Total Expenditures					74,996,564	
Non-Operating Expenditures					31,755,382	
Operating Expenditures						43,241,182
50% Reserve						**21,620,591**
5% Unassigned Reserve						**2,162,059**
OTHER PURPOSE GENERAL FUNDS						
110 Restricted Structural Fire Fund	$ 16,875,651	$ 19,543,967	$ 19,422,949	$ 10,763,000	$ 9,830,975	$ 20,354,974
TOTAL Other Purpose General Funds	**16,875,651**	**19,543,967**	**19,422,949**	**10,763,000**	**9,830,975**	**20,354,974**
Assigned 75% Contingency Reserve						
Policy: 75% of Annual Budgeted Operating Expenditures						
Total Expenditures					9,830,975	
Non-Operating Expenditures					-	
Operating Expenditures						9,830,975
75% Reserve						**7,373,231**

THIS PAGE LEFT BLANK INTENTIONALLY

Appropriations Limit Summary

	Original Limit Calculation 2018-19	Original Limit Calculation 2019-20	Pre Voter Approved Override 2020-21	Voter Approved Override 2020-21	Post Voter Approved Override 2021-22	Post Voter Approved Override 2022-23	Post Voter Approved Override 2023-24	Post Voter Approved Override 2024-25	Original Limit Calculation 2025-26
ADOPTED APPROPRIATIONS LIMIT									
Adopted Appropriations Limit	**$ 23,077,364**	**$ 24,418,797**	**$ 25,794,921**	**$ 33,000,000**	**$ 35,473,578**	**$ 39,253,023**	**$ 40,991,901**	**$ 42,562,311**	**$ 35,320,505**
Subject Revenue Appropriations									
General Fund	15,809,535	17,472,985	17,952,129	41,516,698	54,973,760	53,493,923	58,427,813	63,751,159	63,778,780
Fire Fund	5,346,150	6,285,042	6,406,287	6,406,287	7,298,931	7,785,000	8,400,000	9,070,000	9,694,000
Total Subject Revenue Appropria	**21,155,685**	**23,758,027**	**24,358,416**	**47,922,985**	**62,272,691**	**61,278,923**	**66,827,813**	**72,821,159**	**73,472,780**
Over(Under) Limit	**(1,921,679)**	**(660,770)**	**(1,436,505)**	**14,922,985**	**26,799,113**	**22,025,900**	**25,835,912**	**30,258,848**	**38,152,275**
AB137 Provision Calculation							**25,152,570**	**5,993,346**	**561,323**
Adjusted Appropriations Limit							**66,144,471**	**48,555,657**	**35,881,828**
Annual Available for Capital Outlay				**14,922,985**	**26,799,113**	**22,025,900**	**683,342**	**24,265,502**	**37,590,952**
Cumulative Available for Capital Outlay					**41,722,098**	**22,025,900**	**683,342**	**24,265,502**	**37,590,952**
Cumulative Available for Capital Outlay Expenditures and Reserves					41,722,098	22,025,900	683,342	24,265,502	37,590,952

	FY2021-22 Commitments and Expenditures	FY2022-23 Commitments and Expenditures	FY2023-24 Commitments and Expenditures	FY2024-25 Commitments and Expenditures	FY2025-26 Commitments and Expenditures
FY2021-22 Adopted Capital Outlay Reserve Commitments					
General Fund: Facility Construction City Hall - Appropriations Limit	18,399,529				
General Fund: Facility Construction Library - Appropriations Limit	10,595,000				
General Fund: Limonite Gap Bridge - Appropriations Limit	2,500,000				
General Fund: Equipment, Fire Truck Purchase - Appropriations Limit	1,500,000				
General Fund: Facility, Fire Station 27 Storage Facility - Appropriations Limit	2,000,000				
Subtotal Capital Outlay Reserve Commitments	**34,994,529**	-	-	-	-
FY2021-22 Adopted Capital Outlay Expenditures					
Streetlight Debt Pay-Off - Appropriations Limit	4,168,519				
Goodman Commerce Infrastructure Developer Agreement Pay-Off - Appropriations Limit	2,559,050				
Subtotal Capital Outlay Expenditure Budget	**6,727,569**	-	-	-	-
FY2022-23 Proposed Reserve Commitments					
General Fund: Facility Construction City Hall - Appropriations Limit		5,545,900			
General Fund: Facility Construction Library - Appropriations Limit		7,000,000			
Subtotal Capital Outlay Reserve Commitments	-	**12,545,900**	-	-	-
FY2022-23 Proposed Capital Outlay Expenditures					
93026: Appropriation from Reserve: Limonite Gap Bridge		2,500,000			
93026: Limonite Gap Bridge		4,525,000			
95001: Hamner Place		700,000			
94012: Prado Dam Inundation Utility Mitigation		155,000			
95011: Facility Construction City Hall		3,100,000			
95018: Modular Offices		800,000			
93035: I-15 Corridor Landscaping		200,000			
Subtotal Capital Outlay Expenditure Budget	-	**11,980,000**	-	-	-
FY2023-24 Proposed Reserve Commitments					

Appropriations Limit Summary

	Original Limit Calculation 2018-19	Original Limit Calculation 2019-20	Pre Voter Approved Override 2020-21	Voter Approved Override 2020-21	Post Voter Approved Override 2021-22	Post Voter Approved Override 2022-23	Post Voter Approved Override 2023-24	Post Voter Approved Override 2024-25	Original Limit Calculation 2025-26
General Fund: Facility Construction City Hall - Appropriations Limit							(3,525,400)		
General Fund: Limonite Gap Bridge - Appropriations Limit						(2,500,000)			
General Fund: Equipment, Fire Truck Purchase - Appropriations Limit Release							(1,500,000)		
General Fund: Facility, Fire Station 27 Storage Facility - Appropriations Limit Release							(2,000,000)		
Subtotal Capital Outlay Reserve Commitments					-	**(2,500,000)**	**(7,025,400)**	-	-
FY2023-24 Proposed Capital Outlay Expenditures									
95011: Facility Construction City Hall							7,025,400		
93026: Limonite Gap Bridge MSHCP Fees							473,750		
95018: Modular Offices							209,592		
Subtotal Capital Outlay Expenditure Budget					-	-	**7,708,742**	-	-
FY2024-25 Proposed Reserve Commitments									
General Fund: Facility Construction Polic Station - Appropriations Limit								12,895,000	
General Fund: Equipment Purchase: Fire Truck - Appropriations Limit								965,502	
Subtotal Capital Outlay Reserve Commitments					-	-	-	**13,860,502**	-
FY2024-25 Proposed Capital Outlay Expenditures									
95011: Facility Construction City Hall								4,500,000	
93026: Limonite Gap Pedestrian Bridge Design								500,000	
95018: Public Works Yard Construction								2,700,000	
93023: Civic Center Site Improvement								2,705,000	
Subtotal Capital Outlay Expenditure Budget					-	-	-	**10,405,000**	-
FY2025-26 Proposed Reserve Commitments									
General Fund: Facility Construction City Hall - Appropriations Limit Release									(20,420,029)
General Fund: Facility Construction Library - Appropriations Limit Release									(9,889,985)
General Fund: Facility Construction Police Station - Appropriations Limit Release									(4,195,000)
General Fund: Facility Construction Parking Structure/Civic Center - Appropriations Limit									20,231,791
Subtotal Capital Outlay Reserve Commitments					-	-	-	-	**(14,273,223)**
FY2025-26 Proposed Capital Outlay Expenditures									
95011: Appropriation from Reserve Facility Construction City Hall									14,669,190
95012: Appropriation from Reserve Facility Construction Library									9,889,985
95014: Appropriation from Reserve Facility Construction Police Station									22,805,000
95024: Facility Construction Parking Structure									4,500,000
Subtotal Capital Outlay Expenditure Budget					-	-	-	-	**51,864,175**
Subtotal Capital Outlay Expenditure Budget					6,727,569	11,980,000	7,708,742	10,405,000	51,864,175
Subtotal Capital Outlay Reserve Commitments					34,994,529	10,045,900	(7,025,400)	13,860,502	(14,273,223)
Grand Total					41,722,098	22,025,900	683,342	24,265,502	37,590,952
Remaining Appropriations Limit Surplus					0	0	0	0	0

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
TRANSFERS IN				
100 General Fund				
Cost Allocation Plan	293,075	531,786	510,406	507,811
292 DIF Public Facilties				
General Fund Loan for City Hall & Library Construction				24,373,953
295 DIF Police Facilities				
General Fund Loan for Police Station Construction				4,195,000
311 Benefit Assessment District 2014-2				
General Benefit Contribution	7,580	3,835	3,287	6,054
312 LLMD 2014-1				
General Benefit Contribution	14,850	10,065	3,756	7,808
313 LLMD 2014-3				
General Benefit Contribution	4,470	3,815	1,766	1,763
314 LLMD 2014-4				
General Benefit Contribution	4,470	1,925	-	1,625
500 General Debt Service Fund				
Payment of Debt Service Obligation	-	-	-	-
600 General Capital Projects Fund				
General Fund Contribution for General Plan	-	455,000	-	332,000
General Fund Contribution for Fund Balance	-	21,822	677,690	(3,631,211)
General Fund Contribution for Prado Dam Utility Mitigation	-	-	-	-
General Fund Contribution for Bellegrave Trail Improvement	-	-	-	-
General Fund Contribution for SCE Easement Trail 68th	-	-	-	-
General Fund Contribution for Hellman Avenue	-	45,000	-	-
General Fund Contribution for Vehicle & Equipment Purchases	105,000	337,000	-	146,000
General Fund Contribution for City Civic Center	3,100,000	7,025,400	4,500,000	-
General Fund Contribution for Modular Offices	800,000	1,000,000	-	-
General Fund Contribution for Limonite Gap Bridge	3,653,650	-	500,000	-
General Fund Contribution for Improvement of Bike Network Connectivit	-	810,000	-	-
General Fund Contribution for Citywide Branding	-	233,440	-	-
General Fund Contribution for I-15 Landscaping	-	40,000	-	-
General Fund Contribution for Public Works Yard Construction	-	-	2,700,000	-
Capital Contribution for Civic Center Public Spaces	-	-	2,705,000	-
Capital Contribution for Civic Center Parking Structure				4,500,000
601 General Information Technology Capital Fund				
General Fund Contribution Information Technology Replacement	45,000	50,000	50,000	50,000
602 General Fleet Replacement Capital Fund				
General Fund Contribution for Vehicle Replacement	90,000	90,000	210,000	210,000
General Fund Contribution for Motorcycle Replacement	30,000	30,000	30,000	30,000
603 General Street Maintenance Capital Fund				
General Fund Contribution for Street Maintenance	500,000	500,000	500,000	500,000
604 General Facilities Maintenance Capital Fund				
General Fund Contribution for Facilities Maintenance	250,000	250,000	250,000	250,000
605 General Catch Basin & Storm Drain Maintenance Capital Fund				
General Fund Contribution for Catch Basin & Storm Drain Maintenance	-	100,000	100,000	100,000
700 Information Technology Internal Service Fund				

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
Transfer fund balance to ITS Replacement Fund	388,652	-	-	
TOTAL Transfers In	**9,286,747**	**11,539,088**	**12,741,905**	**31,580,803**
TRANSFERS OUT				
100 General Fund				
Contribution to Debt Service Fund	-	-	-	
Contribution to Information Technology Replacement Fund	45,000	50,000	50,000	50,000
Contribution to Fleet Replacement Capital Fund, Vehicles	90,000	90,000	210,000	210,000
Contribution to Fleet Replacement Capital Fund, PD Motor	30,000	30,000	30,000	30,000
Contribution to Street Maintenance Capital Fund	500,000	500,000	500,000	500,000
Contribution to Facilities Maintenance Fund	250,000	250,000	250,000	250,000
Contribution to Catch Basin & Storm Drain Maintenance Fund	-	100,000	100,000	100,000
Capital Contribution for General Plan	-	455,000	-	332,000
Capital Contribution for Fund Balance	-	21,822	677,690	(3,631,211)
Capital Contribution for Prado Dam Utility Mitigation	-	-	-	-
Capital Contribution for Bellegrave Trail Improvement	-	-	-	-
Capital Contribution for SCE Easement Trail 68th	-	-	-	-
Capital Contribution for Hellman Avenue	-	45,000	-	-
Capital Contribution for Vehicle & Equipment Purchases	105,000	337,000	-	146,000
Capital Contribution for City Civic Center	3,100,000	7,025,400	4,500,000	-
Capital Contribution for Modular Offices	800,000	1,000,000	-	-
Capital Contribution for Limonite Gap Bridge	3,653,650	-	500,000	-
Capital Contribution for Improvement of Bike Network Connectivity	-	810,000	-	-
Capital Contribution for Citywide Branding	-	233,440	-	-
Capital Contribution for I-15 Landscaping	-	40,000	-	-
Capital Contribution for Public Works Yard Construction	-	-	2,700,000	-
Capital Contribution for Civic Center Public Spaces	-	-	2,705,000	-
Capital Contribution for Civic Center Parking Structure				4,500,000
General Benefit Contribution BAD 2014-2	7,580	3,835	3,287	6,054
General Benefit Contribution LLMD 2014-1	14,850	10,065	3,756	7,808
General Benefit Contribution LLMD 2014-3	4,470	3,815	1,766	1,763
General Benefit Contribution LLMD 2014-4	4,470	1,925	-	1,625
General Fund Loan for City Hall & Library Construction				24,373,953
General Fund Loan for Police Station Construction				4,195,000
200 Gas Tax				
Cost Allocation Plan	160,280	163,080	141,914	165,487
210 Measure A				
Cost Allocation Plan	120,000	166,040	273,410	274,671
220 Air Quality Management District				
Cost Allocation Plan	-	-	-	-
290 DIF Transportation Facilities Fund				
Cost Allocation Plan	3,040	5,170	377	391
291 DIF Fire Facilities Fund				
Cost Allocation Plan	1,290	910	160	69
292 DIF Public Facilities Fund				

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
Cost Allocation Plan	4,020	3,260	1,282	247
300 LLMD 89-1 Zone 10				
Cost Allocation Plan	35	-	-	-
301 LLMD 89-1 Zone 33				
Cost Allocation Plan	20	-	-	-
302 LLMD 89-1 Zone 41				
Cost Allocation Plan	980	7,960	1,457	1,533
303 LLMD 89-1 Zone 79				
Cost Allocation Plan	5	314	140	113
304 LLMD 89-1 Zone 85				
Cost Allocation Plan	5	55	11	11
305 LLMD 89-1 Zone 111				
Cost Allocation Plan	960	4,198	1,258	1,111
306 LLMD 89-1 Zone 115				
Cost Allocation Plan	320	3,071	1,392	1,069
307 LLMD 89-1 Zone 116				
Cost Allocation Plan	250	1,671	699	541
308 LLMD 89-1 Zone 147				
Cost Allocation Plan	240	1,359	613	450
309 LLMD 89-1 Zone 151				
Cost Allocation Plan	500	6,816	2,326	2,948
310 LLMD 89-1 Zone 156				
Cost Allocation Plan	370	3,746	1,616	1,222
311 Benefit Assessment District 2014-2				
Cost Allocation Plan	140	1,991	-	558
312 LLMD 2014-1				
Cost Allocation Plan	370	3,472	-	705
313 LLMD 2014-3				
Cost Allocation Plan	125	1,753	-	431
314 LLMD 2014-4				
Cost Allocation Plan	125	834	-	122
315 CFD 2019-1				
Cost Allocation Plan	-	843	397	337
316				
Cost Allocation Plan	-	-	-	1,423
317				
Cost Allocation Plan	-	-	-	1,665
400 CFD 2017-1				
Cost Allocation Plan	-	7,359	649	2,000
401 CFD 2017-2				
Cost Allocation Plan	-	7,058	3,288	2,410
402 CFD 2020-1				
Cost Allocation Plan	-	31,506	15,414	10,861
403 LMD 98-2 ORIGINAL				
Cost Allocation Plan	-	1,578	684	341

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
404 LMD 98-2 ANNEX 01/ZONE A				
Cost Allocation Plan	-	1,178	514	241
405 LMD 98-2 ANNEX 02/ZONE B				
Cost Allocation Plan	-	6,203	4,992	3,545
406 LMD 98-2 ANNEX 03/ZONE C				
Cost Allocation Plan	-	2,335	1,041	497
407 LMD 98-2 ANNEX 04/ZONE D				
Cost Allocation Plan	-	3,007	1,362	670
408 LMD 98-2 ANNEX 06/ZONE F				
Cost Allocation Plan	-	2,530	1,131	561
409 LMD 2001-1 ZONE G				
Cost Allocation Plan	-	108	60	47
410 LMD 2001-1 ZONE S				
Cost Allocation Plan	-	249	125	100
411 LMD 2001-1 ZONE W				
Cost Allocation Plan	-	-	-	-
412 LMD 2001-2 ZONE A				
Cost Allocation Plan	-	2,500	1,401	1,128
413 LMD 2001-2 ZONE B				
Cost Allocation Plan	-	2,553	1,126	578
414 LMD 2001-2 ZONE C				
Cost Allocation Plan	-	170	86	54
415 LMD 2001-2 ZONE D				
Cost Allocation Plan	-	1,713	768	378
416 LMD 2001-2 ZONE F				
Cost Allocation Plan	-	508	224	127
417 LMD 2001-2 ZONE G				
Cost Allocation Plan	-	2,463	612	560
418 LMD 2001-2 ZONE H				
Cost Allocation Plan	-	4,416	1,857	893
419 LMD 2001-2 ZONE J				
Cost Allocation Plan	-	2,937	1,299	664
420 LMD 2001-2 ZONE K				
Cost Allocation Plan	-	713	352	270
421 LMD 2001-2 ZONE M				
Cost Allocation Plan	-	421	170	79
422 LMD 2001-3 ZONE A				
Cost Allocation Plan	-	1,155	618	421
423 LMD 2001-3 ZONE B				
Cost Allocation Plan	-	865	413	207
424 LMD 2001-3 ZONE C				
Cost Allocation Plan	-	574	365	265
425 LMD 2001-3 ZONE D				
Cost Allocation Plan	-	1,294	807	609
426 LMD 2001-3 ZONE E				

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
Cost Allocation Plan	-	2,861	1,784	1,326
427 LMD 2001-3 ZONE F				
Cost Allocation Plan	-	218	210	122
428 LMD 2001-3 ZONE G				
Cost Allocation Plan	-	843	551	390
429 LMD 2001-3 ZONE H				
Cost Allocation Plan	-	721	412	303
430 LMD 2001-3 ZONE I				
Cost Allocation Plan	-	5,545	2,393	1,095
431 LMD 2001-3 ZONE J				
Cost Allocation Plan	-	1,568	685	314
432 LMD 2001-3 ZONE K				
Cost Allocation Plan	-	2,403	1,032	484
433 LMD 2001-3 ZONE L				
Cost Allocation Plan	-	1,831	781	339
434 LMD 2001-3 ZONE M				
Cost Allocation Plan	-	2,231	1,216	792
435 LMD 2001-3 ZONE N				
Cost Allocation Plan	-	7,268	3,698	1,342
436 LMD 2001-3 ZONE O				
Cost Allocation Plan	-	194	121	91
437 LMD 2001-3 ZONE P				
Cost Allocation Plan	-	1,015	653	489
438 LMD 2001-3 ZONE Q				
Cost Allocation Plan	-	530	354	253
439 LMD 2001-3 ZONE R				
Cost Allocation Plan	-	274	102	55
440 LMD 2001-3 ZONE S				
Cost Allocation Plan	-	220	138	102
441 LMD 2001-3 ZONE T				
Cost Allocation Plan	-	1,450	938	693
442 LMD 2001-3 ZONE U				
Cost Allocation Plan	-	1,117	1,595	533
443 LMD 2001-3 ZONE V				
Cost Allocation Plan	-	1,759	1,223	854
444 LMD 2001-3 ZONE W				
Cost Allocation Plan	-	698	405	289
445 LMD 2001-3 ZONE X				
Cost Allocation Plan	-	176	107	80
446 LMD 2001-3 ZONE Y				
Cost Allocation Plan	-	273	170	126
447 LMD 2001-3 ZONE Z				
Cost Allocation Plan	-	294	185	137
448 LMD 2001-3 ZONE AA				
Cost Allocation Plan	-	226	131	90

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
449 LMD 2001-3 ZONE BB				
Cost Allocation Plan	-	169	104	77
450 LMD 2001-3 ZONE CC				
Cost Allocation Plan	-	2,299	1,305	417
451 LMD 2001-3 ZONE DD				
Cost Allocation Plan	-	2,120	1,101	631
452 LMD 2001-3 ZONE EE				
Cost Allocation Plan	-	829	514	486
453 LMD 2001-3 ZONE FF				
Cost Allocation Plan	-	2,251	1,296	531
454 LMD 2001-3 ZONE GG				
Cost Allocation Plan	-	431	275	204
455 LMD 2001-3 ZONE HH				
Cost Allocation Plan	-	367	223	172
456 LMD 2001-3 ZONE II				
Cost Allocation Plan	-	730	465	343
457 LMD 2001-3 ZONE JJ				
Cost Allocation Plan	-	154	95	70
458 LMD 2001-3 ZONE KK				
Cost Allocation Plan	-	787	412	322
459 LMD 2001-3 ZONE LL				
Cost Allocation Plan	-	322	799	139
460 LMD 2001-3 ZONE MM				
Cost Allocation Plan	-	629	288	155
461 LMD 2001-3 ZONE NN				
Cost Allocation Plan	-	533	334	247
462 LMD 2001-3 ZONE OO				
Cost Allocation Plan	-	593	353	321
463 LMD 2001-3 ZONE PP				
Cost Allocation Plan	-	700	490	335
464 LMD 2001-3 ZONE QQ				
Cost Allocation Plan	-	294	170	129
465 LMD 2001-3 ZONE RR				
Cost Allocation Plan	-	1,543	989	740
466 LMD 2001-3 ZONE SS				
Cost Allocation Plan	-	627	379	282
467 LMD 2001-3 ZONE TT				
Cost Allocation Plan	-	322	196	146
468 LMD 2001-3 ZONE UU				
Cost Allocation Plan	-	193	118	88
469 LMD 2001-3 ZONE VV				
Cost Allocation Plan	-	236	139	105
470 LMD 2001-3 ZONE WW				
Cost Allocation Plan	-	693	447	330
471 LMD 2001-3 ZONE XX				

Summary of Transfers

Fund Name & Type	Audited Actuals 2022-23	Amended Budget 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
Cost Allocation Plan	-	355	182	129
472 LMD 2001-3 ZONE YY				
Cost Allocation Plan	-	2,621	1,129	503
473 LMD 2001-3 ZONE ZZ				
Cost Allocation Plan	-	307	197	148
474 LMD 2001-3 ZONE AAA				
Cost Allocation Plan	-	1,284	814	593
475 LMD 2001-3 ZONE BBB				
Cost Allocation Plan	-	924	573	429
476 LMD 2001-3 ZONE CCC				
Cost Allocation Plan	-	2,713	1,530	984
477 LMD 2001-3 ZONE DDD				
Cost Allocation Plan	-	1,596	1,013	744
478 LMD 2001-3 ZONE EEE				
Cost Allocation Plan	-	89	63	238
479 LMD 2001-3 ZONE FFF				
Cost Allocation Plan	-	1,381	936	682
480 LMD 2001-3 ZONE GGG				
Cost Allocation Plan	-	703	426	353
481 LMD 2001-3 ZONE HHH				
Cost Allocation Plan	-	429	305	195
482 LMD 2001-3 ZONE III				
Cost Allocation Plan	-	1,754	3,859	1,474
483 LMD 2001-3 ZONE JJJ				
Cost Allocation Plan	-	898	558	406
484 LMD 2001-3 ZONE LLL				
Cost Allocation Plan	-	518	264	163
485 LMD 2001-3 ZONE MMM				
Cost Allocation Plan	-	617	384	290
486 ID 2 SUBAREA 35				
Cost Allocation Plan	-	860	455	358
487 ID 2 SUBAREA 42				
Cost Allocation Plan	-	343	168	119
488 ID 2 SUBAREA 46				
Cost Allocation Plan	-	759	1,028	325
489 ID 2 SUBAREA 49				
Cost Allocation Plan	-	969	633	418
490 ID 2 SUBAREA 55				
Cost Allocation Plan	-	193	103	81
601 Information Technology Capital Fund				
Transfer fund balance from ITS Internal Service Fund	388,652	-	-	-
TOTAL Transfers Out	**9,286,747**	**11,539,088**	**12,741,905**	**31,580,803**
Net Transfers	**-**	**-**	**-**	**-**

THIS PAGE LEFT BLANK INTENTIONALLY

Cost Allocation Plan

Fund Name & Type	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
GENERAL FUNDS				
General Fund	293,075	531,786	510,406	507,811
TOTAL General Funds	**293,075**	**531,786**	**510,406**	**507,811**
SPECIAL REVENUE FUNDS				
200 Gas Tax	(160,280)	(163,080)	(141,914)	(165,487)
210 Measure A	(120,000)	(166,040)	(273,410)	(274,671)
220 Air Quality Management District	-	-	-	-
Community Facility Districts	-	-	-	-
315 Community Facilities District 2019-1	-	(843)	(397)	(337)
316 Community Facilities District 2025-1	-	-	-	(1,423)
317 Community Facilities District 2024-2	-	-	-	(1,665)
400 Community Facilities District 2017-1	-	(7,359)	(649)	(2,000)
401 Community Facilities District 2017-2	-	(7,058)	(3,288)	(2,410)
402 Community Facilities District 2020-1	-	(31,506)	(15,414)	(10,861)
Landscape Maintenance Districts				
300 LLMD 89-1 Zone 10	(35)	-	-	-
301 LLMD 89-1 Zone 33	(20)	-	-	-
302 LLMD 89-1 Zone 41	(980)	(7,960)	(1,457)	(1,533)
303 LLMD 89-1 Zone 79	(5)	(314)	(140)	(113)
304 LLMD 89-1 Zone 85	(5)	(55)	(11)	(11)
305 LLMD 89-1 Zone 111	(960)	(4,198)	(1,258)	(1,111)
306 LLMD 89-1 Zone 115	(320)	(3,071)	(1,392)	(1,069)
307 LLMD 89-1 Zone 116	(250)	(1,671)	(699)	(541)
308 LLMD 89-1 Zone 147	(240)	(1,359)	(613)	(450)
309 LLMD 89-1 Zone 151	(500)	(6,816)	(2,326)	(2,948)
310 LLMD 89-1 Zone 156	(370)	(3,746)	(1,616)	(1,222)
311 Benefit Assessment District 2014-2	(140)	(1,991)	-	(558)
312 LLMD 2014-1	(370)	(3,472)	-	(705)
313 LLMD 2014-3	(125)	(1,753)	-	(431)
314 LLMD 2014-4	(125)	(834)	-	(122)
403 LMD 98-2 ORIGINAL	-	(1,578)	(684)	(341)
404 LMD 98-2 ANNEX 01/ZONE A	-	(1,178)	(514)	(241)
405 LMD 98-2 ANNEX 02/ZONE B	-	(6,203)	(4,992)	(3,545)
406 LMD 98-2 ANNEX 03/ZONE C	-	(2,335)	(1,041)	(497)
407 LMD 98-2 ANNEX 04/ZONE D	-	(3,007)	(1,362)	(670)
408 LMD 98-2 ANNEX 06/ZONE F	-	(2,530)	(1,131)	(561)
409 LMD 2001-1 ZONE G	-	(108)	(60)	(47)
410 LMD 2001-1 ZONE S	-	(249)	(125)	(100)
411 LMD 2001-1 ZONE W	-	-	-	-
412 LMD 2001-2 ZONE A	-	(2,500)	(1,401)	(1,128)
413 LMD 2001-2 ZONE B	-	(2,553)	(1,126)	(578)
414 LMD 2001-2 ZONE C	-	(170)	(86)	(54)
415 LMD 2001-2 ZONE D	-	(1,713)	(768)	(378)
416 LMD 2001-2 ZONE F	-	(508)	(224)	(127)
417 LMD 2001-2 ZONE G	-	(2,463)	(612)	(560)

Cost Allocation Plan

Fund Name & Type	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
418 LMD 2001-2 ZONE H	-	(4,416)	(1,857)	(893)
419 LMD 2001-2 ZONE J	-	(2,937)	(1,299)	(664)
420 LMD 2001-2 ZONE K	-	(713)	(352)	(270)
421 LMD 2001-2 ZONE M	-	(421)	(170)	(79)
422 LMD 2001-3 ZONE A	-	(1,155)	(618)	(421)
423 LMD 2001-3 ZONE B	-	(865)	(413)	(207)
424 LMD 2001-3 ZONE C	-	(574)	(365)	(265)
425 LMD 2001-3 ZONE D	-	(1,294)	(807)	(609)
426 LMD 2001-3 ZONE E	-	(2,861)	(1,784)	(1,326)
427 LMD 2001-3 ZONE F	-	(218)	(210)	(122)
428 LMD 2001-3 ZONE G	-	(843)	(551)	(390)
429 LMD 2001-3 ZONE H	-	(721)	(412)	(303)
430 LMD 2001-3 ZONE I	-	(5,545)	(2,393)	(1,095)
431 LMD 2001-3 ZONE J	-	(1,568)	(685)	(314)
432 LMD 2001-3 ZONE K	-	(2,403)	(1,032)	(484)
433 LMD 2001-3 ZONE L	-	(1,831)	(781)	(339)
434 LMD 2001-3 ZONE M	-	(2,231)	(1,216)	(792)
435 LMD 2001-3 ZONE N	-	(7,268)	(3,698)	(1,342)
436 LMD 2001-3 ZONE O	-	(194)	(121)	(91)
437 LMD 2001-3 ZONE P	-	(1,015)	(653)	(489)
438 LMD 2001-3 ZONE Q	-	(530)	(354)	(253)
439 LMD 2001-3 ZONE R	-	(274)	(102)	(55)
440 LMD 2001-3 ZONE S	-	(220)	(138)	(102)
441 LMD 2001-3 ZONE T	-	(1,450)	(938)	(693)
442 LMD 2001-3 ZONE U	-	(1,117)	(1,595)	(533)
443 LMD 2001-3 ZONE V	-	(1,759)	(1,223)	(854)
444 LMD 2001-3 ZONE W	-	(698)	(405)	(289)
445 LMD 2001-3 ZONE X	-	(176)	(107)	(80)
446 LMD 2001-3 ZONE Y	-	(273)	(170)	(126)
447 LMD 2001-3 ZONE Z	-	(294)	(185)	(137)
448 LMD 2001-3 ZONE AA	-	(226)	(131)	(90)
449 LMD 2001-3 ZONE BB	-	(169)	(104)	(77)
450 LMD 2001-3 ZONE CC	-	(2,299)	(1,305)	(417)
451 LMD 2001-3 ZONE DD	-	(2,120)	(1,101)	(631)
452 LMD 2001-3 ZONE EE	-	(829)	(514)	(486)
453 LMD 2001-3 ZONE FF	-	(2,251)	(1,296)	(531)
454 LMD 2001-3 ZONE GG	-	(431)	(275)	(204)
455 LMD 2001-3 ZONE HH	-	(367)	(223)	(172)
456 LMD 2001-3 ZONE II	-	(730)	(465)	(343)
457 LMD 2001-3 ZONE JJ	-	(154)	(95)	(70)
458 LMD 2001-3 ZONE KK	-	(787)	(412)	(322)
459 LMD 2001-3 ZONE LL	-	(322)	(799)	(139)
460 LMD 2001-3 ZONE MM	-	(629)	(288)	(155)
461 LMD 2001-3 ZONE NN	-	(533)	(334)	(247)
462 LMD 2001-3 ZONE OO	-	(593)	(353)	(321)

Cost Allocation Plan

Fund Name & Type		Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26
463	LMD 2001-3 ZONE PP	-	(700)	(490)	(335)
464	LMD 2001-3 ZONE QQ	-	(294)	(170)	(129)
465	LMD 2001-3 ZONE RR	-	(1,543)	(989)	(740)
466	LMD 2001-3 ZONE SS	-	(627)	(379)	(282)
467	LMD 2001-3 ZONE TT	-	(322)	(196)	(146)
468	LMD 2001-3 ZONE UU	-	(193)	(118)	(88)
469	LMD 2001-3 ZONE VV	-	(236)	(139)	(105)
470	LMD 2001-3 ZONE WW	-	(693)	(447)	(330)
471	LMD 2001-3 ZONE XX	-	(355)	(182)	(129)
472	LMD 2001-3 ZONE YY	-	(2,621)	(1,129)	(503)
473	LMD 2001-3 ZONE ZZ	-	(307)	(197)	(148)
474	LMD 2001-3 ZONE AAA	-	(1,284)	(814)	(593)
475	LMD 2001-3 ZONE BBB	-	(924)	(573)	(429)
476	LMD 2001-3 ZONE CCC	-	(2,713)	(1,530)	(984)
477	LMD 2001-3 ZONE DDD	-	(1,596)	(1,013)	(744)
478	LMD 2001-3 ZONE EEE	-	(89)	(63)	(238)
479	LMD 2001-3 ZONE FFF	-	(1,381)	(936)	(682)
480	LMD 2001-3 ZONE GGG	-	(703)	(426)	(353)
481	LMD 2001-3 ZONE HHH	-	(429)	(305)	(195)
482	LMD 2001-3 ZONE III	-	(1,754)	(3,859)	(1,474)
483	LMD 2001-3 ZONE JJJ	-	(898)	(558)	(406)
484	LMD 2001-3 ZONE LLL	-	(518)	(264)	(163)
485	LMD 2001-3 ZONE MMM	-	(617)	(384)	(290)
Illumination Districts					
486	ID 2 SUBAREA 35	-	(860)	(455)	(358)
487	ID 2 SUBAREA 42	-	(343)	(168)	(119)
488	ID 2 SUBAREA 46	-	(759)	(1,028)	(325)
489	ID 2 SUBAREA 49	-	(969)	(633)	(418)
490	ID 2 SUBAREA 55	-	(193)	(103)	(81)
Development Impact Fees					
290	DIF Transportation Facilities Fund	(3,040)	(5,170)	(377)	(391)
291	DIF Fire Facilities Fund	(1,290)	(910)	(160)	(69)
292	DIF Public Facilities Fund	(4,020)	(3,260)	(1,282)	(247)
	TOTAL Special Revenue Funds	**(293,075)**	**(531,786)**	**(510,406)**	**(507,811)**
TOTAL Cost Allocation		**$ -**	**$ -**	**$ -**	**$ -**

City of Eastvale Cost Allocation Plan

A Cost Allocation Plan allows an organization to fairly and completely allocate its administrative costs. This plan allows the General fund to recover costs from non-General Funds and will also determine the overhead costs on the hourly rates of staff providing fee services. Local governments have overhead and administrative costs essential to operating the government and providing services to the public. Examples include costs incurred for a city council, a board of commissioners, a city manager, human resources, financial management, government facilities, insurance, purchasing, records management, and information technology. These costs are funded by Eastvale's general fund and the City has many other types of funds that provide a variety of services that use these administrative and overhead resources. These indirect services are provided to the City's operating departments such as police, fire, development services, public works, and other non-general funds

Cost Allocation Plan

Fund Name & Type	Audited Actuals 2022-23	Audited Actuals 2023-24	Amended Budget 2024-25	Proposed Budget 2025-26

which recognize the need for these services and permit the allocation.

The total cost plan which Eastvale uses is able to allocate all indirect costs like the private sector routinely does. This type of plan is preferred whenever the goal is to fully allocate indirect costs for inter-fund transfers and fee calculations. Specifically, the City of Eastvale's cost allocation plan model develops an indirect cost rate representing the ratio between the total indirect costs and the benefiting direct costs. This enables each program, activity or fund to assume its fair share of support costs when the indirect cost rate is applied.

Annually, the model is prepared based on budgeted costs and estimated overhead ratios. At year end and after the costs are audited by the external auditors, the model is updated for actual experiences and previous inter-fund transfers are reconciled and the "true-up" adjustments are made in the current year's inter- fund transfers.

The cost allocation plan for non-General Funds are transferred to the General Fund. For all transfers, please refer to the city's transfer schedule.

CITY OF EASTVALE

City Manager's Budget Message

Introduction: Budget Overview
Fiscal Year 2025-26 Operating and Capital Improvement Budget

Welcome to the Budget Message

June 11, 2025

Honorable Mayor McMinn, Mayor Pro Tem Yow, and Members of the City Council:

In accordance with Eastvale Municipal Code Section 2.08.060(7), it is my pleasure to present the proposed Fiscal Year 2025-2026 Operating and Capital Improvement Budget for the City of Eastvale. This proposal represents the city's 16th annual budget and reflects the city's continued commitment to residents through the provision of quality public services, keeping with City Council's high standards, with a focus on financial sustainability and efficiently achieving strategic objectives. As a city, we are proud of our Government Finance Officer's Association (GFOA) award winning budget. The city continues to be one of the least financially at risk cities in the state, due to City Council's fiscally prudent policy priorities and steadfast conservative financial management.

Equipped with the City Council's strategic goals and objectives, staff developed the fiscal year 2025-26 budget plan with a focus on delivering quality and fiscally sound services to the Eastvale community with an emphasis on ensuring the city is prepared to deliver the construction of the city's Civic Center campus at the intersection of Limonite and Hamner Avenues. Throughout the budget process, staff ensured department budget proposals reflected an investment in the Eastvale community and ensured the city's high standards are maintained and enhanced, where possible. These investments will create incredible community experiences focused on ensuring a safe, vibrant, and clean environment for current and future residents. The most important document the City Council approves annually is the city's budget; the budget proposals contained within the fiscal year 2025-26 budget provide resources in the form of revenue appropriations and the deployment of services in the form of expenditure appropriations. To ensure department budget proposals match the City Council's desires and strategic objectives from a policy perspective, City Council and staff conducted a budget workshop on April 23, 2025. The combined budget, inclusive of transfers, consists of $210.3 million in total revenues and $198.7 million in total expenditures. Total combined estimated fund balance at June 30, 2026 is projected at $242.3 million.

Strategic Plan

The budget plan incorporates the City Council's strategic plan adopted on March 24, 2021 and updated on June 25, 2025. Top priorities from the plan include public safety, economic development, financial planning, inclusion, infrastructure, innovation and technology, and organizational development. A list of strategic plan initiatives within the budget plan can be found at this link.

General Fund Budget Status

The General Fund supports the main services of the city including, but not limited to, law enforcement, building safety, communications, code enforcement, engineering, planning, community services and recreation, and internal services such as finance and human resources. These services are supported primarily through general taxes and fees. The proposed budget includes $77.3 million in revenues and $75.0 million in expenditures, inclusive of transfers and reserve appropriations. Furthermore, because of Civic Center reserve appropriations the General Fund has a lower than normal overall surplus of $2.3 million, however the General Fund is projected to complete the 2025-26 fiscal year with a $13.5 million operating budget surplus. Operating revenues total $56.8 million and operating expenditures total $43.2 million.

Fire Fund Budget Status

The Fire Fund supports the city's fire protection efforts and comprises property tax revenues and Riverside County Fire/CalFIRE contract expenditures. The Fire Fund budget is proposed with a grand total of $10.8 million in revenue and $9.8 million in expenditures. All of the revenues and expenditures represent

operating resources and uses. The Fire Fund is projected to complete the 2025-26 fiscal year with a $932,025 budget surplus. Staff projects contract costs relating to fire protection services will increase 8.0% over fiscal year 2024-25. Overall, contract costs are increasing 14% as City Council has opted to increase Fire Marshall services to better serve the development community.

Factors Affecting the Budget, Current and Future

Current and Future Revenues

The budget was created with knowledge that threats to resources and strains on service provision exist at the local government level. As a result, the budget was structured in such a way to create a defensive position to protect the integrity of Eastvale's future interests. Delivering quality and fiscally sound services to the Eastvale community is dependent upon strong revenue sources.

Economic Impacts

With federal policy changes and international tariffs compounding economic uncertainties, staff took a relatively conservative approach to revenue budgeting this year, estimating only a 1% overall increase in General Fund revenues. Economists have been issuing recession warnings for the last ten years or so, however federal data has consistently shown gross domestic product (GDP) and job growth. Even with GDP and job growth remaining steady, staff has noticed a slight downtick in sales tax receipts in discretionary spending business categories such as goods and restaurants, which mirrors to a lesser degree the trends for the state and county. Furthermore, while federal data still indicates a healthy economy, spending habits might be beginning to shift. Often spending habits are tied to narratives and beliefs surrounding the economy, rather than facts and data. The question is whether spending habit changes will continue into the future. For these reasons, staff took a conservative approach to revenue forecasting. If revenues trend higher or lower than forecasted, revenues will be adjusted at mid-year.

Sales Tax

In early 2020 a change in business activities by some companies within the city boundaries resulted in sales tax re-allocations from the County Pools directly to the City of Eastvale. The resulting increase in regular sales tax receipts and county pool allocations increased the sales tax revenue category by 475% from fiscal year 2019-2020 to present. However, there remains no absolute guarantee that this new sales tax revenue source will continue into the future. As such, staff has recommended using 40% of the new sales tax revenue to plan for future infrastructure investments and only allocating 60% towards operating uses. Due to economic uncertainties mentioned above the 2025-26 budget includes an overall 2% reduction in sales tax revenues as compared to the prior fiscal year. The projection includes a new Walmart facility opening in 2026 and a full year of operation for Rivian, the city's first automobile point of sale location.

Transient Occupancy Tax

The city's first hotel opened in the prior fiscal year and brought with it Transient Occupancy Tax (TOT). When incorporated, the city adopted Riverside County's TOT rate of 10%; staff estimates the hotel will generate roughly $430,000 in the 2025-26 fiscal year.

Current and Future Expenditures

Future Downtown | The Civic Center Campus

The city is nearing construction on the city's first Civic Center Campus, and the budget plan includes $87.6 million in budget for the project. The General Fund specifically contributed $33.3 million towards the capital improvement project for construction relating to the development of the city's portion of the site at Hamner and Limonite Avenues. The contribution is a combination of General Fund reserve appropriations and loans to the city's Development Impact Fee funds. The Civic Center will consist of City Hall, Library, Police Station, a park, open space, and parking facilities. The third fire station is located at a different site on the property will commence with a separate phase of the overall Eastvale Square project. As of publication of this report, the bids for the Civic Center are open and five bidders have been pre-qualified. The bid should be awarded in June 2025. In order to prepare for debt issuance, staff has recommended a $7.0 million debt service reserve to ensure the city can pay at least 12 months of debt service in lean economic times.

Police Services, Strategic Plan Target A

The budget plan again invests in the city's law enforcement services. The proposed budget includes the addition of a dedicated Sergeant position and 12 additional hours of daily patrol services. This increase to law enforcement services is an extension of previous enhancements to service provision, beginning with fiscal year 2020-21. Since 2020-21, the city has added a total of six community service officer positions, two additional special enforcement deputies, two additional motor deputies, a commercial enforcement deputy, and a dedicated sergeant. In addition, the city has continued to fund over $130,000 annually for quality of life operations. Finally, the proposed budget plan includes the continuation of the Flock Safety Camera program throughout the city.

Fire Services, Strategic Plan Target A

The city contracts for fire services with Riverside County; Riverside County then contracts for county fire services from the state via CalFIRE. Due to state cuts during the COVID-19 pandemic, subsequent staffing restructuring by Riverside County Fire, and CalFIRE negotiations, costs related to the city's contract with Riverside County for fire services have increased significantly year over year with no additional service provision. In the current year, staff expects contract costs to increase by 8.0%. Additionally, staff recommends adding an additional 0.5 full time equivalent dedicated Deputy Fire Marshall and an additional 0.5 full time equivalent dedicated Fire Safety Specialist to better serve the development community. Currently, fire services are fully funded by property tax collected solely for fire protection within the fire fund and the fund built a strong reserve over the years. However, staff project that the cost of fire service provision will outpace the fire specific property tax revenues and the fire fund will require a General Fund subsidy or a change in service levels in

the coming years. This will present a challenge as the City Council continues to contemplate expanding fire services by staffing a ladder truck either swapping an existing engine apparatus or fully adding a new truck. The purchase of the ladder truck is currently marked as a General Fund reserve, as the Fire Fund cannot support the purchase. The General Fund will very likely be required to contribute resources towards both operational and capital uses in the future.

Current and Future Challenges

Appropriations Limit

The State of California imposed Gann Appropriations Limit continues to have an impact on the operational effectiveness of both the General and Fire Funds. The limit applies to tax revenue and provides an operating threshold which the city cannot cross, effectively limiting the city's ability to appropriate revenues towards operating expenditures. In March 2021 the voters passed Measure A, which provided a temporary higher limit for the city to operate under. The temporary limit expired in March 2025. In the summer of 2020, the California Legislature approved Assembly Bill 137, which allows a city receiving revenues from the Local Revenue Fund that cause the city to exceed the city's appropriations limit to request a transfer of state appropriations limit to the local agency. The city will request the state's assistance again for the 2025-26 fiscal year. In order to manage the city's future ability to provide operating services, such as police and fire, the city's appropriation limit in addition to any state legislation regarding the appropriations limit, will be closely monitored. For reference, the permanent limit is $35.3 million and the city will request $561,323 from the state to fulfill current operating service levels.

Funding Services

The financial stability of Eastvale will depend upon its ability to withstand both positive and negative economic uncertainties. The pandemic caused an inflationary surge in tandem with an increase in local spending, which helped the city weather the storm. However, as inflation caused an increase in city revenues it also caused an increase in city costs. The city spends the largest amount of budget appropriations on public safety, for both law enforcement and fire services. These services are contracted through the County of Riverside and the city has little control over rising costs. As a result, the city maintains a public safety rate stabilization reserve, which totals $3 million. As any service, public safety costs are not immune from economic impacts and inflationary fluctuations to the cost to provide public safety services. Additionally, unlike many cities located along the I-15 corridor, the City of Eastvale does not receive a large portion of property tax revenues nor has it requested voters to pass a local sales tax measure. As a result, the city relies heavily upon Bradley Burns sales tax revenues to provide services for the community. Staff has continued to ensure, through the budget process, that reserve levels set by City Council policy are met and additional funds are set aside to help offset future economic impacts and allow the city to continue to provide excellent services and maintain critical infrastructure that the community depends upon.

Infrastructure for the Future: Five Year Capital Improvement Budget

The city's five year capital improvement budget includes 20 budgeted projects for a total of $94.6 million in 2025-26. The City Council provided direction regarding the priority of the projects and identified all projects as either critical, essential, or desirable at the May 14, 2025 Capital Improvement Plan workshop. The major projects budgeted for 2025-26 are discussed below.

Civic Center Campus: $90.1 Million

Funding Source General Fund, DIF, Lease Revenue Bonds

Staff estimates the Civic Center Campus project will cost from $200 to $220 million, depending on final construction bids received in June. The budget plan includes $90.1 million in budget across the General Fund, Development Impact Fees (DIF), and Lease Revenue Bond Proceeds. The project consists of a City Hall, Library, Police Station, Plaza, and a Park. A second phase Parking Structure is also included in the CIP budget; $4.5 million is budgeted for design, engineering, and property acquisition.

Hellman Avenue Widening $5.0 Million

Funding Source: Transportation Uniform Mitigation Fees, General Fund

Hellman Avenue widening from Walters Street to River Road is a critical project in the city and has received almost 100% funding from Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fees (TUMF). The project totals $25.8 million and the city is required to fund $550,000, which will consist of General Fund and Gas Tax contributions. Staff will kick-off the project with design, engineering, and property acquisition in fiscal year 2025-26.

Citywide Traffic Signal Synchronization Phase 1 $4.6 Million

Funding Source: Transportation Uniform Mitigation Fees, Measure A

The second project for Traffic Signal Synchronization is scheduled to continue into Fiscal Year 2025-26. The project totals $6.6 million and $4.6 million in budgeted in the new fiscal year. The project consists of installation of synchronization components and fiber optic lines to relay signalization patterns by the city's traffic signal synchronization master plan. The project includes four major corridors in phase one, Hamner Avenue, Archibald Avenue, and Schleisman Road, and Scholar Way. The project is primarily funded by TUMF with a portion of design engineering funded by Measure A.

Reserves

Assigned Reserves: Operating Reserve

The city continues to fully fund the General Fund 50% operating reserve. This reserve ensures that in times of economic strife or other emergency situations impacting the city's ability to collect revenue, the city can continue to operate. The proposed budget includes funding the reserve at $21,620,591. Additionally, the city is fully funding the Fire Fund 75% operating reserve totaling $7,373,231. To allow for adequate cash flow for Capital Improvement Grants, cover special assessment district negative fund balances, land purchases, and the city's Business Incentive Loan Program, $16.8 million is held in assigned reserves.

Committed Reserves: Capital Infrastructure

With the 2025-26 fiscal year budget plan, the city continues to maintain capital reserves. Total committed reserves for the Civic Center Project total over $89.8 million. This figure is lower than previous years, but budget has been appropriated from this reserve to fund construction in 2025-26. An additional $29.7 million for the Civic Center Parking Structure is also held in reserve.

Other Committed Reserves

The city holds a myriad of other committed reserves, including a fire truck purchase, pension obligation, public safety rate increase stabilization, Civic Center debt service reserve and several capital replacement reserves. These reserves total $15.2 million.

Unassigned Reserves

Staff projects the city will end the fiscal year with $2.7 million in unassigned reserves.

Conclusion

The focus of the 2025-26 Operating and Capital Improvement Budget is to ensure the city's capability to successfully maintain operations and strategically plan for the Civic Center Campus while maintaining the highest level of efficiency of service provision for residents and businesses. The budget plan provides the City Council an opportunity to accomplish strategic goals and objectives for the benefit of the Eastvale community for the next fiscal year and offers the added benefit of growing the city's assigned and committed reserves.

I would like to take this opportunity to thank the Mayor, Mayor Pro Tem, and City Council for their outstanding leadership, strategic direction, and priority setting. I would also like to acknowledge the dedication, expertise, and time commitment of each department in helping to develop this budget. Finally, a special thanks goes to Finance Director Wells, Finance Manager De La Hoya, and the Finance Department for their continued dedication and unwavering commitment to transparent and financial excellence.

Respectfully Submitted,

Mark Orme
City Manager

Previous

Next

Powered by OpenGov

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.10
June 25, 2025

Approval of Maintenance Services Agreement with MCE Corporation

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Recommended Action(s):

1. Approve the Agreement with MCE Corporation for maintenance services in an amount not to exceed $200,000 per fiscal year for the initial three-year term, with the option to renew for up to two (2) one-year extensions; and
2. Approve an exemption from the requirement for formal bidding pursuant to Eastvale Municipal Code Section 4.06.080(i); and
3. Authorize the City Manager to execute all necessary documents.

Summary

After conducting a competitive Request for Proposals (RFP) process, the City entered into a Professional Services Agreement (PSA) with MCE Corporation on June 23, 2021, for Miscellaneous Maintenance Services. The agreement included a three-year term, with the option for two (2) additional one-year extensions. The City exercised the first one-year extension, extending the current term to June 30, 2025.

Rather than exercise the second and final one-year extension, staff recommends entering into a new Maintenance Services Agreement with MCE Corporation. This new agreement will have an initial term of three years, commencing July 1, 2025, and expire June 30, 2028. The agreement will include an option for two (2) additional one-year extensions upon mutual written consent of both

parties. This approach ensures continued service delivery, operational efficiency, and cost savings over annual extensions. MCE has consistently provided high-quality services at competitive rates, proving to be a valuable partner for the City. Because of this, and the fact that a prior RFP was conducted, City staff is recommending that the Council waive the requirement for formal bidding as being not in the City's best interests.

The new agreement establishes updated compensation, as detailed in Exhibit C, reflecting labor and equipment rate increases for FY 2025-26. These adjustments, ranging from 2.25% to 2.64%, are in line with the regional Consumer Price Index (CPI) and ensure fair market compensation while maintaining fiscal responsibility.

The agreement also revises the billing classification of one full-time employee from Laborer to Crew Leader to reflect expanded duties, ensuring accurate billing for services rendered. Additionally, the new agreement includes a mutually agreed-upon cap on prevailing wage hours to support fiscal responsibility and align with the overall contract scope.

Background

MCE Corporation has extensive experience providing contract maintenance services across a range of public works functions, including streets, landscaping, drainage, and parks. The firm currently holds annual maintenance contracts with several public agencies, including the cities of Diamond Bar, Laguna Niguel, and Jurupa Valley, and has consistently delivered reliable and high-quality service to the City of Eastvale throughout the current contract term.

Under the existing agreement, MCE performs a wide range of services such as temporary street patching, sign repair, street markings, weed abatement, traffic control support, storm drain cleaning, tree trimming and removal, and emergency response efforts. The proposed agreement includes updated labor and equipment rates for FY 2025-26, with increases ranging from 2.25% to 2.64%, consistent with the regional CPI. For instance, the Crew Leader’s regular hourly rate will increase from $31.29 to $32.91 (2.30%), and the prevailing wage rate for striping/markings will increase from $96.73 to $98.95 (2.30%).

To support cost control, the agreement incorporates specific annual caps for prevailing wage work, as detailed in Exhibit C of the agreement. The proposed adjustments reflect rising labor costs and vary by trade and service type. All increases are within CPI limits for the Riverside–San Bernardino–Ontario region. Future annual rate adjustments may be made, provided they remain within CPI parameters.

Environmental

The miscellaneous maintenance work is not considered a project under California Environmental Quality Act (CEQA) due to activity not resulting in a direct or reasonably foreseeable indirect physical change in the environment.

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

Plan for landscape, roads, and street maintenance.

Fiscal Impact

Funding for routine street maintenance services, including pothole repairs, pavement striping, sign

replacement, and illegal dumping cleanup, is included in the FY 2025-26 Public Works Department budget. The majority of expenditures will be charged to Budget Account No. 100-500-6490 and Budget Account No. 200-510-6434. The total compensation paid under this Agreement shall not exceed $200,000 per fiscal year during the initial three-year term. Any renewals beyond the initial term will be subject to future budget approvals.

Prior City Council/Commission Action

On June 23, 2021, City Council awarded a professional services contract to MCE Corporation to provide annual on-call miscellaneous maintenance services.

Attachment(s)

Attachment 1 - Maintenance Services Agreement.pdf
Attachment - 2 CPI Adjustment Summary Worksheet.pdf

AGREEMENT FOR MAINTENANCE SERVICES
BETWEEN
THE CITY OF EASTVALE, CALIFORNIA
AND
MCE CORPORATION

This Agreement for Maintenance Services ("**Agreement**") is entered into as of July 1, 2025 ("**Effective Date**") between the City of Eastvale, a municipal corporation ("**City**") and MCE Corporation, a California corporation ("**Contractor**") (collectively the "**Parties**"). 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. SCOPE OF SERVICES

1.1 **Term**. Subject to the provisions of Section 8 [Termination] of this Agreement, the term of this Agreement is for 3 years commencing on the Effective Date and expiring June 30, 2028 ("**Term**"). The Term may be extended with the mutual, wirtten consent of the Parties for two (2) additional one (1) year periods. The Parties acknowledge that as of the Effective Date this Agreement supersedes the prior agreement between the Parties for the Services dated June 23, 2021.

1.2 **Contractor Services**. Subject to the terms and conditions of this Agreement, Contractor agrees to perform for City those services specified in the Scope of Services attached hereto and incorporated herein by reference as Exhibit "A" [Scope of Services] ("**Services**"). Contractor agrees to furnish, for the compensation provided for herein, all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately perform and complete the Services. The Services shall be subject to inspection and approval by City. Contractor agrees to work closely with City staff in the performance of the Services and shall be available to City's staff and consultants at all reasonable times.

1.3 **Extra Work**. Contractor shall not be compensated for any work or services rendered in connection with its performance of this Agreement, which are in addition to or outside of the Services ("**Extra Work**"), except as expressly provided for herein. It shall be Contractor's responsibility to ensure that the scope and price of any Extra Work to be performed by Contractor is approved by City in writing in advance of Contractor's commencement of the Extra Work in accordance with Section 9.10 [Amendments] and Section 9.19 [Administration and Implementation]. City shall not be obligated to pay for or otherwise be liable for unauthorized Extra Work performed by Contractor.

1.4 **Schedule of Performance**. Contractor agrees to diligently perform and complete the Services in accordance with the schedule of performance attached hereto and incorporated herein by reference as Exhibit "B" [Schedule of Performance]

("**Schedule of Performance**"). Modifications to the Schedule of Performance must be agreed upon in writing in advance by the City Manager pursuant to Section 9.19 [Administration and Implementation] and Contractor.

1.5 **General Warranty**. Contractor warrants all Services under this Agreement (which for purposes of this Section shall be deemed to include unauthorized Extra Work which has not been removed and any non-conforming materials incorporated into the Services) to be of good quality and free from any defective or faulty material and workmanship. All warranties and guarantees of subcontractors, suppliers and manufacturers with respect to any portion of the Services, whether express or implied, are deemed to be obtained by Contractor for the benefit of City, regardless of whether or not such warranties and guarantees have been transferred or assigned to City by separate agreement and Contractor agrees to enforce such warranties and guarantees, if necessary, on behalf of City.

1.6 **Repair of Defects**. Contractor agrees that for a period of one (1) year from and after final acceptance of the Services, or in any guarantee or warranty provided by any manufacturer or supplier of equipment or materials incorporated into the Services, whichever is later, Contractor shall within ten (10) days after being notified in writing by City of any defect in the Services or non-conformance of the Services, commence and prosecute with due diligence all work and services necessary to fulfill the terms of the warranty at its sole cost and expense. In addition, Contractor shall, at its sole cost and expense, repair and replace any portions of the work, facilities, fixtures, or materials damaged by its defective Services or which becomes damaged in the course of repairing or replacing defective Services. For any Services so corrected, Contractor's obligation hereunder to correct defective Services shall be reinstated for an additional one year period, commencing with the date of acceptance of such corrected Services. Contractor shall perform such tests as City may require to verify that any corrective actions are adequate to remedy the defective condition. In the event that Contractor fails to perform its obligations under this Section to the reasonable satisfaction of City, then City shall have the right to correct and replace any defective, non-conforming, or damaged Services at Contractor's sole expense. Contractor shall be obligated to fully reimburse City for any expenses incurred hereunder upon demand.

1.7 **Contractor's Representative**. Contractor hereby designates the representative named in Exhibit "D" [Representatives], or his or her designee, to act as its representative for the performance of this Agreement ("**Contractor's Representative**"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. Contractor's Representative shall supervise and direct the Services, using his or her best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

1.8 **Contract Documents**. The following documents shall be referred to collectively as the "Contract Documents," each of which is incorporated into and made

part of this Agreement by reference:

Approved and fully executed change orders (if any)
Addenda (if any)
This Agreement
All exhibits to this Agreement
Notice Inviting Bids (if any)
Instructions to Bidders, and any documents referenced therein (if any)
Bid Forms (including Contractor's Bid Schedule) (if any)
Payment and Performance Bonds, if required

The Contract Documents are intended to be complementary, and a requirement in one document is as effective as if it appeared in all of the Contract Documents. In the event of a conflict between any of the Contract Documents, the documents shall be given effect in the order set forth above (from top to bottom).

SECTION 2. COMPENSATION AND METHOD OF PAYMENT

2.1 **Compensation**. City shall pay to Contractor for non-disputed Services rendered the compensation set forth in Exhibit "C" [Compensation] attached hereto and incorporated herein by reference. Total compensation to Contractor for the Services shall not exceed the total price or "not to exceed" amount set forth in Exhibit "C," without the prior written approval of City in accordance with Section 9.10 [Amendments] and Section 9.19 [Administration and Implementation].

2.2 **Payment of Compensation**. Contractor shall submit periodic (monthly or quarterly as specified in Exhibit "C") invoices together with an itemized statement of Services provided. The statement shall describe the Services provided, the percent of work completed by item, together with such other reasonable detail and supporting documentation as may be required by the City Manager, or his/her designee. City will review the statement and pay, with the exception of any charges for work performed or expenses incurred by Contractor which are disputed by City, within 30 days of receiving such statement, all approved charges thereon. Payment by City shall release City from any further obligation for payment to Contractor, for Services performed or expenses incurred as of the date of the invoice. Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defect in work performed by Contractor.

SECTION 3. RESPONSIBILITIES OF CONTRACTOR

3.1 **Control and Payment of Subordinates; Independent Contractor**. Contractor agrees that all Services shall be performed by Contractor or under its supervision. The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under the Contractor's exclusive direction and control. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. 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, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Neither Contractor, nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, healthcare or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights. Contractor shall make payments promptly, as due, to all persons supplying labor or materials for the Services. Contractor shall not permit any lien or claim to be filed or prosecuted against the City on any account of any labor or material furnished for the Services. If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to Contractor or a subcontractor by any person as such claim becomes due, City may pay such claim and charge the amount of the payment against funds due or to become due the Contractor. The payment of the claim in this manner shall not relieve Contractor or their surety from obligation with respect to any unpaid claims.

3.2 **Standard of Care and Licenses**. Contractor agrees that all Services shall be performed in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and warrants that it, its employees and subcontractors shall have sufficient skill and experience to perform the Services and that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained in good standing throughout the term of this Agreement.

3.3 **Required Corrections**. Contractor shall perform, at its own expense and without reimbursement from the City, any work necessary to correct errors or omissions that are caused by the Contractor's failure to comply with the standard of care provided for herein.

3.4 **Law and Regulations**. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services.

3.5 **Safety**. Contractor shall perform the Services, and maintain its work area, so as to avoid injury or damage to any person or property and shall otherwise exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.6 **Labor Code and Prevailing Wage Requirements**.

3.6.1 Apprenticeable Crafts. To the extent applicable, Contractor shall comply with the provisions of Section 1777.5 of the Labor Code with respect to the employment of properly registered apprentices upon public works.

3.6.2 Hours of Work. Contractor shall comply with the legal days work and overtime requirements of Section 1813 of the Labor Code.

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

3.6.4 Prevailing Wage Laws. Contractor represents and warrants that it is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq., ("**Prevailing Wage Laws**"), which require the payment of prevailing wage rates and the performance of other requirements on "Public Works" and "Maintenance" projects. Contractor acknowledges that some of the Services are being performed as part of an applicable "Public Works" or "Maintenance" project, as defined by the Prevailing Wage Laws, and Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor's principal place of business and any location where the Services are performed.

3.7 **Equal Opportunity Employment**. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant, in any way, in the employment of persons to perform the Services in violation of any federal or state law prohibiting discrimination in employment, including based on the 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, of any person, except as provided under California Government Code section 12940.

SECTION 4. INDEMNIFICATION

4.1 **Indemnity**. Except as to the sole negligence or willful misconduct of City, Contractor expressly agrees to, and shall, indemnify, defend, release, and hold City, and its respective officials, officers, employees, agents, and contractors harmless from and against any Action, liability, loss, damage, entry, judgment, order, lien, and Costs and Expenses which arises out of, or are in any way related to, any act or omission of Contractor, or its officers, directors, employees, agents, or contractors, connected with the performance or failure to perform under this Agreement, notwithstanding that City may have benefited therefrom, or any challenge to this Agreement. This Section shall

apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of Contractor's officers, directors, employees, agents and contractors, including but not limited to acts or omissions in any way related to, the release, treatment, use, generation, transportation, storage, or disposal in, on, under, to, or from the location at which work under this Agreement is performed of any Hazardous Substances by Contractor or its officers, directors, employees, agents, and subcontractors. The Parties expressly agree that any payment, or Costs and Expenses City incurs or makes to, or on behalf of, an injured employee under City's workers' compensation or other insurance, is included as a loss or Costs and Expenses for the purpose of this Section. City shall not be responsible for any acts, errors or omissions of any person or entity except City and its officers, agents, servants, employees or contractors. The Parties expressly agree that the obligations of Contractor under this Section shall survive the expiration or early termination of the Agreement.

4.2 **Action**. For purposes of this Agreement, "Action" shall mean any suit (whether legal, equitable, or declaratory in nature), proceeding or hearing (whether administrative or judicial), arbitration or mediation (whether voluntary, court-ordered, binding, or non-binding), or other alternative dispute resolution process, and the filing, recording, or service of any process, notice, claim, demand, lien, or other instrument which is a prerequisite or prelude to commencement of the Action.

4.3 **Costs and Expenses**. For purposes of this Agreement, "Costs and Expenses" shall mean all costs and expenses, to the extent reasonable in amount, actually and necessarily incurred by a Party in good faith in the investigation, prosecution or defense of an Action, including, but not limited to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorney's fees, consultant fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs, and any other costs or expenses, the award of which a court of competent jurisdiction may determine to be just and reasonable.

4.4 **Hazardous Substances**. For purposes of this Agreement, "Hazardous Substances" shall mean any and all of the following:

a. any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability arises for misuse, pursuant to the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §9601, *et seq*.; the Hazardous Materials Transportation Act, 49 U.S.C. §1801, *et seq*.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6901, *et seq*.; the Toxic Substances Control Act, 15 U.S.C.S. §2601, *et seq.*; the Clean Water Act, 33 U.S.C. §1251, *et seq*.; the Insecticide, Fungicide, Rodenticide Act, 7 U.S.C. §136, *et seq*.; the Superfund Amendments and Reauthorization Act, 42 U.S.C. §6901, *et seq*.; the Clean Air Act, 42 U.S.C. §7401, *et seq*.; the Safe Drinking Water Act, 42 U.S.C. §300f, *et seq*.; the Solid Waste Disposal Act, 42 U.S.C. §6901, *et seq*.; the Surface Mining Control and Reclamation Act, 30 U.S.C. §1201, *et seq*.; the Emergency Planning and Community Right to Know Act, 42

U.S.C. §11001, *et seq*.; the Occupational Safety and Health Act, 29 U.S.C. §§655 and 657; the Hazardous Waste Control Act, California Health and Safety Code ("H.&S.C.") §25100, *et seq*.; the Hazardous Substance Account Act, H.&S.C.§25330, *et seq*.; the California Safe Drinking Water and Toxic Enforcement Act, H.&S.C. §25249.5, *et seq*.; the Underground Storage of Hazardous Substances, H.&S.C. §25280, *et seq.*; the Carpenter-Presley-Tanner Hazardous Substance Account Act, H.&S.C. §25300, *et seq*.; the Hazardous Waste Management Act, H.&S.C. §25170.1, *et seq*.; the Hazardous Materials Response Plans and Inventory, H.&S.C. §25001, *et seq*.; the Porter-Cologne Water Quality Control Act, Water Code §13000, *et seq*., all as they may from time to time be amended; and

b. any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability for misuse arises pursuant to any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree due to its hazardous, toxic or dangerous nature.

SECTION 5. RECORDS AND DOCUMENTS

5.1 **Accounting Records**.

5.1.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all expenses incurred under 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. All such records shall be clearly identifiable.

5.1.2 Inspection and Copying. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement. At no cost to City, Contractor shall provide copies of such documents or records 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.

5.2 **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 shall become the sole property of City and may be used, reused or otherwise disposed of by the 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

SECTION 6. INSURANCE

6.1 **Maintenance of Insurance**. Prior to the beginning of and throughout the term of this Agreement, Contractor will maintain insurance in conformance with requirements established by City for the type of Services being performed. Contractor acknowledges that prior to the Effective Date of this Agreement, City provided to Contractor the applicable insurance requirements, a copy of which are attached hereto as Exhibit "F" [Insurance]. Contractor acknowledges that the insurance coverage and policy limits provided by City constitute the minimum amount of coverage required. Any insurance proceeds in excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City.

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

6.3 **Modification of Insurance Provisions**. The City Manager may make reasonable amendments to the insurance requirements of this section, with the written concurrence of the Finance Director or Risk Manager, in accordance with Section 9.19 [Administration and Implementation] after considering the Scope of Services, potential liabilities, and the required level of insurance to adequately protect the City.

SECTION 7. BONDS

7.1 **Performance and Payment Bonds**. If required by law or specifically required by City as set forth in Exhibit "E" [Bonds Required], attached hereto and incorporated herein by reference, Contractor shall execute and provide to City concurrently with Contractor's execution of this Agreement, but in no event later than the Effective Date of this Agreement, a Performance Bond and/or a Payment Bond in the amount of the total, not-to-exceed compensation indicated in Exhibit C, and in a form provided or approved by the City.

7.2 **Bond Provisions**. Should, in City's sole opinion, any bond become insufficient or any surety be found to be unsatisfactory, Contractor shall renew or replace the affected bond within 10 days of receiving notice from City. In the event the surety or Contractor intends to reduce or cancel any required bond, at least thirty (30) days prior written notice shall be given to the City, and Contractor shall post acceptable replacement bonds at least ten (10) days prior to expiration of the original bonds. No further payments shall be deemed due or will be made under this Agreement until any replacement bonds required by this section are accepted by the City. To the extent, if any, that the total compensation is increased in accordance with the Agreement, the Contractor shall, without further notice from City, cause the amount of the bonds to be increased accordingly and shall promptly deliver satisfactory evidence of such increase

to the City. To the extent available, the bonds shall further provide that no change or alteration of the Agreement (including, without limitation, an increase in the total compensation, as referred to above), extensions of time, or modifications of the time, terms, or conditions of payment to the Contractor, will release the surety.

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

SECTION 8. TERMINATION.

8.1 **Termination by City**. City may, by written notice to Contractor, terminate with or without cause, and without any prior notice of default or right to cure by Contractor, the whole or any part of this Agreement at any time and by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least five (5) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those non-disputed Services that have been adequately rendered to City, and Contractor shall be entitled to no further compensation.

8.2 **Termination by Contractor**. Contractor may, by written notice to City, terminate this Agreement based upon City's failure to timely cure a default under this Agreement as provided herein. At least forty-five (45) days prior to termination, Contractor shall provide City with a written notice specifying City's alleged default and providing City with a forty-five (45) day period to cure the default. Should City timely cure such default, the Agreement shall continue. Should City fail to timely or adequately cure such default, Contractor may terminate this Agreement by issuance of written notice to City.

SECTION 9. GENERAL PROVISIONS

9.1 **Assignment or Transfer**. Contractor shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

9.2 **Loss and Damage**. Contractor shall be responsible for all loss and damage which may arise out of the nature of the Services agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Services until the same is fully completed and accepted by City.

9.3 **Liquidated Damages**. The Parties agree that City has a legitimate interest in ensuring that Contractor provides the Services (including performance of all duties and responsibilities) required under this Agreement in a consistent and reliable manner, and that Contractor's failure to timely provide such Services or to provide them in an inadequate manner will cause City to suffer damages and that it is, and will be, impractical and extremely difficult to ascertain and determine the exact amount of damages or to calculate actual damages. Therefore, in addition to City's right to treat such non-performance as a material breach of, and to terminate, this Agreement, the Parties agree that liquidated damages, as provided herein, represent a reasonable estimate of the monetary damages that reasonably could be anticipated and that proof of actual damages would be costly or impractical. The Parties specifically confirm the accuracy of the statements made above and the fact that each Party has had ample opportunity to consult with legal counsel and obtain an explanation of the liquidated damage provisions at the time that the Agreement was made. Therefore, in lieu of actual damages, Contractor is subject to payment of $500 per failure to perform, per day. City may, at its election, deduct any assessed liquidated damages from payment due, or that will become due, to Contractor from City.

9.4 **Excusable Delays**. Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance of 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.

9.5 **Cooperation; Further Acts.** The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of the Agreement.

9.6 **Governing Law.** 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. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Eastern Division of the Central District of California, located in Riverside, California.

9.7 **Integration**. This Agreement, including the attached Exhibits "A" through "F" and other Contract Documents, 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.

9.8 **Severability.** If a 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).

9.9 **Prohibited Interests**. Contractor represents and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement.

9.10 **Amendments**. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by Contractor and City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Eastvale Municipal Code. All other amendments shall be approved by the City Council. The Parties agree that the requirement for amendments or modifications to be in writing cannot be waived and that any attempted waiver shall be void.

9.11 **No Third Party Beneficiaries**. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

9.12 **Delivery of Notices**. All notices required or permitted to be given under this Agreement shall be in writing and shall be given to the respective parties at the email addresses or physical addresses listed in Exhibit "D", or at such other address as the respective parties may provide in writing for this purpose. Such notice shall be deemed made when emailed or personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

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

9.14 **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 or 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 Services by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

9.15 **Attorney's 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 and Costs and Expenses, in addition to any other relief to which it may be entitled.

9.16 **Subcontracting.** Contractor shall not subcontract any portion of the Services, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions of this Agreement.

9.17 **Counterparts.** This Agreement may be signed in counterparts, each of which shall constitute an original.

9.18 **Authority to Execute.** The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she/they has/have the authority to so execute this Agreement and to bind Contractor to the performance of its obligations hereunder.

9.19 **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 the City Manager's contracting authority under the Eastvale Municipal Code.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF EASTVALE

_____
Mark Orme, City Manager

ATTEST:

_____
Marc Donohue, City Clerk

APPROVED AS TO FORM:

_____
Erica Vega, City Attorney

CONTRACTOR:

MCE Corporation
By: [signature]
Its: Director of Operations - Maint.

_____
By: _____
Its: _____

4935-3439-1624 v1

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

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 20__, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

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

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alternation of the document or fraudulent reattachment of this form to an unintended document.

CAPACIT(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

¨ Individual
¨ Corporate Officer

_____
Title(s)

¨ Partner(s) ¨ Limited ¨ General
¨ Attorney-In-Fact
¨ Trustee(s)
¨ Guardian/Conservator
¨ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

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

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 20__, before me, _____
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

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

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alternation of the document or fraudulent reattachment of this form to an unintended document.

CAPACIT(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

¨ Individual
¨ Corporate Officer

_____
Title(s)

¨ Partner(s) ¨ Limited ¨ General
¨ Attorney-In-Fact
¨ Trustee(s)
¨ Guardian/Conservator
¨ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

EXHIBIT “A”

SCOPE OF SERVICES

Contractor shall provide the Services detailed in Section B (Scope of Work) of the City’s Request for Proposals for Citywide Pavement Management System dated April 15, 2021 incorporated herein by reference.

EXHIBIT “B”

SCHEDULE OF PERFORMANCE

Contractor will provide a weekly schedule and submit to the City for review and approval.

EXHIBIT "C"

COMPENSATION

Refer to the following page for the updated Rate Sheet effective July 1, 2025.

Annual compensation adjustments may be made to account for increases in labor costs, provided such increases do not to exceed the percentage change in the Consumer Price Index (CPI) for All Urban Consumers in the Riverside-San Bernardino-Ontario area.

Notwithstanding any other provision of this Agreement, Contractor shall not provide Services that require the payment of prevailing wages in excess of the following amounts per fiscal year. The total compensation paid under this Agreement shall not exceed $200,000 per fiscal year during the initial three-year term.

FY 25/26 – 425 hours
FY 26/27 and 27/28 – 600 hours
FY 28/29 and 29/30 – Parties shall mutually agree in writing to a cap

City of Eastvale
Agreement for Services
Miscellaneous Maintenance Services
Labor and Equipment Rates
July 1, 2025 to June 30, 2026

Labor Classification	Regular Time	Overtime	Sunday & Holiday
Supervisor	$49.08	$68.93	$96.20
Lead Person (Primary Position)	$38.95	$54.52	$76.33
Crew Leader	$32.01	$44.81	$62.74
Laborer	$26.67	$37.34	$52.28

Prevailing Wage	Regular Time	Overtime	Sunday & Holiday
Traffic Control	$91.23	$120.20	$148.86
Sign Work	$96.40	$127.49	$158.57
Painter	$51.57	$69.17	$84.83
Plumber	$92.30	$123.56	$154.82
Striping/Markings	$98.95	$131.86	$163.68
Construction Laborer	$92.61	$120.12	$147.62
Carpenter	$92.61	$122.15	$151.68
Backhoe Operator	$121.16	$158.67	$196.19
Senior Tree Trimmer	$49.33	$67.85	$86.36
Tree Trimmer	$45.81	$62.73	$79.64
Grounds Person	$45.35	$60.95	$76.56

Note: Annual hours for prevailing wage work to be capped at 425 hours

Equipment	
Pick Up	$12.06
Utility Bed	$13.02
Flatbed Dump	$14.08
String Line Trimmer	$2.33
Backpack Blower	$2.33
Chainsaw	$3.50
Weed Mower	$5.24
Vibratory Plate	$11.20

Materials - Markup 15%
Subcontractor - Markup 10%

EXHIBIT “D”

REPRESENTATIVES

CITY’S REPRESENTATIVE

City of Eastvale
Public Works Department
Attn: Public Works Superintendent
2363 Limonite Ave., Suite 910
Eastvale, CA 91752
Phone: (951) 361-0900

CONTRACTOR’S REPRESENTATIVE

MCE Corporation
Maintenance Department
Attn: Director of Operations – Maintenance
660 Commerce Dr., Suite G
Roseville, CA 95678
Phone: (916) 879-2824

EXHIBIT “E”

BONDS REQUIRED

No Bonds Required

EXHIBIT "F"

INSURANCE REQUIREMENTS FOR CITY OF EASTVALE

The City requires a certificate of insurance, including an underwriter's endorsement, prior to commencement of the Services.

The insurance policies are to include additional endorsements that contain the following provisions:

1. That the City of Eastvale and its respective elected officials, officers, employees, agents and representatives are additional insureds under the policy;

2. The policies are primary and non-contributory to any insurance that may be carried by City;

3. The City is entitled to thirty (30) days' prior written notice of cancellation, material reduction, or non-renewal of the policy or policies.

4. The insurance shall be carried only by responsible insurance companies that have rated "A-" and "V" or better by the A.M. Best Key Rating Guide, that are licensed to do business in the State of California. City will accept insurance provided by non-admitted "surplus lines" carriers only if the carrier is authorized to do business in the State of California.

Only the following "marked" requirements are applicable:

__X__ **Commercial General Liability (CGL):** Insurance written on an occurrence basis to protect Contractor and City against liability or claims of liability which may arise out of this Agreement in the amount of one million dollars ($1,000,000) per occurrence and subject to an annual aggregate of two million dollars ($2,000,000). There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. additional insured claims or contractual liability. All defense costs shall be outside the limits of the policy.

__X__ **Vehicle Liability Insurance:** Contractor shall also procure and shall maintain during the term of this Agreement vehicle liability insurance in an amount not less than $1,000,000 for injuries, including accidental death, to any one person, and subject to the same minimum for each person, in an amount not less than one million dollars ($1,000,000) for each accident, and property damage insurance in an amount of not less than one million dollars ($1,000,000).

__X__ **Workers' Compensation Insurance:** For all of Contractor's employees who will provide Services under this Agreement and to the extent required by applicable state or federal law, Contractor shall keep in full force and effect a Workers' Compensation policy that includes a minimum of one million dollars ($1,000,000) of employers' liability coverage. Contractor shall provide an endorsement that the insurer waives the right of subrogation against the City and its respective elected officials, officers, employees, agents and representatives. In the event a claim under the provisions of the California Workers' Compensation Act is filed against City by a bona fide employee of Contractor participating under this Agreement, Contractor is to defend and indemnify the City from such claim.

CPI Adjustment Summary

Labor Classification Rates

Category	2024-25 Regular Time	2025-26 Regular Time	% Increase	2024-25 Overtime	2025-26 Overtime	% Increase	2024-25 Sunday & Holiday	2025-26 Sunday & Holiday	% Increase
Supervisor	$47.98	$49.08	2.29%	$67.38	$68.93	2.30%	$94.04	$96.20	2.30%
Lead Person (Primary Position)	$38.07	$38.95	2.31%	$53.30	$54.52	2.29%	$74.62	$76.33	2.29%
Crew Leader	$31.29	$32.01	2.30%	$43.81	$44.81	2.28%	$61.33	$62.74	2.30%
Laborer	$26.08	$26.67	2.26%	$36.51	$37.34	2.27%	$51.11	$52.28	2.29%

Prevailing Wage Rates

Category	2024-25 Regular Time	2025-26 Regular Time	% Increase	2024-25 Overtime	2025-26 Overtime	% Increase	2024-25 Sunday & Holiday	2025-26 Sunday & Holiday	% Increase
Traffic Control	$89.18	$91.23	2.30%	$117.49	$120.20	2.31%	$145.51	$148.86	2.30%
Sign Work	$94.24	$96.40	2.29%	$124.63	$127.49	2.29%	$155.00	$158.57	2.30%
Painter	$50.41	$51.57	2.30%	$67.62	$69.17	2.29%	$82.92	$84.83	2.30%
Plumber	$90.22	$92.30	2.31%	$120.78	$123.56	2.30%	$151.34	$154.82	2.30%
Striping/Markings	$96.73	$98.95	2.30%	$128.89	$131.86	2.30%	$160.00	$163.68	2.30%
Construction Laborer	$90.53	$92.61	2.30%	$117.42	$120.12	2.30%	$144.30	$147.62	2.30%
Carpenter	$90.53	$92.61	2.30%	$119.40	$122.15	2.30%	$148.27	$151.68	2.30%
Backhoe Operator	$118.43	$121.16	2.31%	$155.10	$158.67	2.30%	$191.78	$196.19	2.30%
Senior Tree Trimmer	$48.22	$49.33	2.30%	$66.32	$67.85	2.31%	$84.42	$86.36	2.30%
Tree Trimmer	$44.78	$45.81	2.30%	$61.32	$62.73	2.30%	$77.85	$79.64	2.30%
Grounds Person	$44.33	$45.35	2.30%	$59.58	$60.95	2.30%	$74.84	$76.56	2.30%

Equipment Rates

Equipment	2024-25 Regular Time	2025-26 Regular Time	% Increase
Pick Up	$11.79	$12.06	2.29%
Utility Bed	$12.72	$13.02	2.36%
Flatbed Dump	$13.77	$14.08	2.25%
String Line Trimmer	$2.27	$2.33	2.64%
Backpack Blower	$2.27	$2.33	2.64%
Chainsaw	$3.42	$3.50	2.34%
Weed Mower	$5.12	$5.24	2.34%
Vibratory Plate	$10.95	$11.20	2.28%

Notes

Materials Markup: 15%

Subcontractor Markup: 10%

Prevailing Wage Hours: Annual hours for prevailing wage work to be capped at 425 hours

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.11
June 25, 2025

Approval of Professional Services Agreement with Robb R. Steel for FY 2025-2026 Economic Development and Community Development Consultation Services

Prepared By:

Caleb Zaldana, Management Assistant

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement with Robb R. Steel in an amount not-to-exceed $56,500 for economic and community development consultation services from July 1, 2025 to June 30, 2026.

Summary

Since 2021, staff from the City's Community Development, Economic Development, Finance, and Public Works teams have utilized Robb R. Steel's services to support local development and economic development projects such as Downtown Eastvale, Hamner Place, and the Rivian Economic Development Incentive Agreement.

The current contract with Robb R. Steel, which only covers implementation and preparation assistance for Development Agreements, is set to expire on June 30, 2025. Upon approval and execution of the FY 2025-2026 Professional Services Agreement, the new Agreement will be terminating on June 30, 2026.

Background

Robb R. Steel is a professional based in San Clemente, CA that provides economic development, community development, land use, and real estate consultation services. As well as assistance with development agreement and option agreement negotiations, preparing demographic and economic

analyses, and facilitating formations of Community Facilities Districts (CFDs).

The proposed Scope of Work for FY 2025-2026 includes support for the negotiations and reviewing of any development agreements, option agreements, and due diligence documents related to Downtown Eastvale, facilitation of CFD formations, reviewing/revising/updating the City's enabling documents, and assistance for engaging master developers, drafting term sheets, evaluating land economics, and preparing special demographic and economic analyses. These services will be provided in an amount not-to-exceed $56,500.00 for FY 2025-2026.

City staff has deemed that Robb R. Steel is highly qualified to provide economic development and community development services for the City, as Mr. Steel had previously served as a Redevelopment Director, Economic Development Director, Development Services Director, and Assistant City Administrator for various municipalities in a public service career spanning 40 years. In addition, Mr. Steel negotiated Development Agreements for the Cities of Azusa, Colton, and Rialto.

Environmental

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

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

The services that can be provided under the proposed contract support and contribute to the development of Downtown Eastvale and the new Civic Center, which can significantly attract new businesses and retailers to establish their presence in the City and create a "Destination Eastvale" with high-quality and unique businesses.

Fiscal Impact

There are sufficient funds in the proposed FY 2025-2026 budget for the recommended action as shown below:

Fund	Account	Division	Account Description	Budget
General	100-301-6490	CD/Admin	Other Contract Services	56,500.00

Prior City Council/Commission Action

On September 28, 2022, the City Council approved a FY 2022-2023 Professional Services Agreement with Robb R. Steel in an amount not-to-exceed $24,000 for implementation assistance with the Development Agreement between the City and the New Home Company.

On June 14, 2023, the City Council approved a FY 2023-2024 Professional Services Agreement with Robb R. Steel in an amount not-to-exceed $48,000.00 for economic development and community development consultation services from July 1, 2023 to June 30, 2024. Specifically, this agreement also requested implementation assistance with the Development Agreement between the City and the New Home Company.

On May 8, 2024, the City Council approved a FY 2024-2025 Professional Services Agreement in an

amount not-to-exceed $49,000 for economic development and community development consultation services from July 1, 2024 to June 30, 2025. Similarly, this agreement requested implementation assistance with the Development Agreement between the City and the New Home Company.

Attachment(s)

Attachment 1 - FY 2025-2026 Robb R. Steel Agreement

AGREEMENT FOR ECONOMIC DEVELOPMENT PROFESSIONAL SERVICES SUPPORT

This Agreement for Services ("Agreement") is entered into as of this 1st day of July, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Robb R. Steel, a sole proprietor ("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 one (1) year commencing on the date first ascribed above.

SECTION 2. SCOPE OF SERVICES

(a) 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-Six Thousand Five Hundred Dollars ($56,500), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

(b) The Contractor shall prepare two (2) invoices in equal installments for City in December 2025 and June 2026. The Contractor shall ensure that each original invoice includes a list of all work performed during the billing period. The invoice shall detail charges by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and subcontractor contracts. Subcontractor charges shall be detailed by the following categories: labor, travel, materials, equipment and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

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

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

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

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or

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

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

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

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

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

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

upon, such documents and records shall be made available at Contractor's address indicated for receipt of notices in this Agreement.

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

SECTION 8. INDEPENDENT CONTRACTOR.

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

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

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

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

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

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

SECTION 11. PREVAILING WAGE LAWS

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: Community Development Director
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Robb R. Steel
1102 Las Posas
San Clemente, CA 92673

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 the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under 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.

CITY OF EASTVALE

_____
Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

ROBB R. STEEL

_____
Robb R. Steel

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

EXHIBIT "A"
SCOPE OF SERVICES

Consultant shall provide services as set forth below and in accordance with "Year 5 Proposal for Economic Development Consulting Services" prepared by Robb R. Steel, Principal, on March 11, 2025.

1. **New Homes Development Agreement**. The City Council approved the Development Agreement in May 2022. The Development Agreement requires the City to take various implementation actions, including the following:
    a. **Negotiate Subsequent Development Agreement and Due Diligence Documents**. The City and New Homes continue to negotiate the terms for acquisition and conveyance of various parcels for civic center development and economic development, addressing prevailing wage and Surplus Land Act implications. Assist with negotiations to finalize Amendments to the Development Agreement or Operating Memorandums implementing the original intent of the Development Agreement. As required, review the Special Land Use Restrictions, Purchase and Sale Agreement(s), Rights-of-Entry, and related secondary implementation agreements. Review due diligence documentation for land transactions. Participate in joint conferences with the development team and legal counsel to finalize terms of implementation agreements. If requested, prepare staff report documentation for City Council consideration.
    b. **Review Developer Submittals under the Development Agreement**. The Development Agreement requires the Community Development Director to review proposed park plans, determine credit eligibility, and approve credit amounts. Continue to support staff review of documentation submitted by the Developer to calculate parkland dedication and improvement obligations, the proper granting of fee credits, and if necessary, the determination of in-lieu fee amounts due for each phase of the Project.
    c. S**upport Downtown Eastvale Planning and Development.** The DA contemplates development of approximately ten acres (Lot 3) for a mixed use urban commercial center. The City may acquire the site and seek developer proposals, or it may partner with New Homes to develop the site in accordance with the City's vision. Coordinate with planners and real estate economists engaged to optimize development potential of the site and attract desired tenants. Help negotiate terms for acquisition of additional parking to support civic and commercial center.
    d. **Facilitate Formation of a Community Facilities District.** The Developer formed a Community Facilities District for payment of operating fiscal impact mitigations. Assist the City team during formation of subsequent annexations and the issuance of any debt if necessary.
    e. **Annual Development Agreement Review.** The Development Agreement requires completion of an Annual Review at least once during every 12-month period. Prepare or assist with preparation of annual review documentation and delivery to City Council.

f. **Team Meetings.** Participate as requested in team meetings with the developer and City staff to resolve land use entitlement or Development Agreement issues.

2. **Other Development Agreements.** Participate in negotiations for new development agreements, including the proposed Vernola development and Hamner Place. Draft term sheets, review draft development agreements, evaluate land economics, prepare necessary Planning Commission and City Council reports. Facilitate compliance with the Surplus Land Act, Section 65402 (General Plan Conformance), Section 52201 (Sales/Leases), and Section 53083 (economic development subsidy) of the Government Code as required.
3. **Special Studies.** Prepare special demographic and economic analysis to support City development, including forecasts of property taxes, sales taxes, and other economic returns to development.

This scope assumes close coordination with City staff and consultants, with the City representatives responsible for final decisions on all substantive matters related to implementation.

Contractor shall not be required to provide more than 370 hours of service to the City during the Term.

EXHIBIT "B"
COMPENSATION

City shall compensate Contractor a fixed fee of Fifty-Six Thousand Five Hundred Dollars ($56,500) payable in two equal installments in December 2025 and June 2026, per Section 4 of this Agreement.

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. $2,000,000 per occurrence 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, with Statutory Limits.

(4) Professional Liability. $2,000,000 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.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.12
June 25, 2025

Approval of Agreement with Priority Building Services, LLC for Citywide Janitorial Services

Prepared By:

Jimmy Chung, Director of Public Works/City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve an Agreement with Priority Building Services, LLC for Citywide Janitorial Services in a not-to-exceed amount of $75,000 per fiscal year; and
2. Authorize the City Manager to execute the necessary documents for an initial three-year term, with the option to renew for up to two (2) one-year extensions in the amount not-to-exceed $75,000 per fiscal year, contingent upon satisfactory performance.

Summary

The Public Works Department's Maintenance Division is committed to providing clean, safe, and well-maintained public facilities for residents, visitors, and staff. To support this effort, the City solicited bids for routine janitorial services at its primary facilities, which include City Hall and the Altfillisch Property ("Citrus House"), as well as for special events held throughout the year. These services include general cleaning, sanitation, supply restocking, and occasional deep cleaning such as floorcare, window washing, and carpet cleaning.

Contracted janitorial services play an important role in helping the City maintain the cleanliness and overall appearance of its public spaces. Utilizing professional cleaning crews ensures that the City can meet both ongoing maintenance needs and respond promptly to special or unforeseen cleaning requirements.

On April 23, 2025, the City issued Invitation for Bids (IFB) No. 25-104BF through the City's website and online bidding system, PlanetBids, to solicit proposals from qualified contractors. The IFB was also advertised in a local newspaper on May 1 and May 5, 2025. By the bid closing date of June 3, 2025, the City received seven bids. After a thorough responsiveness review, three of the seven bids received were deemed non-responsive due to not meeting IFB specifications and/or requirements. Of the responsive bidders, Priority Building Services, LLC was determined to be the lowest responsive and responsible bidder, offering the best value to the City, and staff recommends award of an agreement to this contractor.

Bid results are as follows:

Name of Bidder	**City**	**Base Bid Amount**
Priority Building Services, LLC	Anaheim, CA	$7,832.30
JJ Property Maintenance Network Inc.	Pasadena, CA	$9,208.58
Executive Facilities Services, Inc.	Riverside, CA	$9,854.24
Vocational Improvement Program, Inc. (VIP)	Rancho Cucamonga, CA	$10,548.51

Background

The Public Works Department's Maintenance Division relies on contracted janitorial services to ensure the cleanliness and upkeep of City facilities. Clean and well-maintained public buildings are essential to providing clean, safe, and welcoming environments for City staff, residents, and visitors. Contracted janitorial professionals are necessary to perform routine and specialized cleaning tasks across multiple City-owned buildings and community event spaces.

The scope of services includes, but is not limited to:

- Routine cleaning and sanitation of offices, restrooms, lobbies, and shared spaces.
- Restocking of restroom and kitchen supplies using City-approved, bio-based materials.
- Day porter services for urgent cleaning needs during operating hours.
- Specialized services such as carpet extraction, floor waxing, and exterior window cleaning.
- Janitorial support for City-hosted special events, including setup, on-site cleaning, and post-event teardown.

The Public Works Department's Maintenance Division relies on contracted janitorial services to ensure the cleanliness and upkeep of City facilities. Clean and well-maintained public buildings are essential to providing clean, safe, and welcoming environments for City staff, residents, and visitors. Contracted janitorial professionals are necessary to perform routine and specialized cleaning tasks across multiple City-owned buildings and community event spaces.

Environmental

Per the California Environmental Quality Act (CEQA) Guidelines Section 15378, the award of this Professional Services Agreement does not qualify as a "project" under CEQA, as it involves routine maintenance activities with no significant environmental impact.

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

This initiative supports the City's commitment to improving facility cleanliness, safety, and longevity.

Fiscal Impact

The total cost of the contract is not to exceed $75,000 per fiscal year for the initial three-year term, with pricing remaining firm for the initial contract period. Funding for this contract is included in the FY 2025-26 Public Works Department budget under General Fund Account No. 100-295-6460. Sufficient funds are budgeted to cover the cost of the initial term, and any renewals will be subject to future budget approvals.

Prior City Council/Commission Action

None.

Attachment(s)

Attachment - Agreement for Janitorial Services_IFB 25-104BF

AGREEMENT FOR JANITORIAL SERVICES
BETWEEN
THE CITY OF EASTVALE, CALIFORNIA
AND
PRIORITY BUILDING SERVICES, LLC

This Agreement for Janitorial Services ("**Agreement**") is entered into as of July 1, 2025 ("**Effective Date**") between the City of Eastvale, a municipal corporation ("**City**") and Priority Building Services, LLC, a California Limited Liability Company ("**Contractor**") (collectively the "**Parties**"). 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. SCOPE OF SERVICES

1.1 **Term**. Subject to the provisions of Section 7 [Termination] of this Agreement, the term of this Agreement is for three years commencing on July 1, 2025 The Parties may, by mutual, written consent, extend the term of this Agreement for up to two (2) additional one (1) year periods. Such extensions may include increased compensation for an increase in labor or supply costs, with said increase not to exceed the Bureau of Labor Statistics Consumer Price Index (CPI) data as follows: Riverside-San Bernardino-Ontario, CA; All Urban Consumers; Not Seasonally Adjusted; annualized change comparing the most recent month's reported data to the same month of the prior year.

1.2 **Contractor Services**. Subject to the terms and conditions of this Agreement and in accordance with Invitation for Bids (IFB) No. 25-104BF, Contractor agrees to perform for City those services specified in the Scope of Services attached hereto and incorporated herein by reference as Exhibit "A" [Scope of Services] ("**Services**"). Contractor agrees to furnish, for the compensation provided for herein, all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately perform and complete the Services. The Services shall be subject to inspection and approval by City. Contractor agrees to work closely with City staff in the performance of the Services and shall be available to City's staff and consultants at all reasonable times.

1.3 **Extra Work**. Contractor shall not be compensated for any work or services rendered in connection with its performance of this Agreement, which are in addition to or outside of the Services ("**Extra Work**"), except as expressly provided for herein. It shall be Contractor's responsibility to ensure that the scope and price of any Extra Work to be performed by Contractor is approved by City in writing in advance of Contractor's commencement of the Extra Work in accordance with Section 8.10 [Amendments] and Section 8.19 [Administration and Implementation]. City shall not be obligated to pay for or otherwise be liable for unauthorized Extra Work performed by Contractor.

1.4 **Schedule of Performance**. Contractor agrees to diligently perform and complete the Services in accordance with the schedule of performance attached hereto and incorporated herein by reference as Exhibit "B" [Schedule of Performance] ("**Schedule of Performance**"). Modifications to the Schedule of Performance must be agreed upon in writing in advance by the City Manager pursuant to Section 8.19 [Administration and Implementation] and Contractor.

1.5 **Contractor's Representative**. Contractor hereby designates the representative named in Exhibit "D" [Representatives], or his or her designee, to act as its representative for the performance of this Agreement ("**Contractor's Representative**"). Contractor's Representative shall have full authority to represent and act on behalf of the Contractor for all purposes under this Agreement. Contractor's Representative shall supervise and direct the Services, using his or her best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

1.8 **Contract Documents**. The following documents shall be referred to collectively as the "Contract Documents," each of which is incorporated into and made part of this Agreement by reference:

Approved and fully executed change orders (if any)
Addenda
This Agreement
All exhibits to this Agreement
Notice Inviting Bids
Instructions to Bidders, and any documents referenced therein
Bid Forms (including Contractor's Bid Schedule) (if any)
Payment and Performance Bonds, if required

The Contract Documents are intended to be complementary, and a requirement in one document is as effective as if it appeared in all of the Contract Documents. In the event of a conflict between any of the Contract Documents, the documents shall be given effect in the order set forth above (from top to bottom).

SECTION 2. COMPENSATION AND METHOD OF PAYMENT

2.1 **Compensation**. City shall pay to Contractor for non-disputed Services rendered the compensation set forth in Exhibit "C" [Compensation] attached hereto and incorporated herein by reference. Total compensation to Contractor for the Services shall not exceed the total price or "not to exceed" amount set forth in Exhibit "C," without the prior written approval of City in accordance with Section 8.10 [Amendments] and Section 8.19 [Administration and Implementation].

2.2 **Payment of Compensation**. Contractor shall submit periodic (monthly or quarterly as specified in Exhibit "C") invoices together with an itemized statement of Services provided. The statement shall describe the Services provided, the percent of

work completed by item, together with such other reasonable detail and supporting documentation as may be required by the City Manager, or his/her designee. City will review the statement and pay, with the exception of any charges for work performed or expenses incurred by Contractor which are disputed by City, within 30 days of receiving such statement, all approved charges thereon. Payment by City shall release City from any further obligation for payment to Contractor, for Services performed or expenses incurred as of the date of the invoice. Payment to Contractor for work performed pursuant to this Agreement shall not be deemed to waive any defect in work performed by Contractor.

SECTION 3. RESPONSIBILITIES OF CONTRACTOR

3.1 **Control and Payment of Subordinates; Independent Contractor**. Contractor agrees that all Services shall be performed by Contractor or under its supervision. The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under the Contractor's exclusive direction and control. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. 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, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Neither Contractor, nor any of Contractor's officers, employees or agents, shall obtain any rights to retirement, healthcare or any other benefits which may otherwise accrue to City's employees. Contractor expressly waives any claim Contractor may have to any such rights. Contractor shall make payments promptly, as due, to all persons supplying labor or materials for the Services. Contractor shall not permit any lien or claim to be filed or prosecuted against the City on any account of any labor or material furnished for the Services. If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to Contractor or a subcontractor by any person as such claim becomes due, City may pay such claim and charge the amount of the payment against funds due or to become due the Contractor. The payment of the claim in this manner shall not relieve Contractor or their surety from obligation with respect to any unpaid claims.

3.2 **Standard of Care and Licenses**. Contractor agrees that all Services shall be performed in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Contractor represents and warrants that it, its employees and subcontractors shall have sufficient skill and experience to perform the Services and that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained in good standing throughout the term of this Agreement.

3.3 **Required Corrections**. Contractor shall perform, at its own expense and without reimbursement from the City, any work necessary to correct errors or omissions that are caused by the Contractor's failure to comply with the standard of care provided for herein.

3.4 **Law and Regulations**. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services.

3.5 **Safety**. Contractor shall perform the Services, and maintain its work area, so as to avoid injury or damage to any person or property and shall otherwise exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.6 **Equal Opportunity Employment**. Contractor represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant, in any way, in the employment of persons to perform the Services in violation of any federal or state law prohibiting discrimination in employment, including based on the 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, of any person, except as provided under California Government Code section 12940.

SECTION 4. INDEMNIFICATION

4.1 **Indemnity**. Except as to the sole negligence or willful misconduct of City, Contractor expressly agrees to, and shall, indemnify, defend, release, and hold City, and its respective officials, officers, employees, agents, and contractors harmless from and against any Action, liability, loss, damage, entry, judgment, order, lien, and Costs and Expenses which arises out of, or are in any way related to, any act or omission of Contractor, or its officers, directors, employees, agents, or contractors, connected with the performance or failure to perform under this Agreement, notwithstanding that City may have benefited therefrom, or any challenge to this Agreement. This Section shall apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of Contractor's officers, directors, employees, agents and contractors, including but not limited to acts or omissions in any way related to, the release, treatment, use, generation, transportation, storage, or disposal in, on, under, to, or from the location at which work under this Agreement is performed of any Hazardous Substances by Contractor or its officers, directors, employees, agents, and subcontractors. The Parties expressly agree that any payment, or Costs and Expenses City incurs or makes to, or on behalf of, an injured employee under City's workers' compensation or other insurance, is included as a loss or Costs and Expenses for the purpose of this Section. City shall not be responsible for any acts, errors or omissions of any person or entity except City and its officers, agents, servants, employees or

contractors. The Parties expressly agree that the obligations of Contractor under this Section shall survive the expiration or early termination of the Agreement.

4.2 **Action**. For purposes of this Agreement, "Action" shall mean any suit (whether legal, equitable, or declaratory in nature), proceeding or hearing (whether administrative or judicial), arbitration or mediation (whether voluntary, court-ordered, binding, or non-binding), or other alternative dispute resolution process, and the filing, recording, or service of any process, notice, claim, demand, lien, or other instrument which is a prerequisite or prelude to commencement of the Action.

4.3 **Costs and Expenses**. For purposes of this Agreement, "Costs and Expenses" shall mean all costs and expenses, to the extent reasonable in amount, actually and necessarily incurred by a Party in good faith in the investigation, prosecution or defense of an Action, including, but not limited to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorney's fees, consultant fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs, and any other costs or expenses, the award of which a court of competent jurisdiction may determine to be just and reasonable.

4.4 **Hazardous Substances**. For purposes of this Agreement, "Hazardous Substances" shall mean any and all of the following:

a. any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability arises for misuse, pursuant to the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. §9601, *et seq*.; the Hazardous Materials Transportation Act, 49 U.S.C. §1801, *et seq*.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6901, *et seq*.; the Toxic Substances Control Act, 15 U.S.C.S. §2601, *et seq.*; the Clean Water Act, 33 U.S.C. §1251, *et seq*.; the Insecticide, Fungicide, Rodenticide Act, 7 U.S.C. §136, *et seq*.; the Superfund Amendments and Reauthorization Act, 42 U.S.C. §6901, *et seq*.; the Clean Air Act, 42 U.S.C. §7401, *et seq*.; the Safe Drinking Water Act, 42 U.S.C. §300f, *et seq*.; the Solid Waste Disposal Act, 42 U.S.C. §6901, *et seq*.; the Surface Mining Control and Reclamation Act, 30 U.S.C. §1201, *et seq*.; the Emergency Planning and Community Right to Know Act, 42 U.S.C. §11001, *et seq*.; the Occupational Safety and Health Act, 29 U.S.C. §§655 and 657; the Hazardous Waste Control Act, California Health and Safety Code ("H.&S.C.") §25100, *et seq*.; the Hazardous Substance Account Act, H.&S.C.§25330, *et seq*.; the California Safe Drinking Water and Toxic Enforcement Act, H.&S.C. §25249.5, *et seq*.; the Underground Storage of Hazardous Substances, H.&S.C. §25280, *et seq.*; the Carpenter-Presley-Tanner Hazardous Substance Account Act, H.&S.C. §25300, *et seq*.; the Hazardous Waste Management Act, H.&S.C. §25170.1, *et seq*.; the Hazardous Materials Response Plans and Inventory, H.&S.C. §25001, *et seq*.; the Porter-Cologne Water Quality Control Act, Water Code §13000, *et seq*., all as they may from time to time be amended; and

b. any substance, product, waste or other material of any nature whatsoever which is or becomes listed, regulated, or for which liability for misuse arises pursuant to any other federal, state or local statute, law, ordinance, resolution, code, rule, regulation, order or decree due to its hazardous, toxic or dangerous nature.

SECTION 5. RECORDS AND DOCUMENTS

5.1 **Accounting Records**.

5.1.1 Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all expenses incurred under 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. All such records shall be clearly identifiable.

5.1.2 Inspection and Copying. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement. At no cost to City, Contractor shall provide copies of such documents or records 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.

5.2 **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 shall become the sole property of City and may be used, reused or otherwise disposed of by the 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

SECTION 6. INSURANCE

6.1 **Maintenance of Insurance**. Prior to the beginning of and throughout the term of this Agreement, Contractor will maintain insurance in conformance with requirements established by City for the type of Services being performed. Contractor acknowledges that prior to the Effective Date of this Agreement, City provided to Contractor the applicable insurance requirements, a copy of which are attached hereto as Exhibit "E" [Insurance]. Contractor acknowledges that the insurance coverage and policy limits provided by City constitute the minimum amount of coverage required. Any insurance proceeds in excess of the limits and coverage required in this Agreement and which are applicable to a given loss, will be available to the City.

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

6.3 **Modification of Insurance Provisions**. The City Manager may make reasonable amendments to the insurance requirements of this section, with the written concurrence of the Finance Director or Risk Manager, in accordance with Section 8.19 [Administration and Implementation] after considering the Scope of Services, potential liabilities, and the required level of insurance to adequately protect the City.

SECTION 7. TERMINATION.

7.1 **Termination by City**. City may, by written notice to Contractor, terminate with or without cause, and without any prior notice of default or right to cure by Contractor, the whole or any part of this Agreement at any time and by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least five (5) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those non-disputed Services that have been adequately rendered to City, and Contractor shall be entitled to no further compensation.

7.2 **Termination by Contractor**. Contractor may, by written notice to City, terminate this Agreement based upon City's failure to timely cure a default under this Agreement as provided herein. At least forty-five (45) days prior to termination, Contractor shall provide City with a written notice specifying City's alleged default and providing City with a forty-five (45) day period to cure the default. Should City timely cure such default, the Agreement shall continue. Should City fail to timely or adequately cure such default, Contractor may terminate this Agreement by issuance of written notice to City.

SECTION 8. GENERAL PROVISIONS

8.1 **Assignment or Transfer**. Contractor shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

8.2 **Loss and Damage**. Contractor shall be responsible for all loss and damage which may arise out of the nature of the Services agreed to herein, or from the action of the elements, or from any unforeseen difficulties which may arise or be encountered in the prosecution of the Services until the same is fully completed and accepted by City.

8.3 **Liquidated Damages**. The Parties agree that City has a legitimate interest in ensuring that Contractor provides the Services (including performance of all duties and responsibilities) required under this Agreement in a consistent and reliable manner, and that Contractor's failure to timely provide such Services or to provide them in an inadequate manner will cause City to suffer damages and that it is, and will be, impractical and extremely difficult to ascertain and determine the exact amount of damages or to calculate actual damages. Therefore, in addition to City's right to treat such non-performance as a material breach of, and to terminate, this Agreement, the Parties agree that liquidated damages, as provided herein, represent a reasonable estimate of the monetary damages that reasonably could be anticipated and that proof of actual damages would be costly or impractical. The Parties specifically confirm the accuracy of the statements made above and the fact that each Party has had ample opportunity to consult with legal counsel and obtain an explanation of the liquidated damage provisions at the time that the Agreement was made. Therefore, in lieu of actual damages, Contractor is subject to payment of $500 per failure to perform, per day. City may, at its election, deduct any assessed liquidated damages from payment due, or that will become due, to Contractor from City.

8.4 **Excusable Delays**. Contractor shall not be liable for damages, including liquidated damages, if any, caused by delay in performance of 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.

8.5 **Cooperation; Further Acts.** The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of the Agreement.

8.6 **Governing Law.** 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. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Eastern Division of the Central District of California, located in Riverside, California.

8.7 **Integration**. This Agreement, including the attached Exhibits "A" through "E" and other Contract Documents, 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.

8.8 **Severability.** If a 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).

8.9 **Prohibited Interests**. Contractor represents and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement.

8.10 **Amendments**. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by Contractor and City. The City Manager shall have the authority to approve any amendment to this Agreement if the total compensation under this Agreement, as amended, would not exceed the City Manager's contracting authority under the Eastvale Municipal Code. All other amendments shall be approved by the City Council. The Parties agree that the requirement for amendments or modifications to be in writing cannot be waived and that any attempted waiver shall be void.

8.11 **No Third Party Beneficiaries**. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

8.12 **Delivery of Notices**. All notices required or permitted to be given under this Agreement shall be in writing and shall be given to the respective parties at the email addresses or physical addresses listed in Exhibit "D", or at such other address as the respective parties may provide in writing for this purpose. Such notice shall be deemed made when emailed or personally delivered or forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

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

8.14 **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 or 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 Services by Contractor shall not constitute a waiver of any of the provisions of this Agreement.

8.15 **Attorney's 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 and Costs and Expenses, in addition to any other relief to which it may be entitled.

8.16 **Subcontracting**. Contractor shall not subcontract any portion of the Services, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions of this Agreement.

8.17 **Counterparts**. This Agreement may be signed in counterparts, each of which shall constitute an original.

8.18 **Authority to Execute.** The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she/they has/have the authority to so execute this Agreement and to bind Contractor to the performance of its obligations hereunder.

8.19 **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 the City Manager's contracting authority under the Eastvale Municipal Code.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF EASTVALE

_____
Mark Orme, City Manager

ATTEST:

_____
Marc Donohue, City Clerk

APPROVED AS TO FORM:

_____
Erica Vega, City Attorney

CONTRACTOR:

_____
By: _____
Its: _____

_____
By: _____
Its: _____

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

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 20__, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

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

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alternation of the document or fraudulent reattachment of this form to an unintended document.

CAPACIT(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

¨ Individual
¨ Corporate Officer

_____
Title(s)

¨ Partner(s) ¨ Limited ¨ General
¨ Attorney-In-Fact
¨ Trustee(s)
¨ Guardian/Conservator
¨ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

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

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, 20__, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____,
Name of Signer(s)

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

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

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alternation of the document or fraudulent reattachment of this form to an unintended document.

CAPACIT(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

¨ Individual
¨ Corporate Officer

_____
Title(s)

¨ Partner(s) ¨ Limited ¨ General
¨ Attorney-In-Fact
¨ Trustee(s)
¨ Guardian/Conservator
¨ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

EXHIBIT "A"

SCOPE OF SERVICES

Contractor shall perform scope of work and provide specified bid items as set forth below and in accordance with IFB requirements.

A. CITY FACILITIES/SERVICE DELIVERY

Contractor is required to provide services to any location City requests, including those not listed herein. Facility locations may be added or deleted, service hours may be modified, and services may be increased or decreased at any given time according to City's needs during the term of the contract.

Contractor must be able to perform work Monday through Thursday for regular services performed at the locations listed below, between the hours specified for each location. Special Event service days and hours may vary depending on event scheduling and City needs. Most regular work will be performed at the locations listed below. However, work may also occasionally be required at other nearby City facility locations as needed. Work requested at any additional locations will be quoted per project at contract pricing when applicable.

1) City Hall
   12363 Limonite Avenue, Suite 910
   Eastvale, CA 91752

   Hours: 7:00 PM – 11:00 PM, except on City Council meeting dates to be provided to Contractor upon award. For City Council meeting dates, Contractor shall perform services after City Council meetings end.

2) Altfillisch Property (Citrus House)
   c/o City of Eastvale
   13200 Citrus Street
   Eastvale, CA 91752

   Hours: 6:00 PM – 10:00 PM

Scheduled Janitorial Services include regular services to be performed as described herein. Special event, one-time cleaning services include regular services to be performed as described herein for events hosted by the City at various locations in Eastvale.

Contractor must dispatch a day porter to provide cleaning services as needed within one hour of the City's request for urgent requests.

B. GENERAL CONTRACTOR REQUIREMENTS

1. Contractor must be able to communicate by email and phone and reachable by phone twenty four (24) hours per day, seven days per week for the purpose of contracting and dispatching service personnel.

2. A response time of two (2) hours is required. Contractor shall provide current contact information (name, phone number, and email address) of the contractor's designated point of contact for 24-hour emergency response and maintain this information current at all times.

3. Contractor must comply with all applicable laws including, but not limited to, the Displaced Janitor Opportunity Act, California Labor Code Section 1070-1065, and the Property Service Workers Protection Act, California Labor Code Section 1420-1434.

4. Contractor must notify City within one day, via email by Contractor's assigned supervisor, for any non-emergency abnormal conditions or occurrences, including vandalized, damaged, or inoperable property. Emergency and urgent issues such as mainline breaks, water leaks, security issues and such shall be reported to the City's Project Manager or designee (CPM) immediately.

5. Should any City property be damaged or destroyed by the Contractor, the Contractor shall bear full responsibility for repair and/or replacement, as coordinated and approved by the City.

6. Contractor shall bear full responsibility for theft or loss of keys in their possession and shall pay cost of re-keying all locks operated by these keys. Keys must not be duplicated.

   The City will issue up to five (5) key cards at the beginning of the contract. Lost key cards will be billed at a fee of $100.00, payable to the City.

7. Use of City telephones and radios is prohibited, except under emergency circumstances for medical aid, fire or safety, etc. Unauthorized use of City office equipment such as copy machines, computers, laptops, coffee machines, etc.is prohibited.

8. Contractor personnel shall not open drawers, cabinets, or locked doors, except to access approved supplies with express permission of the City. Items left on desks or other surfaces shall not be disturbed.

9. For removal of blood, fecal matter, urine, and other potentially infectious materials as outlined in OSHA Regulation 29 CFR 1910.1030, Contractor shall use the Hillyard Bodily Fluid Disposal Kit (Item No. HIL0018204).

C. PERSONNEL

1. Contractor shall provide personnel that has been trained for performance of the specified services.

2. Contractor must provide proper supervision of its personnel. Supervisors must speak English.

3. Contractor personnel shall not be assisted nor accompanied by any individual that is not an employee of the Contractor while performing duties related to the contract.

4. Contractor must not allow its personnel to enter the City premises while under the influence of drugs, alcohol, nor use or possess drugs or alcohol while on City premises and performing services under this contract. Should any Contractor employee be deemed unacceptable to the City for any reason, City may notify Contractor and request the removal of the personnel involved an replacement must be provided. The City shall have the right to require the removal and replacement of Contractor's personnel under the awarded contract. The City is not required to provide any reason, rationale, or additional factual information if it elects to request any specific employee be removed from performing services under the awarded contract.

5. The Contractor shall ensure sufficient staffing levels to provide the services described herein. Should Contractor personnel fail to report for their shift, the Contractor must provide a replacement within two hours.

6. Employees terminated by the Contractor shall be reported the same day to the CPM. If a Contractor's employee is terminated after normal business hours, the next business morning is acceptable.

7. Contractor certifies that all employees working under this contract have had a criminal background check at Contractor's cost and that said employees are clear of any sexual, theft, and drug-related convictions. Contractor further certifies that all employees hired by Contractor or Subcontractor shall be free from any felony convictions. City reserves the right to require Contractor to pay fingerprinting fees for personnel assigned to work in sensitive areas.

8. Contractor shall report accidents and injuries to their immediate supervisor and City representative immediately.

D. UNIFORMS

1. Contractor personnel must wear uniforms supplied by the Contractor while on City premises. The uniform will be subject to approval by the City and must consist of a long or short-sleeved shirt, full-length pants, and have the Contractor's name and/or logo permanently affixed.

2. Uniforms must include a name tag identifying the Contractor's personnel.

3. Contractor personnel must wear protective gear appropriate to the task(s) being performed, as required by applicable Cal/OSHA regulations.

E. SUPPLIES

1. Supplies, equipment and tools which Contractor must provide and maintain at designated City facilities include, but are not limited to:
   a. Liquid hand soap;
   b. 2-Ply toilet paper;
   c. Toilet seat covers;
   d. Trash liners;
   e. Sanitary receptacles for feminine hygiene products
   f. Multi-fold hand towels;
   g. Cleaning agents for flooring, tile, glass, counters, etc.
   h. Surface sanitizers;
   i. Metal polishes
   j. Wet and dry vacuum cleaners;
   k. Floor buffers;
   l. Mops;
   m. Sponges;
   n. Wet floor signs;
   o. Utility carts;
   p. Buckets
   q. Carpet pile lifters;
   r. Rags;
   s. Floor washers;
   t. Brooms;
   u. Sweeping tools;
   v. Squeegee;
   w. Mop bucket with wringer function;
   x. Clean rayon mop head with handle;
   y. Auto floor scrubber;

2. Material Specifications
   All materials and supplies shall be new, high quality, free of defects, and designed for the intended use and shall be subject to the City's designated inspector's approval. Specifications for materials may change upon request of the City. Specifications included herein are for the materials currently used by the City and for which fitness and quality of items provided/bid by Contractor must be met or exceeded. Any specifications provided are for bidders' reference only.

3. Bio-Based Products
   Contractor must only utilize bio-based products approved by the United States Department of Agriculture (USDA). Visit the product catalog at: https://www.biopreferred.gov/BioPreferred/

4. Material Safety Data Sheets
   Material Safety Data Sheets must be on-site and available for all chemicals stored and used within a service area prior to beginning work.

5. Recovered organic material product and recycled-content paper procurement
   Contractor must procure recovered organic material and paper products in accordance with Eastvale Municipal Code Section 4.06.130. Contractor shall create and maintain a record of all products procured under this requirement for the duration of the contract term and must furnish a copy of the report on an annual basis, upon request of the City. Reports shall be provided in an Excel formal to the City. The City's Municipal Code is available here: https://www.eastvaleca.gov/government/city-clerk-s-office/municipal-code

F. QUALITY ASSURANCE

Contractor must comply with the minimum Cleaning Quality Standards **(Exhibit III)**. The CPM shall monitor the Contractor's performance regularly. City staff shall conduct facility inspections and cleaning deficiencies will be noted. Upon award, Contractor shall submit a Quality Assurance Plan, which shall be signed by the Contractor's assigned Project manager and approved by the CPM. Contractor shall coordinate a monthly site walk with CPM during the last week of every month.

G. HOURS OF OPERATION

1. City-observed holidays for all facilities are as follows:
   a. New Year's Day
   b. Martin Luther King Jr. Day
   c. President's Day
   d. Memorial Day
   e. Independence Day
   f. Labor Day
   g. Veteran's Day
   h. Thanksgiving Day
   i. Day After Thanksgiving
   j. Christmas Eve Day
   k. Christmas Day

2. City Hall Closures:
   City Hall is closed to the general public on several days during the calendar year. However, City staff may continue to work during City Hall closure days and Contractor must perform services as scheduled unless otherwise

instructed by the City's Project Manager. The following includes days when City Hall is closed. These dates may be updated at any time during the term of the Contract.

a. Every Friday.
b. If a holiday falls on a Friday or Saturday, City Hall is closed the previous Thursday.
c. If a holiday falls on a Sunday, City Hall is closed the following Monday.
d. The week of Christmas (Monday through Friday).

H. DAILY MAINTENANCE TASKS

1. General Cleaning: Contractor shall remove all litter found and clean unsightly soil and dust from building, fixtures, walls, door frames, doors, furniture, appliances, and other surfaces; remove any spilled liquids or solids; remove carpet stains.

   Contractor must ensure general cleanliness and maintenance of areas with minimal hand contact (Low-Touch), including free-standing furniture and appliances, lockers, floors, walls, ceilings, mirrors, ceiling fans, baseboards, trim, shelves, etc. and take special care to eliminate the appearance of smudges, fingerprints, dust, and other markings and debris. The interior of enclosed free-standing furniture, lockers, and appliances will not be required to be cleaned and sanitized. However, the external surfaces of these items must be regularly cleaned as needed. Contractor must also clean and disinfect high-touch areas (e.g., door handles and surrounding areas, cabinet handles, light switches, restrooms, kitchen areas, etc.) on a daily basis consistent with the contracted working days.

2. Dusting Building Surfaces: Contractor shall remove all dust, lint, cobwebs, debris, dry soil, etc. from surface of ledges window sills, surface tops which are not considered as workstation desk surfaces.

3. Spot Cleaning of Building Surfaces, Furniture, and Fixtures: Contractor shall clean to remove smudges, fingerprints, marks, streaks, tape, etc. from the surface of ledges, windows and sills, fire extinguishers, counter tops walls, light fixture holders, ceiling vents, doors, door frames and sills, pictures, partitions, rails and other types of fixtures and surfaces. This includes all items from the floor surface up to 12 feet in height. Special care is to be taken to not permanently mar, scratch, or discolor any surface.
4. Emptying of All Recycling Food Scraps and Trash Receptacles
   Contractor shall comply with the City's requirement to implement a program to promote cost-effective waste reduction in all operations and facilities covered by this contract. The Contractor's programs shall comply with applicable Federal, State, and local requirements, including the following regulations:

a. Assembly Bill (AB) 341 – requires entities that generate four or more cubic yards of waste per week to arrange for recycling services.
b. AB 1826 – requires entities that generate four or more cubic yards of waste per week to arrange for recycling of organic waste.
c. Senate Bill (SB) 1383 – shall require municipalities to procure recycled content paper products for at least 75% of annual paper buy and to retain records of all recycled content paper procurement. This requirement includes custodial paper products.

5. Spot Cleaning Trash Receptacles
   Contractor shall remove non-permanent stains and soil from the interior and exterior surfaces of trash receptacles.

6. Entrance Glass, Mirrors, Workstation Glass, and Sneeze Guards
   Contractor shall thoroughly clean both sides of all surrounding building entry door glass and office and entry doors and windows for a uniform appearance free of all smudges, fingerprints, stains, streaks, lint, cobwebs, etc.; remove any paper and/or tape; clean all mirrors in restrooms, locker rooms and any other rooms where mirrors may be placed in the same manner as noted above; and spot-clean workstation and/or partition/sneeze guard glass daily as needed.

7. Sinks, Wash Basins, Toilets, Urinals and Showers
   Contractor shall apply a germicidal detergent solution to all surfaces of wash basin, toilets, toilet seat hinges, pipes, urinals, showers, and adjacent surfaces; remove soil and all surfaces of these fixtures and adjacent surfaces; dry all metal surfaces of faucets, handles, valves, etc. Shower wall, floor and door soap scum, mold and mildew shall be removed daily and drain screens cleaned of hair and lint. Contractor shall de-scale toilets and urinals to remove scum, mineral deposits, rust stains, etc. All metal fixtures shall be polished, inside and out, including but not limited to toilets, drinking fountains, urinals, plumbing, sinks, flush valves, kitchen vent hoods, mounting plates, dispensers, nuts, screws, traps, hose bibs, water connections, handrails, mirrors, etc. using approved products. Oil is not to be used to polish metal fixtures.

   Toilets and urinals shall be flushed prior to finishing and approved products to be added. Waterless urinals filters shall be replaced with approved urinal manufacturer's cartridges as often as necessary to prevent foul odors and urine back-up. Waterless urinal manufacturer's specified cartridge.
   Contractor shall check toilets and stoppages and use plunger and/or hand auger to unplug. Should Contractor be unsuccessful in unclogging toilet or urinal, they must immediately notify the City's Project Manager.

8. Refilling of Dispensers
   Contractor shall inspect, refill, and provide toilet paper, soap, paper towels, approved deodorants, seat covers, and other items required by the City. Supplies shall be placed in the dispensers in accordance with the supplies and dispenser manufacturers' instructions. Soap dispensers and adjacent surfaces shall be wiped to remove spillage. Care shall be taken so as not to damage dispensers.

9. Floor Drains
   Contractor must clean all floor drains and remove corrosion and tarnish.

10. Vacuuming Carpeted Floors
    Remove all dust, debris, lint, hair, litter, and dry soil from all fabric surfaces of chairs, couches, workstation partitions, and other fabric coverings.

11. Stain Removal on Carpet, Upholstery, Partition Panels and Walls
    Contractor must clean and remove all stains as quickly as they are discovered so as not to allow them to set into the fabric. If the stain is due to a coffee spill, a contractor-supplied product similar to Interface Coffee Breaker must be used, following the manufacturer's recommended procedures. Spot clean as necessary.

12. Mopping of Non-Carpeted Floors
    Contractor must remove soil, dust, hair, and debris from non-carpeted floors. Trash receptacles and other such small items shall be moved as necessary and returned to their appropriate location. All accessible areas of the floor shall be swept, mopped using approved germicidal cleaners, and buffed/polished to a non-streaked consistent in appearance luster. Care shall be taken to prevent splash and mop streaks from being visible on furniture legs, doors, etc. "Caution Wet Floor" safety warning signs shall be placed so as to provide sufficient safety measures and removed when floor is sufficiently dry.

13. Cleaning of Wood Furniture and Surfaces
    Contractor shall thoroughly clean to remove dust, smudges, fingerprints, marks and streaks from wood surfaces while ensuring to not scratch or mar surfaces.

14. Locker Rooms
    Lockers shall be cleaned and disinfected (outside and tops) using approved germicidal cleanser. Contractor to clean, sanitize, and polish benches and hardware.

15. Special Notices
    All furniture moved by the Contractor or any Subcontractor during the performance of any services shall be returned to its appropriate location. All

items such as receptacles or desk chairs, that are moved to enable cleaning underneath or around them shall be returned to their appropriate locations.

The proper quantity and type of safety warning signs, such as “Caution – Wet Floor”, shall be placed by the Contractor’s employees each time such conditions exist that would warrant placement of such signs. Signs are to be picked up and stored at facilities designated by the CPM and once the condition no longer exists to warrant such signs.

I. OTHER TASKS REQUIRED

1. Day Porter Services: The City may require day porter services or urgent call-out requests on an as-needed basis.

2. Contractor may also be required to provide other related cleaning services not specified herein. Cleaning services for tasks not specified in this IFB, may be included under this contract but quoted by the Contractor on an individual basis.

3. Window Cleaning – interior and exterior cleaning of windows must be performed on a monthly basis

4. Floorcare: Strip and wax of all VCT and scrubbing of tile – typically performed on an annual basis

5. Carpet cleaning (extraction) – carpet deep cleaning with pre-treatment cleaning solution shall be typically performed on an annual basis but may be requested by the City on an as-needed basis.

J. SPECIAL EVENTS

1. Contractor shall provide the appropriate number of personnel and supervisors for each event according to City needs in order to perform work in a manner satisfactory to the City. City staff to indicate initial levels of staff support based on prior attendance.

2. Provide City’s Special Events Project Manager or designee accessible telephone numbers, cellular telephones and email addresses for Contractor staff assigned to special events.

3. Perform all work in accordance with specifications and instructions to ensure that all operations are being accomplished in the best interest of the City. Contractor will designate an on-site supervisor who shall serve as the primary point of contact for City event staff and who will ensure that all work has been completed. Any issues or concerns related to waste management or site cleanliness shall be reported immediately to City staff.

4. Place and maintain cardboard trash receptacles and trash bags to be provided by City. Contractor to teardown and stack trash receptacles after event if they can be re-used; damaged or unusable trash receptacles are to be discarded responsibly by Contractor.

5. City will notify Contractor of need for services 2-3 months prior to first date of event, with meetings to be held as needed leading up to event. Meetings are to be held in person at a designated City facility or virtually at City's discretion.

6. Provide porters to maintain and clean restrooms and areas surrounding restrooms *during* the event.

7. Regularly monitor and patrol the event area to identify and address any waste or cleanliness issues.

8. Empty trash boxes as needed and replace with fresh bags provided by the City.

9. The Contractor shall provide any additional cleanup tools or equipment needed, such as gloves, brooms, dustpans, and waste carts.

10. Ensure high-traffic areas, restrooms, and food service areas remain clean and sanitary.

11. Respond promptly to any cleanup requests made by City event staff.

12. Begin event site cleanup immediately following the end of the event.

13. Dispose of all trash in the disposal bins provided by the City.

14. Provide transportation equipment for event cleanup, set up, and tear down as appropriate to facilitate the most efficient performance of services.

15. Pricing: Pricing shall be a lump sum price quoted per event. This sum may be extended by a rate per labor hour for additional services outside the originally specified scope of the cleanup area on a special call out basis after the event or for another event in which the City determines this service contract is necessary.

16. Current Annual City Events:
    A list of events hosted by the City that required janitorial services during 2024-2025 (for reference only) and their respective locations is included herein. These events are typically held on an annual basis. The City may add, delete, or relocate any event at its discretion.

CITY OF EASTVALE CLEANING QUALITY STANDARDS

Purpose

To define the minimum acceptable level of cleanliness and condition for janitorial services at all City facilities. These standards will be used by City staff and the janitorial contractor to ensure consistency, performance accountability, and satisfaction across all serviced locations.

---

1. General Facility Cleanliness

Area	Task	Quality Standard
All Areas	Trash/Recycle Removal	Trash and recycle bins shall be emptied, relined, and cleaned as needed. No overflow. Lids wiped clean. No spills or residue at base.
High-Touch Surfaces	Wipe-down/Disinfection	Door handles, push bars, light switches, handrails, and other high-contact points shall be disinfected and free of smudges, prints, or sticky residue.
Horizontal Surfaces	Dusting	Ledges, sills, baseboards, counters, furniture tops, and vents shall be free of visible dust, cobwebs, and lint. Dust shall not be redistributed onto floors.
Floors	Debris Removal	All visible litter, debris, paper, and spills removed. Floors appear clean and safe for walking.
Floors	Sweeping/Mopping	Hard floors must be uniformly clean and streak-free with no visible mop trails, residues, or water spots. No dirt buildup at corners or baseboards.
Floors	Carpet Vacuuming	Carpeted floors shall be vacuumed and visibly free of debris, hair, paper, or dust buildup. Vacuum patterns are preferred. No crumbs or lint in corners.
Glass	Spot Cleaning	Entry doors, sneeze guards, mirrors, and interior glass shall be clean and free of fingerprints, smudges, and streaks. Corners and edges should not hold dirt.
Furniture	Spot Cleaning	Arms, backs, and seats of chairs and sofas shall be wiped clean and free of stains or soil buildup. No sticky residue or dust.

---

2. Restrooms

Area	Task	Quality Standard
Toilets/Urinals	Cleaning & Sanitizing	Clean inside and out, including under rims, hinges, and bases. No stains, rings, or odor. Seats dry and free of debris. No water spotting.
Sinks/Counters	Cleaning	Sinks, faucets, and counters shall be sanitized and wiped dry. No water stains, soap buildup, or splashes. Faucets polished.
Mirrors	Cleaning	Mirrors must be streak-free, with no spots, smudges, or residue. Corners and edges clean.
Floors	Mopping	Restroom floors must be cleaned with a germicidal solution and appear clean, dry, and streak-free. Corners and grout lines must not accumulate grime.
Partitions/Doors	Spot Cleaning	Free from graffiti, fingerprints, stains, and dust. Hinges and locks function properly.
Trash/Sanitary Disposal	Emptied & Relined	Trash and feminine hygiene bins emptied daily. All bins wiped clean as needed. No odor or overflow.
Dispensing Units	Restocking	Toilet paper, paper towels, soap, and seat covers are fully stocked. No empty dispensers. Spills or drips under dispensers wiped clean.

3. Break Rooms / Kitchens

Area	Task	Quality Standard
Sinks & Counters	Wipe Down	Sinks and counters must be disinfected and free of food residue, coffee stains, and crumbs. Faucets clean and polished.
Tables & Chairs	Cleaning	Wiped clean of spills, smudges, and crumbs. Underside checked for gum or stuck debris.
Cabinets & Appliances (Exterior)	Spot Clean	Exterior of microwaves, fridges, and cabinets shall be wiped and free of fingerprints, drips, or smudges.
Floors	Swept & Mopped	Floors must be clean of food, trash, and spills. No sticky residue or odor.

4. Specialty Tasks

Area	Task	Quality Standard
Carpet Extraction	Annual Deep Clean	All traffic areas and spots treated and extracted. No visible stains or odor post-cleaning. Even appearance and minimal residual moisture.
VCT Floor	Annual	Uniform shine and no visible streaks or buildup.

Area	Task	Quality Standard
Stripping/Waxing	Deep Clean	Corners clean and wax-free. No slippery residue.
Exterior Windows	Monthly Cleaning	All glass surfaces free of water spots, streaks, and dust. Sills wiped. No cobwebs or debris.
Special Event Cleanup	Pre/Post Event	Trash removed, floors clean, and restrooms sanitized before and after events. No leftover debris or spillage in common areas.

5. General Expectations

Standard	Description
Odor Control	All areas should be free of offensive or lingering odors. Deodorizers used sparingly and safely.
Safety	“Wet Floor” signs must be used during mopping or spills. No trip hazards left behind (cords, buckets, supplies).
Discretion & Conduct	Cleaners shall be professional, courteous, and avoid disturbing meetings or workspaces. No tampering with personal belongings or opening drawers.
Security	All doors locked after work. No unauthorized persons allowed in facilities.
Supplies	City restrooms and kitchens must be stocked with supplies from the contractor’s approved inventory. No substitute brands unless pre-approved.

6. Inspection & Evaluation Criteria

Score	Description
☑ Pass	Area meets or exceeds standard. No corrective action needed.
⚠ Minor Deficiency	Area needs minor correction. Contractor must resolve within 24 hours.
✕ Major Deficiency	Area not cleaned, unsafe, or complaint received. Contractor must resolve same-day and may face fee deduction.
🔁 Repeated Deficiency	Recurring issues in same location/task. May trigger warning, meeting, or corrective action plan.

7. Corrective Action Requirements

- Minor issues must be corrected **within 24 hours** of notification.
- Major deficiencies (e.g., biohazard left uncleaned, overflowing trash, foul odors) must be addressed **immediately**.
- If three or more major deficiencies occur in a 30-day period, a **formal corrective action plan** will be required.
- Continued non-compliance may result in deductions, withholding of payment, or contract termination.

EXHIBIT “B”

SCHEDULE OF PERFORMANCE

Contractor shall perform services daily, monthly, annually, and as needed in accordance with Exhibit “A” of this agreement.

EXHIBIT "C"

COMPENSATION

Total compensation to Contractor for the Services shall not exceed $75,000 per fiscal year (July 1 through June 30).

No.	DESCRIPTION	BID PRICE
1	Janitorial Services, City Hall, 4 x per week, price per month	$1,831.00
2	Janitorial Services, Altfillisch Property (Citrus House), 4 x per week, price per month	$1,458.00
3	Outside Window Cleaning, once per month, price per month	$367.00
4	Interior Window Cleaning, once per month, price per month	$367.00
5	Floorcare – Strip and Wax of all VCT and scrubbing of tile, approx. once per year, price per request for service	$691.00
6	Carpet Cleaning (extraction), approx. once per year, price per request for service	$1,070.00
7	Carpet Cleaning (extraction), as needed, price per square foot	$0.15
8	Tile and Grout Deep Cleaning (hot water extraction), as needed, price per square foot	$0.65
9	Special Event, Eeekvale Halloween & Cultural Event, one day –Saturday (assuming 4,000 attendance; and 3 porters for six hours from 4:00 PM through 10:00 PM)	$585.00
10	Special Event, Miracle on Citrus, two days – Saturday and Sunday (assuming 6,000 attendance; and 3 porters for six hours from 4:00 PM through 10:00 PM)	$1,170.00
	ADDITIONAL: AS NEEDED	
11	Day Porter Services, hourly rate	$32.50
12	Day Porter Services, daily rate (based on an 8-hour day)	$260.00

EXHIBIT “D”

REPRESENTATIVES

CITY’S REPRESENTATIVE

City of Eastvale
Public Works Department
Attn: Maintenance & Operations Manager
2363 Limonite Ave #910
Eastvale, CA 91752
Phone: (951) 361-0900
Email Address: jlichtenberger@eastvale.gov

CONTRACTOR’S REPRESENTATIVE

Priority Building Services, LLC
Attn: Vice President of Operations
1524 W. Mable St.
Anaheim, CA 92809
Phone: (714) 255-2963
Email Address: eddie@prioorityservices.net

EXHIBIT "E"

INSURANCE REQUIREMENTS FOR CITY OF EASTVALE

The City requires a certificate of insurance, including an underwriter's endorsement, prior to commencement of the Services.

The insurance policies are to include additional endorsements that contain the following provisions:

1. That the City of Eastvale and its respective elected officials, officers, employees, agents and representatives are additional insureds under the policy;

2. The policies are primary and non-contributory to any insurance that may be carried by City;

3. The City is entitled to thirty (30) days' prior written notice of cancellation, material reduction, or non-renewal of the policy or policies.

4. The insurance shall be carried only by responsible insurance companies that have rated "A-" and "V" or better by the A.M. Best Key Rating Guide, that are licensed to do business in the State of California. City will accept insurance provided by non-admitted "surplus lines" carriers only if the carrier is authorized to do business in the State of California.

Only the following "marked" requirements are applicable:

__X__ **Commercial General Liability (CGL):** Insurance written on an occurrence basis to protect Contractor and City against liability or claims of liability which may arise out of this Agreement in the amount of one million dollars ($1,000,000) per occurrence and subject to an annual aggregate of two million dollars ($2,000,000). There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. additional insured claims or contractual liability. All defense costs shall be outside the limits of the policy.

__X__ **Vehicle Liability Insurance:** Contractor shall also procure and shall maintain during the term of this Agreement vehicle liability insurance in an amount not less than $1,000,000 for injuries, including accidental death, to any one person, and subject to the same minimum for each person, in an amount not less than one million dollars ($1,000,000) for each accident, and property damage insurance in an amount of not less than one million dollars ($1,000,000).

__X__ **Workers' Compensation Insurance:** For all of Contractor's employees who will provide Services under this Agreement and to the extent required by applicable state or federal law, Contractor shall keep in full force and effect a Workers' Compensation policy that

includes a minimum of one million dollars ($1,000,000) of employers' liability coverage. Contractor shall provide an endorsement that the insurer waives the right of subrogation against the City and its respective elected officials, officers, employees, agents and representatives. In the event a claim under the provisions of the California Workers' Compensation Act is filed against City by a bona fide employee of Contractor participating under this Agreement, Contractor is to defend and indemnify the City from such claim.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.13
June 25, 2025

Approval of Nearmap Geographical Information System Software Contract Renewal

Prepared By:

Alexander Fung, Economic Development Manager

Recommended Action(s)

Staff recommends that the City Council approve the renewal of the City's contract with Nearmap US, Inc. for a period of two additional years from July 1, 2025 to June 30, 2027.

Summary

Nearmap is an aerial and geospatial mapping platform that provides users with current and historic location updates, accurate depth and height measurements, and side-by-side image change detection analyses. Since 2020, staff from the City's Community Safety, Economic Development, Planning, and Public Works teams utilize Nearmap to support code enforcement, business attraction, infrastructure planning, and advanced planning efforts. The current contract with Nearmap US, Inc. is set to expire on June 30, 2025.

Acknowledging that Nearmap's services significantly support staff's ability to implement projects and initiatives that support the City Council's Strategic Plan, staff recommends that the City Council approve the renewal of the City's contract with Nearmap US, Inc. for a period of two additional years. The Agreement allows for up to 3 one-year renewals by mutual written agreement of the parties. If renewal is sought at the end of the two-year term City staff will seek additional authorization for any such renewal terms.

Background

Nearmap's platform provides various functions for jurisdictions to track residential and commercial development and construction activities. The platform's functionalities allow users to receive up-to-

date and high-resolution imagery that can drive informed and smart decision-making. Without accurate aerial maps, the City faces challenges in sharing accurate development and construction information. Additionally, code enforcement staff can utilize the platform to evaluate and analyze code violation complaints filed by residents and stakeholders.

Given the information provided by Nearmap, staff can perform extensive analysis during the development planning process to attract desired businesses. Potential tenants and developers can also inspect sites and visualize projects remotely. This information can be utilized to provide Eastvale with a competitive advantage when recruiting for new businesses and retailers.

Analysis

The current contract with Nearmap US, Inc., which expires on June 30, 2025, was set at $17,239.19/year. The subscription cost is anticipated to increase due to inflationary factors. Staff recently negotiated with Nearmap's representatives and obtained an agreement from Nearmap in which the company will increase the cost by 7% in FY 2025-2026 and agree to not increase the cost in FY 2026-2027, in exchange for a two-year agreement with the City. As a result, the proposed contract renewal will abide by the following cost schedule:

Item	**Duration**	**Amount**
Year 1	July 1, 2025 - June 30, 2026	$18,446.00
Year 2	July 1, 2026 - June 30, 2027	$18,446.00
TOTAL		**$36,892.00**

In the event that the City no longer requires services from Nearmap, staff reserves the right and ability to immediately terminate the contract with Nearmap without fulfilling the entire two-year contract term.

Environmental

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

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

Utilizing Nearmap's platform can allow staff to perform extensive analysis to evaluate Eastvale's development opportunities, which greatly supports the City's business attraction and retention efforts.

Fiscal Impact

The total impact to the General Fund of $36,892.00 spans over two fiscal years from July 1, 2025 to June 30, 2027. These funds are and will be budgeted in the Economic Development Division's "Other Contract Services" account 100-302-6490. Annual costs are listed as follows:

Item	**Duration**	**Amount**

Year 1	July 1, 2025 - June 30, 2026	$18,446.00
Year 2	July 1, 2026 - June 30, 2027	$18,446.00
TOTAL		**$36,892.00**

Prior City Council/Commission Action

The City began using Nearmap's services on June 1, 2020, with a one-year contract costing $13,400.00. Since this amount was within the City Manager's signing authority, the contract was approved by the City Manager for the period from June 1, 2020, to May 30, 2021.

On July 28, 2021, the City Council approved a 13-month renewal of the contract with Nearmap for an amount not-to-exceed $16,124.66, covering the period from June 1, 2021, to June 30, 2022. Although this amount was within the City Manager's authority, it was treated as an amendment to the original contract that was executed in 2020. Since the total cost for the two contracts exceeded the City Manager's signing authority, the City Council's approval was required, in accordance with the City's Purchasing Policy.

On June 9, 2022, staff entered into a new one-year contract with Nearmap for an amount not-to-exceed $15,344.26, covering July 1, 2022, to June 30, 2023. This contract was considered separate from the previous agreements. As a result, it was approved under the City Manager's authority.

Recognizing the cost benefits of multi-year agreements, staff sought City Council approval for a two-year contract with Nearmap for the period from July 1, 2023, to June 30, 2025. On May 24, 2023, the City Council approved the two-year agreement for a total of $34,140.34.

Attachment(s)

Attachment 1 - 2020-2021 Nearmap Contract Agreement
Attachment 2 - 2021-2022 Nearmap Contract Agreement
Attachment 3 - 2022-2023 Nearmap Contract Agreement
Attachment 4 - 2023-2025 Nearmap Contract Agreement
Attachment 5 - Proposed 2025-2027 Nearmap Contract Agreement

INVOICE

Nearmap US Inc.
10897 South River Front Parkway, Suite 150, South Jordan,
UT 84095, USA
Phone: +1 (801) 609 7250
EIN: 30-0834546
https://us.nearmap.com
accounts.us@nearmap.com

Billing Address

City of Eastvale
12363 Limonite Ave. Suite 910
Eastvale
California 91752
United States

Shipping Address

City of Eastvale
12363 Limonite Ave. Suite 910
Eastvale
California 91752
United States

Customer Number	A00011996
Invoice Number	INV00199628
Invoice Date	06/01/2020
Due Date	07/16/2020
Invoice Currency	USD

Products Summary

Quantity	Charge Description	Invoice Period	Unit Price	Total
50	Nearmap Oblique for Government - Annual Subscription	06/01/2020 to 05/31/2021	$ 228.00	$11,400.00
10	3D Export Pro - 3D Export	06/01/2020 to 05/31/2021	$ 200.00	$2,000.00
1	3D Viewer - 3D Viewer	06/01/2020 to 05/31/2021	$ 0.00	$ 0.00
1	ArcGIS Integration - ArcGIS Integration	06/01/2020 to 05/31/2021	$ 0.00	$ 0.00

Invoice Totals

Terms and Conditions per T&Cs supplied with quote.

PO Number: Not Applicable

Gross Amount	$13,400.00
Subtotal	$13,400.00
Tax	$ 0.00
Invoice Total	$13,400.00
Credit Balance Adjustment	$ 0.00
Amount Due	$13,400.00

****Please refer to payment details and W9 Form Below/Next Page****

APPROVED FOR PAYMENT

Dept Head/Director: _____

Division Head: _____

Account: ~~501~~ 200.500.6490

Date: 7/7/20

Please detach this stub and mail with check payment

Remittance Statement

PLEASE RETURN THIS STUB WITH PAYMENT

Make Check Payable to:
Nearmap US Inc.

Invoice Number: INV00199628
Customer Number: A00011996
Total Amount Due: $13,400.00

Amount enclosed: $ _____

Payment Details	
Wire/ACH Payment	**Check**
Please specify Customer Number and Customer Name in the transfer field. **Bank Account Name:** nearmap US Inc **Bank Account Number:** 7002131097 **Bank Routing Number:** 051400549	Please send check payment to: **NEARMAP US INC** **PO BOX 398319** **SAN FRANCISCO, CA 94139-8319** Please mail invoice stub along with check payment to PO box address listed above.

EVALUATION SUBSCRIPTION QUOTE

Nearmap US Inc.
10897 South River Front Parkway, Suite 150
South Jordan, UT 84095 USA
Phone: +1 (801) 609 7250

		Quote Number	Q054584
Customer Name	City of Eastvale	**Date Issued**	06/01/2020
Trial Period	14 days	**Account Rep**	Jeremy Hanks jeremy.hanks@nearmap.com
Bill To	City of Eastvale Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910 Eastvale California 91752 United States 9517034462 mramirez@eastvaleca.gov	**Ship To**	City of Eastvale Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910 Eastvale California 91752 United States 9517034462 mramirez@eastvaleca.gov

PRODUCT	ALLOWANCE	SEATS	PRICE
Nearmap Oblique Trial	500 MB / Month	Unlimited	$0.00
3D Viewer	NA	NA	$0.00
ArcGIS Evaluation	NA	NA	$0.00
		Subtotal	$0.00
		Total	**USD $0.00**

ACCEPTANCE OF Q054584

By selecting **Yes** or **signing below**, you acknowledge that (a) you have read and agreed to the Nearmap Terms of Use https://www.nearmap.com/us/en/legal/website-terms-of-use applicable to this free trial and the attached Schedule 1 (if any), (b) you have authority to agree to this Evaluation Subscription Quote, and (c) this Evaluation Subscription Quote constitutes a binding commitment for the Trial Period stated above. You acknowledge that the Coverage Area by Nearmap is outlined at https://www.nearmap.com/us/en/current-aerial-maps-coverage.

Signature / Digital Acceptance:	Yes
Full Name:	Miguel Ramirez-Corne
Position:	Management Analyst
Date:	01 June 2020

Schedule 1

Additional Terms and Conditions

LEGAL: PRODUCT-SPECIFIC TERMS

17 MARCH 2019 | HALF MOON BAY, CA

ODUCT-SPECIFIC TERMS

Types of Products:

- 3D Export V1 (applicable if purchased before 8 July 2020)
- 3D Export V2 (applicable if purchased from 8 July 2020 onwards)
- 3D Export Pro
- 3D Viewer V1 (applicable if purchased before 1 Apr 2020)
- 3D Viewer V2 (applicable if purchased from 1 Apr 2020 onwards)
- ACE Special
- Advantage Starter
- Annual Allowance
- ArcGIS Integration
- Area Based Bundles and Parcel Based Bundles
- DSM and True Ortho API
- Nearmap AI and AI Parcel Export (Offline Delivery)
- Nearmap Now
- Nearmap Oblique for ArcGIS
- Nearmap On OpenSolar
- Offline DSM and Offline Textured Mesh V1 (applicable if purchased before 4 Oct 2018)
- Offline DSM and Offline Textured Mesh V2 (applicable if purchased between 4 Oct 2018 to 18 Dec 2018)
- Offline DEM, Offline DSM, Offline Textured Mesh, Offline Point Cloud, and Offline True Ortho V3 (applicable if purchased from 18 Dec 2018 onwards)
- Offline Copy Add-on for Government
- Public Display License for Government V1 (applicable if purchased before 31 Jan 2020)
- Public Display License for Government V2 (applicable if purchased from 31 Jan 2020 onwards)
- Nearmap for Government
  - Nearmap Vertical for Government
  - Nearmap Panorama for Government
  - Nearmap Obliques for Government

TERMS AND CONDITIONS APPLICABLE TO 3D EXPORT [V2] FROM 8 JULY 2020 ONWARDS

1. **No Periodic Data Allowance** –Periodic Data Allowance will not apply to the use of the 3D Export Product.

2. **Export Allowance** –

(a) The 3D Export Product includes an allocated Export Allowance that may be used by the Licensee to select an area within the Coverage Area to export from the Website into available 3D format.

(b) Each time the Licensee exports an area into 3D format, the area will count towards reducing the Licensee's Export Allowance.

(c) The types of 3D format available for export will be at Nearmap's sole discretion.

(d) Unused Export Allowance will not be rolled over to the next Period.

(e) The Licensee will not be able to export an area into 3D format where its' Export Allowance remaining at the time of executing an export is less than the area for exporting.

3. **Export Restrictions** – The Licensee acknowledges that certain export restrictions apply to the 3D Export Product, such as a minimum export area size and a maximum export area size, which are specified in the relevant Nearmap documentation from time to time.

4. **Retaining 3D data** – Notwithstanding any other sections in the Agreement, the Licensee may store 3D data exported from the Website to be used for the Permitted Purposes, and the Licensee may continue to retain any such exported 3D data until the Agreement expires or is terminated, at which point the sections in the Agreement requiring the Licensee to delete, destroy or return to Nearmap all Products and section 5 of these Product-Specific Terms apply.

5. **Top Up Blocks** – If the Licensee is about to exceed its Export Allowance, the Licensee may purchase additional Top Up Blocks. The Top Up Blocks purchased will only be added to the Licensee's usage account once payment has been made within the payment term specified on the invoice.

6. **Additional Audit Requirements** – In addition to the audit requirements in the agreement, upon expiry or termination of the Agreement, the Licensee shall, within seven (7) days from the expiry or termination of the Agreement, provide Nearmap certification declaring that it has deleted and destroyed all 3D Export Products provided under this Agreement.

7. **Third Party Access** – The Licensee is permitted to make the exported 3D data available to third party contractors that are providing visualization services, including but limited to animation, presentation and static imagery creation ("Visualization Work") to the Licensee strictly to the extent necessary for the third party to provide Visualization Work to the Licensee only. At all times, the Licensee remains responsible and liable for all acts and omissions of any such third parties in connection with the use of the exported 3D data.

8. **Renewal**

(a) Where the Agreement is further renewed (regardless if it is automatically or manually renewed), subject to the payment of the Fees, the Licensee may continue to use the 3D Export Products, which were exported by the Licensee under the initial Agreement, for the Permitted Purpose for the Renewal Term.

(b) If a Top Up Block has been purchased during the Term in addition to the existing 3D Export Product, the Top Up Block will not be included in any auto-renewal of the Agreement.

9. **Definition**: For the purposes of these 3D Export Product-Specific Terms,

(a) **Derivative Works**, specifically in relation to the Licenses's use of the 3D Export Product, means any new work created by or for the Licensee that incorporates the 3D data where the 3D data cannot be separated and used on its own. For the avoidance of doubt, when the file format or file type of a Product has been amended, it remains a Product, and is not considered a Derivative Work.

(b) **Export Allowance** means the area allowance specified in the "Allowance" or "Annualized Estimated Usage" column of the Quote, unless otherwise agreed in writing between Nearmap and the Licensee.

(c) **Top Up Block** means any additional data blocks as specified on the Quote for the purchase of additional allowance at the then current price.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO 3D EXPORT PRO

This bundled product includes 3D Export and 3D Viewer. Nearmap Product-Specific Terms shall apply to 3D Export and 3D Viewer. The 3D Export Pro (including all of the bundled Products) will automatically renew for further periods in accordance with the terms of the Agreement, unless otherwise agreed in writing between the parties.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO 3D VIEWER [V2] FROM 1 APR 2020 ONWARDS

1. **No Periodic Data Allowance** – Periodic Data Allowance will not apply to the use of the 3D Viewer Product.

2. **Additional Uses –** The Licensee is permitted to capture static images or video snapshots of 3D Viewer Product using any available print screen or video capture function and use the static images or video snapshots for purposes of creating Derivative Works. Derivative Works specifically in relation to the Licensee's use of the 3D Viewer Product means any new work created by or for the Licensee that incorporates or embeds static images or video snapshots of the 3D data.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO ACE SPECIAL

1. Notwithstanding the terms in the agreement, Nearmap will not charge the Licensee any additional fees for any use by the Licensee of the Products resulting in data consumption in excess of the Periodic Data Allowance.

2. **Renewal** This Agreement will not auto-renew, and may only be renewed by mutual written agreement between the parties. If the Agreement is renewed by mutual agreement between the parties, the parties will in good faith discuss the appropriate Periodic Data Allowance of the Renewal Term based on the Licensee's usage pattern and total data usage calculated at the end of the current Period.

3. For the purposes of this Product-Specific Terms,

(a) **Renewal Term** means the renewal term as mutually agreed between Nearmap and the Licensee.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO ANNUAL ALLOWANCE

1. Renewal - If a Top Up Block has been purchased during the Term in addition to the existing Annual Allowance Product, the Top Up Block will not be included in any auto-renewal of the Agreement.

2. **Periodic Data Allowance.** If the amount of data consumed by the Licensee in any given Period is less than the Periodic Data Allowance, including any applicable Top Up Blocks, the balance will not be rolled over to a following Period.

3. **Top Up Blocks.** If the Licensee is about to exceed its Periodic Data Allowance, the Licensee may purchase additional Top Up Blocks. The Top Up Blocks purchased will only be added to the Licensee's usage account once payment has been made within the payment term specified on the invoice.

4. Section 1.6(d) of the Agreement is deleted in its entirety.

5. The definition of "Excess Data Rate" is deleted in its entirety.

6. For the purposes of this Product-Specific Terms,

(a) **Annual Allowance Product** means "Nearmap Vertical - Annual Allowance" and "Nearmap Oblique - Annual Allowance" Products, as specified on the Quote. For the avoidance of any doubt, any references to “Products” in the Agreement also refers to the Annual Allowance Product;

(b) **Periodic Data Allowance** also means the data allowance specified in the “Allowance” or “Annualized Estimated Usage” column of the Quote, unless otherwise agreed in writing between Nearmap and the Licensee;

(c) **Top Up Block** means any additional data blocks as specified on the Quote for the purchase of additional data allowance at the then current price.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO ADVANTAGE STARTER

1. Section 1.6 of the Products Agreement does not apply to this introductory offer. The Licensee acknowledges that its use of the Product is subject to Nearmap's Fair Use Policy). The Product is only available through Nearmap's MapBrowser and compatible GIS/CAD integration with no API/TMS access. The licensee is not permitted to pre-fetch, cache, index or store any content through its use of the Product to be used outside of the License, except the Licensee may store limited amounts of content solely for the purpose of improving its use of the Products, and only if such storage (a) is temporary (and in no event more than 30 calendar days), (b) secure, (c) does not manipulate or aggregate any part of the content or License and (d) does not modify attribution in any way. The Licensee is not permitted to use the Product in a manner that gives the Licensee or a third party access to mass downloads or bulk feeds of any content

Back to Top

TERMS AND CONDITIONS APPLICABLE TO ARCGIS INTEGRATION

1. The Licensee's usage of the ArcGIS Integration will be counted towards the Licensee's total Periodic Data Allowance. Please ensure that you have sufficient Periodic Data Allowance to meet your requirements with ArcGIS Integration to avoid restrictions being placed with your subscription

Back to Top

TERMS AND CONDITIONS APPLICABLE TO AREA BASED BUNDLES

TERMS AND CONDITIONS APPLICABLE TO AREA BASED BUNDLES AND PARCEL BASED BUNDLES

These terms and conditions are applicable if you have purchased an Area Based Bundle or a Parcel Based Bundle (Note: Nearmap Product-Specific Terms shall apply to 3D Export), which include the following Products:

- Nearmap Vertical;
- Nearmap Oblique (which includes Vertical, Panorama and Oblique imagery);
- Nearmap Pro (which includes Vertical imagery and 3D Viewer); and
- Nearmap Oblique Pro (which includes Vertical, Panorama and Oblique imagery and 3D Viewer).

1. Definitions:

(a) "**2D Content**" means, to the extent provided in the Quote, either Vertical, Panorama and/or Oblique imagery accessed within the AOI;

(b) "**3D Content**" means, to the extent provided in the Quote, in particular 3D Viewer (as part of the Area Based Bundles or Parcel Based Bundles) or 3D Export accessed within the AOI;

(c) "**AOI**" means the Area of Interest as attached to the Quote;

(d) "**Annual Allowance**" means:

(i) in relation to Area Based Bundles, the square mileage area allowance of 2D Content and/or 3D Content specified in the Quote for the Term; and

(ii) in relation to Parcel Based Bundles, the Land Parcel allowance of 2D Content and/or 3D Content specified in the Quote for the Term;

(e) "**Content**" means 2D Content and/or 3D Content;

(f) "**Land Parcel**" means, in relation to Parcel Based Bundles, a specific parcel of land in the AOI with a specific address, regardless of whether that parcel of land is for commercial or residential use;

(g) "**Top Up Blocks**" means:

(i) in relation to Area Based Bundles, additional area allowance as measured by additional square mileage area requested to be used by the Licensee during the Term; and

(ii) in relation to Parcel Based Bundles, additional parcel allowance as measured by additional Land Parcels requested to be used by the Licensee during the Term; and

(h) "**User Based Fees**" means the fees provided in the Quote.

2. **No Periodic Data Allowance** – Periodic Data Allowance will not apply to the use of the Area Based Bundles or the Parcel Based Bundles.

3. **Annual Allowance** –

(a) The Licensee is permitted to use up to the Annual Allowance of the Products specified on the Quote in accordance with section 1.1 of the Agreement for its internal purposes for the Term. For the avoidance of doubt, this Agreement does not grant the Licensee the right to use any Nearmap Products not provided on the Quote.

(b)Area Based Bundles: In relation to Area Based Bundles, the following conditions apply to the Licensee's Annual Allowance:

(i) in counting the number of square miles of Content accessed by the Licensee during the Term (including by its Authorized Users), Nearmap will not double count where the Licensee accesses a particular square mile of 2D Content more than once;

(ii) if the number of square miles of Content accessed by the Licensee during any Term is less than the Annual Allowance, the balance will not be rolled over to a following Term; and

(iii) Nearmap will provide notice to the Licensee if it becomes aware the Licensee has exceeded the Annual Allowance for the Term.

(c) Parcel Based Bundles: In relation to Parcel Based Bundles, the following conditions apply to the Licensee's Annual Allowance:

(i) in counting the number of Land Parcels accessed by the Licensee during the Term (including by its Authorized Users), Nearmap will not double count where the Licensee accesses a particular Land Parcel of 2D Content more than once;

(ii) if the number of Land Parcels of Content accessed by the Licensee during any Term is less than the Annual Allowance, the balance will not be rolled over to a following Term; and

(iii) Nearmap will provide notice to the Licensee if it becomes aware the Licensee has exceeded the Annual Allowance for the Term.

4. **Top Up Blocks** –The Licensee may purchase additional Top Up Blocks at any time. The Top Up Blocks purchased will only be added to the Licensee's account once payment has been made within the payment term specified on the invoice.

5. **Exceeding Allowances** – If the Licensee exceeds or is about to exceed its Annual Allowance:

(a) Nearmap may, in its absolute discretion, elect to:

(i) restrict the Licensee's access to the Products until the Annual Allowance is reset or until additional fees are paid as agreed between the parties; or

(ii) immediately cease the Licensee's access to the Products for the remainder of the Term; and

(b) Area Based Bundles: In relation to Area Based Bundles, Nearmap and the Licensee will negotiate the purchase by the Licensee of additional square mileage area allowance for the Content, on terms mutually agreeable to Nearmap and the Licensee; and

(c) Parcel Based Bundles: In relation to Parcel Based Bundles, Nearmap and the Licensee will negotiate the purchase by the Licensee of additional Land Parcel allowance for the Content, on terms mutually agreeable to Nearmap and the Licensee.

6. **User-Based Fees** – Where the Quote provides for Authorized Users, User-Based Fees shall apply in addition to other Fees.

7. **Fair Use** – The Licensee acknowledges and agrees that its use of the Products must be reasonable, comply with the terms of the Agreement, and must not adversely affect other Nearmap customers' use of or access to the Products. In particular, the Licensee agrees that it must not:

(a) permit any person, other than Authorized Users, to access or use the Products; or

(b) use the Product in a manner (including with regard to the volume of data usage) that is disproportionate when compared to other Nearmap customers, as determined by Nearmap acting reasonably.

8. **Exceeding Fair Use** – Where the Licensee's use of the Products contravenes section 7 of these Area Based and Parcel Based Bundle-Specific Terms, Nearmap may request the Licensee to change its behavior and usage pattern so that it conforms with section 7, or to upgrade to a more suitable Product (if applicable). Where the Licensee's use of the Products continues to contravene section 7 in the month after Nearmap provides the request to the Licensee, Nearmap may, without further notice:

(a) restrict the Licensee's access to low resolution imagery for the remainder of the Term;

(b) restrict the Licensee's access in another manner determined by Nearmap in its discretion for the remainder of the Term;

(c) immediately cease the Licensee's access to the Products; or

(d) exercise any other right available to Nearmap under the terms of the Agreement.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO DSM AND TRUE ORTHO API

1. No Periodic Data Allowance – Periodic Data Allowance will not apply to the use of the 3D API Product.

2. Transaction –

(a) The Licensee may not carry out Transactions exceeding the Transaction Allowance each Period.

(b) Unused Transaction Allowance will not be rolled over to the next Period.

(c) The types of 3D format available through the 3D API will be at Nearmap's sole discretion.

(d) A Transaction ID will remain active for thirty (30) days ("Active Transaction ID"). Any requests made by the Licensee using an Active Transaction ID will be considered as a single Transaction. Where a new Transaction ID is generated and used to request 3D data for the same Location as an Active Transaction ID, it will be considered as a separate Transaction.

3. Permitted Caching – Notwithstanding the terms of the Agreement, the Licensee is permitted to cache 3D data requested through the 3D API for Permitted Purposes during the Term only.

4. 3D Data Delete and Destroy – Upon expiry or termination of the Agreement, the Licensee must delete and destroy all 3D data made available by Nearmap during the Term.

5. Definition – For the purposes of this Product-Specific Terms:

(a) **API** means application programming interface.

(b) **3D API** means DSM and True Ortho API, and any future releases of APIs released by Nearmap as a Product to deliver its 3D data, in different formats, on a transaction-basis.

(c) **Derivative Works**, specifically in relation to the Licensee's use of the 3D data through the 3D API, means any new work created by or for the Licensee that incorporates the 3D data where the 3D data cannot be separated and used on its own. For the avoidance of doubt, when the file format or file type of the 3D data, it is not considered a Derivative Work.

(d) **Location** is determined by the latitude, longitude and radius specified by the Licensee.

(e) **Transaction** means each time the Licensee uses a Transaction ID to request 3D data (regardless of vintage and format) of a Location through the 3D API.

(f) **Transaction Allowance** means the number of Transactions the Licensee is permitted to carry out in a Period, as specified in the "Allowance" column of the Quote, unless otherwise agreed in writing between Nearmap and the Licensee.

(g) **Transaction ID** means a transaction identifier provided through the API for a Location

Back to Top

TERMS AND CONDITIONS APPLICABLE TO NEARMAP AI AND AI PARCEL EXPORT (OFFLINE DELIVERY)

AI Attributes: General Provisions

1. AI Attributes have been computed across Land Parcel(s) under the following parameters:

(a) an approximate area greater than 1076 sq. feet and less than 2.7 million sq. feet;

(b) identified by third party parcel datasets that are currently available in Nearmap's source cadastral data systems;

(c) only parcels where polygons have been made available are computed (point parcels are excluded); and

(d) features extracted from multi-dwelling parcels may be aggregated into a single result in the supplied dataset.

2. The Licensee must not use AI Attributes as training datasets on its machine learning models or automated processes, or to create such models or processes, which enables the Licensee to run such models or processes independently without the use of Nearmap's AI Attributes, after termination or expiry of the Agreement.

3. Subject to the delete and destroy obligations under this Agreement, including clause 4 of these Product Specific Terms, the Licensee may store AI Attributes exported from the Website or provided by Nearmap to be used for the Permitted Purposes.

4. The Licensee shall, within seven (7) days from the expiry or termination of the Agreement, provide Nearmap a certification declaring that it has deleted and destroyed all AI Attributes

Provisions applicable to Nearmap AI

5. Nearmap will provide to the Licensee access to AI Attributes across parcels of land within the Coverage Area, processed from the most current set of imagery published on the Website as at 31 October 2019.

6. The AI Attributes will be delivered to the Licensee in formats as made available by Nearmap (which may include geospatial file format and flat file format), only through the Website.

7. Nearmap measures the use of Nearmap AI each time the Licensee exports AI Attributes for specified Land Parcel(s), The Licensee is not permitted to exceeds its allocated Usage Allowance for a Period. Unused Usage Allowance will not be rolled over to the next Period.

8. The Licensee will not be able to export AI Attributes where its Usage Allowance remaining at the time of executing an export is less than the number of the Land Parcel(s) selected for exporting.

9. If the Licensee exceeds the Usage Allowance, Nearmap may in its absolute discretion, elect to:

(a) restrict the Licensee's ability to export AI Attributes until the Usage Allowance is reset, additional Top Up Blocks are purchased, or any other additional fees are paid as mutually agreed between the parties; or

(b) immediately cease the Licensee's access to AI Export for the remainder of the Period.

10. Nearmap will process an updated set of AI Attributes from the imagery published by Nearmap on the Website at least once every twelve (12) months from the Commencement Date.

Provisions applicable to AI Parcel Export (Offline Delivery)

11. For the first year of the initial Term, Nearmap will deliver to the Licensee, within the specified timing of delivery from the Commencement Date, the AI Attributes, up to the Usage Allowance. The AI Attributes will be processed from the most current set of imagery published on the Website as at the Published Date.

12. After the first year of the initial Term, the Licensee may request once during each year of the Term (including any renewal Term), that Nearmap delivers an updated set of AI Attributes in accordance with clause 10 of these Product Specific Terms, up to the Usage Allowance. Nearmap will deliver the updated AI Attributes within the specified timing of delivery from the date Nearmap receives such request.

13. The area of interest, and timing, format and method of delivery of AI Attributes will be set out in the Order Summary.

Definitions

14. For the purposes of these Product-Specific Terms,

(a) **AI Attributes** for:

(i) Nearmap AI means the “AI Layers” made available from the Website (which are not exportable) and the exportable “AI Parcel” data; or
(ii) AI Parcel Export (Offline Delivery) means the “AI Parcel” data.
provided by Nearmap to the Licensee as specified in the Quote or in the Additional Terms and Conditions.

(b) **Land Parcel** means a specific parcel of land in the Coverage Area.

(c) **Order Summary** means the “Order Summary” document provided by Nearmap to the Licensee.

(d) **Published Date** means the “published date” specified in the Order Summary.

(e) **Top Up Block** means additional Usage Allowance as measured by additional Land Parcels purchased by the Licensee during the Term.

(f) **Usage Allowance** for:

(i) Nearmap AI means the Land Parcel allowance as specified in the Quote, plus the aggregate Land Parcel allowance in respect of Top Up Blocks purchased by the Licensee for that Period; and
(ii) AI Parcel Export (Offline Delivery) means the Land Parcel allowance as specified in the Quote that Nearmap will deliver to the Licensee pursuant to clauses 11 to 13 of these Product-Specific Terms.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO NEARMAP NOW

(1) **Survey -** During the Term, the Licensee may request a survey of an area which is not covered (in its entirety or in part) by the Coverage Area ("**Survey"**). The Licensee must provide a detailed description of the area which is to be covered by the Survey. Upon receipt of such a request in writing, Nearmap may, in its absolute discretion, agree to provide the Survey to the Licensee.

(2) **AOI** - The Survey will only be carried out for the area of interest ("**AOI"**) as attached to the relevant Quote issued for the Nearmap Now Product.

(3) **Delivery of Survey -** Subject to section 1 of these Product-Specific Terms and section 12 (Force Majeure section) of the agreement, Nearmap will deliver the Survey to the Licensee by uploading the Survey to the Website within six (6) months of the date on which Nearmap receives payment of the Survey Fee in full from the Licensee. Nearmap will notify the Licensee in writing once the Survey has been uploaded to the Website.

(4) **Availability to other Nearmap customers -** Nearmap may, at its absolute discretion, allow other customers of Nearmap to access the Survey on the Website.

(5) **Refund of Survey Fee -** If the Licensee is not in breach of the Agreement and Nearmap elects to terminate the Agreement under section 6.3 (Termination by Nearmap section) prior to delivery of the Survey, Nearmap will refund the Survey Fee to the Licensee.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO NEARMAP OBLIQUES FOR ARCGIS

1. The Licensee agrees that it will only access and use the Nearmap Oblique for ArcGIS product through the “Oblique Viewer for Nearmap” Web AppBuilder for ArcGIS widget, using only methods authorised and documented by Nearmap at https://docs.nearmap.com/display/ND/Nearmap+Oblique+for+ArcGIS (which may be updated by Nearmap from time to time in its absolute discretion).

2. The Licensee's usage of the Nearmap Oblique for ArcGIS will be counted towards the Licensee's total Periodic Data Allowance.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO NEARMAP ON OPENSOLAR

1. In accessing and using the Nearmap on OpenSolar Product, the Licensee agrees to comply with the OpenSolar User Terms and Conditions available at https://www.opensolar.com/content/legal.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO OFFLINE DEM, OFFLINE DSM, OFFLINE TEXTURED MESH, OFFLINE POINT CLOUD AND/OR OFFLINE TRUE ORTHO [V3] FROM 18 DEC 2018 ONWARDS

These terms and conditions are only applicable to you if you have purchased the Offline DEM, Offline DSM, Offline Textured Mesh, Offline Point

DocuSign Envelope ID: E8BF003C-B602-47C7-94D3-339144277FE3

Cloud and/or Offline True Ortho Product from 18 Dec 2018 onwards.

1. **AOI -** Nearmap will provide the Licensee the Offline Products for the area of interests ("**AOI"**) as attached to this Quote.

2. **Delivery –** The Offline Products will be delivered to the Licensee (in whole or in part) on a date or dates, or within a time frame that is mutually agreed between Nearmap and the Licensee. The Offline Products will be delivered to the Licensee via a delivery method as determined by Nearmap in its sole discretion having regard to the size of the AOI ("**Delivery Method**"), which includes but is not limited to secure cloud download link, HDD, FTP (when and as made available by Nearmap) or through a Nearmap portal (when and as made available by Nearmap).

3. **Cancellation of Offline Products -** If the Licensee is not in breach of the Agreement, and Nearmap has not completed the delivery of the Offline Products in accordance with clause 2 of this Product-Specific Terms, the Licensee may cancel its purchase of the undelivered Offline Products via written notice, effective immediately. Where the Quote only sets out the Licensee's purchase of the undelivered Offline Products, the cancellation of the undelivered Offline Products will automatically terminate the Agreement.

4. **Commencement -** The term of the Agreement commences on the day the Licensee first receives the Offline Products (whether in whole or in part) from Nearmap ("**Commencement Date**"). Nearmap will invoice the Licensee on the Commencement Date and on the Anniversary Date for the Offline Products .

5. **Updated Products** - Throughout the Term (and any Renewal Term), Nearmap will use commercially reasonable endeavors to inform the Licensee if any update of the Offline Products is available. Nearmap and the Licensee will mutually agree on the timing for delivery and the Delivery Method for providing the updated Offline Product to the Licensee. The Licensee may continue accessing the previous Offline Products, or may choose to access the updated Offline Products via the selected Delivery Method.

6. **No Website Access -** The Licensee will not be provided access to the Offline Products via the Website.

7. **Non-Applicable Terms -** All terms in the Agreement relating to Seats, the Website, Periodic Data Allowance, Third Party Providers, Nearmap Property and Nearmap Now do not apply to the Offline Products.

8. **Additional Audit Requirements –** In addition to the audit requirements in the agreement, upon expiry or termination of the Agreement, (a) the Licensee shall permit Nearmap (or its auditors) access to the business location(s), books and records, employees and/or contractors pertaining to the Licensee's use of the Offline Products to confirm that the Licensee has deleted and destroyed all Offline Products provided under this Agreement (except the Offline Products incorporated in Derivative Works, as permitted under the Agreement), or (b) the Licensee shall, within seven (7) days from the expiry or termination of the Agreement, provide Nearmap certification declaring that it has deleted and destroyed all Offline Products provided under this Agreement.

9. **No Machine Learning -** For the avoidance of doubt, the Licensee is not permitted to perform machine learning or any activity that could be considered to be machine learning on the Offline Product without Nearmap's prior written consent.

10. **Renewal -** Notwithstanding the terms in the agreement, this Agreement may be renewed by mutual agreement between Nearmap and the Licensee, by written notice at least thirty (30) days prior to the expiry of the Term, for a period agreed between the parties ("**Renewal Term**").

11. **Renewed Agreement -** If the Agreement is further renewed, subject to the payment of the Fees, the Licensee may continue to use the Offline Products, which was delivered to the Licensee under the initial Agreement with the same AOI, for the Permitted Purpose for the Renewal Term.

12. **Definitions** - For the purposes of this Product-Specific Terms:

(a) **Anniversary Date** means the date which is twelve months from the Commencement Date, and twelve months from any subsequent start date of a Renewal Term;

(b) **FTP** means file transfer protocol;

(c) **HDD** means hard disk drive;

(d) **Offline Products** means Offline DEM, Offline DSM, Offline Textured Mesh, Offline Point Cloud, and/or Offline True Ortho as specified on the Quote. For any avoidance of doubt, any references to "Products" in the Agreement also refers to the Offline Products.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO OFFLINE COPY ADD-ON FOR GOVERNMENT

1. Nearmap will provide to the Licensee one single local "on-premises" copy for the Offline Copy Add-on for Government of a mutually agreed area of interest ("AOI") as further described in the shape file ("AOI") attached to the New Subscription Quote.

2. The Offline Copy Add-on for Government will be delivered to the Licensee on a mutually agreed date and where there is no agreement, Nearmap will deliver no later than two (2) months from the Commencement Date.

3. The copy of the imagery contained in the Offline Copy Add-on for Government will be provided according to technical specifications detailed in the attached AOI.

4. Licensee may only use the Offline Copy Add-on for Government for Permitted Purposes.

5. Unless otherwise detailed in the attached AOI, the vintage of the imagery to be provided for the Offline Copy Add-on for Government is to be mutually agreed between the parties.

6. The Offline Copy Add-on for Government may be retained by Licensee after expiry or termination of this Agreement which may only be used for any purposes related to emergency services in connection with the Licensee's ordinary business.

7. The single Offline Copy Add-on for Government will only be provided for the current Term (or Renewal Term) (whichever is applicable) but does not apply to any successive Renewal Term unless expressly set out in the Agreement.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO PUBLIC DISPLAY LICENSE FOR GOVERNMENT V2 (APPLICABLE IF PURCHASED FROM 31 JANUARY 2020 ONWARDS)

1. During the Term of the Agreement, the Licensee is permitted to publish extracts of static imagery contained within the Product ("Static Imagery") on the Licensee's public facing website subject to the following:

(a) on a single domain ("Licensee Website");

(b) web map view only which includes but is not limited to ArcGIS Online ("WebMap");

(c) the extract of the Static Imagery that may be published must be in some way connected to the Licensee and its ordinary course of business. For the avoidance of doubt, the Licensee is expressly prohibited from publishing all imagery that may be accessible through the Product on the Licensee Website and the Webmap;

(d) no export tools for the Static Imagery is to be made available through the WebMap and/or the Licensee Website;

(e) the Static Imagery displayed must not be accompanied by drawing or measuring tools;

(f) the Licensee must use online solutions for integrating the Static Imagery into the WebMap and/or to the Licensee Website which are made available by Nearmap from time to time, which at the Commencement Date is through an application programming interface for ArcGIS Online;

(g) the Licensee must acknowledge Nearmap in accordance the Agreement where the Static Imagery are displayed on the Licensee Website and WebMap;

(h) the Licensee is not restricted on the vintage of the Static Imagery which may be displayed on the Licensee Website and Webmap;

(i) the extracts of the Static Imagery displayed on the WebMap and/or the Licensee Website should not be degraded. But the zoom level of the Static Imagery is restricted to Level 20 (6 inch imagery resolution) or 1:564 Map Scale; and

(j) it is the Licensee's responsibility to implement the zoom restriction set out in section 1(9) of these terms.

2. The Licensee must use commercially reasonable efforts to prevent unauthorized use of, access to and exporting of any Static Imagery through the Licensee's Website by any of its users.

Back to Top

TERMS AND CONDITIONS APPLICABLE TO NEARMAP FOR GOVERNMENT PRODUCTS

1. Section 1.3 of the agreement does not apply to this License, and any auto-renewal of the Agreement will be by mutual agreement between the parties.

2. Section 1.6 of the agreement does not apply to this License.

3. Definitions of "Periodic Data Allowance" and "Excess Data Rate" in the agreement do not apply to this License.

4. The Licensee agrees that the right to use the Product is only to be used, solely by the Licensee and at all times excludes making the Product available in any medium or manner (including but not limited to sharing or using the License (as defined in the Products Agreement)) with:

(a) any lower tier government, including but not limited to cities and township;

(b) any neighboring local governments, including but not limited to county, parish, city, or town governments; and/or

(c) any higher tier government, including but not limited to county, parish, state or provincial agency.

5. **Annual Actual Usage** Nearmap measures data usage by the Licensee under this License as follows:

(a) the data allowance used by the Licensee will be calculated at the end of the Term (or Renewal Term), based on the total data usage of all users who access and use the Licensee's Nearmap account during the Term (or Renewal Term) (**Annual Actual Usage**); and

(b) if the Licensee elects to download Products available to the Licensee on the Website or accesses the Product through other delivery methods made available by Nearmap from time to time, this will be applied to the Annual Actual Usage. The Licensee may have the option to

elect to download high resolution images. Downloading these images will lead to a higher Annual Actual Usage than downloading a lower resolution image.

6. **Renewal** If the Agreement is renewed by mutual agreement between the parties, the parties will in good faith discuss the appropriate Annualized Estimated Usage of the Renewal Term based on the Licensee's usage pattern and/or the Annual Actual Usage during the current Term.

7. The Licensee is not permitted to

(a) use its access to the Website or the Products under this Agreement for the purposes of creating a database of images for resale, distribution, sub-license or other commercial purposes (unless expressly permitted under the Agreement) and mass downloads or bulk feeds of any imagery;

(b) pre-fetch, retrieve, cache, index, or store any Content, or portion of the Products with the exception being that the Licensee may store limited amounts of Content solely to improve the performance of the access to the Products due to network latency, and only if the Licensee does so temporarily, securely, and in a manner that does not permit use of the Content outside of the License, does not manipulate or aggregate any Content or portion of the Products and does not prevent Nearmap from accurately tracking usage and does not modify attribution in any way; and

(c) review, analyze and process the Products through use of machine learning tools, this includes creation of any new products by the Licensee.

8. For the purposes of this Nearmap for Government Product-Specific Terms,

(a) **Content** means any content made available to the Licensee in connection with the License and the Website; and

(b) **Annualized Estimated Usage** means the permitted use of data specified in the New Subscription Quote (or Renewal Quote and Amendment Quote) by the Licensee for the period of one (1) year from the Commencement Date.

Back to Top

Ready to Get Started?

GET A QUOTE!

10897 S River Front Pkwy
Suite 150
South Jordan, UT 84095

JOIN OUR NEWSLETTER

First Name | Last Name | Email Address | STAY UP TO DATE

By providing your details above, you agree to receive email communications from Nearmap which you can change/withdraw from at any time, and you agree to our **Privacy Policy**

RENEWAL QUOTE

Nearmap US, Inc.
10897 South River Front Parkway, Suite 150
South Jordan, UT 84095 USA
Phone: +1 (801) 609 7250

Customer Name	City of Eastvale, CA	**Quote Number**	Q066329
Contract Commencement	Contract commences upon signing of quote.	**Quote Expiry**	05/28/2021
Subscription Term	13 Month	**Account Rep**	Pamela Wilkins pamela.wilkins@nearmap.com
Subscription Start Date	06/01/2021	**Payment Term**	Net 30
Public Facing URL	https://eastvaleca.giswebtechrecruit.com/?sorting=featured%20desc,%20name%20asc&showpropertyonmap=true&mapextent=-13132949.437552404,3997299.1579848607,-13045429.040165994,4052410.2553783986	**Payment Method**	Invoice
Bill To	City of Eastvale, CA Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 9517034462 mramirez@eastvaleca.gov	**Ship To**	City of Eastvale, CA Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 9517034462 mramirez@eastvaleca.gov

PRODUCT	ALLOWANCE	COVERAGE	SEATS
Public Display License for Government	NA	Nationwide	NA
3D Viewer	NA	Nationwide	NA
ArcGIS Integration	NA	NA	NA
Nearmap Oblique for Government	NA	Nationwide	Unlimited
3D Export Pro	10 Square Mile	Nationwide	NA
		Subtotal	$16,124.66
		Estimated Tax	$0.00
		Total	**USD $16,124.66**

ACCEPTANCE OF Q066329 will constitute an Agreement with Nearmap

By selecting "**Yes**" or **signing below**, you acknowledge that (a)(i) the attached terms and conditions will continue to form part of the Agreement with the Licensee, (ii) the Additional Terms and Conditions in the latest signed Quote between the Licensee and Nearmap applies to this Renewal Quote, unless otherwise specified in Schedule 1 of this Renewal Quote, and (iii) the Product-Specific Terms set out in https://www.nearmap.com/us/en/legal/product-agreements applies to this Renewal Quote, (b) you have the authority to agree to this Renewal Quote, (c) you agree to pay the fees set forth herein.You acknowledge that the Coverage Area by Nearmap is outlined at https://www.nearmap.com/us/en/current-aerial-maps-coverage.

Note: The terms of your Agreement remain the same unless varied by this Renewal Quote. The totals in this Renewal Quote is only an estimate of your next invoice. Final credits and amendments to the subscription is dependent upon the date this Renewal Quote is accepted.

Signature / Digital Acceptance:

Full Name: Bryan Jones

PO Number (if required):

Date: 6/1/21

Position: City Manager

If printed, please sign, scan and email to: orders.us@nearmap.com

RENEWAL QUOTE

Nearmap US, Inc.
10897 South River Front Parkway, Suite 150
South Jordan, UT 84095 USA
Phone: +1 (801) 609 7250

Customer Name	City of Eastvale, CA	**Quote Number**	Q077437
Contract Commencement	Contract commences upon signing of quote.	**Quote Expiry**	07/01/2022
Subscription Term	12 Month	**Account Rep**	Jason Theis jason.theis@nearmap.com
Subscription Start Date	07/01/2022	**Payment Term**	Net 30
Public Facing URL	eastvaleca.gov	**Payment Method**	Invoice
Bill To	City of Eastvale, CA Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 9517034462 mramirez@eastvaleca.gov	**Ship To**	City of Eastvale, CA Miguel Ramirez-Cornejo 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 9517034462 mramirez@eastvaleca.gov

PRODUCT	ALLOWANCE	COVERAGE	SEATS
Public Display License for Government	NA	Nationwide	NA
3D Viewer	NA	Nationwide	NA
ArcGIS Integration	NA	NA	NA
Nearmap Oblique for Government	NA	Nationwide	Unlimited
3D Export Pro	10 Square Mile	Nationwide	NA

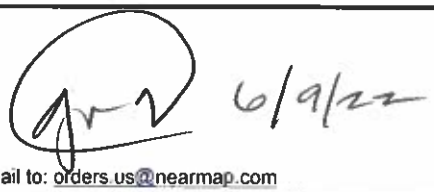
Subtotal	$15,344.26
Estimated Tax	$0.00
Total	**USD $15,344.26**

ACCEPTANCE OF Q077437 will constitute an Agreement with Nearmap

By selecting **"Yes"** or **signing below**, you acknowledge that (a)(i) the attached terms and conditions will continue to form part of the Agreement with the Licensee, (ii) the Additional Terms and Conditions in the latest signed Quote between the Licensee and Nearmap applies to this Renewal Quote, unless otherwise specified in Schedule 1 of this Renewal Quote, and (iii) the Product-Specific Terms set out in https://www.nearmap.com/us/en/legal/product-agreements applies to this Renewal Quote, (b) you have the authority to agree to this Renewal Quote, (c) you agree to pay the fees set forth herein.You acknowledge that the Coverage Area by Nearmap is outlined at https://www.nearmap.com/us/en/current-aerial-maps-coverage.

Note: The terms of your Agreement remain the same unless varied by this Renewal Quote. The totals in this Renewal Quote is only an estimate of your next invoice. Final credits and amendments to the subscription is dependent upon the date this Renewal Quote is accepted.

Signature / Digital Acceptance:



6/9/22

Date: 06/09/22

Full Name: Gina Gibson-Williams

Position: Community Development Director

PO Number (if required):

If printed, please sign, scan and email to: orders.us@nearmap.com

RENEWAL QUOTE

Nearmap US, Inc.
10897 South River Front Parkway, Suite 150
South Jordan, UT 84095 USA
Phone: +1 (801) 609 7250

Customer Name	City of Eastvale, CA	**Quote Number**	Q089231
Contract Commencement	Contract commences upon signing of quote.	**Quote Expiry**	07/01/2023
Subscription Term	24 Month	**Account Rep**	Jake Tully jake.tully@nearmap.com
Subscription Start Date	07/01/2023	**Payment Term**	Net 30
Public Facing URL	eastvaleca.gov	**Payment Method**	Invoice
Bill To	City of Eastvale, CA Gina Gibson-Williams 12363 Limonite Avenue, Eastvale, California, 91752 ggibson-williams@eastvaleca.gov	**Ship To**	City of Eastvale, CA Alexander Fung 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 9517034462 economicdevelopment@eastvaleca.gov

PRODUCT	ALLOWANCE	COVERAGE	SEATS
Public Display License for Government	NA	Nationwide	NA
3D Viewer	NA	Nationwide	NA
Nearmap Oblique for ArcGIS	NA	Nationwide	NA
ArcGIS Integration	NA	NA	NA
Nearmap AI	1 Parcels / Year	Nationwide	NA
AI Pack: Construction Sites	NA	Nationwide	NA
AI Pack: Building Footprints	NA	Nationwide	NA
AI Pack: Roof Condition	NA	Nationwide	NA
AI Pack: Poles	NA	Nationwide	NA
AI Pack: Trampolines	NA	Nationwide	NA
AI Pack: Swimming Pool	NA	Nationwide	NA
AI Pack: Solar Panels	NA	Nationwide	NA
AI Pack: Building Characteristics	NA	Nationwide	NA
AI Pack: Surfaces	NA	Nationwide	NA

AI Pack: Vegetation	NA	Nationwide	NA
AI Pack: Surface Permeability	NA	Nationwide	NA
AI Pack: Debris	NA	Nationwide	NA
AI Pack: Roof Characteristics	NA	Nationwide	NA
Nearmap Oblique for Government	NA	Nationwide	Unlimited
3D Export Pro	10 Square Mile	Nationwide	NA

Subtotal	$34,140.34
Estimated Tax	$0.00
Total	**USD $34,140.34**

ACCEPTANCE OF Q089231 will constitute an Agreement with Nearmap

By selecting "**Yes**" or **signing below**, you acknowledge that (a)(i) the attached terms and conditions will continue to form part of the Agreement with the Licensee, (ii) the Additional Terms and Conditions in the latest signed Quote between the Licensee and Nearmap applies to this Renewal Quote, unless otherwise specified in Schedule 1 of this Renewal Quote, and (iii) the Product-Specific Terms set out in https://www.nearmap.com/us/en/legal/product-agreements applies to this Renewal Quote, (b) you have the authority to agree to this Renewal Quote, (c) you agree to pay the fees set forth herein. You acknowledge that the Coverage Area by Nearmap is outlined at https://www.nearmap.com/us/en/current-aerial-maps-coverage.

Note: The terms of your Agreement remain the same unless varied by this Renewal Quote. The total in this Renewal Quote is only an estimate of your next invoice. Final credits and amendments to the subscription is dependent upon the date this Renewal Quote is accepted.

Signature / Digital Acceptance: Mark Orme

Date: 5/24/2023

Full Name: Mark Orme

Position: City Manager

PO Number (if required):

If printed, please sign, scan and email to: orders.us@nearmap.com

Schedule 1

Additional Payment Terms

Amounts payable each year (Excluding GST)

Year 1: $16,901.15 Year 2: $17,239.19

Additional Terms and Conditions

nearmap

PLEASE READ THIS PRODUCTS AGREEMENT CAREFULLY. BY ACCEPTING THIS AGREEMENT BY EXECUTING A QUOTE, YOU AGREE TO BE BOUND BY THIS PRODUCTS AGREEMENT, THE QUOTE AND ALL TERMS INCORPORATED BY REFERENCE. IF YOU DO NOT AGREE TO ALL OF THESE TERMS, DO NOT ACCESS OR USE, YOU MUST NOT ACCEPT THIS PRODUCTS AGREEMENT AND NOT USE ANY NEARMAP PRODUCTS AND SERVICES.

PRODUCTS AGREEMENT

Recitals

A. Nearmap is a provider of aerial imagery and location data and associated products and services.
B. Nearmap agrees to supply the Licensee with the Products described in the Quote, subject to the terms of this agreement, the Additional Terms and Conditions, Product-Specific Terms, any Schedules and the Quote which together constitute the legal agreement between the Licensee and Nearmap (the "**Agreement**").

Definitions of capitalized words are set out in section B.1717 of the Agreement.

1. GRANT OF LICENSE TO USE PRODUCTS

1.1 **Grant** Subject to the terms of this Agreement and payment by the Licensee of the Fees, Nearmap grants to the Licensee a limited, non-exclusive, non- transferrable license for the Term to use the Products only for the Permitted Purpose (the "**License**").

1.2 **Authorized Users** The Products available under this License are only to be used by the total number of Authorized Users. The Licensee shall implement reasonable controls to ensure that it does not exceed the number of Authorized Users. If the number of users exceeds the total number of Authorized Users, the Licensee will be in breach of this Agreement.

1.3 **Renewal** Unless otherwise notified by the Licensee in writing at least thirty (30) days prior to the expiry of the Term of its intention not to renew this Agreement and subject to any amendments to this Agreement required by Nearmap, the Term will automatically be renewed for successive renewal terms of twelve (12) months each (each a "**Renewal Term**").

1.4 **Product Updates** Nearmap may from time to time supply the Licensee with a Product of no lesser quality than the previously supplied Product at its absolute discretion. If requested by Nearmap, the Licensee must stop using any previously supplied Product and use the new Product from the date of delivery from Nearmap.

1.5 **Acknowledge Nearmap source** The Licensee must expressly acknowledge Nearmap, in a reasonably prominent manner (by displaying the Nearmap logo or other appropriate attribution), as the source of any Product or Derivative Works that the Licensee uses, copies, modifies, or distributes. Unless otherwise permitted in writing, the Licensee must not remove or cause to be removed any Nearmap logo, watermark, or other Nearmap attribution in any Product or Derivative Works.

1.6 **Data Use for Government Products** Nearmap measures data usage by the Licensee under this License for Government Products. When using Government Products, Nearmap's Fair Use Policy regulates the Licensee's consumption of data during the Term (or Renewal Term). The following conditions also apply to the Licensee's use of Government Products:

(a) the amount of data used by the Licensee on the Government Products will be monitored and then calculated at the end of every Term or Renewal Term based on the total data of all users who access and use the Licensee's Nearmap account during that Period; and

(b) if the Licensee elects to download and/or export Government Products available to the Licensee on the Website, this will be applied to the calculation of the Licensee's use of the Government Products.

1.7 **Allowance for Non-Government Products** Non-Government Products licensed to the Licensee may be subject to additional Allowance, Periodic Allowance, or Periodic Data Allowance terms that are published in the Product-Specific Terms, and if applicable, the Periodic Allowance Section.

1.8 **Unavailability** Subject to section 12, if a Product is not available for a period of three (3) consecutive days, the Term will be extended by the period of such unavailability.

2. RESTRICTIONS ON RIGHT TO USE PRODUCTS

2.1 **No right to distribute, transfer, resell, assign or sublicense** This License is granted only to the Licensee. The Licensee must not distribute, transfer, resell, assign, rent, lease, or sublicense any Product or any of the Licensee's rights under this License without Nearmap's prior written consent.

2.2 **No third party access** Unless otherwise provided in this Agreement, the Licensee must not make any Product available in any medium or manner to any third party (including but not limited to the Licensee's subsidiaries, affiliates, any lower or higher tiered governments and any neighboring local government).

2.3 **Employees** Subject to sections 1.1 and 1.2, the Licensee may make Products available to any employee of the Licensee, subject to that person complying with the terms of the Agreement as if they were a party to it and the total number of Authorized Users has not been exceeded. These employees are deemed to be Authorized Users. The Licensee is responsible and liable for all Authorized Users who use the Licensee's account access details or use Products made available to the Licensee in breach of this Agreement, including, without limitation, for any additional fees that become payable if the Licensee exceeds the number of Authorized Users.

2.4 **No machine learning** The Licensee must not conduct machine learning work in connection with this Agreement on any Products, which includes but is not limited to running any:

(a) machine learning models (including the model form and model parameters);
(b) outputs of machine learning models;
(c) software that processes or transforms input data for training a machine learning model or getting a prediction from a machine learning model into a format suitable for training or making such prediction; or
(d) software used to train a machine learning model or compute outputs of a machine learning model for a given set of input data.

2.5 **No caching and creation of database** Except as expressly permitted under this Agreement, the Licensee is not permitted to:

(a) use its access to the Products under this Agreement for the purposes of creating a database of imageries for resale, distribution, sublicense, or other commercial purposes, or for mass downloads or bulk feeds of any imagery; and
(b) pre-fetch, retrieve, cache, index, or store any Content or portion of the Products.

2.6 **Restriction on integration methods** The Licensee is only permitted to use API integration methods, or other integration methods, as authorized by Nearmap in writing, including but not limited to integration with the Licensee's or other third party platforms or software.

2.7 **Limits on use of Website** In the Licensee's use of the Website, the Licensee must not (without the prior written consent of Nearmap):

(a) provide a link to another URL;
(b) upload content or other information to the Website (except as necessary to use the Products);
(c) do anything to damage, interfere or disrupt access to the Website or do anything which might impair its functionality;
(d) use the Website in any way to send any unsolicited email (commercial or otherwise) or any other material for marketing or publicity purposes;
(e) publish, post, distribute, disseminate, or otherwise transmit, defamatory, offensive, infringing, obscene, indecent, or other unlawful or objectionable confidential material or information;
(f) make available, upload, or distribute by any means any material or files that contain any viruses, bugs, corrupt data, "trojan horses", "worms", or any other harmful software;
(g) remove any content or information from the Website, other than that permitted under the terms of this License;
(h) falsify the true ownership of a Product or other material or information made available via the Website;
(i) obtain or attempt to obtain unauthorized access, through whatever means, to the Website;
(j) use the Website other than in accordance with this Agreement;
(k) attempt any of the above acts or engage, encourage or permit another person to do any of the above acts; or
(l) provide or allow access to the Website which exceeds the total number of Authorized Users in connection with use of the Product.

2.8 **Breach** If the Licensee breaches any of sections 2.1 to 2.7 inclusive, Nearmap reserves its rights to terminate the Agreement in accordance with section 6.2, restrict the Licensee's access to the Products, and take any other steps available to it at law.

3. THE LICENSEE'S ACCESS TO PRODUCTS AND SERVICES

3.1 **Authorized Users** Any password issued by Nearmap to an Authorized User is personal and confidential to that Authorized User. If Nearmap suspects that any password/ID is being used by an unauthorized person, by a different Authorized User who is not the person to whom it was issued, or the number of Authorized Users has been exceeded, Nearmap may:

(a) cancel that user's access;
(b) immediately cease the Licensee's access to the Product;
(c) require the Licensee to pay for any additional fees due based on the standard Nearmap Fees for the applicable Product, in respect of any such unauthorized use; and/or
(d) exercise any other right available to Nearmap under the terms of this Agreement or at law.

3.2 **Downtime** Nearmap will use reasonable efforts to ensure that the Website and APIs remain available but cannot guarantee that this will be the case at all times. Nearmap agrees that, wherever possible, all planned maintenance will be done out of normal Operational Hours to ensure optimal uptime of the Website. The Licensee may elect to subscribe to the Nearmap status page at https://status.nearmap.com/ to receive notifications and updates relating to planned maintenance and uptime/downtime of the Website and APIs. When Nearmap becomes aware of any Fault, Nearmap will use reasonable efforts to:

(a) allocate such resources as may be necessary to remedy the Fault; and

(b) otherwise take all reasonable steps to remedy the Fault so as to minimize any disruption to the Licensee's use of the Products.

3.3 **Expiry** The Licensee's License will expire at the end of the Term unless renewed in accordance with section 1.3 and may be suspended or terminated, in accordance with section 6.2, if the Licensee is in breach of this Agreement.

3.4 **Unauthorized Use** Licensee shall take reasonable steps to prevent unauthorized access to the Products, including without limitation, protecting its passwords and other log-in information. The Licensee shall notify Nearmap immediately of any known or suspected unauthorized use of the Products, or breach of its security, and shall use best efforts to stop said breach and minimize the adverse impact of said breach on Nearmap.

3.5 **Audit** During the Term of this Agreement, and for two (2) years after termination or expiry of this Agreement, the Licensee shall maintain records regarding its use of the Products according to its usual record keeping policies and procedures. The Licensee shall permit Nearmap (or its auditors) access to the Licensee's records pertaining to the Licensee's use of the Products. Nearmap will give at least thirty (30) days prior written notice of an audit and will not conduct an audit more than once per calendar year unless non-compliance findings are noted, in which case the audit period may be extended.

3.6 **Audit Findings** If an audit results in findings of non-compliance, Nearmap may, at its discretion:

(a) invoice any additional license fees due based on the standard Nearmap Fees in place at the time of the original license grant;

(b) recover the reasonable cost of the audit if additional Fees exceed 5% of the Fees paid during the audit period; and

(c) terminate this Agreement in accordance with section 6.1. Licensee must pay all invoices issued under this section within thirty (30) days following the date of invoice or such other period agreed between the parties.

4. FEES

4.1 **Fees** The Fees payable by the Licensee are set out in the Quote.

4.2 **Payment** The Fees are payable by the Licensee to Nearmap in the manner and by the due date, as set out in the Quote, at the beginning of each Term unless otherwise agreed by Nearmap. Where the Fees are payable by credit card, the Licensee authorizes Nearmap to charge the Licensee's credit card for all purchased Products listed in the Quote for the initial Term and any Renewal Term.

4.3 **No cancellation** Subject to section 4.4, all Fees are non-cancellable and non-refundable, except as expressly set out in this Agreement.

4.4 **Refund of Fees** If the Licensee is not in breach of this Agreement, and Nearmap elects to terminate this Agreement under section 6.3, Nearmap will refund the Licensee any pre-paid fees relating to the portion of Term remaining as at the date of termination.

4.5 **Taxes** Unless otherwise stated, Fees and Late Payment Fee do not include any direct or indirect local, state, provincial, federal, or foreign taxes, levies, duties, or similar governmental assessments of any nature, including value-added, excise, use or withholding taxes (collectively, "**Taxes**"). Licensee is responsible for paying all Taxes, except those assessable against Nearmap based on its income. Nearmap will invoice Licensee for such Taxes if Nearmap believes it has a legal obligation to do so and Licensee agrees to pay such Taxes if so invoiced.

4.6 **Late Payment** If a scheduled Fee payment is still overdue after seven (7) days' notice from Nearmap, to remedy the payment default, the Licensee agrees that Nearmap may immediately limit or terminate access to the Products provided under this License.

4.7 **Amendments** Subject to section 1.3, Nearmap may, at its absolute discretion, increase the price, for the Products at the end of the Term by an amount which reflects up to the current rate of inflation plus 2.5%.

5. THE LICENSEE'S WARRANTIES

5.1 **Warranty** The Licensee warrants that:

(a) any information the Licensee supplies to Nearmap in respect of the Agreement is complete and correct. The Licensee must keep Nearmap informed of any change to the Licensee's information provided to Nearmap, including any change to the Licensee's contact details, or the details of a credit card used for payment;

(b) the Licensee will immediately notify Nearmap of any usage of any Product outside the Permitted Purpose, and provide any other information reasonably requested by Nearmap;

(c) the Licensee has the power to enter into this Agreement and to perform the obligations under it; and

(d) the Licensee has and will comply with all relevant laws relating to the Licensee's use of the:

(i) License;

(ii) Products; and

(iii) Website.

6. TERMINATION AND EXPIRY

6.1 **Initial Term** This Agreement commences on the Commencement Date and continues until expiry of the Term unless terminated earlier in accordance with the terms of this Agreement or renewed under section 1.3.

6.2 **Termination by Either Party** Either party may terminate this Agreement with immediate effect by giving notice to the other party if:

(a) the other party breaches any of its obligation under this Agreement capable of remedy and fails to remedy that breach within fourteen (14) days after receiving notice requiring it to do so;

(b) the other party breaches any of its obligations under this Agreement incapable of remedy and Content; or

(c) the other party files for protection under bankruptcy laws, makes an assignment for the benefit of creditors, appoints, or suffers appointment of a receiver or trustee over its property, files a petition under any bankruptcy or insolvency act, or has any such petition filed against it which is not discharged within sixty (60) days of the filing thereof, or admits in writing its inability to pay its debt generally as they become due.

6.3 **Termination by Nearmap** Notwithstanding anything else in this Agreement, but subject to section 4.4, Nearmap has the right, in its absolute discretion and upon giving the Licensee ten (10) Business Days' notice, to terminate this Agreement.

6.4 **Consequences** If the Agreement is terminated under sections 6.2 or 6.3 or expires at the end of the Term:

(a) the License immediately terminates and the Products will no longer be available to the Licensee;

(b) the Licensee must immediately destroy, delete, or return to Nearmap all Products; and

(c) subject to section 7.3, the Licensee and the Authorized Users are not permitted to use any Products for any purpose.

6.5 **Costs** Nearmap reserves all rights following termination of this Agreement, including any rights available to Nearmap to collect any outstanding Fees which may be owed by the Licensee. The Licensee will be liable for any reasonable legal costs incurred by Nearmap in enforcing its rights following termination of this Agreement.

6.6 **Continuing obligations** After expiry or termination of this Agreement, sections 1.5, 2, 4, 6.5, 7, 8, 9, 10, 13, 14, 15, and 17 will still be binding on the Licensee in relation to Products licensed or obtained during the Term.

7. INTELLECTUAL PROPERTY

7.1 **Ownership** Unless otherwise indicated, the Website, the Products, the Content, and all associated Intellectual Property Rights, data, information, and software are owned by Nearmap and are protected by copyright, moral rights, trademark, and other laws relating to the protection of intellectual property. Nearmap reserves all of its Intellectual Property Rights. Except for the limited License granted to the Licensee in section 1.1, no ownership or Intellectual Property Rights in the Website, APIs, any Product, or Content will pass or be licensed to the Licensee.

7.2 **Trademarks** The Nearmap trademarks and all associated Intellectual Property Rights are owned by Nearmap. Nothing in this Agreement confers upon the Licensee any rights to use or modify any of Nearmap's trademarks, except that Nearmap grants the Licensee a royalty free, limited, non-exclusive, non-transferrable, non-sublicensable license to reproduce and display Nearmap trademarks only to the extent necessary to comply with the Licensee's obligations under this Agreement. Any such reproduction and display of those marks must comply with the policies and rules Nearmap makes available to the Licensee from time to time.

7.3 **Derivative Works** Subject to compliance with all other terms of this Agreement, the Licensee is granted a non-exclusive right to produce and use Derivative Works for the Permitted Purpose. Unless otherwise notified to the Licensee by Nearmap, the Licensee may continue using Derivative Works following termination or expiry of this Agreement. For the avoidance of doubt, Nearmap will continue to own all rights in and to any Products and Content embedded in a Derivative Work, but all other rights in and to the Derivative Work will belong to the Licensee.

8. THIRD PARTY PROVIDERS

8.1 The Licensee acknowledges and accepts that Nearmap engages with Third Party Providers in order to provide the Products under this Agreement. The provision of the Products is contingent upon adequate delivery of products and services by those Third Party Providers and are subject to those Third Party Provider terms and conditions (as updated from time to time). By entering into this Agreement, the Licensee agrees that where applicable they must comply with those terms and conditions which are applicable to the use of those Third Party Providers products, where incorporated into Nearmap's Products. Nearmap have set out the type of Third Party product or services incorporated into Nearmap's Products and the relevant Third Party Providers terms and conditions below for reference.

(a) **Google** – https://maps.google.com/help/terms_maps.html in connection with the use of Google Street Maps;

(b) **NASA/NCAS** – https://www.nearmap.com/au/en/legal/copyright in connection with viewing satellite imagery on the Website; and

(c) **Precisely** – https://www.precisely.com/legal/licensing/software-and-data-end-user-license-agreement in connection with viewing property datasets on the Website and/or through an API.

9. WARRANTY AND LIABILITY

9.1 **Warranty** Nearmap agrees to use industry standard GPS to ensure captured imagery has accurate geographical positioning.

9.2 **DISCLAIMER OF WARRANTIES** OTHER THAN AS SET FORTH IN SECTION 9.1, THE WEBSITE AND THE PRODUCTS ARE PROVIDED ON AN "AS IS" AND "AS AVAILABLE" BASIS, WITHOUT ANY WARRANTIES OF ANY KIND, TO THE FULLEST EXTENT PERMITTED BY LAW. NEARMAP AND ITS CONTENT PROVIDERS, THIRD PARTY PROVIDERS, AGENTS, MANDATARIES, AND AFFILIATES EXPRESSLY DISCLAIM ANY AND ALL REPRESENTATIONS, WARRANTIES, CONDITIONS, AND GUARANTEES, WHETHER EXPRESS, STATUTORY OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED REPRESENTATIONS, WARRANTIES, CONDITIONS, OR GUARANTEES OF MERCHANTABILITY, TITLE, FITNESS

FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT, AND COURSE OF DEALING OR PERFORMANCE.

9.3 **NO REPRESENTATIONS** WHILE NEARMAP USES REASONABLE EFFORTS TO ENSURE THE ACCURACY, CORRECTNESS AND RELIABILITY OF THE CONTENT, THE PRODUCTS, AND THE WEBSITE, NEARMAP AND ITS THIRD PARTY PROVIDERS MAKE NO REPRESENTATIONS, WARRANTIES, CONDITIONS, OR GUARANTEES AS TO THE ACCURACY, CORRECTNESS, OR RELIABILITY OF ANY PRODUCT OR CONTENT CONTAINED ON THE WEBSITE AND/OR OBTAINED THROUGH AN API. THE PRODUCTS, THE WEBSITE AND APIs MAY BE SUBJECT TO ERRORS, OMISSIONS, INACCURACIES, AND DISTORTIONS, AND NEARMAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR ANY CLAIMS MADE BY OR ARISING OUT OF, ANY PERSON OR ENTITY SEEKING TO RELY ON ANY OF THE PRODUCTS, THE WEBSITE OR APIS.

9.4 **LIMIT OF LIABILITY** NEARMAP'S LIABILITY FOR: (A) A BREACH OF A WARRANTY UNDER SECTION 9.1; OR (B) A BREACH OF A REPRESENTATION, WARRANTY, CONDITION, OR GUARANTEE WHICH IS IMPLIED OR IMPOSED IN RELATION TO THIS LICENSE UNDER LEGISLATION AND CANNOT BE EXCLUDED, WILL BE LIMITED TO, AT NEARMAP'S OPTION, REPLACING OR REPAIRING THE PRODUCTS OR SUPPLYING PRODUCTS EQUIVALENT TO THE RELEVANT PRODUCTS, OR PAYING THE COST OF REPLACING OR REPAIRING THEPRODUCTS.

9.5 **NO LIABILITY FOR CLAIMS** TO THE EXTENT PERMITTED BY LAW, IN NO EVENT WILL NEARMAP, ITS CONTENT PROVIDERS, AGENTS, MANDATARIES, OR AFFILIATES BE LIABLE FOR ANY CLAIMS OF ANY KIND ARISING FROM OR CONNECTED WITH THE USE OF THE WEBSITE OR APIS, THE CONTENT OR THE PRODUCTS, OR THE UNAVAILABILITY OF THE SAME, INCLUDING BUT NOT LIMITED TO, LOSS OF USE, LOSS OF PROFITS, OR LOSS OF DATA, AND DIRECT, INDIRECT, INCIDENTAL, PUNITIVE, AND CONSEQUENTIAL DAMAGES, WHETHER IN CONTRACT, TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE), EXTRACONTRACTUAL LIABILITY, OR OTHERWISE. THE LICENSEE IS RESPONSIBLE FOR THE ENTIRE COST OF ALL SERVICING, REPAIR, OR CORRECTION REQUIRED DUE TO THE LICENSEE'S USE OF THIS WEBSITE, THE CONTENT OR THE PRODUCTS. THIS EXCLUSION APPLIES, WITHOUT LIMITATION, TO ANY CLAIMS CAUSED BY OR RESULTING FROM RELIANCE BY A USER ON ANY INFORMATION OBTAINED FROM NEARMAP.

9.6 **AGGREGATE LIMIT** IN NO EVENT WILL THE AGGREGATE LIABILITY OF NEARMAP, WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE, WHETHER ACTIVE, PASSIVE OR IMPUTED), EXTRACONTRACTUAL LIABILITY, PRODUCT LIABILITY, STRICT LIABILITY OR OTHER THEORY, ARISING OUT OF OR RELATING TO THE USE OF THE PRODUCTS, THE CONTENT, THE WEBSITE OR THE APIS, EXCEED ANY COMPENSATION OR FEE THE LICENSEE HAS PAID, IF ANY, TO NEARMAP FOR ACCESS TO OR USE OF THE PRODUCTS OVER THE TWELVE (12) MONTH PERIOD PRIOR TO THE ALLEGED DEFAULT, BREACH, OR EVENT GIVING RISE TO THE LIABILITY.

9.7 **Third Party Providers** The Licensee acknowledges that Nearmap relies on the services of Third Party Providers in order to supply the Products and related services. Without limiting any of the above, to the fullest extent permitted by applicable law, Nearmap will not be liable for any loss, damage, or cost of any kind, which is caused, or contributed to, by a third party service provider except to the extent it was caused or contributed by the acts, defaults or omissions of Nearmap.

9.8 **Indemnity** To the extent permitted by law, the Licensee agrees to indemnify Nearmap and its directors, officers, employees, agents, mandataries, and subcontractors, from and against any and all direct or indirect claims, damages, losses, liabilities, expenses, and costs (including reasonable attorney's fees and costs) arising from or out of:

(a) the Licensee's actual or alleged breach of any provisions of this Agreement;
(b) the Licensee's use of the Product for any purpose; and
(c) the Licensee's use of, or any third party's use of, or inability to use, any Derivative Works, including without limitation, any output from the Derivative Works.

9.9 **Notice of claim** Nearmap will provide the Licensee with notice of any claim or allegation, under section 9.8, and Nearmap has the right to participate in the defense of any such claim at its expense.

10. COPYRIGHT COMPLAINTS

10.1 If any third party brings a Claim against the Licensee alleging that the Licensee's use of the Products, in accordance with this License, infringes their copyright (**"Infringement Claim"**), Nearmap will defend the Licensee against the Claim and pay any settlement to which Nearmap consents or final court-awarded damages for which the Licensee is liable.

10.2 The Licensee must:

(a) promptly notify Nearmap of any such Infringement Claim;
(b) not make any admissions in relation to the Infringement Claim without Nearmap's prior written consent;
(c) permit Nearmap to conduct the defense of the Infringement Claim including all negotiations for settlement; and
(d) provide Nearmap with any assistance reasonably requested to allow Nearmap to defend the Infringement Claim.

10.3 Nearmap will have no liability for any Infringement Claim:

(a) that arises from any:
  (i) use of the Product in violation of this Agreement;
  (ii) modification of the Product by anyone other than Nearmap, or a party authorized by Nearmap, in writing to modify the portion of the Product applicable to the Infringement Claim; or
  (iii) third-party products, services, hardware, software, or other materials, or a combination of these with the Products, which would not be infringing without this combination; or
(b) if the Licensee fails to comply with section 10.2.

10.4 To the maximum extent permitted by law, this section 10 sets out Nearmap's sole and exclusive liability, and the Licensee's sole and exclusive remedy, for any third party Infringement Claims brought against the Licensee in relation to an infringement of Intellectual Property Rights.

11. PRIVACY POLICY

11.1 Nearmap will collect, use, and disclose any personal information supplied by the Licensee as set out in Nearmap's Privacy Policy, as amended from time to time, and currently available at https://www.nearmap.com/us/en/legal/privacy-policy. The Licensee hereby consents to those collections, uses, and disclosures.

11.2 To the maximum extent permitted by law, by entering into this Agreement, the Licensee expressly consents to receiving general emails relating to product updates, new products, or anything related to the usage of the product from Nearmap, but prior written consent is required to receive by email direct marketing communications from Nearmap.

11.3 By entering into this Agreement, the Licensee acknowledges that personal information provided by the Licensee in the course of accessing Products (including, without limitation, credit or debit card details provided by the Licensee for the purpose of paying Nearmap) may be disclosed to and held by one or more of Nearmap's third party suppliers and partners (including, without limitation, providers of payment processing services), and used by those third parties in connection with the supply of Products.

12. FORCE MAJEURE

12.1 **Force Majeure Event** If a party is unable to perform or is delayed in performing an obligation under this Agreement (except for any obligation to pay money, including Fees) because of an act of war, terrorism, hurricane, earthquake, other act of God or of nature, strike or other labor dispute, riot or other act of civil disorder, embargo, or other cause beyond the performing party's reasonable control (**"Force Majeure Event"**):

(a) that obligation is suspended but only so far and for so long as that party is affected by the Force Majeure Event; and
(b) the affected party will not be responsible for any loss or expense suffered or incurred by the other party, as a result of, and to the extent that, the affected party is unable to perform, or is delayed in performing, its obligations under this Agreement because of the Force Majeure Event.

12.2 **Notice of Force Majeure Event** If a Force Majeure Event occurs, the party affected by the Force Majeure Event must:

(a) Promptly (when reasonably possible to do so) give the other party notice of the Force Majeure Event and an estimate of the non-performance and delay;
(b) take all reasonable steps to overcome the effects of the Force Majeure Event; and
(c) resume compliance as soon as practicable after the Force Majeure Event no longer affects it.

13. CONFIDENTIALITY

13.1 Subject to any other written agreements between the parties in connection with this Agreement, any information provided in writing or orally or data provided by either party under this Agreement (**"Discloser"**) to the other party (**"Recipient"**) and marked or identified as proprietary or Confidential Information shall not be disclosed for a period of three (3) years from termination or expiry of this Agreement, unless mutually agreed in writing by the parties. The parties will disclose Confidential Information only to their employees who have a need to know for the purposes of this Agreement and who are under a duty of confidentiality no less restrictive than the Licensee's duty hereunder. The Recipient will protect Confidential Information from unauthorized use, access, or disclosure in the same manner as it would protect their own confidential or proprietary information of similar nature and with no less than reasonable care.

13.2 The confidentiality obligations do not apply to the Recipient if:

(a) the Discloser has first agreed in writing to the particular disclosure, use, or copying;
(b) the Confidential Information was generally known by or available to the public through no wrongful act of the Recipient or otherwise than as a consequence of a breach of this Agreement;
(c) the Confidential Information was received by the Recipient without breach of this Agreement from a third party without restriction as to the use and disclosure of the Confidential Information; or
(d) the disclosure of Confidential Information is legally compelled due to compliance with federal and state laws or an order by a court.

13.3 Immediately upon termination or expiry of this Agreement, the Recipient must (at its expense):

(a) cease all use of the materials and Confidential Information;
(b) destroy or return (at the Discloser's discretion) the Confidential Information to the Discloser together with all copies, reproductions and summaries of the same;
(c) destroy all of its notes, memoranda and records (in whatever form) containing, referring to or based on the Confidential Information;
(d) ensure that any person who receives the Confidential Information by the Recipient's authority returns the Confidential Information to the Discloser in any form in which it is held or destroys it and gives evidence of its destruction to the Discloser; and
(e) provide to the Discloser a written certificate confirming compliance with the requirements under this section.

14. NOTICES

14.1 All notices and consents will be in writing and will be considered delivered and

effective upon receipt (or when delivery is refused) when:

(a) personally delivered;
(b) sent by registered or certified mail (postage prepaid, return receipt requested);
(c) sent by nationally recognized private courier (with signature required and all fees prepaid); or
(d) sent by email with confirmation of transmission.

14.2 Notices must be sent to the Licensee at the address set forth in the Quote (or if none is specified, the address to which Nearmap sends invoices) and for Nearmap to 10897 South River Front Parkway, Suite 150, South Jordan, UT 84095, USA, or at another address as a party may designate in writing.

15. TECHNOLOGY EXPORT

The Licensee shall not: (a) permit any third party to access or use the Product in violation of any U.S. or Canadian law or regulation; or (b) export any software provided by Nearmap, or otherwise remove it from the United States or Canada, except in compliance with all applicable U.S. and Canadian laws and regulations. Without limiting the generality of the foregoing, the Licensee shall not permit any third party to access or use the Product in, or export such software to, a country subject to a United States embargo (as of the Effective Date, Cuba, Iran, North Korea, Sudan, and Syria) or a Canadian embargo.

16. MISCELLANEOUS TERMS

16.1 **Nearmap customer** Licensee grants Nearmap the right to use Licensee's name and logo to identify as a Nearmap customer for marketing or promotional purposes in public or private communications with Nearmap's existing or potential customers, subject to Licensee's standard trademark usage guidelines as provided to Nearmap from time to time.

16.2 **Additional Terms and Conditions** The Additional Terms and Conditions form part of, and should be read in conjunction with, this Agreement.

16.3 **Precedence of Documents** This Agreement is comprised of:

(a) the Additional Terms and Conditions under Schedule 1;
(b) the Quote and attached Schedules;
(c) any Product-Specific Terms; and
(d) this products agreement.

If there is any ambiguity or inconsistency between the documents comprising the Agreement, the document appearing higher in the list will have precedence. If the Licensee purchases the Products through a reseller, the terms and conditions under this Agreement will apply. This Agreement between Nearmap and the Licensee supersedes all terms and conditions attached to the Licensee's and/or reseller's purchase order.

16.4 **Independent Contractors** The parties are independent contractors and will so represent themselves in all regards. Neither party is the agent of the other, and neither may make commitments on the other's behalf. The parties agree that neither party's employee or contractor is an employee of the other party.

16.5 **Construction** The parties agree that the terms of this Agreement result from negotiations between them. This Agreement will not be construed in favor of or against either party by reason for authorship.

16.6 **Waiver** Neither party will be deemed to have waived any of its rights under this Agreement by lapse of time or by any statement or representation other than by an authorized representative in an explicit written waiver. No waiver of a breach of this Agreement will constitute a waiver of any other breach of this Agreement.

16.7 **Severability** If one or more of the terms of this Agreement are found to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining terms will not be affected.

16.8 **Amendments** Other than as expressly specified in this Agreement, this Agreement may only be varied with the written consent of Nearmap and the Licensee.

16.9 **Assignment** This Agreement shall not be assigned by either party without the prior written consent of the other party which shall not be unreasonably withheld; provided, however, that Nearmap may, upon written notice to the Licensee, assign all of its rights under this Agreement to (i) a parent, subsidiary or Affiliate of Nearmap, (ii) a purchaser of all or substantially all assets related to this Agreement, or (iii) a third party participating in a merger, acquisition, sale of assets or other corporate reorganization in which Nearmap is participating. Any attempt to assign this Agreement in violation of this provision shall be void and of no effect. This Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.

16.10 **Entire Agreement** This Agreement:

(a) comprises the entire agreement and understanding between the parties on everything connected with the subject matter of this Agreement; and
(b) supersedes any prior agreement or understanding on anything connected with that subject matter.

16.11 **Counterparts** This Agreement may consist of a number of counterparts and, if so, the counterparts taken together constitute one and the same instrument. This Agreement is not binding on any party unless one or more counterparts have been duly executed by, or on behalf of, Nearmap and the Licensee.

16.12 **Language** The parties have expressly agreed that this Agreement, and all ancillary agreements, documents, or notices relating to the Agreement, be drafted solely in the English language. Les parties aux présentes ont expressément convenu que cet accord et toute autre convention, document ou avis y afférent soient rédigés en anglais seulement.

16.13 **Governing Law** This Agreement will be governed by and construed in accordance with the laws of the State where the Licensee conducts business (without giving effect to the conflicts of laws provisions thereof).

17. DEFINITIONS

In this Agreement:

Additional Terms and Conditions means the additional terms and conditions (if any) set out in the Quote.

Affiliate means, with respect to Nearmap, any entity that controls or is controlled by Nearmap, or is under common control with Nearmap. For purposes of this definition, an entity shall be deemed to control another entity if it owns or controls, directly or indirectly, at least 50% of the voting equity of another entity (or other comparable interest for an entity other than a corporation).

Allowance means any usage allowance the Licensee is permitted to use and/or drawn down against for any Licensed Non-Government Products as specified the Quote.

API means application programming interface.

Authorized User means the number of persons specified in the "Seats" section of the Quote, who have been granted access to the Product by the Licensee pursuant to the term and conditions of this Agreement, and who either has been assigned a unique Nearmap user login credential or whom the Licensee has assigned a user login credential that enables access to the Product through the Website or API.

Business Days means any day other than a Saturday, a Sunday or a recognized public holiday in the State of Utah, USA.

Claim means any claim, cost (including legal costs on a solicitor and client basis), damages, debt, expense, tax, liability, loss, obligation, allegation, suit, action, demand, cause of action, proceeding, or judgment of any kind, however calculated or caused, and whether direct or indirect, consequential, incidental or economic.

Commencement Date means (a) for New Subscription Quotes, the date as specified in the "Contract Commencement" section or the "Subscription Start Date" section of the Quote, whichever is later, or (b) for Renewal Quotes or Amendment Quotes, the date as specified in the "Subscription Start Date" section of the Quote.

Commercial Purpose means to distribute, transfer, sell, sublicense, or pass possession of any Products (in whole or in part) for the purpose of direct commercial benefit or gain by the Licensee.

Confidential Information means the terms of this Agreement, the pricing, and any other information relating to the business, finances, strategy, methods, processes, products, metadata, services or other affairs of a party or its representatives or related bodies corporate which is disclosed to, learnt by or accessed by the Licensee in connection with the Agreement, whether before or after the Licensee entered into the Agreement, whether orally, electronically, in writing or otherwise.

Content means any content made available by or on behalf of Nearmap to the Licensee in connection with the License, whether or not through the Website or an API.

Coverage Area means the area specified in the "Coverage" section of the Quote for which Nearmap has available Products, which may cover part or all of that area and which may cover part (but not all) of the area covered by the Survey.

Derivative Work means any new work created by or for the Licensee that incorporates, embeds, or includes all or part of a Nearmap Product or Content.

Discloser has the meaning given in section 13.1.

Fair Use Policy means the policy as attached to the Quote.

Fault means any fault, failure, error, or defect which prevents the Licensee from accessing the Products, other than where access is prevented due to a planned outage, because of an unforeseeable event beyond Nearmap's reasonable control or any conduct or activity undertaken by the Licensee, the Licensee's employees, agents, or mandataries.

Fees means the fees specified in the Quote, payable by the Licensee for the License, or as otherwise agreed in writing between Nearmap and the Licensee.

Force Majeure Event has the meaning given in section 12.1.

Government Products means any Products specified in the Quote that are described as "Nearmap Vertical for Government" and "Nearmap Oblique for Government" and includes any other Products offered by Nearmap for government customers only where use of its License is connected to the Fair Use policy.

Infringement Claim has the same meaning given in section 10.1.

Intellectual Property Rights includes all industrial and intellectual property rights throughout the world, including copyright, moral rights, trademarks, patents, rights to protect confidential information, and any other similar rights.

License means the license granted in section 1.1.

Licensee means the person or entity specified in the "Customer Name" section of the Quote.

Nearmap means Nearmap US, Inc.

Non-Government Products means all Products specified in the Quote that do not fall under the definition of Government Products.

Operational Hours means 9am to 5pm MT.

Periodic Allowance or **Periodic Data Allowance** means the data allowance specified in the "Allowance" section of the Quote unless otherwise agreed in writing between Nearmap and the Licensee.

Periodic Allowance Section means section 1.6 (or its equivalent) in the most current version of the products agreement currently located at here.

Permitted Purpose means the use of Products by the Licensee for internal purposes in the Licensee's ordinary business, and at all times excludes any:

(a) Commercial Purpose;
(b) Unlawful Purpose;
(c) Integration, or attempt to integrate, the Products in an internal system of the Licensee or of a third party; and
(d) Redistribution or copying of files, images, or photographs, or making such files, images, or photographs available in any medium or manner that is contained in the Products to any third party (except as expressly permitted under this Agreement).

Products means any Nearmap products specified in the Quote (and further described on the Website) and, if applicable, the Survey. For the avoidance of doubt, Products include Content.

Product-Specific Terms means additional terms and conditions that apply to certain Products, currently located here.

Quote the document produced after the Licensee places an initial order for the Product(s), requests any changes to its License, or renews its License, which may be titled "New Subscription Quote", "Renewal Quote" or "Amendment Quote".

Recipient has the meaning given in section 13.1.
Renewal Term has the meaning given in section 1.3.
Schedule means a schedule to this Agreement, where such schedule has been incorporated by reference to form part of this Agreement.
Subscription Period means the period stated in the "Subscription Period" column of the Quote.
Subscription Start Date means the date specified in the "Subscription Start Date" section of the Quote.
Term means the term specified in the "Subscription Term" section of the Quote, commencing on the Commencement Date. Where a Subscription Period is stated on the Quote, "Term" means the Subscription Period.
Third Party Providers means third party providers of products and services to Nearmap.
Unlawful Purpose means any unlawful purpose, including but not limited to stalking, harassing or intimidating any person or engaging in misleading or deceptive conduct.
URL means a Uniform Resource Locator.
Website means all pages and sub-sites available within the nearmap.com domain.

FAIR USE POLICY

General

1. It is important to Nearmap that all customers are able to access the Products and Services. Accordingly, we have devised a Fair Use Policy that applies to the data usage of the Products and Services.

2. In this Fair Use Policy:
   a. **Excessive Use** has the meaning given to that term in section 7 of this Fair Use Policy;
   b. **Fair Use Policy** means this policy;
   c. **Nearmap, we, us** or **our** means Nearmap US, Inc.;
   d. **Products** has the meaning given to that term in Your Nearmap Agreement;
   e. **Services** has the meaning given to that term in Your Nearmap Agreement;
   f. **You** or **Your** means any customer of Nearmap;
   g. **Your Nearmap Agreement** means the agreement pursuant to which Nearmap provides You with various products and services; and
   h. **Unreasonable Use** has the meaning given to that term in section 5 of this Fair Use Policy.

3. We reserve the right to vary the terms of this Fair Use Policy from time to time.

4. This Fair Use Policy is in addition to Your Nearmap Agreement and in the event of any inconsistency between the terms of this Fair Use Policy and the terms and conditions of Your Nearmap Agreement, Your Nearmap Agreement prevails.

Unreasonable Use

5. We consider Your use of the Products and Services unreasonable where You use it in a manner which is reasonably considered by Nearmap to be fraudulent use, to be contrary to Your Nearmap Agreement or to adversely affect other Nearmap customers' use of or access to the Products and Services.

6. Among other things, "fraudulent use" includes resupply of the Products and Services without Nearmap's consent so that someone else may access or use the Products and Services or take advantage of the Products and Services.

Excessive Use

7. Excessive Use is a continuing and unreasonably disproportionate use of the Products and Services when compared to other average individual named users.

Nearmap's Rights

8. Where Your use of the Products and Services constitutes Unreasonable Use and/or Excessive Use, Nearmap may contact You to discuss changing Your usage pattern so that it conforms with this Fair Use Policy, or to upgrade to a more suitable Product or Service (ifapplicable).

9. If, after Nearmap has contacted You, Your Unreasonable Use and/or Excessive Use continues, Nearmap may, without further notice to You:
   a. restrict Your access to low resolution imagery for the remainder of the month; and/or
   b. restrict Your access to low resolution imagery for the remainder of the month until Your data allowance is reset at the beginning of the next month (if applicable); and/or
   c. restrict Your access for the remainder of the month; and/or
   d. restrict Your access to Nearmap until Your data allowance is reset at the beginning of the next month (if applicable); and/or
   e. immediately cease Your access to Nearmap; and/or
   f. exercise any other right available to Nearmap under the terms of Your Nearmap Agreement.

Nearmap

RENEWAL QUOTE

Nearmap US, Inc.
1850 W Ashton Blvd, Suite 500
Lehi, UT 84043, USA
Phone: +1 (801) 609 7250

Customer Name	City of Eastvale, CA	**Quote Number**	Q109261
Contract Commencement	Contract commences upon signing of quote.	**Quote Expiry**	07/01/2025
Subscription Term	24 Month	**Account Rep**	Frazer Bourgeois frazer.bourgeois@nearmap.com
Subscription Start Date	07/01/2025	**Payment Term**	Net 30
Public Facing URL	eastvaleca.gov	**Payment Method**	Invoice
Bill To	City of Eastvale, CA Accounts Payable 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 (951) 903-4430 accountspayable@eastvaleca.gov	**Ship To**	City of Eastvale, CA Alexander Fung 12363 Limonite Ave. Suite 910, Eastvale, California, 91752 (951) 703-4415 economicdevelopment@eastvaleca.gov

PRODUCT	ALLOWANCE	COVERAGE	SEATS
Public Display License for Government	NA	Nationwide	NA
3D Viewer	NA	Nationwide	NA
Nearmap Oblique for ArcGIS	NA	Nationwide	NA
ArcGIS Integration	NA	NA	NA
Nearmap AI	1 Parcels / Year	Nationwide	NA
AI Pack: Vegetation	NA	Nationwide	NA
AI Pack: Surfaces	NA	Nationwide	NA
AI Pack: Building Characteristics	NA	Nationwide	NA
AI Pack: Solar Panels	NA	Nationwide	NA
AI Pack: Swimming Pool	NA	Nationwide	NA
AI Pack: Trampolines	NA	Nationwide	NA
AI Pack: Poles	NA	Nationwide	NA
AI Pack: Roof Condition	NA	Nationwide	NA
AI Pack: Construction Sites	NA	Nationwide	NA
AI Pack: Building Footprints	NA	Nationwide	NA

AI Pack: Roof Characteristics	NA	Nationwide	NA
AI Pack: Debris	NA	Nationwide	NA
AI Pack: Surface Permeability	NA	Nationwide	NA
Nearmap Oblique for Government	NA	Nationwide	Unlimited
3D Export Pro	10 sq.mile/Year	Nationwide	NA
		Total	**USD $36,892.00**

ACCEPTANCE OF Q109261 will constitute an Agreement with Nearmap

By selecting "**Yes**" or **signing below**, you acknowledge that (a)(i) the Additional Terms and Conditions of the previous Agreement between the Licensee and Nearmap applies to this Renewal Quote, unless otherwise specified in Schedule 1 of this Renewal Quote, and (ii) the Product-Specific Terms set out in https://www.nearmap.com/us/en/legal/product-agreements applies to this Renewal Quote, (b) you have the authority to agree to this Renewal Quote, (c) you agree to pay the fees set forth herein plus any applicable tax(es) as set forth in the resultant invoice(s). You acknowledge that the Coverage Area by Nearmap is outlined at https://www.nearmap.com/us/en/current-aerial-maps-coverage.

Note: The terms of your Agreement remain the same unless varied by this Renewal Quote. The total in this Renewal Quote is only an estimate of your next invoice. Final credits and amendments to the subscription is dependent upon the date this Renewal Quote is accepted.

Signature / Digital Acceptance: Date:

Full Name: Position:

PO Number (if required):

If printed, please sign, scan and email to: orders.us@nearmap.com

Schedule 1

Additional Payment Terms

Amounts payable each year (Excluding GST)

Year 1: $18,446.00 Year 2: $18,446.00

Additional Terms and Conditions

1. Notwithstanding Section 1.3 (Renewal), this Agreement will not automatically renew for another Term. The parties may renew the Agreement for three (3) additional one (1) year periods (each a “Renewal Term”), subject to a mutual written agreement between both parties.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.14
June 25, 2025

Approval of the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D – Hamner and Limonite Avenues Median and Limonite Street related to Tract Map 38920, The New Home Company, LLC.

Prepared By:

Jimmy Chung, Public Works Director/City Engineer

Recommended Action(s)

Staff recommends that the City Council approve the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D – Hamner and Limonite Avenues Median and Limonite Streets related to Tract Map 38920 and authorize the City Manager and the City Clerk to sign said agreement.

Summary

The developer, The New Home Company, LLC has requested to enter into a credit agreement with the City by the term of which the developer's eligible costs for construction of certain public improvements can be reimbursed or receive credit against the Mira Loma Road and Bridge District (RBBD) Program.

Pursuant to the established RBBD Program; the developer, owns property that is located within Zone D of the District. As a condition of development, the developer is required to construct improvements to Limonite Avenue realignment/widening and landscaped median improvements on Limonite and Hamner Avenues.

Background

On April 25, 2022, the Planning Commission approved entitlements related to Tentative Tract Map 38290 to create 14 developable lots, 19 lots for infrastructure, trails and open space within a 158.6 acre site located at the northwest corner of Hamner Avenue and Limonite Avenue commonly known as the Leal Property.

The conditions of approval included landscaped median improvements along Limonite and Hamner Avenues. These improvements are listed on the RBBD improvement list and staff has determined are eligible for credit in the amount of $364,350.00. Please see breakdown below:

Estimated Developer Fee Obligation	Eligible Credit Amount	Estimated Amount Owed to City
$1,385,784.00	$364,350.00 (see below)	$1,021,434.00

Street	RBBD Eligible Improvements	Amount of Median per LF	Reimbursement per LF	Credit Amount
Hamner Avenue	Landscape Median	1,400	$186	$260,400.00
Limonite Avenue	Landscape Median	1,350	$77	$103,950.00
			Total:	$364,350.00

The agreement is on file in the City Clerk's Office.

Environmental

Project is consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162.

Strategic Plan Action - Priority Level: 2 | Target #: B | Goal #: C

This approval will continue to develop branding and identity for Eastvale.

Fiscal Impact

Approval of the RBBD agreement will have no impact on the city's operating budget. The developer has not met their RBBD obligation total and will take a credit against the obligation, as a result, the city will not directly reimburse the developer for the improvements. As such, the city does not need to budget for a reimbursement. The impact is solely to the revenues received in the RBBD fund and will lower the amount available to the city for future road improvements and/or reduce the amount available to future road improvements completed by other developers within the district.

Prior City Council/Commission Action

On April 25, 2022, Planning Commission approved Tentative Tract Map 38290.

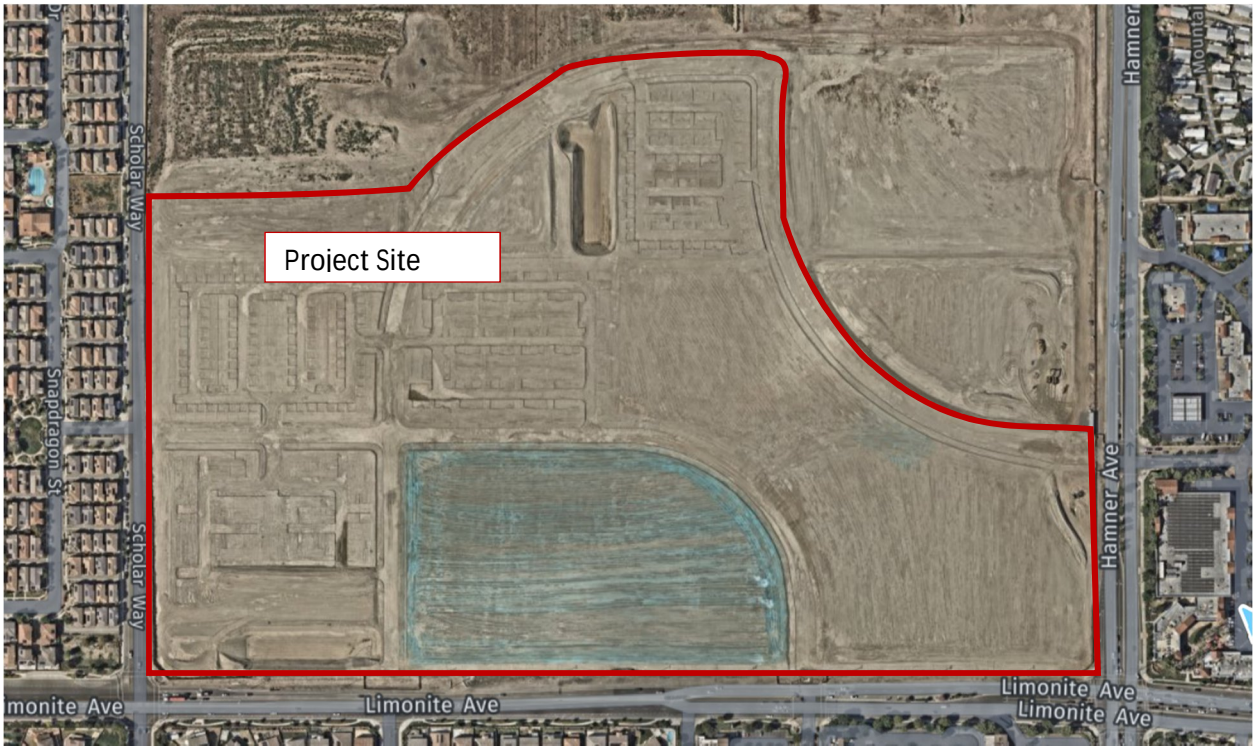
Attachment(s)

Attachment 1 - Vicinity Map.pdf
Attachment 2 - Reso RBBD Agmt.docx
Attachment 3 - RBBD Agreement.pdf

Vicinity Map

NOT TO SCALE

Tract Map 38594



N

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING A ROAD AND BRIDGE BENEFIT DISTRICT (RBBD) AGREEMENT FOR TRACT 38594.

WHEREAS, the Tentative Map for Tract No. 38594 was approved by the Planning Commission on October 18, 2023; and

WHEREAS, the Developer has requested the City approve a Road and Bridge Benefit (RBBD) Improvement and Credit/Reimbursement Agreement for the construction of certain RBBD Improvements associated with the project.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the City Council of the City of Eastvale hereby approves the Credit/Reimbursement Agreement Road and Bridge Benefit (RBBD) Program Agreement for Tract No. 38594 with The New Home Company, LLC a Delaware Limited Liability Company, a copy of which is attached hereto and incorporated by reference, and authorizes the City Manager to sign said agreement.

.

PASSED, APPROVED AND ADOPTED this 11th day of June, 2025.

Michael McMinn
Mayor

APPROVED AS TO FORM:

Erica Vega
City Attorney

ATTEST:

Marc A. Donohue, MMC
City Clerk/Communications Director

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

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing City Council Resolution No. 25-XX, was duly adopted by the City Council of the City of Eastvale, California, at a meeting held on the 11th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc A. Donohue, MMC
City Clerk/Communications Director

PROJECT AGREEMENT
ROAD AND BRIDGE BENEFIT DISTRICT
(ZONE D - HAMNER AVENUE AND LIMONITE AVENUE MEDIAN AND LIMONITE STREET)

This PROJECT AGREEMENT ("Agreement") is entered into by and between the City of Eastvale, a California municipal corporation, hereinafter referred to as "City", and The New Home Company, LLC., a Delaware Limited Liability Company ("Developer"). City and Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the County of Riverside ("County"), pursuant to Section 66484 of the California Government Code, Chapter 16.28 of the Riverside County Code and Resolution No. 94-378, adopted on December 6, 1994, established the Mira Loma Road and Bridge Benefit District (the "District"), which consisted of five zones, designated construction costs for certain road and bridge improvements to be funded by the District, and established a road and bridge improvement fee schedule that apportioned said construction costs to all properties within the District to be paid upon recordation of a final map or the issuance of a building permit; and

WHEREAS, the County, by Resolution No. 97-002 adopted on February 4, 1997, and by Resolution No. 99-025 adopted on January 5, 1999, has amended the list of designated road and bridge improvements whose construction costs are to be funded by the District and the road and bridge improvement fee schedule; the current applicable fee schedule for properties within the District is established by County Resolution No. 2005-482; and

WHEREAS, Developer owns property that is located within Zone D of the District, and this property has received development approval from the City as Project No. PLN21-20039 and/or Tract Map 38920 as shown on Exhibit A which is attached hereto (the "Property" or the "Tracts"); and

WHEREAS, as a condition of development of the Property, the Developer is required to construct improvements to Limonite Avenue realignment/widening and the Hamner Avenue and Limonite Avenue landscaped median that are identified on Exhibit B and C, which is attached hereto (the "Improvements"); and

WHEREAS, the design and construction cost reimbursement of the Improvements will be based on actual costs in an amount not to exceed $364,350 as shown on Exhibit C, which is attached hereto and made a part hereof; and

WHEREAS, the Improvements are identified in the District program and the construction costs of which are to be funded by the fees collected under the District consistent with Resolution No. 2005-482; and

WHEREAS, the City of Eastvale incorporated on October 1, 2010 and assumed administrative responsibilities for Mira Loma RBBD Zones within City boundaries including all or portions of Zones A, B, D, and E; and

WHEREAS, the City estimates that as of the date of this Agreement, the amount of District fees the Developer is obligated to pay to City, pursuant to Resolution No. 2005-482, is $1,385,784.00; and

WHEREAS, the Developer has requested to enter into this Agreement with the City by the terms of which the Developer's actual eligible costs for construction of the Improvements can be reimbursed or receive credit from fees that the District has collected or will collect in the future for actual construction costs not to exceed the amount specified herein; and

WHEREAS, the City estimates the total amount of District fees that can be collected from the Property consistent with Resolution No. 2005-482 and the development rights that have been approved by City to be $1,385,784.00.

AGREEMENT

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and City hereby agree as follows:

Section 1. **Purpose of the Agreement:** Following execution of this Agreement, the Developer shall cause, consistent with Sections 3 through 12, below, the Improvements to be designed, engineered and constructed as if it had been constructed under the direction and supervision or under the authority of the City, and the City shall pay or credit the Developer the Reimbursement Amount consistent with Exhibit D in conformance with Section 6, below.

Section 2. **Definitions:** Unless otherwise specifically defined in this Agreement, all terms will have the meaning ascribed to them by the Rules and Regulations for the Administration of Road and Bridge Benefit Districts of the County of Riverside and City of Eastvale, where applicable.

Section 3. **Preparation and Approval of Plans and Specifications:** To the extent that it has not already done so, the Developer shall cause plans (the "Plans") to be prepared for the Improvements. The Developer shall obtain the written approval of the Plans from City. The Developer shall provide a copy of the Plans and specifications to the City Engineer, or his/her designee.

Section 4. **Duty of Developer to Construct:** To the extent authorized by law, City will grant the Developer any license and/or permit required from it to allow for the construction of the Improvements as approved by City. The Developer shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall not be relieved of its obligation to construct the Improvements and cause title to the Improvements to be conveyed to the City even if the Reimbursement Amount is less than the actual cost of the Improvements. Notwithstanding the foregoing, nothing set forth in this Agreement shall be construed to require the Developer to perform any work requiring a

contractor's license, nor shall the Developer be deemed to be performing construction services pursuant to this Agreement.

Section 5. **Acquisition of City Facilities:** The Developer hereby agrees to convey to the City and the City hereby agrees to pay to the Developer the Reimbursement Amount for the Improvements, subject to the terms and conditions hereof.

The Reimbursement Amount is to be paid solely from fees collected or to be collected by the District and designated for the cost of construction of the Improvements and the City shall not be obligated to pay the Reimbursement Amount except from amounts held by the District for such purposes.

Section 6. **Payment of the Reimbursement Amount:** The Developer accepts that this Agreement does not serve to stop the City from making further adjustments to the District Fee, by amending the District, consistent with State law. The Developer acknowledges that the City Council will annually consider adjustments to the District Fee. The parties agree that the dollar amount of any fee credit to be earned by the Developer pursuant to this Agreement will be determined by the actual cost of construction incurred not to exceed the amount shown in Exhibit D. The maximum allowable reimbursement amount will be based on the reimbursement schedule established by the District at the time the Developer pays District Fees. Additionally, cash reimbursement is subject to availability of funds received by the District. Reimbursement is subject to the availability of funds, which may include reimbursement over a period of time.

(a) Upon recordation of a Notice of Completion for the Improvements and acceptance of the Improvements by the City Engineer, the Developer shall submit a billing to the City Engineer requesting determination of the actual cost of the Improvements and the District Fee credit. The reimbursement amount of the earned fee credit is to equal the actual cost incurred in an amount not to exceed what is set forth in Exhibit D in constructing the Improvements. The Developer is to supply all documentation requested by the City Engineer in determining the actual construction cost of the Improvements. The City Engineer is to use his/her best efforts to determine the amount of the earned fee credit within thirty (30) calendar days of receipt of the bill submitted by the Developer.

(b) The City Engineer will provide the Developer written notice, in the form of Exhibit E attached hereto (the "Credit Notice"), of the dollar amount of the earned credit. If the dollar amount of the earned fee credit exceeds the dollar amount of the District Fee that would otherwise be due from the Developer (the "Fee Credit Excess"), the City Engineer will identify in the Notice that the Fee Credit Excess will generate either: (i) a cash reimbursement to the Developer or (ii) an earned fee credit to offset the District Fee required on another approved tract or parcel map to be developed by the Developer within the District. Once completed, the Credit Notice is to be executed and dated by the City Engineer and the Developer. Developer shall have the option to select reimbursement or credit transfer at any time after validation of eligible expenses in consultation with City.

(c) If the dollar amount of the earned fee credit is less than the District Fee that would be due from the Developer, the Credit Notice will so note. The amount of credit to be applied with each District Fee payment on either a per unit or per acre basis will be identified, and

shall be based on prorating the earned fee credit over those units which have not previously paid the District Fee.

Upon acceptance of the Improvements by the City Engineer, the City Engineer will note on the Notice of Credit the full District fee paid to date of acceptance and make the appropriate adjustment for the application of the earned fee credit consistent with the subsections (b) or (c) above.

Section 7. Bid and Construction Requirements:

(a) In order to ensure that the Improvements are constructed as if it had been constructed under the direction and supervision, or under the authority of, the City, the Developer shall comply with all of the requirements set forth in this Section.

(b) Prior to soliciting bids, the Developer shall submit a bid packet for review and approval to the City Engineer. The contract for the construction of the Improvements shall be awarded to the responsible bidder submitting the lowest responsive bid for the Improvements after notice inviting sealed bids is given as required for public works projects pursuant to any applicable provisions of the California Public Contracts Code and the rules, regulations and policies of the City. Upon opening of bids and prior to awarding the construction contract, the Developer shall submit the lowest responsible bidder's bid to the City Engineer for review and approval, which approval shall not be unreasonably withheld or delayed.

(c) The Developer shall require, and the specifications, bid and contract documents shall require all contractors, subcontractors, vendors, equipment operators and owner operators, in each such case to the extent such individuals or entities are engaged to perform work on the Improvements, to pay at least general prevailing wage rates to all workers employed in the execution of the contract, to post a copy of the general prevailing wage rates at the job-site in a conspicuous place available to all employees and applicants for employment, and to otherwise comply with applicable provisions of the California Labor Code, the California Government Code and the California Public Contracts Code relating to general prevailing wage rates as required by the specifications approved by the City Engineer. The City has provided the Developer with copies of tables setting forth the general prevailing wage rates, and the Developer hereby acknowledges receipt thereof.

(d) The Developer shall require each contractor, subcontractor, vendor, equipment operator and owner operator, in each such case to the extent such individual or entity is engaged to perform work on the Improvements, to provide proof of insurance coverage satisfying the requirements of Section 12(g) hereof throughout the term of the construction of the Improvements. Rather than requiring its contractors to provide such insurance, the Developer may elect to provide the same for the benefit of its contractors.

(e) Each contractor engaged to perform work on the Improvements shall be required to furnish (i) labor and material payment bonds, and (ii) contract performance bonds, each in an amount equal to 100% of the contract price naming the Developer and the City as obligees and issued by a California admitted surety subject to the provisions of Section 995.660 of the California Code of Civil Procedure. All such bonds shall be in a form as shown in Exhibit F. Rather than requiring its

contractors to provide such bonds, the Developer may elect to provide the same for the benefit of its contractors.

(f) The Developer shall comply, and shall cause each contractor, subcontractor, vendor, equipment operator and owner operator, in each such case to the extent such individual or entity is engaged to perform work on the Improvements, to comply, with such other requirements relating to the construction of the Improvements as the City may impose by written notification delivered to the Developer, to the extent legally required as a result of changes in applicable Federal, State or City laws, rules or procedures.

(g) The Developer shall require, and the specifications and bid and contract documents shall require, all contractors, subcontractors, vendors, equipment operators and owner operators, in each such case to the extent such individuals or entities are engaged to perform work on the Improvements, to submit certified weekly payroll records to the Developer for inspection by the City Engineer, and to furnish certified payroll records to the City Engineer promptly upon request.

(h) The Developer shall provide proof to the City Engineer, at such intervals and in such form as the City Engineer may require that the foregoing requirements have been satisfied as to the Improvements.

Section 8. **Licenses and Permits:** To the extent authorized by law, City will grant the Developer any license and/or permit required from it to allow for the construction of the Improvements as approved by City. The form and content of said license and/or permit shall be in form mutually acceptable to both the City and the Developer.

Section 9. **Modifications to the Estimated Cost:** The lowest responsible bid for the Improvements shall not exceed the amounts shown in Exhibit D without a formal amendment to this Agreement. If during the course of construction of the Improvements, the Developer is presented with a change order or set of change orders that would increase the construction cost, the Developer must receive the approval of the City Engineer before approving the change order(s). In no instance shall the total construction costs, including any change orders, exceed the estimated costs shown in Exhibit D without a formal amendment to this Agreement. Upon approving the change order, the City Engineer will cause a formal amendment to this Agreement to be prepared, if necessary. Failure to comply with this provision will result in the City not reimbursing or crediting the Developer for any change orders.

Section 10. **Inspection; Completion of Construction:** The City Engineer shall have responsibility for providing inspection of the work of construction of the Improvements to ensure that the work of construction is accomplished in accordance with the Plans and the specifications approved by the City Engineer. City personnel shall have access to the site of the work of construction at all reasonable times for the purpose of accomplishing such inspection.

No later than thirty (30) calendar days after receiving notification from the City that the Improvements have been constructed in accordance with the Plans, the Developer shall forthwith file with the Riverside County Recorder a Notice of Completion pursuant to the provisions of Section 3093 of the California Civil Code. The Developer shall furnish to the City a duplicate copy of each such Notice of Completion showing thereon the date of filing with said County Recorder.

Section 11. **Maintenance of Facilities; Warranties:** The Developer shall maintain the Improvements in good and safe condition until their acceptance by the City. Prior to the acceptance of the Improvements, the Developer shall be responsible for maintaining the Improvements in proper operating condition, and shall perform such maintenance as the City Engineer reasonably determines to be necessary. As of the date of acceptance, the performance bond provided by the Developer for the Improvements pursuant to Section 7(e) hereof shall be reduced to an amount equal to 10% of the original amount thereof and shall serve as a warranty bond to guarantee that the Improvements will be free from defects due to faulty workmanship or materials for a period of 12 months from the date of acceptance, or the Developer may elect to provide a new warranty bond or cash in such an amount. As of the date of acceptance of the Improvements, the Developer shall assign to the City all of the Developer's rights in any warranties, guarantees, maintenance obligations or other evidence of contingent obligations of third persons with respect to the Improvements.

Section 12. **Insurance Requirements:** Without limiting or diminishing the Developer's obligation to indemnify or hold the City harmless, the Developer shall procure and maintain or cause to be maintained, at its sole cost and expense the following insurance coverages during the term of this Agreement

(i) *Commercial General Liability:* Commercial General Liability insurance coverage, including but not limited to, premises liability, contractual liability, products and completed operations, explosion, collapse, use of cranes, and other heavy equipment and underground hazards, personal and advertising injury covering claims which may arise from or out of Developer's performance of its obligations hereunder. Policy shall name by endorsement the City and its special districts, respective directors, officers, elected officials, employees, agents or representatives as Additional Insured's. Policy's limit of liability shall not be less than $2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

(ii) *Vehicle Liability:* Developer shall maintain liability insurance for all owned, non-owned or hired vehicles in an amount not less than $1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name by endorsement the City, its special districts, their respective directors, officers, elected officials, employees, agents or representatives as Additional Insureds.

(iii) *Worker's Compensation Insurance:* Developer shall maintain Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupation Disease with limits not less than $1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of the City, and if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.

General Insurance Provisions - all lines:

(a) Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. Best rating of not less than an A:VIII (A:8) unless such requirements are waived, in writing, by the City Risk Manager.

(b) The Developer's insurance carrier(s) must declare its insurance deductibles or self-insured retentions. If such deductibles or self-insured retentions exceed $500,000 per occurrence such deductibles and/or retentions shall have the prior written consent of the City Risk Manager before the commencement of operations under this Agreement. Upon notification of deductibles or self-insured retentions which are deemed unacceptable to the City, at the election of the City's Risk Manager, the Developer's carriers shall either: (i) reduce or eliminate such deductibles or self-insured retentions as respects this Agreement with the City, or (ii) procure a bond which guarantees payment of losses and related investigations, claims administration, defense costs and expenses.

(c) The Developer shall cause their insurance carrier(s) to furnish the City with (i) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein; or (ii) if requested to do so orally or in writing by the City Risk Manager, provide original certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect.

(d) Further, said Certificate(s) and Endorsements to policies of insurance shall contain the covenant of the insurance carrier(s) that it shall provide no less than thirty (30) days written notice be given to the City prior to any material modification or cancellation of such insurance. In the event of a material modification or cancellation of coverage, this Agreement shall terminate forthwith, unless the City receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of Endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverages and the insurance required herein are in full force and effect. Individual(s) authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance.

(e) ***The Developer shall not commence construction of the Improvements until the City has been furnished original Certificate(s) of Insurance and certified original copies of Endorsements or policies of insurance including all endorsements and any and all other attachments as required in this Section.***

(f) It is understood and agreed by the parties hereto and the Developer's insurance company(s) that the Certificate(s) of Insurance and policies shall so covenant and shall be construed as primary insurance, and the City's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.

(g) The Developer and contractors shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement and will require all such subcontractors to name on their insurance policies by endorsement the City, its special districts, their respective directors, officers, elected officials employees, agents or representatives as Additional Insureds. Copies of such certificates and endorsements shall be provided to the City. The minimum limits of liability required of all tiers of subcontractors

are $1,000,000 Combined Single Limit for Commercial General Liability and $1,000,000 Combined Single Limit for Vehicle Liability Insurance.

Section 13. Ownership of Facilities: Notwithstanding the fact that a portion or all of the Improvements may be constructed in dedicated street rights-of-way or on property that has been or will be dedicated to the City, the Improvements shall be and remain the property of the Developer until acceptable title thereto is conveyed to the City as provided herein. Acceptable title means title to land, or an easement therein, delivered free and clear of all liens, taxes assessments, leases, easements, and encumbrances, whether any such item is recorded or unrecorded, except those non-monetary items which are reasonably determined by the City not to interfere with the intended use of the land and the Improvements. Such ownership by the Developer shall likewise not be affected by any agreement that the Developer may have entered into or may enter into with the City pursuant to the provisions of the Subdivision Map Act, Section 66410 *et seq.* of the Code, and the provisions of this Section shall control.

Section 14. Representations, Warranties and Covenants of the Developer: The Developer makes the following representations, warranties and covenants for the benefit of the City, as of the date hereof and as of the date of the Payment Request is delivered to the City hereunder:

(a) Organization. The Developer represents and warrants that the Developer is a California corporation duly organized and validly existing under the laws of the State of California, is in good standing under the laws of the State of California, and has the power and authority to own its properties and assets and to carry on its business as now being conducted and as now contemplated.

(b) Authority. The Developer represents and warrants that the Developer has the power and authority to enter into this Agreement, and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered on behalf of the Developer.

(c) Binding Obligation. The Developer represents and warrants that this Agreement is a valid and binding obligation of the Developer and is enforceable against the Developer in accordance with its terms, subject to bankruptcy, insolvency, reorganization or other similar laws affecting the enforcement of creditors' rights in general and by general equity principles.

(d) Completion of Improvements. The Developer covenants that it will use its reasonable and diligent efforts to do all things that may be lawfully required of it in order to cause the Improvements to be completed in accordance with this Agreement.

(e) Compliance with Laws. The Developer covenants that, while the Improvements are owned by the Developer or required pursuant to this Agreement to be maintained by the Developer, it will not commit, suffer or permit any of its agents, employees or contractors to commit any act to be done in, upon or to the Improvements in violation in any material respect of any law, ordinance, rule, regulation or order of any governmental authority or any covenant, condition or restriction now or hereafter affecting the Property or the Improvements.

(f) Payment Requests. The Developer represents and warrants that it will diligently follow all procedures set forth in this Agreement with respect to Payment Requests.

(g) Financial Records. Until the final acceptance of the Improvements, the Developer covenants to maintain proper books of record and account for the Improvements and all costs related thereto. The Developer covenants that such accounting books will be maintained in accordance with generally accepted accounting principles, and will be available for inspection by the City and the City Engineer, at any reasonable time during regular business hours on two business days' prior written notice, subject to mutually acceptable arrangements regarding the confidentiality of proprietary data.

(h) Permits. The Developer covenants that it will obtain all governmental or other permits required to proceed with the construction of the Improvements and that it will pay all fees relating thereto.

(i) Environmental Matters. The Developer represents and warrants that it has complied with, has caused compliance with, or will cause compliance with, the California Environmental Quality Act as required for the construction of the Improvements and its conveyance to the City.

Section 15. Representations, Warranties and Covenants of City: City makes the following representations, warranties and covenants for the benefit of the Developer:

(a) Authority. City represents and warrants that City has the power and authority to enter into this Agreement, and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered on behalf of City.

(b) Binding Obligation. City represents and warrants that this Agreement is a valid and binding obligation of City and is enforceable against City in accordance with its terms, subject to bankruptcy, insolvency, reorganization or other similar laws affecting the enforcement of creditors' rights in general and by general equity principles.

(c) Completion of the Improvements. The City covenants that it will use its reasonable and diligent efforts to take expeditiously all actions that may be lawfully required of it in issuing permits, processing and approving plans and specifications and inspecting and accepting the Improvements in accordance with this Agreement.

(d) Payment Requests. City represents and warrants that it will diligently follow all procedures set forth in this Agreement with respect to each payment request and payment of the Reimbursement Amount.

Section 16. Indemnification: The Developer agrees to protect, indemnify, defend and hold the City, its elected officials, officers, employees, agents, and representatives (the "Indemnified Parties") and each of them, harmless from and against any and all claims, liabilities, losses,

expenses, suits, actions, decrees, judgments, awards, attorney's fees, and court costs which the Indemnified Parties, or any combination thereof, may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, or any combination thereof, as a result of, or by reason of, or in consequence of, or arising out of

(a) this Agreement,

(b) the acquisition, construction, or installation of the Improvements,

(c) the design, construction, or failure of the Improvements,

(d) the untruth or inaccuracy of any representation or warranty made by the Developer in this Agreement or in any certifications delivered by or on behalf of the Developer hereunder, or

(e) any act or omission of the Developer or any of its subcontractors, or their respective directors, officers, employees, agents, and representatives in connection with the Improvements. If the Developer fails to do so, the Indemnified Parties, or each of them, shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorneys' fees and court costs to, and recover the same from, the Developer.

No indemnification is required to be paid by the Developer for any claim, liability, loss, expense, suit, action, decree, judgment, award of attorneys' fees and court costs

(f) as a result of, or by reason of, or in consequence of, or arising out of the willful misconduct or sole or active negligence of the Indemnified Parties or

(g) as a result of, or by reason of, or in consequence of, or arising out of the use or operation of the Improvements after acceptance by the City, unless such claim, liability, loss, expense, suit, action, decree, judgment, award of attorneys' fees or court costs results from the defective or improper design, defective or improper construction, or defective or improper installation of the Improvements by Developer, its agents, or representatives.

The Provisions of this Section shall survive the termination of this Agreement. Developer shall be released from the indemnity obligations set forth herein upon expiration of all applicable statute of limitations periods.

Section 17. **Developer as a Private Developer:** In performing under this Agreement, it is mutually understood that the Developer is acting as an independent contractor, and not as an agent of the City. The City shall have no responsibility for payment to any contractor, subcontractor or supplier of the Developer.

Section 18. **Other Agreements:** Nothing contained herein shall be construed as affecting the City's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Property, which obligations are and shall remain independent of the Developer's rights and obligations, and the City's rights and obligations, under this Agreement; provided, however, that the Developer shall use its reasonable and diligent efforts to perform each and every covenant to be performed by it under any lien or encumbrance, instrument, declaration, covenant, condition, restriction, license, order, or other agreement, the nonperformance of which could reasonably be expected to materially and adversely affect the acquisition, construction and installation of the Improvements.

Section 19. **Binding on Successors and Assigns:** Neither this Agreement nor the duties and obligations of the Developer hereunder may be assigned to any person or legal entity other than an affiliate of the Developer without the written consent of the City, which consent shall not be unreasonably withheld or delayed. Neither this Agreement nor the duties and obligations of the City hereunder may be assigned to any person or legal entity, without the written consent of the Developer, which consent shall not be unreasonably withheld or delayed. The agreements and covenants included herein shall be binding on and inure to the benefit of any partners, permitted assigns, and successors-in-interest of the parties hereto.

Section 20. **Amendments:** This Agreement can only be amended by an instrument in writing executed and delivered by the City and the Developer.

Section 21. **Waivers:** No waiver of, or consent with respect to, any provision of this Agreement by a party hereto shall in any event be effective unless the same shall be in writing and signed by such party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

Section 22. **No Third Party Beneficiaries:** No person or entity shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than the City and the Developer (and their respective successors and assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

Section 23. **Notices:** All notices, statements, demands, consent, approvals, authorizations, designations, invoices, or other communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To City: City of Eastvale
12363 Limonite Avenue, Ste. 910
Eastvale, CA 91752
Attn: Jimmy Chung
City Engineer
Phone No. (951) 703-4473

To Developer: The New Home Company of Southern California, LLC, a Delaware Limited Liability Company
15231 Laguna Canyon Rd, Suite 250
Irvine, CA 92618
Attn: _____
Phone No. (949) 783-9986

Notice shall be deemed delivered (a) if served or delivered by messenger, as of the date delivered, (b) if by electronic facsimile, upon the sender's receipt of an appropriate answerback or other written acknowledgment, (c) if transmitted by United States mail first class, registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, 72

hours after such notice is deposited with the United States mail, (d) if delivered by overnight courier, with courier charges prepaid, 24 hours after delivery to said overnight courier, or (e) if delivered by any other means, upon delivery at the address specified in this Section.

Section 24. Default; Notice; Remedies:

(a) If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation ("Notice"). Developer shall substantially commence the work required to remedy the default or violation within five (5) days of the Notice. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the Notice verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the Notice, Developer and its surety shall be liable to City for all costs of construction and installation of the Improvements and all other administrative costs or expenses as provided for in this Section 24 of this Agreement.

(b) If the work required to remedy the noticed default or violation is not diligently prosecuted to a completion acceptable to City within the time frame contained in the Notice, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any of the Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and the Improvements, City may require all work by Developer or its surety to cease in order to allow adequate coordination by City.

(c) No action by City pursuant to this Section 24 shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

Section 25. Jurisdiction and Venue: Each of the City and the Developer (a) agrees that any suit action or other legal proceeding arising out of or relating to this Agreement shall be brought in the Courts of the United States of America in the district in which said City is located, (b) consents to the jurisdiction of each such court in any suit, action or proceeding, and (c) waives any objection that it may have to the laying of venue or any suit, action or proceeding in any of such courts and any claim that any such suit, action or proceeding has been brought in an inconvenient forum. Each of the City and the Developer agrees that a final and non-appealable judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

Section 26. **Attorneys' Fees:** If any action is instituted to interpret or enforce any of the provisions of this Agreement, the party prevailing in such action shall be entitled to recover from the other party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

Section 27. **Governing Law:** This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

Section 28. **Usage of Words:** As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

Section 29. **Counterparts:** This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 30. **Severability:** If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement and will be made effective on the day and year signed by the City of Eastvale Mayor.

CITY OF EASTVALE

RECOMMENDED FOR APPROVAL:

By: _____ Date: _____
Jimmy Chung
City Engineer

APPROVED AS TO FORM:

By: _____ Date: _____

City Attorney

APPROVAL BY THE EASTVALE CITY COUNCIL:

By: _____ Date: _____

Mayor, Eastvale City Council

ATTEST:

By: _____ Date: _____

_____
Assistant City Clerk

DEVELOPER

THE NEW HOME COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____ Date: 14 May 25

_____
President

EXHIBIT A

VICINITY MAP AND TRACT MAP

[ATTACHED BEHIND THIS PAGE]

Vicinity Map

NOT TO SCALE

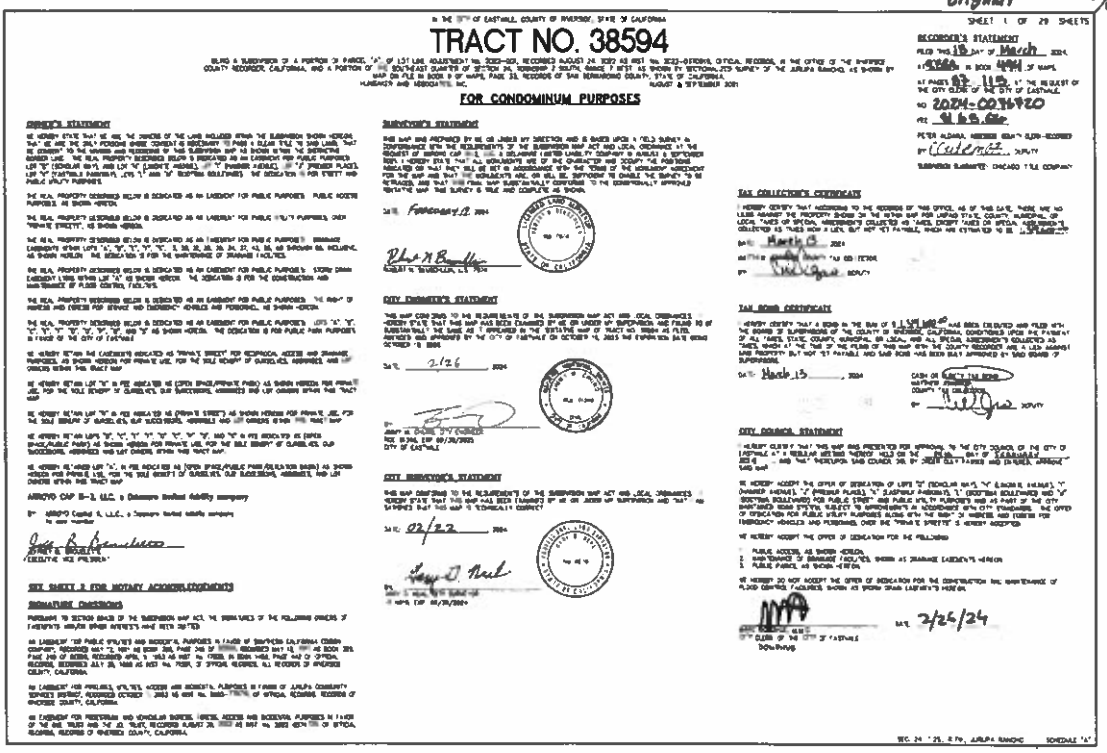
Tract Map 38594

N

2024-0076720
Original

494
87

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



SHEET 1 OF 29 SHEETS

TRACT NO. 38594

BEING A SUBDIVISION OF A PORTION OF PARCEL "A" OF LOT LINE ADJUSTMENT No. 2022-002, RECORDED AUGUST 24, 2022 AS INST. No. 2022-0370016, OFFICIAL RECORDS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST AS SHOWN BY SECTIONAL ZIP SURVEY OF THE JURUPA RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 9 OF MAPS, PAGE 33, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

HUNSAKER AND ASSOCIATES, INC. AUGUST & SEPTEMBER 2021

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND, THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES LOT "B" (SCHOLAR WAY), AND LOT "A" (LAGUNA AVENUE), LOT "C" (PARKER AVENUE), LOT "D" (PARKER PLACE), LOT "E" (EASTVALE PARKWAY), LOTS "F" AND "G" (BOSTON BOULEVARD). THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. PUBLIC ACCESS PURPOSES, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES, OVER "PRIVATE STREETS", AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. DRAINAGE EASEMENTS WITHIN LOTS "A", "B", "C", "D", "E", "F", "G", 8, 10, 12, 16, 20, 24, 27, 43, 56, AS SHOWN ON, INCLUDING, AS SHOWN HEREON. THE DEDICATION IS FOR THE MAINTENANCE OF DRAINAGE FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. STORM DRAIN EASEMENT LYING WITHIN LOT "A" AS SHOWN HEREON. THE DEDICATION IS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL, AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", AND "J" AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC PARK PURPOSES IN FAVOR OF THE CITY OF EASTVALE.

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE STREET" FOR RECIPROCAL ACCESS AND DRAINAGE PURPOSES, AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF GUARDLIVES, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT "K" IN FEE INDICATED AS (OPEN SPACE/PRIVATE PARK) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF GUARDLIVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT "L" IN FEE INDICATED AS (PRIVATE STREET) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF GUARDLIVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "M", "N", "O", "P", "Q", "R", "S", AND "T" IN FEE INDICATED AS (OPEN SPACE/PUBLIC PARK) AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF GUARDLIVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

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 GUARDLIVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

ARROYO CAP B-2, LLC, a Delaware limited liability company

BY: ARROYO Capital B, LLC, a Delaware limited liability company
Its sole member

[signature]
JOHN R. BROUILLETTE
EXECUTIVE VICE PRESIDENT

SEE SHEET 2 FOR NOTARY ACKNOWLEDGEMENTS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OBTAINED:

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 12, 1981 AS BOOK 200, PAGE 245 OF OFFICIAL RECORDS MAY 12, 1981 AS BOOK 201, PAGE 245 OF OFFICIAL RECORDS APRIL 3, 1983 AS INST. No. 70000, IN BOOK 1400, PAGE 442 OF OFFICIAL RECORDS, RECORDED JULY 28, 1988 AS INST. No. 70001, OF OFFICIAL RECORDS, ALL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PRIVATE UTILITIES, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF JURUPA COMMUNITY SERVICES DISTRICT, RECORDED OCTOBER 1, 2003 AS INST. No. 2003-[illegible] OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR BUSINESS, FIRE, ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF THE AGE TRUST AND THE JO TRUST, RECORDED AUGUST 26, 2022 AS INST. No. 2022-[illegible] OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARROYO CAP B-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN AUGUST & SEPTEMBER 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE PORTIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: February 12, 2024

[signature]
ROBERT H. BROUILLETTE, L.S. 7834

CITY ENGINEER'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FILED IN SUBSTANTIALLY THE SAME AS IT APPEARED IN THE TENTATIVE MAP OF TRACT NO. 38594 AS FILED, AMENDED AND APPROVED BY THE CITY OF EASTVALE ON OCTOBER 14, 2021 THE EXPIRATION DATE BEING OCTOBER 14, 2024.

DATE: 2/26, 2024

BY: [signature]
JOHN H. BROUILLETTE, CITY ENGINEER
RCE 61394, EXP 09/30/2025
CITY OF EASTVALE

CITY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 02/22, 2024

BY: [signature]
[illegible]
AS PLS. EXP. 08/30/2024

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN, BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE [illegible]

DATE: March 13, 2024

[illegible] TAX COLLECTOR

BY: [signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ 1,541,100.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER AND A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: March 13, 2024

CASH OR SURETY TAX BOND
MATTHEW [illegible]
COUNTY TAX COLLECTOR

BY: [signature] DEPUTY

CITY COUNCIL STATEMENT

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF EASTVALE AT A REGULAR MEETING THEREOF HELD ON THE [illegible] DAY OF [illegible] 2024 AND THAT THEREUPON SAID COUNCIL DID BY ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP.

WE HEREBY ACCEPT THE OFFER OF DEDICATION OF LOTS "B" (SCHOLAR WAY), "C" (LAGUNA AVENUE), "D" (PARKER AVENUE), "E" (PARKER PLACE), "F" (EASTVALE PARKWAY), "G" (BOSTON BOULEVARD) AND "H" (BOSTON BOULEVARD) FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES AND AS PART OF THE CITY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PERSONNEL OVER THE "PRIVATE STREETS" IS HEREBY ACCEPTED.

WE HEREBY ACCEPT THE OFFER OF DEDICATION FOR THE FOLLOWING:

1. PUBLIC ACCESS, AS SHOWN HEREON.
2. MAINTENANCE OF DRAINAGE FACILITIES, SHOWN AS DRAINAGE EASEMENTS HEREON.
3. PUBLIC PARKS, AS SHOWN HEREON.

WE HEREBY DO NOT ACCEPT THE OFFER OF DEDICATION FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD CONTROL FACILITIES, SHOWN AS SHOWN DRAIN EASEMENTS HEREON.

[signature]
CITY CLERK OF THE CITY OF EASTVALE
DOWNTHING

DATE: 2/26/24

SEC. 24 T.2S., R.7W., JURUPA RANCHO SCHEDULE "A"

2024-0076720
Original

SHEET 2 OF 29 SHEETS

TRACT NO. 38594

FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA

COUNTY OF Orange

On February 20, 2024 before me, Jaclyn Bennett, Notary Public

(Insert name and title of the officer)

personally appeared Jeffrey D. Braunstein

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

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jaclyn Bennett

Name (Typed or Printed) Jaclyn Bennett

My commission expires: June 14, 2026

My principal place of business is in Orange County

My commission number is 2371468

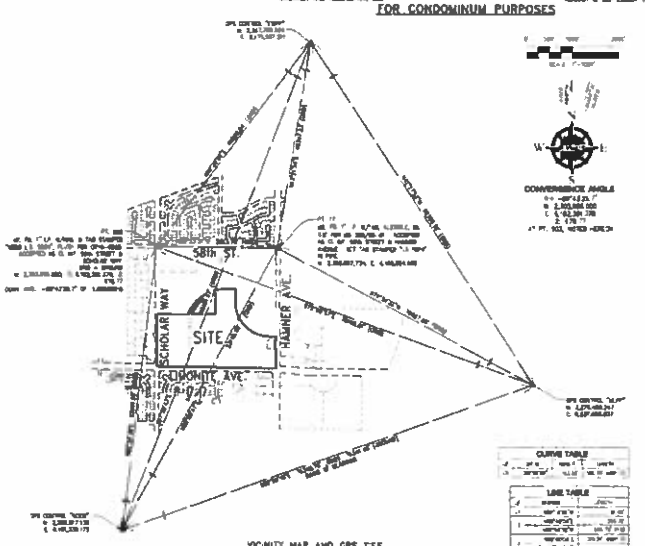
2024-0076720
Original

SHEET 3 OF 29 SHEETS

TRACT NO. 38594

FOR CONDOMINIUM PURPOSES

LEGEND:



VICINITY MAP AND GPS TIES

CONVERGENCE ANGLE

CURVE TABLE

LINE TABLE

NOTES:

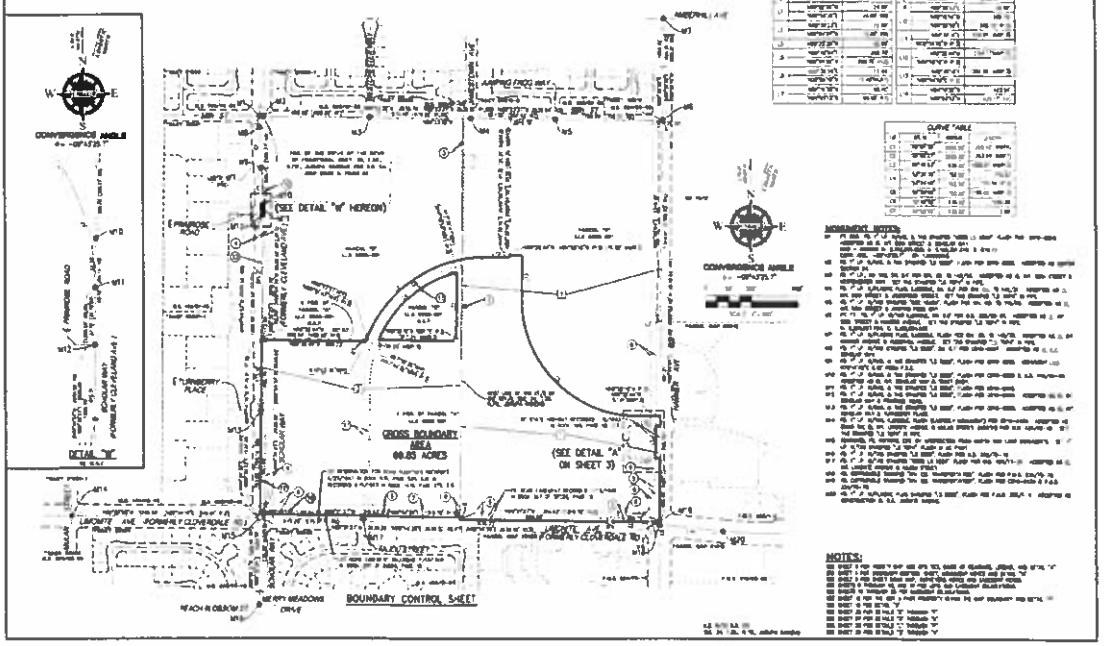
BASIS OF BEARINGS:

DETAIL "A" (SEE SHEET 4)

2024-0076720
Original

TRACT NO. 38594

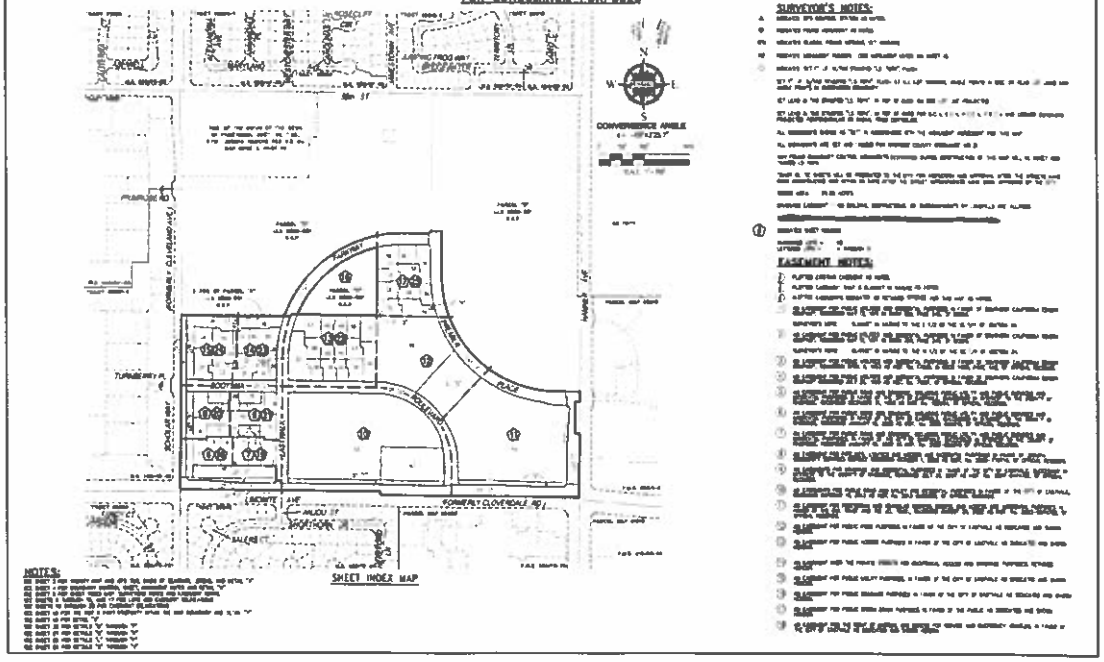
FOR CONDOMINIUM PURPOSES



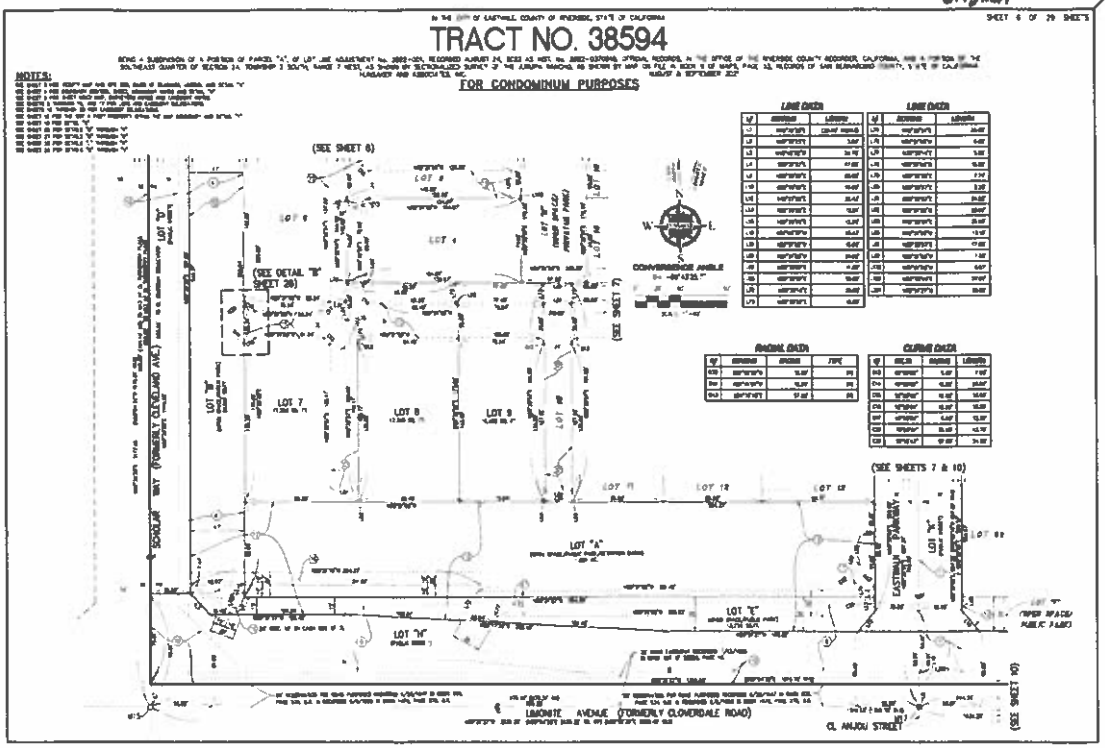
2024-0076720
Original

TRACT NO. 38594

FOR CONDOMINIUM PURPOSES

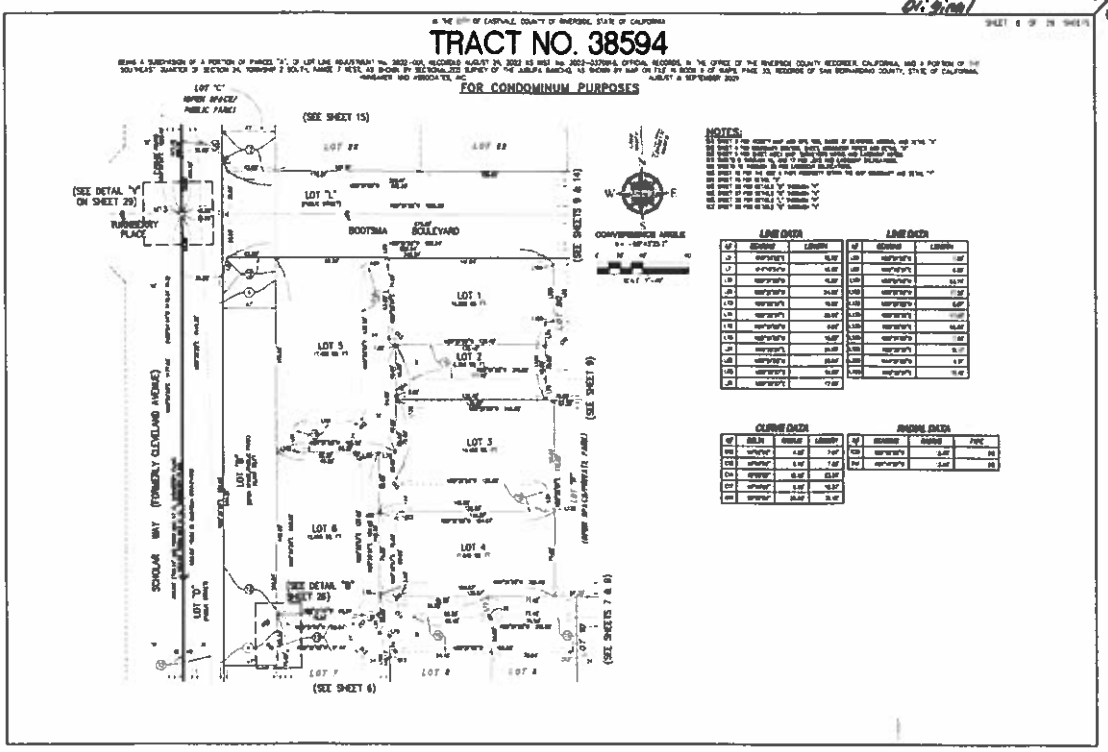


2024-0076720
Original
4PH
92



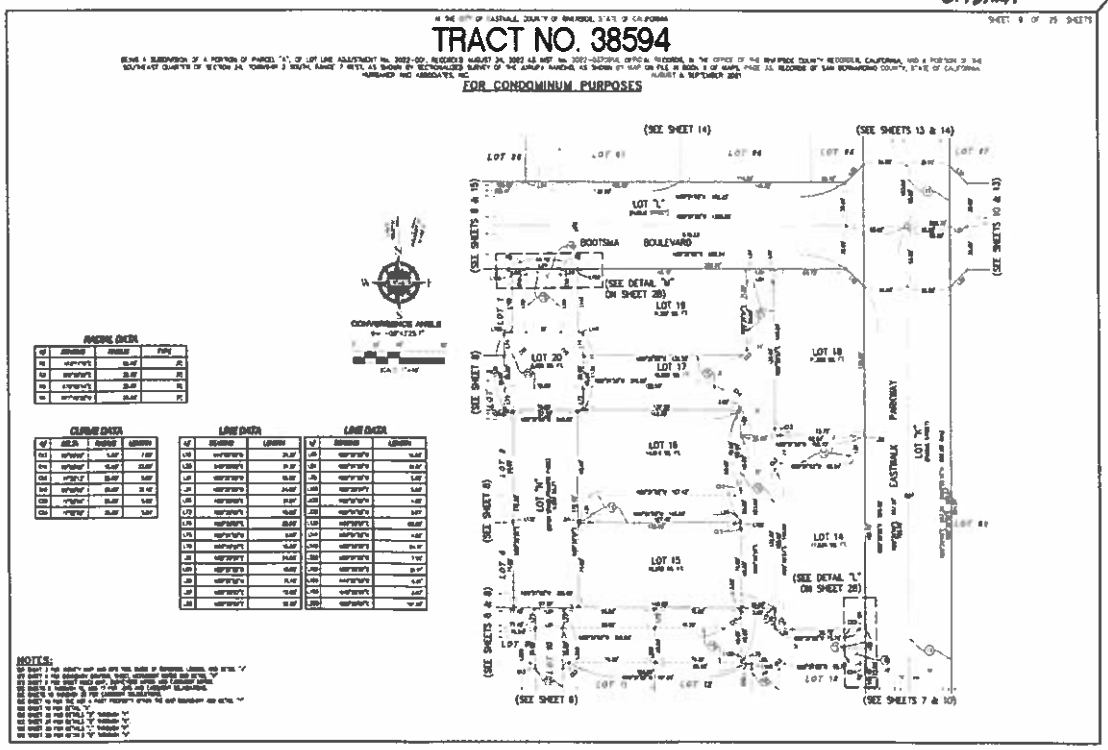
2024-0076720
Original

494
94

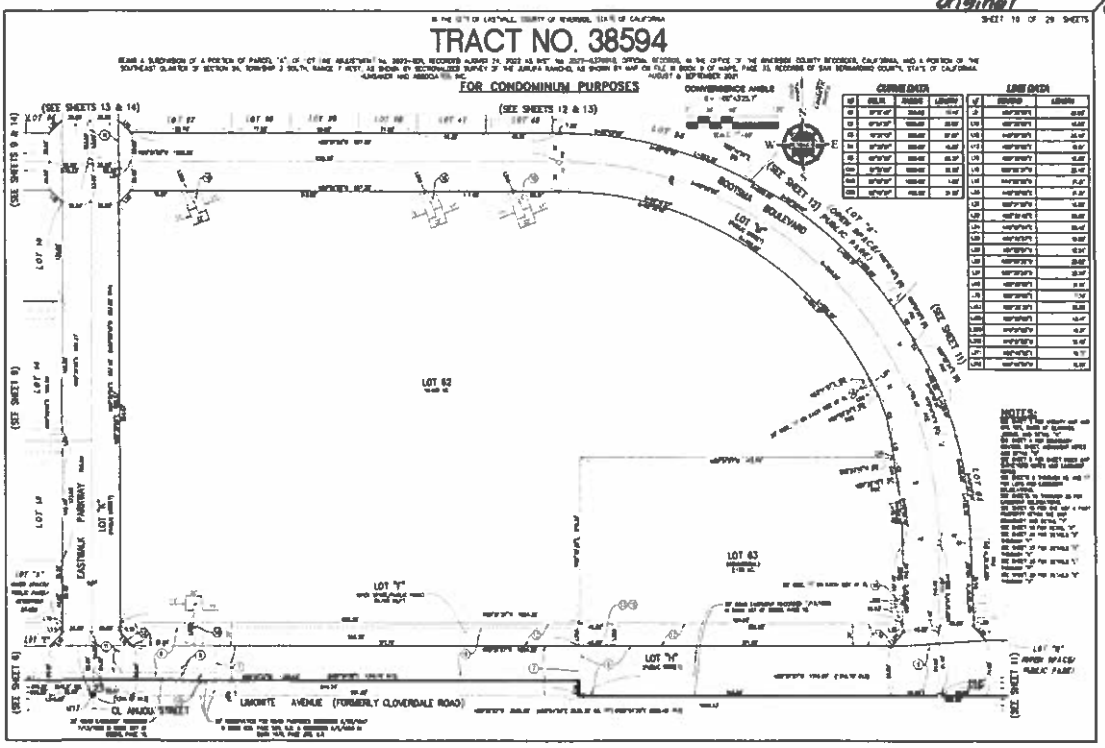


2024-0076720
Original

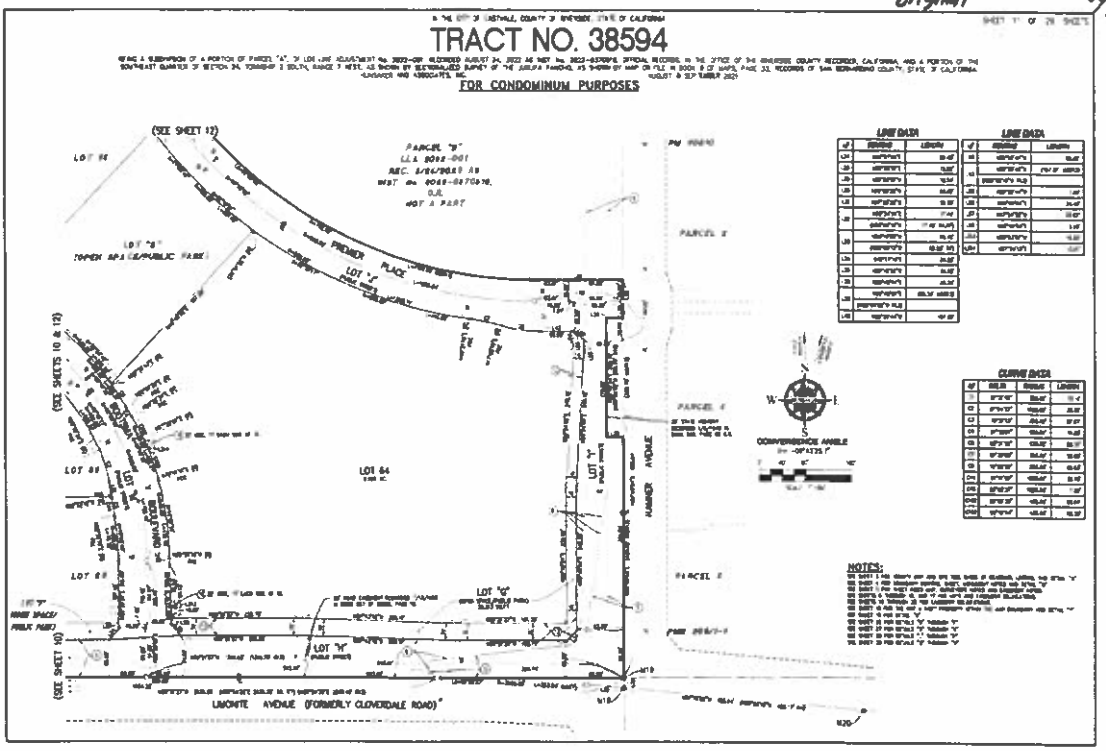
494
95



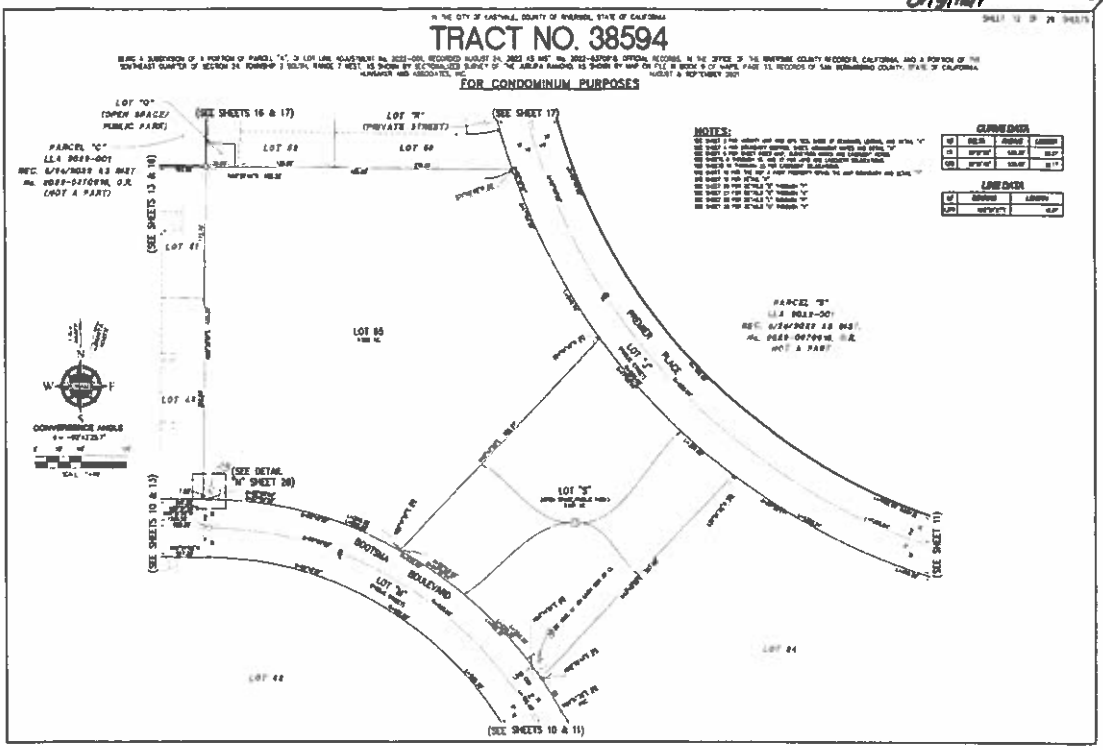
2024-0076720
Original



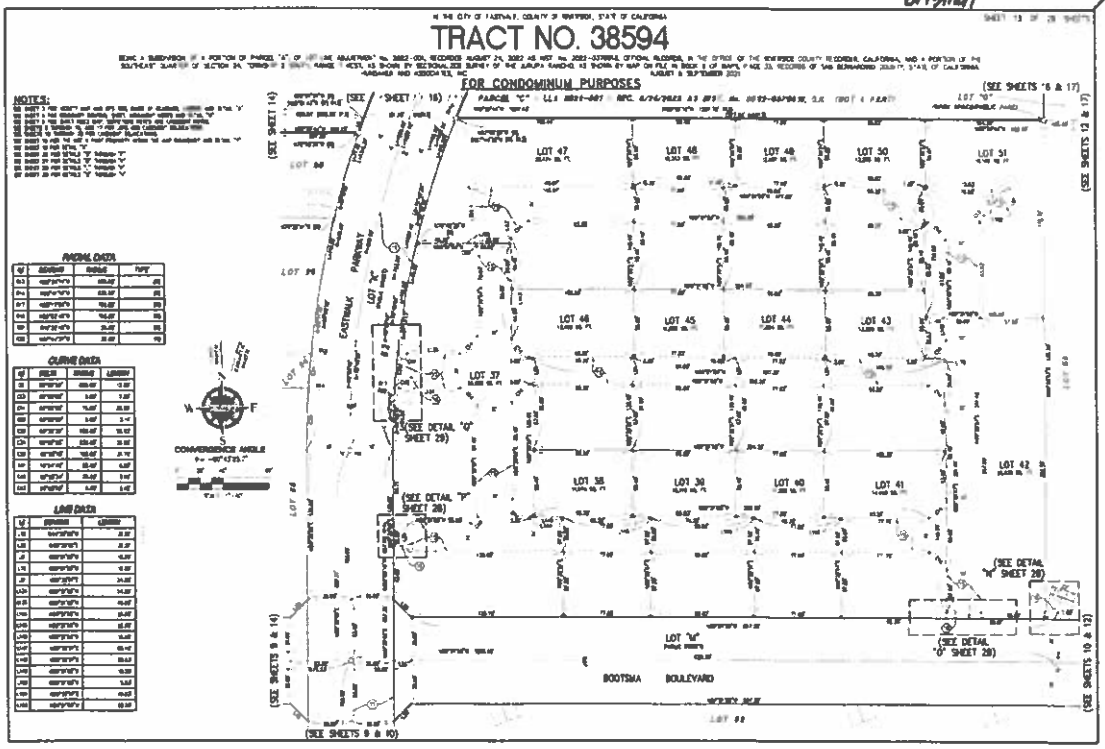
2024-0076720
Original



2024-0076720
Original



2024-0076720
Original

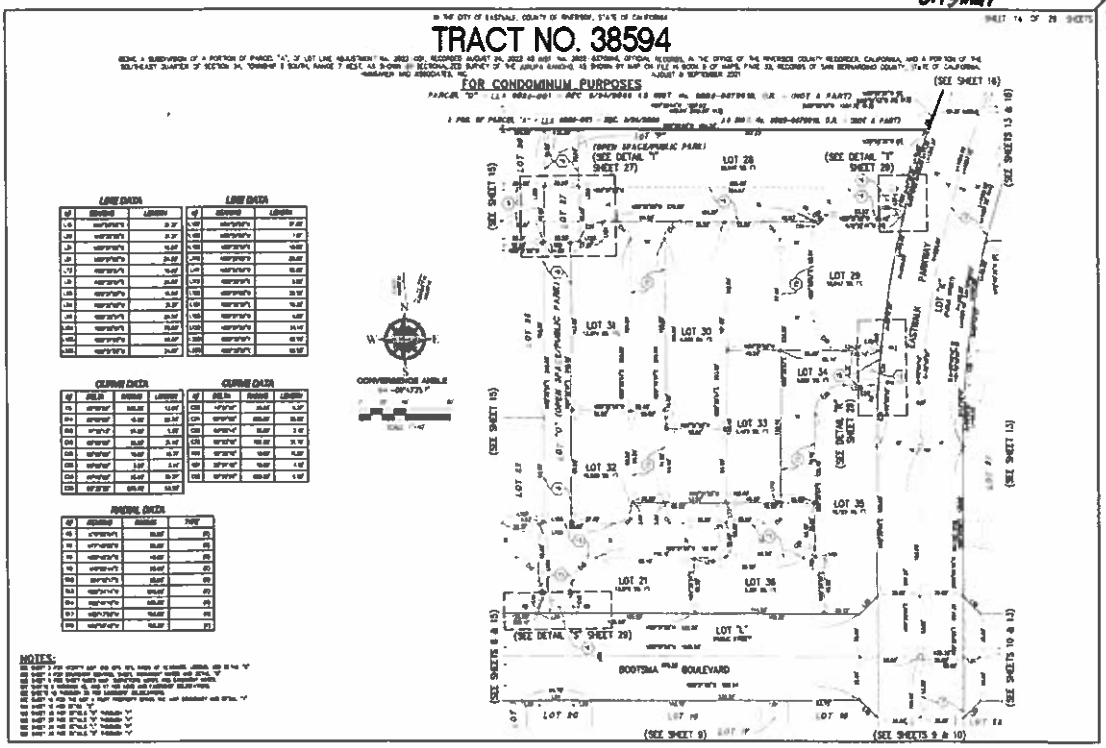


2024-0076720
Original

100

TRACT NO. 38594

FOR CONDOMINIUM PURPOSES

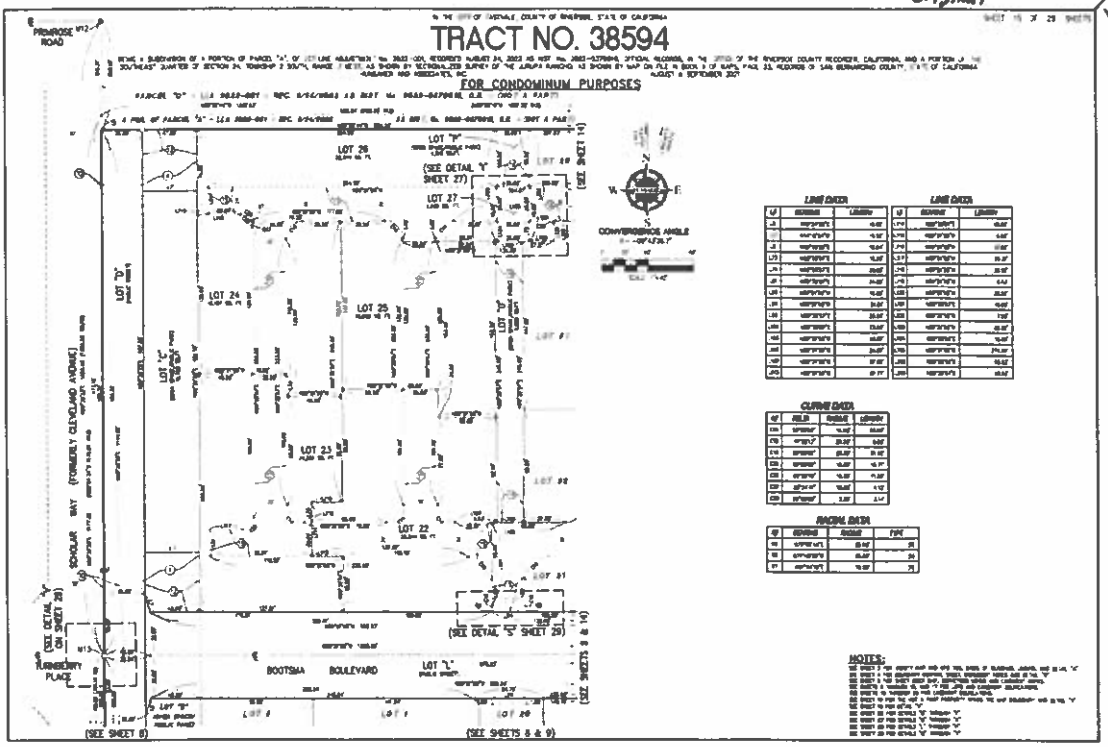


2024-0076720
Original

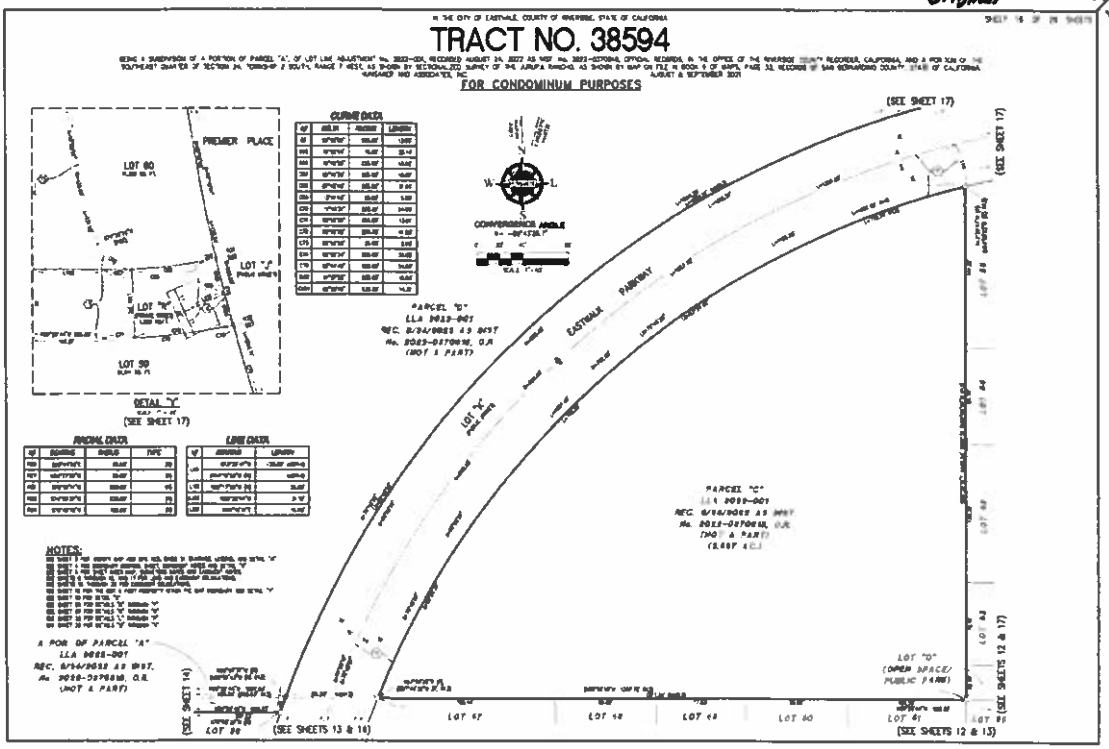
101

TRACT NO. 38594

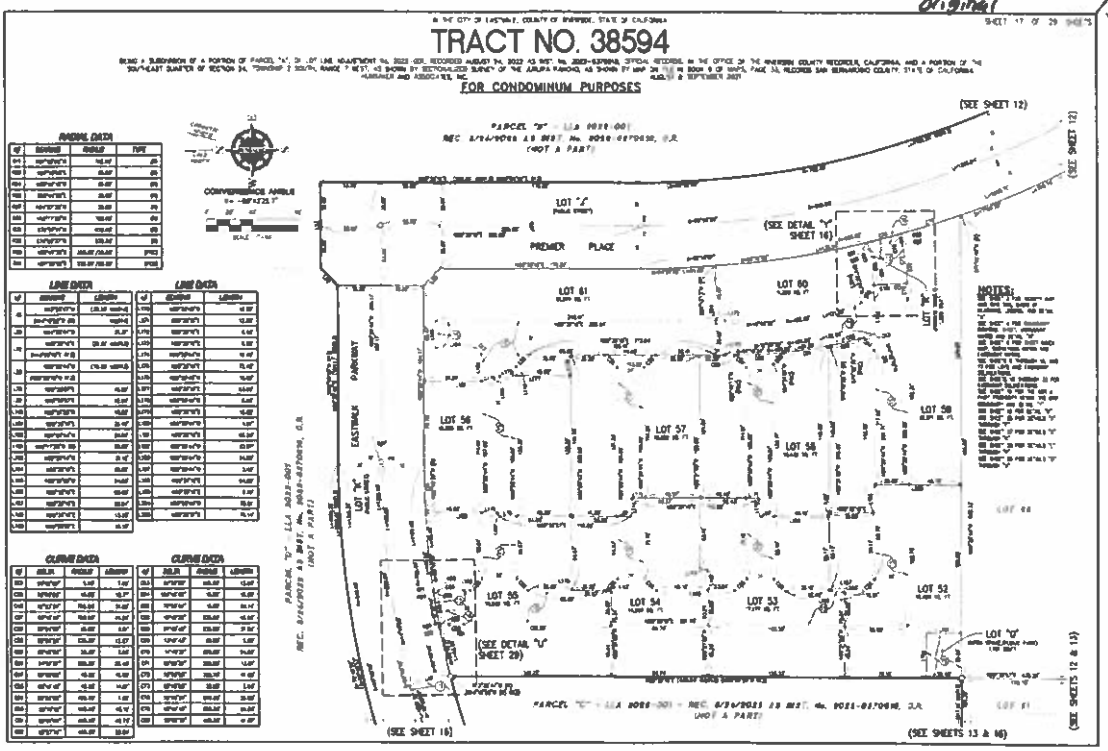
FOR CONDOMINIUM PURPOSES



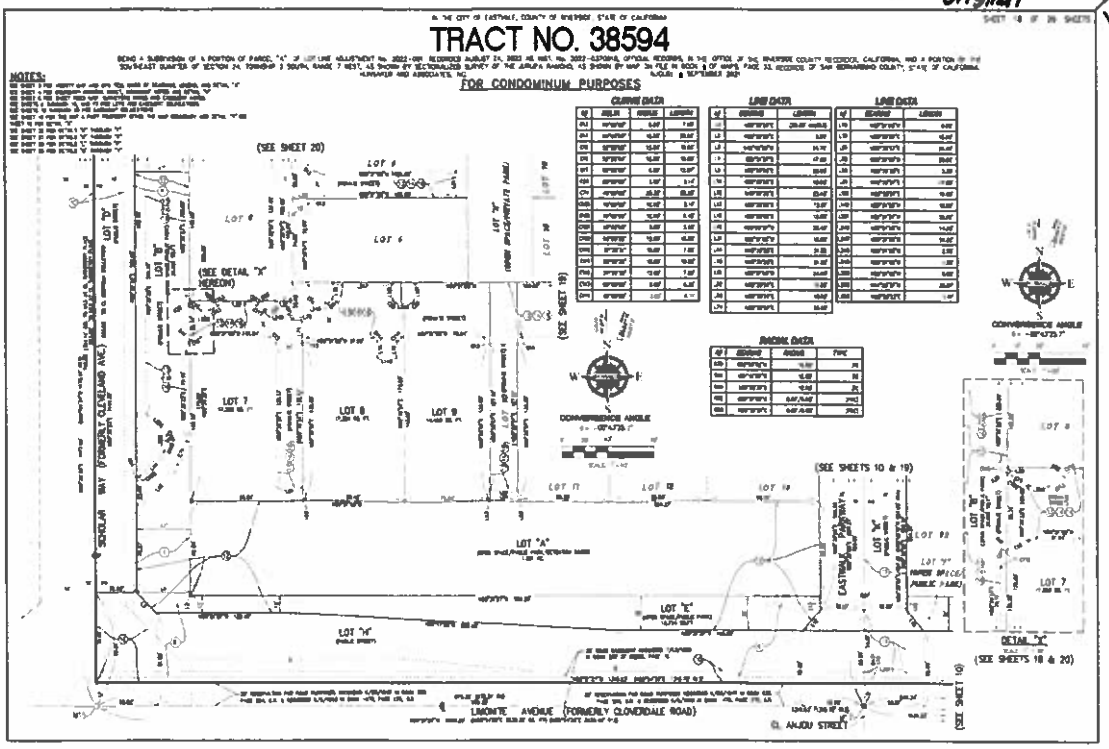
2024-0076780
Original
4MM
102



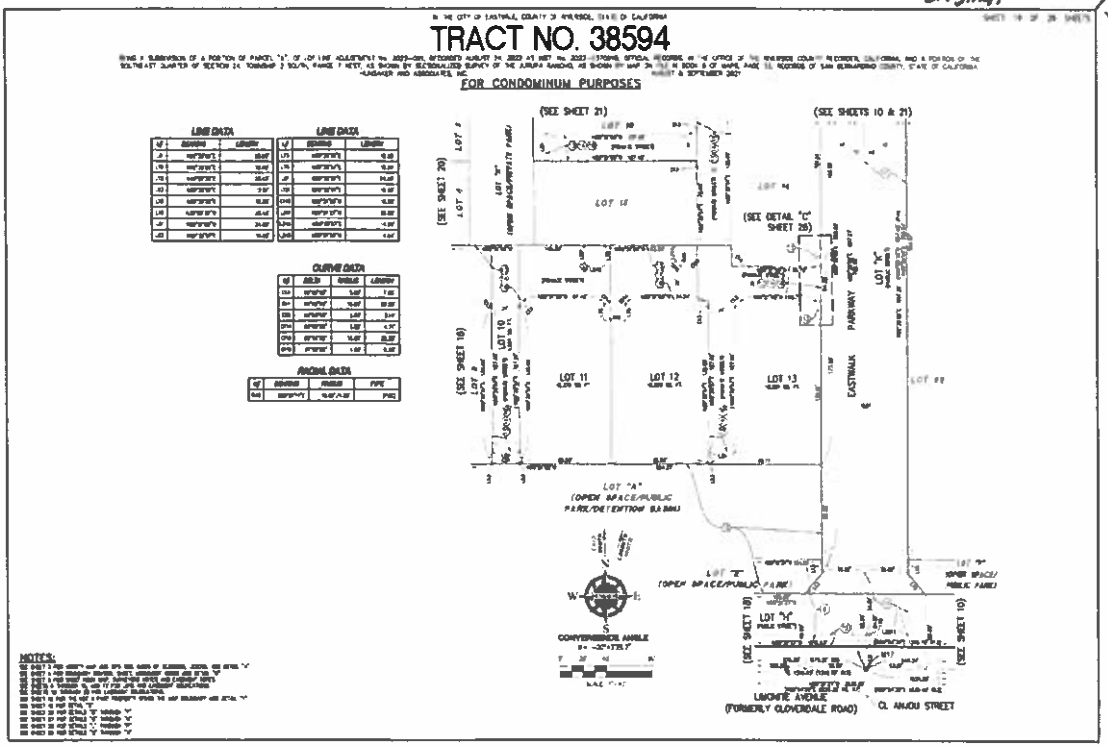
2024-0076780
Original
4MM
103



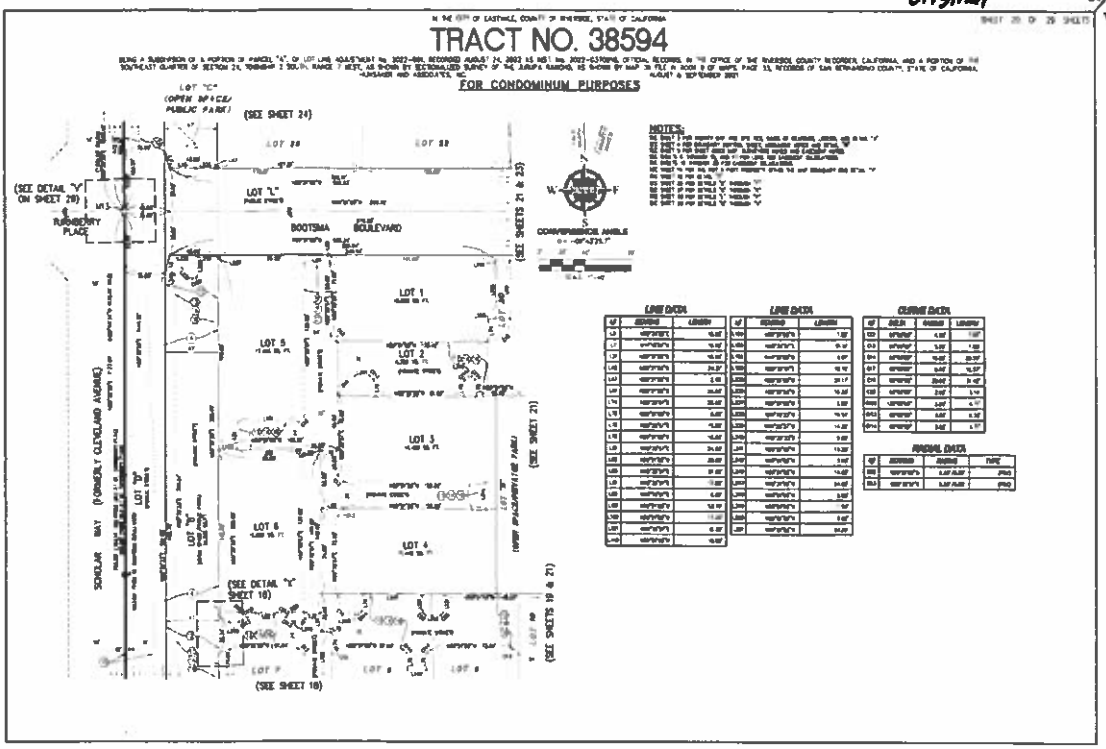
2024-0076720
Original
4PM
104



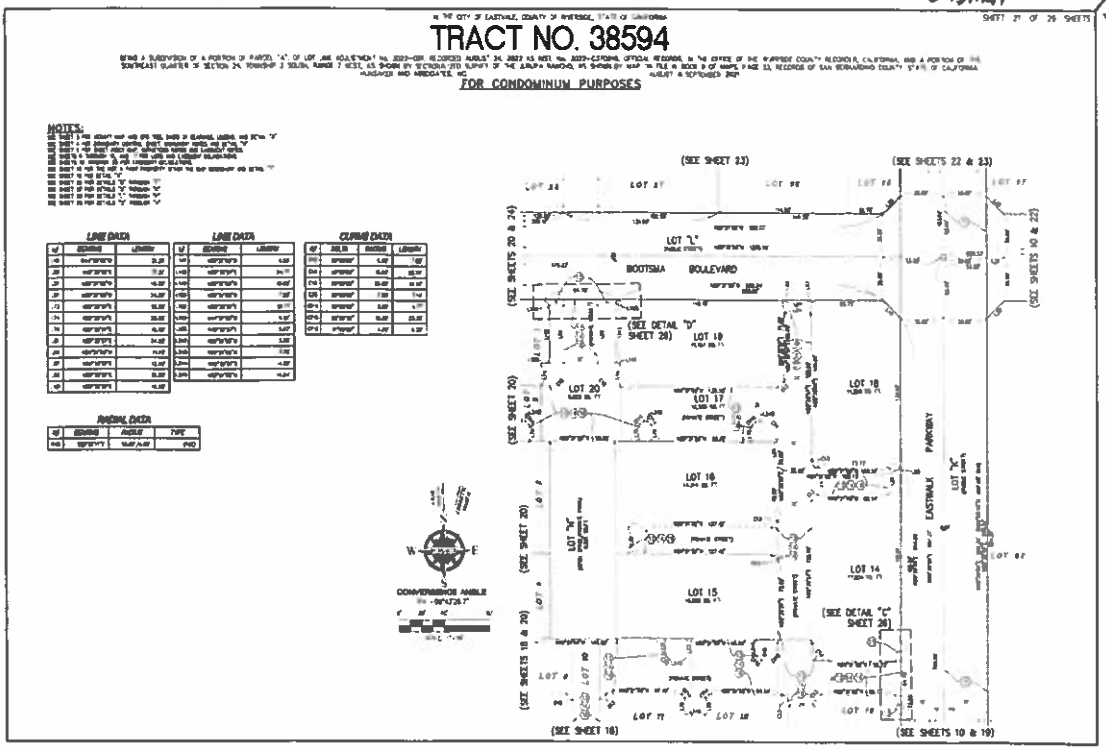
2024-0076720
Original
4PM
105



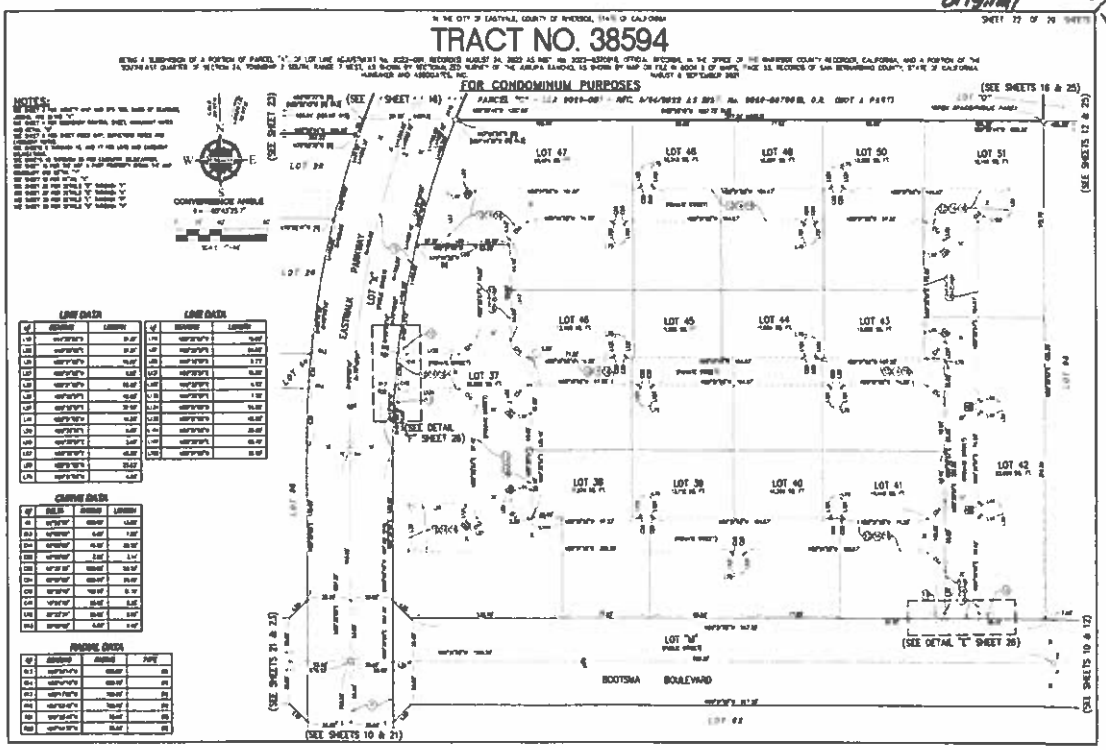
2024-0076720
Original
LMM
166



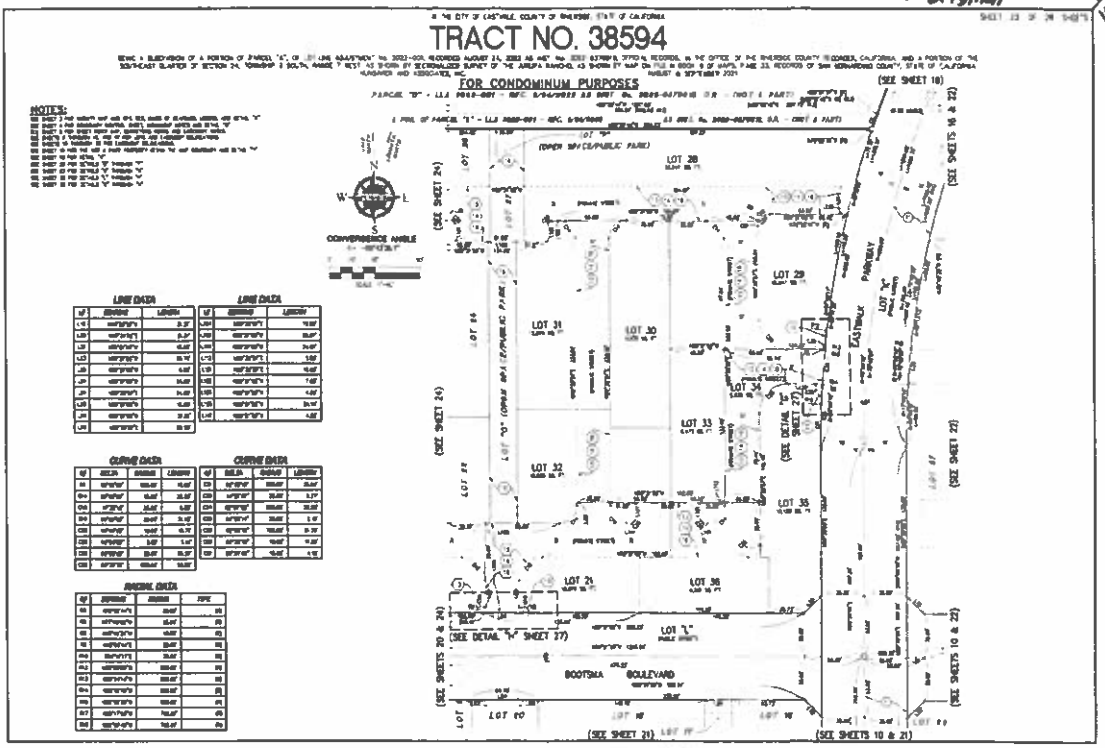
2024-0076720
Original
LMM
167



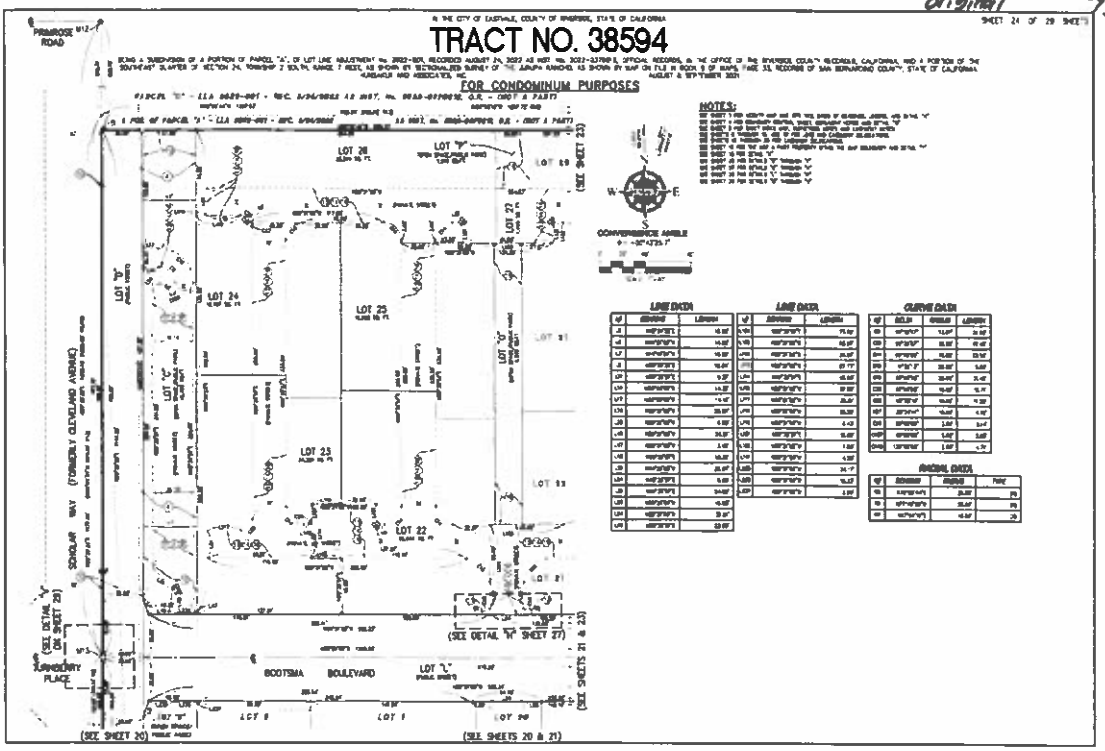
2024-0076720
Original
444
108



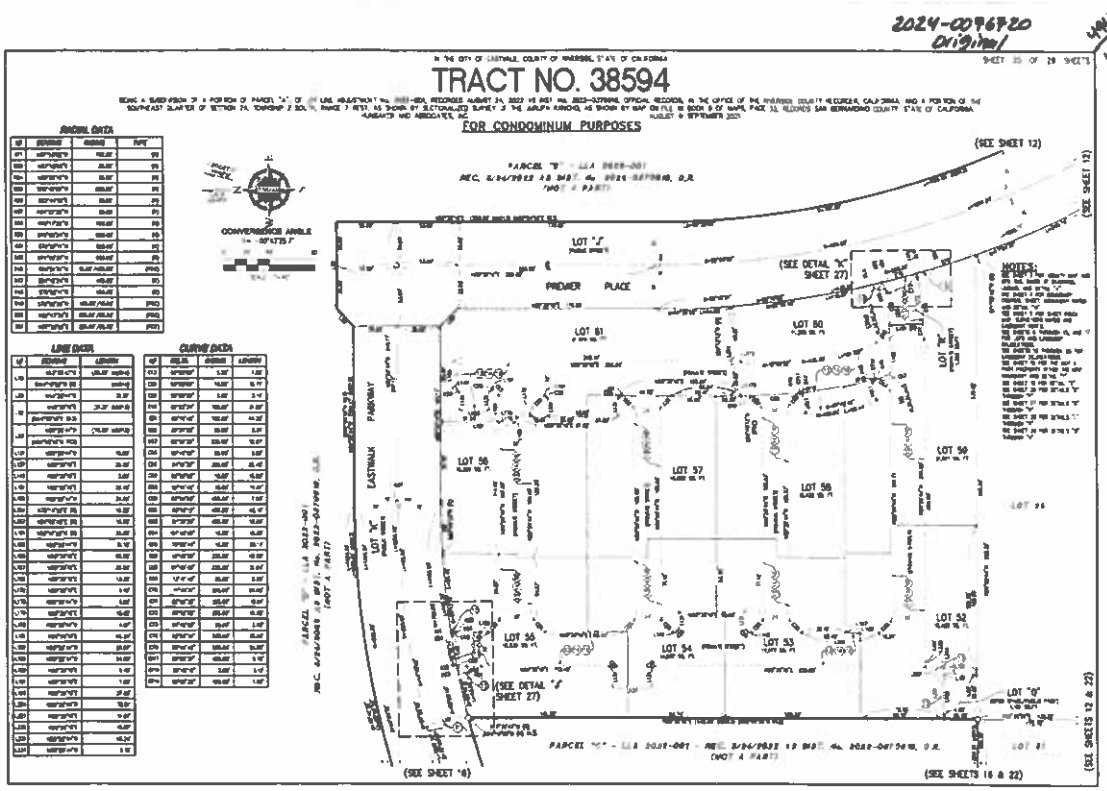
2024-0076720
Original
444
109



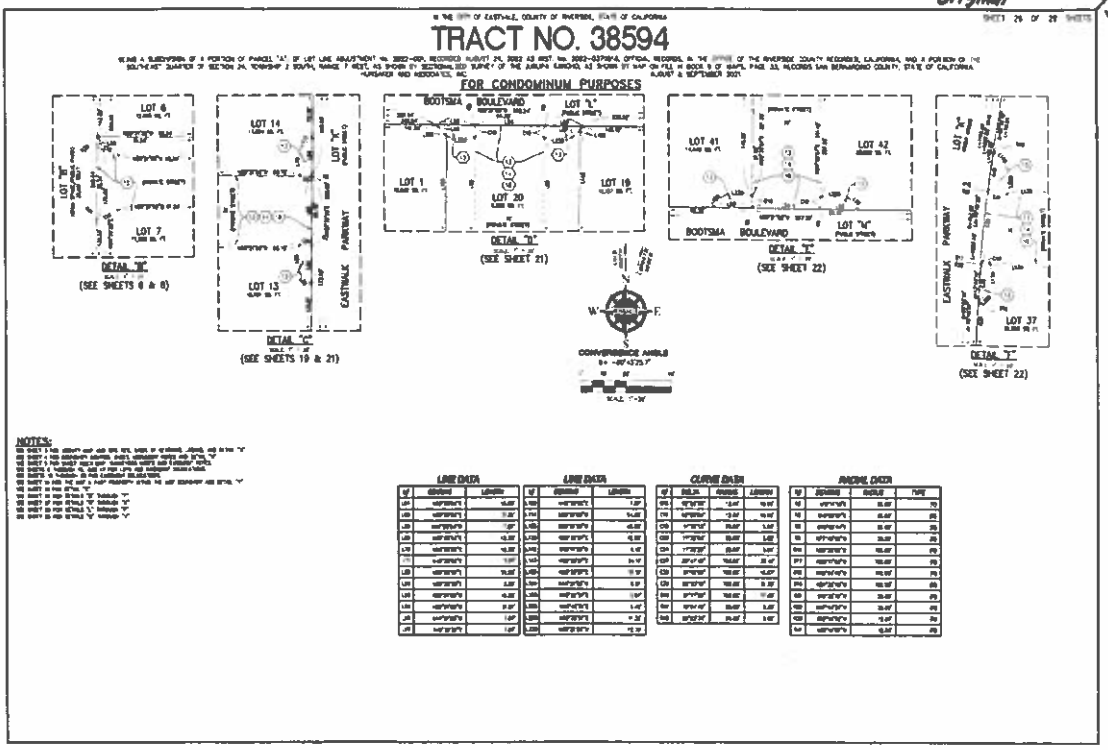
2024-0076720
Original
4PM
110



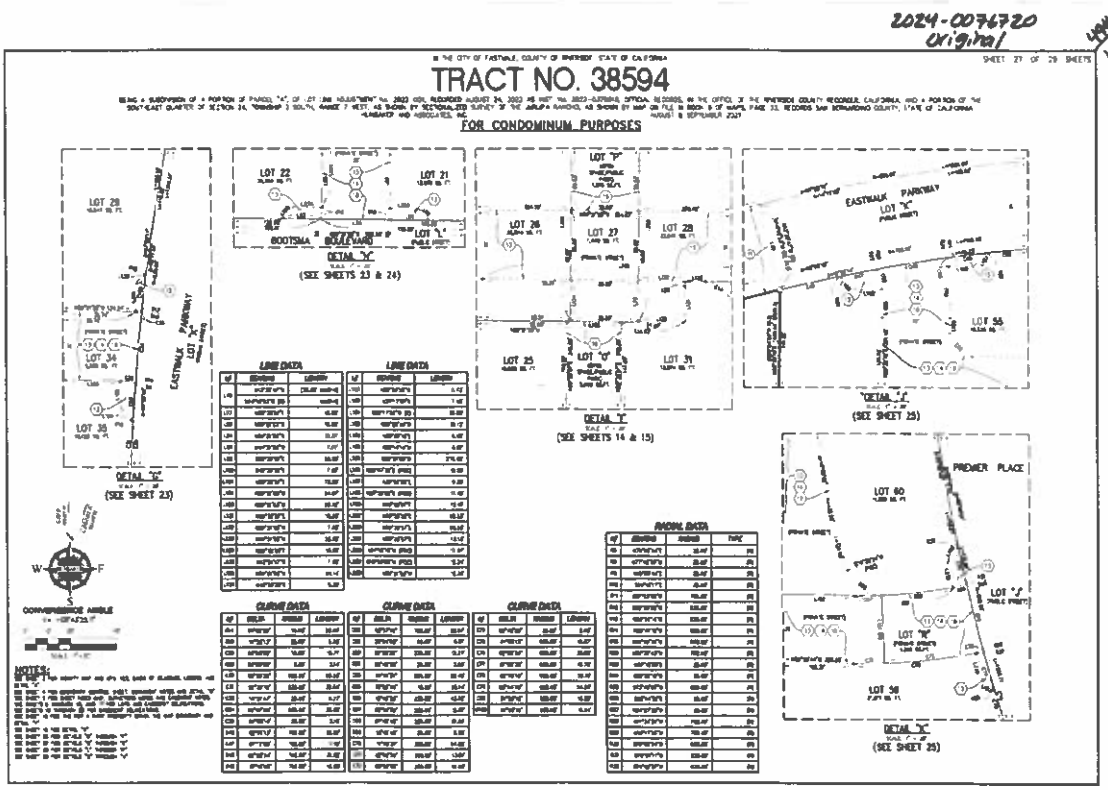
2024-0076720
Original
4PM
111



2024-0076720
Original
4PM
112



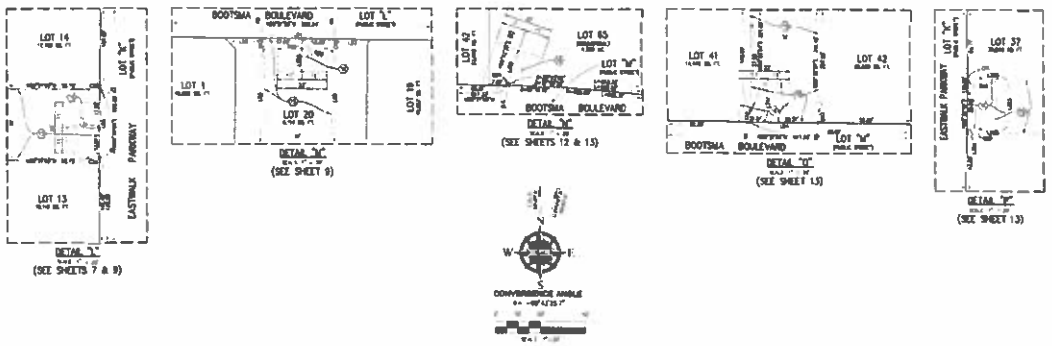
2024-0076720
Original
4PM
113



2024-0076720
Original
484
114

TRACT NO. 38594

FOR CONDOMINIUM PURPOSES



LINE DATA

L#	BEARING	LENGTH
L1		
L2		
L3		
L4		
L5		
L6		
L7		
L8		
L9		
L10		
L11		
L12		
L13		
L14		
L15		
L16		
L17		
L18		
L19		
L20		
L21		
L22		
L23		
L24		
L25		
L26		
L27		
L28		
L29		
L30		
L31		
L32		
L33		
L34		
L35		
L36		
L37		
L38		
L39		
L40		
L41		
L42		
L43		
L44		
L45		
L46		
L47		
L48		
L49		
L50		
L51		
L52		
L53		
L54		
L55		
L56		
L57		
L58		
L59		
L60		
L61		
L62		
L63		
L64		
L65		
L66		
L67		
L68		
L69		
L70		
L71		
L72		
L73		
L74		
L75		
L76		
L77		
L78		
L79		
L80		
L81		
L82		
L83		
L84		
L85		
L86		
L87		
L88		
L89		
L90		
L91		
L92		
L93		
L94		
L95		
L96		
L97		
L98		
L99		
L100		
L101		
L102		
L103		
L104		
L105		
L106		
L107		
L108		
L109		
L110		
L111		
L112		
L113		
L114		
L115		
L116		
L117		
L118		
L119		
L120		
L121		
L122		
L123		
L124		
L125		
L126		
L127		
L128		
L129		
L130		
L131		
L132		
L133		
L134		
L135		
L136		
L137		
L138		
L139		
L140		
L141		
L142		
L143		
L144		
L145		
L146		
L147		
L148		
L149		
L150		
L151		
L152		
L153		
L154		
L155		
L156		
L157		
L158		
L159		
L160		
L161		
L162		
L163		
L164		
L165		
L166		
L167		
L168		
L169		
L170		
L171		
L172		
L173		
L174		
L175		
L176		
L177		
L178		
L179		
L180		
L181		
L182		
L183		
L184		
L185		
L186		
L187		
L188		
L189		
L190		
L191		
L192		
L193		
L194		
L195		
L196		
L197		
L198		
L199		
L200		
L201		
L202		
L203		
L204		
L205		
L206		
L207		
L208		
L209		
L210		
L211		
L212		
L213		
L214		
L215		
L216		
L217		
L218		
L219		
L220		
L221		
L222		
L223		
L224		
L225		
L226		
L227		
L228		
L229		
L230		
L231		
L232		
L233		
L234		
L235		
L236		
L237		
L238		
L239		
L240		
L241		
L242		
L243		
L244		
L245		
L246		
L247		
L248		
L249		
L250		
L251		
L252		
L253		
L254		
L255		
L256		
L257		
L258		
L259		
L260		
L261		
L262		
L263		
L264		
L265		
L266		
L267		
L268		
L269		
L270		
L271		
L272		
L273		
L274		
L275		
L276		
L277		
L278		
L279		
L280		
L281		
L282		
L283		
L284		
L285		
L286		
L287		
L288		
L289		
L290		
L291		
L292		
L293		
L294		
L295		
L296		
L297		
L298		
L299		
L300		
L301		
L302		
L303		
L304		
L305		
L306		
L307		
L308		
L309		
L310		
L311		
L312		
L313		
L314		
L315		
L316		
L317		
L318		
L319		
L320		
L321		
L322		
L323		
L324		
L325		
L326		
L327		
L328		
L329		
L330		
L331		
L332		
L333		
L334		
L335		
L336		
L337		
L338		
L339		
L340		
L341		
L342		
L343		
L344		
L345		
L346		
L347		
L348		
L349		
L350		
L351		
L352		
L353		
L354		
L355		
L356		
L357		
L358		
L359		
L360		
L361		
L362		
L363		
L364		
L365		
L366		
L367		
L368		
L369		
L370		
L371		
L372		
L373		
L374		
L375		
L376		
L377		
L378		
L379		
L380		
L381		
L382		
L383		
L384		
L385		
L386		
L387		
L388		
L389		
L390		
L391		
L392		
L393		
L394		
L395		
L396		
L397		
L398		
L399		
L400		
L401		
L402		
L403		
L404		
L405		
L406		
L407		
L408		
L409		
L410		
L411		
L412		
L413		
L414		
L415		
L416		
L417		
L418		
L419		
L420		
L421		
L422		
L423		
L424		
L425		
L426		
L427		
L428		
L429		
L430		
L431		
L432		
L433		
L434		
L435		
L436		
L437		
L438		
L439		
L440		
L441		
L442		
L443		
L444		
L445		
L446		
L447		
L448		
L449		
L450		
L451		
L452		
L453		
L454		
L455		
L456		
L457		
L458		
L459		
L460		
L461		
L462		
L463		
L464		
L465		
L466		
L467		
L468		
L469		
L470		
L471		
L472		
L473		
L474		
L475		
L476		
L477		
L478		
L479		
L480		
L481		
L482		
L483		
L484		
L485		
L486		
L487		
L488		
L489		
L490		
L491		
L492		
L493		
L494		
L495		
L496		
L497		
L498		
L499		
L500		
L501		
L502		
L503		
L504		
L505		
L506		
L507		
L508		
L509		
L510		
L511		
L512		
L513		
L514		
L515		
L516		
L517		
L518		
L519		
L520		
L521		
L522		
L523		
L524		
L525		
L526		
L527		
L528		
L529		
L530		
L531		
L532		
L533		
L534		
L535		
L536		
L537		
L538		
L539		
L540		
L541		
L542		
L543		
L544		
L545		
L546		
L547		
L548		
L549		
L550		
L551		
L552		
L553		
L554		
L555		
L556		
L557		
L558		
L559		
L560		
L561		
L562		
L563		
L564		
L565		
L566		
L567		
L568		
L569		
L570		
L571		
L572		
L573		
L574		
L575		
L576		
L577		
L578		
L579		
L580		
L581		
L582		
L583		
L584		
L585		
L586		
L587		
L588		
L589		
L590		
L591		
L592		
L593		
L594		
L595		
L596		
L597		
L598		
L599		
L600		
L601		
L602		
L603		
L604		
L605		
L606		
L607		
L608		
L609		
L610		
L611		
L612		
L613		
L614		
L615		
L616		
L617		
L618		
L619		
L620		
L621		
L622		
L623		
L624		
L625		
L626		
L627		
L628		
L629		
L630		
L631		
L632		
L633		
L634		
L635		
L636		
L637		
L638		
L639		
L640		
L641		
L642		
L643		
L644		
L645		
L646		
L647		
L648		
L649		
L650		
L651		
L652		
L653		
L654		
L655		
L656		
L657		
L658		
L659		
L660		
L661		
L662		
L663		
L664		
L665		
L666		
L667		
L668		
L669		
L670		
L671		
L672		
L673		
L674		
L675		
L676		
L677		
L678		
L679		
L680		
L681		
L682		
L683		
L684		
L685		
L686		
L687		
L688		
L689		
L690		
L691		
L692		
L693		
L694		
L695		
L696		
L697		
L698		
L699		
L700		
L701		
L702		
L703		
L704		
L705		
L706		
L707		
L708		
L709		
L710		
L711		
L712		
L713		
L714		
L715		
L716		
L717		
L718		
L719		
L720		
L721		
L722		
L723		
L724		
L725		
L726		
L727		
L728		
L729		
L730		
L731		
L732		
L733		
L734		
L735		
L736		
L737		
L738		
L739		
L740		
L741		
L742		
L743		
L744		
L745		
L746		
L747		
L748		
L749		
L750		
L751		
L752		
L753		
L754		
L755		
L756		
L757		
L758		
L759		
L760		
L761		
L762		
L763		
L764		
L765		
L766		
L767		
L768		
L769		
L770		
L771		
L772		
L773		
L774		
L775		
L776		
L777		
L778		
L779		
L780		
L781		
L782		
L783		
L784		
L785		
L786		
L787		
L788		
L789		
L790		
L791		
L792		
L793		
L794		
L795		
L796		
L797		
L798		
L799		
L800		
L801		
L802		
L803		
L804		
L805		
L806		
L807		
L808		
L809		
L810		
L811		
L812		
L813		
L814		
L815		
L816		
L817		
L818		
L819		
L820		
L821		
L822		
L823		
L824		
L825		
L826		
L827		
L828		
L829		
L830		
L831		
L832		
L833		
L834		
L835		
L836		
L837		
L838		
L839		
L840		
L841		
L842		
L843		
L844		
L845		
L846		
L847		
L848		
L849		
L850		
L851		
L852		
L853		
L854		
L855		
L856		
L857		
L858		
L859		
L860		
L861		
L862		
L863		
L864		
L865		
L866		
L867		
L868		
L869		
L870		
L871		
L872		
L873		
L874		
L875		
L876		
L877		
L878		
L879		
L880		
L881		
L882		
L883		
L884		
L885		
L886		
L887		
L888		
L889		
L890		
L891		
L892		
L893		
L894		
L895		
L896		
L897		
L898		
L899		
L900		
L901		
L902		
L903		
L904		
L905		
L906		
L907		
L908		
L909		
L910		
L911		
L912		
L913		
L914		
L915		
L916		
L917		
L918		
L919		
L920		
L921		
L922		
L923		
L924		
L925		
L926		
L927		
L928		
L929		
L930		
L931		
L932		
L933		
L934		
L935		
L936		
L937		
L938		
L939		
L940		
L941		
L942		
L943		
L944		
L945		
L946		
L947		
L948		
L949		
L950		
L951		
L952		
L953		
L954		
L955		
L956		
L957		
L958		
L959		
L960		
L961		
L962		
L963		
L964		
L965		
L966		
L967		
L968		
L969		
L970		
L971		
L972		
L973		
L974		
L975		
L976		
L977		
L978		
L979		
L980		
L981		
L982		
L983		
L984		
L985		
L986		
L987		
L988		
L989		
L990		
L991		
L992		
L993		
L994		
L995		
L996		
L997		
L998		
L999		
L1000		

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1			
C2			
C3			
C4			
C5			
C6			

EXHIBIT B

TYPICAL SECTION

[ATTACHED BEHIND THIS PAGE]

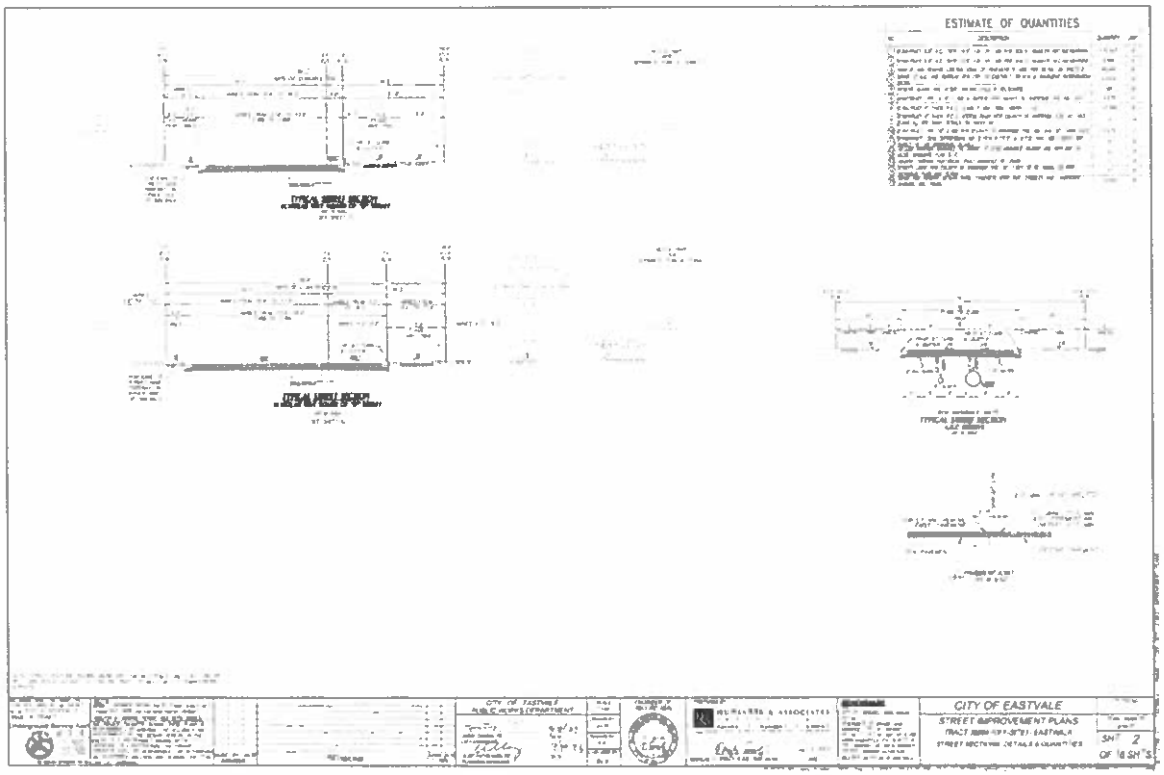
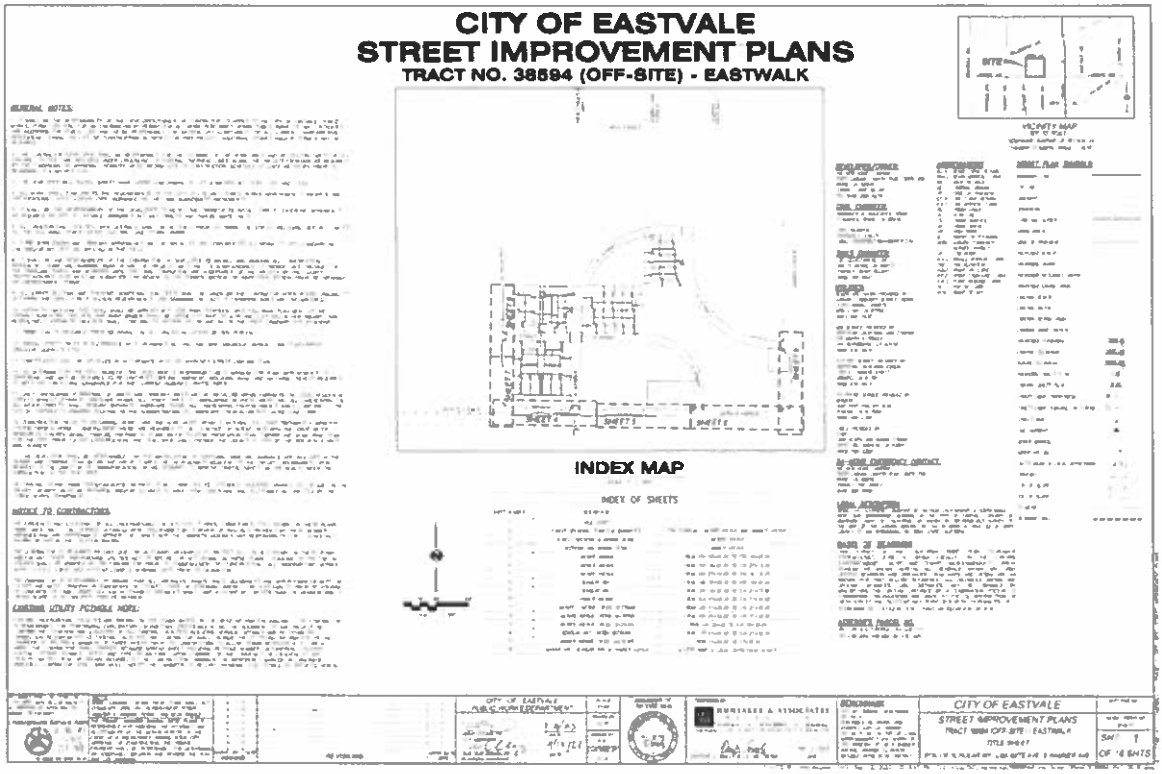
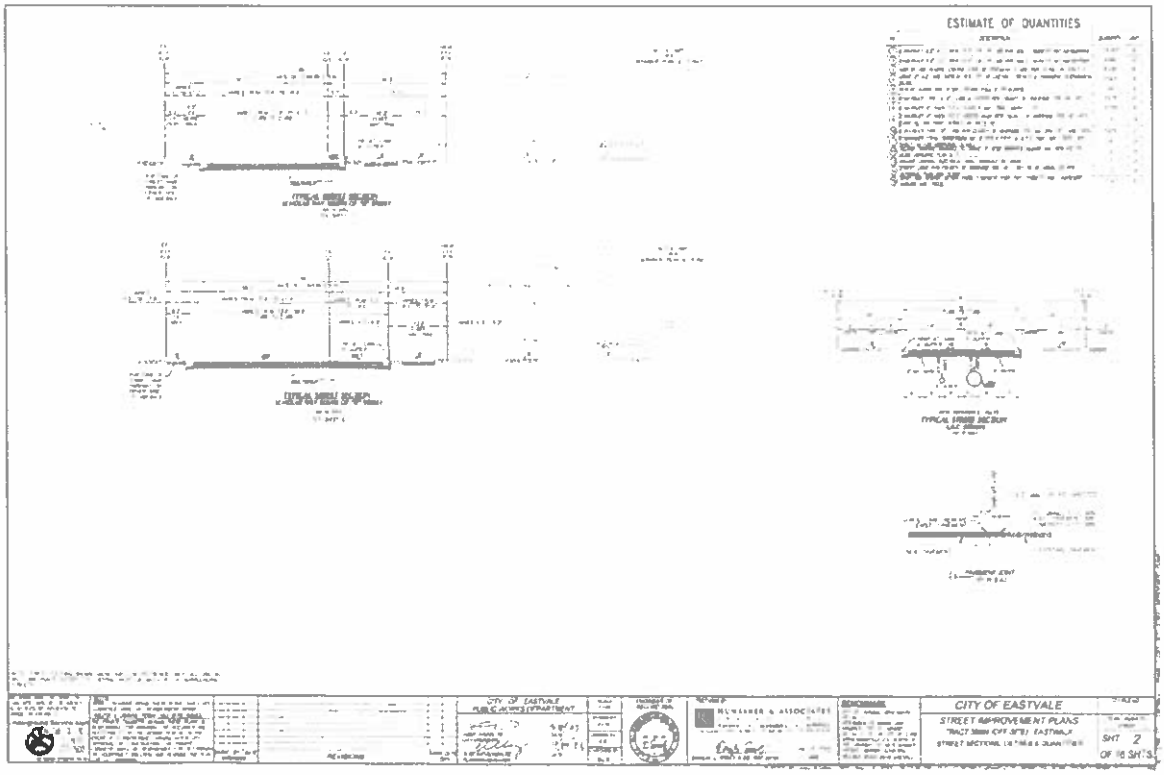

ESTIMATE OF QUANTITIES
CITY OF EASTVALE
STREET IMPROVEMENT PLANS
SHT 2
OF 18 SH'S.

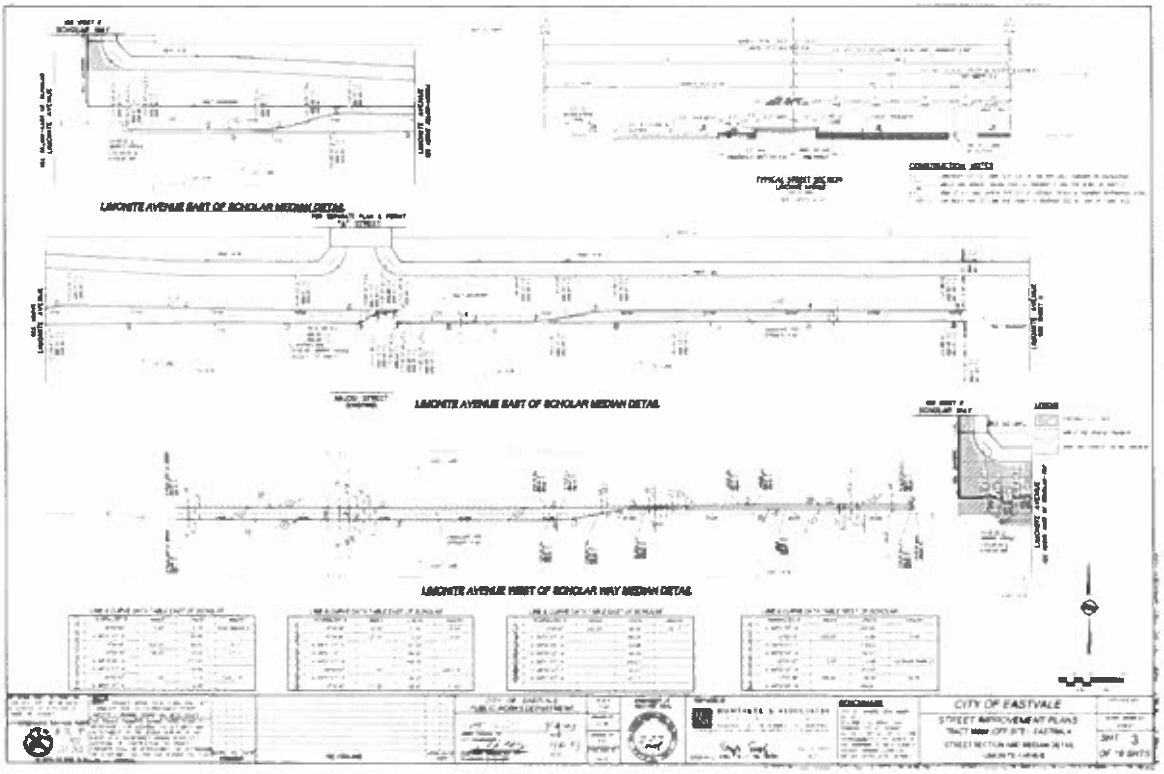
EXHIBIT C

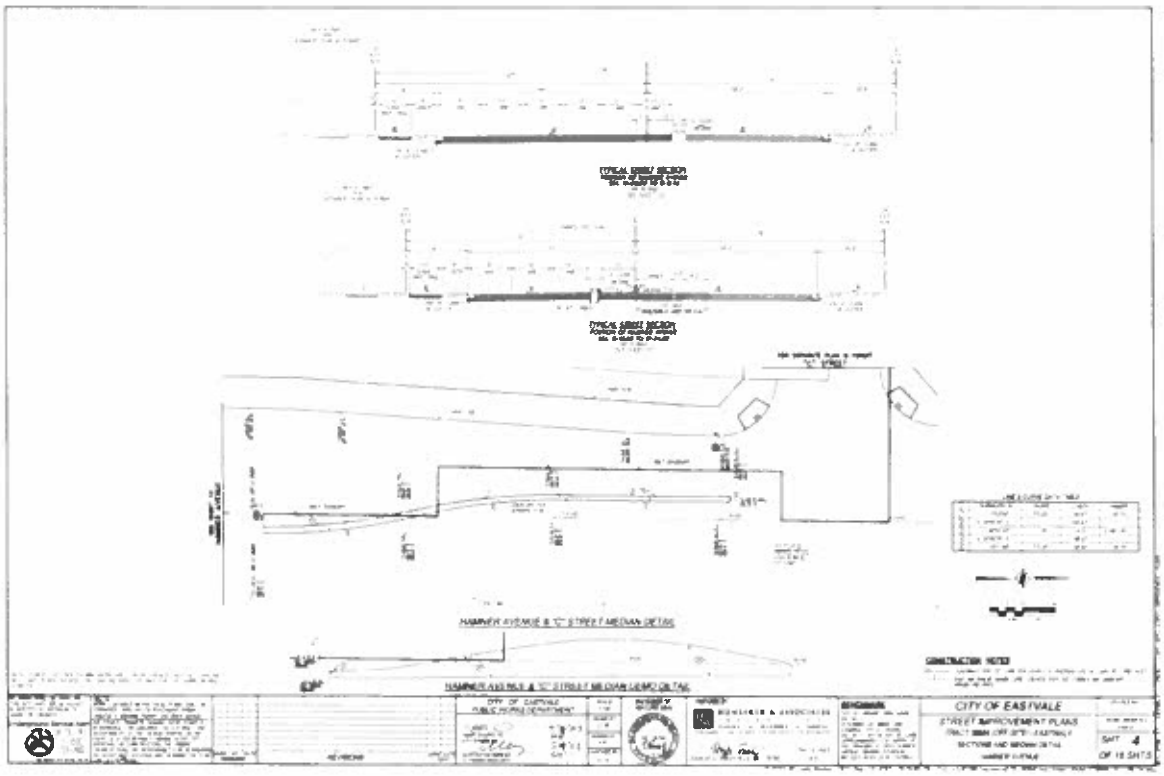
IMPROVEMENT PLAN

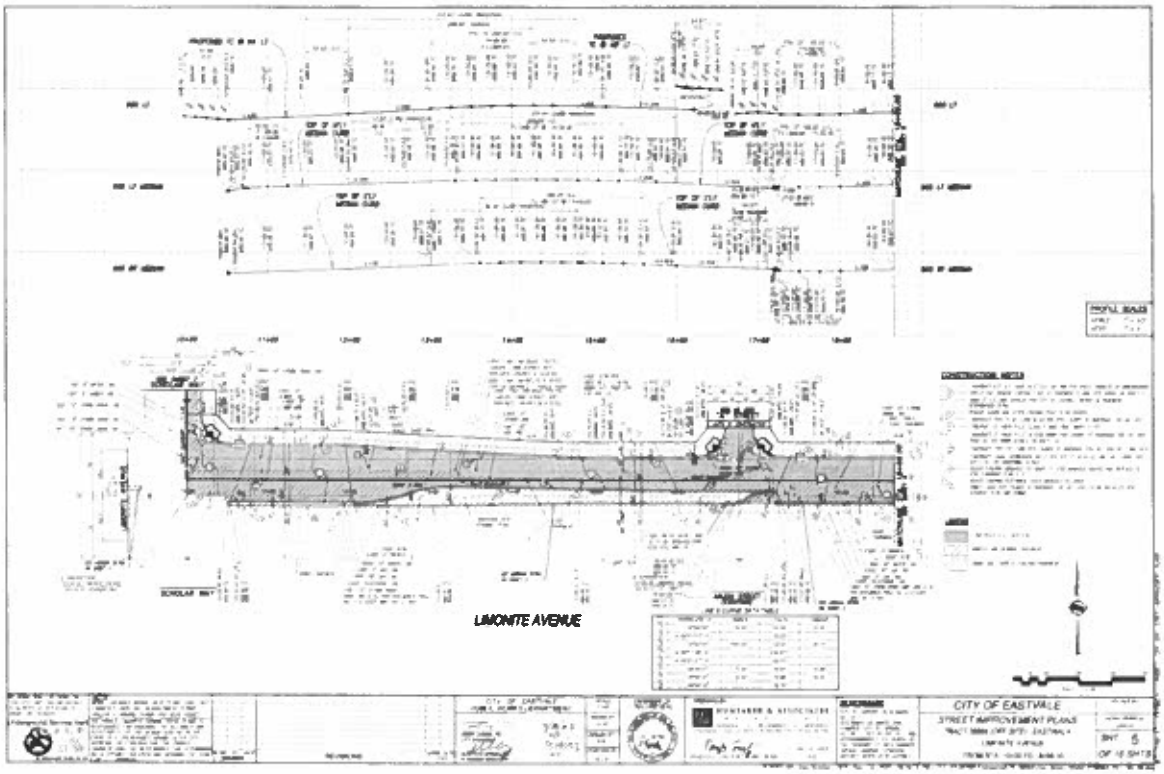
[ATTACHED BEHIND THIS PAGE]

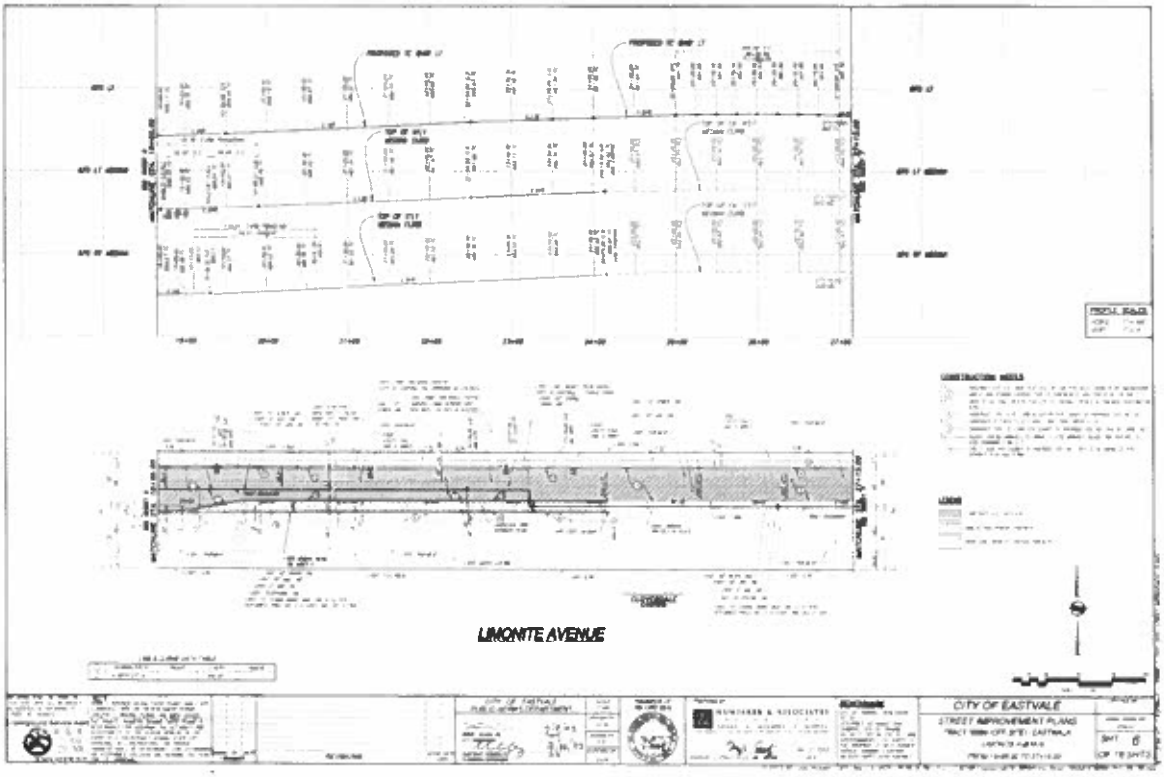

CITY OF EASTVALE
STREET IMPROVEMENT PLANS
TRACT NO. 38594 (OFF-SITE) - EASTWALK
INDEX MAP
INDEX OF SHEETS
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

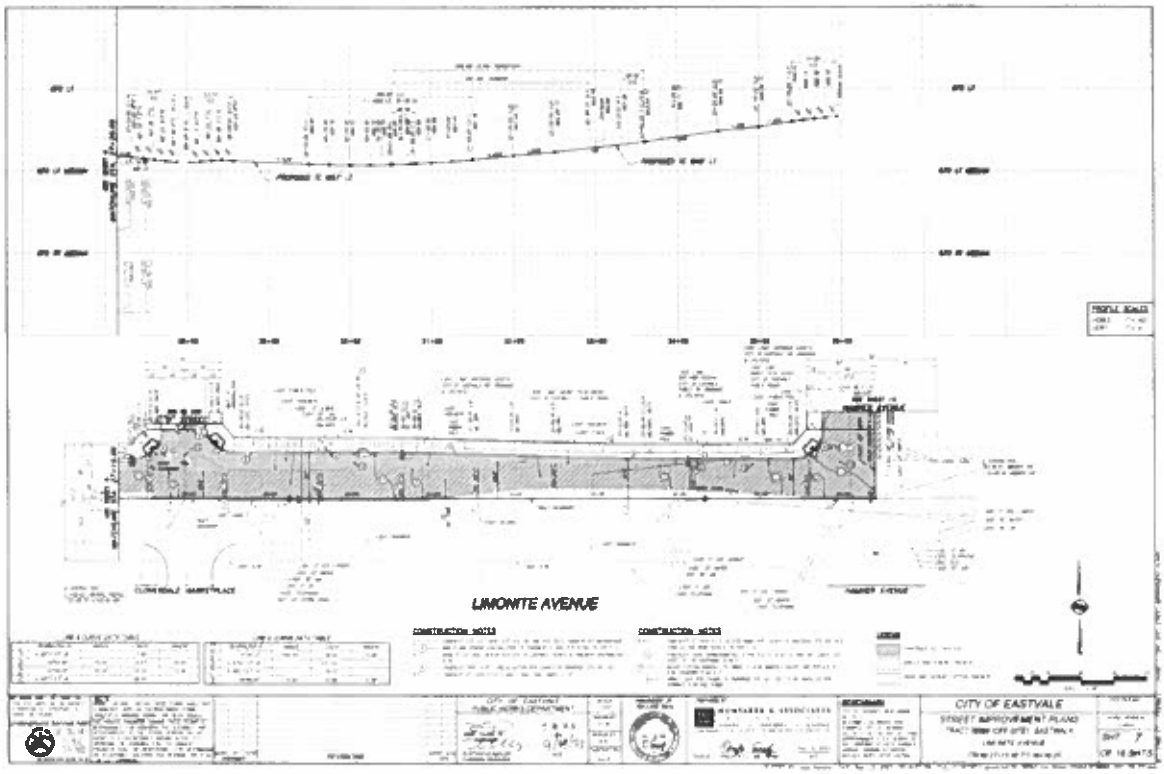

ESTIMATE OF QUANTITIES
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

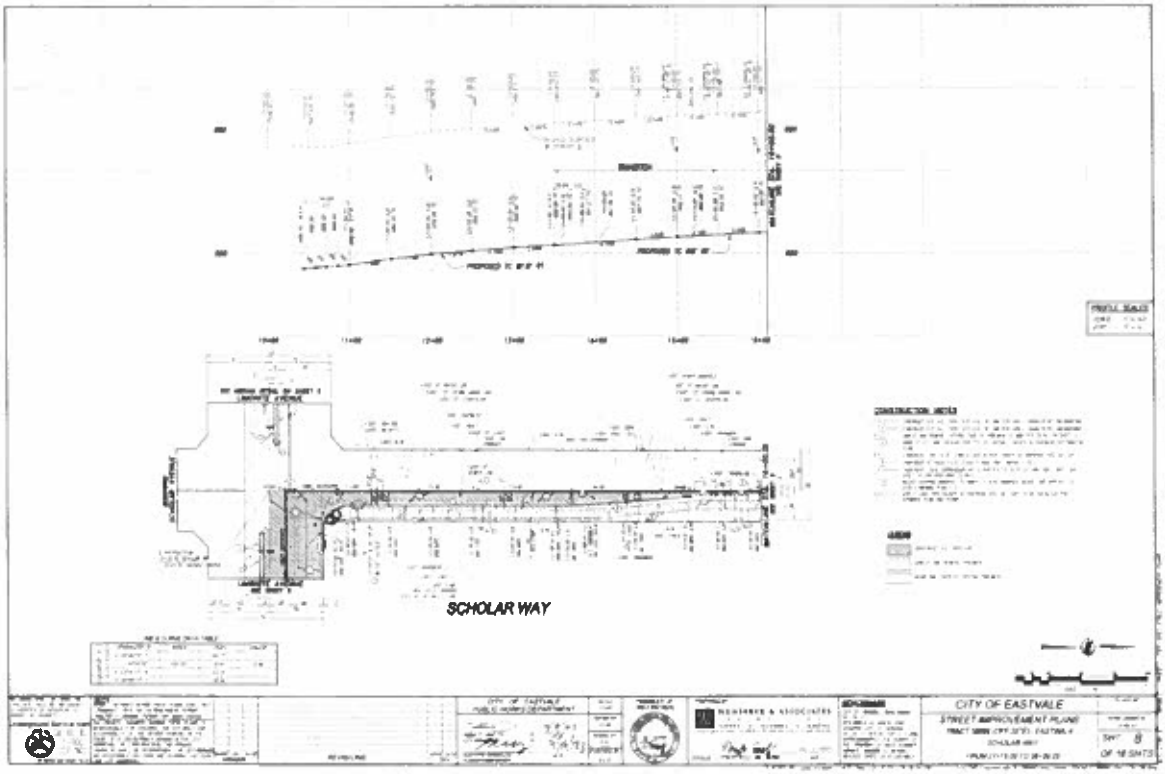

LAMONTE AVENUE EAST OF SCHOLAR MEDIAN DETAIL
LAMONTE AVENUE EAST OF SCHOLAR MEDIAN DETAIL
LAMONTE AVENUE WEST OF SCHOLAR WAY MEDIAN DETAIL
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

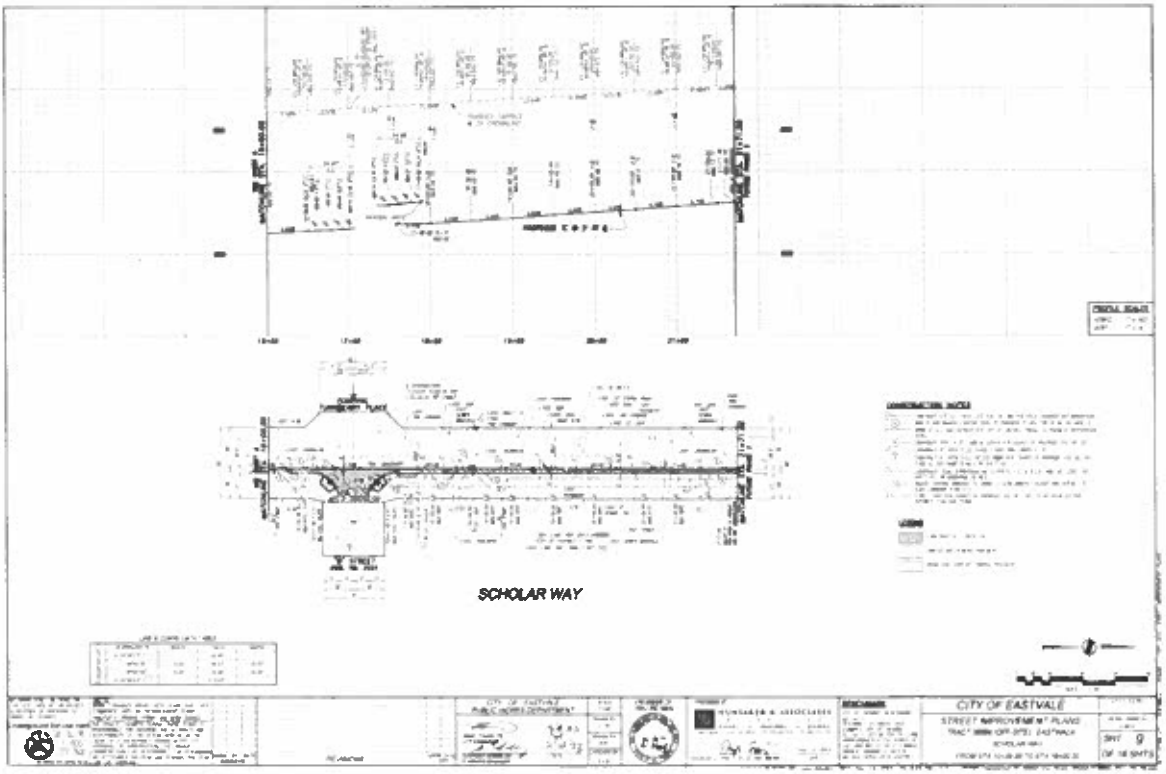

HAMNER AVENUE & "C" STREET MEDIAN DETAIL
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

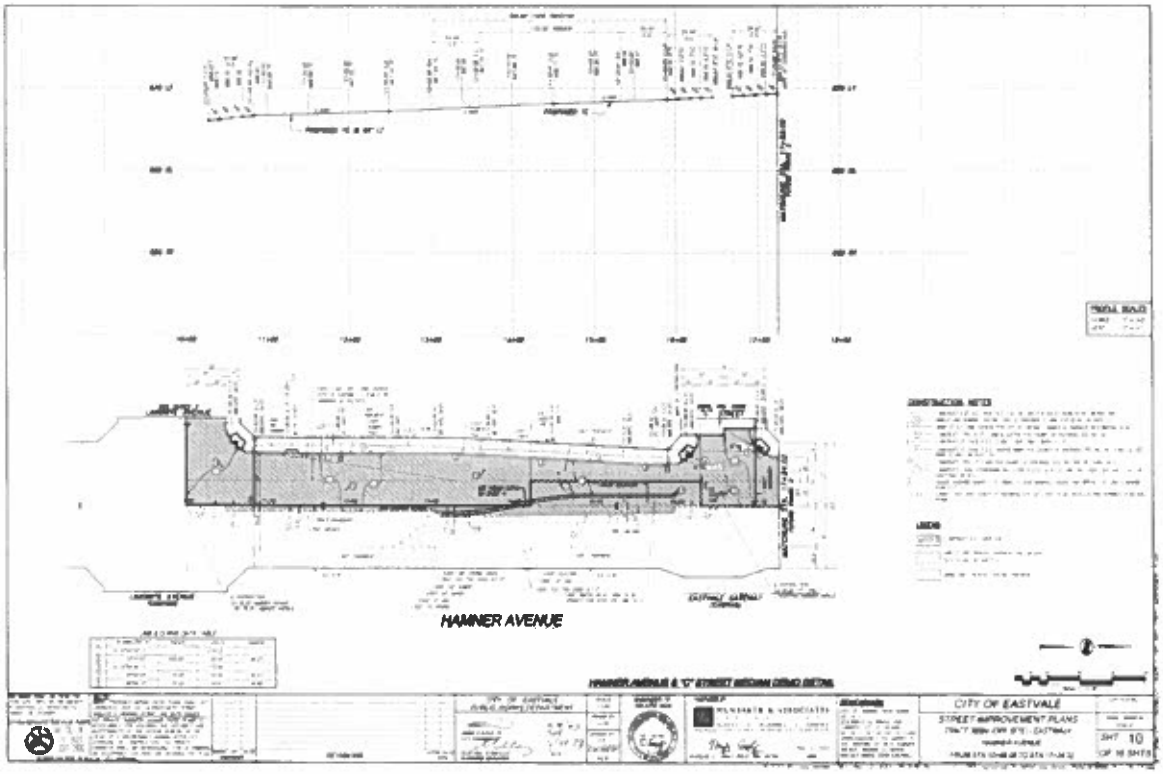

LIMONITE AVENUE
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

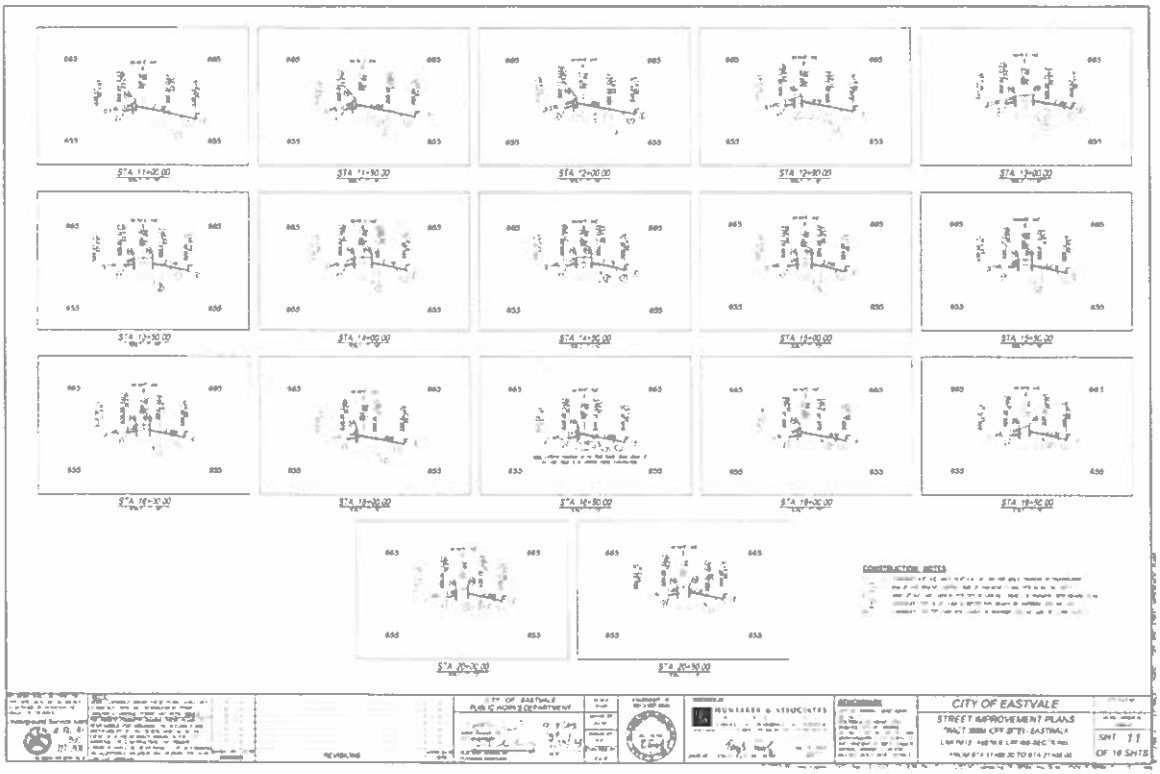

LIMONITE AVENUE
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

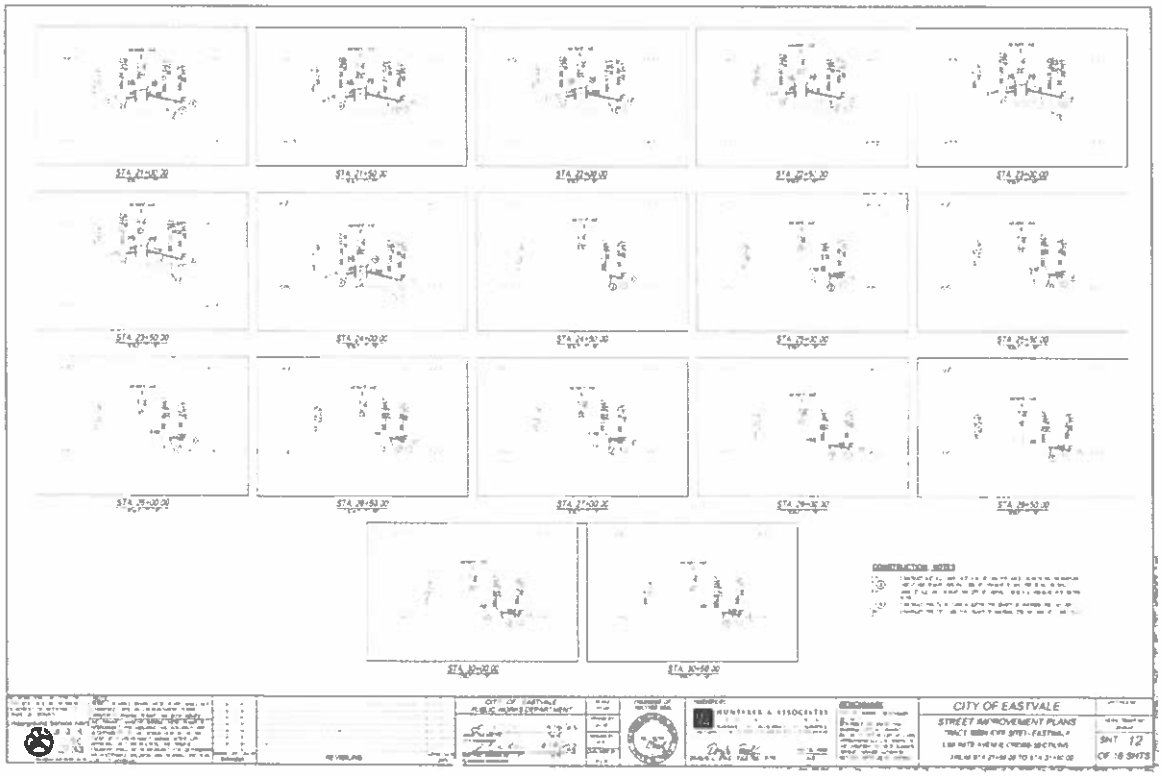

LIMONITE AVENUE
CITY OF EASTVALE
STREET IMPROVEMENT PLANS


SCHOLAR WAY
CITY OF EASTVALE
STREET IMPROVEMENT PLANS

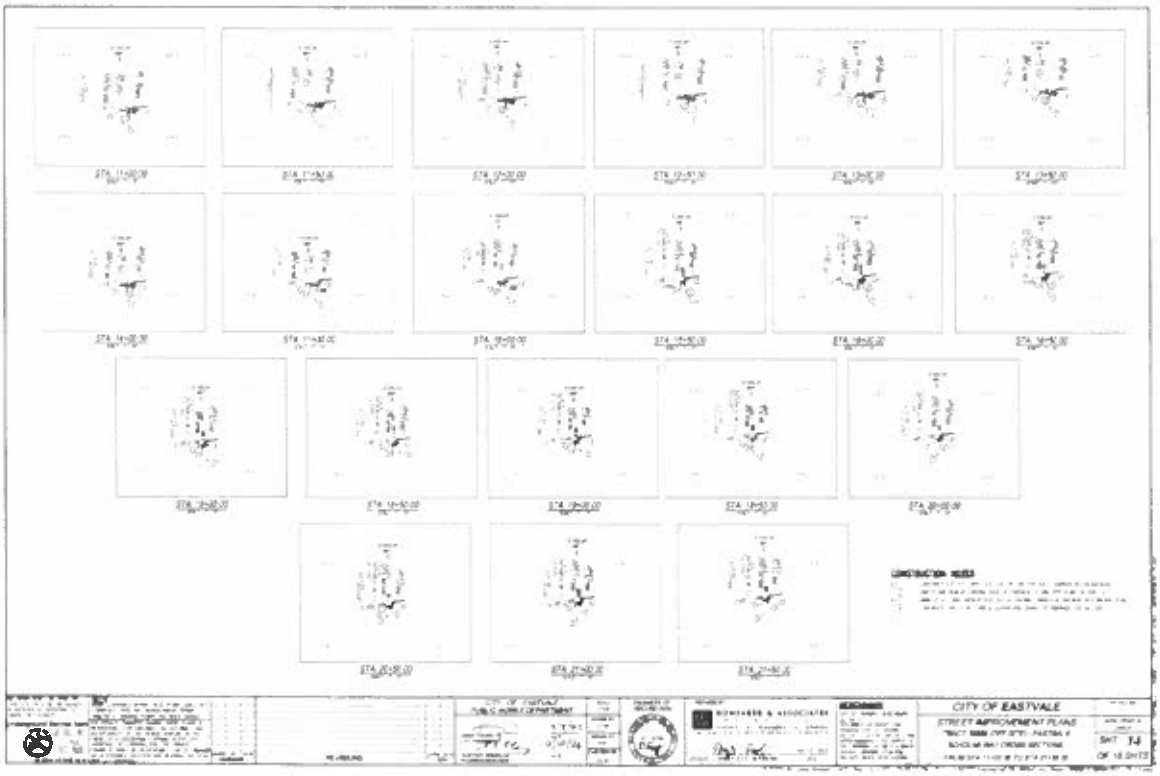

SCHOLAR WAY
CITY OF EASTVALE

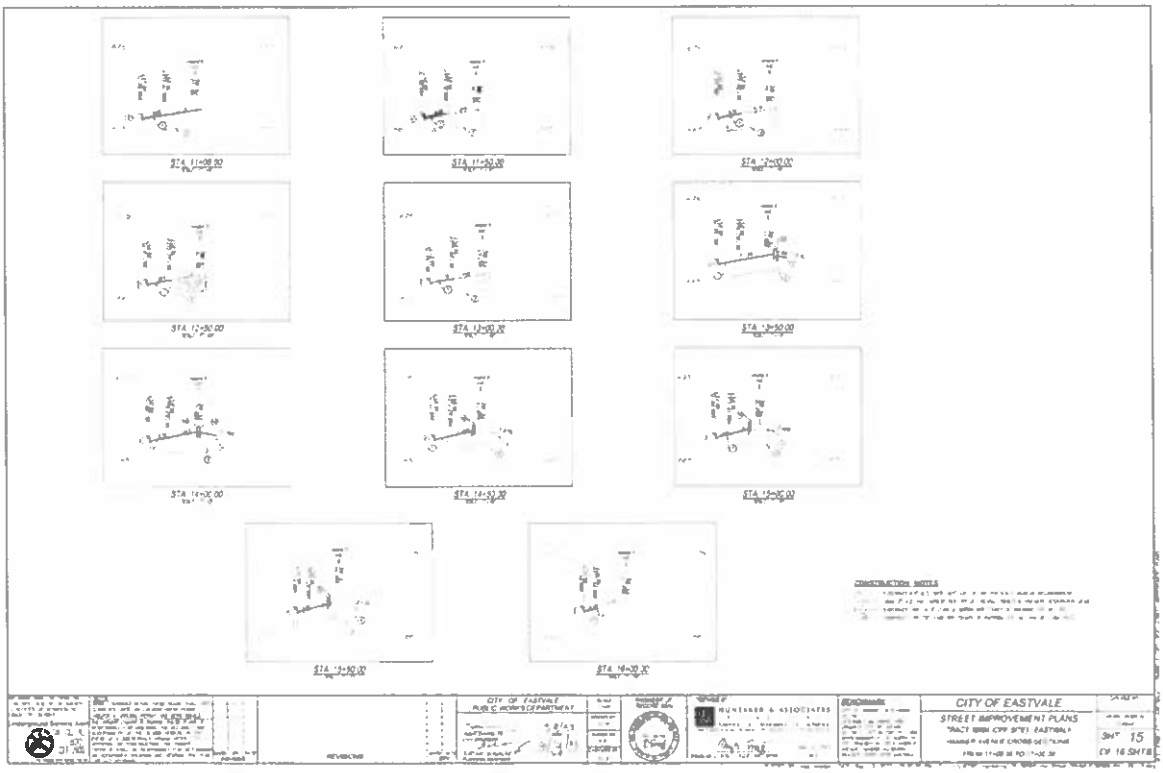

HAMNER AVENUE
CITY OF EASTVALE


CITY OF EASTVALE
STREET IMPROVEMENT PLANS
SHT 11
OF 18 SHTS


CITY OF EASTVALE
STREET IMPROVEMENT PLANS
SHT 12
OF 18 SHTS

CITY OF EASTVALE
STREET IMPROVEMENT PLANS


CITY OF EASTVALE
STREET IMPROVEMENT PLANS


CITY OF EASTVALE
STREET IMPROVEMENT PLANS
SHT 15
OF 16 SHTS

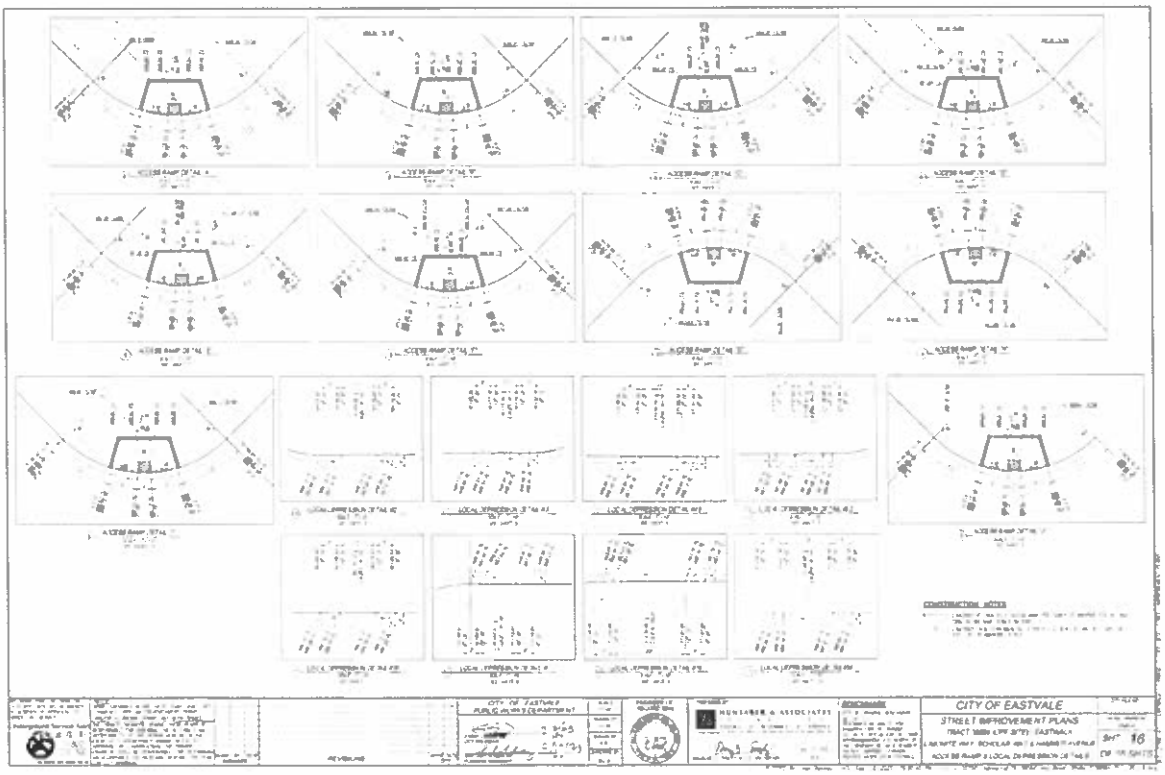

CITY OF EASTVALE
STREET IMPROVEMENT PLANS
SHT 16

EXHIBIT D

I. CREDIT/REIMBURSEMENT:

The final settlement shall be based on the actual allowable cost of design, engineering, and construction costs for the completion and acceptance of the Improvements described in this Agreement, and shall not exceed the maximum obligation of the CITY herein. The Mira Loma Road and Bridge Benefit District will not provide reimbursement for:

- Tapers that will not be part of ultimate improvements;
- Frontage improvements including but not limited to curb, gutter, and sidewalks; and
- Right-of-Way Costs.

II. MAXIMUM OBLIGATION:

Eligible Reimbursement for:	Landscaped median Hamner Ave	$260,400
	Landscaped median Limonite Ave	$103,950
Maximum Eligible credit/reimbursement:		**$364,350**

III. DOCUMENTATION TO BE PROVIDED BY DEVELOPER:

Developer shall provide the following documents to City:

1. Plans, specifications and Developer's Civil Engineer's cost estimate;
2. List of bidders from whom bids were requested;
3. Construction schedules and progress reports;
4. Contracts, insurance certificates and change orders with each contractor or vendor;
5. Invoices received from all vendors;
6. Canceled checks from payments made to contractors and vendors (copy both front and back of canceled checks);
7. Spreadsheet showing total costs incurred in and related to the construction of each Improvement and the check number for each item of cost and invoice;
8. Final lien releases form each contractor and vendor;
9. Copy of recorded Notice of Completion; and
10. Such further documentation as may be reasonably required by City to evidence the completion of construction and the payment of each item of cost and invoice.

EXHIBIT E
REIMBURSEMENT/CREDIT AUTHORIZATION REQUEST

CONTRACT NO./PROJECT TITLE: _____

_____
(Firm Name - Principal)

_____
(Business Address)

By: _____
(Signature)

_____
(Title)

Agreement Not to Exceed Amount: $ _____

Previously Authorized Amounts: Reimbursements: $ _____ Credits: $ _____

Amount of Request: Reimbursements: $ _____ Credits: $ _____

Required Attachments:

Invoice with Remit to Address
Supporting Documentation Showing Payments For Reimbursable Items
For Reimbursements Check One:
_____ W-9 Form (with first request)
_____ Vendor Registration Completed Online (www.co.riverside.ca.us/pucrhindex.asp)
_____ Vendor Registration Completed With Previous Reimbursement Request

---

FOR CITY USE ONLY:

Description of Any Requested Reimbursement/Credit Amounts That Are Denied Or Withheld:

_____ DENIED $ _____

_____ WITHHELD $ _____

Authorized Amounts: Reimbursements: $ _____ Credits: $ _____

Amount of Prorated Credit to be Applied with each Fee Payment: $ _____ / _____ (DU or Acre)

Authorized Signature: _____ Date: _____

Work Order: _____ Task Code: _____

EXHIBIT F

FORMS FOR SECURITY

[ATTACHED BEHIND THIS PAGE]

BOND NO. ES000163000
INITIAL PREMIUM: $64,885.00/Annual
SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. Tr 38594 SUBDIVISION IMPROVEMENT BOND

(Faithful Performance)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale, California ("City") and The New Home Company Southern California LLC, a Delaware limited liability company ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for specified improvements, survey monuments and required facilities for Tract Map No. 38594 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2023 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required by the Improvement Agreement to provide a good and sufficient bond for performance of the Improvement Agreement, and to guarantee and warranty the Public Improvements constructed thereunder.

NOW, THEREFORE, Principal and Everest National Insurance Company ("Surety"), a corporation organized and existing under the laws of the State of Delaware, and duly authorized to transact surety business under the laws of the State of California, are held and firmly bound unto City in the sum of Twelve Million Nine Hundred Seventy Seven Thousand Dollars ($12,977,000.00),said sum being one hundred percent (100%) of the total cost of the Public Improvements as set forth in the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, that if Principal, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, agreements, guarantees, and warranties in the Improvement Agreement and any alteration thereof made as therein provided, to be kept and performed at the time and in the manner therein specified and in all respects according to their intent and meaning, and to indemnify and save harmless City, its officers, employees, and agents, as stipulated in the Improvement Agreement, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

This bond is executed and filed to comply with Section 66499 et seq. of the Government Code of California as security for performance of the Improvement Agreement and security for the one-year guarantee and warranty of the Public Improvements.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Orange, CA, this 11th day of December, 2023.

The New Home Company Southern California LLC, a Delaware limited liability company	Everest National Insurance Company
Principal	Surety
By: [signature]	By: [signature]
Its: Managing Member	Attorney-In-Fact
MICHAEL CRITTENDEN	Cheryl L. Thomas
(print name)	(print name)

INSTRUCTIONS

1. **The above bond must be executed by both the Principal and the Surety.**
2. **If the Principal is a corporation, the bond must be executed in the corporate name and signed by the President or a Vice-President and the Secretary or Assistant Secretary, and the corporate seal affixed. If the Principal is a partnership, it must be signed by all partners. If the Principal is an Individual doing business under a fictitious name, it must be signed by all persons having an interest in the business and the fictitious name must be signed also. The bond must be notarized by both the Principal and the Surety.**
3. **The bond, after approval, must be filed with the Assistant City Clerk of the City of Eastvale.**

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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

State of California)

County of Orange)

On December 11, 2023 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)

ETC1 SUSAN E. MORALES COMM. #2444309 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires April 14, 2027 ETC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00016300
(Title or description of attached document)

Everest National Insurance Company
(Title or description of attached document continued)

Number of Pages ____ Document Date 12/11/23

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  ____ (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California
County of Orange

On December 12, 2023 (Date) before me, Sherry Ivery, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Michael C. Battaglia (Name(s) of Signer(s))

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

SHERRY IVERY
Notary Public - California
Orange County
Commission # 2403177
My Comm. Expires May 4, 2026

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

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Everest National Insurance Company - (Faithful Performance - Bond #ES0000163000)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On the 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument, that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto, and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 11th day of December 2023.

By: Sylvia Semerdjian, Assistant Secretary

ES 00 01 04 16

BOND NO. ES00016300
INITIAL PREMIUM: included with the Performance Bond
SUBJECT TO RENEWAL

CITY OF EASTVALE

PROJECT NO. Tr 38594 SUBDIVISION IMPROVEMENT BOND

(Labor and Materials)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS the City of Eastvale California ("City") and The New Home Company Southern California LLC, a Delaware limited liability company ("Principal"), have executed an agreement for work consisting of, but not limited to, the furnishing all labor, materials, tools, equipment, services, and incidentals for specified improvements, survey monuments, and required facilities for Tract Map No. 38594 ("Public Improvements");

WHEREAS, the Public Improvements to be performed by Principal are more particularly set forth in that certain Subdivision Improvement Agreement dated _____, 2023 ("Improvement Agreement");

WHEREAS, the Improvement Agreement is hereby referred to and incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the Improvement Agreement providing that if Principal or any of its subcontractors shall fail to pay for any materials, provisions, or other supplies, or terms used in, upon, for, or about the performance of the Public Improvements, or for any work or labor done thereon of any kind, or for amounts due under the provisions of Title 15 (commencing with section 3082) of Part 4 of Division 3 of the California Civil Code, with respect to such work or labor, that the Surety on this bond will pay the same together with a reasonable attorney's fee in case suit is brought on the bond.

NOW, THEREFORE, Principal and Everest National Insurance Company ("Surety"), a corporation organized and existing under the laws of the State of Delaware, and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City and to any and all material men, persons, companies or corporations furnishing materials, provisions, and other supplies used in, upon, for or about the performance of the Public Improvements, and all persons, companies or corporations renting or hiring teams, or implements or machinery, for or contributing to the Public Improvements to be done, and all persons performing work or labor upon the same and all persons supplying both work and materials as aforesaid excepting the Principal, the sum of Six Million Four Hundred Eighty-Eight Thousand Five Hundred Dollars ($6,488,500.00),said sum being 50% of the total cost of the Public Improvements under the terms of the Improvement Agreement, we bind ourselves, our heirs, executors and administrators, successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Principal, his or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay for any materials, provisions, or other supplies or machinery used in, upon, for or about the performance of the Public Improvements, or for work or labor thereon of any kind, or fail to pay any of the persons named in California Civil Code Section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, and all other applicable laws of the State of California and rules and regulations of its agencies, then said Surety will pay the same in or to an amount not exceeding the sum specified herein.

As part of the obligation secured hereby, and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

This bond is executed and filed to comply with Section 66499 et seq. of the California Government Code as security for payment to contractors, subcontractors, and persons furnishing labor, materials, or equipment for construction of the Public Improvements or performance of the Improvement Agreement. It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Improvement Agreement, or to any plans, profiles, and specifications related thereto, or to the Public Improvements to be constructed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition.

IN WITNESS WHEREOF, the seal and signature of the Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact at Orange, CA, this 11th day of December, 2023.

The New Home Company Southern California LLC, a Delaware limited liability company	Everest National Insurance Company
Principal	Surety
By: _____	By: Cheryl L. Thomas
Its: Managing Member	Attorney-In-Fact
Michael C Bottaggra	Cheryl L Thomas
(print name)	(print name)

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California
County of Orange

On December 12, 2023 (*Date*) before me, Sherry Ivery, Notary Public (*Here Insert Name and Title of the Officer*)

personally appeared Michael C. Battaglia (*Name(s) of Signer(s)*)

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

SHERRY IVERY
Notary Public - California
Orange County
Commission # 2403177
My Comm. Expires May 4, 2026

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Everest National Insurance Company - (Labor & Materials - Bond #ES000163000)

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On December 11, 2023 before me, Susan E. Morales, Notary Public.
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas.

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

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

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature (Notary Public Seal)

ETC1 SUSAN E MORALES COMM. #2444309 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires April 14, 2027 ETC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00016300
(Title or description of attached document)

Everest National Insurance Company
(Title or description of attached document continued)

Number of Pages ____ Document Date 12/11/23

CAPACITY CLAIMED BY THE SIGNER
- ☐ Individual (s)
- ☐ Corporate Officer
  ____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, ~~is~~/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS. That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On the 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument, that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 11th day of December 2023.

By: Sylvia Semerdjian, Assistant Secretary

ES 00 01 04 16

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.15
June 25, 2025

Approval of Professional Services Agreement with Breaking the Chains Consulting for FY 2025-2026 Organizational Development Services

Prepared By:

Maricela Mejia, Assistant HR/Risk Management Director

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement with Breaking the Chains Consulting in the amount of $40,000.00 for organizational development consulting services from July 1, 2025, to June 30, 2026. and any other documents necessary to effectuate the purchase of services.

Summary

Breaking the Chains Consulting is a firm based in Fernandina Beach, FL that provides professional organizational development, leadership, and consulting services aimed to enhance team performance & organizational health. Obtaining a consultant for this purpose is in direct alignment with Strategic Target G-Organizational Development within the Strategic Plan. These services will be provided for a fee of $40,000.00 for FY 2025-2026.

Background

The City has contracted Breaking the Chains Consulting for organizational consulting services since 2020 and has been instrumental in developing an engaged, strengths-based, and purpose-driven organization. The proposed Scope of Work for FY 2025-26 includes up to ten (10), one-hour strengths coaching sessions per month with personnel at all levels of the organization, organizational consulting sessions, an option for a coaching–training exchange in which we can trade in a month of coaching sessions for customized leadership and team training courses, and a

leadership academy exchange in which the City can trade in 5 months of coaching for a customized leadership academy. These services will be provided for a fee of $40,000.00 for FY 2025-2026.

City staff has deemed that Breaking the Chain Consulting is highly qualified to provide organizational development services for the City and has worked with various local government agencies throughout the United States to improve organizational health and create a strong, healthy, and purpose-driven work environment.

Environmental

Not Applicable.

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

Organizational Development

Fiscal Impact

These services will be provided for a fee of $40,000.00 for FY 2025-2026. There are sufficient funds in the General Fund Human Resources Contract services account 100-220-6490 in the proposed FY 2025-2026 budget for the recommended action.

Prior City Council/Commission Action

On February 9, 2023, the City hosted a Strategic Plan Review Workshop to reaffirm and make changes to the Strategic Plan adopted on March 24, 2021.

Attachment(s)

Attachment 1 - Agreement for Services-Breaking the Chain Consulting

AGREEMENT FOR SERVICES
ORGANIZATIONAL DEVELOPMENT-STRENGTHS PLUS PACKAGE

This Agreement for Services ("Agreement") is entered into as of this 26th day of June, 2024 by and between the City of Eastvale, a municipal corporation ("City") and Breaking the Chain Consulting ("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 from July 1, 2024 through June 30, 2025.

SECTION 2. SCOPE OF SERVICES

(a) 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 forty thousand dollars ($40,000.00) unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

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

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

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

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

SECTION 6. OWNERSHIP OF DOCUMENTS.

All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Contractor in the course of providing the Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise

disposed of by City without the permission of the Contractor. Upon completion, expiration or termination of this Agreement, Contractor shall turn over to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

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

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

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

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

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

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

SECTION 8. INDEPENDENT CONTRACTOR.

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

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

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

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Contractor shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services. In meeting its obligations under this Agreement, Contractor shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to the Services required of Contractor under this Agreement. In addition to the general standards of performance set forth this section, additional specific standards of performance and performance criteria may be set forth in Exhibit "A" "Scope of Work" that shall also be applicable to Contractor's work under this Agreement. Where there is a conflict between a general and a specific standard of performance or performance criteria, the specific standard or criteria shall prevail over the general.

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

Contractor shall keep itself informed of and comply with all applicable federal, state

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

SECTION 11. PREVAILING WAGE LAWS

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: Mark Orme
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor:
Breaking the Chain Consulting
Attn: Jim Uhl
96716 Grande Oaks Lane
Fernandina Beach, FL 32034

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 the total compensation under this Agreement, as amended, would not exceed the City Manager’s contracting authority under 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.

CITY OF EASTVALE

_____

Mark Orme
City Manager

ATTEST:

_____
Marc Donohue
City Clerk

APPROVED AS TO FORM

_____
Erica Vega
City Attorney

BREAKING THE CHAIN CONSULTING

_____
Jim Uhl

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

EXHIBIT "A"
SCOPE OF SERVICES

I. Contractor will perform the following Services:

A. Priority Access: Anytime, immediate response to phone calls & emails so you get the answers you need when you need them;

B. Priority Scheduling: Once booked, you come before other clients;

C. Up to 10, one-hour strengths coaching sessions per month;

D. Includes all personnel: executives, middle managers, supervisors, and line level staff;

E. Includes organizational consulting sessions;

F. Coaching-Training exchange-trade in a month of coaching sessions for any customized leadership and team training courses;

G. You choose the platform most convenient for you and we'll be there: Ine person or via zoom;

H. Discounted Rate: If additional one-hour coaching sessions are needed, you get the discounted rate of $150 per hour (normally $250);

I. Save Money: Experience increased employee engagement & performance and retain top talent;

J. Leadership Academy exchange-trade in 4 months of coaching for a customized leadership academy for up to 12 people.

EXHIBIT "B"
COMPENSATION

I. Contractor shall use the following rates of pay in the performance of the Services:

A.	Strengths Plus Package	$40,000

All compensation shall be provided upon execution of the service agreement. Should the agreement be terminated early by the City for cause, or by Contractor for convenience, the City shall receive a pro-rated refund of $3,333.33 per month for the remaining full months of the contract term, payable in one lump sum.

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.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.16
June 25, 2025

First Amendment to Professional Services Agreement with Stradling Yocca Carlson & Rauth LLP for Bond and Disclosure Services

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve First Amendment to the Professional Services Agreement Amendment with Stradling Yocca Carlson & Rauth, LLP with a revised scope and total not-to-exceed amount of $110,500; and
2. Authorize the City Manager to execute all necessary documents.

Summary

The city entered into a two year professional services agreement with Stradling, Yocca, Carlson, & Rauth LLP on July 24, 2024 for bond counsel and disclosure services with a not-to-exceed amount of $97,500. The scope of work included two phases. Phase one included assistance with preliminary financial analysis for the city's Civic Center Project. Phase two included management of bond issuance and related advisory services. The city is now nearing the start of phase two, however before phase two began the city requested that Stradling assist in the resolution of certain land use restrictions applicable to a portion of the property on which the Civic Center Project will be constructed. As a result, other Partners at the Firm were brought on board to provide services beyond the original scope of the contract. The scope and total compensation must be amended to reflect the changes. The amendment revises the scope and adds additional compensation to the

agreement.

Background

The scope of the agreement originally included bond counsel and disclosure services specific to the Civic Center Project. In connection with the review of title to the property on which the Civic Center Project will be constructed, the City discovered a land use restriction applicable to a portion of the property that limited the use of the property to park and open space purposes. The City requested that Stradling assist in the removal of the restriction, which involved discussions with the title company, the seller of the property, and the seller's legal counsel, as well as preparation of documentation to release the land use restriction. As a result, the scope and compensation must be amended.

The compensation will be adjusted to adequately compensate the firm for time and materials spent on the title review. Compensation will be adjusted by $13,000 for a total not-to-exceed amount of $110,500.

Environmental

Government financial planning activities 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: 3 | Target #: 3 | Goal #: 10

Conduct financial planning for newly proposed infrastructure

Fiscal Impact

The total fiscal impact of the approval of the professional services amendment is $13,000. Adequate budget was appropriated during the fiscal year 2024-25 budget process in General Fund account number 100-210-6490.

Prior City Council/Commission Action

The Professional Services Agreement with Stradling was approved by City Council on July 24, 2025.

Attachment(s)

Attachment 1 - Signed First Amendment
Attachment 2 - PSA

First Amendment to Agreement

This First Amendment to Agreement ("First Amendment") is entered into this 25th day of June, 2025 by and between the City of Eastvale, a California general law city ("City"), and Stradling Yocca Carlson & Rauth LLP, a California limited liability partnership ("Contractor"), as follows:

RECITALS

A. City and Contractor entered into an agreement for Bond Counsel and Disclosure Services on or about July 24, 2024 ("Agreement") with a term limit of 5 years and compensation not-to-exceed $97,500.

B. City and Contractor desire to amend the total compensation and add Additional Services described in Section 1.a. below to the Scope of Services.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the promises made and recited herein, the parties do hereby enter into this First Amendment which modifies and amends the Agreement as follows:

1. **AMENDMENTS.**

   a. **SCOPE OF SERVICES.** Section 2, paragraph (a) and Exhibit "A" of the Agreement are amended to add the services identified in in Exhibit "A" "Additional Scope of Services" to this First Amendment to the Services.

   b. **COMPENSATION AND METHOD OF PAYMENT.** Section 4, paragraph (a) and Exhibit "B" of the Agreement are amended to increase the total compensation of the agreement by an additional thirteen thousand dollars ($13,000) for the Additional Scope of Services for a total not to exceed amount of one hundred and ten thousand five hundred dollars ($110,500).

2. **GENERAL PROVISIONS.**

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

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

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

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

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

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Agreement on the date and year first written above.

CITY OF EASTVALE:

_____
Mark Orme, City Manager

APPROVED AS TO FORM:

_____
Erica L. Vega, City Attorney

ATTEST:

_____
Marc Donohue, City Clerk

STRADLING YOCCA CARLSON & RAUTH LLP

_____
Vanessa Legbandt, Partner
Stradling, Yocca, Carlson & Rauth LLP

Exhibit "A"
ADDITIONAL SCOPE OF SERVICES

Legal Services in connection with the review and evaluation of title matters, recorded land use restrictions, and amendment to final map relating to the real property acquired by the City of Eastvale for the proposed new Civic Center development, and other related matters (the "Subject Matter"). Such work includes review of existing documentation, conducting legal research, drafting real estate deeds and other materials, and attendance at meetings and other communications with City staff and City consultants regarding the Subject Matter.

AGREEMENT FOR SERVICES
STRADLING YOCCA CARLSON & RAUTH LLP

July This Agreement for Services ("Agreement") is entered into as of this 24th day of April, 2024 by and between the City of Eastvale, a municipal corporation ("City") and Stradling Yocca Carlson & Rauth LLP, a California limited liability partnership ("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 five (5) years, commencing on the date first ascribed above.

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. The Services to be provided by Contractor generally consist of bond and disclosure counsel legal services with respect to the City's proposed lease revenue bond financing of certain civic center improvements (the "Bond Financing").

Firm Not Providing Financial Advice. Contractor is not a registered municipal advisor and does not provide financial advisory services or otherwise provide financial advice to Contractor's clients. We understand that your registered municipal advisor, Urban Futures, Inc., will be providing financial advisory services to you on the proposed Bond Financing.

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 Ninety-Seven Thousand, Five Hundred Dollars ($97,500), unless additional compensation is approved in writing in accordance with Section 26 "Administration and Implementation" or Section 28 "Amendment" of this Agreement.

(b) For each month in which Contractor performed Services for which Contractor will be paid on an hourly or periodic basis (as opposed to a flat fee upon the closing of the Bond Financing), 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, and supplies. If the compensation set forth in subsection (a) and Exhibit "B" include payment of labor on an hourly basis (as opposed to labor and materials being paid as a lump sum), the labor category in each invoice shall include detailed descriptions of task performed and the amount of time incurred for or allocated to that task. City shall independently review each invoice submitted by the Contractor to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Contractor for correction and resubmission.

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

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

SECTION 5. INSPECTION AND FINAL ACCEPTANCE.

City may inspect and accept or reject any of Contractor's work under this Agreement, either during performance or when completed. City shall reject or finally accept Contractor's work within sixty (60) days after submitted to City. City shall reject work by a timely written explanation, otherwise Contractor's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects, fraud and such gross mistakes as amount to fraud. Acceptance of any

of Contractor's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, Section 16 "Indemnification" and Section 17 "Insurance."

SECTION 6. OWNERSHIP OF DOCUMENTS.

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

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

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

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

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

request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

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

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

SECTION 8. INDEPENDENT CONTRACTOR.

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

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

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

(d) Contractor agrees not to engage subcontractors to perform any of the Services under 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.

(d) Specifically:

(i) Contractor represents various investment banks and underwriters, including Bank of America, N.A., from time-to-time on transactions for public agencies other than you. In the event that you determine to issue bonds, notes or other obligations, Contractor will not represent any investment bank or underwriter on any such financing in connection with which Contractor represents you.

(ii) Contractor represents various public agencies, including the County of Riverside and the Chino Basin Desalter Authority and other agencies throughout California, as bond and/or disclosure counsel and on other financing matters. In the event that you determine to issue bonds, notes or other obligations, Contractor does not expect to represent any such agencies in connection with any such financing undertaken by you.

(iii) Contractor is governed by Rule 1.7 of the California Rules of Professional Conduct, a copy of which is attached to this Agreement as Exhibit D, which governs law firm conflicts of interest.

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. Subject to subsection (e) below, 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 finally adjudicated 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. Subject to subsection (e) below, 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 finally-adjudicated negligent 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) Reserved.

(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."

SECTION 19. CONTINUITY OF PERSONNEL.

Contractor shall make every reasonable effort to maintain the stability and continuity of Contractor's staff, if any, assigned to perform the Services. Contractor shall notify City of any changes in Contractor's staff , 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 by giving 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: Community Development Director 12363 Limonite Ave., Suite 910 Eastvale, CA 91752
To Contractor:	Stradling Yocca Carlson & Rauth 660 Newport Center Drive, Suite 1600 Newport Beach, CA 92660 Attention: Vanessa S. Legbandt

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 "D", 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

STRADLING YOCCA CARLSON & RAUTH LLP

Vanessa S. Legbandt, Partner
Stradling Yocca Carlson & Rauth LLP

EXHIBIT "A"
SCOPE OF SERVICES

1. Stradling Yocca Carlson & Rauth LLP (the "Contractor"), will undertake the following Services with respect to bond counsel services:

(a) advice and consultation with the City Manager, City Attorney, Finance Director, other staff of the City and the City Council regarding the financing process;

(b) prepare all legal proceedings in connection with the proposed financing, including, but not limited to drafting various resolutions, documents and agreements for consideration by the City Council;

(c) participation in meetings, hearings or negotiations with the City staff, City Council, municipal advisors, underwriters and other financing team members as the circumstances require;

(d) render a validity opinion with respect to the proposed debt obligation and, with respect to transactions expected to be tax exempt, deliver a tax opinion that interest earned with respect to the City's debt obligation is exempt from State and Federal income taxes, if applicable;

(e) review and prepare summaries of the principal legal documents for inclusion in the Official Statement; and

(f) prepare final closing documents to be executed by the City to effect delivery of any financing (including the tax certificate).

For purposes of Paragraph 1, if the City elects to incur indebtedness through a joint exercise of powers financing authority, all references to the City shall be deemed to include the financing authority.

2. The Contractor will undertake the following Services with respect to disclosure counsel services:

(a) Prepare the Preliminary and Final Official Statements for the Bond Financing to comply with federal disclosure regulations;

(b) Obtain information to prepare the Preliminary and Final Official Statements from developers/property owners and their counsel, municipal advisors, special tax consultants, underwriters, underwriters' counsel and the City and City Attorney, as appropriate;

(c) Provide the "10b-5 Negative Assurance Letter" with respect to the Official Statement to the underwriter, as well as prepare the 15c2-12 Certificate to be signed by the City and owners of property in the Community Facilities District, as appropriate, with respect to the Preliminary Official Statement

(d) Prepare the Continuing Disclosure Certificate;

(e) Keep the City informed of all rulings and findings by Federal and State regulatory agencies, including but not limited to, the Internal Revenue Service, the U.S. Securities and Exchange Commission, the Municipal Securities Rulemaking Board, and the California Legislature, which impact the City's issuance compliance and ongoing disclosure obligations;

(f) Participate in due diligence and other meetings relating to the City's disclosure obligations relating to the Bond Financing, as requested;

(g) Review rating agency presentations and investor presentations for consistency with Official Statement and compliance with federal securities laws;

(h) Participate in rating agency meetings for the Bond Financing; and

(i) Provide training on disclosure practices and law as requested by the City.

3. If requested by the City and approved as Additional Services, Contractor will assist the City to comply with ongoing continuing disclosure requirements including:

(a) Assist with the determination of whether an action, activity or event constitutes a "material event", as defined in SEC Rule 15c2-12, and prepare the appropriate disclosure of such material event;

(b) Assist with the review of the compilation of the "annual financial information" needed to comply with the City's continuing disclosure requirements under SEC Rule 15c2-12 and any current continuing disclosure statement; and

(c) Review the audited financial statements for purposes of confirming compliance with current continuing disclosure agreements.

EXHIBIT "B"
COMPENSATION

For the Services to be rendered, the City agrees to pay to Contractor a flat fee of $95,000. Said fee shall be paid upon the successful closing of the Bond Financing.

The foregoing fees would apply to any Bonds issued within two years from the date of this Agreement for Services. Contractor may propose an adjustment to the fees for the Services to be provided under this Agreement for Bonds issued more than two years following the date of this Agreement, if justified by reason of increased cost to Contractor and the then prevailing fees for Bond and/or Disclosure Counsel services.

In addition to the fees set forth above, Contractor shall be reimbursed for the actual cost of any out of-pocket expenses reasonably incurred by Contractor in connection with the provision of Services, such as document delivery and messenger fees, photocopying, electronic research and travel at your direction (at the then current IRS rate), and similar items of expense. Contractor agrees to cap such expense reimbursement at $2,500 per series of Bonds, exclusive of publication costs, title and escrow fees, and other costs typically paid as a separate cost of issuance.

For Additional Services, we would propose to be compensated at the hourly rate of $600 for shareholders, $380 for associates, $175 for paralegals and $150 for law clerks. Hourly rates are adjusted annually by the increase in CPI, up to 3% per year. Time is charged in increments of one-tenth of an hour. Such fees would be billed monthly.

Disclosure Regarding Contingent Fees. Contractor's compensation for the Services described in Exhibit A above is contingent on the closing of the proposed transaction. While this form of compensation is customary for bond and disclosure counsel services to public entities such as you, this may present a potential conflict of interest as Contractor could have an incentive to recommend to undertake the proposed transaction even if it is unnecessary or provides insufficient benefit. Typically your registered municipal advisor will provide advice with respect the economic benefits of undertaking a proposed transaction and, as detailed in Section 2 of the Agreement for Services, Contractor is not providing such financial advice with respect to the proposed transaction. This potential conflict is also mitigated by Contractor's ethical duties to you.

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. Except for Contractor's Professional Liability Insurance provider, the insurance policies required by this Exhibit C are 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. City acknowledges that Contractor does not own any automobiles but will provide coverage for "non-owned" or "leased" automobiles.

(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. 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.

2. 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.

EXHIBIT "D"

Rule 1.7 Conflict of Interest: Current Clients
(Rule Approved by the Supreme Court, Effective November 1, 2018)

(a) A lawyer shall not, without informed written consent* from each client and compliance with paragraph (d), represent a client if the representation is directly adverse to another client in the same or a separate matter.

(b) A lawyer shall not, without informed written consent* from each affected client and compliance with paragraph (d), represent a client if there is a significant risk the lawyer's representation of the client will be materially limited by the lawyer's responsibilities to or relationships with another client, a former client or a third person,* or by the lawyer's own interests.

(c) Even when a significant risk requiring a lawyer to comply with paragraph (b) is not present, a lawyer shall not represent a client without written* disclosure of the relationship to the client and compliance with paragraph (d) where:

(1) the lawyer has, or knows* that another lawyer in the lawyer's firm* has, a legal, business, financial, professional, or personal relationship with or responsibility to a party or witness in the same matter; or

(2) the lawyer knows* or reasonably should know* that another party's lawyer is a spouse, parent, child, or sibling of the lawyer, lives with the lawyer, is a client of the lawyer or another lawyer in the lawyer's firm,* or has an intimate personal relationship with the lawyer.

(d) Representation is permitted under this rule only if the lawyer complies with paragraphs (a), (b), and (c), and:

(1) the lawyer reasonably believes* that the lawyer will be able to provide competent and diligent representation to each affected client;

(2) the representation is not prohibited by law; and

(3) the representation does not involve the assertion of a claim by one client against another client represented by the lawyer in the same litigation or other proceeding before a tribunal.

(e) For purposes of this rule, "matter" includes any judicial or other proceeding, application, request for a ruling or other determination, contract, transaction, claim, controversy, investigation, charge, accusation, arrest, or other deliberation, decision, or action that is focused on the interests of specific persons,* or a discrete and identifiable class of persons.*

* Terms in the California Rules of Professional Conduct identified by an "*" are defined elsewhere in the California Rules of Professional Conduct. Rule 1.7 also incorporates interpretive comments that are helpful in assessing conflicts of interest.

CERTIFICATE OF INSURANCE

Number 5885

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend or alter the coverage afforded by the policy described below.

INSURED:	Stradling Yocca Carlson & Rauth LLP 660 Newport Center Drive Newport Beach, CA 92660 Federal ID #: 93-4299738
INSURER:	See attached list of Quota Share Insurers
COVERAGE:	This is to certify that the policy of insurance listed below has been issued to the Insured named above for the period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all terms, exclusions and conditions of such policy. The limit shown may have been reduced by paid claims.
TYPE OF INSURANCE:	Lawyers Professional Liability
POLICY NUMBER:	IP-0000-18/2024
POLICY PERIOD:	July 1, 2024 to July 1, 2025 (12:01 a.m.)
LIMIT:	A minimum of $1,000,000 per claim and in the aggregate including defense costs excess of a self-insured retention. See attached schedule.
CANCELLATION:	Should the above described policy be canceled before the expiration date thereof, the issuing company will mail 30 days written notice to the certificate holder named below. Failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.
CERTIFICATE HOLDER:	City of Eastvale Attn: Community Development Director 12363 Limonite Ave., Suite 910 Eastvale, CA 91752
ISSUED BY:	Attorneys Insurance Mutual Risk Retention Group, Inc.
DATE ISSUED:	November 20, 2024

Leslie Fleming

AUTHORIZED REPRESENTATIVE
Amethyst Captive Insurance Solutions, Inc.

CERTIFICATE OF INSURANCE

Attachment to Certificate No. 5885

Layer	Limit	Insurer
Primary	$1 million each claim and in the aggregate	MSIG Specialty Insurance USA Inc., Evanston Insurance Co., Aspen Specialty Insurance Co., Lloyd's Underwriter Syndicate No. 4000 ("Hamilton"), Liberty Mutual Insurance Europe Ltd. SE, Lloyd's Insurance Co. S.A. BEA 4242 ("Munitus"), Attorneys Insurance Risk Retention Group, Inc., Aon Client Treaty, Starr Surplus Lines Insurance Company, Castel Underwriting Agencies Ltd, each for their respective percentages.

Leslie Fleming

AUTHORIZED REPRESENTATIVE
Amethyst Captive Insurance Solutions, Inc.

Client#: 1252713 305STRADYOC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/19/2024

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

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

PRODUCER	CONTACT NAME: Kimberly Elfring
McGriff Insurance Services LLC 130 Theory Ste 200 Irvine, CA 92617 714 941-2800	PHONE (A/C, No, Ext): 714 941-2822 FAX (A/C, No): E-MAIL ADDRESS: kelfring@mcgriff.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Vigilant Insurance Company	20397
INSURER B : Federal Insurance Company	20281
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: Stradling Yocca Carlson & Rauth LLP, 660 Newport Center Drive, Suite #1600, Newport Beach, CA 92660

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY			35327003	05/01/2024	05/01/2025	EACH OCCURRENCE	$1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	[X] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$INCLUDED
	[ ] OTHER:							$
B	AUTOMOBILE LIABILITY			74988851	05/01/2024	05/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	[X] UMBRELLA LIAB [X] OCCUR			79726620	05/01/2024	05/01/2025	EACH OCCURRENCE	$25,000,000
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$25,000,000
	[ ] DED [ ] RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			71700994	11/03/2024	11/03/2025	[X] PER STATUTE [ ] OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N/A						E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$1,000,000

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

RE: Contract Agreement

City of Eastvale, and its respective elected and appointed officers, officials, and employees and volunteers Certificate holder is included as Additional Insured including Primary/Noncontributory wording, Waiver of Subrogation with respects to General Liability, and Separation of Insured applies as required by written contract. Designated Insured applies to the Auto Liability as required by written contract. Waiver of

(See Attached Descriptions)

CERTIFICATE HOLDER

City of Eastvale
Attn: Community Development Director
12363 Limonite Ave.,
Suite 910
Eastvale, CA 91752

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

DESCRIPTIONS (Continued from Page 1)

Subrogation applies to Workers Compensation. 60 Day Notice of Cancellation/Nonrenewal (20 Day in the event of non-payment) applies.

Liability Insurance

Endorsement

Policy Period 05/01/2024 05/01/2025

Effective Date

Policy Number 35327003

Insured Stradling Yocca Carlson & Rauth LLP

Name of Company VIGILANT INSURANCE COMPANY

Date Issued

This Endorsement applies to the following forms:

GENERAL LIABILITY

Who Is An Insured

Under Who Is An Insured, the following provision is added.

Additional Insured - Scheduled Person Or Organization

Persons or organizations shown in the Schedule are **insureds**; but they are **insureds** only if you are obligated pursuant to a contract or agreement to provide them with such insurance as is afforded by this policy.

However, the person or organization is an **insured** only:

- if and then only to the extent the person or organization is described in the Schedule;
- to the extent such contract or agreement requires the person or organization to be afforded status as an **insured**;
- for activities that did not occur, in whole or in part, before the execution of the contract or agreement; and
- with respect to damages, loss, cost or expense for injury or damage to which this insurance applies.

No person or organization is an **insured** under this provision:

- that is more specifically identified under any other provision of the Who Is An Insured section (regardless of any limitation applicable thereto).

Who Is An Insured

Additional Insured - Scheduled Person Or Organization (continued)

- with respect to any assumption of liability (of another person or organization) by them in a contract or agreement. This limitation does not apply to the liability for damages, loss, cost or expense for injury or damage, to which this insurance applies, that the person or organization would have in the absence of such contract or agreement.

Under Conditions, the following provision is added to the condition titled Other Insurance.

Conditions

Other Insurance – Primary, Noncontributory Insurance – Scheduled Person Or Organization

If you are obligated, pursuant to a contract or agreement, to provide the person or organization shown in the Schedule with primary insurance such as is afforded by this policy, then in such case this insurance is primary and we will not seek contribution from insurance available to such person or organization.

Schedule

Persons or organizations that you are obligated, pursuant to a contract or agreement, to provide with such insurance as is afforded by this policy.

All other terms and conditions remain unchanged.

Authorized Representative

Conditions
(continued)

Transfer Or Waiver Of Rights Of Recovery Against Others

We will waive the right of recovery we would otherwise have had against another person or organization, for loss to which this insurance applies, provided the **insured** has waived their rights of recovery against such person or organization in a contract or agreement that is executed before such loss.

To the extent that the **insured**'s rights to recover all or part of any payment made under this insurance have not been waived, those rights are transferred to us. The **insured** must do nothing after loss to impair them. At our request, the **insured** will bring **suit** or transfer those rights to us and help us enforce them.

This condition does not apply to **medical expenses**.

This page has been left blank intentionally.

Conditions

Duties In The Event Of Occurrence, Offense, Claim Or Suit (continued)

F. Knowledge of an **occurrence** or offense by an agent or **employee** of the **insured** will not constitute knowledge by the **insured**, unless an **officer** (whether or not an **employee**) of any **insured** or an **officer's** designee knows about such **occurrence** or offense.

G. Failure of an agent or **employee** of the **insured**, other than an **officer** (whether or not an **employee**) of any **insured** or an **officer's** designee, to notify us of an **occurrence** or offense that such person knows about will not affect the insurance afforded to you.

H. If a claim or loss does not reasonably appear to involve this insurance, but it later develops into a claim or loss to which this insurance applies, the failure to report it to us will not violate this condition, provided the **insured** gives us immediate notice as soon as the **insured** is aware that this insurance may apply to such claim or loss.

Legal Action Against Us

No person or organization has a right under this insurance to:

- join us as a party or otherwise bring us into a **suit** seeking damages from an **insured**; or
- sue us on this insurance unless all of the terms and conditions of this insurance have been fully complied with.

A person or organization may sue us to recover on an **agreed settlement** or on a final judgment against an **insured** obtained after an actual:

- trial in a civil proceeding; or
- arbitration or other alternative dispute resolution proceeding;

but we will not be liable for damages that are not payable under the terms and conditions of this insurance or that are in excess of the applicable Limits Of Insurance.

Other Insurance

If other valid and collectible insurance is available to the **insured** for loss we would otherwise cover under this insurance, our obligations are limited as follows.

Primary Insurance

This insurance is primary except when the Excess Insurance provision described below applies.

If this insurance is primary, our obligations are not affected unless any of the other insurance is also primary. Then, we will share with all that other insurance by the method described in the Method of Sharing provision described below.

Excess Insurance

This insurance is excess over any other insurance, whether primary, excess, contingent or on any other basis:

A. that is Fire, Extended Coverage, Builder's Risk, Installation Risk or similar insurance for **your work**;

B. that is insurance that applies to **property damage** to premises rented to you or temporarily occupied by you with permission of the owner;

C. if the loss arises out of aircraft, **autos** or watercraft (to the extent not subject to the Aircraft, Autos Or Watercraft exclusion);

Conditions

Other Insurance (continued)

D. that is insurance:

1. provided to you by any person or organization working under contract or agreement for you; or
2. under which you are included as an insured; or

E. that is insurance under any Property section of this policy.

When this insurance is excess, we will have no duty to defend the **insured** against any **suit** if any other insurer has a duty to defend such **insured** against such **suit**. If no other insurer defends, we will undertake to do so, but we will be entitled to the **insured's** rights against all those other insurers.

When this insurance is excess over other insurance, we will pay only our share of the amount of loss, if any, that exceeds the sum of the total:

- amount that all other insurance would pay for loss in the absence of this insurance; and
- of all deductible and self-insured amounts under all other insurance.

We will share the remaining loss, if any, with any other insurance that is not described in this Excess Insurance provision and was not negotiated specifically to apply in excess of the Limits Of Insurance shown in the Declarations of this insurance.

Method of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this method each insurer contributes equal amounts until it has paid its applicable limits of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limits of insurance to the total applicable limits of insurance of all insurers.

Premium Audit

We will compute all premiums for this insurance in accordance with our rules and rates.

In accordance with the Estimated Premiums section of the Premium Summary, premiums shown with an asterisk (*) are estimated premiums and are subject to audit.

In addition to or in lieu of such designation in the Premium Summary, premiums may be designated as estimated premiums elsewhere in this policy. In that case, these premiums will also be subject to audit, and the second paragraph of the Estimated Premiums section of the Premium Summary will apply.

Separation Of Insureds

Except with respect to the Limits Of Insurance, and any rights or duties specifically assigned in this insurance to the first named **insured**, this insurance applies:

- as if each named **insured** were the only named **insured**; and
- separately to each **insured** against whom claim is made or **suit** is brought.

CHUBB®

Common Policy Conditions

Contract

Conditions

The following Conditions are included under each part of the policy, unless stated otherwise.

Audit Of Books And Records

We may audit your books and records as they relate to this insurance at any time during the term of this policy and up to three years afterwards.

Cancellation

The first named insured may cancel this policy or any of its individual coverages at any time by sending us a written request or by returning the policy and stating when thereafter cancellation is to take effect.

We may cancel this policy or any of its individual coverages at any time by sending to the first named insured a notice 60 days (20 days in the event of non-payment of premium) in advance of the cancellation date. Our notice of cancellation will be mailed to the first named insured's last known address, and will indicate the date on which coverage is terminated. If notice of cancellation is mailed, proof of mailing will be sufficient proof of notice.

The earned premium will be computed on a pro rata basis. Any unearned premium will be returned as soon as practicable.

Changes

This policy can only be changed by a written endorsement that becomes part of this policy. The endorsement must be signed by one of our authorized representatives.

Compliance By Insureds

We have no duty to provide coverage under this policy unless you and any other involved insured have fully complied with all of the terms and conditions of the policy.

Compliance With Applicable Trade Sanctions

This insurance does not apply to the extent that trade or economic sanctions or other laws or regulations prohibit us from providing insurance.

Conformance

Any terms of this insurance which are in conflict with the applicable statutes of the State in which this policy is issued are amended to conform to such statutes.

First Named Insured

The person or organization first named in the Declarations is primarily responsible for payment of all premiums. The first named insured will act on behalf of all other named insureds for the giving and receiving of notice of cancellation or nonrenewal and the receiving of any return premiums that become payable under this policy.

Inspections And Surveys

We may:

- make inspections and surveys at any time;
- give you reports on the conditions we find; and
- recommend changes.

Conditions

Inspections And Surveys (continued)

Any inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not make safety inspections. We do not undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public. And we do not warrant that conditions:

- are safe or healthful; or
- comply with laws, regulations, codes or standards.

This condition applies not only to us, but also to any rating, advisory, rate service or similar organization which makes insurance inspections, surveys, reports or recommendations for us.

Titles Of Paragraphs

The titles of the various paragraphs of this policy and endorsements, if any, attached to this policy are inserted solely for convenience or reference and are not to be deemed in any way to limit or affect the provisions to which they relate.

Transfer Of Rights And Duties

Your rights and duties under this insurance may not be transferred without our written consent. However, if you die, then your rights and duties will be transferred to your legal representative, but only while acting within the scope of duties as your legal representative, or to anyone having temporary custody of your property until your legal representative has been appointed.

When We Do Not Renew

If we decide not to renew this policy, we will mail or deliver to the first named insured's last known address, written notice of the nonrenewal not less than 60 days before the expiration date. If notice of nonrenewal is mailed, proof of mailing will be sufficient proof of notice.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Stradling Yocca Carlson & Rauth LLP

Endorsement Effective Date: 05/01/2024

SCHEDULE

Name Of Person(s) Or Organization(s):

Persons or organizations that you are obligated, pursuant to a contract or agreement between you and such person or organization, to provide with such insurance as is afforded by this policy. However, no such person or organization is an insured under this provision who is more specifically described under any other provision of the "Who Is An Insured" section of this policy (regardless of any limitation applicable thereto) or who is a branch, department, agency, corporation or other governmental authority of the Federal Government of the United States of America.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

© Insurance Services Office, Inc., 2011

This page has been left blank intentionally.

Workers' Compensation and Employers' Liability Policy

Named Insured	Endorsement Number
Stradling Yocca Carlson & Rauth LLP	Policy Number Symbol: Number: 71700994
Policy Period 11/03/2024 **TO** 11/03/2025	Effective Date of Endorsement
Issued By (Name of Insurance Company) Vigilant Insurance Company	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.	

CALIFORNIA WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because California is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule, where you are required by a written contract to obtain this waiver from us.

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

Schedule

1. (☐) Specific Waiver
   Name of person or organization
   Any person or organization where you are required pursuant to a written contract or agreement to waive rights of subrogation against such person or organization.

   (☒) Blanket Waiver
   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:

3. Premium:
   The premium charge for this endorsement shall be 1% percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium:

_____
Authorized Representative

This page has been left blank intentionally.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.17
June 25, 2025

Adoption of the 2025 Strategic Plan

Prepared By:

Stephanie Vasquez, Assistant to the City Manager

Recommended Action(s)

Staff recommends that the City Council adopt the updated 2025 Strategic Plan.

Summary

Following the February 26, 2025 Strategic Plan Workshop, the updated 2025 Strategic Plan has been prepared for council consideration. The update reflects continued alignment with the City Council's long-term priorities, with minor refinements to existing goals and targets to better reflect emerging needs and opportunities in the community. The Strategic Plan remains centered on seven key target areas Public Safety, Economic Development, Financial Planning, Inclusion, Infrastructure, Innovation & Technology, and Organizational Development.

The Strategic Plan serves as a vital roadmap to guide City operations, budget alignment, and decision-making processes. Progress on goals will be monitored regularly and reported to the City Council to ensure accountability and responsiveness.

Background

The City of Eastvale entered into an agreement with Jacob Green & Associates (JGA) on October 22, 2024, to facilitate the strategic planning process. In preparation for the workshop, interviews were conducted with all City Council Members and Executive Team members. These discussions helped to frame the priorities that were reaffirmed and refined during the public workshop on February 26, 2025.

Environmental

The adoption of the Strategic Plan is not a project under CEQA and does not have environmental impacts.

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

Not applicable.

Fiscal Impact

There is no immediate fiscal impact associated with adoption of the Strategic Plan. It will guide future budget development, resource allocation, and departmental action plans in fiscal years 2025-26.

Prior City Council/Commission Action

February 26, 2025 - Strategic Plan Workshop

Attachment(s)

Attachment 1 - 2025 Strategic Plan.pdf

CITY OF EASTVALE

2025 UPDATE

STRATEGIC PLAN

INTRODUCTION

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

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

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

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

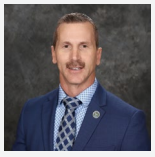
CITY COUNCIL MEMBERS IN ATTENDANCE:

Mike McMinn
Mayor

Jocelyn Yow
Mayor Pro Tem

Clint Lorimore
Councilmember

Todd Rigby
Councilmember



Christian Dinco
Councilmember

ACTION PLAN TARGETS

PRIORITY LEVEL 1 GOALS

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

PRIORITY LEVEL 2 GOALS

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

PRIORITY LEVEL 3 GOALS

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

TARGETS

Target A
Public Safety

Target B
Economic Development

Target C
Financial Planning

Target D
Inclusion

Target E
Infrastructure

Target F
Innovation & Technology

Target G
Organizational Development

TARGET A
PUBLIC SAFETY

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

TARGET B
ECONOMIC DEVELOPMENT

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

TARGET C
FINANCIAL PLANNING

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

TARGET D
INCLUSION

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

TARGET E
INFRASTRUCTURE

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

TARGET F
INNOVATION & TECHNOLOGY

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

TARGET G
ORGANIZATIONAL DEVELOPMENT

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.18
June 25, 2025

Update to the Claims Procedure Policy

Prepared By:
Maricela Mejia, Assistant Human Resources & Risk Management Director

Recommended Action(s)
Staff recommends that the City Council adopt a Resolution amending the Claims Procedure Policy.

Summary
Staff recommends updating the City's Claims Procedure Policy to reflect best practices in municipal risk management. The proposed revision designates the City's Risk Manager, rather than the external Claims Administrator, as the official responsible for reviewing claims and making recommendations on whether to accept, deny, return, or settle claims. This change ensures that claim decisions are made with a better understanding of internal operations, risk exposure, and legal context.

Background
The current Claims Procedures policy, originally adopted in 2013, assigns the review and recommendation responsibility for claims to the Public Entity Risk Management Authority (PERMA), the City's external Claims Administrator. While this process has functioned adequately, evolving organizational needs and an internal capacity for managing risk now allow for more direct oversight by the City's Risk Manager.

Analysis
The updated policy requires that all accidents, incidents, and claims be reported to the Risk Management division and maintains compliance with Government Code requirements for processing claims. The significant change is that claims and related documentation are now forwarded to the Risk Manager instead of the Claims Administrator.

Upon review, the Risk Manager will provide a formal recommendation to the City Manager, who retains authority for approving settlements up to $10,000. This modification enhances internal control, facilitates a more coordinated evaluation of potential liabilities, and aligns with the City's ongoing efforts to improve operational efficiency and reduce risk exposure.

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
City Council originally approved the Claims Procedures Policy on January 9, 2013.

Attachment(s)
Attachment 1- City of Eastvale Risk Management Policy - Claims Procedures

CITY OF EASTVALE Risk Management Policy	Policy No: XX-XX
Subject **Claims Procedures**	Effective Date: 07/01/2025
	Page 1 of 1

Purpose:

To establish a uniform policy for the efficient handling of all types of liability claims.

Policy:

All accidents or incidents involving property damage, bodily injury, or potential City liability shall be reported immediately to the supervisor and City Clerk department. The incident report is to be retained on file in the City Clerk department.

The City Clerk shall be the recipient of all Claims and Applications for Leave to Present Late Claim (Ref. Gov. Code Section 916).

Procedures:

Claimant has six months from the date of incident to file a claim for death, injury to person, or injury to personal property and one year for claims for damages for other types of occurrence against the City (Ref. Gov. Code Section 910, et seq.). The following procedure shall apply to all Claims and Applications for Leave to Present Late Claim.

1. Affix date stamp on upper right corner of claim document.

2. Set up a claim file with the City Claim number.

3. Check to see if an incident report was prepared.

4. Contact the department involved for any background reports and information.

5. Forward a copy of the claim and incident report with original transmittal letter to the City's Risk Manager.

6. Copies to City Attorney.

7. The original Claim, incident report, and transmittal letter is retained in City Clerk files. Applications for Leave to Present a Late Claim shall also be retained in the City Clerk files.

8. After recommendation is received from the City's Risk Manager, either send a claim rejection letter (City Manager signature), process a settlement check, send a denial of application for leave present late claim letter (City Manager signature), or return the claim as insufficient. City Manager has $10,000.00 settlement authority.

City has 45 days after the claim has been presented to accept or reject a claim or application to present a late claim.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CONSENT CALENDAR
Agenda Item No. 11.19
June 25, 2025

Resolution of the City Council of the City of Eastvale, California, Adopting the Efficiency and Innovation Partnership Program and Authorizing Management Incentive Pay for Executive Team Members While Overseeing An Assignment Under The Program

Prepared By:

Maricela Mejia, Assistant Human Resources & Risk Management Director

Recommended Action(s)

That the City Council adopt the "Resolution of The City Council of The City of Eastvale, California, Adopting The Efficiency And Innovation Partnership Program and Authorizing Management Incentive Pay For Executive Team Members While Overseeing an Assignment Under the Program."

Summary

The City Manager is proposing to adopt an Efficiency and Innovation Partnership Program ("Program"). The Program outlines a phased approach to achieve these goals, focusing on embracing new technology, continuous improvement, and enhanced customer service. The Program seeks to improve organizational efficiency and effectiveness by leveraging modern technology and streamlining internal operations, with the ultimate goal of enhancing how the City engages with the community.

Background

The City Manager will designate members of the Executive Team to oversee an assignment under the Program that vary from as little as two weeks to no more than six months. The City Manager has witnessed other agencies deploy a specific designee as a "Director of Innovation" or some other similarly titled position to work to find efficiencies in staff's daily efforts. However, the City Manager

sees a weakness in the typical model, as there is only one individual looking through a single lens in the evaluation to find such efficiencies. Whereas this proposed model will allow for various individuals with unique talents to lend their skills to the task of looking for efficiencies within operations This dynamic approach will be leveraged at a lower cost, as compared to hiring a full time position, and will allow for a multifaceted view on how to create efficiencies to both serve the public and serve internal departments.

The individual engaged in an assignment under the Program will receive a temporary management incentive pay of up to 10% increase to their base salary for the duration of their assignment. There will only be one position designated at a time. The maximum duration a member can serve under an assignment according to the Program is six months per fiscal year. This Program will be implemented on an ongoing basis and the Resolution provides the City manager the authority to end this Program at any time.

Environmental

Not applicable.

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

Organizational Development

Fiscal Impact

Long term fiscal impact is unclear, but may result in cost savings associated with eliminating redundancies and increased operational efficiencies. Short term impact may include savings associated with the same. There is a short term cost increase associated with the salary incentive provided to the executive team members while working on an assigned project as provided in the Program. The 2025-26 Fiscal Year proposed budget includes adequate budget within the personnel category to fund the Management Incentive Pay.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Efficiency and Innovation Partnership Program
Attachment 2 - Resolution Adopting the Efficiency and Innovation Partnership Program

CITY OF EASTVALE
EFFICIENCY AND INNOVATION PARTNERSHIP PROGRAM

I. INTRODUCTION

The City of Eastvale ("City"), seeks to improve organizational efficiency, eliminate non-value-added tasks, and leverage modern technology to better serve the community. This Efficiency and Innovation Partnership Program ("Program") outlines a phased approach to achieve these goals, focusing on embracing new technology, continuous improvement, and enhanced customer service.

II. MISSION STATEMENT

This Program seeks to improve organizational efficiency and effectiveness by leveraging modern technology and streamlining internal operations, with the ultimate goal of enhancing how the City engages with the community. The City Manager, at his or her sole discretion, will select, based on the City Manager's determination for such need, members from the Executive Team to oversee this Program for periods between two weeks up to six months. The City Manager will determine the scope of each assignment under this Program, including the duration of such assignments, at his or her sole discretion.

III. PROGRAM PHASES

A. Phase 1: Initial Rollout to Staff

Objective:

Introduce the principles of process improvement to all staff members, fostering awareness and encouraging participation in the initiative.

Steps:

- Kickoff Meeting: Host a city-wide meeting to introduce the objectives, goals, and benefits of process improvement initiatives.
- Training: Provide introductory training sessions focusing on waste elimination, process mapping, and structured problem-solving frameworks.
- Educational Materials: Distribute easy-to-understand guides and resources that highlight key concepts and their application to daily workflows.
- Communication Channels: Set up communication platforms, such as Teams chats, newsletters, and the intranet portal, to keep staff informed about progress and updates.

B. Phase 2: Identifying Early Adopters

Objective:

Identify staff members who are enthusiastic about adopting new technologies and process improvement practices and can serve as champions for change.

Steps:

- Call for Volunteers: Invite staff to express interest in participating as early adopters of technology and workflow improvements.
- Selection Criteria: Evaluate volunteers based on their willingness to learn, openness to change, and ability to influence their peers positively.
- Recognition: Acknowledge early adopters publicly and provide them with additional support and resources to encourage their engagement.

C. Phase 3: Workflow Evaluation

Objective:

Collaborate with individual staff members to evaluate their workflows, identify inefficiencies, and propose improvements using proven principles of efficiency.

Steps:

- One-on-One Meetings: Schedule meetings with employees to review their daily tasks and identify areas of inefficiency.
- Process Mapping: Work with staff to create process maps that visually represent their workflows, highlighting bottlenecks and non-value-added activities.
- Data Collection: Gather quantitative and qualitative data to understand the impact of current inefficiencies, such as time spent on repetitive tasks or customer complaints.
- Solution Development: Develop tailored solutions that standardize processes, automate tasks, or reallocate resources effectively.

D. Phase 4: Technology Integration

Objective:

Leverage modern technology to streamline operations and enhance customer service, with a focus on digital self-service options.

Steps:

- Technology Assessment: Evaluate existing tools and systems to identify gaps and opportunities for improvement.
- Digital Self-Service Options: Improve and expand online platforms that allow residents to complete routine tasks such as permit applications, licensing payments, and reporting issues with minimal staff intervention.
- Automation: Improve workflow automation software and customer relationship management (CRM) systems to reduce manual work and improve accuracy.
- Training and Support: Provide staff with the necessary training to use new technologies effectively while offering ongoing technical support.

E. Phase 5: Continuous Improvement

Objective:

Establish a culture of ongoing evaluation and improvement to ensure long-term sustainability and effectiveness of process improvement practices.

Steps:

- Feedback Loop: Create mechanisms for staff and residents to provide feedback on processes and services.
- Regular Reviews: Conduct periodic reviews of workflows and technologies to identify new areas for improvement.
- Metrics and Key Performance Indicators ("KPIs"): Define KPIs to measure progress and success in terms of efficiency, customer satisfaction, and service delivery times.
- Recognition and Rewards: Celebrate achievements and recognize employees who contribute significantly to continuous improvement efforts.

IV. EXPECTED OUTCOMES

By implementing this Program, the City aims to achieve the following outcomes:

- Improved Efficiency: Eliminate redundancies and non-value-added tasks, enabling staff to focus on high-impact activities.
- Reduce turnaround time for City approval processes
- Enhanced Customer Service: Provide residents with faster, more accessible services through digital self-service options and streamlined processes.
- Employee Engagement: Foster a motivated workforce that actively participates in improving workflows and adopting technology.
- Cost Savings: Reduce operational costs by optimizing resources and minimizing waste.

VI. CLOSING STATEMENT

The City stands at the forefront of innovation by embracing principles of efficiency and continuous improvement. This initiative promises to transform the City's operations, making them more efficient and technology-driven, ultimately enhancing the quality of life for the community it serves. Through collaboration, training, and ongoing refinement, the City will set a benchmark for exceptional organizational efficiency and customer service.

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING THE EFFICIENCY AND INNOVATION PARTNERSHIP PROGRAM AND AUTHORIZING MANAGEMENT INCENTIVE PAY FOR EXECUTIVE TEAM MEMBERS WHILE OVERSEEING AN ASSIGNMENT UNDER THE PROGRAM

WHEREAS, the City of Eastvale ("City") seeks to improve organizational efficiency, eliminate non-value-added tasks, and leverage modern technology to better serve the community;

WHEREAS, to further this goal, the City developed the Efficiency and Innovation Partnership Program ("Program"). A copy of the Program is attached to this resolution as exhibit "A;"

WHEREAS, the Program aims to eliminate redundancies, improve the City's response time to resident requests, enhance customer service and employee engagement, while reducing long term operational costs;

NOW, THEREFORE, the City Council of the City of Eastvale does hereby resolve, determine, and order as follows:

SECTION 1. The above recitals are true and correct and are incorporated as a material part of this resolution.

SECTION 2. the City Council adopts the Program as attached, as exhibit "A," to this resolution .

SECTION 3. The City Manager is authorized to provide members of the Executive Team; Assistant City Manager, Assistant to the City Manager, Assistant Community Services & Recreation Director, Assistant Finance Director, Assistant Human Resources & Risk management Director, Community Development Director, Community Safety & Technology Director, Community Services & Recreation Director, Deputy City Manager, Economic Development Manager, Finance Director/City Treasurer, Government Services Director/City Clerk, Human Resources & Risk Management Director, Public Works Director/City Engineer, up to 10% incentive pay for the duration of their Program assignment. The maximum duration a member of the Executive Team may receive an incentive during his or her assignment, during any fiscal year, under the Program is six months

SECTION 4. The City Manager is authorized to end this Program at any time at his or her sole discretion.

PASSED, APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

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

I, Marc A. Donohue, City Clerk/Government Services Director 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 25th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
PUBLIC HEARINGS
Agenda Item No. 12.1
June 25, 2025

Approving the Annual Reports; Confirming the Diagram and Assessment; Ordering the Levy for Landscape and Lighting Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2025-2026; and Ordering the Dissolution of Landscape and Lighting Maintenance Districts No. 89-1C Zone 10, No. 89-1C Zone 33, and Lighting Maintenance District No. 2001-1 Zone W

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council hold the public hearing and:

1. Adopt a Resolution Approving the Annual Reports, Confirming the Diagram and Assessment, and Ordering the Levy for the Following Districts: Landscaping 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); and
2. Adopt a Resolution Approving the Annual Report, Confirming the Diagram and Assessment, and Ordering the Levy for Benefit Assessment District No. 2014-2 for Fiscal Year 2025-2026.

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

Landscaping 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), and Benefit Assessment District No. 2014-2 (the "Districts") are special financing districts established to fund specific maintenance activities. Properties within the Districts receive special benefit from the maintenance activities and are assessed annually to fund those maintenance activities. The annual budget and assessment calculation are prepared and presented in the form of annual reports. Following a Public Hearing, the adoption of these resolutions orders the levy of the annual assessments for Fiscal Year 2025-26.

Environmental

Government fiscal activities are not considered a Project as defined by the California Environmental Quality Act (CEQA) and environmental review is not required.

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

Collecting special district levies is not a strategic plan activity and relates to the daily operations of the city.

Fiscal Impact

Costs associated with the preparation of the annual reports and the annual levy and collection of assessments is charged to the Districts. Failure to approve the accompanying resolutions would result in an inability to collect the annual assessment which totals approximately $193,367.

Prior City Council/Commission Action

City Council approved resolutions for the Districts declaring the intent to levy, setting the Public Hearing for June 25, 2025 and preliminarily approving the Annual Reports on May 28, 2025.

Attachment(s)

Attachment 1 - Resolution: Confirming Assessment LMD/LLD
Attachment 2 - Resolution: Confirming Assessment BAD
Attachment 3 - Consolidated LLDs Annual Report 2025-26
Attachment 4 - Transfer LMDs Consolidated Annual Report 2025-26
Attachment 5 - BAD Annual Report 2025-26

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE ANNUAL REPORTS, CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING THE LEVY FOR FISCAL YEAR 2025/26 FOR THE FOLLOWING DISTRICTS:

LANDSCAPING 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") 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":

Landscaping 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 Annual Reports; and

WHEREAS, the City Council has, by previous resolution, declared their intention to hold a public hearing concerning the levy and collection of assessments within the Districts; and

WHEREAS, a public hearing has been held and concluded and notice thereof was duly given in accordance with Section 22626 of the Act; and

WHEREAS, at the time and place specified in the Resolution of Intention the City Council conducted such public hearing and considered all objections to the diagram and assessment.

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 REPORTS: The council hereby approves the Annual Reports concerning the levy of assessments for the Districts as submitted by NBS for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

SECTION 3. CONFIRMATION OF ASSESSMENTS AND DIAGRAM: The City Council hereby confirms the diagram and assessment for the Districts as described in full detail in the Annual Reports on file with the City Clerk.

SECTION 4. LEVY OF ASSESSMENT: Pursuant to section 22631 of the Act, the adoption of this resolution shall constitute the levy of an assessment for the Districts for the fiscal year commencing July 1, 2025 and ending June 30, 2026. The assessments are levied without regard to property valuation.

SECTION 5. PURPOSE OF ASSESSMENT: The assessments ordered by this resolution will be for the purpose of meeting operating expenses and purchasing supplies, equipment, or materials necessary to maintain improvements within the Districts.

SECTION 6. ORDERING THE LEVY: The City Council hereby orders the City Clerk, or their designee, to file the diagram and levy of assessments for the Districts with the Riverside County Auditor for placement on the Fiscal Year 2025/26 County of Riverside Tax Roll as prescribed by the Act.

SECTION 7. SEVERABILITY: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional.

PASSED, APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE ANNUAL REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENT AND ORDERING THE LEVY FOR FISCAL YEAR 2025/26 FOR THE FOLLOWING DISTRICT:

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 has, by previous resolution, declared their intention to hold a public hearing concerning the levy and collection of assessments within the District; and

WHEREAS, a public hearing has been held and concluded and notice thereof was duly given in accordance with Section 54715 of the Act; and

WHEREAS, at the time and place specified in the Resolution of Intention the City Council conducted such public hearing and considered all objections to the diagram and assessment.

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 Council hereby approves the Annual Report concerning the levy of assessments for the District as submitted by NBS for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

SECTION 3. CONFIRMATION OF ASSESSMENTS AND DIAGRAM: The City Council hereby confirms the diagram and assessment for the District as described in full detail in the Annual Report on file with the City Clerk.

SECTION 4. LEVY OF ASSESSMENT: The adoption of this resolution shall constitute the levy of an assessment for the District for the fiscal year commencing July 1, 2025 and ending June 30, 2026. The assessment is levied without regard to property valuation.

SECTION 5. PURPOSE OF ASSESSMENT: The assessments ordered by this resolution will be for the purpose of meeting operating expenses and purchasing supplies, equipment, or materials necessary to maintain improvements within the District.

SECTION 6. ORDERING OF THE LEVY: The City Council hereby orders the City Clerk, or their designee, to file the diagram and levy of assessment for the District with the Riverside County Auditor for placement on the Fiscal Year 2025/26 County of Riverside Tax Roll as prescribed by the Act.

SECTION 7. SEVERABILITY: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared unconstitutional.

PASSED, APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk/Communications Director

CITY OF EASTVALE

Annual Report For: Fiscal Year 2025/26

Landscaping and Lighting Maintenance Districts

May 2025

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752
Phone: 951-361-0900

CITY COUNCIL

Mike McMinn, Mayor

Jocelyn Yow, Mayor Pro Tem

Todd Rigby, Council Member

Christian Dinco, Council Member

Clint Lorimore, Council Member

CITY STAFF

Mark Orme, City Manager

Erica L. Vega, City Attorney

Amanda Wells, Finance Director/City Treasurer

NBS

Corina Chavez, Analyst

Amanda Welker, Project Manager

Adina McCargo, Client Services Director

TABLE OF CONTENTS

1. ASSESSMENT SUMMARY 1

2. INTRODUCTION 3

2.1 Reason for Assessment 3

2.2 Process for Annual Assessment 3

2.3 Same or Lesser Assessment 4

2.4 Fiscal Year 2025/26 Assessment 4

3. PLANS AND SPECIFICATIONS 5

3.1 Description of Improvements 5

3.2 Map of Improvements 6

4. ESTIMATE OF COSTS 7

4.1 LLMD 89-1C, Zone 41 7

4.2 LLMD 89-1C, Zone 79 9

4.3 LLMD 89-1C, Zone 85 11

4.4 LLMD 89-1C, Zone 111 13

4.5 LLMD 89-1C, Zone 115 15

4.6 LLMD 89-1C, Zone 116 17

4.7 LLMD 89-1C, Zone 147 19

4.8 LLMD 89-1C, Zone 151 21

4.9 LLMD 89-1C, Zone 156 23

4.10 LLMD 2014-1 25

4.11 LLMD 2014-3 27

4.12 LLMD 2014-4 29

4.13 Definitions of Budget Items 30

5. METHOD OF ASSESSMENT 32

5.1 Legal Considerations 32

5.2 Special Benefit 33

5.3 General Benefit 35

5.4 General and Special Benefit Separated 35

5.5 Method of Assessment Spread 37

6. APPENDICES 40

APPENDIX A – MAPS OF IMPROVEMENTS ..... A

APPENDIX B – ASSESSMENT DIAGRAMS ..... B

APPENDIX C – ASSESSMENT ROLL C

1. ASSESSMENT SUMMARY

On March 26, 2025, the City Council of the City of Eastvale (the "City"), under the Landscaping and Lighting Act of 1972 (the "1972 Act") adopted its Resolution No. 25-12, a Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for the following districts: Landscaping and Lighting Maintenance District No. 89-1 Consolidated ("LLMD 89-1C"), Landscape and Lighting Maintenance District No. 2014-1 (Tract 36382) ("LLMD 2014-1"), Landscape and Lighting Maintenance District No. 2014-3 (Tract 36423) ("LLMD 2014-3") and Landscape and Lighting Maintenance District No. 2014-4 (Parcel Map 35865) ("LLMD 2014-1") (collectively the "Districts") for Fiscal Year 2025/26.

The Resolution Initiating Proceedings directed NBS to prepare and file an Annual Report for Fiscal Year 2025/26 pursuant to the requirements of the 1972 Act. The Annual Report presents the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operation, and servicing of the improvements for the Districts for the referenced fiscal year, diagrams for the Districts, showing the area and properties proposed to be assessed, and an assessment of the estimated costs of the maintenance, operation, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels in the Districts in proportion to the special benefit received.

The following assessment is proposed to be authorized in order to pay the estimated costs of administration, maintenance, operation, and servicing of the improvements to be paid by the assessable real property in the Districts in proportion to the special benefit received. The table on the following page summarizes the proposed assessment for the Districts.

FISCAL YEAR 2025/26 LEVY SUMMARY

TABLE 1

	LLMD 89-1C, Zone 41 [3]	LLMD 89-1C, Zone 79 [3]	LLMD 89-1C, Zone 85 [2]	LLMD 89-1C, Zone 111 [3]	LLMD 89-1C, Zone 115 [4]	LLMD 89-1C, Zone 116 [3]
Maintenance, Operation, and Servicing Costs	$45,000.00	$450.00	$450.00	$29,350.40	$12,006.65	$5,331.85
Incidental Expenses	14,922.50	1,387.53	102.01	2,529.21	2,003.22	1,940.31
Other Costs/Contributions	(42,332.50)	(1,428.77)	(546.86)	(30,119.61)	(9,431.31)	(6,162.94)
Net Amount to be Assessed [1]	**$17,590.00**	**$408.76**	**$5.15**	**$1,760.00**	**$4,578.56**	**$1,109.22**
Total to be Assessed [2][3][4]	3,518	314	1.03	352	224	347
Actual Assessment per [2][3][4]	**$5.00**	**$1.30**	**$5.00**	**$5.00**	**$20.44**	**$3.19**
Maximum Allowable Assessment per [2][3][4]	$82.80	$13.01	$5,336.60	$114.85	$20.44	$31.96

	LLMD 89-1C, Zone 147 [3]	LLMD 89-1C, Zone 151 [2]	LLMD 89-1C, Zone 156 [2]	LLMD 2014-1 [5]	LLMD 2014-3 [5]	LLMD 2014-4 [5]
Maintenance, Operation, and Servicing Costs	$3,789.62	$24,670.22	$13,731.75	$8,676.48	$2,170.18	$2,000.00
Incidental Expenses	1,195.16	3,073.04	1,343.26	2,797.32	2,535.04	984.49
Other Costs/Contributions	(3,072.52)	(16,391.37)	(6,554.57)	(7,808.83)	(4,126.56)	(2,634.05)
Net Amount to be Assessed [1]	**$1,912.26**	**$11,351.89**	**$8,520.44**	**$3,664.97**	**$578.66**	**$350.44**
Total to be Assessed [2][3][4][5]	174	14.09	10.89	591	672	118.44
Actual Assessment per [2][3][4][5]	**$10.99**	**$805.67**	**$782.41**	**$6.20**	**$0.86**	**$2.96**
Maximum Allowable Assessment per [2][3][4][5]	$10.99	$805.67	$782.41	$11.42	$8.61	$29.58

(1) Amount may differ from final assessment roll due to rounding
(2) Assessment is per Acre
(3) Assessment is per Parcel
(4) Assessment is per Unit
(5) Assessment is per Benefit Point

2. INTRODUCTION

2.1 Reason for Assessment

Approval of the assessment covered by this Annual Report will generate the revenue necessary to provide for the maintenance and servicing of the improvements described in this Annual Report.

Maintenance may include, but is not limited to, all of the following: the repair, removal, or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimming, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of: electric current or energy, gas, or other illuminating agent for any lighting facilities or for the lighting or operation of any other improvements; water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses includes all of the following: the costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; the costs of printing, advertising, and the giving of published, posted, and mailed notices; compensation payable to the County of Riverside (the "County") for collection of assessments; compensation of any engineer or attorney employed to render services in proceedings pursuant to the 1972 Act; any other expenses incidental to the maintenance and servicing of the improvements; costs associated with any proceedings held for the approval of a new or increased assessment. Incidental expenses also include costs related to project management as well as costs of the City related to the administration of the Districts including legal fees, accounting, finance, and insurance costs.

2.2 Process for Annual Assessment

The City cannot levy and collect annual assessments in the Districts without complying with the procedures specified in the 1972 Act. On an annual basis, a report must be prepared which contains plans and specifications for the improvements, an estimate of the costs of maintenance and servicing the improvements, a diagram for the assessment district, the proposed assessments upon assessable lots and parcels of land within the district, and an assessment of the estimated costs of improvements.

The City Council must also adopt a Resolution of Intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the district.

- Refers to the annual report, on file with the clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

2.3 Same or Lesser Assessment

If the assessments are to be levied in the same or lesser amounts than the maximum assessment amount approved, the City Clerk shall give notice by causing the resolution of intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment.

The City Council, upon conclusion of the public hearing, must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the assessment.

2.4 Fiscal Year 2025/26 Assessment

The Fiscal Year 2025/26 assessments described in this Annual Report for the Districts are not proposed to exceed the previously approved maximum assessment range formula that was approved at the time each District was formed. No land is proposed to be annexed to any District. There are no proposed new improvements or any substantial changes in existing improvements.

The net amount to be assessed in the Districts upon the assessable lots or parcels, as shown on the latest equalized roll at the County, is shown on the Assessment Roll in Appendix C of this Annual Report.

3. PLANS AND SPECIFICATIONS

The Districts provide the administration, maintenance, operation, and servicing of various improvements located in the Districts.

3.1 Description of Improvements

3.1.1 LLMD 89-1C

Zone 41 – Maintenance and servicing of fossil filters within the public right of way:

58th St
65th St
68th St
A Rd
Amberview Pl
Archibald Ave
Ashford Mill Ct
Ashwell Ct
Bashkir St
Becker Dr
Berry Creek Dr
Bittersweet Ln
Black Horse St
Blazing Star Dr
Brass Ring Ln
Bridge St
Calina Ln
Caliterra Ct
Campfire Pl
Campolina Dr
Canopy Ln
Cari Ct
Caxton St
Cherry Creek Cir
Citrus St
Cleveland Ave
Cottage Grove Dr
Criolla Cir
Dalebrook Dr
Dock Dr
Dusty Trail Rd
Emmerdale St
Emmerglen Way
Estonian Dr
Everglades St
Fabiola Ln
Fern Creek Ct
Fieldmaster St
Fiske Dr
Florence St
French Trotter Dr
Gale Ln
Gamebird St
Golden Club Dr
Dybsum Creek Dr
Hall Ave
Hamner Ave
Harrison Ave
Harrow St
Huntervale Dr
Iron Horse Ln
Ithica Dr
Kendra Ln
Kenton Pl
Lancelot Dr
Lost Horse Rd
Lyonnais St
Meadowvale St
Midnight Rose Cir
Milliken Ave
Moonriver St
Nordland Dr
Old Peak Ln
Oosten Farms Rd
Orange St
Painted Canyon Dr
Pebble Creek Dr
Pheasant Knoll Rd
Prairie Smoke Rd
Quarter Horse Dr
Rick Ln
Rolling Stream Pl
Rosebay Ct
Saline Dr
Sand Dunes St
Schleisman Rd
Settlers Ridge Ct
Shadyside Way
Shinkle Dr
Snow Bunting Ct
Stonegate Dr
Sumner Ave
Sunny Brook Ln
Thornbury Ln
Vienna Dr
Wells Spring St
Whispering Hills Dr
Whitewell Rd
Wild Lupine Rd
Wind River Rd
Wood Canyon Ct
Woodside St
Yuma Terrace Ct

Zone 79 – Maintenance and servicing of fossil filters within public right-of-way: Private St.

Zone 85 – Maintenance and servicing of fossil filters within public right-of-way: Hamner Ave.

Zone 111 – Maintenance and servicing of fossil filters and traffic signals within public right-of-way:

Archibald Ave
Berry Creek St
Coyote Valley St
Eastvale Pkwy
Fairchild Dr
Fiske Dr
Healy Lake St
Hooper Bay Rd
Lower Creek St
Redwood Valley Rd
Rolling Stream Pl
Schleisman Rd
Selby Ave
Serenade Dr
Smith River Rd
Swan Creek Dr
Wind River Dr

Zone 115 – Maintenance and servicing of fossil filters and traffic signals within the public right-of-way: A St, Cleveland Ave, Flower St, Hamner Ave, Schleisman Rd.

Zone 116 – Maintenance and servicing of fossil filters and traffic signals within the public right-of-way: Aldergate Dr, Tiburon Dr, Schleisman Rd, Whimbrel Dr.

Zone 147 – Maintenance and servicing of fossil filters and traffic signals within the public right-of-way: Schleisman Rd, Whitewell Rd.

Zone 151 – Maintenance and servicing of, and provision of electricity for, traffic signals within the public right-of-way at the intersections of: Limonite Ave & Eastvale Gateway, Limonite Ave & Hamner Ave, Hamner Ave & Eastvale Gateway, Hamner Ave & Oakdale St.

Zone 156 – Maintenance and servicing of, and provision of electricity for, traffic signals within the public right-of-way at the intersections of: Archibald Ave & Schleisman Rd, Archibald Ave & Soleil Dr, Schleisman Rd & Enclave Dr.

LMD 2014-1 – Maintenance and servicing of, and provision of electricity for, traffic signals within the public right-of-way at the intersections of: Sumner Avenue & Citrus Street, Citrus Street & Scholar Way, Citrus Street & Roosevelt High School/Granja Vista Del Rio.

LMD 2014-3 – Maintenance and servicing of, and provision of electricity for, traffic signals within the public right-of-way at the intersections of: Archibald Avenue & 65th Street.

LMD 2014-4 – Maintenance and servicing of, and provision of electricity for, traffic signals within the public right-of-way at the intersections of: Archibald Avenue & Providence Way.

3.2 Map of Improvements

Please refer to Appendix A for the maps of improvements for the Districts.

4. ESTIMATE OF COSTS

The estimated costs of administration, maintenance, operation, and servicing of the improvements, as described in the Plans and Specifications for the Districts, are summarized below.

4.1 LLMD 89-1C, Zone 41

4.1.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 41 are shown below:

LLMD 89-1C, Zone 41 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Fossil Filters	$15,000.00
Field Inspection/Management	15,000.00
Repair/Replacement	15,000.00
Subtotal Maintenance, Operation, and Servicing Costs	**$45,000.00**
Incidental Expenses	
Annual Administration (City)	$1,533.00
Annual Administration (Consultant)	12,035.79
County Collection Fees	1,353.71
Subtotal Incidental Expenses	**$14,922.50**
Total LLMD 89-1C, Zone 41 Costs	**$59,922.50**
Operating Reserve Contribution	(42,332.50)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	0.00
Total Costs to be Assessed	**$17,590.00**
Total Net LLMD 89-1C, Zone 41 Assessment	**$17,590.00**
Total LLMD 89-1C, Zone 41 Parcels to be Assessed	3,518
Actual Assessment per Parcel – Fiscal Year 2025/26	**$5.00**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$82.80**

4.1.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 41 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [1]	$1,879,869.76
Operating Reserve Contribution – Fiscal Year 2025/26	(42,332.50)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$1,837,537.26**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.1.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget above, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 41, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2005." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.2 LLMD 89-1C, Zone 79

4.2.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 79 are shown below:

LLMD 89-1C, Zone 79 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Fossil Filters	$150.00
Field Inspection/Management	150.00
Repair/Replacement	150.00
Subtotal Maintenance, Operation, and Servicing Costs	**$ 450.00**
Incidental Expenses	
Annual Administration (City)	$113.00
Annual Administration (Consultant)	1,074.26
County Collection Fees	200.27
Subtotal Incidental Expenses	**$1,387.53**
Total LLMD 89-1C, Zone 79 Costs	**$1,837.53**
Operating Reserve Contribution	(1,428.77)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(0.56)
Total Costs to be Assessed	**$ 408.20**
Total Net LLMD 89-1C, Zone 79 Assessment	**$ 408.20**
Total LLMD 89-1C, Zone 79 Parcels to be Assessed	314
Actual Assessment per Parcel – Fiscal Year 2025/26	**$1.30**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$13.01**

4.2.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 79 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance (1)	$16,682.23
Operating Reserve Contribution – Fiscal Year 2025/26	(1,428.77)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$15,253.46**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.2.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 79, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2007." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.3 LLMD 89-1C, Zone 85

4.3.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 85 are shown below:

LLMD 89-1C, Zone 85 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Fossil Filters	$150.00
Field Inspection/Management	150.00
Repair/Replacement	150.00
Subtotal Maintenance, Operation, and Servicing Costs	**$450.00**
Incidental Expenses	
Annual Administration (City)	$11.00
Annual Administration (Consultant)	3.42
County Collection Fees	87.59
Subtotal Incidental Expenses	**$102.01**
Total LLMD 89-1C, Zone 85 Costs	**$552.01**
Operating Reserve Contribution	(546.86)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(0.01)
Total Costs to be Assessed	**$5.14**
Total Net LLMD 89-1C, Zone 85 Assessment	**$5.14**
Total LLMD 89-1C, Zone 85 Acres to be Assessed	1.03
Actual Assessment per Acre – Fiscal Year 2025/26	**$5.00**
Maximum Allowable Assessment per Acre – Fiscal Year 2025/26	**$5,336.60**

4.3.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 85 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance (1)	$31,831.54
Operating Reserve Contribution – Fiscal Year 2025/26	(546.86)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$31,284.68**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.3.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per acre listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 85, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2007." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario. Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per acre will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.4 LLMD 89-1C, Zone 111

4.4.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 111 are shown below:

LLMD 89-1C, Zone 111 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$14,350.40
Fossil Filters	5,000.00
Field Inspection/Management	5,000.00
Repair/Replacement	5,000.00
Subtotal Maintenance, Operation, and Servicing Costs	**$29,350.40**
Incidental Expenses	
Annual Administration (City)	$1,111.00
Annual Administration (Consultant)	1,204.26
County Collection Fees	213.95
Subtotal Incidental Expenses	**$2,529.21**
Total LLMD 89-1C, Zone 111 Costs	**$31,879.61**
Operating Reserve Contribution	(30,119.61)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	0.00
Total Costs to be Assessed	**$1,760.00**
Total Net LLMD 89-1C, Zone 111 Assessment	**$1,760.00**
Total LLMD 89-1C, Zone 111 Parcels to be Assessed	352
Actual Assessment per Parcel – Fiscal Year 2025/26	**$5.00**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$114.85**

4.4.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 111 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	$173,130.59
Operating Reserve Contribution – Fiscal Year 2025/26	(30,119.61)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$143,010.98**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.4.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 111, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2007." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.5 LLMD 89-1C, Zone 115

4.5.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 115 are shown below:

LLMD 89-1C, Zone 115 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$11,556.65
Fossil Filters	150.00
Field Inspection/Management	150.00
Repair/Replacement	150.00
Subtotal Maintenance, Operation, and Servicing Costs	**$12,006.65**
Incidental Expenses	
Annual Administration (City)	$1,069.00
Annual Administration (Consultant)	766.35
County Collection Fees	167.87
Subtotal Incidental Expenses	**$2,003.22**
Total LLMD 89-1C, Zone 115 Costs	**$14,009.87**
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	(9,431.31)
Rounding Adjustment	0.00
Total Costs to be Assessed	**$4,578.56**
Total Net LLMD 89-1C, Zone 115 Assessment	**$4,578.56**
Total LLMD 89-1C, Zone 115 Parcels to be Assessed	224
Actual Assessment per Parcel – Fiscal Year 2025/26	**$20.44**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$20.44**

4.5.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 115 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	($53,007.72)
Operating Reserve Contribution – Fiscal Year 2025/26	(9,431.31)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**($62,439.03)**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.5.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 115, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2008." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.6 LLMD 89-1C, Zone 116

4.6.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 116 are shown below:

LLMD 89-1C, Zone 116 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$3,981.85
Fossil Filters	450.00
Field Inspection/Management	450.00
Repair/Replacement	450.00
Subtotal Maintenance, Operation, and Servicing Costs	**$5,331.85**
Incidental Expenses	
Annual Administration (City)	$541.00
Annual Administration (Consultant)	1,187.16
County Collection Fees	212.15
Subtotal Incidental Expenses	**$1,940.31**
Total LLMD 89-1C, Zone 116 Costs	**$7,272.16**
Operating Reserve Contribution	(6,162.94)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(5.76)
Total Costs to be Assessed	**$1,103.46**
Total Net LLMD 89-1C, Zone 116 Assessment	**$1,103.46**
Total LLMD 89-1C, Zone 116 Parcels to be Assessed	347
Actual Assessment per Parcel – Fiscal Year 2025/26	**$3.19**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$31.96**

4.6.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 116 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance (1)	$61,218.38
Operating Reserve Contribution – Fiscal Year 2025/26	(6,162.94)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$55,055.44**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.6.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 116, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2008." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.7 LLMD 89-1C, Zone 147

4.7.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 147 are shown below:

LLMD 89-1C, Zone 147 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$3,789.62
Subtotal Maintenance, Operation, and Servicing Costs	**$3,789.62**
Incidental Expenses	
Annual Administration (City)	$450.00
Annual Administration (Consultant)	595.29
County Collection Fees	149.87
Subtotal Incidental Expenses	**$1,195.16**
Total LLMD 89-1C, Zone 147 Costs	**$4,984.78**
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	(3,072.52)
Rounding Adjustment	(1.74)
Total Costs to be Assessed	**$1,910.52**
Total Net LLMD 89-1C, Zone 147 Assessment	**$1,910.52**
Total LLMD 89-1C, Zone 147 Parcels to be Assessed	174
Actual Assessment per Parcel – Fiscal Year 2025/26	**$10.99**
Maximum Allowable Assessment per Parcel – Fiscal Year 2025/26	**$10.99**

4.7.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 147 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	($18,097.00)
Operating Reserve Contribution – Fiscal Year 2025/26	(3,072.52)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**($21,169.52)**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.7.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per parcel listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 147, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual CPI-U adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2009." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per parcel will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.8 LLMD 89-1C, Zone 151

4.8.1 ANNUAL BUDGET

The estimated costs associated with LLMD 89-1C, Zone 151 are shown below:

LLMD 89-1C, Zone 151 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$24,670.22
Subtotal Maintenance, Operation, and Servicing Costs	**$24,670.22**
Incidental Expenses	
Annual Administration (City)	$2,948.00
Annual Administration (Consultant)	34.21
County Collection Fees	90.83
Subtotal Incidental Expenses	**$3,073.04**
Total LLMD 89-1C, Zone 151 Costs	**$27,743.26**
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	(16,391.37)
Rounding Adjustment	(0.09)
Total Costs to be Assessed	**$11,351.80**
Total Net LLMD 89-1C, Zone 151 Assessment	**$11,351.80**
Total LLMD 89-1C, Zone 151 Acres to be Assessed	14.09
Actual Assessment per Acre – Fiscal Year 2025/26	**$805.67**
Maximum Allowable Assessment per Acre – Fiscal Year 2025/26	**$805.67**

4.8.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 151 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	($95,823.14)
Operating Reserve Contribution – Fiscal Year 2025/26	(16,391.37)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**($112,214.51)**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.8.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per acre listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 151, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers for "electricity" ("CPI-U" "electricity") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual "CPI-U" "electricity" adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2010." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per acre will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.9 LLMD 89-1C, Zone 156

4.9.1 ANNUAL BUDGET

The estimated costs associated with LLMD89-1C, Zone 156 are shown below:

LLMD 89-1C, Zone 156 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$13,731.75
Subtotal Maintenance, Operation, and Servicing Costs	**$13,731.75**
Incidental Expenses	
Annual Administration (City)	$1,222.00
Annual Administration (Consultant)	30.79
County Collection Fees	90.47
Subtotal Incidental Expenses	**$1,343.26**
Total LLMD 89-1C, Zone 156 Costs	**$15,075.01**
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	(6,554.57)
Rounding Adjustment	(0.10)
Total Costs to be Assessed	**$8,520.34**
Total Net LLMD 89-1C, Zone 156 Assessment	**$8,520.34**
Total LLMD 89-1C, Zone 156 Acres to be Assessed	10.89
Actual Assessment per Acre – Fiscal Year 2025/26	**$782.41**
Maximum Allowable Assessment per Acre – Fiscal Year 2025/26	**$782.41**

4.9.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 89-1C, Zone 156 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	($45,259.41)
Operating Reserve Contribution – Fiscal Year 2025/26	(6,554.57)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**($51,813.98)**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.9.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per acre listed in the annual budget, is the amount which was approved at the time of formation of LLMD 89-1C, Zone 156, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as: "the greater of two percent (2.0%) or the cumulative percentage increase, if any, in the Consumer Price Index for all Urban Consumers for "electricity" ("CPI-U" "electricity") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United Stated Department of Labor. The annual "CPI-U" "electricity" adjustment will be based on the cumulative increase, if any, in the Index as it stands on March of each year over the base Index for March of 2010." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario. Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per acre will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.10 LLMD 2014-1

4.10.1 ANNUAL BUDGET

The estimated costs associated with LLMD 2014-1 are shown below:

LLMD 2014-1 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$8,676.48
Subtotal Maintenance, Operation, and Servicing Costs	**$8,676.48**
Incidental Expenses	
Annual Administration (City)	$705.00
Annual Administration (Consultant)	1,934.17
County Collection Fees	158.15
Subtotal Incidental Expenses	**$2,797.32**
Total LLMD 2014-1 Costs	**$11,473.80**
General Benefit Contribution	(7,808.83)
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(0.77)
Total Costs to be Assessed	**$3,664.20**
Total Net LLMD 2014-1 Assessment	**$3,664.20**
Total LLMD 2014-1 Benefit Points to be Assessed	591
Actual Assessment per Benefit Point – Fiscal Year 2025/26	**$6.20**
Maximum Allowable Assessment per Benefit Point – Fiscal Year 2025/26	**$11.42**

4.10.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 2014-1 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance (1)	$30,993.94
Operating Reserve Contribution – Fiscal Year 2025/26	0.00
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$30,993.94**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.10.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per benefit point listed in the annual budget, is the amount which was approved at the time of formation of LLMD 2014-1, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as follows: “The Maximum Allowable Annual Benefit Assessment Rate per Benefit Point shall be adjusted annually by the greater of 2% or the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the "Electricity" expenditure category of the Los Angeles-Riverside-Orange County area, published by U.S. Department of Labor Bureau of Labor Statistics, as of March of each year over the base index for March 2015.” In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per benefit point will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.11 LLMD 2014-3

4.11.1 ANNUAL BUDGET

The estimated costs associated with LLMD 2014-3 are shown below:

LLMD 2014-3 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$2,170.18
Subtotal Maintenance, Operation, and Servicing Costs	**$2,170.18**
Incidental Expenses	
Annual Administration (City)	$431.00
Annual Administration (Consultant)	1,936.17
County Collection Fees	167.87
Subtotal Incidental Expenses	**$2,535.04**
Total LLMD 2014-3 Costs	**$4,705.22**
General Benefit Contribution	(1,763.27)
Operating Reserve Contribution	(2,363.28)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(0.75)
Total Costs to be Assessed	**$577.92**
Total Net LLMD 2014-3 Assessment	**$577.92**
Total LLMD 2014-3 Benefit Points to be Assessed	672
Actual Assessment per Benefit Point – Fiscal Year 2025/26	**$0.86**
Maximum Allowable Assessment per Benefit Point – Fiscal Year 2025/26	**$8.61**

4.11.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 2014-3 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	$11,731.75
Operating Reserve Contribution – Fiscal Year 2025/26	(2,363.28)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$9,368.47**

(1) The City will be undergoing an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.11.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per benefit point listed in the annual budget, is the amount which was approved at the time of formation of LLMD 2014-3, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as follows: “The Maximum Allowable Annual Benefit Assessment Rate per Benefit Point shall be adjusted annually by the greater of 2% or the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the "Electricity" expenditure category of the Los Angeles-Riverside-Orange County area, published by U.S. Department of Labor Bureau of Labor Statistics, as of March of each year over the base index for March 2015.” In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per benefit point will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.12 LLMD 2014-4

4.12.1 ANNUAL BUDGET

The estimated costs associated with LLMD 2014-4 are shown below:

LLMD 2014-4 Costs	Estimated 2025/26 Costs
Maintenance, Operation, and Servicing Costs	
Traffic Signals	$2,000.00
Subtotal Maintenance, Operation, and Servicing Costs	**$2,000.00**
Incidental Expenses	
Annual Administration (City)	$122.00
Annual Administration (Consultant)	771.30
County Collection Fees	91.19
Subtotal Incidental Expenses	**$ 984.49**
Total LLMD 2014-4 Costs	**$2,984.49**
General Benefit Contribution	(1,625.00)
Operating Reserve Contribution	(1,009.05)
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Rounding Adjustment	(0.12)
Total Costs to be Assessed	**$ 350.32**
Total Net LLMD 2014-4 Assessment	**$ 350.32**
Total LLMD 2014-4 Benefit Points to be Assessed	118.44
Actual Assessment per Benefit Point – Fiscal Year 2025/26	**$2.96**
Maximum Allowable Assessment per Benefit Point – Fiscal Year 2025/26	**$29.58**

4.12.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for LLMD 2014-4 is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash Balance [(1)]	$15,108.96
Operating Reserve Contribution – Fiscal Year 2025/26	(1,009.05)
Operating Reserve Collection – Fiscal Year 2025/26	0.00
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash Balance	**$14,099.91**

(1) The City will be undergoing an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/26 Operating Reserve cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.12.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per benefit point listed in the annual budget, is the amount which was approved at the time of formation of LLMD 2014-4, with the allowable annual increase over the maximum assessment for the previous year. The original allowable annual increase is defined as follows: "The Maximum Allowable Annual Benefit Assessment Rate per Benefit Point shall be adjusted annually by the greater of 2% or the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the "Electricity" expenditure category of the Los Angeles-Riverside-Orange County area, published by U.S. Department of Labor Bureau of Labor Statistics, as of March of each year over the base index for March 2015." In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per benefit point will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.13 Definitions of Budget Items

The following definitions describe the costs and expenses included in the cost estimate for each of the Districts:

4.13.1 MAINTENANCE, OPERATION AND SERVICING COSTS

Energy Costs for Streetlights: This item includes the cost of energy provided by the electric utility provider.

Fossil Filters: This item includes the cost of cleaning and furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of the fossil filters and appurtenances, including repair, replacement, removal of trimmings, rubbish, debris and other solid waste.

Field Inspection/Management: This item includes the cost of inspecting fossil filters, reporting, and compliance with applicable regulations.

Repair/Replacement: This item includes the cost of furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of the fossil filters and appurtenances, including repair and replacement.

Traffic Signals: This item includes the cost of furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of traffic signals and appurtenances, including repair and replacement.

4.13.2 INCIDENTAL EXPENSES

Annual Administration (City): This item includes the cost to departments and staff of the City for providing the administration, coordination and management of District services, operations, and expenses. This item also includes management of the annual process including reports, resolutions, and public inquiries.

Annual Administration (Consultant): This item includes the contract fees and allowable expenses for annual administration of the District, including preparation of the Annual Report, preparation of resolutions, submittal of the levy to the County, responding to public inquiries, attendance at various meetings, and delinquency management. The contract fee is subject to a cost of living increase annually.

County Collection Fees: This item includes the fees charged by the County to process the levy submittal and collect and distribute funds on behalf of the City.

4.13.3 OPERATING RESERVE AND OTHER SOURCES

Operating Reserve Contribution: This item includes the amount to be credited to the annual assessment. When the Operating Reserve balance is greater than approximately one half of the annual costs, an Operating Reserve Contribution may be credited to the total costs.

Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10 of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Operating Reserve collection may continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Contributions From Other Sources: This item includes any amount contributed to the District from any source of funds other than the annual assessments.

Rounding Adjustment: This item includes any amount necessary to round the actual assessment amount for each parcel to an even cent as the County requires that the total levy amount submitted be even so that the amount can be divided into two equal installments on the tax roll.

5. METHOD OF ASSESSMENT

5.1 Legal Considerations

5.1.1 PROPOSITION 218

Proposition 218, the "Right to Vote on Taxes Act" was approved by California voters in 1996, which added Articles XIIIC and XIIID to the California State Constitution. The primary results of Proposition 218 were stricter definitions of assessments, special taxes, fees, and charges, and a general mandate for some type of voter approval for any new or increased tax, assessment, or property-related fee. The Proposition 218 Omnibus Implementation Act (the "Implementation Act") was approved July 1, 1997. The Implementation Act provided for procedures throughout the notice, protest and hearing process. It should be noted that this report has been prepared to be consistent with current practices and the California State Constitution.

Article XIII D, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIII D also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218 requires the Engineer to separate general benefit from special benefit, where only special benefit is assessed.

5.1.2 1972 ACT

Pursuant to the 1972 Act and Article XIII D, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The 1972 Act, permits the establishment of assessment districts for the purpose of providing certain improvements which include the operation, maintenance and servicing of landscaping improvements.

Section 22573 of the 1972 Act requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*
>
> *The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000) [of the Streets and Highways Code, State of California])."*

The 1972 Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547).

5.2 Special Benefit

Pursuant to Article XIII D of the California Constitution, Section 2(i), “Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute special benefit.”

All parcels that have special benefit conferred upon them as a result of the services and activities provided shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the services and activities.

In accordance with Article XIII D Section 4(a) “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

The maintenance and servicing of the Districts’ improvements (which are described in the Plans and Specifications Section of this report) are for the benefit of the properties in the Districts, and as such confer a special and direct benefit to parcels in the Districts, respectively. A description of the special benefit conferred to property in the Districts has been excerpted from the formation or annexation Engineer’s Report and provided below:

- LLMD 89-1C, Zone 41 – The maintenance of catch basin filtration systems enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 79 – The maintenance of catch basin filtration systems enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 85 – The maintenance of catch basin filtration systems enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 111 – The maintenance of fossil filters and traffic signals enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics, allows traffic into and out of the development, and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 115 – The maintenance of fossil filters and traffic signals enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics, allows traffic into and out of the development, and provides an enhanced quality of life and sense of well-being.

- LLMD 89-1C, Zone 116 – The maintenance of fossil filters and traffic signals enhances the properties, improves water quality control, increases public safety, improves neighborhood aesthetics, allows traffic into and out of the development, and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 147 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being for properties.
- LLMD 89-1C, Zone 151 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being.
- LLMD 89-1C, Zone 156 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being.
- LLMD 2014-1 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being.
- LLMD 2014-3 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being.
- LLMD 2014-4 – The maintenance of traffic signals enhances the properties, allows traffic into and out of the development, increases traffic safety, and provides an enhanced quality of life and sense of well-being.

The above-mentioned items affect the assessed property in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share. They contribute to a specific enhancement of the properties in the Districts. Since these improvements were installed and are maintained specifically for the properties in the Districts, only properties in the Districts receive a special benefit and are assessed for said maintenance.

5.3 General Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a special assessment to "separate the general benefits from the special benefits conferred on a parcel." General benefits are defined as those services or improvements which provide a general increase in property values to all property or provides benefits to the health, safety, or education of the public. The rationale for separating special and general benefits is to ensure that the property owners are not charged with an assessment that pays for general benefits. Thus, a local agency carrying out projects or services that provide both special and general benefits may levy an assessment to pay for the special benefits but must acquire separate funding to pay for those general benefits.

5.4 General and Special Benefit Separated

The amount of general benefit that is conferred from the improvements and activities cannot be funded via benefit assessments. In order to separate only that portion of the budget which is related to special benefits conferred by the improvements and activities, thereby excluding those costs which are associated with general benefits related to the improvements and activities, pass through traffic data has been reviewed.

General benefit conferred from the improvements cannot be funded by assessments. In order to separate only that portion of the cost of operating, maintaining and servicing the improvements which is related to special benefits conferred, thereby excluding those costs which are related to general benefits, pass through traffic data has been analyzed.

The City's General Plan, adopted on June 13, 2012, indicates that streets within the City generally consist of local roads, secondary and major collectors, arterials and urban arterials. There is a general benefit component associated with traffic signals and fossil filter management along arterial/collector streets roughly equal to the percentage of pass-through trips using those streets (typically 15-25% based on the amount of traffic volume placed on each type of roadway). The following table summarizes the special and general benefit for the various types of roadways based on general industry practice standards:

Roadway Type	Special Benefit	General Benefit	Comments
Local	98%	2%	Nearly all traffic is generated by local properties; the exception would be school busses, delivery and service vans/trucks, meter readers, and turn around traffic which is generally less than 2%.
Collector	50%	50%	Some General Benefit related to thru traffic and overall traffic safety benefits from traffic signals.
Arterial	25%	75%	Some General Benefit related to thru traffic and overall traffic safety benefits from traffic signals.

- LMD 2014-1 – The three traffic signals to be operated, maintained, and serviced are located along Citrus Street which is an Arterial according to the City of Eastvale General Plan. The two intersecting roadways, Sumner Avenue and Scholar Way are also Arterials with the third intersection being the entrance to a high school. Generally, Arterials would see an estimated 75% of trips attributed to pass through traffic rather than local traffic, but because the high school is a large traffic generator, the pass-through traffic in Citrus Street is estimated to be 85% with local traffic accounting for 15% of trips. Further, the District is located on the south side of Citrus Street and the southeast side of Sumner Avenue. Local traffic originates from District property, but also from surrounding property as well, making the total portion of pass-through traffic not related to District property 90%. Therefore, the general benefit conferred as a result of the improvements and activities is estimated at 90%.
- LMD 2014-3 – The traffic signals to be operated, maintained, and serviced are located along Archibald Avenue which is an Arterial according to the City of Eastvale General Plan. The intersecting roadway, 65th Street is also an Arterial. Generally, Arterials would see an estimated 75% of trips attributed to pass through traffic rather than local traffic. Further, the District is located on the northwest corner of the Archibald Avenue and 65th Street intersection. Local traffic originates from District property, but also from surrounding property as well, making the total portion of pass-through traffic not related to District property 81.25%. Therefore, the general benefit conferred as a result of the improvements and activities is estimated at 81.25%.
- LMD 2014-4 – The traffic signals to be operated, maintained, and serviced are located along Archibald Avenue which is an Arterial according to the City of Eastvale General Plan. The intersecting roadway, Providence Way is a Local. Generally, Arterials would see an estimated 75% of trips attributed to pass through traffic rather than local traffic. The District is located on the southwest corner of the Archibald Avenue and Providence Way intersection. Local traffic originates from District property, but also from surrounding property as well, making the total portion of pass-through traffic not related to District property 81.25%. Therefore, the general benefit conferred as a result of the improvements and activities is estimated at 81.25%.

5.5 Method of Assessment Spread

Each of the parcels in the Districts is deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

A description of the method of assessment spread for the Districts has been excerpted from the formation or annexation Engineer's Report and provided below:

- LLMD 89-1C, Zone 41 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 79 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 85 – The costs and expenses are apportioned on a per acre basis.
- LLMD 89-1C, Zone 111 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 115 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 116 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 147 – The costs and expenses are apportioned on a per parcel basis.
- LLMD 89-1C, Zone 151 – The costs and expenses are apportioned on a per acre basis.
- LLMD 89-1C, Zone 156 – The costs and expenses are apportioned on a per acre basis.
- LLMD 2014-1 – The costs and expenses are apportioned on a per Benefit Point basis.
- LLMD 2014-3 – The costs and expenses are apportioned on a per Benefit Point basis.
- LLMD 2014-4 – The costs and expenses are apportioned on a per Benefit Point basis.

Each of the parcels within LLMD 2014-1, LLMD 2014-3, and LLMD 2014-4 receive special benefit from the operation, maintenance, and services of the improvements. Each parcel that has a special benefit conferred upon it is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the operation, maintenance, and services of the improvements.

Special benefit points are proportionally assigned to all parcels within the assessment district for each of the following special benefits conferred:

- Increased Safety to Motorists
- Increased Safety to Pedestrians
- Increased Traffic Capacity and Efficiency

Each parcel with a residential county land use code, for which traffic must pass through a signalized intersection, may be assigned one Benefit Point per dwelling unit per benefit. Likewise, each non-residential parcel, for which traffic must pass through a signalized intersection may be assigned one

Benefit Point per acre, or portion thereof, per benefit. (e.g. If the parcel acreage is 1.38, the parcel receives 1.38 Benefit Points per benefit.)

The maximum allowable assessment per parcel is the amount which was approved at the time of formation of the Districts, with the allowable annual increase also approved at the time of formation. A description of the allowable annual increase for the Districts has been excerpted from the formation or annexation Engineer's Report and provided below:

- LLMD 89-1C, Zone 41 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2005.
- LLMD 89-1C, Zone 79 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2007.
- LLMD 89-1C, Zone 85 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2007.
- LLMD 89-1C, Zone 111 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2007.
- LLMD 89-1C, Zone 115 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2008.
- LLMD 89-1C, Zone 116 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2008.
- LLMD 89-1C, Zone 147 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2009.
- LLMD 89-1C, Zone 151 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U for "electricity", if any, as it stands as of March of each year over the base index for March of 2008.
- LLMD 89-1C, Zone 156 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U for "electricity", if any, as it stands as of March of each year over the base index for March of 2008.
- LLMD 2014-1 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U for "electricity", if any, as it stands as of March of each year over the base index for March of 2015.

- LLMD 2014-3 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U for “electricity”, if any, as it stands as of March of each year over the base index for March of 2015.
- LLMD 2014-4 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U for “electricity”, if any, as it stands as of March of each year over the base index for March of 2015.

The total amount of maintenance, servicing, and incidental costs for maintaining and operating the Improvements is assessed to the individual parcels of real property in the Districts in proportion to the special benefit received by such parcels of real property. The proposed individual assessments are shown on the assessment roll in this report.

6. APPENDICES

The following Appendices contain Appendix A – Maps of Improvements, Appendix B – Assessment Diagrams, and Appendix C – Assessment Roll.

APPENDIX A – MAPS OF IMPROVEMENTS

Maps of Improvements for the Districts are shown on the following pages.

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE, ZONE 41 INDEX MAP

PORTION OF SECTION 30, T.2S., R.6W., SECTIONS 24, 25, 26, 27, 35, & 36, T.2S., R.7W., & SECTIONS 3 & 10, T.3S., R.7W.,
TR NOS. 30567, 30762, 30762-1, 30820, 30825, 30893, 30893-1, 30895, 30896, 30904, 30905, 30913, 30913-1, 31063, 31252, 31252-1, 31386, 31405, 31492, 31496, 31496-1, 31496-2, 31622, 31725, 31726, 31726-1, 31803, 31931, 32125, & 39033 - 3,518 PARCELS

N

2,500 1,250 0 Feet

1 inch = 2,500 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

SAN BERNARDINO COUNTY

BELLEGRAVE AVE

TR31063

58TH ST

SWAN LAKE

TR31252 & TR31252-1

LIMONITE AVE

OAKDALE ST

I-15

TR31496, TR31496-1, & TR31496-2

TR30893 & TR30893-1

TR39033

TR31726 TR31726-1

65TH ST

TR31725

TR31492

SCHLEISMAN RD

CUCAMONGA CREEK STORM CHANNEL

68TH ST

TR31386

SCHLEISMAN RD

WOODEN GATE WAY

CLEVELAND AVE

HAMNER AVE

I-15

ARCHIBALD AVE

HARRISON AVE

SHADYSIDE WAY

COBBLE CREEK DR

TR30762, TR30762-1, & TR30567

SUMNER AVE

CITRUS ST

WALTERS ST

HALL AVE

SELBY AVE

CHANDLER ST

FIELDMASTER ST

GANNET ST

GOOSE ST

OSTEEN FARMS RD

ARCHIBALD AVE

SANTA ANA RIVER

BRAYTON AVE

TR30913 & TR30913-1

HALL AVE

RIVER RD

TR30825

CITY OF NORCO

I-15

795

• DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION A

PORTION OF SECTION 35, T.2S., R.7W.

TRACT MAP NOS. 30762, 30762-1, & 30567 - 219 PARCELS

N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION B

PORTION OF SECTION 25, T.2S., R.7W.

TRACT MAP NO. 31386 - 136 PARCELS

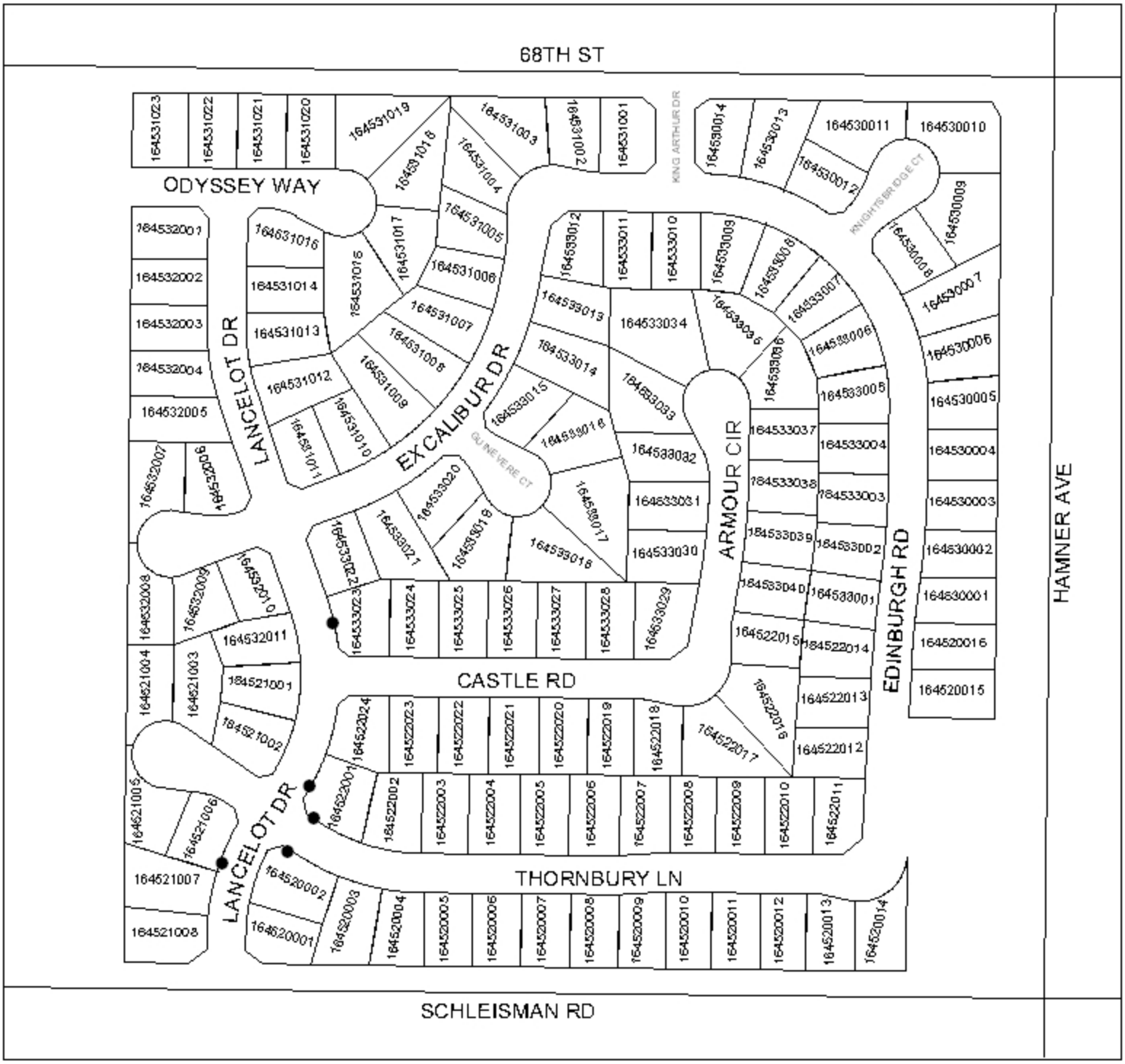
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION C

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 30905 - 73 PARCELS

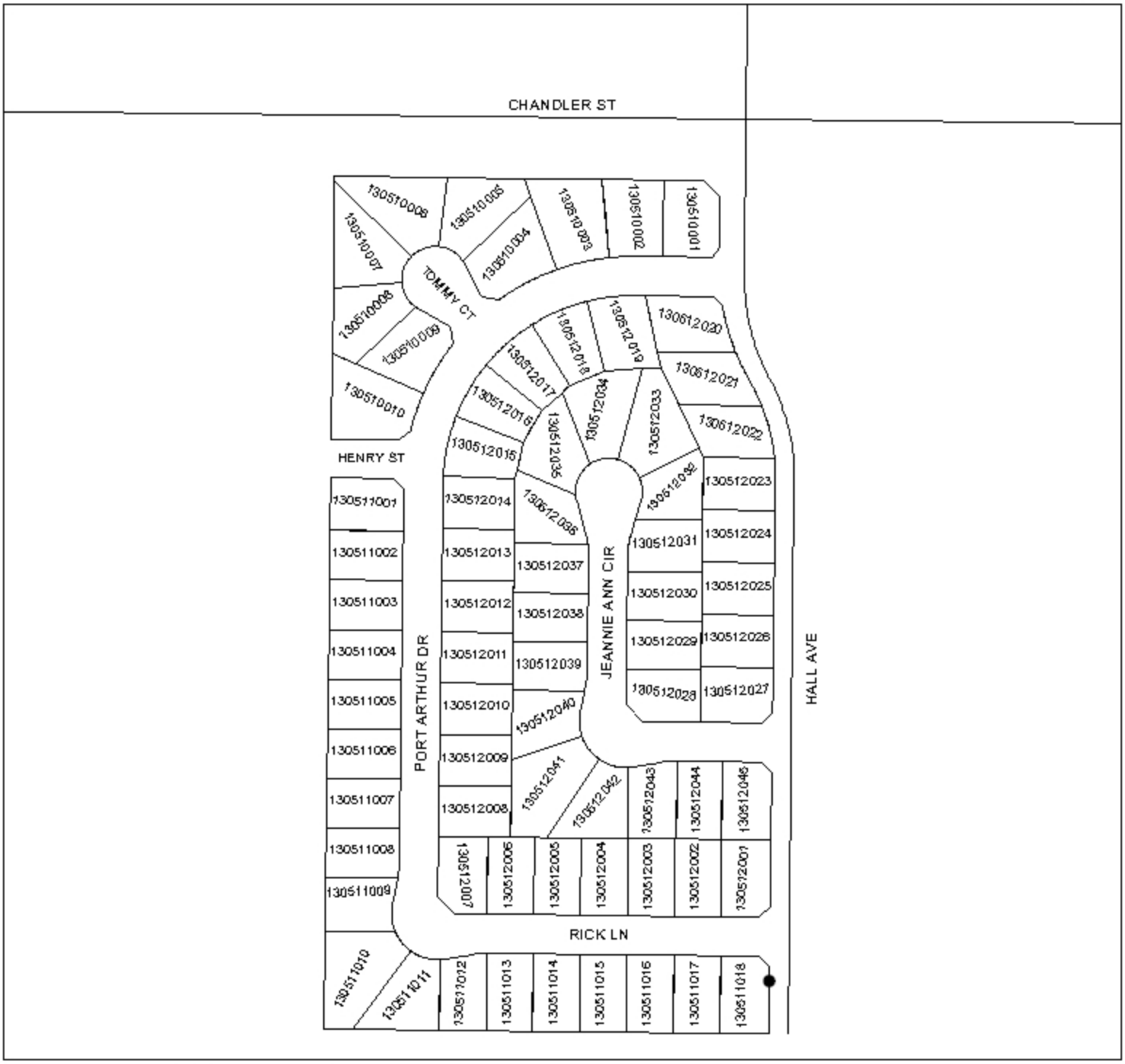
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION D

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NOS. 30893 & 30893-1 - 125 PARCELS

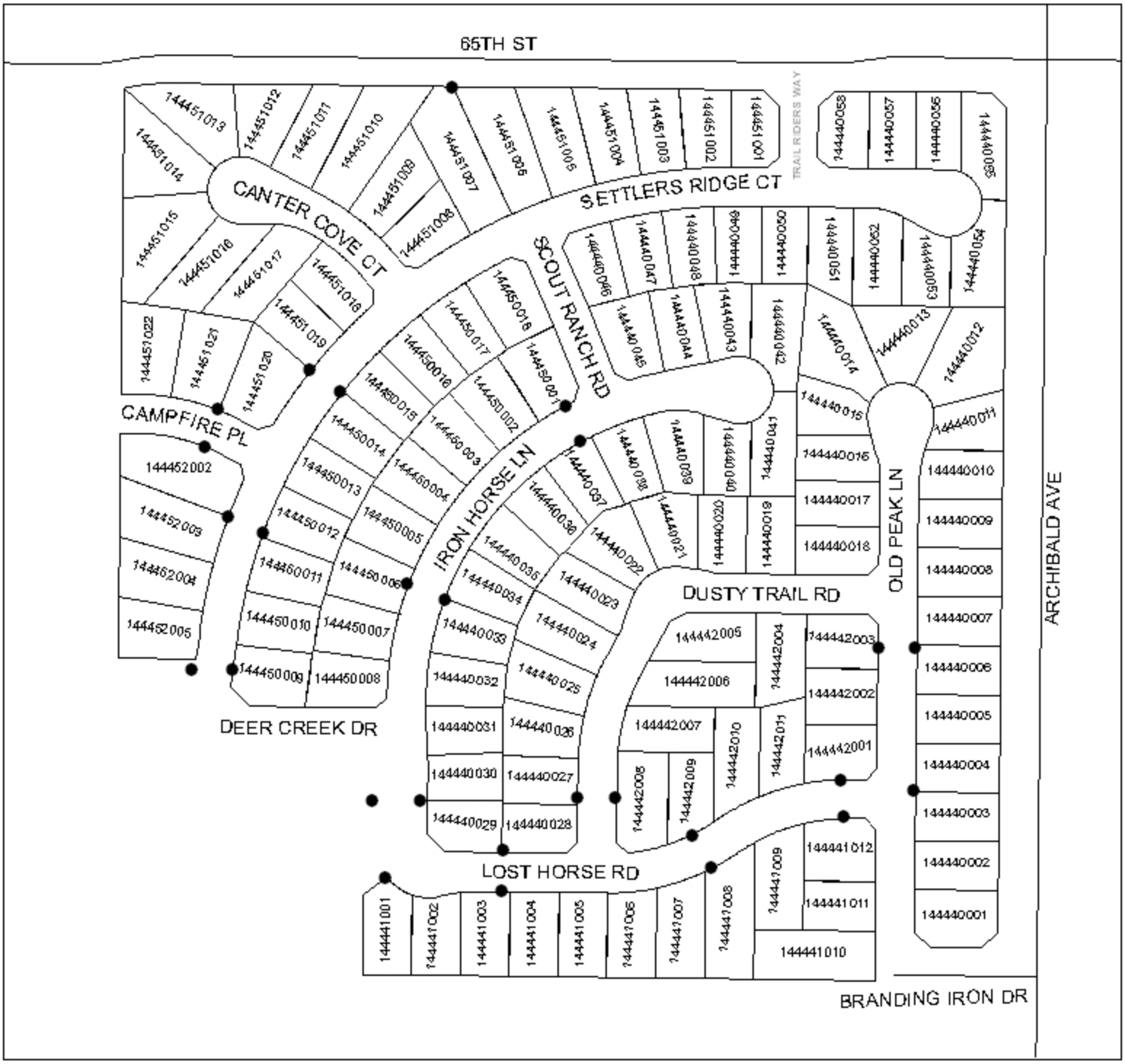
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION E

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 30933 - 65 PARCELS

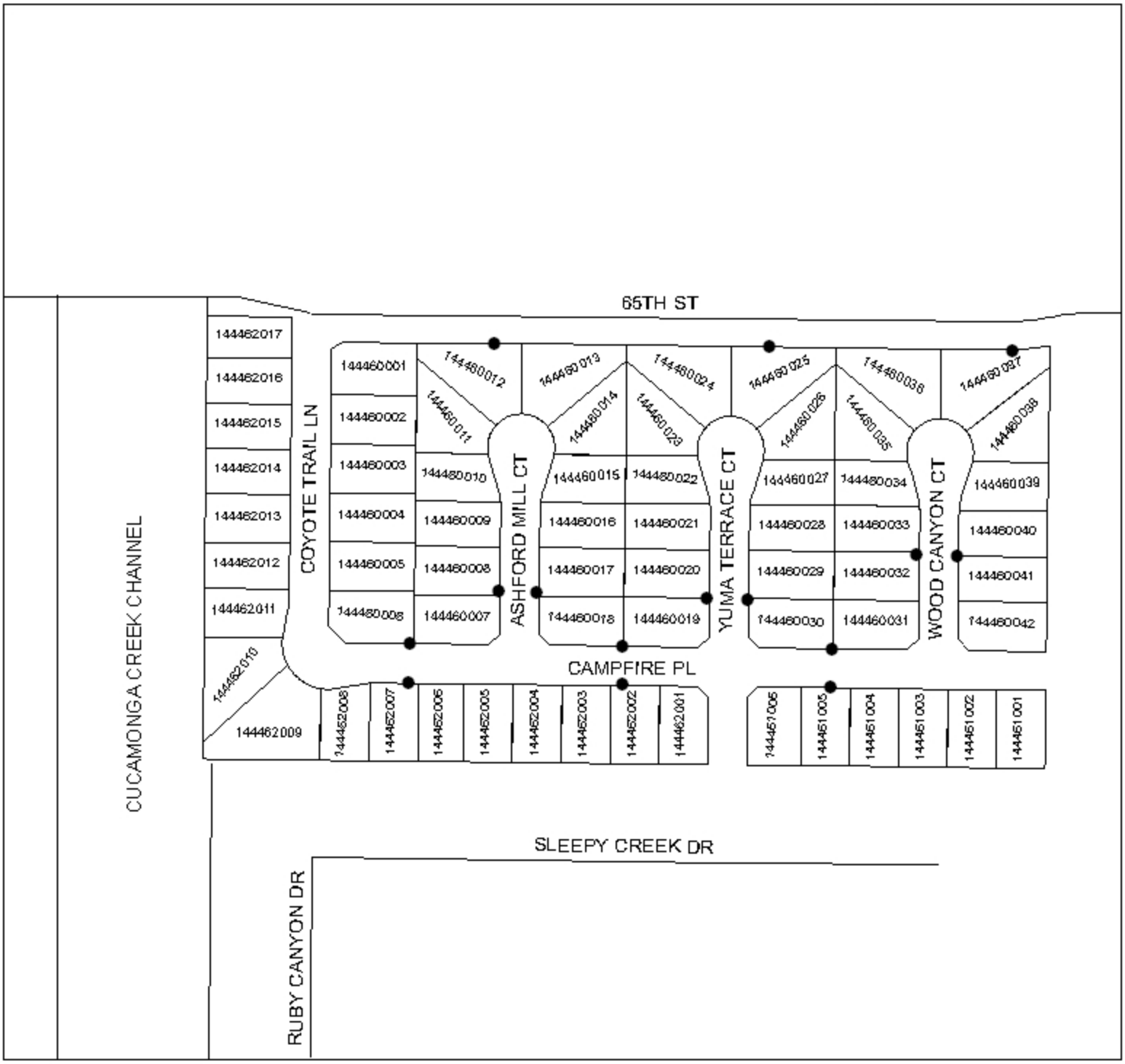
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION F

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31405 - 79 PARCELS

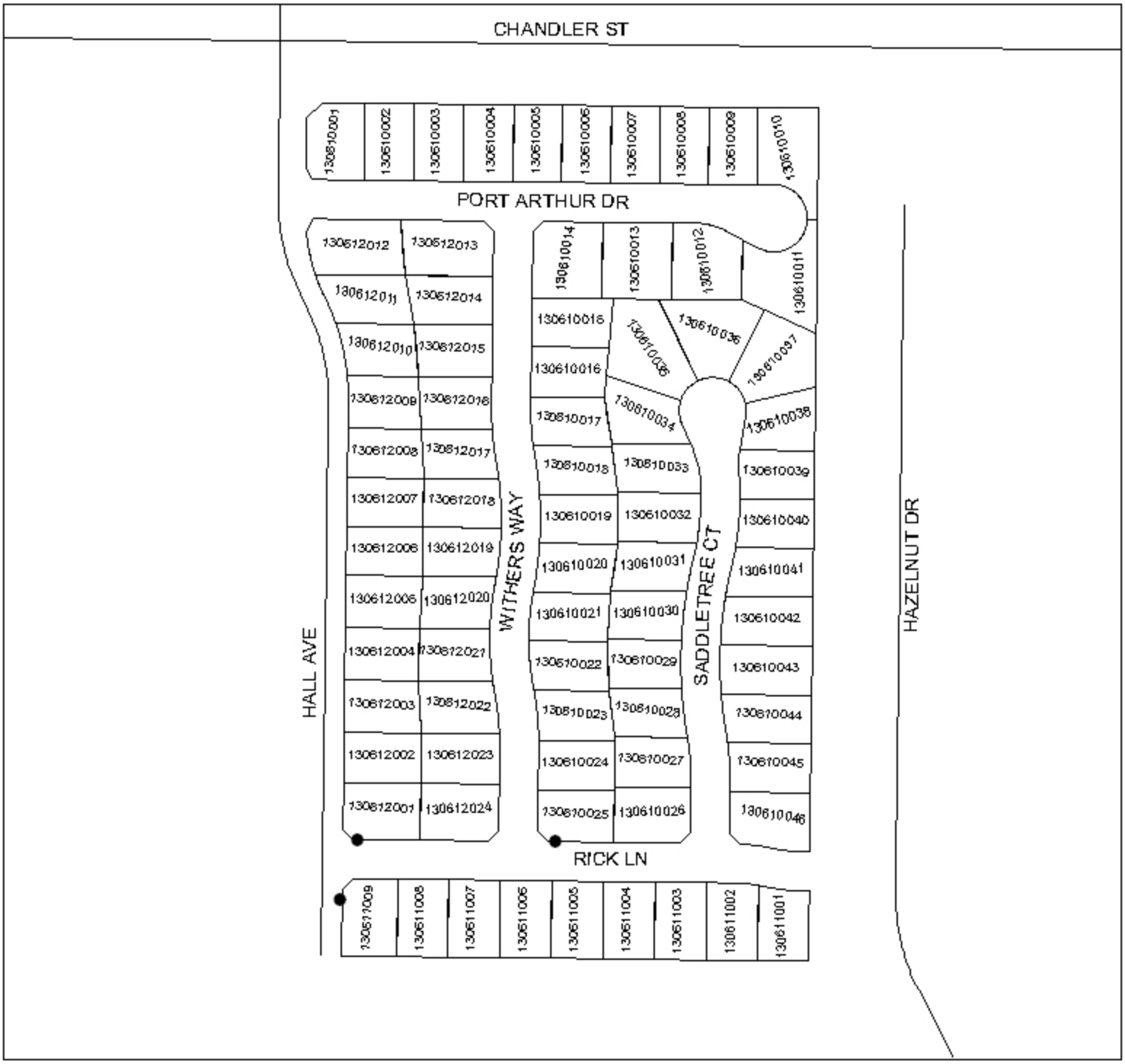
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 1

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NO. 30904 - 36 PARCELS

N

100 50 0 Feet

1 inch = 100 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

802

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 2

PORTION OF SECTION 30, T.2S., R.6W.

TRACT MAP NOS. 31496, 31496-1, & 31496-2

311 PARCELS

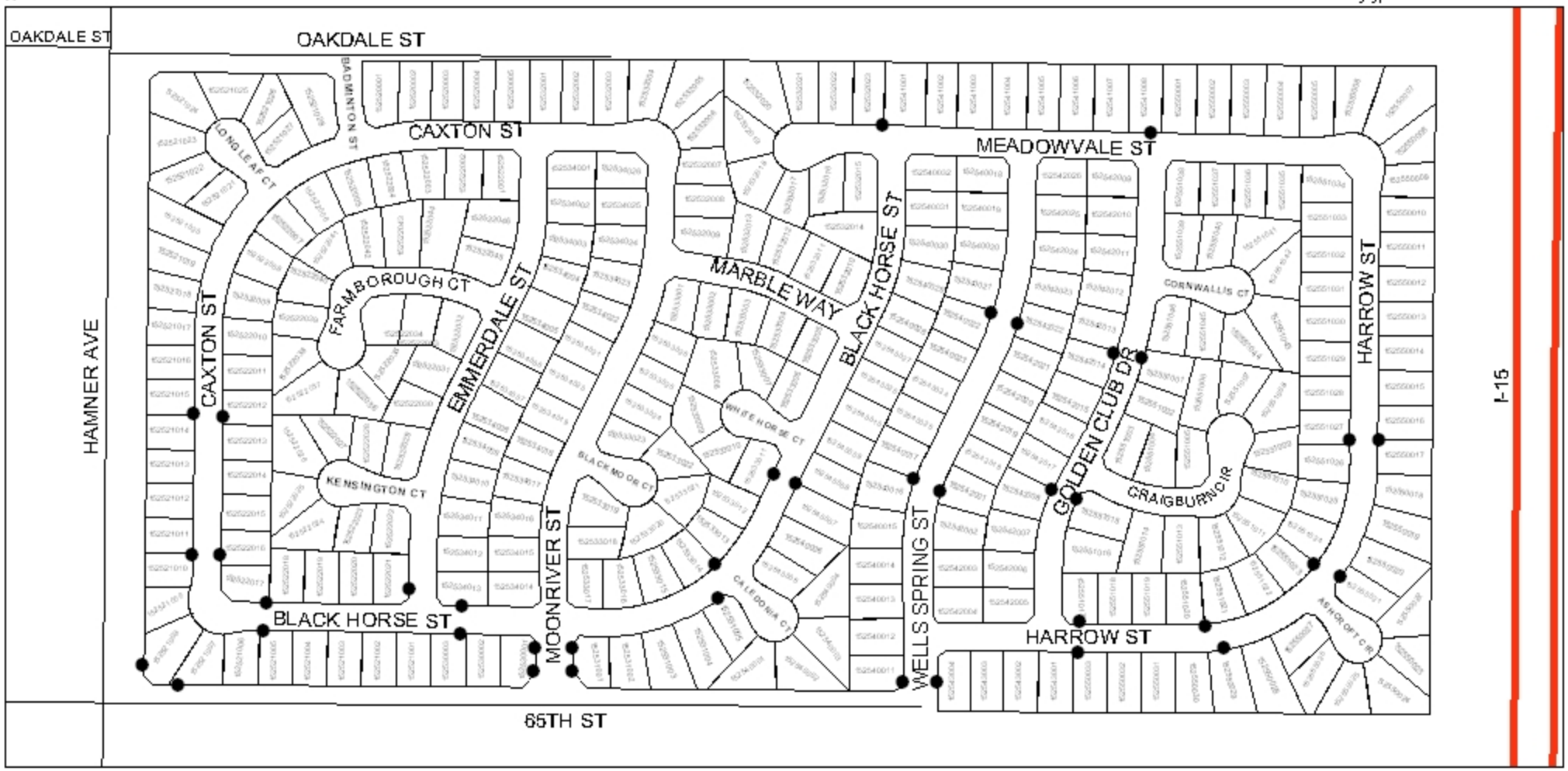
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no responsibility for the accuracy or reliability of the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

803

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3A

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31803 - 183 PARCELS

N

300 150 0 Feet

1 inch = 300 feet

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3B

PORTION OF SECTIONS 3 & 10, T.3S., R.7W.

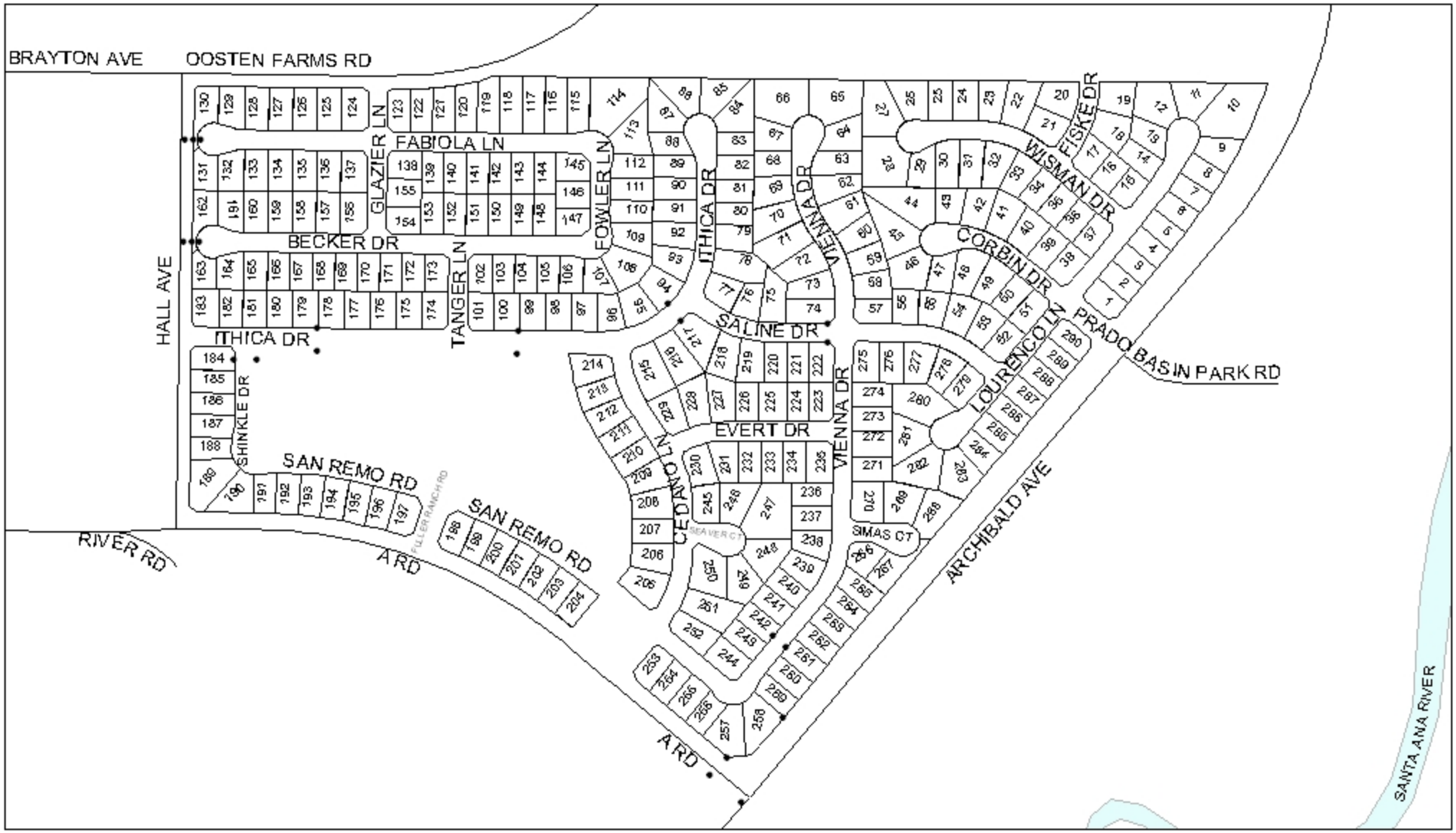
TRACT MAP NOS. 30913 & 30913-1 - 290 PARCELS

N

400 200 0 Feet

1 inch = 400 feet

Printed by jpickeri on 06/06/11



• DENOTES MAINTAINED FOSSIL FILTER

805

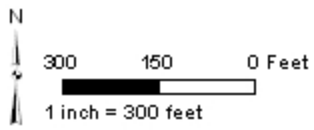
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3C

PORTION OF SECTIONS 3 & 10, T.3S., R.7W.

TRACT MAP NO. 30825 - 35 PARCELS



The County of Riverside assumes no responsibility or legal responsibility for the information contained on this map. Data and other data represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

PRADO BASIN PARK RD

ARCHIBALD AVE

KENDRA LN

RIVER RD

SANTA ANA RIVER

CITY OF NORCO

130680009
130680008
130680007
130680006
130680005
130680004
130680003
130680002
130680001
130670007
130670006
130670005
130670004
130670003
130670002
130670001

130681001
130681002
130681003
130681004
130681005
130681006
130681007
130681008
130681009
130671001
130671002
130671003
130671004
130671005
130671006
130671007

130671010
130671009
130671008

● DENOTES MAINTAINED FOSSIL FILTER

806

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3D

PORTION OF SECTION 26, T.2S., R.7W.

TRACT MAP NOS. 31726 & 31726-1 - 187 PARCELS

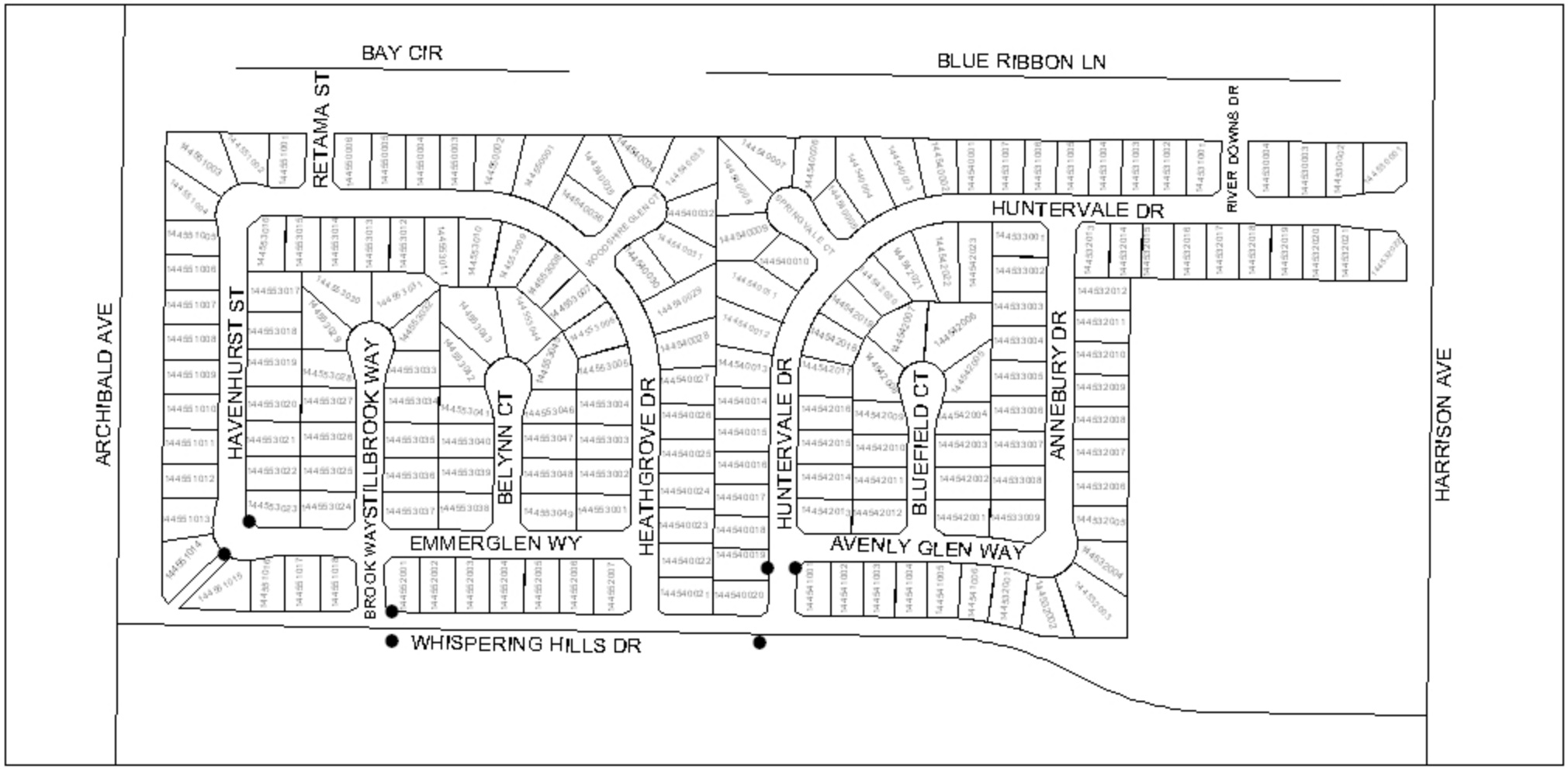
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3E

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NO. 32125 - 35 PARCELS

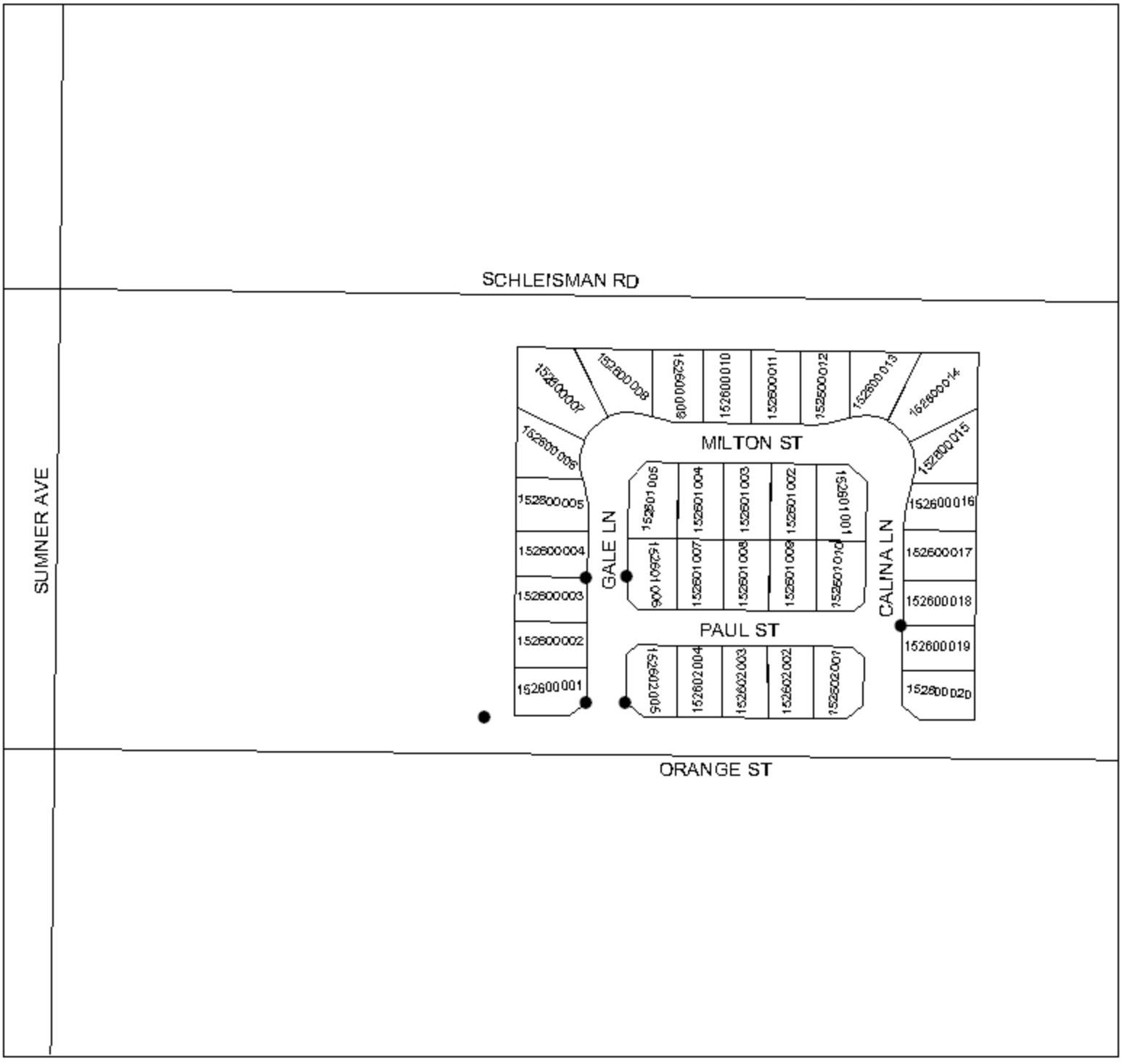
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3F

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31931 - 47 PARCELS

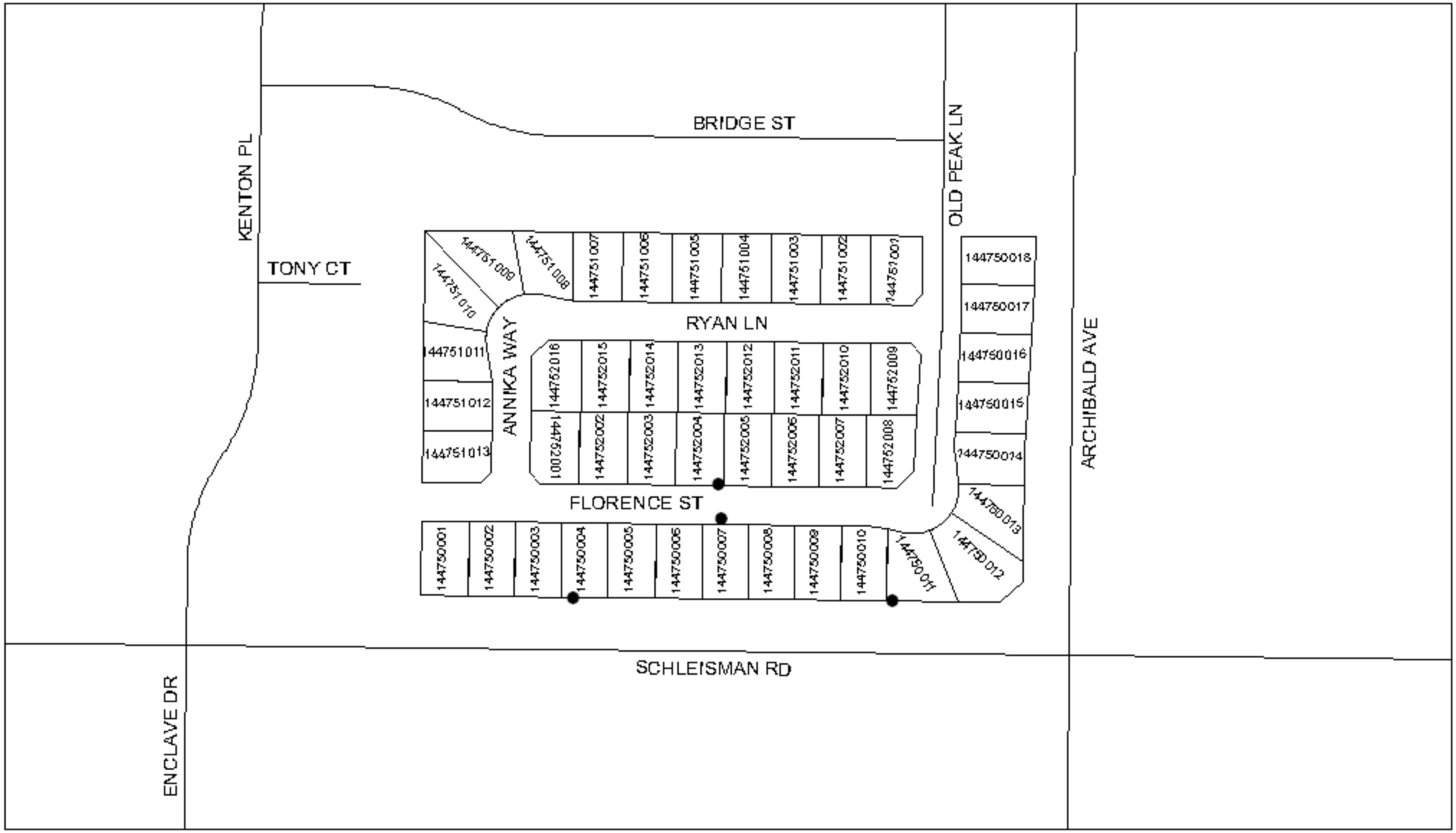
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



809

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3G

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31622 - 95 PARCELS

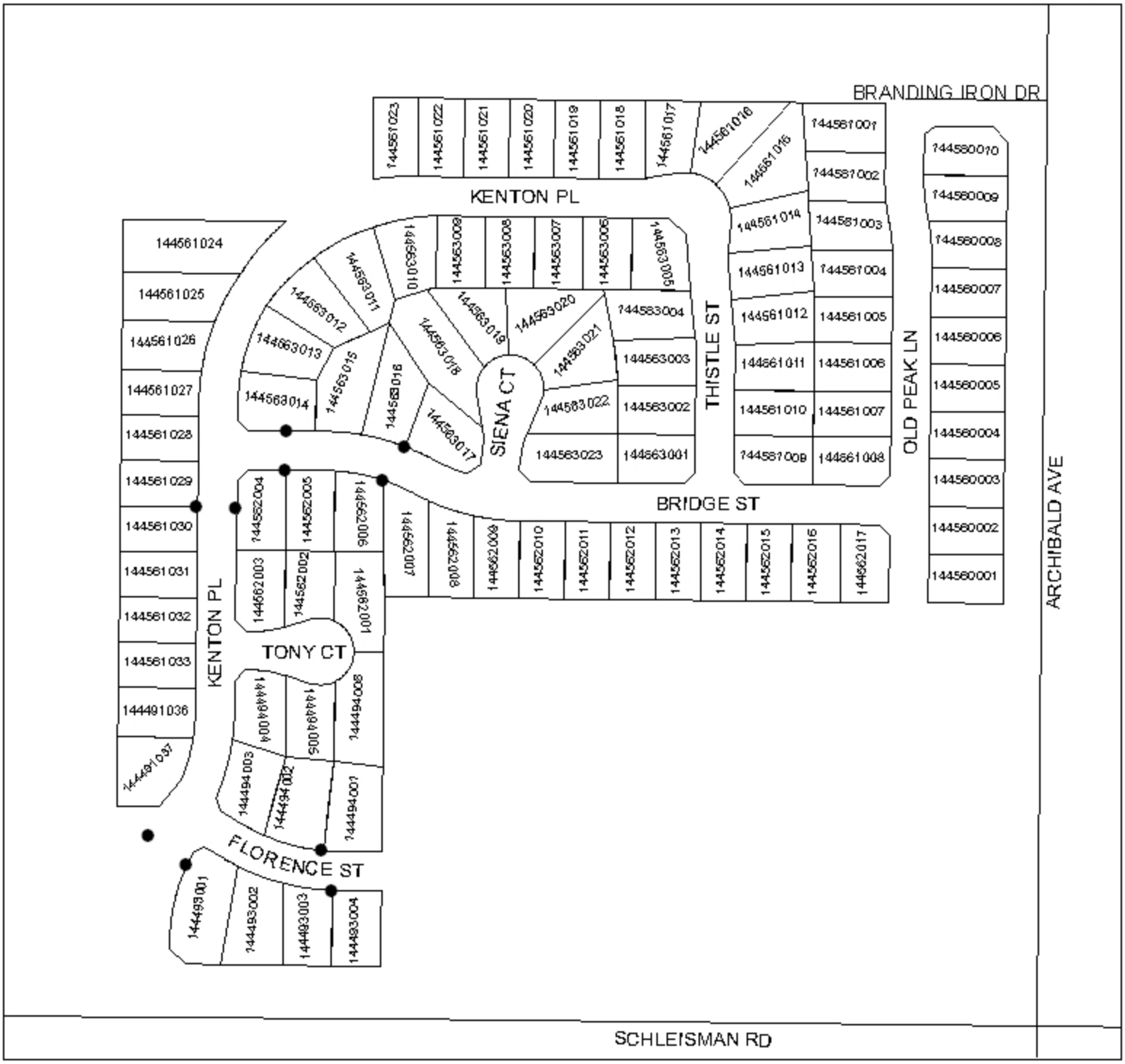
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3H

PORTION OF SECTION 24, T.2S., R.7W.

TRACT MAP NO. 31063 - 47 PARCELS

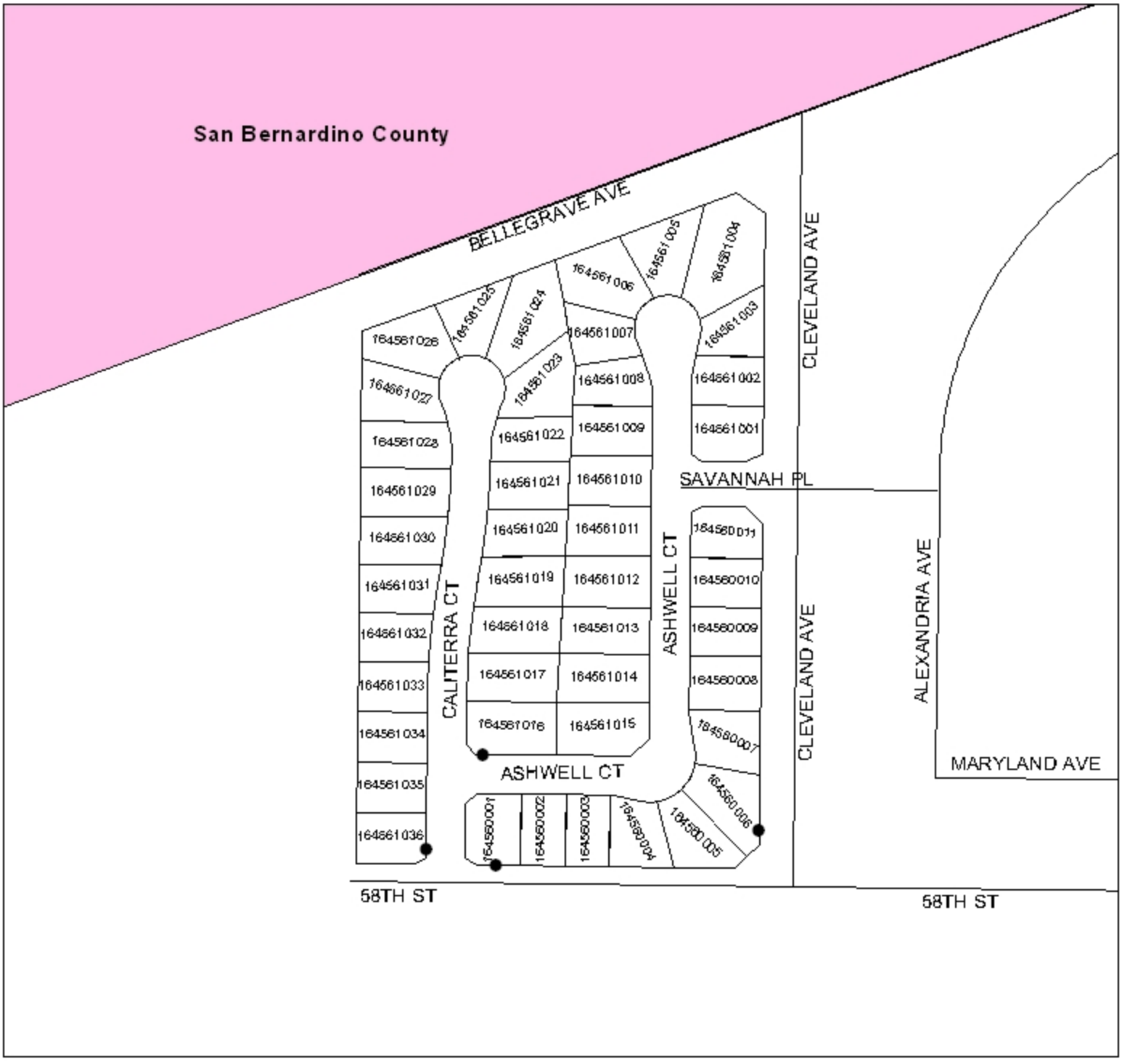
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41 LOCATION 3I

PORTION OF SECTION 26, T.2S., R.7W.
TRACT MPA NO. 31725 - 122 PARCELS

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3J

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NOS. 30820 & 30895 - 109 PARCELS

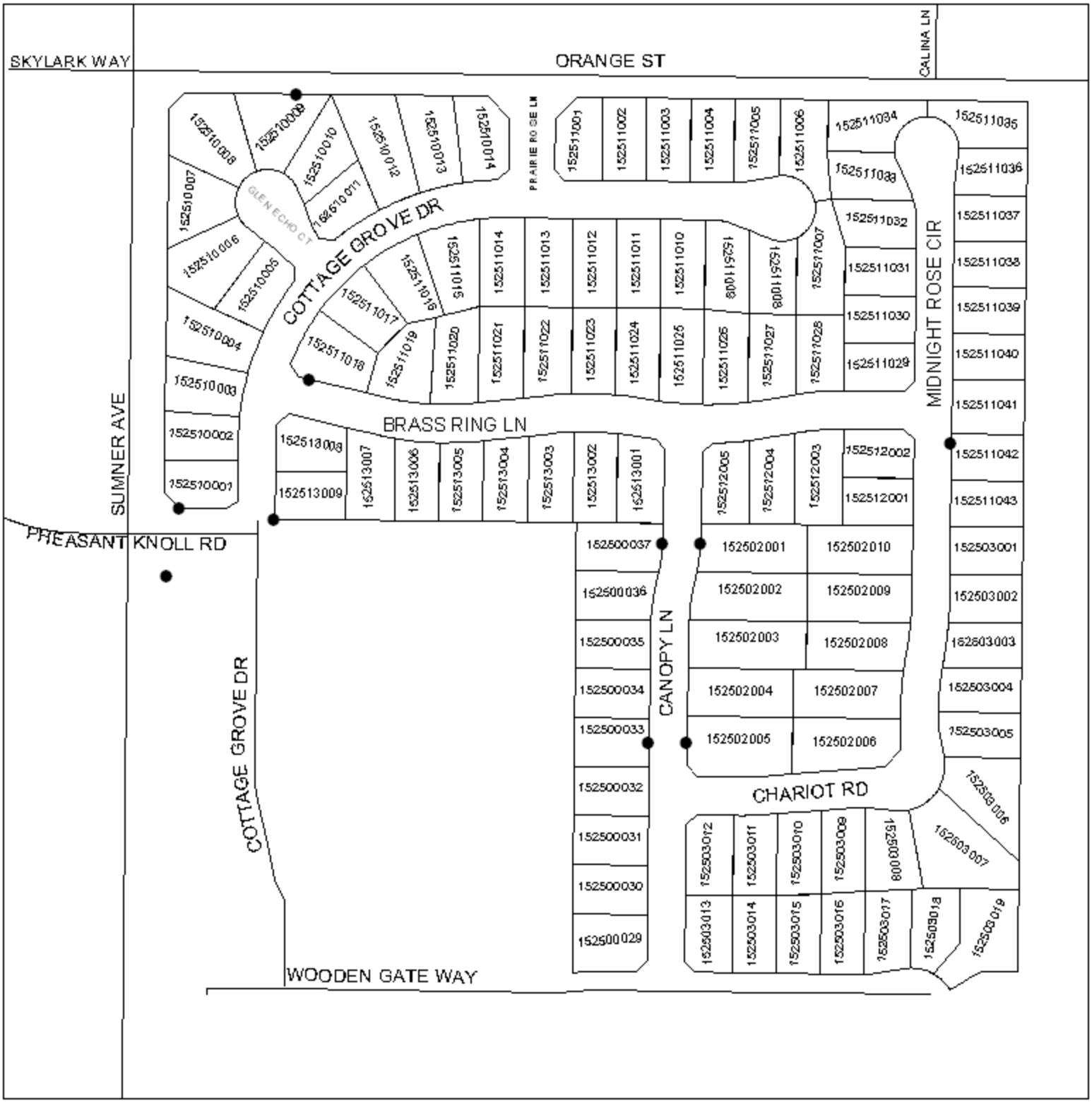
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 5/17/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3K

PORTION OF SECTION 26, T.2S., R.7W.

TRACT MAP NO. 31492 - 173 PARCELS

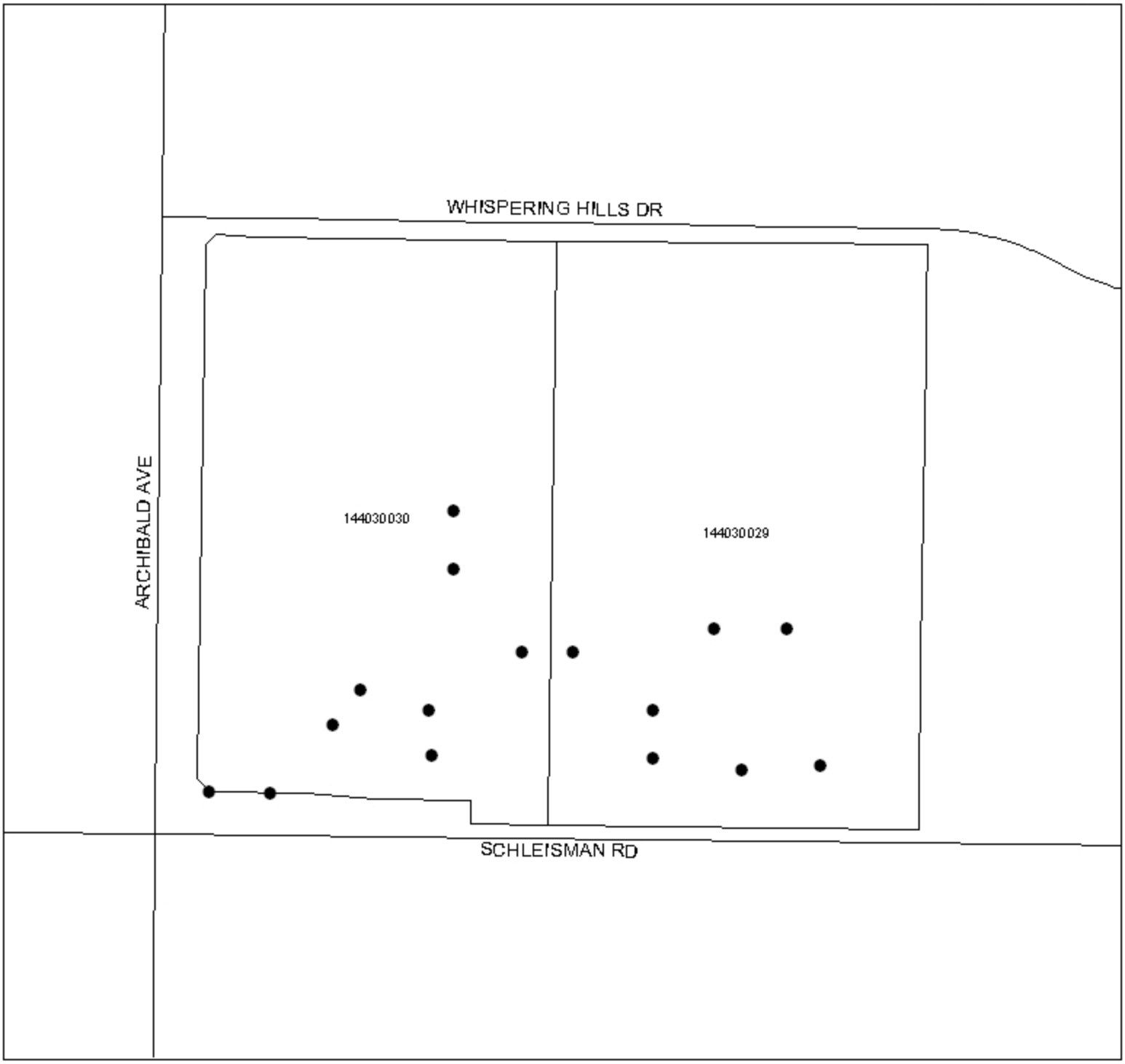
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



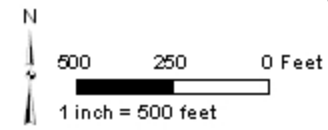
● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 4

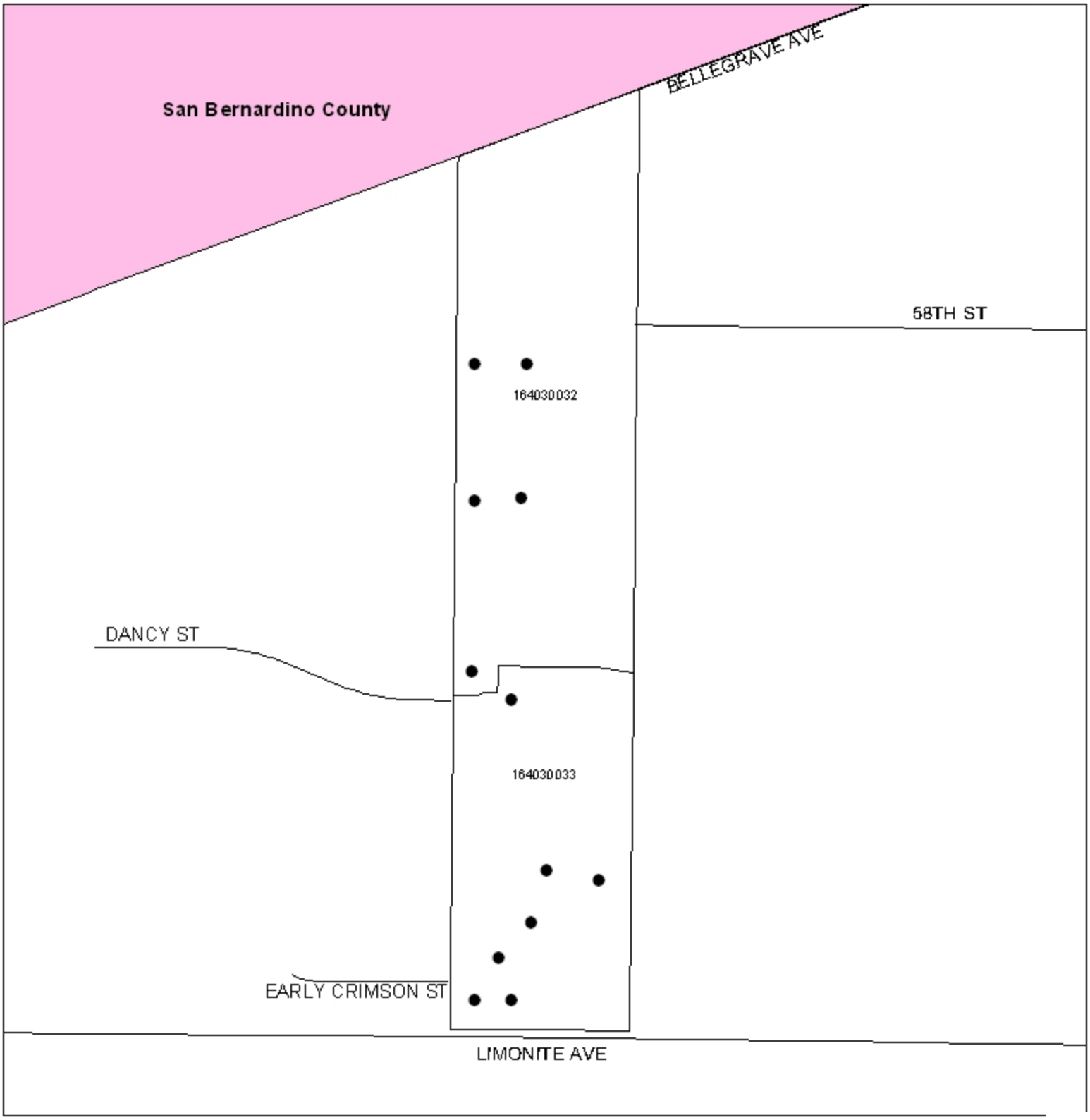
PORTION OF SECTION 24, T.2S., R.7W.

TRACT MAP NOS. 31252 & 31252-1 - 204 PARCELS



The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5A

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31643-1 - 121 PARCELS

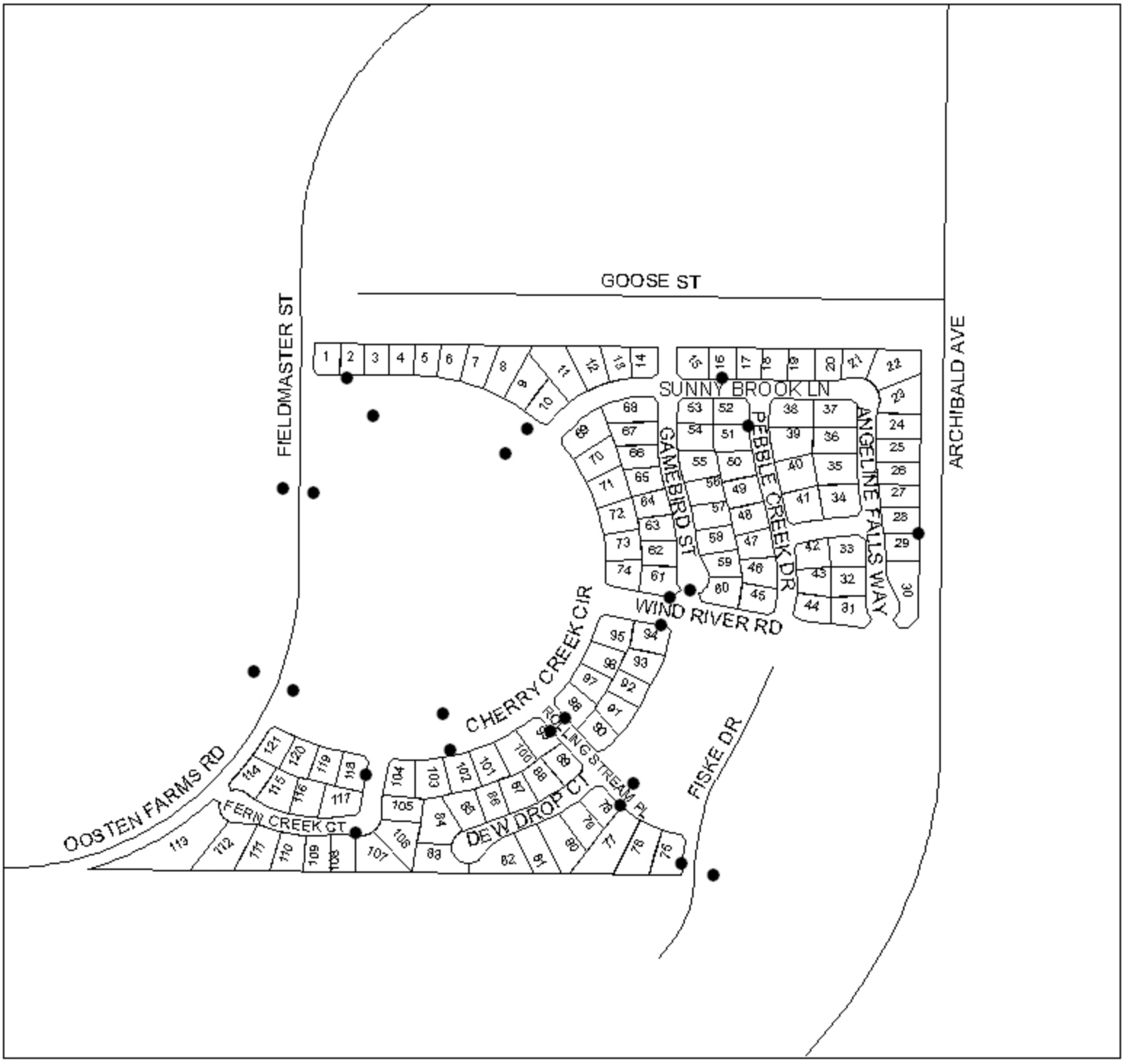
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 5B

PORTION OF SECTION 27, T.2S., R.7W

TRACT MAP NO. 31309, 31309-1, & 31309-2 - 334 PARCELS

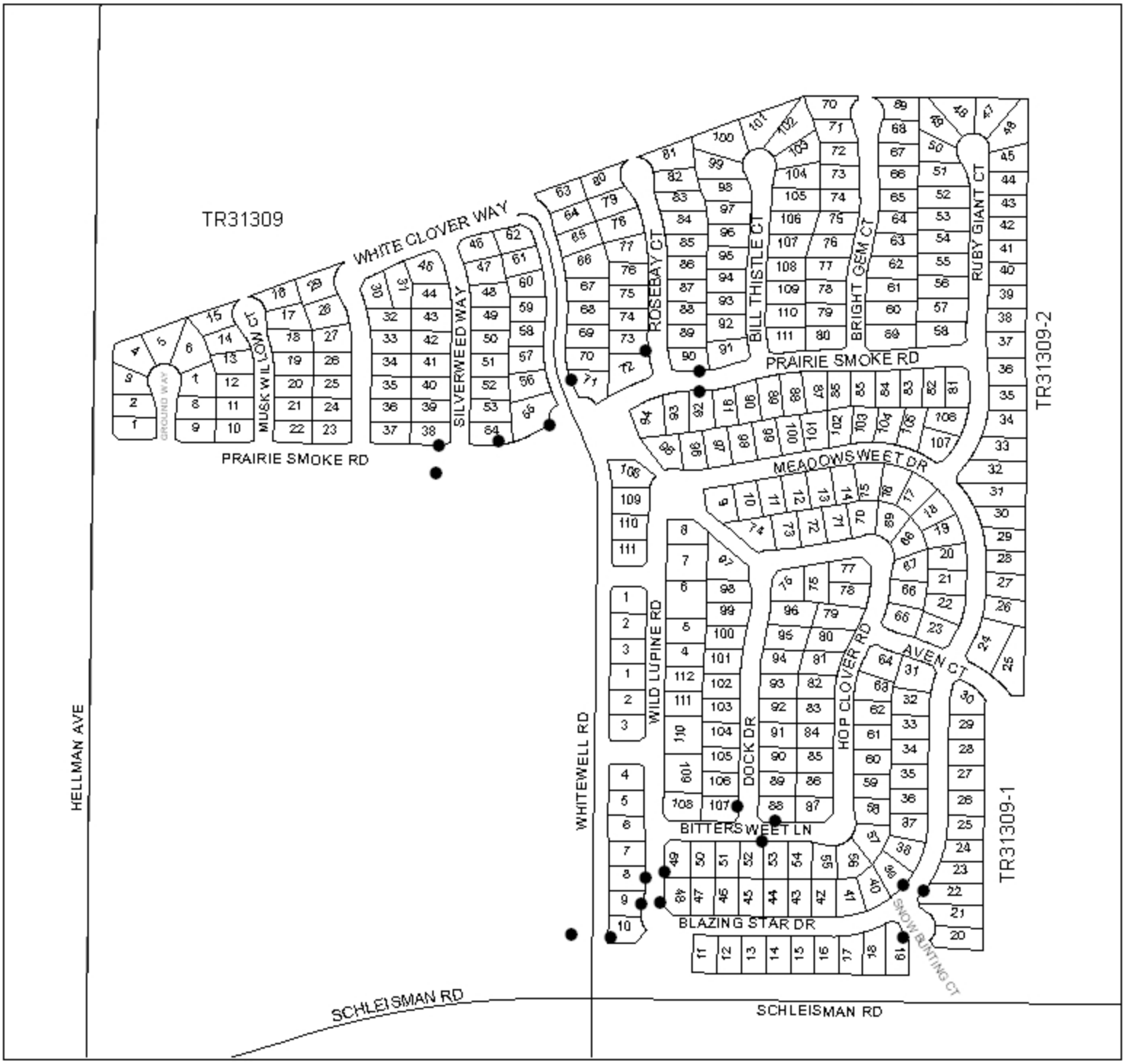
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 5C

PORTION OF SECTION 34, T.2S., R.7W

TRACT MAP NO. 30896 - 73 PARCELS

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5D

PORTION OF SECTION 25, T.2S., R.7W

TRACT MAP NO. 30931 - 138 PARCELS

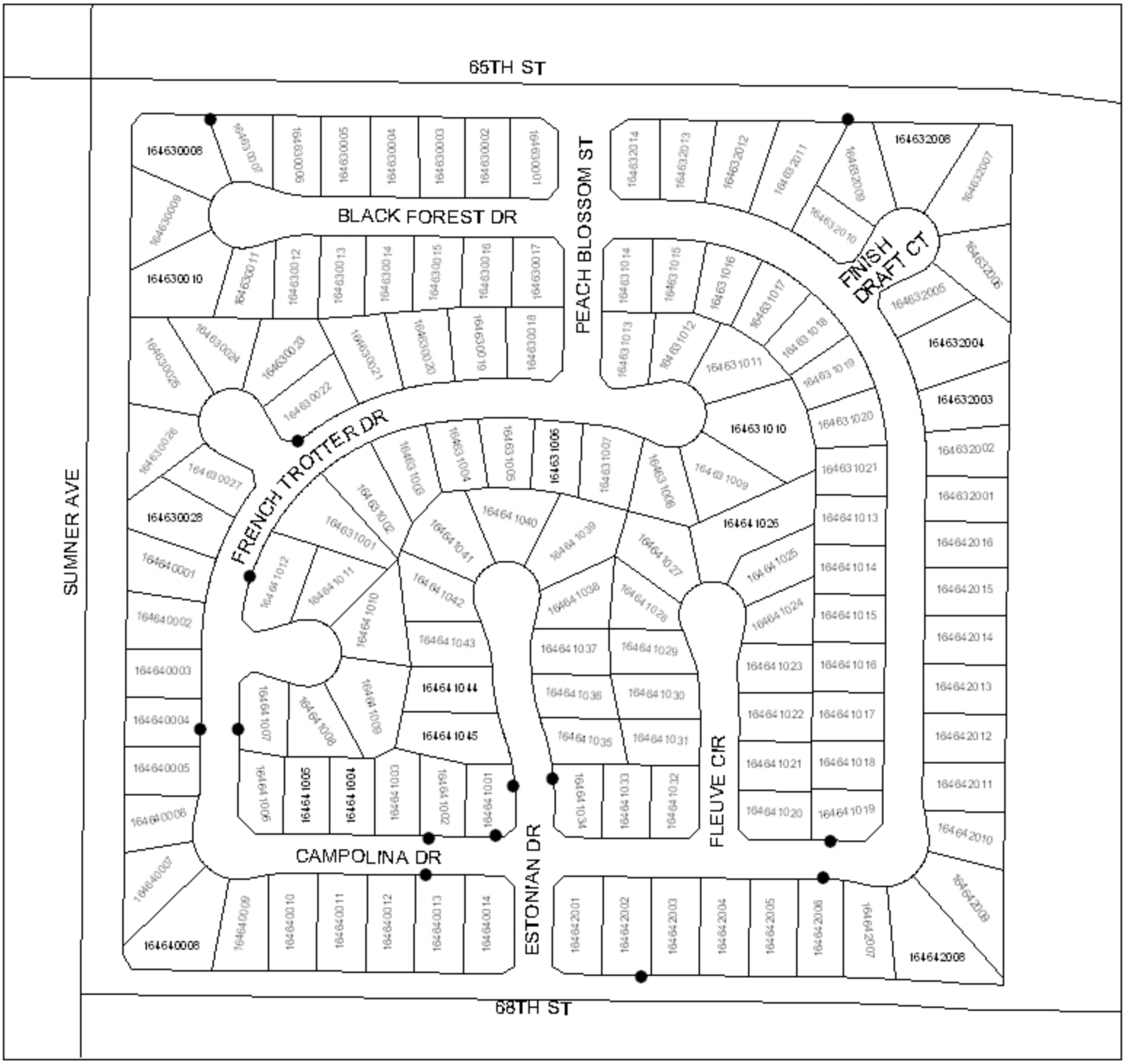
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5E

PORTION OF SECTION 25, T.2S., R.7W

TRACT MAP NO. 30931-1 - 281 PARCELS

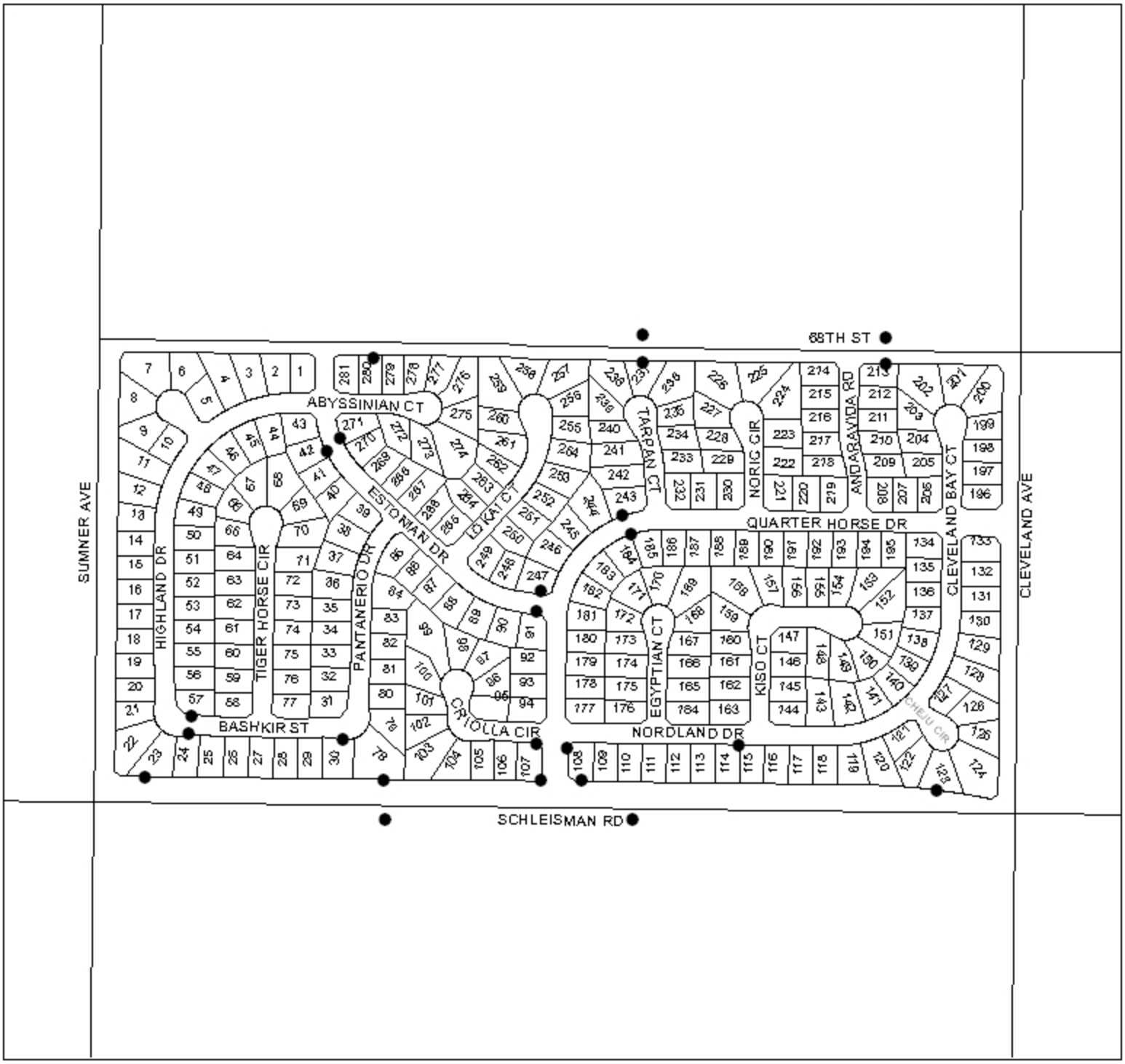
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 79

PORTION OF SECTION 30, T.2S., R.6W.

TRACT MAP NO. 31606
14 LOTS/314 CONDOMINIUM PARCELS

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 85

PORTION OF SECTION 25, T.2S., R.7W.

PLOT PLAN NO. 19515 - 1 PARCEL

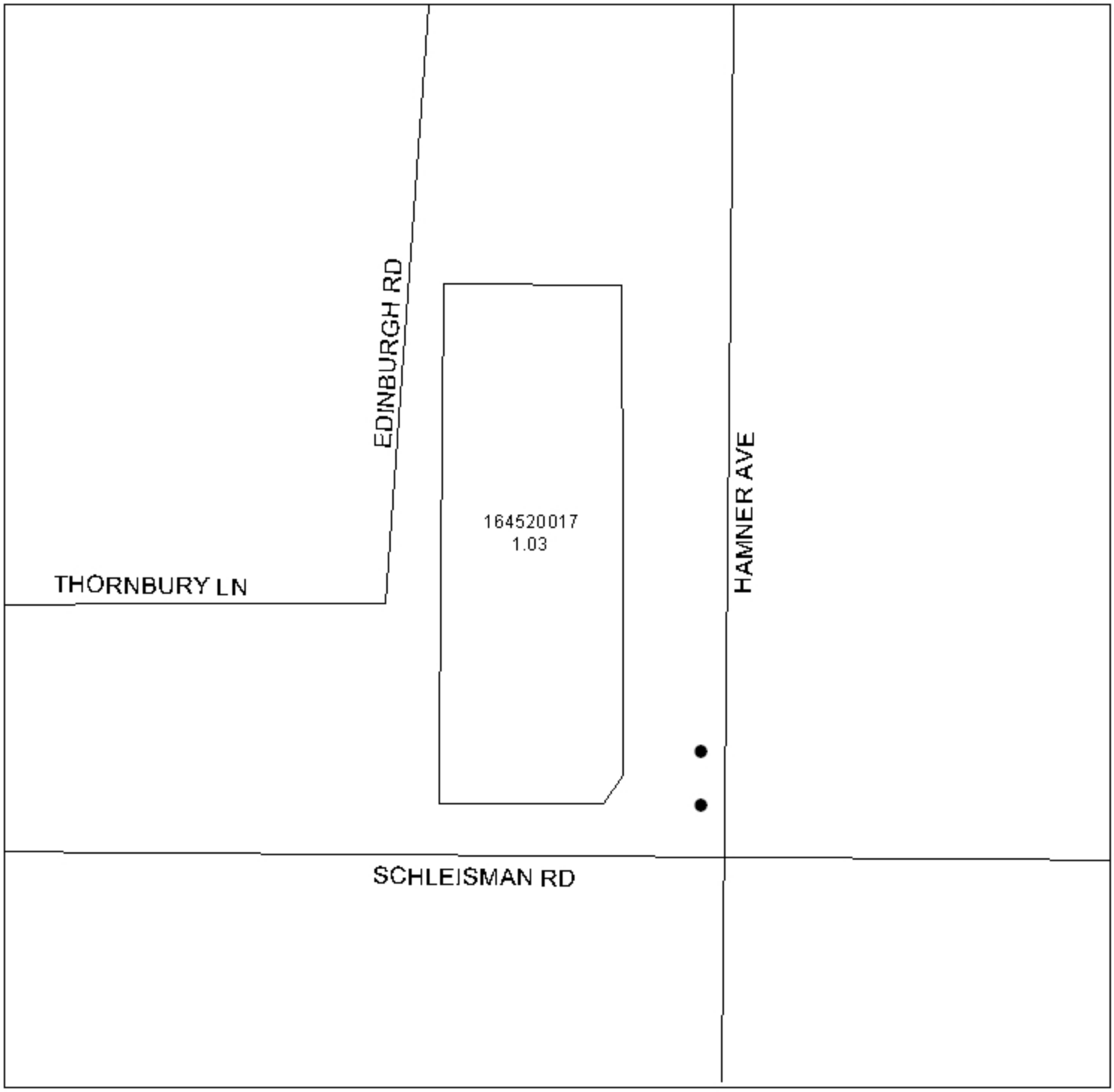
N

100 50 0 Feet

1 inch = 100 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 111, LOCATION 1

PORTION OF SECTION 34, T.2S., R.7W.

TRACT MAP NO. 30480, 30480-1, 30480-2, 30480-3, & 30480-4
315 PARCELS

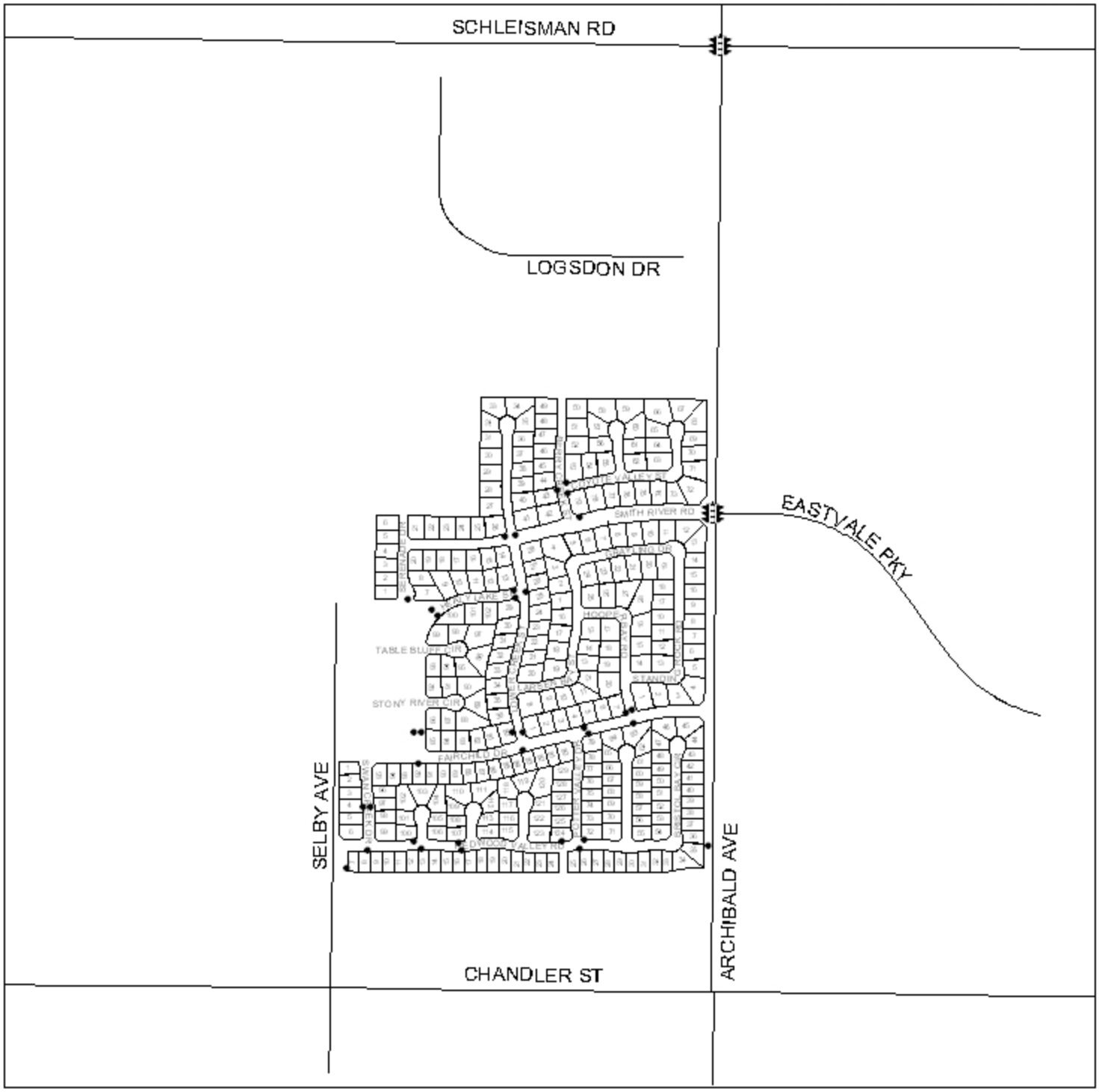
N

800 400 0 Feet

1 inch = 800 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



• DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 111, LOCATION 2

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31643 - 37 PARCELS

N

400 200 0 Feet

1 inch = 400 feet

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 115

PORTION OF SECTION 36, T.2S., R.7W.

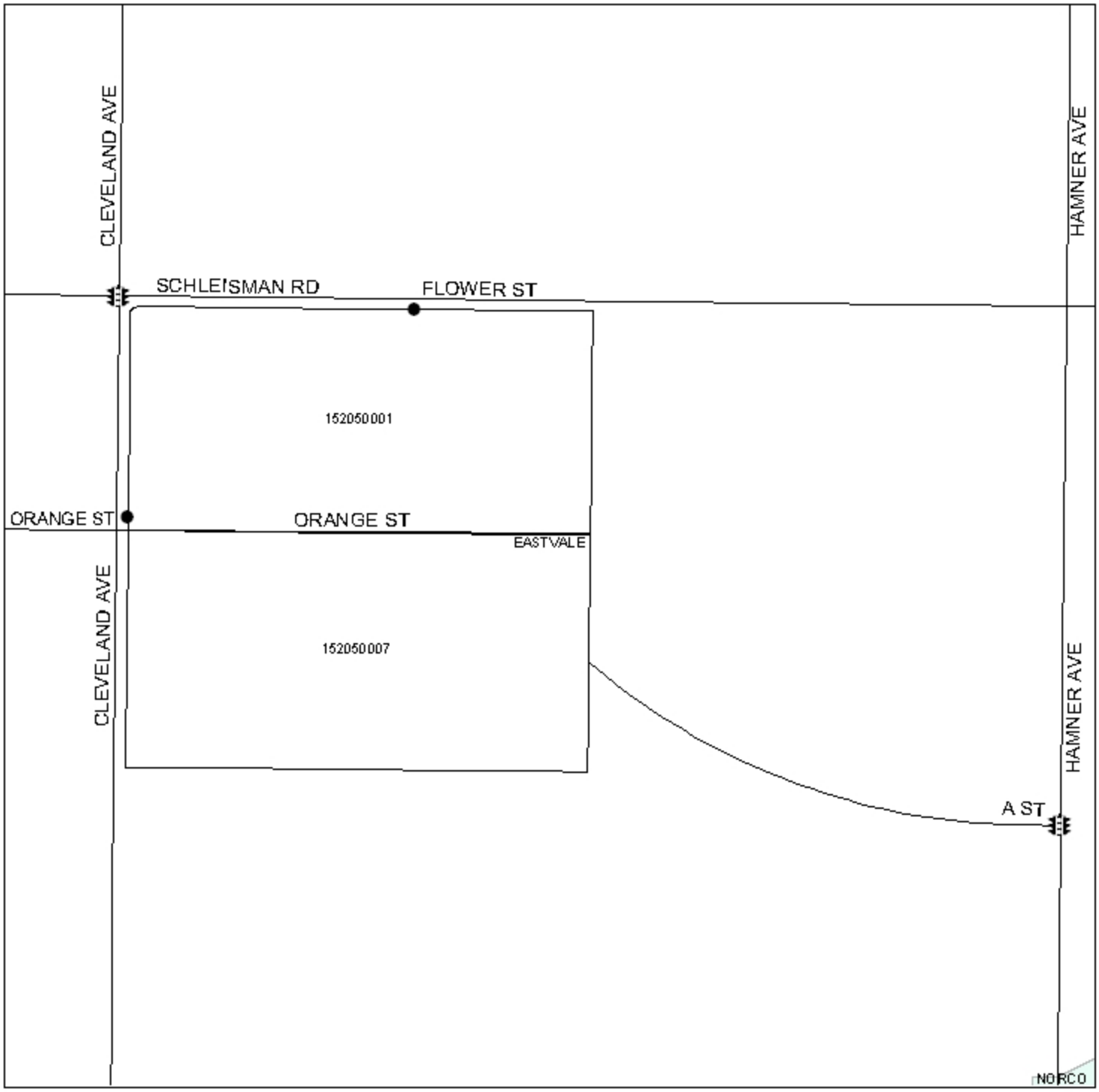
TRACT MAP NO. 30414 - 224 CONDOMINIUM PARCELS

N

400 200 0 Feet

1 inch = 400 feet

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 116

PORTION OF SECTION 34, T.2S., R.7W.

TRACT MAP NOS. 31826 & 31826-1 - 347 PARCELS

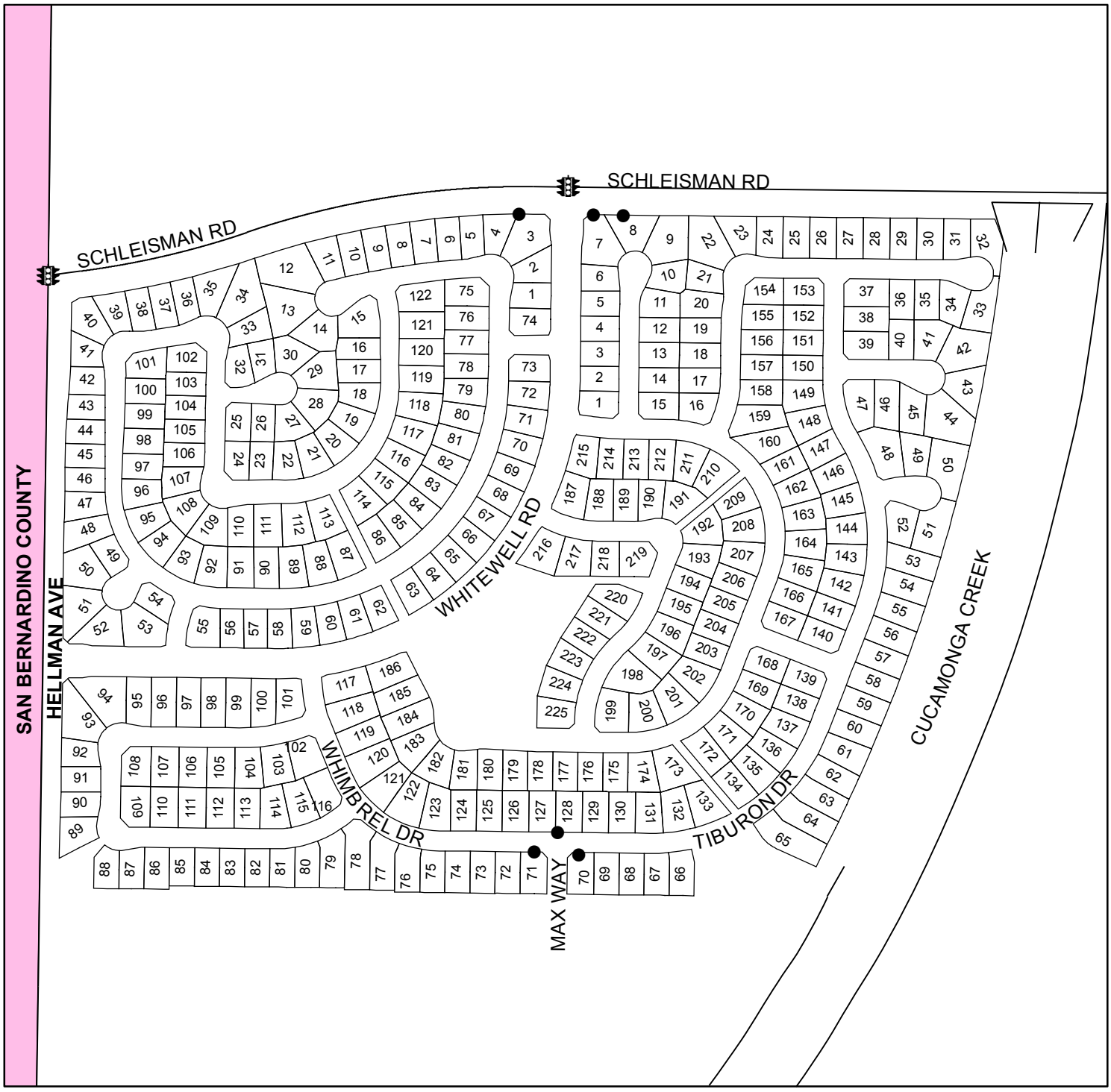
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

826

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 147

PORTION OF SECTIONS 27 & 34, T.2S., R.7W.

TRACT MAP NO. 32491

174 PARCELS

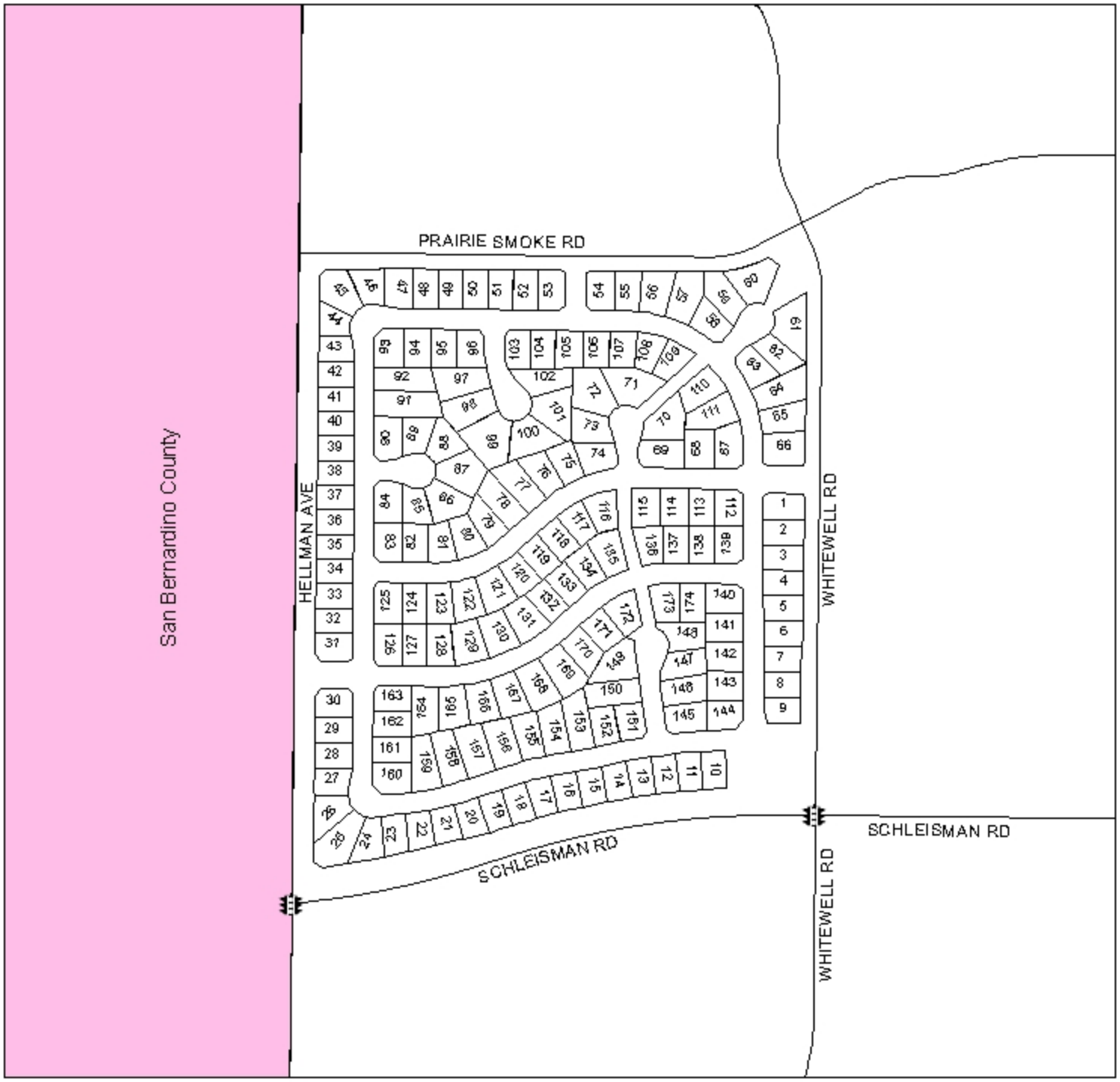
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 151

PORTION OF SECTION 30, T.2S., R.6W.

CONDITIONAL USE PERMIT NO. 03573 & PARCEL MAP NO. 35933

10 PARCELS

CITY OF EASTVALE

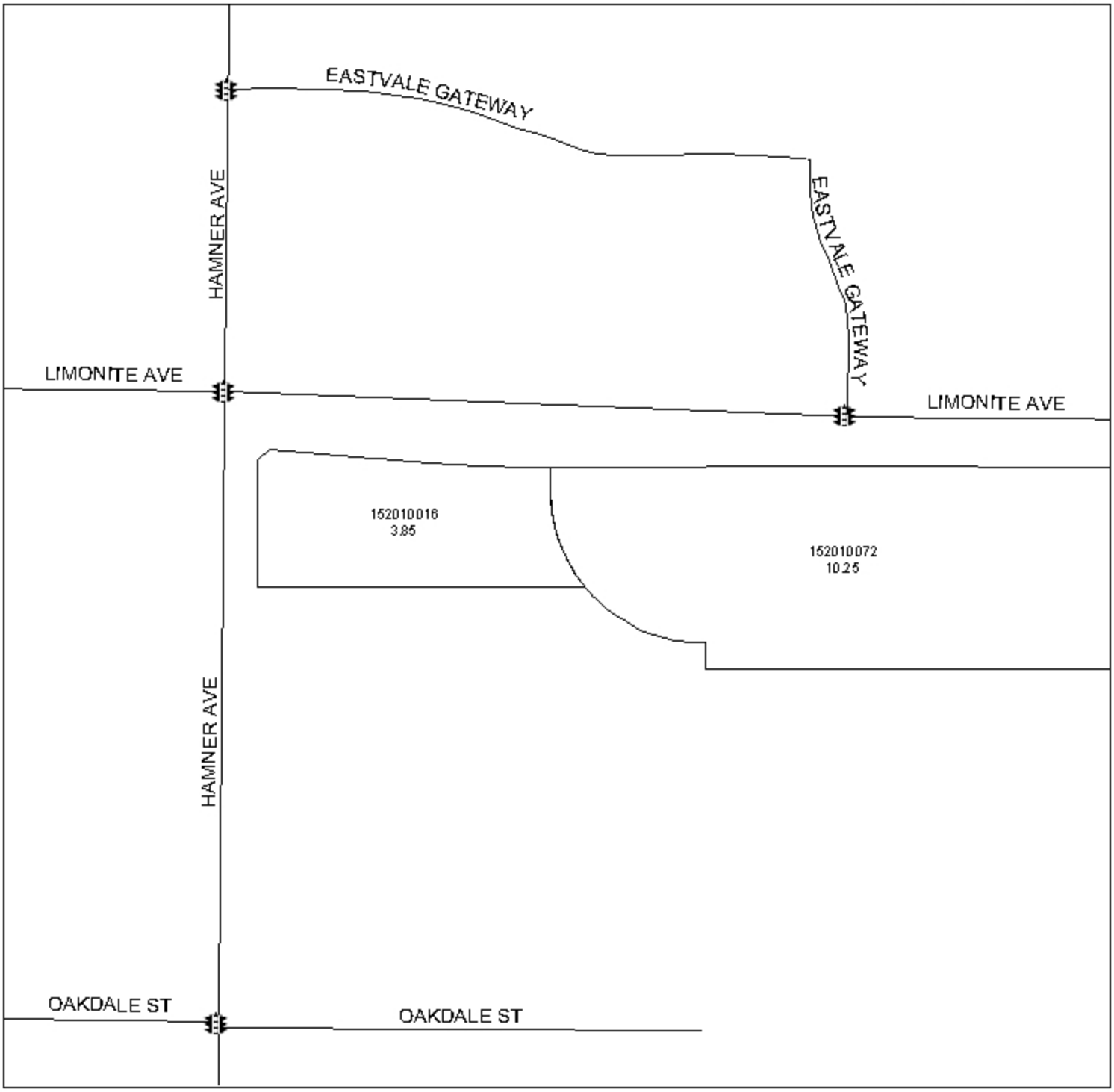
N

300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 10/28/10



DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 156

PORTION OF SECTION 34, T.2S., R.7W.

PARCEL MAP NO. 36283 & PLOT PLAN NO. 19946

9 PARCELS

CITY OF EASTVALE

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

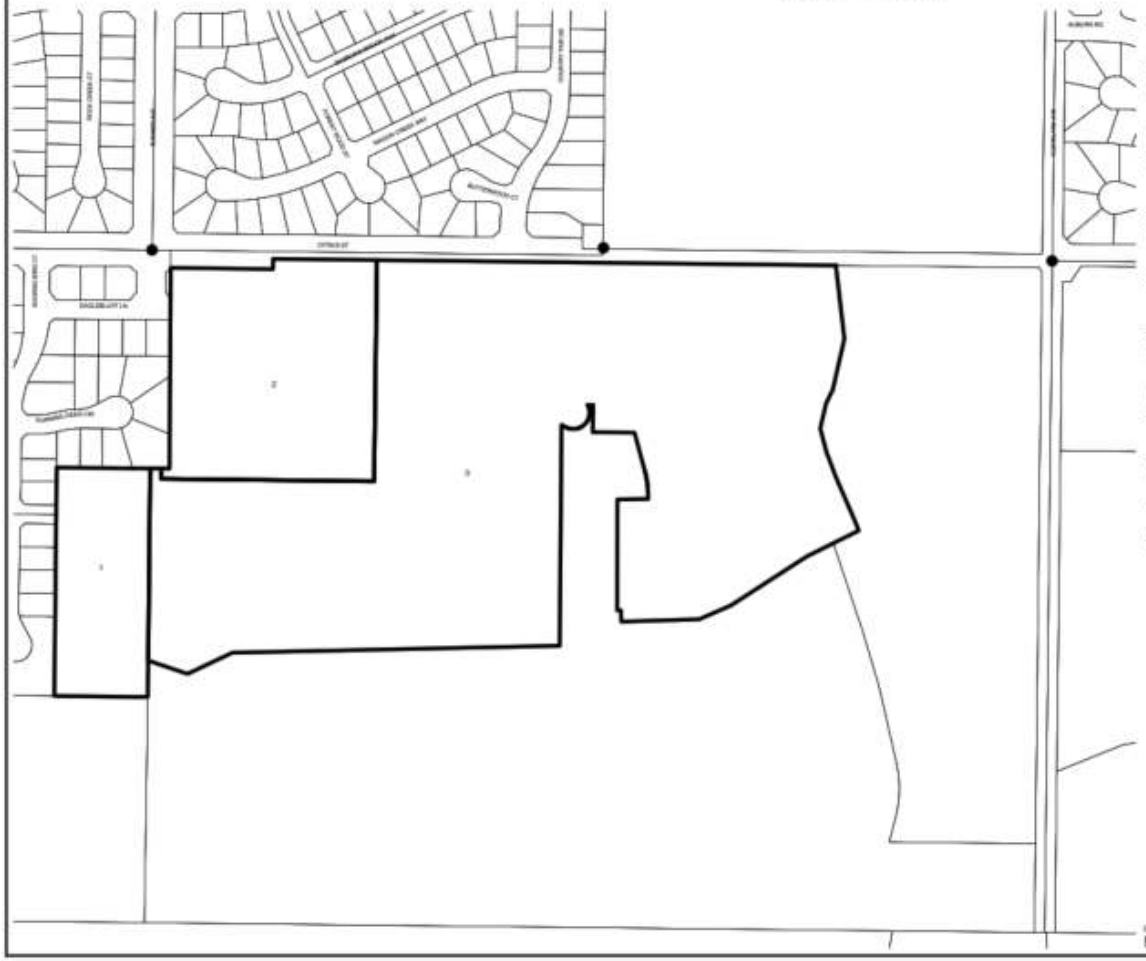
Printed by jpickeri on 10/28/10

DENOTES MAINTAINED TRAFFIC SIGNAL

Sheet 1 of 1

ASSESSMENT DIAGRAM
CITY OF EASTVALE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-1 (TRACT 36382)

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 _____, 20__.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF EASTVALE ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 20__. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF EASTVALE, THIS _____ DAY OF _____, 20__.

_____
SUPERINTENDENT OF STREETS
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS _____ DAY OF _____, 20__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _ PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

_____
COUNTY RECORDER
RIVERSIDE COUNTY, CALIFORNIA

NOTES:

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

Assessment ID	APN
1	152-030-006
2	152-040-026
3	152-040-049

0 0.025 0.05 0.1 0.15
Miles

Legend

N
W E
S

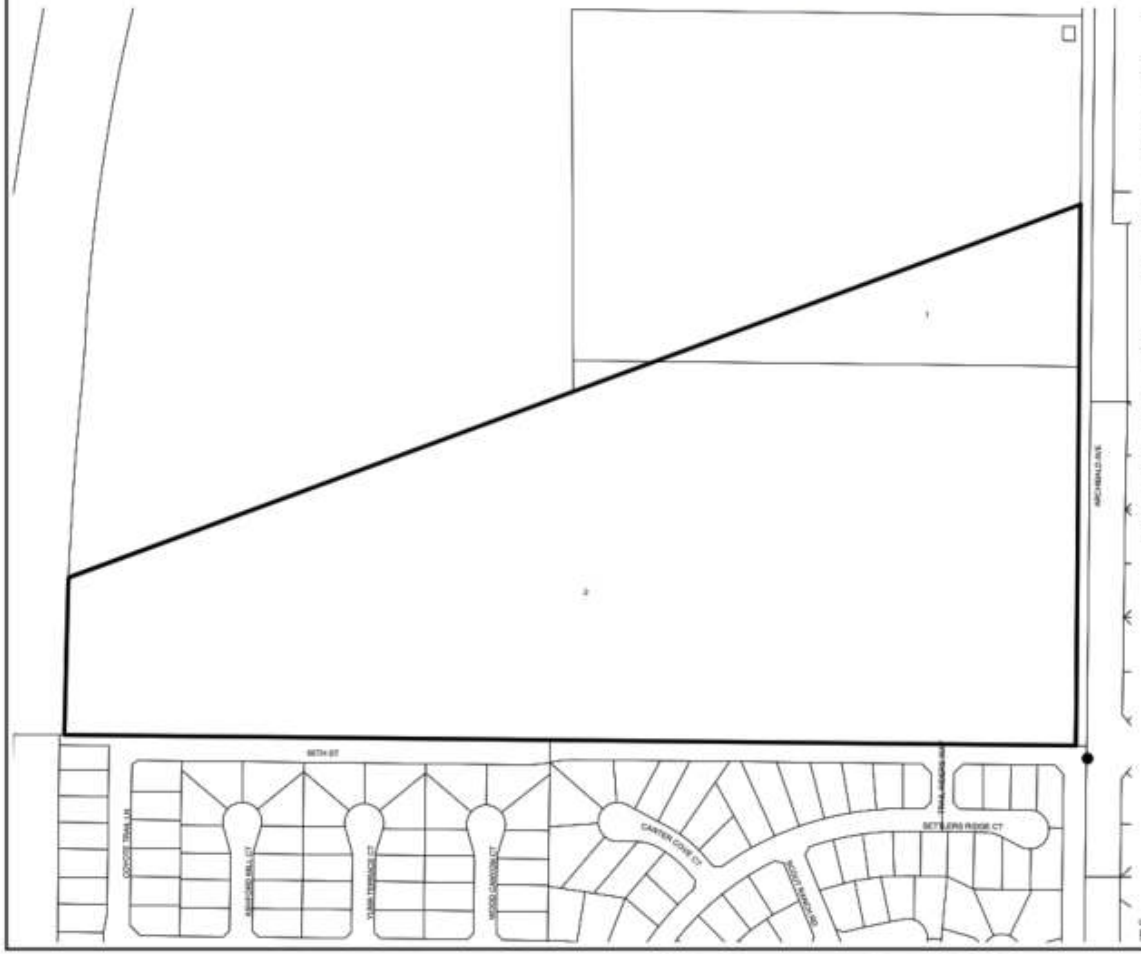
1 Assessment ID
Traffic Signals
Parcel Lines
District Boundary

Prepared by:
NBS

Sheet 1 of 1

ASSESSMENT DIAGRAM
CITY OF EASTVALE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-3 (TRACT 36423)

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 _____, 20__.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF EASTVALE ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 20__. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF EASTVALE, THIS _____ DAY OF _____, 20__.

_____
SUPERINTENDENT OF STREETS
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS _____ DAY OF _____, 20__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

_____
COUNTY RECORDER
RIVERSIDE COUNTY, CALIFORNIA

NOTES:

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

Assessment ID	APN
1	144-010-034
2	144-010-035

0 0.02 0.04 0.08 0.12
Miles

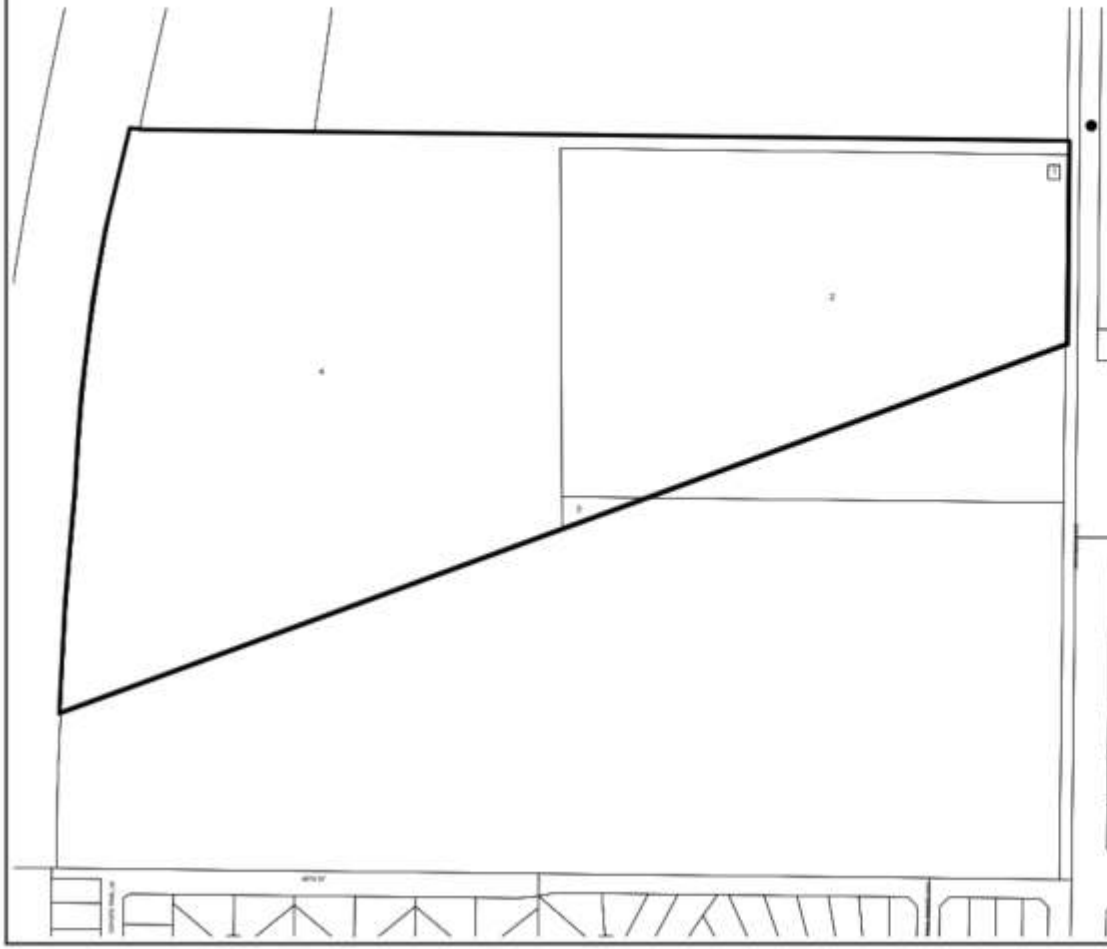
Legend

Legend
- Assessment ID
- Traffic Signal
- Parcel Lines
- District Boundary

Prepared by
NBS

ASSESSMENT DIAGRAM
CITY OF EASTVALE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 2014-4 (TRACT 35865)

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 _____, 20__.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF EASTVALE ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____, 20__. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF EASTVALE, THIS _____ DAY OF _____, 20__.

_____
SUPERINTENDENT OF STREETS
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS _____ DAY OF _____, 20__, AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____, PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

_____
COUNTY RECORDER
RIVERSIDE COUNTY, CALIFORNIA

NOTES:

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

Assessment ID	APN
1	144-010-002
2	144-010-033
3	144-010-037
4	144-010-038

0 0.02 0.04 0.08 0.12 Miles

Legend

N
W E
S

Legend

1 Assessment ID
Traffic Signal
Parcel/Assessor
District Boundary

Prepared by
NBS

APPENDIX B – ASSESSMENT DIAGRAMS

Assessment Diagrams for the Districts are shown on the following pages. The lines and dimensions of each lot or parcel within the Districts are those lines and dimensions shown on the maps of the County Assessor of the County, at the time this report was prepared, and are incorporated by reference herein and made part of this Annual Report.

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE, ZONE 41 INDEX MAP

PORTION OF SECTION 30, T.2S., R.6W., SECTIONS 24, 25, 26, 27, 35, & 36, T.2S., R.7W., & SECTIONS 3 & 10, T.3S., R.7W.,

TR NOS. 30567, 30762, 30762-1, 30820, 30825, 30893, 30893-1, 30895, 30896, 30904, 30905, 30913, 30913-1, 31063, 31252, 31252-1, 31386, 31405, 31492, 31496, 31496-1, 31496-2, 31622, 31725, 31726, 31726-1, 31803, 31931, 32125, & 39033 - 3,518 PARCELS

N

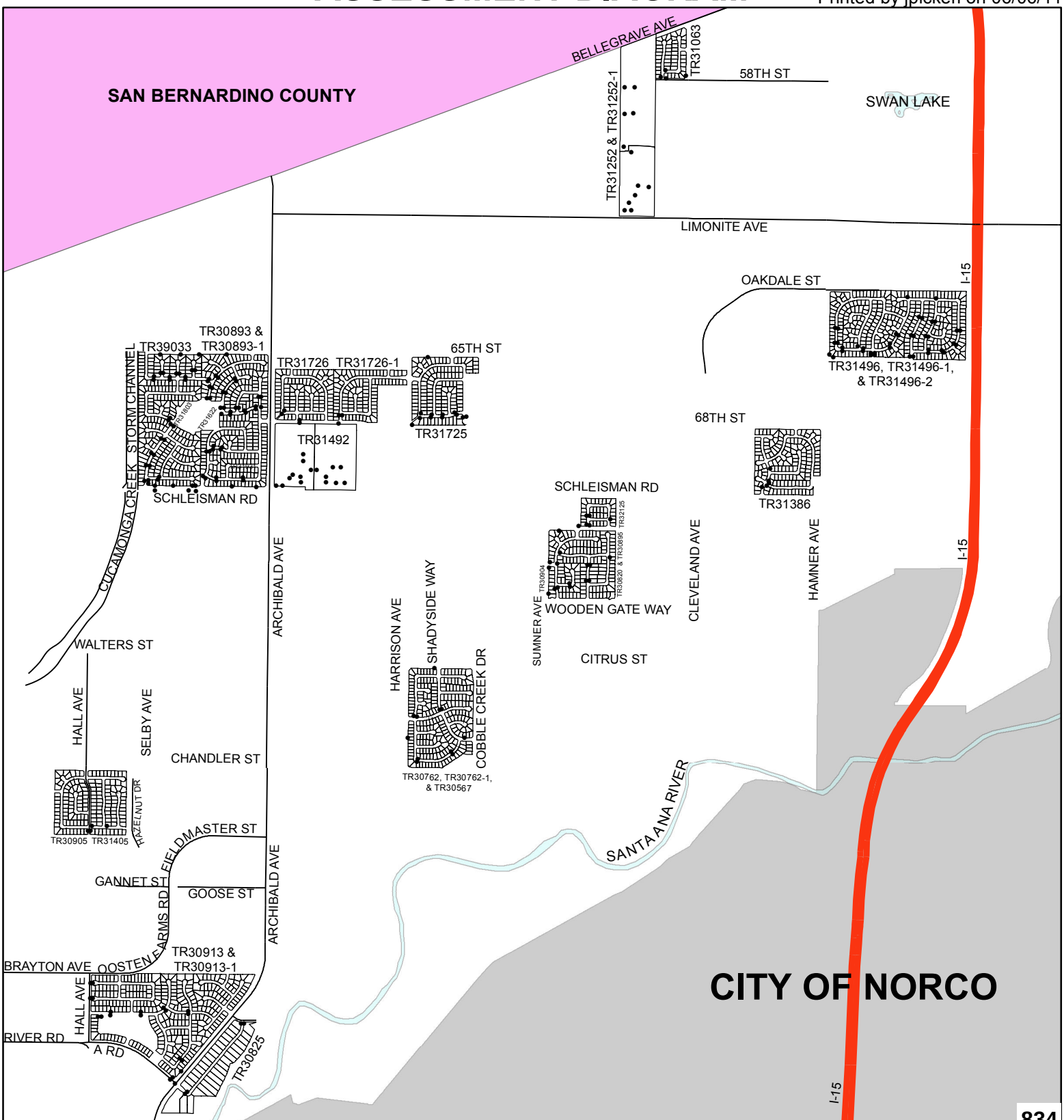
2,500 1,250 0 Feet

1 inch = 2,500 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



• DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION A

PORTION OF SECTION 35, T.2S., R.7W.

TRACT MAP NOS. 30762, 30762-1, & 30567 - 219 PARCELS

N

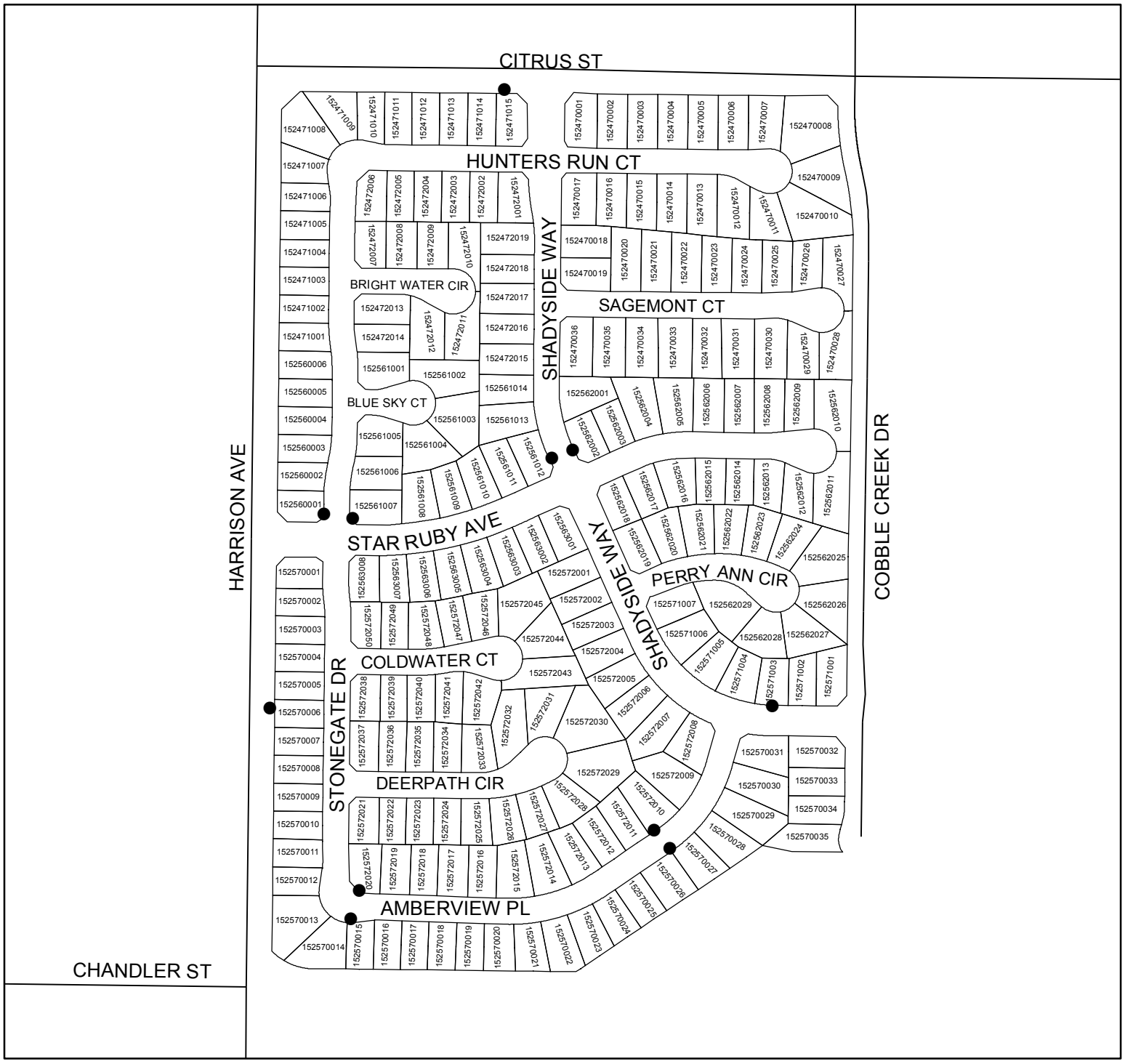
300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION B

PORTION OF SECTION 25, T.2S., R.7W.

TRACT MAP NO. 31386 - 136 PARCELS

N

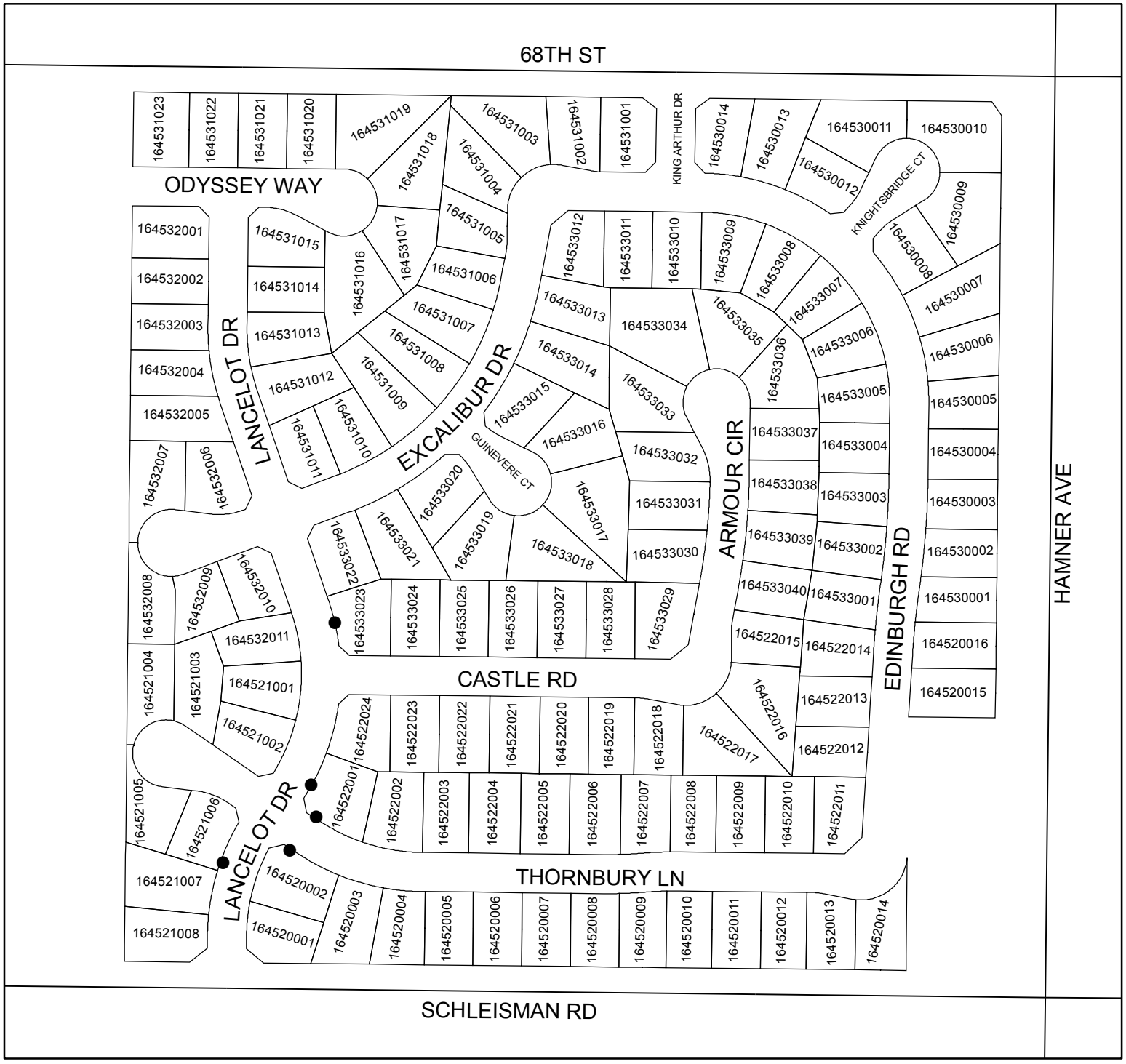
200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION C

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 30905 - 73 PARCELS

N

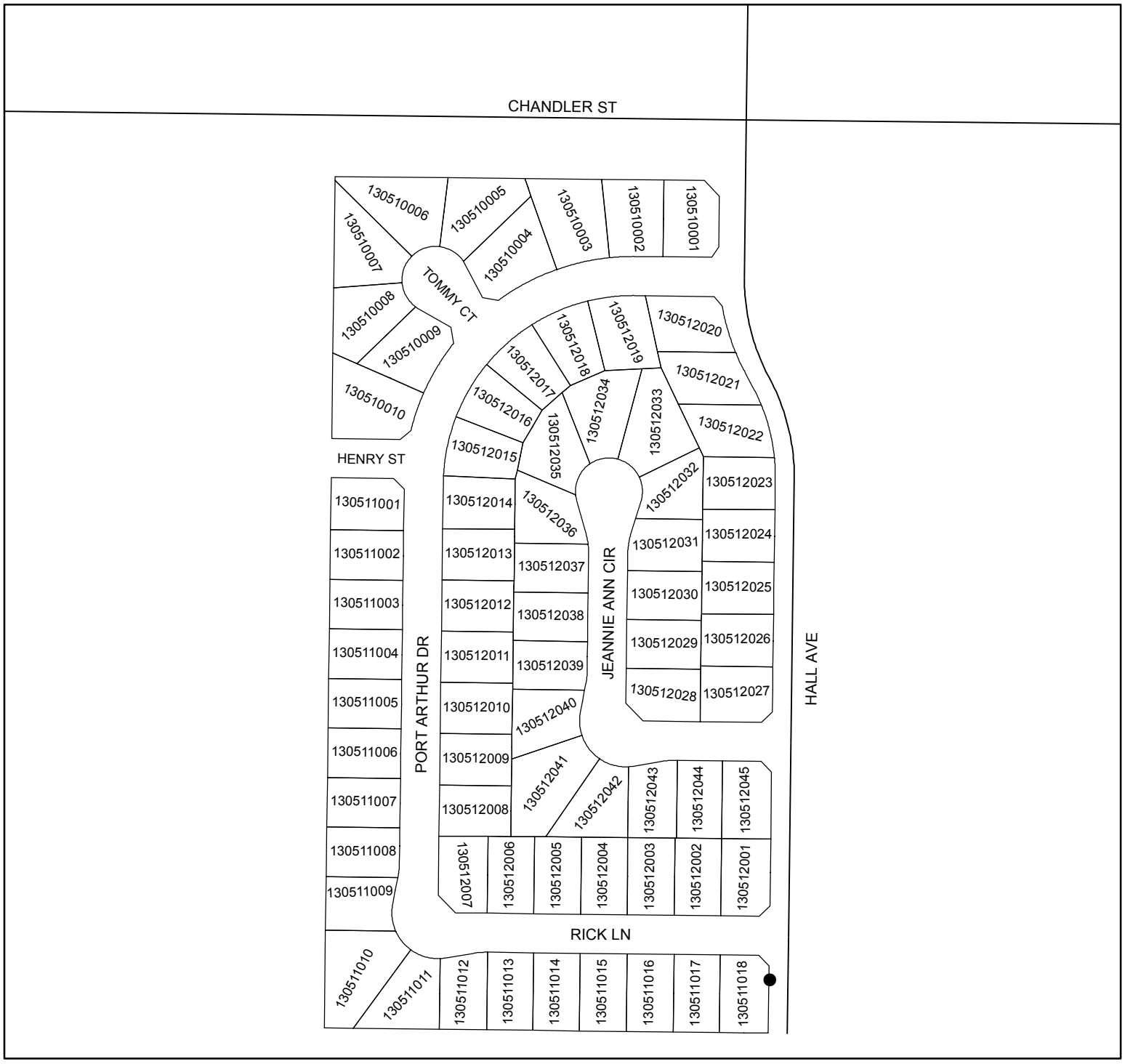
200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION D

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NOS. 30893 & 30893-1 - 125 PARCELS

N

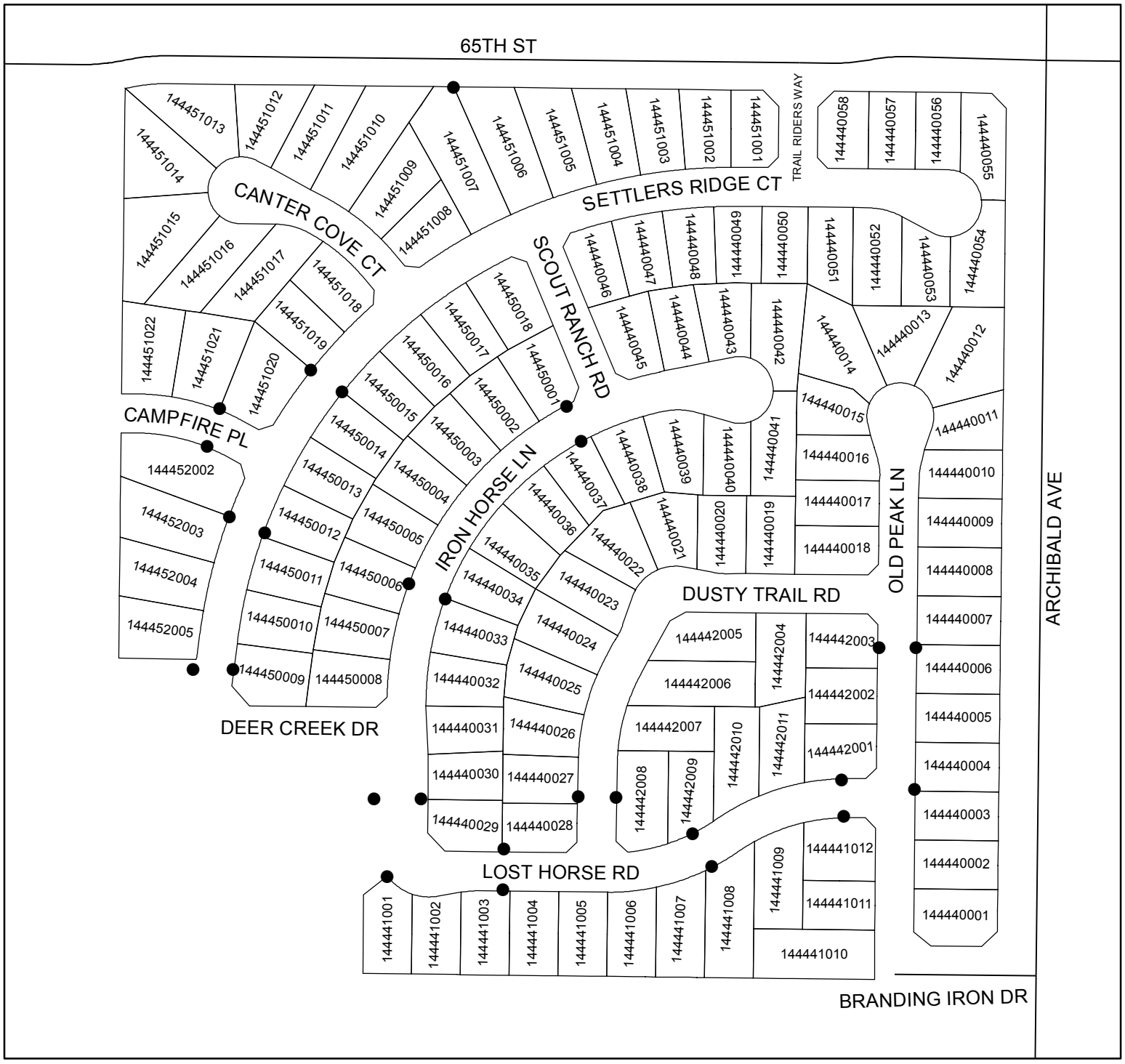
200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION E

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 30933 - 65 PARCELS

N

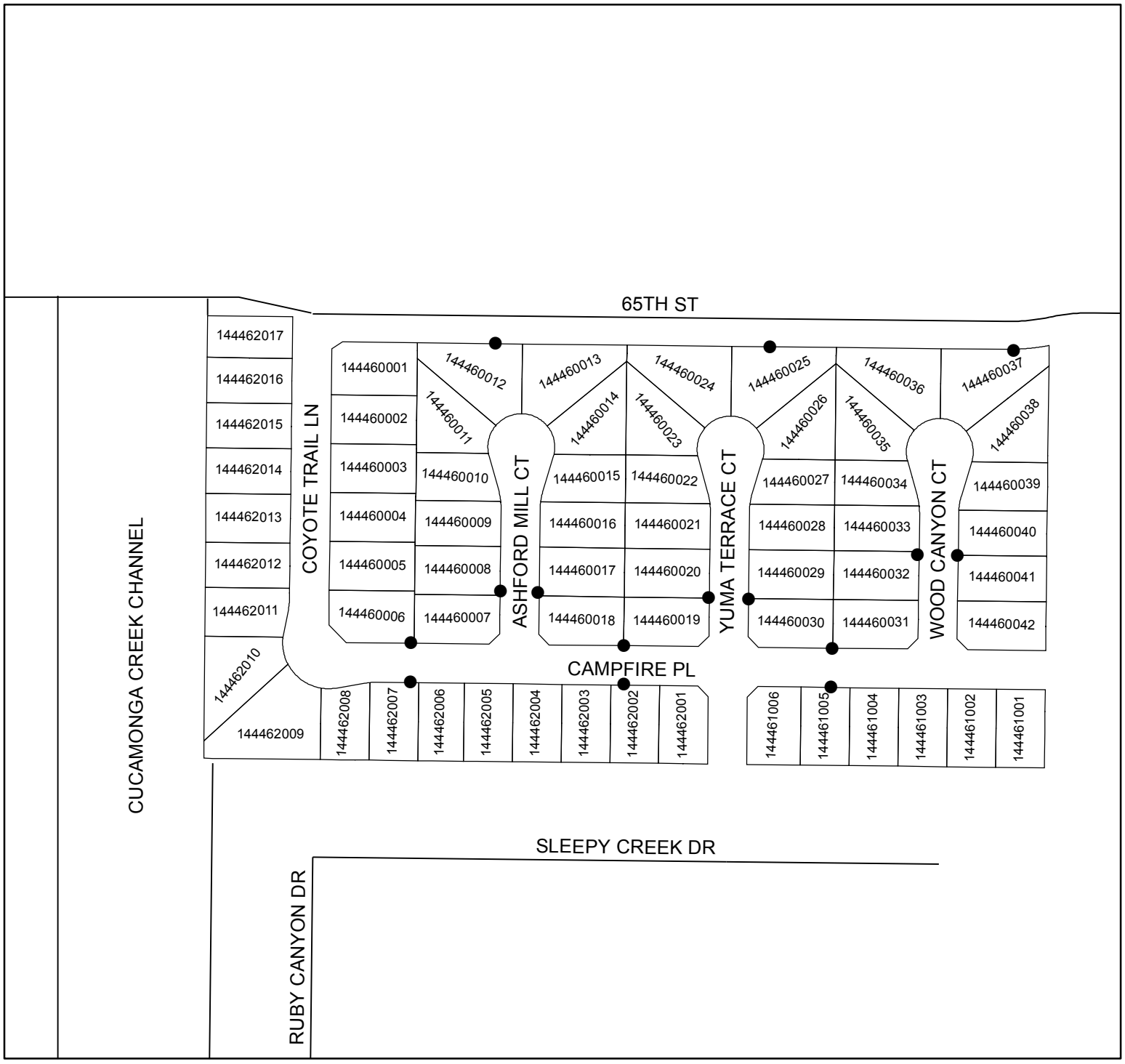
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION F

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31405 - 79 PARCELS

N

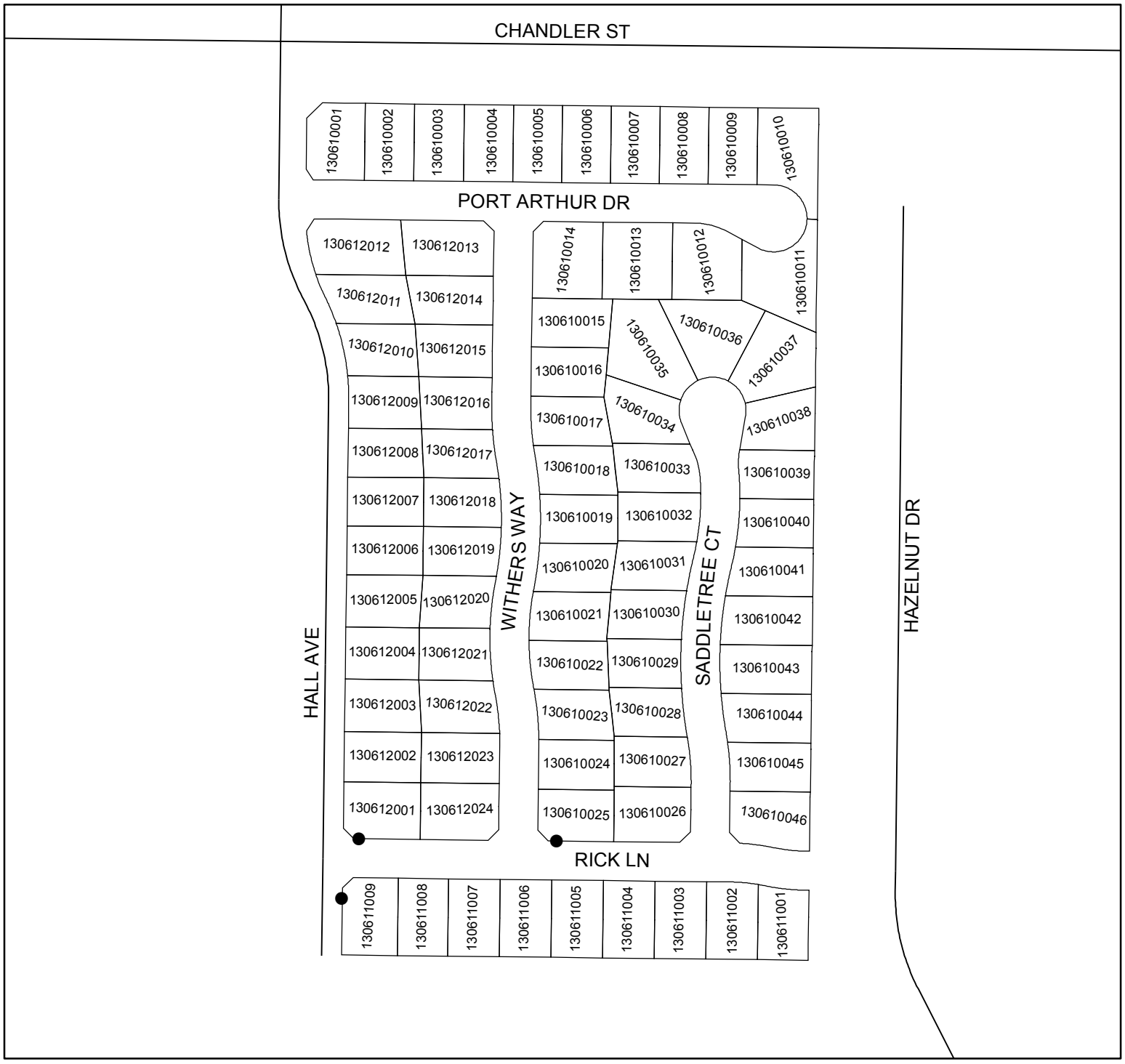
200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 1

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NO. 30904 - 36 PARCELS

N

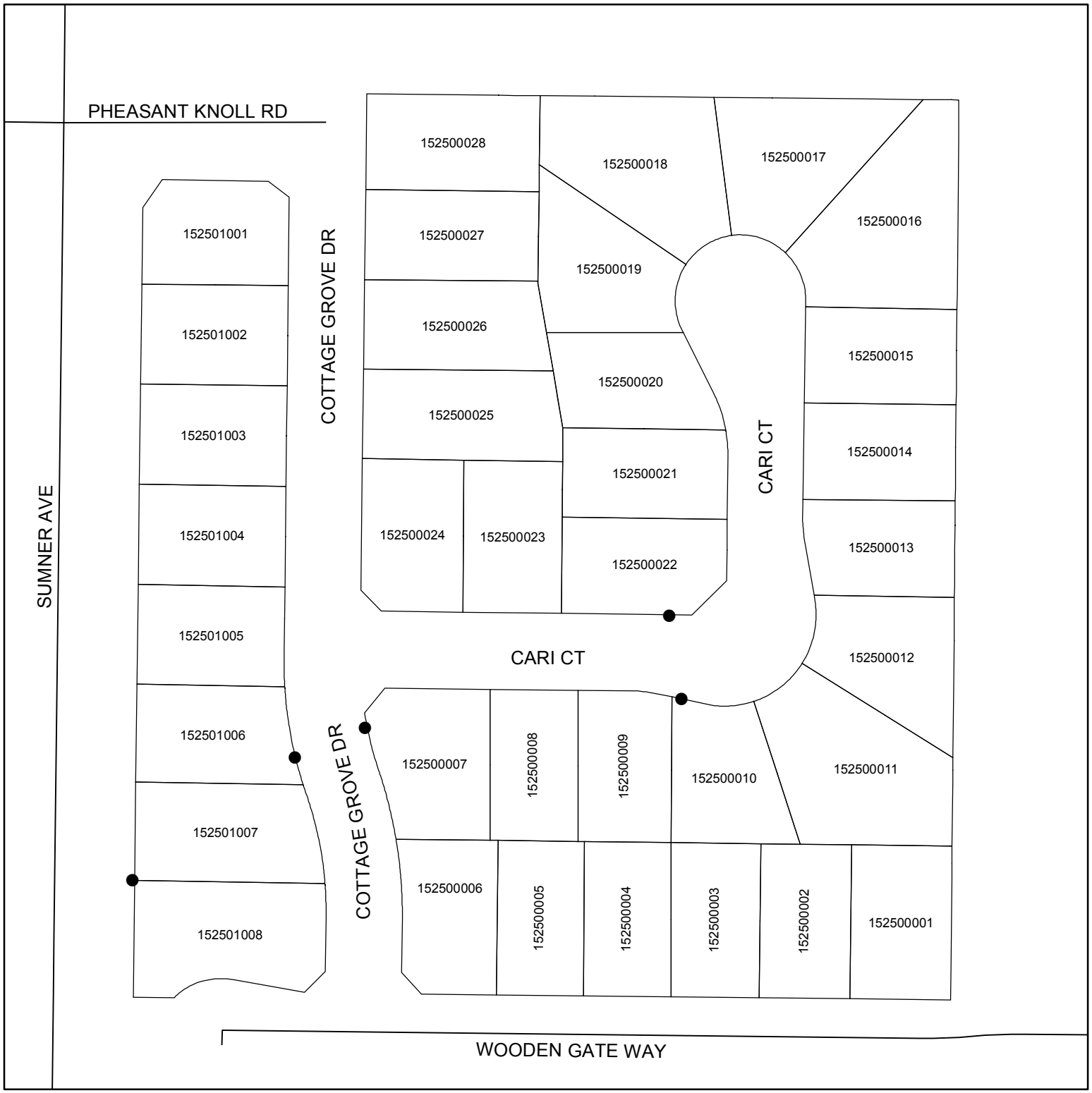
100 50 0 Feet

1 inch = 100 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 2

PORTION OF SECTION 30, T.2S., R.6W.

TRACT MAP NOS. 31496, 31496-1, & 31496-2

311 PARCELS

N

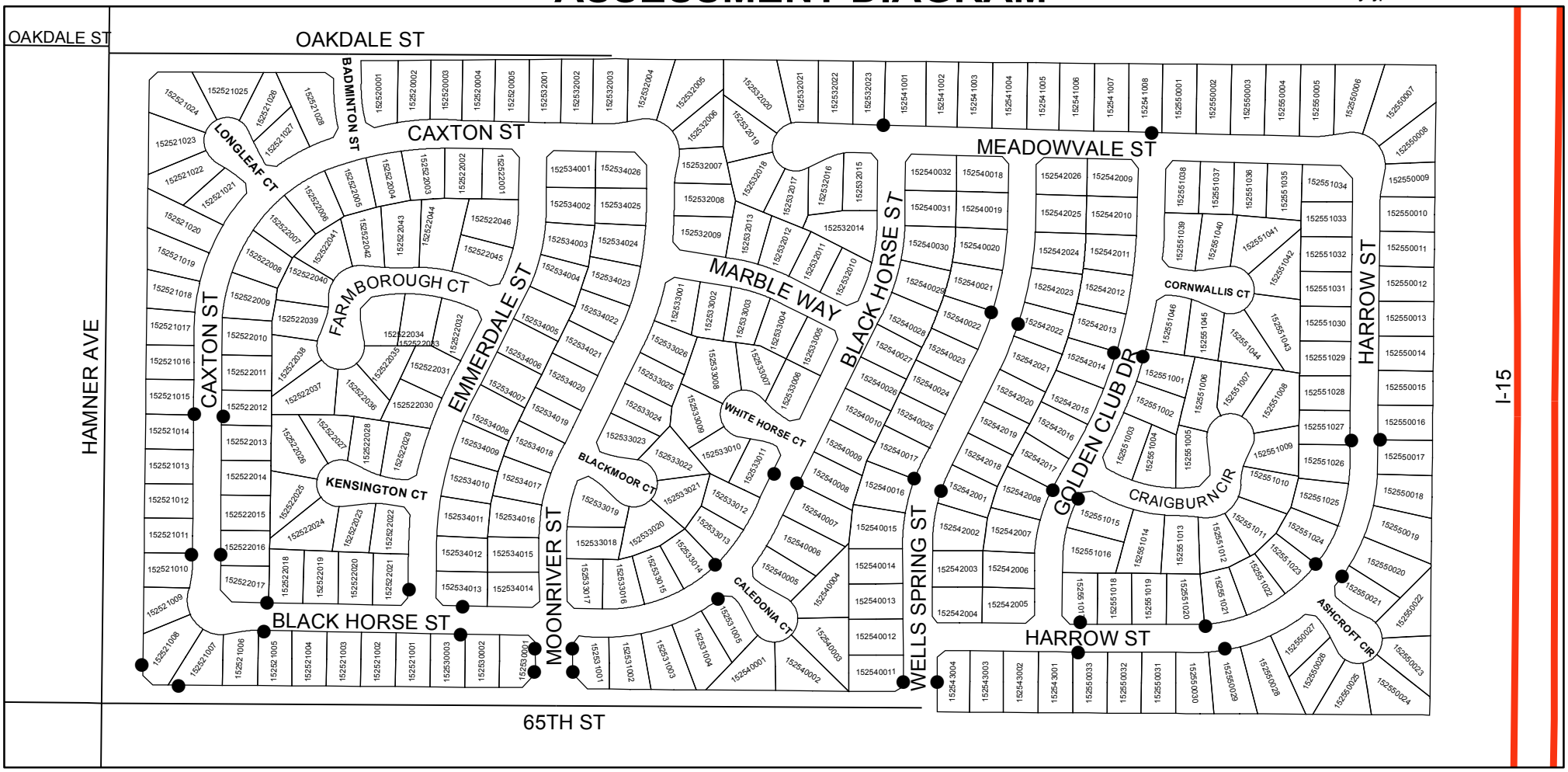
300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3A

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31803 - 183 PARCELS

N

300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3B

PORTION OF SECTIONS 3 & 10, T.3S., R.7W.

TRACT MAP NOS. 30913 & 30913-1 - 290 PARCELS

ASSESSMENT DIAGRAM

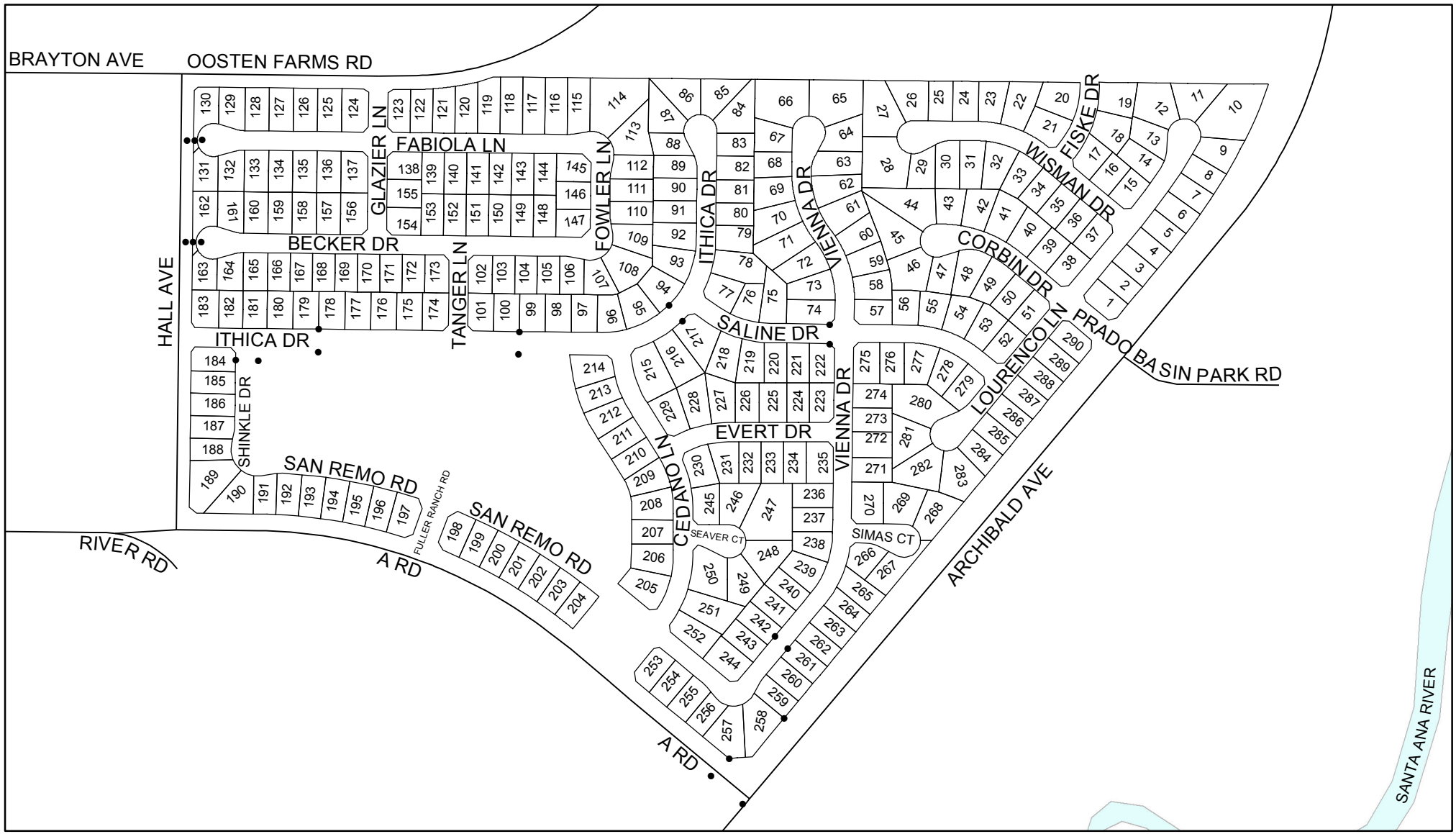
N

400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



• DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3C

PORTION OF SECTIONS 3 & 10, T.3S., R.7W.

TRACT MAP NO. 30825 - 35 PARCELS

N

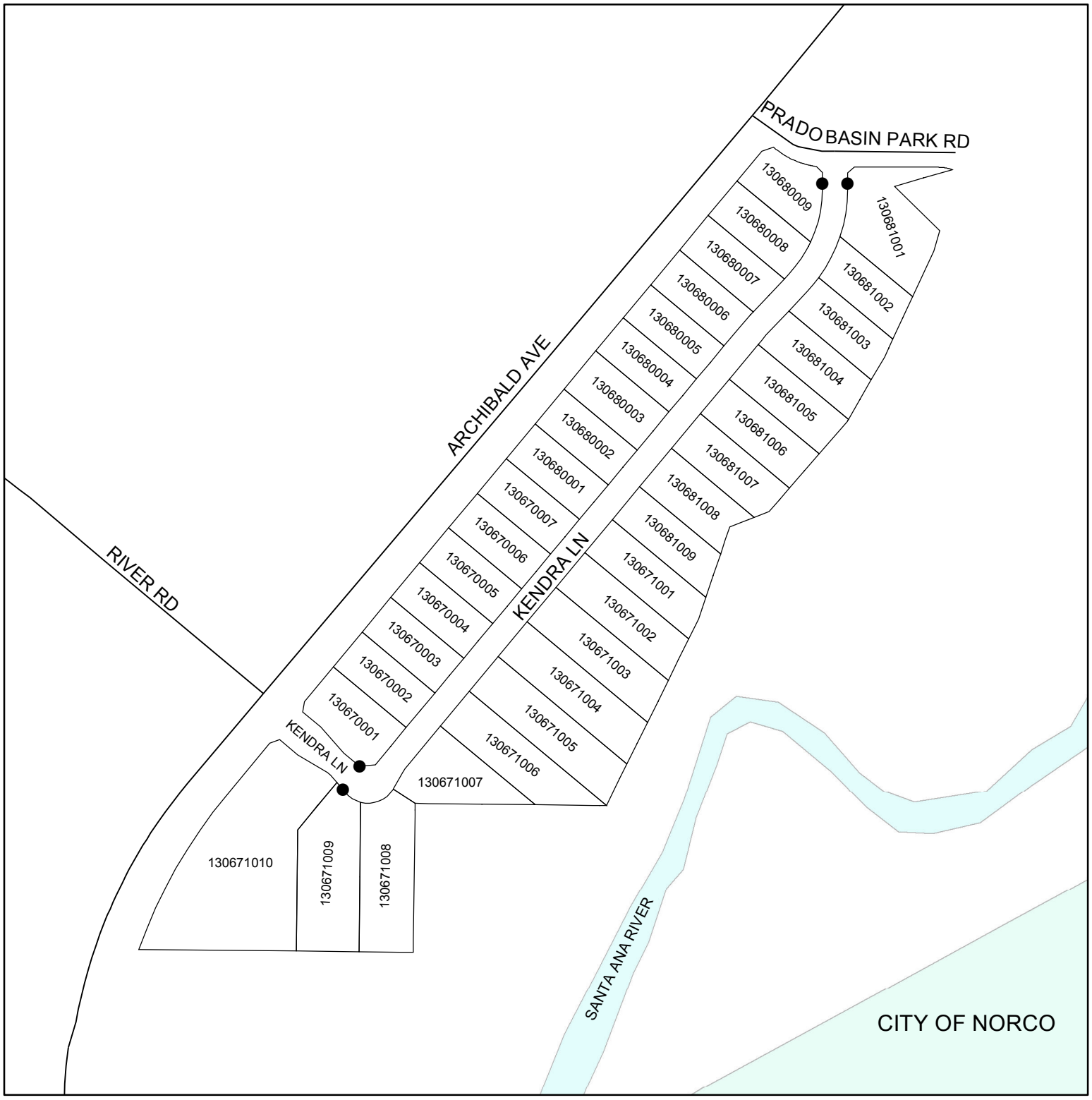
300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3D

PORTION OF SECTION 26, T.2S., R.7W.

TRACT MAP NOS. 31726 & 31726-1 - 187 PARCELS

N

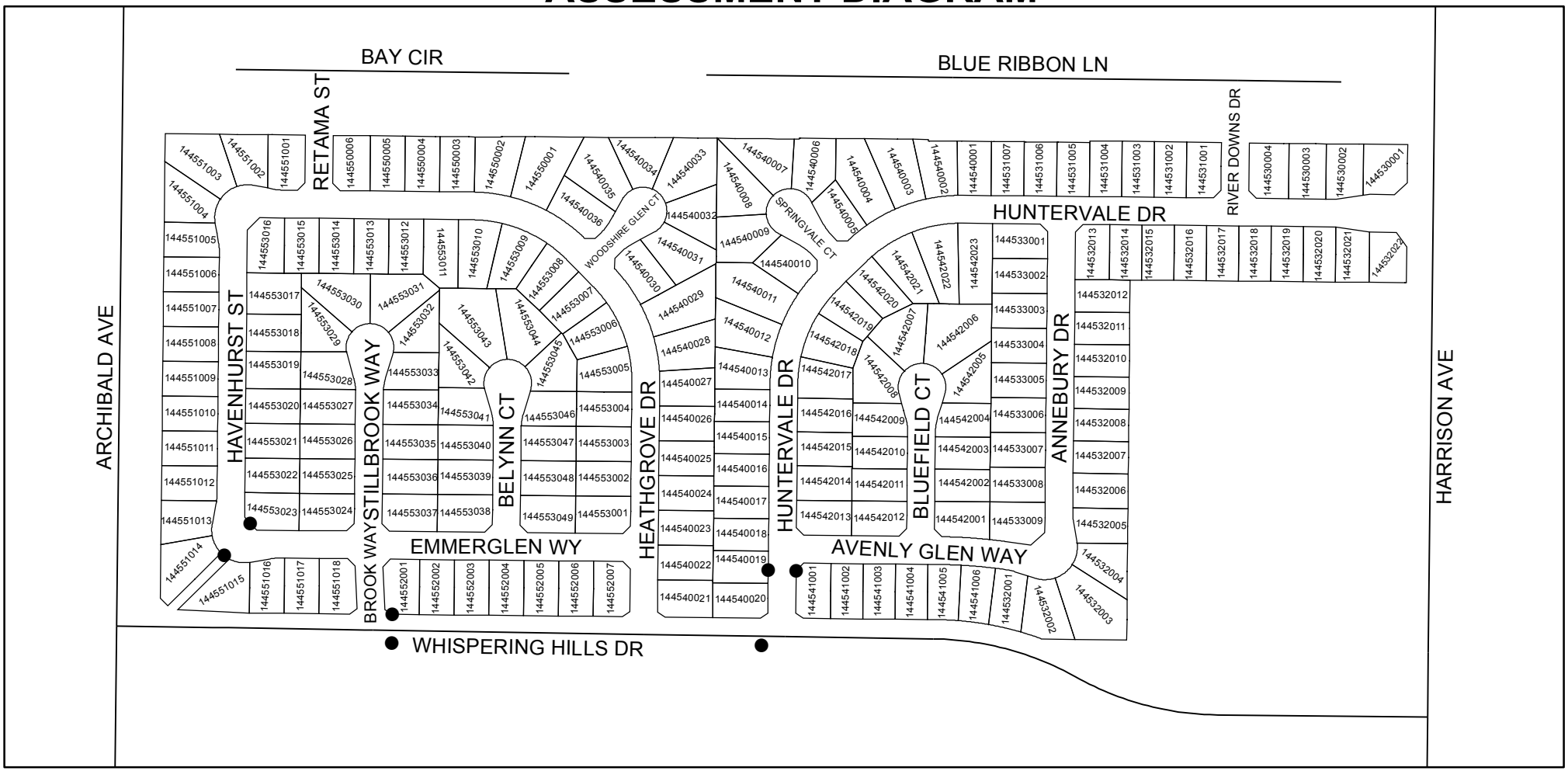
300 150 0 Feet

1 inch = 300 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

ASSESSMENT DIAGRAM



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3E

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NO. 32125 - 35 PARCELS

N

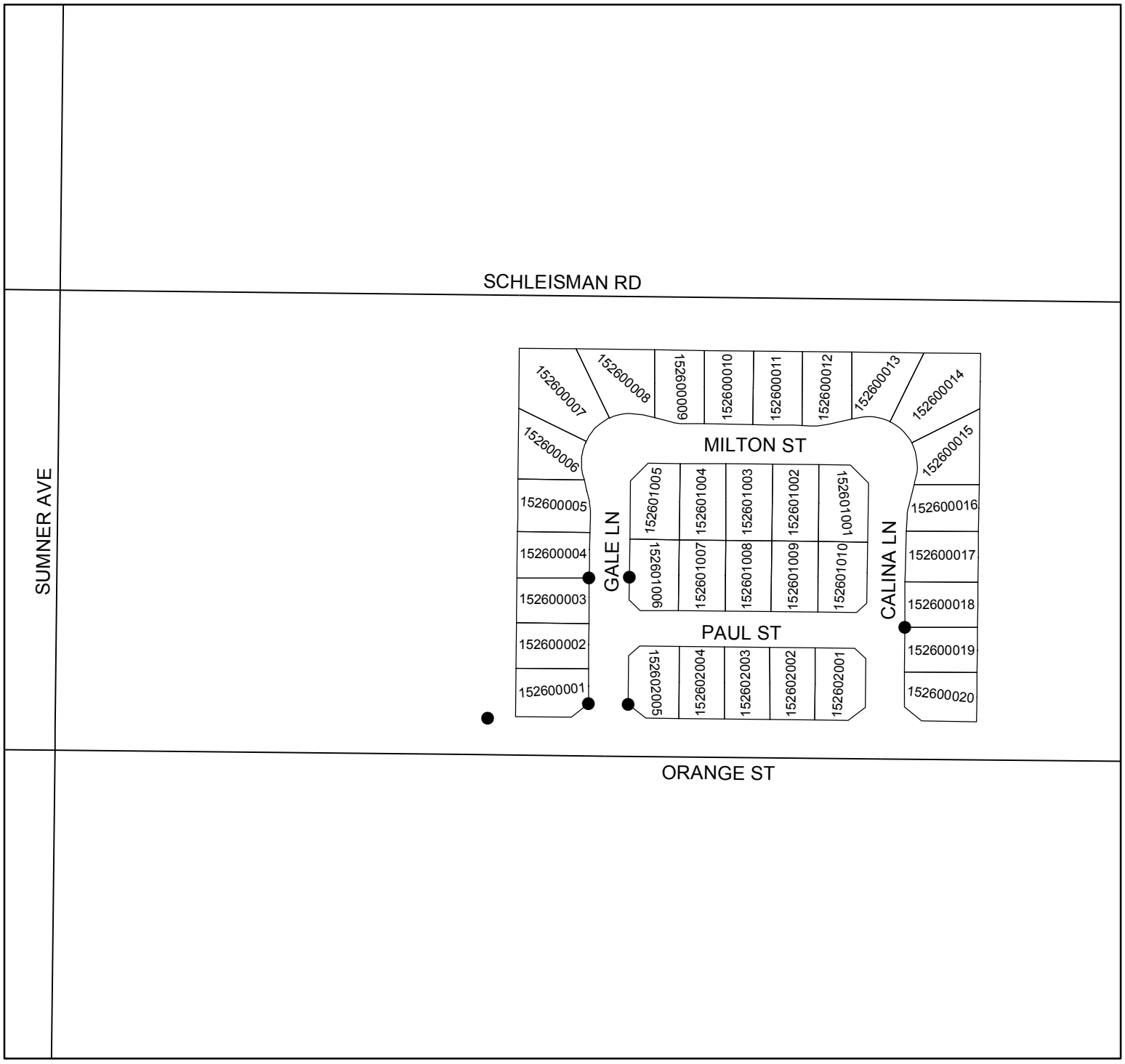
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3F

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31931 - 47 PARCELS

ASSESSMENT DIAGRAM

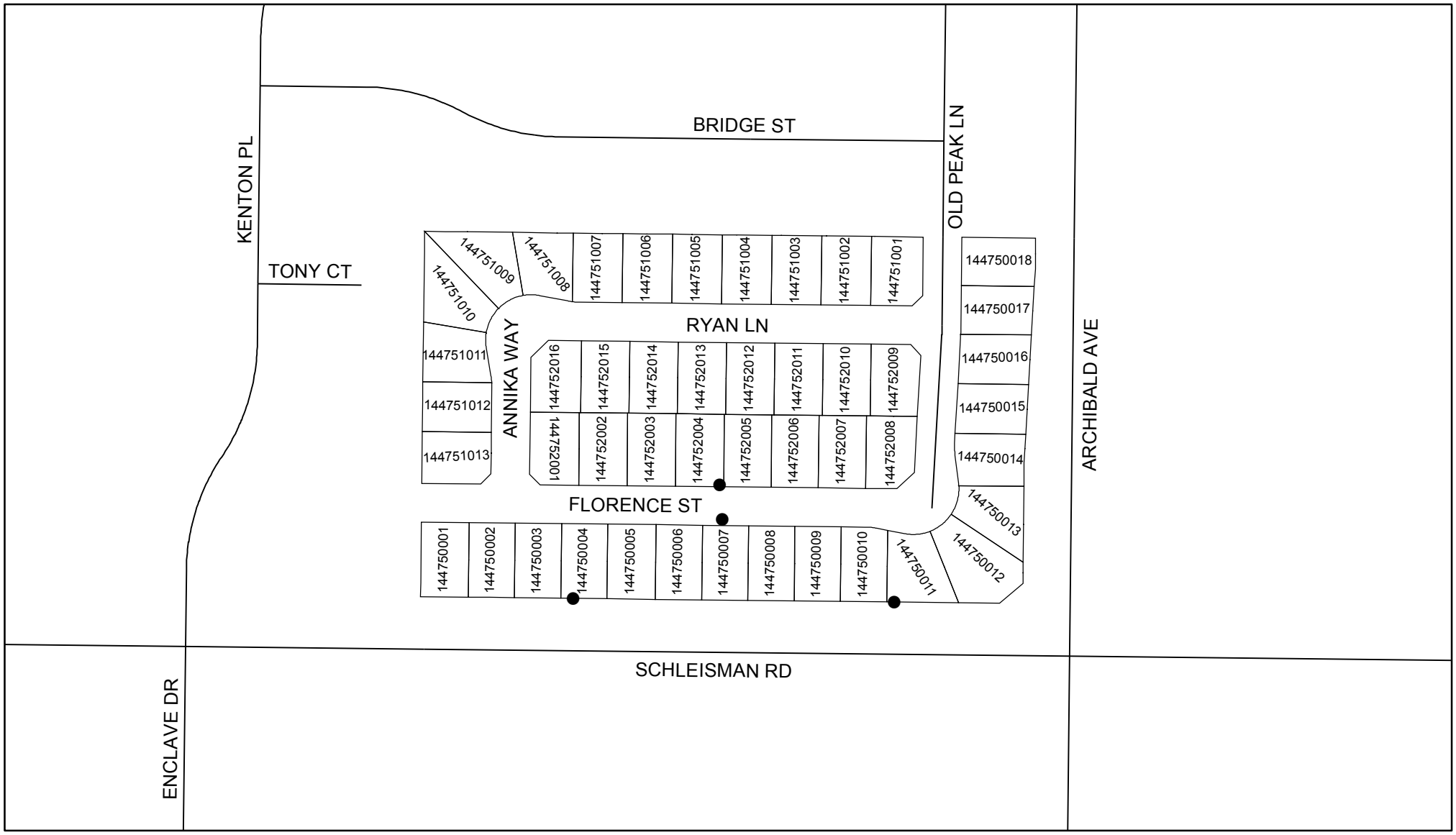
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3G

PORTION OF SECTION 27, T.2S., R.7W.

TRACT MAP NO. 31622 - 95 PARCELS

N

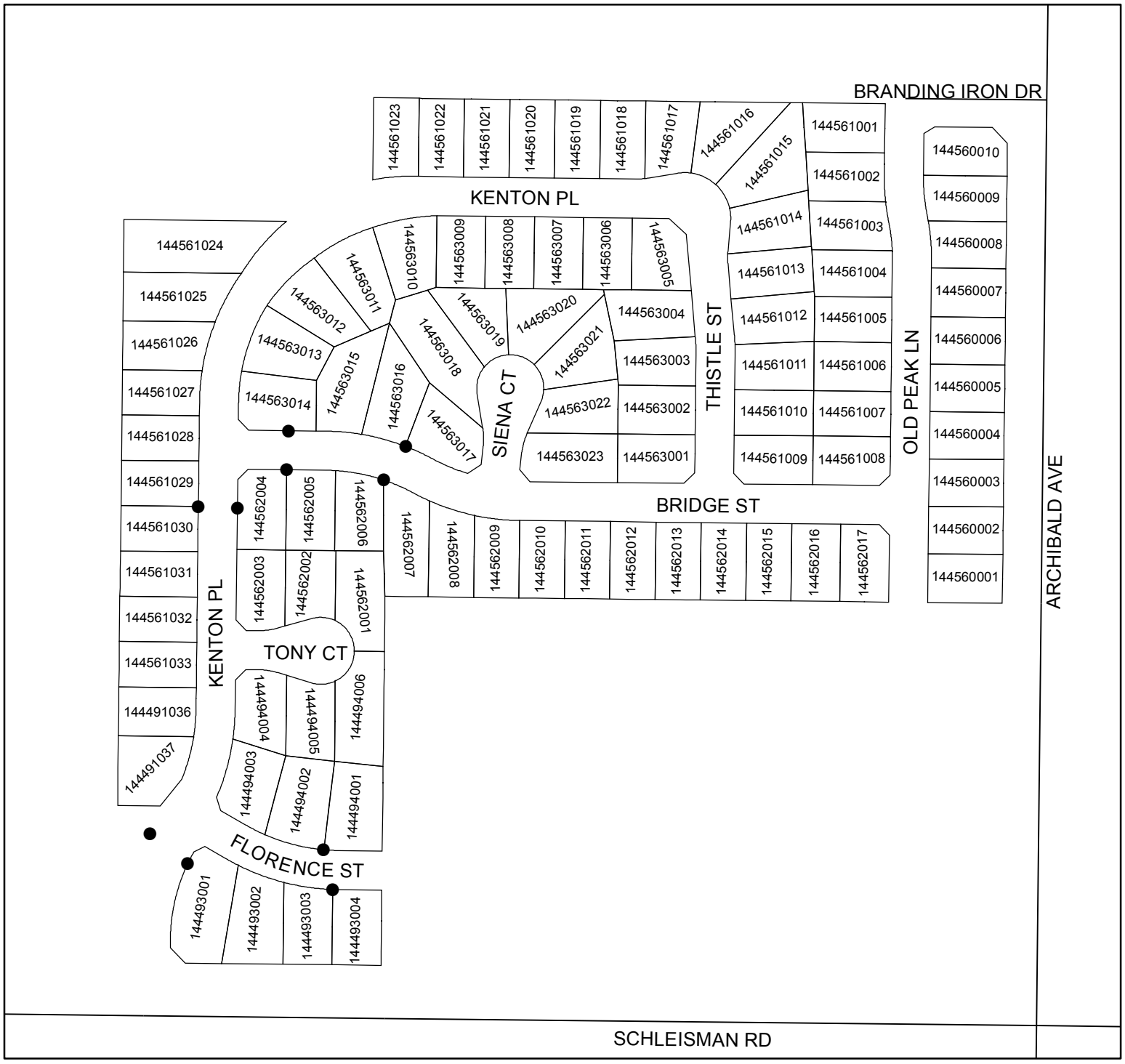
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3H

PORTION OF SECTION 24, T.2S., R.7W.

TRACT MAP NO. 31063 - 47 PARCELS

ASSESSMENT DIAGRAM

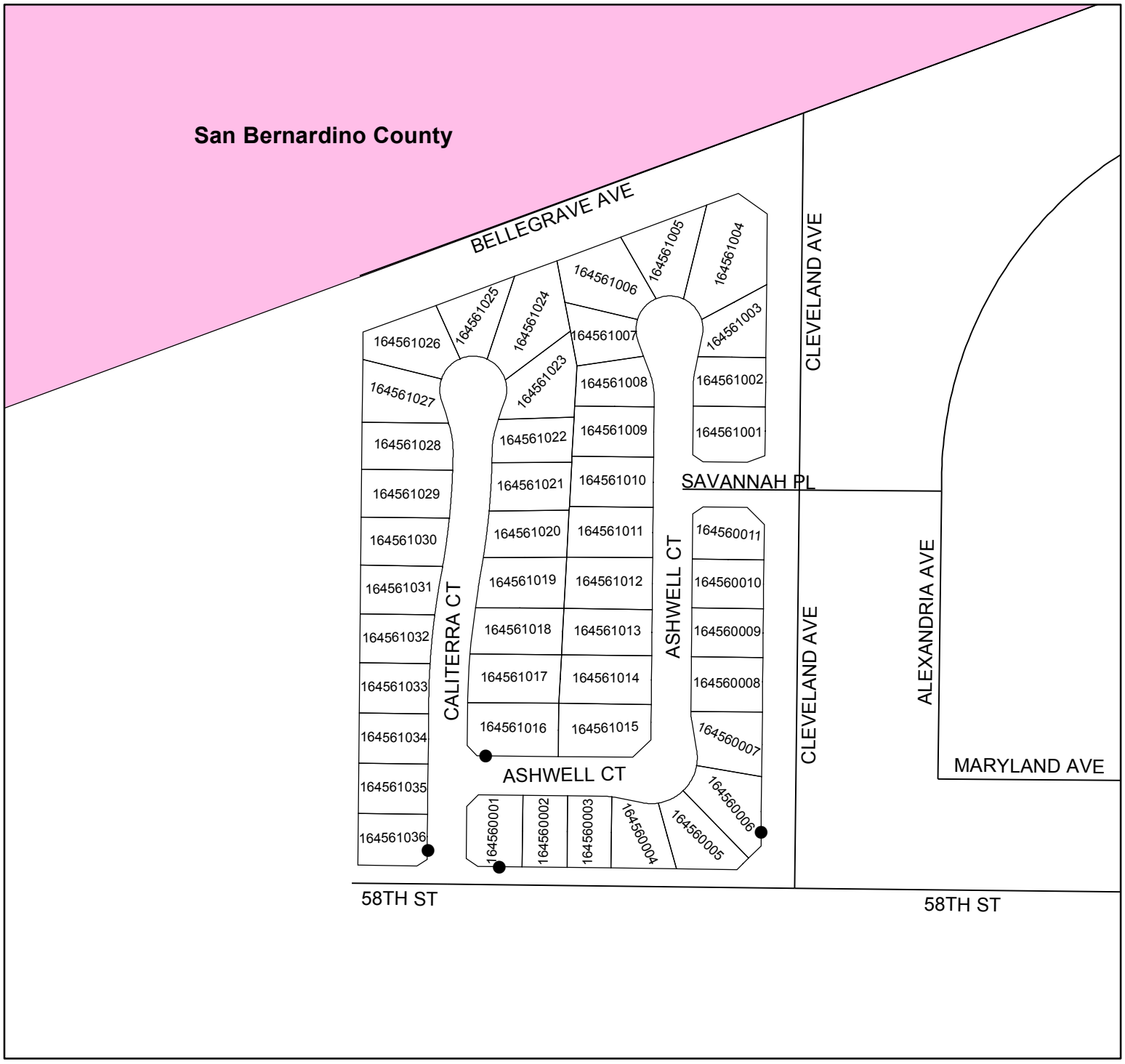
N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41 LOCATION 3I

PORTION OF SECTION 26, T.2S., R.7W.
TRACT MPA NO. 31725 - 122 PARCELS

N

200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 3J

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NOS. 30820 & 30895 - 109 PARCELS

N

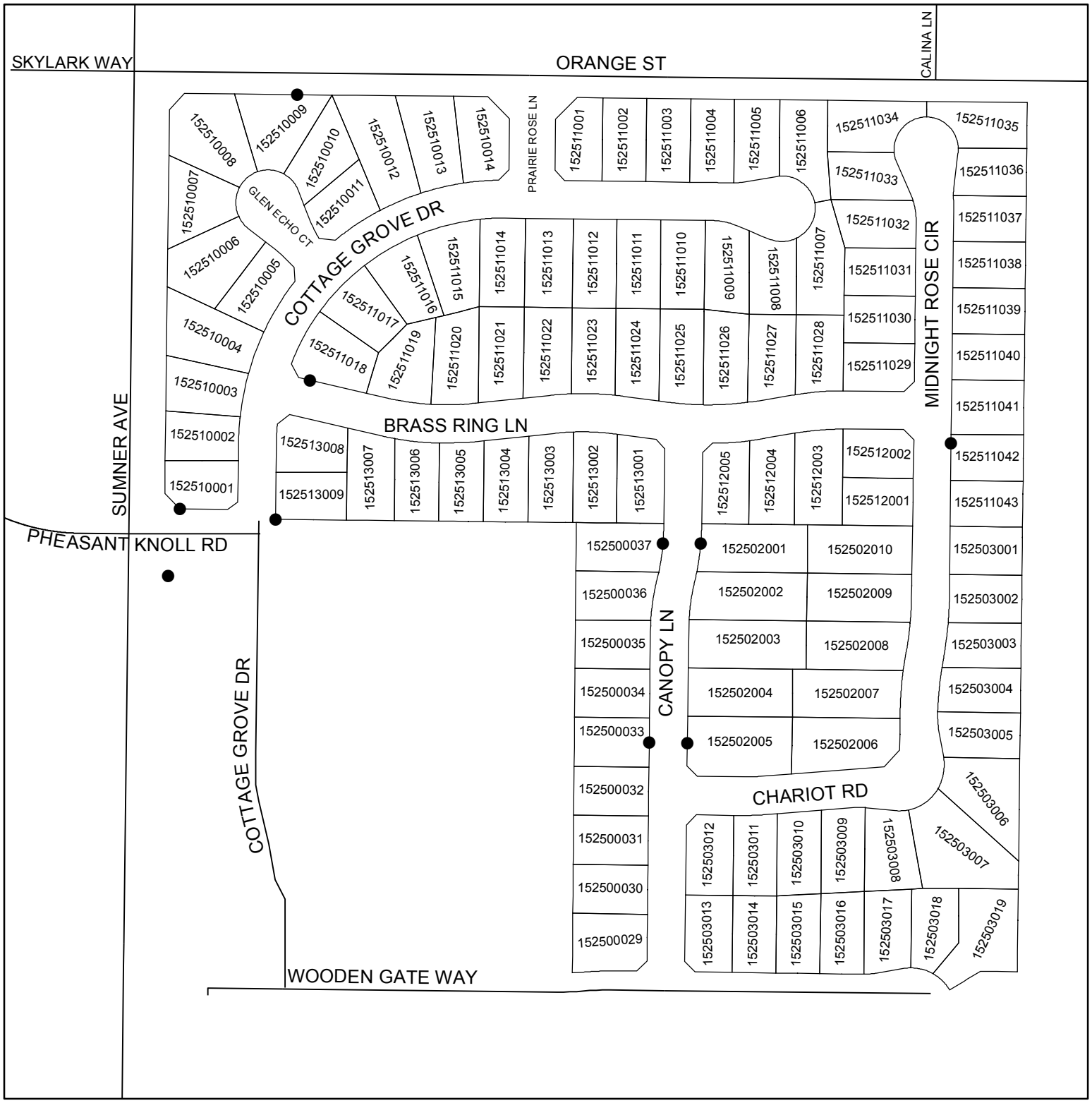
200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 3K

PORTION OF SECTION 26, T.2S., R.7W.

TRACT MAP NO. 31492 - 173 PARCELS

N

300 150 0 Feet

1 inch = 300 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

853

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 4

PORTION OF SECTION 24, T.2S., R.7W.

TRACT MAP NOS. 31252 & 31252-1 - 204 PARCELS

N

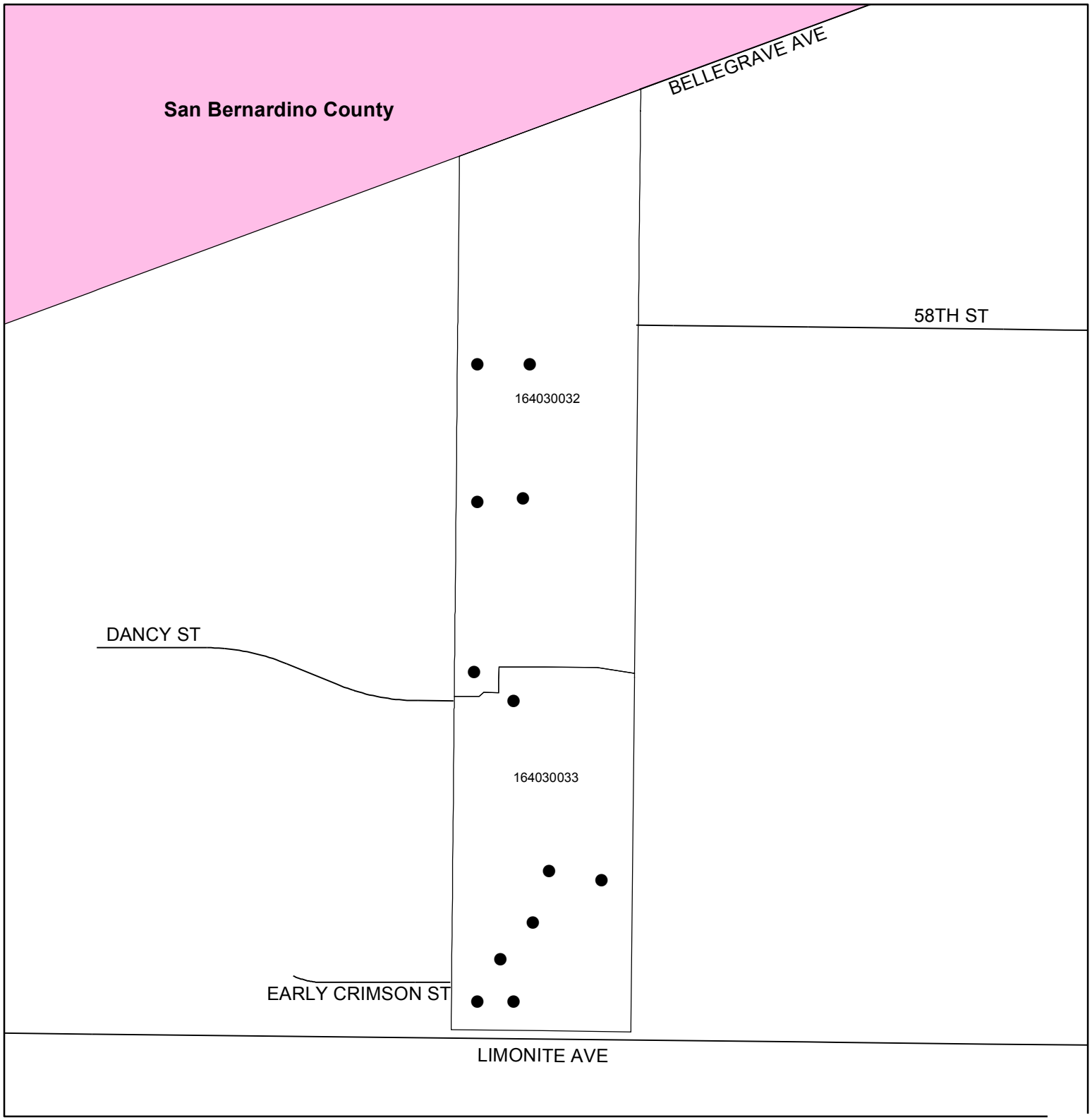
500 250 0 Feet

1 inch = 500 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be querried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5A

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31643-1 - 121 PARCELS

N

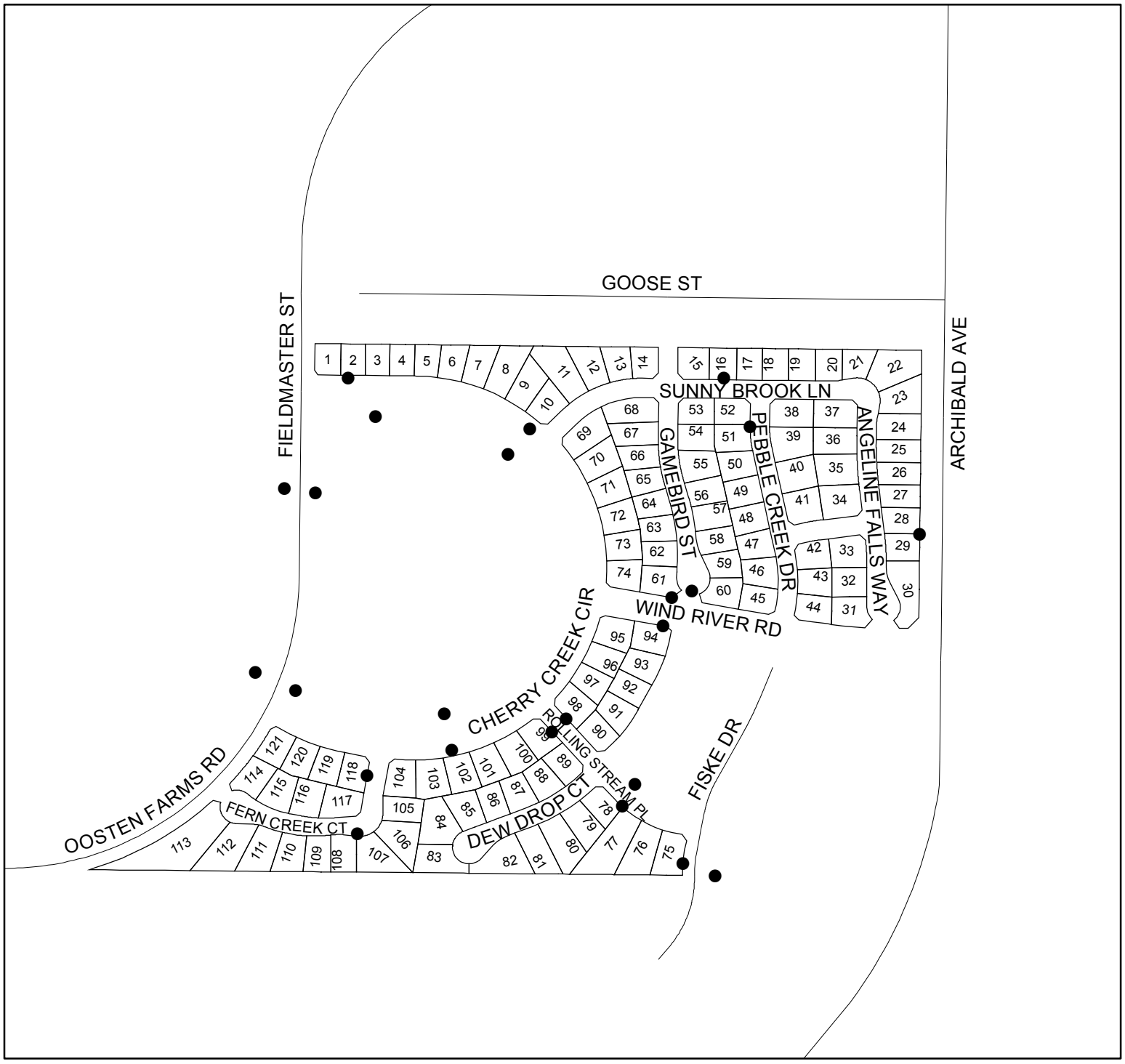
400 200 0 Feet

1 inch = 400 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 5B

PORTION OF SECTION 27, T.2S., R.7W

TRACT MAP NO. 31309, 31309-1, & 31309-2 - 334 PARCELS

N

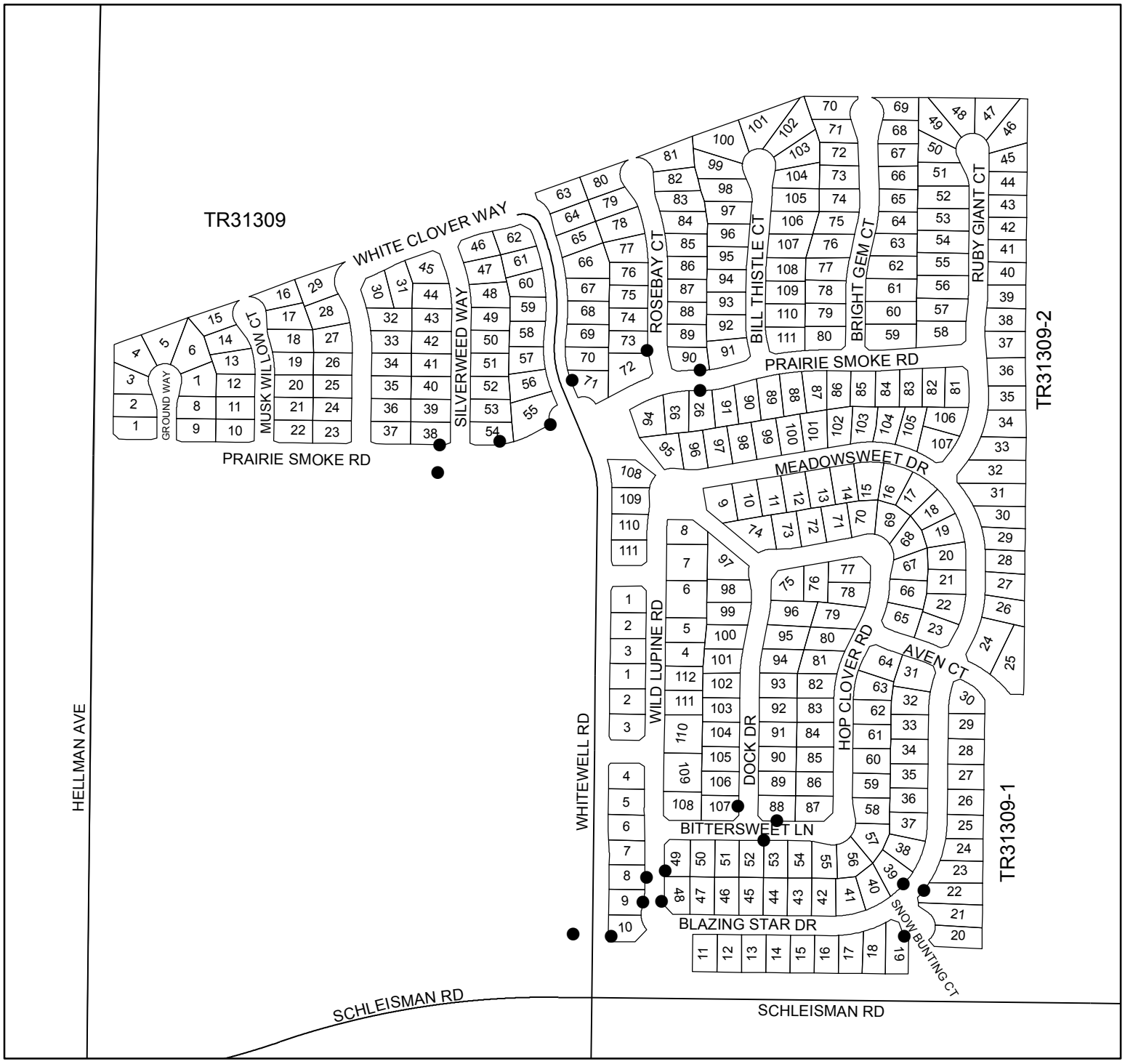
400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 41, LOCATION 5C

PORTION OF SECTION 34, T.2S., R.7W

TRACT MAP NO. 30896 - 73 PARCELS

N

200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5D

PORTION OF SECTION 25, T.2S., R.7W

TRACT MAP NO. 30931 - 138 PARCELS

N

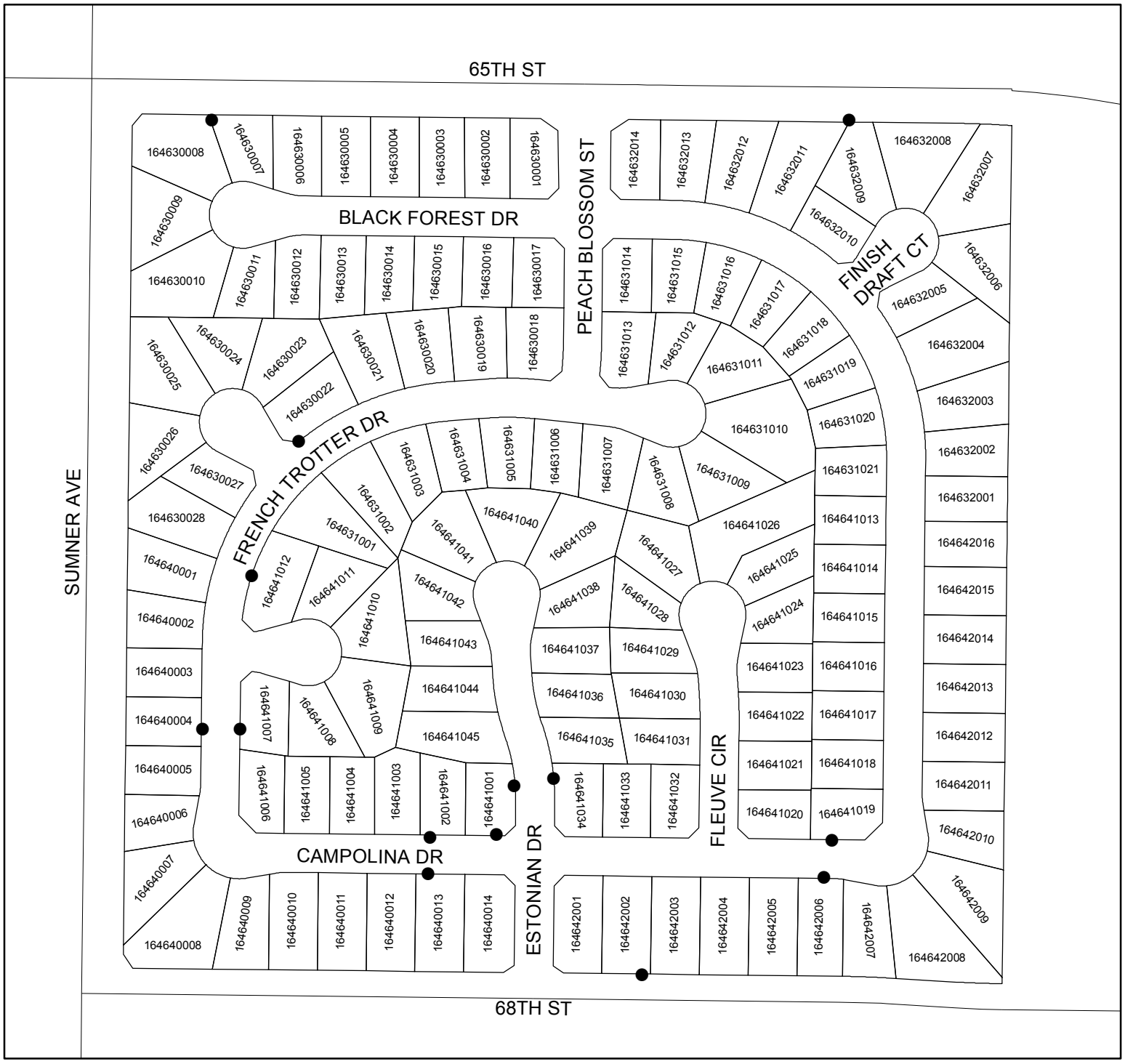
200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 41, LOCATION 5E

PORTION OF SECTION 25, T.2S., R.7W

TRACT MAP NO. 30931-1 - 281 PARCELS

N

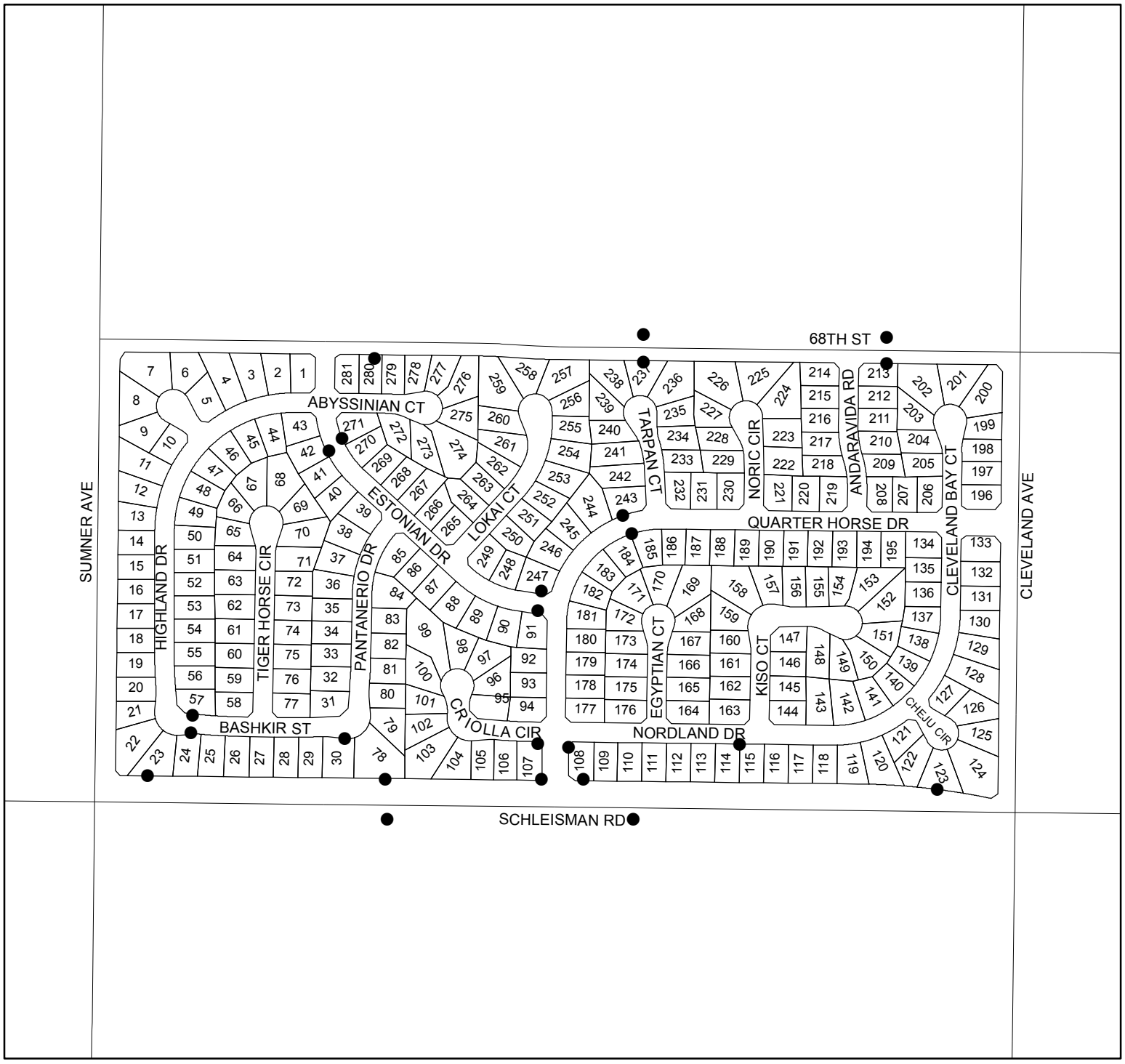
400 200 0 Feet

1 inch = 400 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 79

PORTION OF SECTION 30, T.2S., R.6W.

TRACT MAP NO. 31606
14 LOTS/314 CONDOMINIUM PARCELS

N

200 100 0 Feet

1 inch = 200 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE
ZONE 85

PORTION OF SECTION 25, T.2S., R.7W.

PLOT PLAN NO. 19515 - 1 PARCEL

N

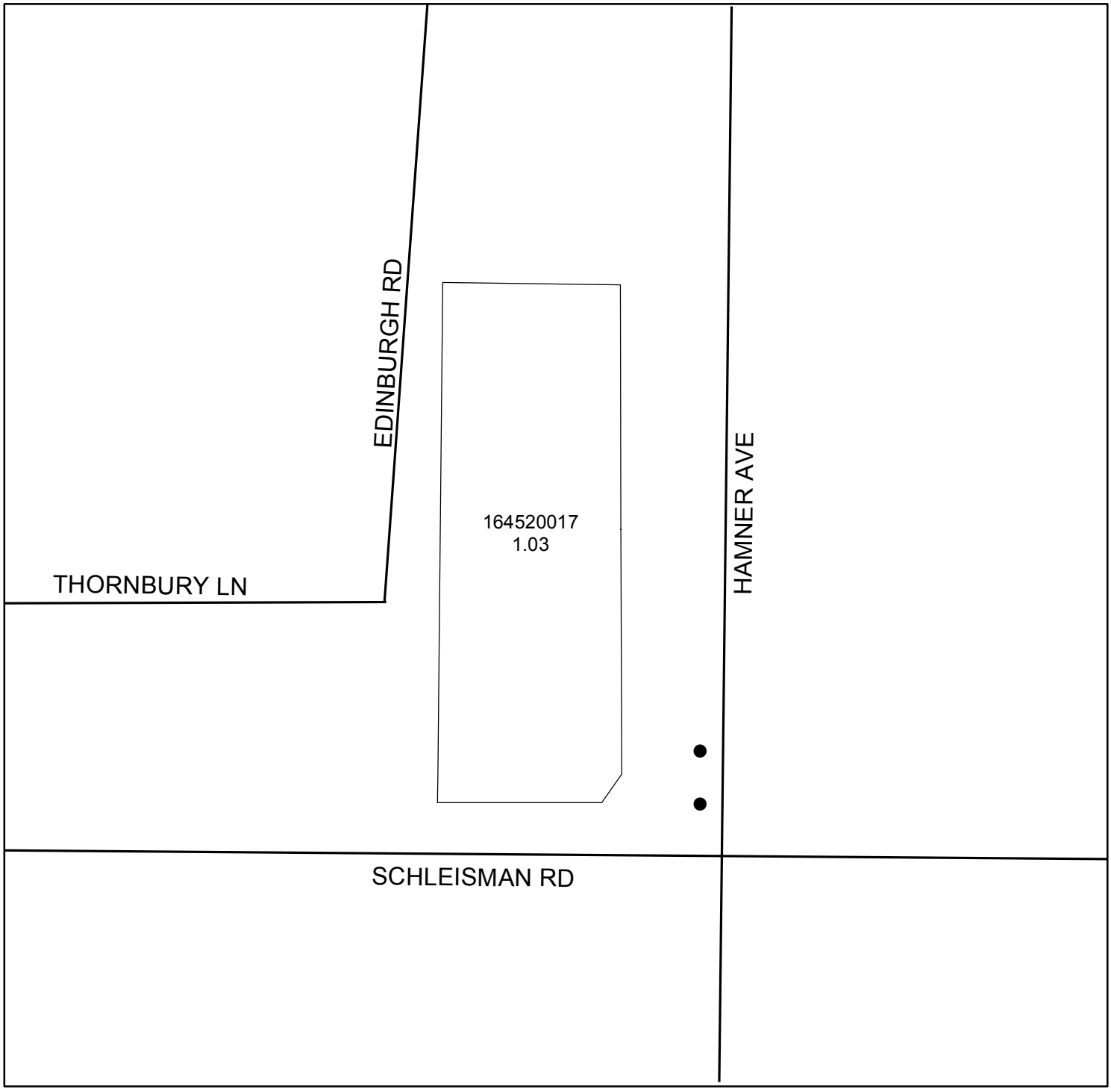
100 50 0 Feet

1 inch = 100 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 111, LOCATION 1

PORTION OF SECTION 34, T.2S., R.7W.

TRACT MAP NO. 30480, 30480-1, 30480-2, 30480-3, & 30480-4

315 PARCELS

N

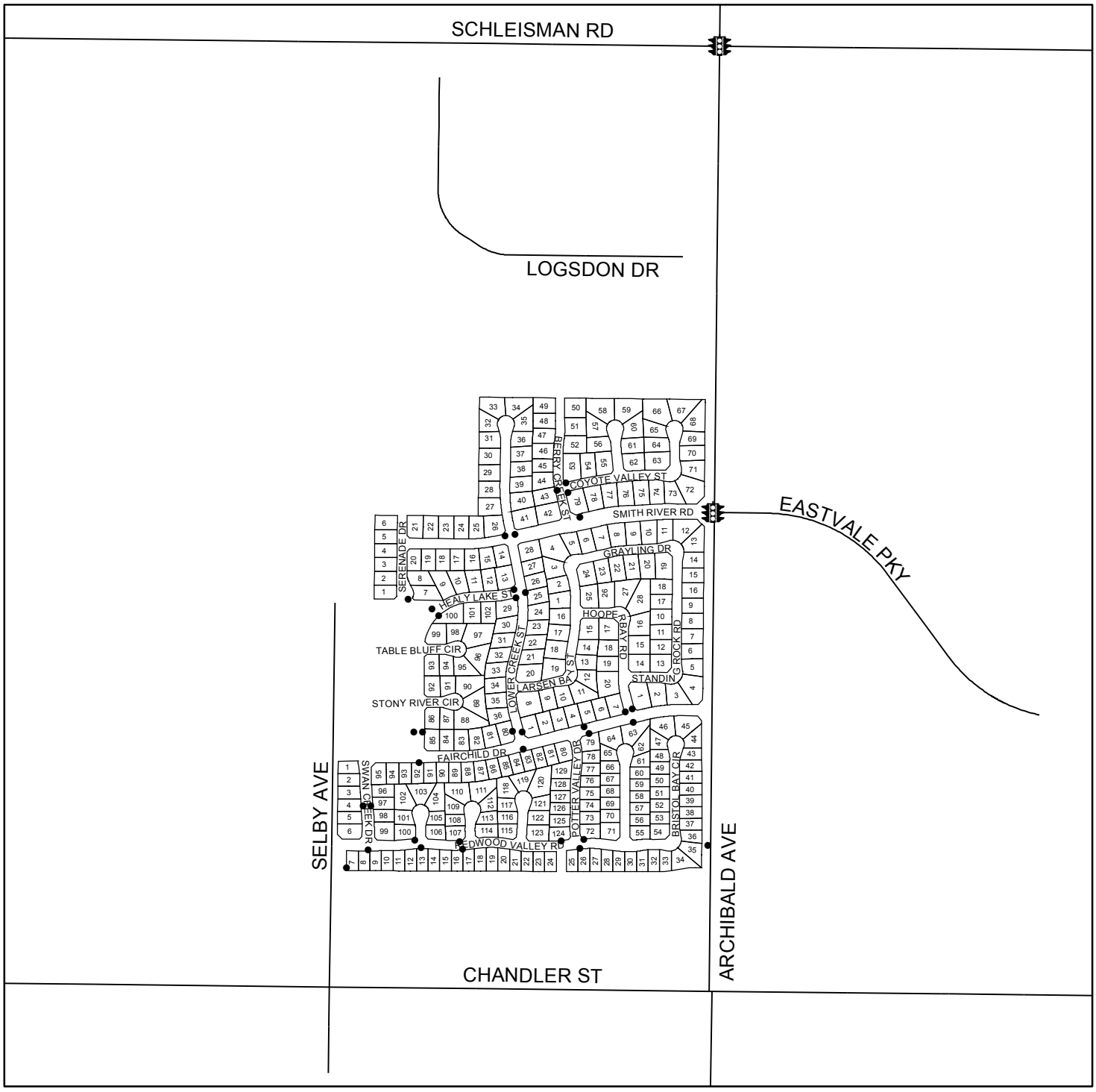
800 400 0 Feet

1 inch = 800 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



- DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 111, LOCATION 2

PORTION OF SECTION 3, T.3S., R.7W.

TRACT MAP NO. 31643 - 37 PARCELS

N

400 200 0 Feet

1 inch = 400 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11

● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 115

PORTION OF SECTION 36, T.2S., R.7W.

TRACT MAP NO. 30414 - 224 CONDOMINIUM PARCELS

N

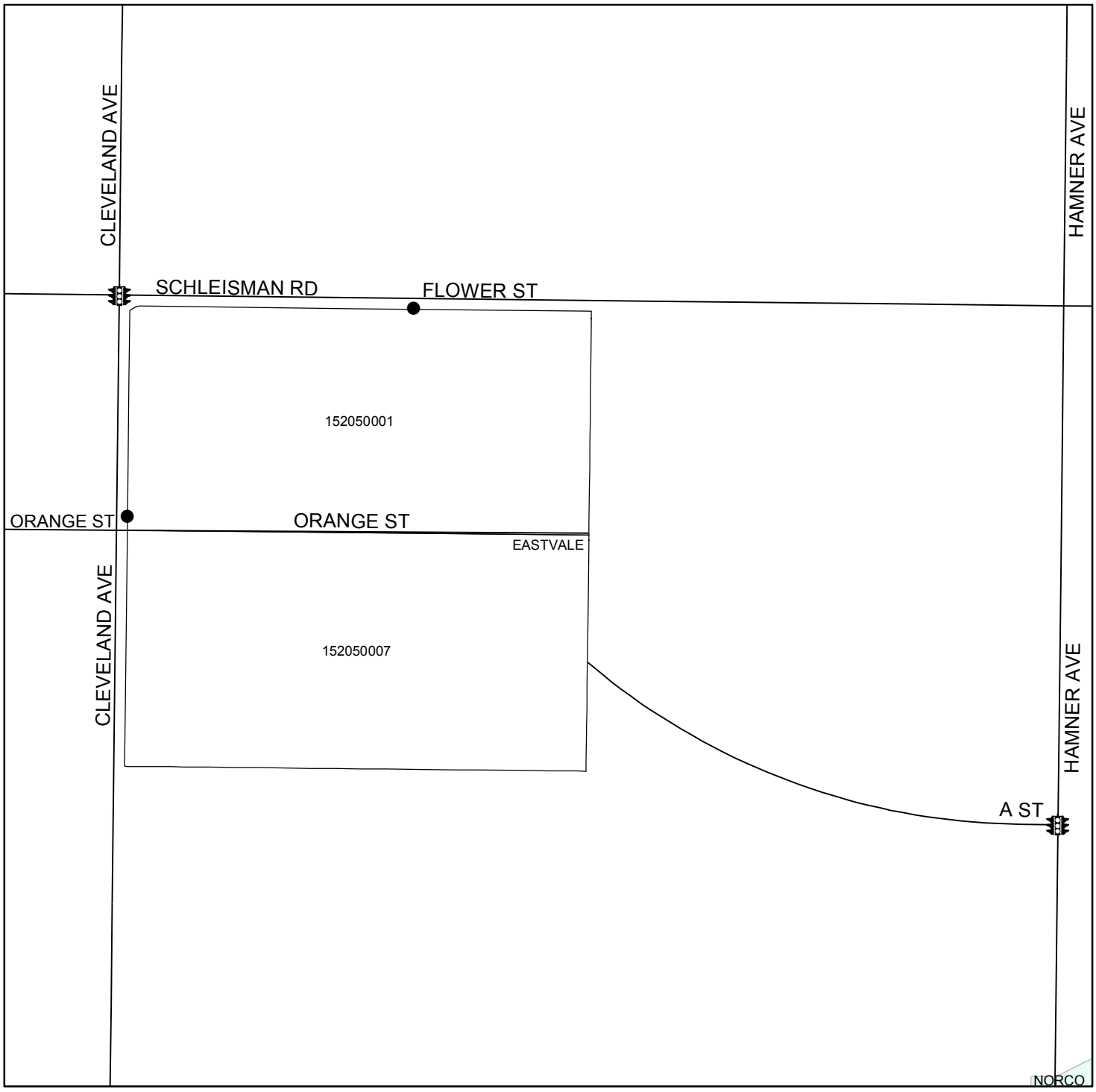
400 200 0 Feet

1 inch = 400 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

ASSESSMENT DIAGRAM

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASVALE
ZONE 116

PORTION OF SECTION 34, T.2S., R.7W.

TRACT MAP NOS. 31826 & 31826-1 - 347 PARCELS

N

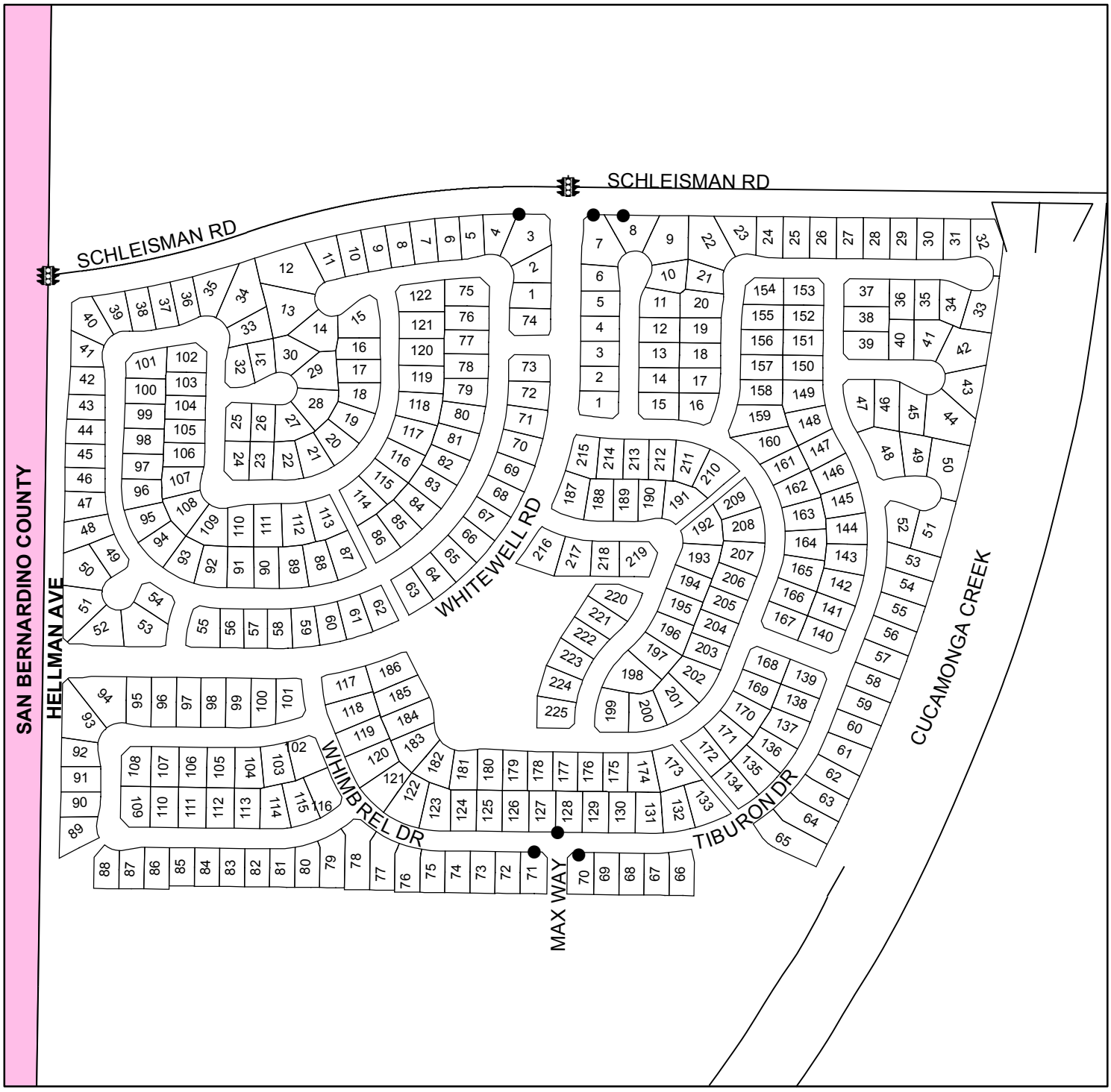
400 200 0 Feet

1 inch = 400 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



● DENOTES MAINTAINED FOSSIL FILTER

DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

CITY OF EASTVALE

ZONE 147

PORTION OF SECTIONS 27 & 34, T.2S., R.7W.

TRACT MAP NO. 32491

174 PARCELS

N

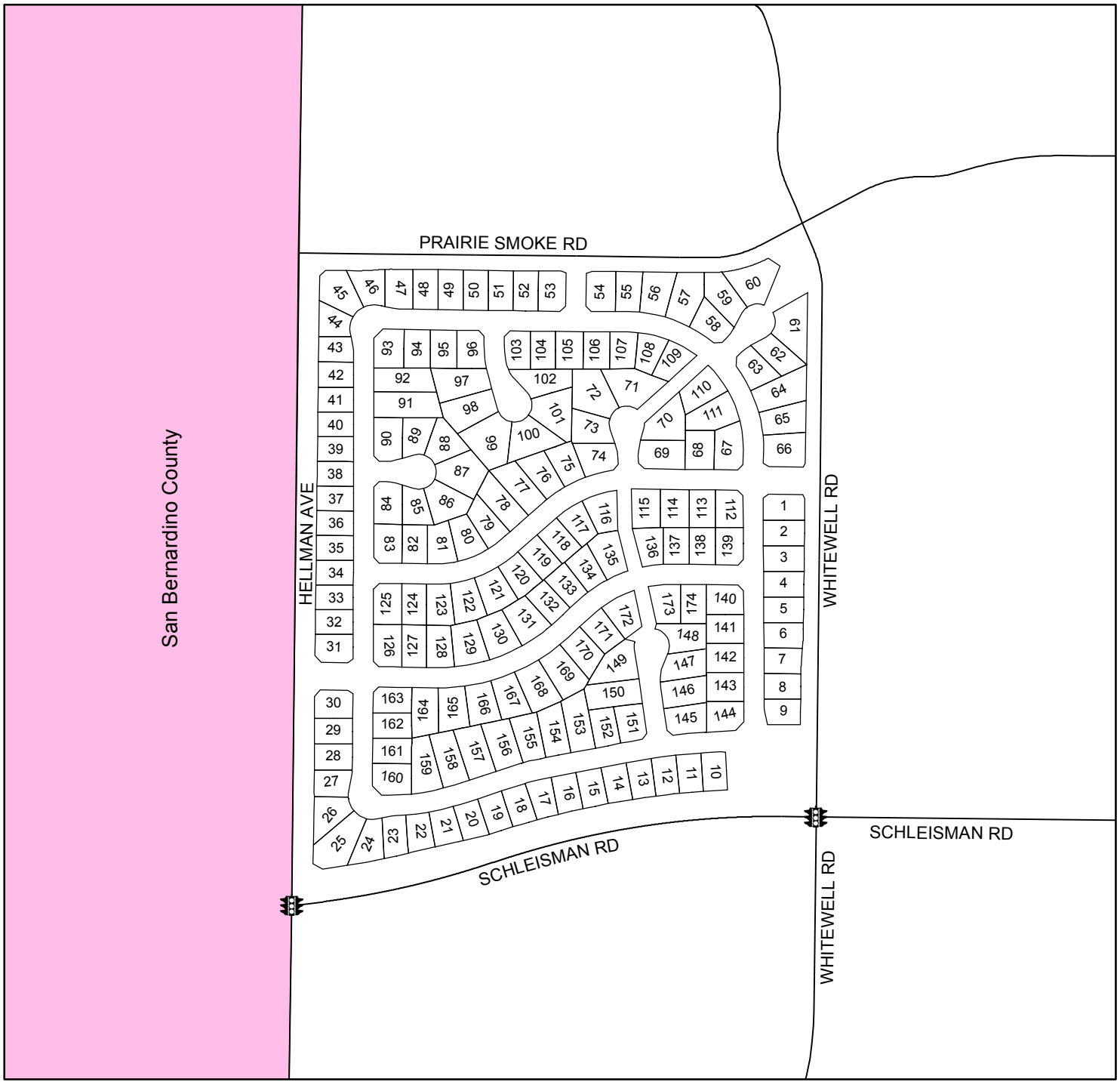
400 200 0 Feet

1 inch = 400 feet

ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 06/06/11



DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 151

PORTION OF SECTION 30, T.2S., R.6W.

CONDITIONAL USE PERMIT NO. 03573 & PARCEL MAP NO. 35933

10 PARCELS

N

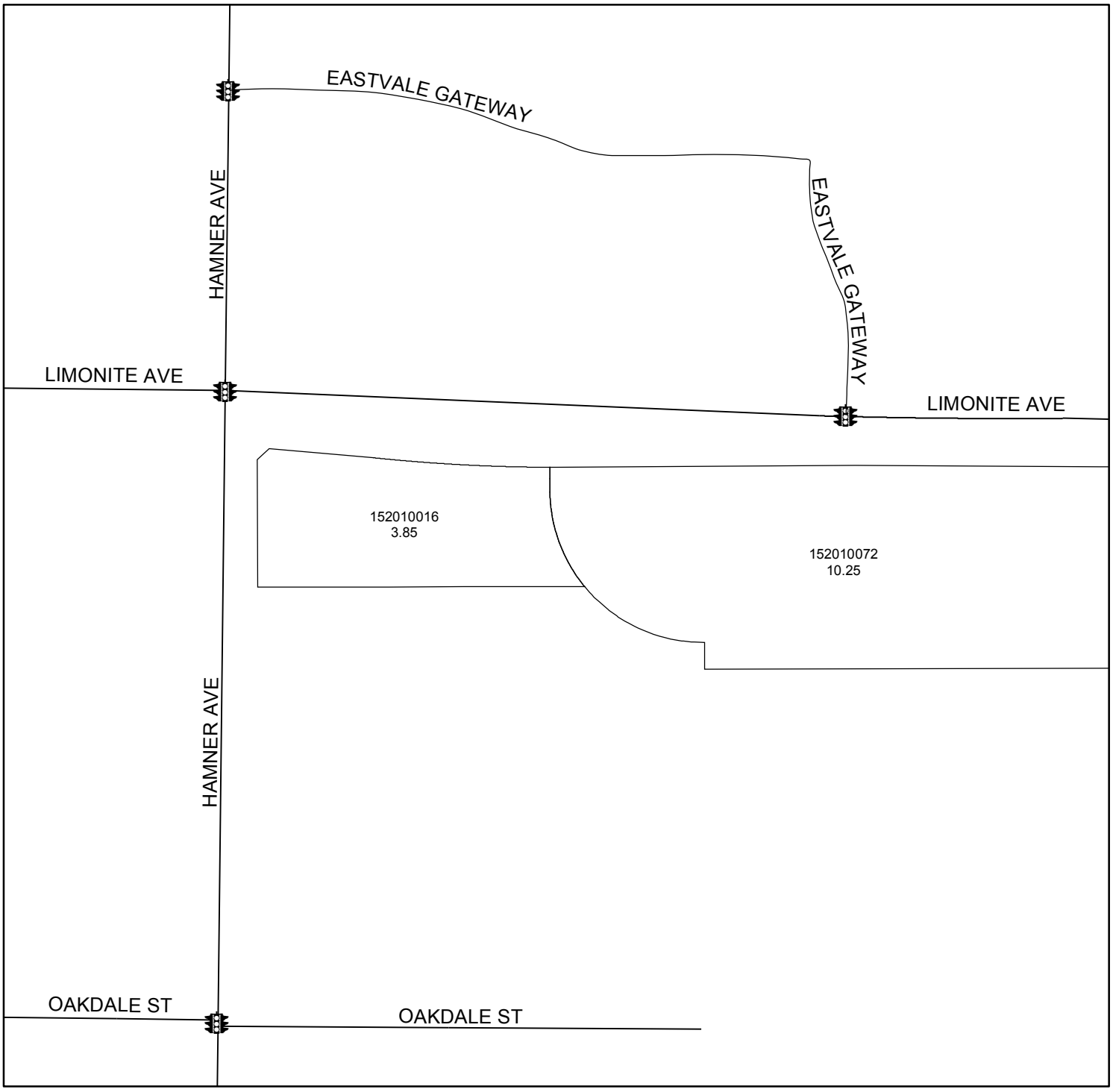
300 150 0 Feet

1 inch = 300 feet

CITY OF EASTVALE ASSESSMENT DIAGRAM

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 10/28/10



DENOTES MAINTAINED TRAFFIC SIGNAL

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 89-1-CONSOLIDATED

ZONE 156

PORTION OF SECTION 34, T.2S., R.7W.

PARCEL MAP NO. 36283 & PLOT PLAN NO. 19946

9 PARCELS

CITY OF EASTVALE
ASSESSMENT DIAGRAM

N

200 100 0 Feet

1 inch = 200 feet

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

Printed by jpickeri on 10/28/10

DENOTES MAINTAINED TRAFFIC SIGNAL

APPENDIX C – ASSESSMENT ROLL

The assessment roll is a listing of the assessment for Fiscal Year 2025/26 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County.

Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Annual Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The assessment roll for Fiscal Year 2025/26 is listed on the following pages.

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-712-002	8302 DEW DROP CT	$114.85	$5.00	$5.00
130-712-003	8310 DEW DROP CT	114.85	5.00	5.00
130-712-004	8318 DEW DROP CT	114.85	5.00	5.00
130-712-005	8326 DEW DROP CT	114.85	5.00	5.00
130-712-006	8334 DEW DROP CT	114.85	5.00	5.00
130-712-007	8342 DEW DROP CT	114.85	5.00	5.00
130-712-008	8367 FISKE DR	114.85	5.00	5.00
130-712-009	8359 FISKE DR	114.85	5.00	5.00
130-712-010	8351 FISKE DR	114.85	5.00	5.00
130-712-011	8343 FISKE DR	114.85	5.00	5.00
130-712-012	8327 FISKE DR	114.85	5.00	5.00
130-712-013	8319 FISKE DR	114.85	5.00	5.00
130-712-014	8311 FISKE DR	114.85	5.00	5.00
130-712-015	8308 FISKE DR	114.85	5.00	5.00
130-712-016	8316 FISKE DR	114.85	5.00	5.00
130-712-017	8324 FISKE DR	114.85	5.00	5.00
130-712-018	8332 FISKE DR	114.85	5.00	5.00
130-712-019	8340 FISKE DR	114.85	5.00	5.00
130-712-020	8348 FISKE DR	114.85	5.00	5.00
130-712-021	8364 FISKE DR	114.85	5.00	5.00
130-712-022	14252 ROLLING STREAM PL	114.85	5.00	5.00
130-712-023	14236 ROLLING STREAM PL	114.85	5.00	5.00
130-712-024	14228 ROLLING STREAM PL	114.85	5.00	5.00
130-712-025	14220 ROLLING STREAM PL	114.85	5.00	5.00
130-712-026	14212 ROLLING STREAM PL	114.85	5.00	5.00
130-712-027	14207 ROLLING STREAM PL	114.85	5.00	5.00
130-712-028	14215 ROLLING STREAM PL	114.85	5.00	5.00
130-712-029	14223 ROLLING STREAM PL	114.85	5.00	5.00
130-712-030	14231 ROLLING STREAM PL	114.85	5.00	5.00
130-712-031	14238 SHADY CREEK CIR	114.85	5.00	5.00
130-712-032	14230 SHADY CREEK CIR	114.85	5.00	5.00
130-712-033	14222 SHADY CREEK CIR	114.85	5.00	5.00
130-712-034	14233 SHADY CREEK CIR	114.85	5.00	5.00
130-712-035	14241 SHADY CREEK CIR	114.85	5.00	5.00
130-712-036	14263 ROLLING STREAM PL	114.85	5.00	5.00
130-712-037	14271 ROLLING STREAM PL	114.85	5.00	5.00
130-712-038	14279 ROLLING STREAM PL	114.85	5.00	5.00
144-690-001	14353 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-002	14343 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-003	14333 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-004	14323 REDWOOD VALLEY RD	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-690-005	14313 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-006	14293 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-007	14283 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-008	14273 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-009	14263 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-010	14253 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-011	14243 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-012	14233 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-013	14223 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-014	14213 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-015	14203 REDWOOD VALLEY RD	114.85	5.00	5.00
144-690-016	7680 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-017	7670 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-018	7660 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-019	7650 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-020	7640 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-021	7630 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-022	7620 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-023	7610 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-024	7600 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-025	7590 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-026	7580 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-027	7583 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-028	7593 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-029	7603 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-030	7613 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-031	7623 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-032	7633 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-033	7643 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-034	7653 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-035	7663 BRISTOL BAY CIR	114.85	5.00	5.00
144-690-036	7672 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-037	7662 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-038	7652 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-039	7642 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-040	7632 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-041	7622 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-042	7612 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-043	7602 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-044	7592 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-045	7595 TURTLE MOUNTAIN CIR	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-690-046	7605 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-047	7615 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-048	7625 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-049	7635 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-050	7645 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-051	7655 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-052	7665 TURTLE MOUNTAIN CIR	114.85	5.00	5.00
144-690-053	7674 POTTER VALLEY DR	114.85	5.00	5.00
144-690-054	7664 POTTER VALLEY DR	114.85	5.00	5.00
144-690-055	7654 POTTER VALLEY DR	114.85	5.00	5.00
144-690-056	7644 POTTER VALLEY DR	114.85	5.00	5.00
144-690-057	7634 POTTER VALLEY DR	114.85	5.00	5.00
144-690-058	7624 POTTER VALLEY DR	114.85	5.00	5.00
144-690-059	7614 POTTER VALLEY DR	114.85	5.00	5.00
144-690-060	7604 POTTER VALLEY DR	114.85	5.00	5.00
144-691-001	14319 FAIRCHILD DR	114.85	5.00	5.00
144-691-002	14329 FAIRCHILD DR	114.85	5.00	5.00
144-691-003	14339 FAIRCHILD DR	114.85	5.00	5.00
144-691-004	14349 FAIRCHILD DR	114.85	5.00	5.00
144-691-005	14359 FAIRCHILD DR	114.85	5.00	5.00
144-691-006	14369 FAIRCHILD DR	114.85	5.00	5.00
144-691-007	14379 FAIRCHILD DR	114.85	5.00	5.00
144-691-008	7679 WHITE MESA CIR	114.85	5.00	5.00
144-691-009	7669 WHITE MESA CIR	114.85	5.00	5.00
144-691-010	7659 WHITE MESA CIR	114.85	5.00	5.00
144-691-011	7649 WHITE MESA CIR	114.85	5.00	5.00
144-691-012	7639 WHITE MESA CIR	114.85	5.00	5.00
144-691-013	7646 WHITE MESA CIR	114.85	5.00	5.00
144-691-014	7656 WHITE MESA CIR	114.85	5.00	5.00
144-691-015	7676 WHITE MESA CIR	114.85	5.00	5.00
144-691-016	7686 WHITE MESA CIR	114.85	5.00	5.00
144-691-017	7677 POTTER VALLEY RD	114.85	5.00	5.00
144-691-018	7667 POTTER VALLEY DR	114.85	5.00	5.00
144-691-019	7657 POTTER VALLEY DR	114.85	5.00	5.00
144-691-020	7647 POTTER VALLEY DR	114.85	5.00	5.00
144-691-021	7637 POTTER VALLEY DR	114.85	5.00	5.00
144-691-022	7617 POTTER VALLEY DR	114.85	5.00	5.00
144-700-001	7635 SWAN CREEK DR	114.85	5.00	5.00
144-700-002	7645 SWAN CREEK DR	114.85	5.00	5.00
144-700-003	7655 SWAN CREEK DR	114.85	5.00	5.00
144-700-004	7665 SWAN CREEK DR	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-700-005	7675 SWAN CREEK DR	114.85	5.00	5.00
144-700-006	7685 SWAN CREEK DR	114.85	5.00	5.00
144-701-001	14483 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-002	14473 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-003	14463 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-004	14453 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-005	14443 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-006	14433 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-007	14423 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-008	14413 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-009	14403 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-010	14393 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-011	14383 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-012	14373 REDWOOD VALLEY RD	114.85	5.00	5.00
144-701-013	14363 REDWOOD VALLEY RD	114.85	5.00	5.00
144-702-001	14389 FAIRCHILD DR	114.85	5.00	5.00
144-702-002	14399 FAIRCHILD DR	114.85	5.00	5.00
144-702-003	14409 FAIRCHILD DR	114.85	5.00	5.00
144-702-004	14419 FAIRCHILD DR	114.85	5.00	5.00
144-702-005	14429 FAIRCHILD DR	114.85	5.00	5.00
144-702-006	14439 FAIRCHILD DR	114.85	5.00	5.00
144-702-007	14449 FAIRCHILD DR	114.85	5.00	5.00
144-702-008	14459 FAIRCHILD DR	114.85	5.00	5.00
144-702-009	14469 FAIRCHILD DR	114.85	5.00	5.00
144-702-010	7652 SWAN CREEK DR	114.85	5.00	5.00
144-702-011	7662 SWAN CREEK DR	114.85	5.00	5.00
144-702-012	7672 SWAN CREEK DR	114.85	5.00	5.00
144-702-013	7682 SWAN CREEK DR	114.85	5.00	5.00
144-702-014	7683 GRAND RIVER CIR	114.85	5.00	5.00
144-702-015	7673 GRAND RIVER CIR	114.85	5.00	5.00
144-702-016	7663 GRAND RIVER CIR	114.85	5.00	5.00
144-702-017	7650 GRAND RIVER CIR	114.85	5.00	5.00
144-702-018	7660 GRAND RIVER CIR	114.85	5.00	5.00
144-702-019	7670 GRAND RIVER CIR	114.85	5.00	5.00
144-702-020	7680 GRAND RIVER CIR	114.85	5.00	5.00
144-702-021	7681 INDIAN CANYON CIR	114.85	5.00	5.00
144-702-022	7671 INDIAN CANYON CIR	114.85	5.00	5.00
144-702-023	7661 INDIAN CANYON CIR	114.85	5.00	5.00
144-702-024	7651 INDIAN CANYON CIR	114.85	5.00	5.00
144-702-025	7648 INDIAN CANYON CIR	114.85	5.00	5.00
144-702-026	7658 INDIAN CANYON DR	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-702-027	7668 INDIAN CANYON DR	114.85	5.00	5.00
144-702-028	7678 INDIAN CANYON CIR	114.85	5.00	5.00
144-710-001	7447 LARSEN BAY ST	114.85	5.00	5.00
144-710-002	7437 LARSEN BAY ST	114.85	5.00	5.00
144-710-003	7427 LARSEN BAY ST	114.85	5.00	5.00
144-710-004	7417 LARSEN BAY ST	114.85	5.00	5.00
144-710-005	14294 GRAYLING DR	114.85	5.00	5.00
144-710-006	14284 GRAYLING DR	114.85	5.00	5.00
144-710-007	14274 GRAYLING DR	114.85	5.00	5.00
144-710-008	14264 GRAYLING DR	114.85	5.00	5.00
144-710-009	14254 GRAYLING DR	114.85	5.00	5.00
144-710-010	14244 GRAYLING DR	114.85	5.00	5.00
144-710-011	14234 GRAYLING DR	114.85	5.00	5.00
144-710-012	14224 GRAYLING DR	114.85	5.00	5.00
144-710-013	7420 STANDING ROCK RD	114.85	5.00	5.00
144-710-014	7430 STANDING ROCK RD	114.85	5.00	5.00
144-710-015	7440 STANDING ROCK RD	114.85	5.00	5.00
144-710-016	7450 STANDING ROCK RD	114.85	5.00	5.00
144-710-017	7540 STANDING ROCK RD	114.85	5.00	5.00
144-710-018	7530 STANDING ROCK RD	114.85	5.00	5.00
144-710-019	7520 STANDING ROCK RD	114.85	5.00	5.00
144-710-020	7510 STANDING ROCK RD	114.85	5.00	5.00
144-710-021	7500 STANDING ROCK RD	114.85	5.00	5.00
144-710-022	7490 STANDING ROCK RD	114.85	5.00	5.00
144-710-023	7480 STANDING ROCK RD	114.85	5.00	5.00
144-710-024	7470 STANDING ROCK RD	114.85	5.00	5.00
144-710-025	7460 STANDING ROCK RD	114.85	5.00	5.00
144-711-001	7453 STANDING ROCK RD	114.85	5.00	5.00
144-711-002	7443 STANDING ROCK RD	114.85	5.00	5.00
144-711-003	14237 GRAYLING DR	114.85	5.00	5.00
144-711-004	14247 GRAYLING DR	114.85	5.00	5.00
144-711-005	14257 GRAYLING DR	114.85	5.00	5.00
144-711-006	14267 GRAYLING DR	114.85	5.00	5.00
144-711-007	14277 GRAYLING DR	114.85	5.00	5.00
144-711-008	14287 GRAYLING DR	114.85	5.00	5.00
144-711-009	7422 HOOPER BAY RD	114.85	5.00	5.00
144-711-010	7432 HOOPER BAY RD	114.85	5.00	5.00
144-711-011	7442 HOOPER BAY RD	114.85	5.00	5.00
144-711-012	7452 HOOPER BAY RD	114.85	5.00	5.00
144-711-013	7463 STANDING ROCK RD	114.85	5.00	5.00
144-711-014	7473 STANDING ROCK RD	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-711-015	7483 STANDING ROCK RD	114.85	5.00	5.00
144-711-016	7493 STANDING ROCK RD	114.85	5.00	5.00
144-711-017	7492 HOOPER BAY RD	114.85	5.00	5.00
144-711-018	7482 HOOPER BAY RD	114.85	5.00	5.00
144-711-019	7462 HOOPER BAY RD	114.85	5.00	5.00
144-712-001	7435 HOOPER BAY RD	114.85	5.00	5.00
144-712-002	7485 HOOPER BAY RD	114.85	5.00	5.00
144-712-003	7495 HOOPER BAY RD	114.85	5.00	5.00
144-712-004	7505 HOOPER BAY RD	114.85	5.00	5.00
144-720-001	14346 FAIRCHILD DR	114.85	5.00	5.00
144-720-002	14326 FAIRCHILD DR	114.85	5.00	5.00
144-720-003	14316 FAIRCHILD DR	114.85	5.00	5.00
144-720-004	14306 FAIRCHILD DR	114.85	5.00	5.00
144-720-005	14296 FAIRCHILD DR	114.85	5.00	5.00
144-720-006	14286 FAIRCHILD DR	114.85	5.00	5.00
144-720-007	14276 FAIRCHILD DR	114.85	5.00	5.00
144-720-008	7534 LARSEN BAY ST	114.85	5.00	5.00
144-720-009	7524 LARSEN BAY ST	114.85	5.00	5.00
144-720-010	7514 LARSEN BAY ST	114.85	5.00	5.00
144-720-011	7504 LARSEN BAY ST	114.85	5.00	5.00
144-720-012	7494 LARSEN BAY ST	114.85	5.00	5.00
144-720-013	7484 LARSEN BAY ST	114.85	5.00	5.00
144-720-014	7474 LARSEN BAY ST	114.85	5.00	5.00
144-720-015	7425 HOOPER BAY RD	114.85	5.00	5.00
144-721-001	7457 LARSEN BAY ST	114.85	5.00	5.00
144-721-002	7467 LARSEN BAY ST	114.85	5.00	5.00
144-721-003	7477 LARSEN BAY ST	114.85	5.00	5.00
144-721-004	7487 LARSEN BAY ST	114.85	5.00	5.00
144-721-005	7496 LOWER CREEK ST	114.85	5.00	5.00
144-721-006	7486 LOWER CREEK ST	114.85	5.00	5.00
144-721-007	7476 LOWER CREEK ST	114.85	5.00	5.00
144-721-008	7466 LOWER CREEK ST	114.85	5.00	5.00
144-721-009	7456 LOWER CREEK ST	114.85	5.00	5.00
144-721-010	7446 LOWER CREEK ST	114.85	5.00	5.00
144-721-011	7436 LOWER CREEK ST	114.85	5.00	5.00
144-721-012	7426 LOWER CREEK ST	114.85	5.00	5.00
144-721-013	7416 LOWER CREEK ST	114.85	5.00	5.00
144-722-001	7449 LOWER CREEK ST	114.85	5.00	5.00
144-722-002	7459 LOWER CREEK ST	114.85	5.00	5.00
144-722-003	7469 LOWER CREEK ST	114.85	5.00	5.00
144-722-004	7479 LOWER CREEK ST	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-722-005	7489 LOWER CREEK ST	114.85	5.00	5.00
144-722-006	7499 LOWER CREEK ST	114.85	5.00	5.00
144-722-007	7509 LOWER CREEK ST	114.85	5.00	5.00
144-722-008	7519 LOWER CREEK ST	114.85	5.00	5.00
144-730-001	14365 SERENADE DR	114.85	5.00	5.00
144-730-002	14369 SERENADE DR	114.85	5.00	5.00
144-730-003	14373 SERENADE DR	114.85	5.00	5.00
144-730-004	14377 SERENADE DR	114.85	5.00	5.00
144-730-005	14381 SERENADE DR	114.85	5.00	5.00
144-730-006	14385 SERENADE DR	114.85	5.00	5.00
144-731-001	14366 SERENADE DR	114.85	5.00	5.00
144-731-002	14370 SERENADE DR	114.85	5.00	5.00
144-731-003	14424 HEALY LAKE ST	114.85	5.00	5.00
144-731-004	14414 HEALY LAKE ST	114.85	5.00	5.00
144-731-005	14404 HEALY LAKE ST	114.85	5.00	5.00
144-731-006	14394 HEALY LAKE ST	114.85	5.00	5.00
144-731-007	14384 HEALY LAKE ST	114.85	5.00	5.00
144-731-008	14375 SMITH RIVER RD	114.85	5.00	5.00
144-731-009	14385 SMITH RIVER RD	114.85	5.00	5.00
144-731-010	14395 SMITH RIVER RD	114.85	5.00	5.00
144-731-011	14405 SMITH RIVER RD	114.85	5.00	5.00
144-731-012	14415 SMITH RIVER RD	114.85	5.00	5.00
144-731-013	14425 SMITH RIVER RD	114.85	5.00	5.00
144-731-014	14435 SMITH RIVER RD	114.85	5.00	5.00
144-732-001	14432 SMITH RIVER RD	114.85	5.00	5.00
144-732-002	14422 SMITH RIVER RD	114.85	5.00	5.00
144-732-003	14412 SMITH RIVER RD	114.85	5.00	5.00
144-732-004	14402 SMITH RIVER RD	114.85	5.00	5.00
144-732-005	14392 SMITH RIVER RD	114.85	5.00	5.00
144-732-006	14382 SMITH RIVER RD	114.85	5.00	5.00
144-733-001	14366 FAIRCHILD DR	114.85	5.00	5.00
144-733-002	14376 FAIRCHILD DR	114.85	5.00	5.00
144-733-003	14396 FAIRCHILD DR	114.85	5.00	5.00
144-733-004	14406 FAIRCHILD DR	114.85	5.00	5.00
144-733-005	14416 FAIRCHILD DR	114.85	5.00	5.00
144-733-006	14426 FAIRCHILD DR	114.85	5.00	5.00
144-733-007	14433 STONY RIVER CIR	114.85	5.00	5.00
144-733-008	14423 STONY RIVER CIR	114.85	5.00	5.00
144-733-009	14413 STONY RIVER CIR	114.85	5.00	5.00
144-733-010	14400 STONY RIVER CIR	114.85	5.00	5.00
144-733-011	14410 STONY RIVER CIR	114.85	5.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-733-012	14420 STONY RIVER CIR	114.85	5.00	5.00
144-733-013	14430 STONY RIVER CIR	114.85	5.00	5.00
144-733-014	14431 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-015	14421 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-016	14411 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-017	14401 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-018	14408 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-019	14418 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-020	14428 TABLE BLUFF CIR	114.85	5.00	5.00
144-733-021	14427 HEALY LAKE ST	114.85	5.00	5.00
144-733-022	14407 HEALY LAKE ST	114.85	5.00	5.00
144-733-023	14387 HEALY LAKE ST	114.85	5.00	5.00
144-740-001	7379 LOWER CREEK ST	114.85	5.00	5.00
144-740-002	7369 LOWER CREEK ST	114.85	5.00	5.00
144-740-003	7359 LOWER CREEK ST	114.85	5.00	5.00
144-740-004	7349 LOWER CREEK ST	114.85	5.00	5.00
144-740-005	7339 LOWER CREEK ST	114.85	5.00	5.00
144-740-006	7329 LOWER CREEK ST	114.85	5.00	5.00
144-740-007	7319 LOWER CREEK ST	114.85	5.00	5.00
144-740-008	7316 LOWER CREEK ST	114.85	5.00	5.00
144-740-009	7326 LOWER CREEK ST	114.85	5.00	5.00
144-740-010	7336 LOWER CREEK ST	114.85	5.00	5.00
144-740-011	7346 LOWER CREEK ST	114.85	5.00	5.00
144-740-012	7356 LOWER CREEK ST	114.85	5.00	5.00
144-740-013	7366 LOWER CREEK ST	114.85	5.00	5.00
144-740-014	7376 LOWER CREEK ST	114.85	5.00	5.00
144-740-015	7396 LOWER CREEK ST	114.85	5.00	5.00
144-740-016	7387 BERRY CREEK ST	114.85	5.00	5.00
144-740-017	7377 BERRY CREEK ST	114.85	5.00	5.00
144-740-018	7367 BERRY CREEK ST	114.85	5.00	5.00
144-740-019	7357 BERRY CREEK ST	114.85	5.00	5.00
144-740-020	7347 BERRY CREEK ST	114.85	5.00	5.00
144-740-021	7337 BERRY CREEK ST	114.85	5.00	5.00
144-740-022	7327 BERRY CREEK ST	114.85	5.00	5.00
144-740-023	7317 BERRY CREEK ST	114.85	5.00	5.00
144-741-001	7324 BERRY CREEK ST	114.85	5.00	5.00
144-741-002	7334 BERRY CREEK ST	114.85	5.00	5.00
144-741-003	7344 BERRY CREEK ST	114.85	5.00	5.00
144-741-004	14322 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-005	14312 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-006	14302 COYOTE VALLEY ST	114.85	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 111

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-741-007	7335 ROARING CREEK CIR	114.85	5.00	5.00
144-741-008	7325 ROARING CREEK CIR	114.85	5.00	5.00
144-741-009	7315 ROARING CREEK CIR	114.85	5.00	5.00
144-741-010	7322 ROARING CREEK CIR	114.85	5.00	5.00
144-741-011	7332 ROARING CREEK CIR	114.85	5.00	5.00
144-741-012	7342 ROARING CREEK CIR	114.85	5.00	5.00
144-741-013	7352 ROARING CREEK CIR	114.85	5.00	5.00
144-741-014	7353 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-015	7343 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-016	7333 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-017	7323 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-018	7320 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-019	7330 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-020	7340 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-021	7350 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-022	7360 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-023	7370 PRAIRIE ISLAND CIR	114.85	5.00	5.00
144-741-024	14265 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-025	14275 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-026	14285 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-027	14295 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-028	14305 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-029	14315 COYOTE VALLEY ST	114.85	5.00	5.00
144-741-030	14325 COYOTE VALLEY ST	114.85	5.00	5.00
352 Accounts				**$1,760.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-691-001	7163 COPPER SKY	$20.44	$20.44	$20.44
152-691-002	7173 COPPER SKY	20.44	20.44	20.44
152-691-003	7183 COPPER SKY	20.44	20.44	20.44
152-691-004	7193 COPPER SKY	20.44	20.44	20.44
152-691-005	12997 LUNA ST	20.44	20.44	20.44
152-691-007	12987 LUNA ST	20.44	20.44	20.44
152-691-008	7174 COPPER SKY	20.44	20.44	20.44
152-691-009	7164 COPPER SKY	20.44	20.44	20.44
152-691-011	12977 LUNA ST	20.44	20.44	20.44
152-691-012	12967 LUNA ST	20.44	20.44	20.44
152-691-013	12957 LUNA ST	20.44	20.44	20.44
152-691-014	12947 LUNA ST	20.44	20.44	20.44
152-691-015	7176 MYSTIC CLOUD CT	20.44	20.44	20.44
152-691-016	7166 MYSTIC CLOUD CT	20.44	20.44	20.44
152-691-018	7165 MYSTIC CLOUD CT	20.44	20.44	20.44
152-691-019	7175 MYSTIC CLOUD CT	20.44	20.44	20.44
152-691-021	12937 LUNA ST	20.44	20.44	20.44
152-691-022	12927 LUNA ST	20.44	20.44	20.44
152-691-023	12917 LUNA ST	20.44	20.44	20.44
152-691-024	7178 MORNING DAWN CT	20.44	20.44	20.44
152-691-025	7168 MORNING DAWN CT	20.44	20.44	20.44
152-691-026	7158 MORNING DAWN CT	20.44	20.44	20.44
152-691-029	7157 MORNING DAWN CT	20.44	20.44	20.44
152-691-030	7167 MORNING DAWN CT	20.44	20.44	20.44
152-691-031	7177 MORNING DAWN CT	20.44	20.44	20.44
152-691-033	12907 LUNA ST	20.44	20.44	20.44
152-691-034	12897 LUNA ST	20.44	20.44	20.44
152-691-035	12887 LUNA ST	20.44	20.44	20.44
152-691-036	12877 LUNA ST	20.44	20.44	20.44
152-691-037	7181 STARDUST CT	20.44	20.44	20.44
152-691-038	7171 STARDUST CT	20.44	20.44	20.44
152-691-041	7159 STARDUST CT	20.44	20.44	20.44
152-691-042	7169 STARDUST CT	20.44	20.44	20.44
152-691-043	7179 STARDUST CT	20.44	20.44	20.44
152-691-045	12867 LUNA ST	20.44	20.44	20.44
152-691-046	12857 LUNA ST	20.44	20.44	20.44
152-691-047	12847 LUNA ST	20.44	20.44	20.44
152-691-048	12837 LUNA ST	20.44	20.44	20.44
152-691-049	12827 LUNA ST	20.44	20.44	20.44
152-691-050	12817 LUNA ST	20.44	20.44	20.44
152-691-051	12807 LUNA ST	20.44	20.44	20.44

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-691-052	12816 LUNA ST	20.44	20.44	20.44
152-691-053	12836 LUNA ST	20.44	20.44	20.44
152-691-054	12846 LUNA ST	20.44	20.44	20.44
152-691-056	7177 BECKETT FIELD LN	20.44	20.44	20.44
152-691-057	7187 BECKETT FIELD LN	20.44	20.44	20.44
152-691-058	7197 BECKETT FIELD LN	20.44	20.44	20.44
152-691-059	7194 BECKETT FIELD LN	20.44	20.44	20.44
152-691-060	7184 BECKETT FIELD LN	20.44	20.44	20.44
152-691-061	7174 BECKETT FIELD LN	20.44	20.44	20.44
152-691-062	7164 BECKETT FIELD LN	20.44	20.44	20.44
152-691-063	7154 BECKETT FIELD LN	20.44	20.44	20.44
152-691-064	7144 BECKETT FIELD LN	20.44	20.44	20.44
152-691-065	7134 BECKETT FIELD LN	20.44	20.44	20.44
152-691-066	7124 BECKETT FIELD LN	20.44	20.44	20.44
152-691-067	7114 BECKETT FIELD LN	20.44	20.44	20.44
152-691-068	7137 BECKETT FIELD LN	20.44	20.44	20.44
152-691-069	7147 BECKETT FIELD LN	20.44	20.44	20.44
152-691-070	7157 BECKETT FIELD LN	20.44	20.44	20.44
152-691-072	7161 STARDUST CT	20.44	20.44	20.44
152-691-073	7149 STARDUST CT	20.44	20.44	20.44
152-691-074	7148 MORNING DAWN CT	20.44	20.44	20.44
152-691-075	7147 MORNING DAWN CT	20.44	20.44	20.44
152-691-076	7156 MYSTIC CLOUD CT	20.44	20.44	20.44
152-692-001	7104 BECKETT FIELD LN	20.44	20.44	20.44
152-692-002	7094 BECKETT FIELD LN	20.44	20.44	20.44
152-692-003	7084 BECKETT FIELD LN	20.44	20.44	20.44
152-692-004	7074 BECKETT FIELD LN	20.44	20.44	20.44
152-692-005	7064 BECKETT FIELD LN	20.44	20.44	20.44
152-692-006	7077 BECKETT FIELD LN	20.44	20.44	20.44
152-692-007	7087 BECKETT FIELD LN	20.44	20.44	20.44
152-692-008	7097 BECKETT FIELD LN	20.44	20.44	20.44
152-692-009	7107 BECKETT FIELD LN	20.44	20.44	20.44
152-692-010	7117 BECKETT FIELD LN	20.44	20.44	20.44
152-692-012	7124 COPPER SKY	20.44	20.44	20.44
152-692-013	7114 COPPER SKY	20.44	20.44	20.44
152-692-014	7104 COPPER SKY	20.44	20.44	20.44
152-692-016	7105 EVENING SUN CT	20.44	20.44	20.44
152-692-017	7115 EVENING SUN CT	20.44	20.44	20.44
152-692-020	7126 EVENING SUN CT	20.44	20.44	20.44
152-692-021	7116 EVENING SUN CT	20.44	20.44	20.44
152-692-022	7106 EVENING SUN CT	20.44	20.44	20.44

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-692-023	7107 ESTRELLA CT	20.44	20.44	20.44
152-692-024	7117 ESTRELLA CT	20.44	20.44	20.44
152-692-025	7127 ESTRELLA CT	20.44	20.44	20.44
152-692-028	7128 ESTRELLA CT	20.44	20.44	20.44
152-692-029	7118 ESTRELLA CT	20.44	20.44	20.44
152-692-030	7108 ESTRELLA CT	20.44	20.44	20.44
152-692-032	12987 DIAMOND DUST CT	20.44	20.44	20.44
152-692-033	12997 DIAMOND DUST CT	20.44	20.44	20.44
152-692-034	12996 DIAMOND DUST CT	20.44	20.44	20.44
152-692-035	12986 DIAMOND DUST CT	20.44	20.44	20.44
152-692-037	12975 MORNING DEW CT	20.44	20.44	20.44
152-692-038	12985 MORNING DEW CT	20.44	20.44	20.44
152-692-039	12995 MORNING DEW CT	20.44	20.44	20.44
152-692-040	12998 MORNING DEW CT	20.44	20.44	20.44
152-692-041	12988 MORNING DEW CT	20.44	20.44	20.44
152-692-042	12978 MORNING DEW CT	20.44	20.44	20.44
152-692-043	12968 MORNING DEW CT	20.44	20.44	20.44
152-692-045	7085 LUMINAIRE CT	20.44	20.44	20.44
152-692-046	7075 LUMINAIRE CT	20.44	20.44	20.44
152-692-047	7065 LUMINAIRE CT	20.44	20.44	20.44
152-692-048	7076 LUMINAIRE CT	20.44	20.44	20.44
152-692-049	7086 LUMINAIRE CT	20.44	20.44	20.44
152-692-051	7087 CIELO CT	20.44	20.44	20.44
152-692-052	7077 CIELO CT	20.44	20.44	20.44
152-692-053	7068 CIELO CT	20.44	20.44	20.44
152-692-054	7078 CIELO CT	20.44	20.44	20.44
152-692-055	7088 CIELO CT	20.44	20.44	20.44
152-692-057	7092 MOON SHADOW CT	20.44	20.44	20.44
152-692-058	7082 MOON SHADOW CT	20.44	20.44	20.44
152-692-059	7072 MOON SHADOW CT	20.44	20.44	20.44
152-692-060	7079 MOON SHADOW CT	20.44	20.44	20.44
152-692-061	7089 MOON SHADOW CT	20.44	20.44	20.44
152-692-062	7054 BECKETT FIELD LN	20.44	20.44	20.44
152-692-063	7090 ESTRELLA ST	20.44	20.44	20.44
152-692-064	7080 ESTRELLA ST	20.44	20.44	20.44
152-692-065	7070 ESTRELLA ST	20.44	20.44	20.44
152-692-067	7125 EVENING SUN CT	20.44	20.44	20.44
152-692-068	7136 EVENING SUN CT	20.44	20.44	20.44
152-692-069	7137 ESTRELLA CT	20.44	20.44	20.44
152-692-070	7138 ESTRELLA CT	20.44	20.44	20.44
152-701-008	12908 MERIDIAN CT	20.44	20.44	20.44

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-701-009	12918 MERIDIAN CT	20.44	20.44	20.44
152-701-010	12928 MERIDIAN CT	20.44	20.44	20.44
152-701-011	12938 MERIDIAN CT	20.44	20.44	20.44
152-701-012	12948 MERIDIAN CT	20.44	20.44	20.44
152-701-013	12929 MERIDIAN CT	20.44	20.44	20.44
152-701-014	12919 MERIDIAN CT	20.44	20.44	20.44
152-701-015	12909 MERIDIAN ST	20.44	20.44	20.44
152-701-016	12848 MERIDIAN ST	20.44	20.44	20.44
152-701-017	12858 MERIDIAN ST	20.44	20.44	20.44
152-701-018	12868 MERIDIAN ST	20.44	20.44	20.44
152-701-019	12878 MERIDIAN ST	20.44	20.44	20.44
152-701-020	12877 MERIDIAN ST	20.44	20.44	20.44
152-701-021	12867 MERIDIAN ST	20.44	20.44	20.44
152-701-022	12857 MERIDIAN ST	20.44	20.44	20.44
152-701-023	12847 MERIDIAN ST	20.44	20.44	20.44
152-701-025	7005 TERRAPIN WAY	20.44	20.44	20.44
152-701-026	7015 TERRAPIN WAY	20.44	20.44	20.44
152-701-027	7025 TERRAPIN WAY	20.44	20.44	20.44
152-701-028	7035 TERRAPIN WAY	20.44	20.44	20.44
152-701-029	7045 TERRAPIN WAY	20.44	20.44	20.44
152-701-030	7055 TERRAPIN WAY	20.44	20.44	20.44
152-701-031	7065 TERRAPIN WAY	20.44	20.44	20.44
152-701-032	7075 TERRAPIN WAY	20.44	20.44	20.44
152-701-033		20.44	20.44	20.44
152-701-034	7048 TERRAPIN WAY	20.44	20.44	20.44
152-701-035	7038 TERRAPIN WAY	20.44	20.44	20.44
152-701-036	7028 TERRAPIN WAY	20.44	20.44	20.44
152-701-038	7085 TERRAPIN WAY	20.44	20.44	20.44
152-701-039	7095 TERRAPIN WAY	20.44	20.44	20.44
152-701-040	7087 STRATUS CT	20.44	20.44	20.44
152-701-041	7097 STRATUS ST	20.44	20.44	20.44
152-701-042	7096 STRATUS ST	20.44	20.44	20.44
152-701-043	7086 STRATUS ST	20.44	20.44	20.44
152-701-044	7078 TERRAPIN WAY	20.44	20.44	20.44
152-701-045	7068 TERRAPIN WAY	20.44	20.44	20.44
152-701-047	7107 STRATUS ST	20.44	20.44	20.44
152-701-048	7117 STRATUS ST	20.44	20.44	20.44
152-701-049	7116 STRATUS ST	20.44	20.44	20.44
152-701-050	7106 STRATUS ST	20.44	20.44	20.44
152-701-052	7076 STRATUS ST	20.44	20.44	20.44
152-701-053	7066 STRATUS ST	20.44	20.44	20.44

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-701-054	7056 STRATUS ST	20.44	20.44	20.44
152-701-055	7046 STRATUS ST	20.44	20.44	20.44
152-701-056	7036 STRATUS ST	20.44	20.44	20.44
152-701-057	7026 STRATUS ST	20.44	20.44	20.44
152-701-058	7016 STRATUS ST	20.44	20.44	20.44
152-701-059	7035 STRATUS ST	20.44	20.44	20.44
152-701-060	7025 STRATUS ST	20.44	20.44	20.44
152-701-061		20.44	20.44	20.44
152-701-063	7006 STRATUS ST	20.44	20.44	20.44
152-701-064	12788 MERIDIAN ST	20.44	20.44	20.44
152-701-065	12798 MERIDIAN ST	20.44	20.44	20.44
152-701-066	12808 MERIDIAN ST	20.44	20.44	20.44
152-701-067	12818 MERIDIAN ST	20.44	20.44	20.44
152-701-068	12828 MERIDIAN ST	20.44	20.44	20.44
152-701-069	12838 MERIDIAN ST	20.44	20.44	20.44
152-701-070	12837 MERIDIAN ST	20.44	20.44	20.44
152-701-071	12827 MERIDIAN ST	20.44	20.44	20.44
152-701-072	12817 MERIDIAN ST	20.44	20.44	20.44
152-702-001	7050 ESTRELLA ST	20.44	20.44	20.44
152-702-002	12865 SUNRISE CT	20.44	20.44	20.44
152-702-003	12855 SUNRISE CT	20.44	20.44	20.44
152-702-004	12861 SUNRISE CT	20.44	20.44	20.44
152-702-005	7040 ESTRELLA CT	20.44	20.44	20.44
152-702-007	7052 STARRY NIGHT CT	20.44	20.44	20.44
152-702-008	7062 STARRY NIGHT CT	20.44	20.44	20.44
152-702-009	7072 STARRY NIGHT CT	20.44	20.44	20.44
152-702-010	7063 STARRY NIGHT CT	20.44	20.44	20.44
152-702-011	7053 STARRY NIGHT CT	20.44	20.44	20.44
152-702-013	7046 SNOWBURST CT	20.44	20.44	20.44
152-702-014	7036 SNOWBURST CT	20.44	20.44	20.44
152-702-015	7026 SNOWBURST CT	20.44	20.44	20.44
152-702-016	7025 SNOWBURST CT	20.44	20.44	20.44
152-702-017	7035 SNOWBURST CT	20.44	20.44	20.44
152-702-019	7044 MOONRAY CT	20.44	20.44	20.44
152-702-020	7034 MOONRAY CT	20.44	20.44	20.44
152-702-021	7024 MOONRAY CT	20.44	20.44	20.44
152-702-022	7023 MOONRAY CT	20.44	20.44	20.44
152-702-023	7033 MOONRAY CT	20.44	20.44	20.44
152-702-025	12994 MOUNTAIN BREEZE CT	20.44	20.44	20.44
152-702-026	12984 MOUNTAIN BREEZE CT	20.44	20.44	20.44
152-702-027	7043 COPPER SKY	20.44	20.44	20.44

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 115

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-702-028	7053 COPPER SKY	20.44	20.44	20.44
152-702-030	12967 RADIANCE CT	20.44	20.44	20.44
152-702-031	12977 RADIANCE CT	20.44	20.44	20.44
152-702-032	12987 RADIANCE CT	20.44	20.44	20.44
152-702-033	12997 RADIANCE CT	20.44	20.44	20.44
152-702-034	12996 RADIANCE CT	20.44	20.44	20.44
152-702-035	12986 RADIANCE CT	20.44	20.44	20.44
152-702-036	12976 RADIANCE CT	20.44	20.44	20.44
152-702-038	12946 RADIANCE CT	20.44	20.44	20.44
152-702-039	12936 RADIANCE CT	20.44	20.44	20.44
152-702-040	12927 RADIANCE CT	20.44	20.44	20.44
152-702-041	12937 RADIANCE CT	20.44	20.44	20.44
152-702-042	12947 RADIANCE CT	20.44	20.44	20.44
152-702-043	12957 RADIANCE CT	20.44	20.44	20.44
152-702-044	7050 COPPER SKY	20.44	20.44	20.44
152-702-046	7038 STARRY NIGHT CT	20.44	20.44	20.44
152-702-047	7048 STARRY NIGHT CT	20.44	20.44	20.44
152-702-048	7058 STARRY NIGHT CT	20.44	20.44	20.44
152-702-049	7047 STARRY NIGHT CT	20.44	20.44	20.44
224 Accounts				**$4,578.56**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-760-001	7093 BARWICK CT	$31.96	$3.19	$3.18
144-760-002	7081 BARWICK CT	31.96	3.19	3.18
144-760-003	7069 BARWICK CT	31.96	3.19	3.18
144-760-004	7057 BARWICK CT	31.96	3.19	3.18
144-760-005	7045 BARWICK CT	31.96	3.19	3.18
144-760-006	7033 BARWICK CT	31.96	3.19	3.18
144-760-007	7021 BARWICK CT	31.96	3.19	3.18
144-760-008	7006 BARWICK CT	31.96	3.19	3.18
144-760-009	7018 BARWICK CT	31.96	3.19	3.18
144-760-010	7030 BARWICK CT	31.96	3.19	3.18
144-760-011	7042 BARWICK CT	31.96	3.19	3.18
144-760-012	7054 BARWICK CT	31.96	3.19	3.18
144-760-013	7066 BARWICK CT	31.96	3.19	3.18
144-760-014	7078 BARWICK CT	31.96	3.19	3.18
144-760-015	7090 BARWICK CT	31.96	3.19	3.18
144-760-016	7075 OAKHURST ST	31.96	3.19	3.18
144-760-017	7063 OAKHURST ST	31.96	3.19	3.18
144-760-018	7051 OAKHURST ST	31.96	3.19	3.18
144-760-019	7039 OAKHURST ST	31.96	3.19	3.18
144-760-020	7027 OAKHURST ST	31.96	3.19	3.18
144-760-021	7015 OAKHURST ST	31.96	3.19	3.18
144-760-022	14724 PROMONTORY LN	31.96	3.19	3.18
144-760-023	14712 PROMONTORY LN	31.96	3.19	3.18
144-760-024	14700 PROMONTORY LN	31.96	3.19	3.18
144-760-025	14688 PROMONTORY LN	31.96	3.19	3.18
144-760-026	14676 PROMONTORY LN	31.96	3.19	3.18
144-760-027	14664 PROMONTORY LN	31.96	3.19	3.18
144-760-028	14652 PROMONTORY LN	31.96	3.19	3.18
144-760-029	14640 PROMONTORY LN	31.96	3.19	3.18
144-760-030	14628 PROMONTORY LN	31.96	3.19	3.18
144-760-031	14616 PROMONTORY LN	31.96	3.19	3.18
144-760-032	14604 PROMONTORY LN	31.96	3.19	3.18
144-760-033	14607 PROMONTORY LN	31.96	3.19	3.18
144-760-034	14619 PROMONTORY LN	31.96	3.19	3.18
144-760-035	14631 PROMONTORY LN	31.96	3.19	3.18
144-760-036	14643 PROMONTORY LN	31.96	3.19	3.18
144-760-037	7014 TIBURON DR	31.96	3.19	3.18
144-760-038	7026 TIBURON DR	31.96	3.19	3.18
144-760-039	7038 TIBURON DR	31.96	3.19	3.18
144-760-040	14650 SANSOME CT	31.96	3.19	3.18
144-760-041	14638 SANSOME CT	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-760-042	14626 SANSOME CT	31.96	3.19	3.18
144-760-043	14614 SANSOME CT	31.96	3.19	3.18
144-760-044	14629 SANSOME CT	31.96	3.19	3.18
144-760-045	14641 SANSOME CT	31.96	3.19	3.18
144-760-046	14653 SANSOME CT	31.96	3.19	3.18
144-760-047	14665 SANSOME CT	31.96	3.19	3.18
144-761-001	7077 TIBURON DR	31.96	3.19	3.18
144-761-002	7065 TIBURON DR	31.96	3.19	3.18
144-761-003	7053 TIBURON DR	31.96	3.19	3.18
144-761-004	7041 TIBURON DR	31.96	3.19	3.18
144-761-005	7029 TIBURON DR	31.96	3.19	3.18
144-761-006	7017 TIBURON DR	31.96	3.19	3.18
144-761-007	7024 OAKHURST ST	31.96	3.19	3.18
144-761-008	7036 OAKHURST ST	31.96	3.19	3.18
144-761-009	7048 OAKHURST ST	31.96	3.19	3.18
144-761-010	7060 OAKHURST ST	31.96	3.19	3.18
144-761-011	7072 OAKHURST ST	31.96	3.19	3.18
144-761-012	7084 OAKHURST ST	31.96	3.19	3.18
144-770-001	14642 GREENWARD CT	31.96	3.19	3.18
144-770-002	14630 GREENWARD CT	31.96	3.19	3.18
144-770-003	14618 GREENWARD CT	31.96	3.19	3.18
144-770-004	14621 GREENWARD CT	31.96	3.19	3.18
144-770-005	14633 GREENWARD CT	31.96	3.19	3.18
144-770-006	7134 TIBURON DR	31.96	3.19	3.18
144-770-007	7146 TIBURON DR	31.96	3.19	3.18
144-770-008	7158 TIBURON DR	31.96	3.19	3.18
144-770-009	7170 TIBURON DR	31.96	3.19	3.18
144-770-010	7182 TIBURON DR	31.96	3.19	3.18
144-770-011	7194 TIBURON DR	31.96	3.19	3.18
144-770-012	7200 TIBURON DR	31.96	3.19	3.18
144-771-001	7185 TIBURON DR	31.96	3.19	3.18
144-771-002	7173 TIBURON DR	31.96	3.19	3.18
144-771-003	7149 TIBURON DR	31.96	3.19	3.18
144-771-004	7137 TIBURON DR	31.96	3.19	3.18
144-771-005	7125 TIBURON DR	31.96	3.19	3.18
144-771-006	7113 TIBURON DR	31.96	3.19	3.18
144-771-007	7101 TIBURON DR	31.96	3.19	3.18
144-771-008	7089 TIBURON DR	31.96	3.19	3.18
144-771-009	14783 MEADOWS WAY	31.96	3.19	3.18
144-771-010	14789 MEADOWS WAY	31.96	3.19	3.18
144-771-011	14795 MEADOWS WAY	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-771-012	14801 MEADOWS WAY	31.96	3.19	3.18
144-771-013	14807 MEADOWS WAY	31.96	3.19	3.18
144-771-014	14813 MEADOWS WAY	31.96	3.19	3.18
144-771-015	14819 MEADOWS WAY	31.96	3.19	3.18
144-771-016	14825 MEADOWS WAY	31.96	3.19	3.18
144-772-001	7096 SHEFFIELD ST	31.96	3.19	3.18
144-772-002	7108 SHEFFIELD ST	31.96	3.19	3.18
144-772-003	7120 SHEFFIELD ST	31.96	3.19	3.18
144-772-004	7132 SHEFFIELD ST	31.96	3.19	3.18
144-772-005	7138 SHEFFIELD ST	31.96	3.19	3.18
144-772-006	7156 SHEFFIELD ST	31.96	3.19	3.18
144-772-007	7168 SHEFFIELD ST	31.96	3.19	3.18
144-772-008	7180 SHEFFIELD ST	31.96	3.19	3.18
144-772-009	7192 SHEFFIELD ST	31.96	3.19	3.18
144-772-010	7204 SHEFFIELD ST	31.96	3.19	3.18
144-772-011	7216 SHEFFIELD ST	31.96	3.19	3.18
144-772-012	7228 SHEFFIELD ST	31.96	3.19	3.18
144-772-013	14888 MEADOWS WAY	31.96	3.19	3.18
144-772-014	14864 MEADOWS WAY	31.96	3.19	3.18
144-772-015	14852 MEADOWS WAY	31.96	3.19	3.18
144-772-016	14840 MEADOWS WAY	31.96	3.19	3.18
144-772-017	14834 MEADOWS WAY	31.96	3.19	3.18
144-772-018	14828 MEADOWS WAY	31.96	3.19	3.18
144-772-019	14822 MEADOWS WAY	31.96	3.19	3.18
144-772-020	14816 MEADOWS WAY	31.96	3.19	3.18
144-772-021	14810 MEADOWS WAY	31.96	3.19	3.18
144-772-022	14798 MEADOWS WAY	31.96	3.19	3.18
144-772-023	14792 MEADOWS WAY	31.96	3.19	3.18
144-772-024	14780 MEADOWS WAY	31.96	3.19	3.18
144-772-025	14774 MEADOWS WAY	31.96	3.19	3.18
144-772-026	14768 MEADOWS WAY	31.96	3.19	3.18
144-772-027	14762 MEADOWS WAY	31.96	3.19	3.18
144-772-028	14756 MEADOWS WAY	31.96	3.19	3.18
144-772-029	14750 MEADOWS WAY	31.96	3.19	3.18
144-773-001	7087 SHEFFIELD ST	31.96	3.19	3.18
144-773-002	7099 SHEFFIELD ST	31.96	3.19	3.18
144-773-003	7111 SHEFFIELD ST	31.96	3.19	3.18
144-773-004	7123 SHEFFIELD ST	31.96	3.19	3.18
144-773-005	7195 SHEFFIELD ST	31.96	3.19	3.18
144-773-006	7219 SHEFFIELD ST	31.96	3.19	3.18
144-773-007	7231 SHEFFIELD ST	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-773-008	7243 SHEFFIELD ST	31.96	3.19	3.18
144-773-009	7255 SHEFFIELD ST	31.96	3.19	3.18
144-773-010	7267 SHEFFIELD ST	31.96	3.19	3.18
144-780-001	7206 TIBURON DR	31.96	3.19	3.18
144-780-002	7212 TIBURON DR	31.96	3.19	3.18
144-780-003	7218 TIBURON DR	31.96	3.19	3.18
144-780-004	7224 TIBURON DR	31.96	3.19	3.18
144-780-005	7230 TIBURON DR	31.96	3.19	3.18
144-780-006	7236 TIBURON DR	31.96	3.19	3.18
144-780-007	7254 TIBURON DR	31.96	3.19	3.18
144-780-008	7260 TIBURON DR	31.96	3.19	3.18
144-780-009	7266 TIBURON DR	31.96	3.19	3.18
144-780-010	7272 TIBURON DR	31.96	3.19	3.18
144-780-011	7278 TIBURON DR	31.96	3.19	3.18
144-781-001	14930 WHIMBREL DR	31.96	3.19	3.18
144-781-002	14922 WHIMBREL DR	31.96	3.19	3.18
144-781-003	14914 WHIMBREL DR	31.96	3.19	3.18
144-781-004	14906 WHIMBREL DR	31.96	3.19	3.18
144-781-005	14896 WHIMBREL DR	31.96	3.19	3.18
144-781-006	14884 WHIMBREL DR	31.96	3.19	3.18
144-781-007	14860 WHIMBREL DR	31.96	3.19	3.18
144-781-008	14848 WHIMBREL DR	31.96	3.19	3.18
144-781-009	14836 WHIMBREL DR	31.96	3.19	3.18
144-781-010	14824 WHIMBREL DR	31.96	3.19	3.18
144-781-011	14812 WHIMBREL DR	31.96	3.19	3.18
144-781-012	7281 TIBURON DR	31.96	3.19	3.18
144-781-013	7275 TIBURON DR	31.96	3.19	3.18
144-781-014	7269 TIBURON DR	31.96	3.19	3.18
144-781-015	7263 TIBURON DR	31.96	3.19	3.18
144-781-016	7251 TIBURON DR	31.96	3.19	3.18
144-781-017	7245 TIBURON DR	31.96	3.19	3.18
144-781-018	7239 TIBURON DR	31.96	3.19	3.18
144-781-019	7227 TIBURON DR	31.96	3.19	3.18
144-781-020	7215 TIBURON DR	31.96	3.19	3.18
144-781-021	7209 TIBURON DR	31.96	3.19	3.18
144-781-022	7203 TIBURON DR	31.96	3.19	3.18
144-781-023	7197 TIBURON DR	31.96	3.19	3.18
144-781-024	14831 MEADOWS WAY	31.96	3.19	3.18
144-781-025	14837 MEADOWS WAY	31.96	3.19	3.18
144-781-026	14843 MEADOWS WAY	31.96	3.19	3.18
144-781-027	14849 MEADOWS WAY	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-781-028	14855 MEADOWS WAY	31.96	3.19	3.18
144-781-029	14867 MEADOWS WAY	31.96	3.19	3.18
144-781-030	14879 MEADOWS WAY	31.96	3.19	3.18
144-781-031	14891 MEADOWS WAY	31.96	3.19	3.18
144-781-032	14903 MEADOWS WAY	31.96	3.19	3.18
144-781-033	14915 MEADOWS WAY	31.96	3.19	3.18
144-781-034	14927 MEADOWS WAY	31.96	3.19	3.18
144-781-035	14939 MEADOWS WAY	31.96	3.19	3.18
144-781-036	14951 MEADOWS WAY	31.96	3.19	3.18
144-781-037	14963 MEADOWS WAY	31.96	3.19	3.18
144-781-038	14969 MEADOWS WAY	31.96	3.19	3.18
144-781-039	14975 MEADOWS WAY	31.96	3.19	3.18
144-781-040	14981 MEADOWS WAY	31.96	3.19	3.18
144-781-041	14987 MEADOWS WAY	31.96	3.19	3.18
144-781-042	14993 MEADOWS WAY	31.96	3.19	3.18
144-790-001	14815 WHIMBREL DR	31.96	3.19	3.18
144-790-002	14827 WHIMBREL DR	31.96	3.19	3.18
144-790-003	14839 WHIMBREL DR	31.96	3.19	3.18
144-790-004	14851 WHIMBREL DR	31.96	3.19	3.18
144-790-005	14863 WHIMBREL DR	31.96	3.19	3.18
144-790-006	14875 WHIMBREL DR	31.96	3.19	3.18
144-790-007	14887 WHIMBREL DR	31.96	3.19	3.18
144-790-008	14899 BROOKTREE ST	31.96	3.19	3.18
144-790-009	14905 BROOKTREE ST	31.96	3.19	3.18
144-790-010	14911 BROOKTREE ST	31.96	3.19	3.18
144-790-011	14917 BROOKTREE ST	31.96	3.19	3.18
144-790-012	14923 BROOKTREE ST	31.96	3.19	3.18
144-790-013	14929 BROOKTREE ST	31.96	3.19	3.18
144-790-014	14935 BROOKTREE ST	31.96	3.19	3.18
144-790-015	14941 BROOKTREE ST	31.96	3.19	3.18
144-790-016	14947 BROOKTREE ST	31.96	3.19	3.18
144-790-017	14953 BROOKTREE ST	31.96	3.19	3.18
144-790-018	14959 BROOKTREE ST	31.96	3.19	3.18
144-790-019	14971 BROOKTREE ST	31.96	3.19	3.18
144-790-020	14977 BROOKTREE ST	31.96	3.19	3.18
144-790-021	14983 BROOKTREE ST	31.96	3.19	3.18
144-790-022	14989 BROOKTREE ST	31.96	3.19	3.18
144-790-023	14995 BROOKTREE ST	31.96	3.19	3.18
144-790-024	14996 FRANKLIN LN	31.96	3.19	3.18
144-790-025	14984 FRANKLIN LN	31.96	3.19	3.18
144-790-026	14972 FRANKLIN LN	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-790-027	14960 FRANKLIN LN	31.96	3.19	3.18
144-790-028	14948 FRANKLIN LN	31.96	3.19	3.18
144-790-029	14936 FRANKLIN LN	31.96	3.19	3.18
144-790-030	14924 FRANKLIN LN	31.96	3.19	3.18
144-790-031	14912 FRANKLIN LN	31.96	3.19	3.18
144-791-001	14903 FRANKLIN LN	31.96	3.19	3.18
144-791-002	14915 FRANKLIN LN	31.96	3.19	3.18
144-791-003	14927 FRANKLIN LN	31.96	3.19	3.18
144-791-004	14939 FRANKLIN LN	31.96	3.19	3.18
144-791-005	14951 FRANKLIN LN	31.96	3.19	3.18
144-791-006	14975 FRANKLIN LN	31.96	3.19	3.18
144-791-007	14987 FRANKLIN LN	31.96	3.19	3.18
144-791-008	14950 BROOKTREE ST	31.96	3.19	3.18
144-791-009	14944 BROOKTREE ST	31.96	3.19	3.18
144-791-010	14938 BROOKTREE ST	31.96	3.19	3.18
144-791-011	14932 BROOKTREE ST	31.96	3.19	3.18
144-791-012	14926 BROOKTREE ST	31.96	3.19	3.18
144-791-013	14920 BROOKTREE ST	31.96	3.19	3.18
144-791-014	14908 BROOKTREE ST	31.96	3.19	3.18
144-791-015	14902 BROOKTREE ST	31.96	3.19	3.18
144-800-001	7020 LEIGHTON DR	31.96	3.19	3.18
144-800-002	7008 LEIGHTON DR	31.96	3.19	3.18
144-800-003	14796 BAYRIDGE ST	31.96	3.19	3.18
144-800-004	14808 BAYRIDGE ST	31.96	3.19	3.18
144-800-005	14820 BAYRIDGE ST	31.96	3.19	3.18
144-800-006	14832 BAYRIDGE ST	31.96	3.19	3.18
144-800-007	14844 BAYRIDGE ST	31.96	3.19	3.18
144-800-008	14856 BAYRIDGE ST	31.96	3.19	3.18
144-800-009	14868 BAYRIDGE ST	31.96	3.19	3.18
144-800-010	14880 BAYRIDGE ST	31.96	3.19	3.18
144-800-011	14892 BAYRIDGE ST	31.96	3.19	3.18
144-800-012	14904 BAYRIDGE ST	31.96	3.19	3.18
144-800-013	14907 BAYRIDGE ST	31.96	3.19	3.18
144-800-014	14895 BAYRIDGE ST	31.96	3.19	3.18
144-800-015	14814 BURROWS WAY	31.96	3.19	3.18
144-800-016	14826 BURROWS WAY	31.96	3.19	3.18
144-800-017	14838 BURROWS WAY	31.96	3.19	3.18
144-800-018	14862 BURROWS WAY	31.96	3.19	3.18
144-800-019	14886 BURROWS WAY	31.96	3.19	3.18
144-800-020	14898 BURROWS WAY	31.96	3.19	3.18
144-800-021	14910 BURROWS WAY	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-800-022	14934 BURROWS WAY	31.96	3.19	3.18
144-800-023	14946 BURROWS WAY	31.96	3.19	3.18
144-800-024	14958 BURROWS WAY	31.96	3.19	3.18
144-800-025	14955 COLEMAN CT	31.96	3.19	3.18
144-800-026	14943 COLEMAN CT	31.96	3.19	3.18
144-800-027	14931 COLEMAN CT	31.96	3.19	3.18
144-800-028	14919 COLEMAN CT	31.96	3.19	3.18
144-800-029	14916 COLEMAN CT	31.96	3.19	3.18
144-800-030	14928 COLEMAN CT	31.96	3.19	3.18
144-800-031	14948 COLEMAN CT	31.96	3.19	3.18
144-800-032	14952 COLEMAN CT	31.96	3.19	3.18
144-800-033	7014 CAYUGA WAY	31.96	3.19	3.18
144-800-034	7002 CAYUGA WAY	31.96	3.19	3.18
144-800-035	7007 STOCKTON DR	31.96	3.19	3.18
144-800-036	7019 STOCKTON DR	31.96	3.19	3.18
144-800-037	7031 STOCKTON DR	31.96	3.19	3.18
144-800-038	7043 STOCKTON DR	31.96	3.19	3.18
144-800-039	7055 STOCKTON DR	31.96	3.19	3.18
144-800-040	7067 STOCKTON DR	31.96	3.19	3.18
144-800-041	7079 STOCKTON DR	31.96	3.19	3.18
144-800-042	7091 STOCKTON DR	31.96	3.19	3.18
144-800-043	7103 STOCKTON DR	31.96	3.19	3.18
144-800-044	7115 STOCKTON DR	31.96	3.19	3.18
144-800-045	7127 STOCKTON DR	31.96	3.19	3.18
144-800-046	7139 STOCKTON DR	31.96	3.19	3.18
144-800-047	7151 STOCKTON DR	31.96	3.19	3.18
144-800-048	7032 LEIGHTON DR	31.96	3.19	3.18
144-801-001	7148 STOCKTON DR	31.96	3.19	3.18
144-801-002	7136 STOCKTON DR	31.96	3.19	3.18
144-801-003	7124 STOCKTON DR	31.96	3.19	3.18
144-801-004	7112 STOCKTON DR	31.96	3.19	3.18
144-801-005	7100 STOCKTON DR	31.96	3.19	3.18
144-801-006	7088 STOCKTON DR	31.96	3.19	3.18
144-801-007	7017 CAYUGA WAY	31.96	3.19	3.18
144-801-008	7029 CAYUGA WAY	31.96	3.19	3.18
144-801-009	7041 CAYUGA WAY	31.96	3.19	3.18
144-801-010	7053 CAYUGA WAY	31.96	3.19	3.18
144-801-011	7065 CAYUGA WAY	31.96	3.19	3.18
144-801-012	7077 CAYUGA WAY	31.96	3.19	3.18
144-802-001	7011 LEIGHTON DR	31.96	3.19	3.18
144-802-002	7023 LEIGHTON DR	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-802-003	7035 LEIGHTON DR	31.96	3.19	3.18
144-802-004	7047 LEIGHTON DR	31.96	3.19	3.18
144-802-005	7059 LEIGHTON DR	31.96	3.19	3.18
144-802-006	7071 LEIGHTON DR	31.96	3.19	3.18
144-802-007	14853 BURROWS WAY	31.96	3.19	3.18
144-802-008	14841 BURROWS WAY	31.96	3.19	3.18
144-802-009	14829 BURROWS WAY	31.96	3.19	3.18
144-802-010	14817 BURROWS WAY	31.96	3.19	3.18
144-802-011	14805 BURROWS WAY	31.96	3.19	3.18
144-810-001	7163 STOCKTON DR	31.96	3.19	3.18
144-810-002	14964 CORVALIS CT	31.96	3.19	3.18
144-810-003	14976 CORVALIS CT	31.96	3.19	3.18
144-810-004	14988 CORVALIS CT	31.96	3.19	3.18
144-810-005	14991 CORVALIS CT	31.96	3.19	3.18
144-810-006	14979 CORVALIS CT	31.96	3.19	3.18
144-810-007	14967 CORVALIS CT	31.96	3.19	3.18
144-811-001	7083 LEIGHTON DR	31.96	3.19	3.18
144-811-002	7095 LEIGHTON DR	31.96	3.19	3.18
144-811-003	7119 LEIGHTON DR	31.96	3.19	3.18
144-811-004	7131 LEIGHTON DR	31.96	3.19	3.18
144-811-005	7143 LEIGHTON DR	31.96	3.19	3.18
144-811-006	7155 LEIGHTON DR	31.96	3.19	3.18
144-811-007	7179 LEIGHTON DR	31.96	3.19	3.18
144-811-008	7191 LEIGHTON DR	31.96	3.19	3.18
144-811-009	7215 LEIGHTON DR	31.96	3.19	3.18
144-811-010	7227 LEIGHTON DR	31.96	3.19	3.18
144-811-011	7239 LEIGHTON DR	31.96	3.19	3.18
144-811-012	7251 LEIGHTON DR	31.96	3.19	3.18
144-811-013	7196 STOCKTON DR	31.96	3.19	3.18
144-811-014	7184 STOCKTON DR	31.96	3.19	3.18
144-811-015	7172 STOCKTON DR	31.96	3.19	3.18
144-811-016	7089 CAYUGA WAY	31.96	3.19	3.18
144-811-017	14961 BURROWS WAY	31.96	3.19	3.18
144-811-018	14949 BURROWS WAY	31.96	3.19	3.18
144-811-019	14937 BURROWS WAY	31.96	3.19	3.18
144-811-020	14925 BURROWS WAY	31.96	3.19	3.18
144-811-021	14913 BURROWS WAY	31.96	3.19	3.18
144-811-022	14901 BURROWS WAY	31.96	3.19	3.18
144-811-023	14889 BURROWS WAY	31.96	3.19	3.18
144-811-024	14877 BURROWS WAY	31.96	3.19	3.18
144-811-025	14865 BURROWS WAY	31.96	3.19	3.18

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 116

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-812-001	7260 LEIGHTON DR	31.96	3.19	3.18
144-812-002	7245 LEIGHTON DR	31.96	3.19	3.18
144-812-003	7236 LEIGHTON DR	31.96	3.19	3.18
144-812-004	7224 LEIGHTON DR	31.96	3.19	3.18
144-812-005	7212 LEIGHTON DR	31.96	3.19	3.18
144-812-006	7200 LEIGHTON DR	31.96	3.19	3.18
144-812-007	7188 LEIGHTON DR	31.96	3.19	3.18
144-812-008	7176 LEIGHTON DR	31.96	3.19	3.18
144-812-009	7164 LEIGHTON DR	31.96	3.19	3.18
144-812-010	7152 LEIGHTON DR	31.96	3.19	3.18
144-812-011	7140 LEIGHTON DR	31.96	3.19	3.18
144-812-012	7128 LEIGHTON DR	31.96	3.19	3.18
144-812-013	7116 LEIGHTON DR	31.96	3.19	3.18
144-812-014	7104 LEIGHTON DR	31.96	3.19	3.18
144-812-015	7092 LEIGHTON DR	31.96	3.19	3.18
144-812-016	7080 LEIGHTON DR	31.96	3.19	3.18
144-812-017	7068 LEIGHTON DR	31.96	3.19	3.18
144-812-018	7056 LEIGHTON DR	31.96	3.19	3.18
144-812-019	7044 LEIGHTON DR	31.96	3.19	3.18
347 Accounts				**$1,103.46**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 147

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-820-001	6834 WHISPERWIND DR	$10.99	$10.99	$10.98
144-820-002	6846 WHISPERWIND DR	10.99	10.99	10.98
144-820-003	6858 WHISPERWIND DR	10.99	10.99	10.98
144-820-004	6870 WHISPERWIND DR	10.99	10.99	10.98
144-820-005	6882 WHISPERWIND DR	10.99	10.99	10.98
144-820-006	6894 WHISPERWIND DR	10.99	10.99	10.98
144-820-007	6906 WHISPERWIND DR	10.99	10.99	10.98
144-820-008	6918 WHISPERWIND DR	10.99	10.99	10.98
144-820-009	6930 W WHISPERWIND DR	10.99	10.99	10.98
144-821-001	6891 WOODRUSH WAY	10.99	10.99	10.98
144-821-002	6879 WOODRUSH WAY	10.99	10.99	10.98
144-821-003	6867 WOODRUSH WAY	10.99	10.99	10.98
144-821-004	6855 WOODRUSH WAY	10.99	10.99	10.98
144-821-005	6843 WOODRUSH WAY	10.99	10.99	10.98
144-821-006	6831 WOODRUSH WAY	10.99	10.99	10.98
144-821-007	6819 WOODRUSH WAY	10.99	10.99	10.98
144-821-008	6807 WOODRUSH WAY	10.99	10.99	10.98
144-822-001	14928 EDGEWOOD DR	10.99	10.99	10.98
144-822-002	14940 EDGEWOOD DR	10.99	10.99	10.98
144-822-003	14964 EDGEWOOD DR	10.99	10.99	10.98
144-822-004	14976 EDGEWOOD DR	10.99	10.99	10.98
144-822-005	14988 EDGEWOOD DR	10.99	10.99	10.98
144-822-006	14983 OAKVALE CIR	10.99	10.99	10.98
144-822-007	14971 OAKVALE CIR	10.99	10.99	10.98
144-822-008	14959 OAKVALE CIR	10.99	10.99	10.98
144-823-001	14817 EDGEWOOD DR	10.99	10.99	10.98
144-823-002	14829 EDGEWOOD DR	10.99	10.99	10.98
144-823-003	14841 EDGEWOOD DR	10.99	10.99	10.98
144-823-004	14853 EDGEWOOD DR	10.99	10.99	10.98
144-823-005	14877 EDGEWOOD DR	10.99	10.99	10.98
144-823-006	14889 EDGEWOOD DR	10.99	10.99	10.98
144-823-007	14901 EDGEWOOD DR	10.99	10.99	10.98
144-823-008	14913 EDGEWOOD DR	10.99	10.99	10.98
144-823-009	14925 EDGEWOOD DR	10.99	10.99	10.98
144-823-010	14937 EDGEWOOD DR	10.99	10.99	10.98
144-823-011	14949 EDGEWOOD DR	10.99	10.99	10.98
144-823-012	14961 EDGEWOOD DR	10.99	10.99	10.98
144-823-013	14973 EDGEWOOD DR	10.99	10.99	10.98
144-823-014	14985 EDGEWOOD DR	10.99	10.99	10.98
144-823-015	14980 LANDERWOOD DR	10.99	10.99	10.98
144-823-016	14968 LANDERWOOD DR	10.99	10.99	10.98

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 147

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-823-017	14956 LANDERWOOD DR	10.99	10.99	10.98
144-823-018	14944 LANDERWOOD DR	10.99	10.99	10.98
144-823-019	14920 LANDERWOOD DR	10.99	10.99	10.98
144-823-020	14908 LANDERWOOD DR	10.99	10.99	10.98
144-823-021	14884 LANDERWOOD DR	10.99	10.99	10.98
144-823-022	14872 LANDERWOOD DR	10.99	10.99	10.98
144-823-023	14860 LANDERWOOD DR	10.99	10.99	10.98
144-823-024	14848 LANDERWOOD DR	10.99	10.99	10.98
144-823-025	14836 LANDERWOOD DR	10.99	10.99	10.98
144-823-026	14830 LANDERWOOD DR	10.99	10.99	10.98
144-823-027	14824 LANDERWOOD DR	10.99	10.99	10.98
144-823-028	14812 LANDERWOOD DR	10.99	10.99	10.98
144-824-001	6873 WHISPERWIND DR	10.99	10.99	10.98
144-824-002	6885 WHISPERWIND DR	10.99	10.99	10.98
144-824-003	6897 WHISPERWIND DR	10.99	10.99	10.98
144-824-004	6921 WHISPERWIND DR	10.99	10.99	10.98
144-824-005	6933 WHISPERWIND DR	10.99	10.99	10.98
144-824-006	6934 CHESTERFIELD CT	10.99	10.99	10.98
144-824-007		10.99	10.99	10.98
144-824-008	6910 CHESTERFIELD CT	10.99	10.99	10.98
144-824-009	6898 CHESTERFIELD CT	10.99	10.99	10.98
144-824-010	14857 LANDERWOOD DR	10.99	10.99	10.98
144-824-011	14833 LANDERWOOD DR	10.99	10.99	10.98
144-824-012	14821 LANDERWOOD DR	10.99	10.99	10.98
144-830-001	14807 MURWOOD LN	10.99	10.99	10.98
144-830-002	14819 MURWOOD LN	10.99	10.99	10.98
144-830-003	14831 MURWOOD LN	10.99	10.99	10.98
144-830-004	14843 MURWOOD LN	10.99	10.99	10.98
144-830-005	14855 MURWOOD LN	10.99	10.99	10.98
144-830-006	14867 MURWOOD LN	10.99	10.99	10.98
144-830-007	14879 MURWOOD LN	10.99	10.99	10.98
144-830-008	14891 MURWOOD LN	10.99	10.99	10.98
144-830-009	14903 MURWOOD LN	10.99	10.99	10.98
144-830-010	14915 MURWOOD LN	10.99	10.99	10.98
144-830-011	14927 MURWOOD LN	10.99	10.99	10.98
144-830-012	14951 MURWOOD LN	10.99	10.99	10.98
144-830-013	14963 MURWOOD LN	10.99	10.99	10.98
144-830-014	14975 MURWOOD LN	10.99	10.99	10.98
144-830-015	14987 MURWOOD LN	10.99	10.99	10.98
144-830-016	14999 MURWOOD LN	10.99	10.99	10.98
144-830-017	6975 WOODRUSH WAY	10.99	10.99	10.98

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 147

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-830-018	6963 WOODRUSH WAY	10.99	10.99	10.98
144-830-019	6951 WOODRUSH WAY	10.99	10.99	10.98
144-830-020	6939 WOODRUSH WAY	10.99	10.99	10.98
144-830-021	6927 WOODRUSH WAY	10.99	10.99	10.98
144-831-001	6901 CHESTERFIELD CT	10.99	10.99	10.98
144-831-002	6925 CHESTERFIELD CT	10.99	10.99	10.98
144-831-003	14858 MURWOOD LN	10.99	10.99	10.98
144-831-004	14870 MURWOOD LN	10.99	10.99	10.98
144-831-005	14882 MURWOOD LN	10.99	10.99	10.98
144-831-006	14894 MURWOOD LN	10.99	10.99	10.98
144-831-007	14906 MURWOOD LN	10.99	10.99	10.98
144-831-008	14918 MURWOOD LN	10.99	10.99	10.98
144-831-009	14930 MURWOOD LN	10.99	10.99	10.98
144-831-010	14942 MURWOOD LN	10.99	10.99	10.98
144-831-011	14954 MURWOOD LN	10.99	10.99	10.98
144-831-012	6960 WOODRUSH WAY	10.99	10.99	10.98
144-831-013	6948 WOODRUSH WAY	10.99	10.99	10.98
144-831-014	6936 WOODRUSH WAY	10.99	10.99	10.98
144-831-015	6924 WOODRUSH WAY	10.99	10.99	10.98
144-831-016	14965 LANDERWOOD DR	10.99	10.99	10.98
144-831-017	14953 LANDERWOOD DR	10.99	10.99	10.98
144-831-018	14941 LANDERWOOD DR	10.99	10.99	10.98
144-831-019	14929 LANDERWOOD DR	10.99	10.99	10.98
144-831-020	14917 LANDERWOOD DR	10.99	10.99	10.98
144-831-021	14905 LANDERWOOD DR	10.99	10.99	10.98
144-831-022	14893 LANDERWOOD DR	10.99	10.99	10.98
144-831-023	14881 LANDERWOOD DR	10.99	10.99	10.98
144-840-001	6795 WOODRUSH WAY	10.99	10.99	10.98
144-840-002	6783 WOODRUSH WAY	10.99	10.99	10.98
144-840-003	6771 WOODRUSH WAY	10.99	10.99	10.98
144-840-004	6759 WOODRUSH WAY	10.99	10.99	10.98
144-840-005	6747 WOODRUSH WAY	10.99	10.99	10.98
144-840-006	6735 WOODRUSH WAY	10.99	10.99	10.98
144-840-007	6723 WOODRUSH WAY	10.99	10.99	10.98
144-840-008	14984 ROUNDWOOD DR	10.99	10.99	10.98
144-840-009	14972 ROUNDWOOD DR	10.99	10.99	10.98
144-840-010	14960 ROUNDWOOD DR	10.99	10.99	10.98
144-840-011		10.99	10.99	10.98
144-840-012	14936 ROUNDWOOD DR	10.99	10.99	10.98
144-840-013	14924 ROUNDWOOD DR	10.99	10.99	10.98
144-840-014		10.99	10.99	10.98

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 147

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-840-015	14900 ROUNDWOOD DR	10.99	10.99	10.98
144-841-001	14876 ROUNDWOOD DR	10.99	10.99	10.98
144-841-002	14864 ROUNDWOOD DR	10.99	10.99	10.98
144-841-003	14852 ROUNDWOOD DR	10.99	10.99	10.98
144-841-004	14840 ROUNDWOOD DR	10.99	10.99	10.98
144-841-005	6745 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-006	6733 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-007	6721 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-008	6718 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-009	6730 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-010	6742 RAMBLEWOOD CT	10.99	10.99	10.98
144-841-011	14828 ROUNDWOOD DR	10.99	10.99	10.98
144-841-012	14816 ROUNDWOOD DR	10.99	10.99	10.98
144-841-013	14804 ROUNDWOOD DR	10.99	10.99	10.98
144-842-001	14820 EDGEWOOD DR	10.99	10.99	10.98
144-842-002	14832 EDGEWOOD DR	10.99	10.99	10.98
144-842-003	6790 BLUESTONE CT	10.99	10.99	10.98
144-842-004	6778 BLUESTONE CT	10.99	10.99	10.98
144-842-005	6754 BLUESTONE CT	10.99	10.99	10.98
144-842-006	6757 BLUESTONE CT	10.99	10.99	10.98
144-842-007	6781 BLUESTONE CT	10.99	10.99	10.98
144-842-008	6793 BLUESTONE CT	10.99	10.99	10.98
144-842-009	14880 EDGEWOOD DR	10.99	10.99	10.98
144-842-010	14892 EDGEWOOD DR	10.99	10.99	10.98
144-842-011	14904 EDGEWOOD DR	10.99	10.99	10.98
144-842-012	14916 EDGEWOOD DR	10.99	10.99	10.98
144-842-013	14947 OAKVALE CIR	10.99	10.99	10.98
144-842-014	14962 OAKVALE CIR	10.99	10.99	10.98
144-842-015	14974 OAKVALE CIR	10.99	10.99	10.98
144-842-016	14986 OAKVALE CIR	10.99	10.99	10.98
144-842-017	6780 WOODRUSH WAY	10.99	10.99	10.98
144-842-018	6768 WOODRUSH WAY	10.99	10.99	10.98
144-842-019	14981 ROUNDWOOD DR	10.99	10.99	10.98
144-842-020	14969 ROUNDWOOD DR	10.99	10.99	10.98
144-842-021	14957 ROUNDWOOD DR	10.99	10.99	10.98
144-842-022	14945 ROUNDWOOD DR	10.99	10.99	10.98
144-842-023	6767 LONSDALE CT	10.99	10.99	10.98
144-842-024	6779 LONSDALE CT	10.99	10.99	10.98
144-842-025	6791 LONSDALE CT	10.99	10.99	10.98
144-842-026	6800 LONSDALE CT	10.99	10.99	10.98
144-842-027	6788 LONSDALE CT	10.99	10.99	10.98

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 147

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-842-028	6764 LONSDALE CT	10.99	10.99	10.98
144-842-029	14921 ROUNDWOOD DR	10.99	10.99	10.98
144-842-030	14909 ROUNDWOOD DR	10.99	10.99	10.98
144-842-031	14897 ROUNDWOOD DR	10.99	10.99	10.98
144-842-032	14885 ROUNDWOOD DR	10.99	10.99	10.98
144-842-033	14873 ROUNDWOOD DR	10.99	10.99	10.98
144-842-034	14849 ROUNDWOOD DR	10.99	10.99	10.98
144-842-035	14837 ROUNDWOOD DR	10.99	10.99	10.98
144-842-036	14831 ROUNDWOOD DR	10.99	10.99	10.98
144-842-037		10.99	10.99	10.98
174 Accounts				**$1,910.52**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-510-001	7811 PORT ARTHUR DR	$82.80	$5.00	$5.00
130-510-002	7821 PORT ARTHUR DR	82.80	5.00	5.00
130-510-003	7831 PORT ARTHUR DR	82.80	5.00	5.00
130-510-004	14770 TOMMY CT	82.80	5.00	5.00
130-510-005	14780 TOMMY CT	82.80	5.00	5.00
130-510-006	14790 TOMMY CT	82.80	5.00	5.00
130-510-007	14787 TOMMY CT	82.80	5.00	5.00
130-510-008	14777 TOMMY CT	82.80	5.00	5.00
130-510-009	14767 TOMMY CT	82.80	5.00	5.00
130-510-010	7861 PORT ARTHUR DR	82.80	5.00	5.00
130-511-001	7871 PORT ARTHUR DR	82.80	5.00	5.00
130-511-002	7881 PORT ARTHUR DR	82.80	5.00	5.00
130-511-003	7891 PORT ARTHUR DR	82.80	5.00	5.00
130-511-004	7901 PORT ARTHUR DR	82.80	5.00	5.00
130-511-005	7911 PORT ARTHUR DR	82.80	5.00	5.00
130-511-006	7921 PORT ARTHUR DR	82.80	5.00	5.00
130-511-007	7931 PORT ARTHUR DR	82.80	5.00	5.00
130-511-008	7941 PORT ARTHUR DR	82.80	5.00	5.00
130-511-009	7951 PORT ARTHUR DR	82.80	5.00	5.00
130-511-010	7961 PORT ARTHUR DR	82.80	5.00	5.00
130-511-011	14775 RICK LN	82.80	5.00	5.00
130-511-012	14765 RICK LN	82.80	5.00	5.00
130-511-013	14755 RICK LN	82.80	5.00	5.00
130-511-014	14745 RICK LN	82.80	5.00	5.00
130-511-015	14735 RICK LN	82.80	5.00	5.00
130-511-016	14725 RICK LN	82.80	5.00	5.00
130-511-017	14715 RICK LN	82.80	5.00	5.00
130-511-018	14705 RICK LN	82.80	5.00	5.00
130-512-001	14708 RICK LN	82.80	5.00	5.00
130-512-002	14718 RICK LN	82.80	5.00	5.00
130-512-003	14728 RICK LN	82.80	5.00	5.00
130-512-004	14738 RICK LN	82.80	5.00	5.00
130-512-005	14748 RICK LN	82.80	5.00	5.00
130-512-006	14758 RICK LN	82.80	5.00	5.00
130-512-007	14768 RICK LN	82.80	5.00	5.00
130-512-008	7934 PORT ARTHUR DR	82.80	5.00	5.00
130-512-009	7924 PORT ARTHUR DR	82.80	5.00	5.00
130-512-010	7914 PORT ARTHUR DR	82.80	5.00	5.00
130-512-011	7904 PORT ARTHUR DR	82.80	5.00	5.00
130-512-012	7894 PORT ARTHUR DR	82.80	5.00	5.00
130-512-013	7884 PORT ARTHUR DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-512-014	7874 PORT ARTHUR DR	82.80	5.00	5.00
130-512-015	7864 PORT ARTHUR DR	82.80	5.00	5.00
130-512-016	7854 PORT ARTHUR DR	82.80	5.00	5.00
130-512-017	7844 PORT ARTHUR DR	82.80	5.00	5.00
130-512-018	7834 PORT ARTHUR DR	82.80	5.00	5.00
130-512-019	7824 PORT ARTHUR DR	82.80	5.00	5.00
130-512-020	7843 HALL AVE	82.80	5.00	5.00
130-512-021	7853 HALL AVE	82.80	5.00	5.00
130-512-022	7863 HALL AVE	82.80	5.00	5.00
130-512-023	7873 HALL AVE	82.80	5.00	5.00
130-512-024	7883 HALL AVE	82.80	5.00	5.00
130-512-025	7893 HALL AVE	82.80	5.00	5.00
130-512-026	7903 HALL AVE	82.80	5.00	5.00
130-512-027	7913 HALL AVE	82.80	5.00	5.00
130-512-028	7912 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-029	7902 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-030	7892 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-031	7882 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-032	7872 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-033	7862 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-034	7859 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-035	7869 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-036	7879 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-037	7889 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-038	7899 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-039	7909 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-040	7919 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-041	7929 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-042	7939 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-043	7949 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-044	7959 JEANNIE ANN CIR	82.80	5.00	5.00
130-512-045	7969 JEANNIE ANN CIR	82.80	5.00	5.00
130-610-001	7791 PORT ARTHUR DR	82.80	5.00	5.00
130-610-002	7781 PORT ARTHUR DR	82.80	5.00	5.00
130-610-003	7771 PORT ARTHUR DR	82.80	5.00	5.00
130-610-004	7761 PORT ARTHUR DR	82.80	5.00	5.00
130-610-005	7751 PORT ARTHUR DR	82.80	5.00	5.00
130-610-006	7741 PORT ARTHUR DR	82.80	5.00	5.00
130-610-007	7731 PORT ARTHUR DR	82.80	5.00	5.00
130-610-008	7721 PORT ARTHUR DR	82.80	5.00	5.00
130-610-009	7711 PORT ARTHUR DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-610-010	7701 PORT ARTHUR DR	82.80	5.00	5.00
130-610-011	7704 PORT ARTHUR DR	82.80	5.00	5.00
130-610-012	7714 PORT ARTHUR DR	82.80	5.00	5.00
130-610-013	7734 PORT ARTHUR DR	82.80	5.00	5.00
130-610-014	7744 PORT ARTHUR DR	82.80	5.00	5.00
130-610-015	7860 WITHERS WAY	82.80	5.00	5.00
130-610-016	7870 WITHERS WAY	82.80	5.00	5.00
130-610-017	7880 WITHERS WAY	82.80	5.00	5.00
130-610-018	7890 WITHERS WAY	82.80	5.00	5.00
130-610-019	7900 WITHERS WAY	82.80	5.00	5.00
130-610-020	7910 WITHERS WAY	82.80	5.00	5.00
130-610-021	7920 WITHERS WAY	82.80	5.00	5.00
130-610-022	7930 WITHERS WAY	82.80	5.00	5.00
130-610-023	7940 WITHERS WAY	82.80	5.00	5.00
130-610-024	7950 WITHERS WAY	82.80	5.00	5.00
130-610-025	7960 WITHERS WAY	82.80	5.00	5.00
130-610-026	7965 SADDLETREE CT	82.80	5.00	5.00
130-610-027	7955 SADDLETREE CT	82.80	5.00	5.00
130-610-028	7945 SADDLETREE CT	82.80	5.00	5.00
130-610-029	7935 SADDLETREE CT	82.80	5.00	5.00
130-610-030	7925 SADDLETREE CT	82.80	5.00	5.00
130-610-031	7915 SADDLETREE CT	82.80	5.00	5.00
130-610-032	7905 SADDLETREE CT	82.80	5.00	5.00
130-610-033	7895 SADDLETREE CT	82.80	5.00	5.00
130-610-034	7885 SADDLETREE CT	82.80	5.00	5.00
130-610-035	7875 SADDLETREE CT	82.80	5.00	5.00
130-610-036	7868 SADDLETREE CT	82.80	5.00	5.00
130-610-037	7878 SADDLETREE CT	82.80	5.00	5.00
130-610-038	7888 SADDLETREE CT	82.80	5.00	5.00
130-610-039	7898 SADDLETREE CT	82.80	5.00	5.00
130-610-040	7908 SADDLETREE CT	82.80	5.00	5.00
130-610-041	7918 SADDLETREE CT	82.80	5.00	5.00
130-610-042	7928 SADDLETREE CT	82.80	5.00	5.00
130-610-043	7938 SADDLETREE CT	82.80	5.00	5.00
130-610-044	7948 SADDLETREE CT	82.80	5.00	5.00
130-610-045	7958 SADDLETREE CT	82.80	5.00	5.00
130-610-046	7968 SADDLETREE CT	82.80	5.00	5.00
130-611-001	14605 RICK LN	82.80	5.00	5.00
130-611-002	14615 RICK LN	82.80	5.00	5.00
130-611-003	14625 RICK LN	82.80	5.00	5.00
130-611-004	14635 RICK LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-611-005	14645 RICK LN	82.80	5.00	5.00
130-611-006	14655 RICK LN	82.80	5.00	5.00
130-611-007	14665 RICK LN	82.80	5.00	5.00
130-611-008	14675 RICK LN	82.80	5.00	5.00
130-611-009	14685 RICK LN	82.80	5.00	5.00
130-612-001	7956 HALL AVE	82.80	5.00	5.00
130-612-002	7946 HALL AVE	82.80	5.00	5.00
130-612-003	7936 HALL AVE	82.80	5.00	5.00
130-612-004	7926 HALL AVE	82.80	5.00	5.00
130-612-005	7916 HALL AVE	82.80	5.00	5.00
130-612-006	7906 HALL AVE	82.80	5.00	5.00
130-612-007	7896 HALL AVE	82.80	5.00	5.00
130-612-008	7886 HALL AVE	82.80	5.00	5.00
130-612-009	7876 HALL AVE	82.80	5.00	5.00
130-612-010	7866 HALL AVE	82.80	5.00	5.00
130-612-011	7856 HALL AVE	82.80	5.00	5.00
130-612-012	7846 HALL AVE	82.80	5.00	5.00
130-612-013	7847 WITHERS WAY	82.80	5.00	5.00
130-612-014	7857 WITHERS WAY	82.80	5.00	5.00
130-612-015	7867 WITHERS WAY	82.80	5.00	5.00
130-612-016	7877 WITHERS WAY	82.80	5.00	5.00
130-612-017	7887 WITHERS WAY	82.80	5.00	5.00
130-612-018	7897 WITHERS WAY	82.80	5.00	5.00
130-612-019	7907 WITHERS WAY	82.80	5.00	5.00
130-612-020	7917 WITHERS WAY	82.80	5.00	5.00
130-612-021	7927 WITHERS WAY	82.80	5.00	5.00
130-612-022	7937 WITHERS WAY	82.80	5.00	5.00
130-612-023	7947 WITHERS WAY	82.80	5.00	5.00
130-612-024	7957 WITHERS WAY	82.80	5.00	5.00
130-620-001	8514 LOURENCO LN	82.80	5.00	5.00
130-620-002	8502 LOURENCO LN	82.80	5.00	5.00
130-620-003	8490 LOURENCO LN	82.80	5.00	5.00
130-620-004	8478 LOURENCO LN	82.80	5.00	5.00
130-620-005	8466 LOURENCO LN	82.80	5.00	5.00
130-620-006	8454 LOURENCO LN	82.80	5.00	5.00
130-620-007	8442 LOURENCO LN	82.80	5.00	5.00
130-620-008	8430 LOURENCO LN	82.80	5.00	5.00
130-620-009	8418 LOURENCO LN	82.80	5.00	5.00
130-620-010	8406 LOURENCO LN	82.80	5.00	5.00
130-620-011	8403 LOURENCO LN	82.80	5.00	5.00
130-620-012	8415 LOURENCO LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-620-013	8427 LOURENCO LN	82.80	5.00	5.00
130-620-014	8439 LOURENCO LN	82.80	5.00	5.00
130-620-015	14254 WISMAN DR	82.80	5.00	5.00
130-620-016	14266 WISMAN DR	82.80	5.00	5.00
130-620-017	14278 WISMAN DR	82.80	5.00	5.00
130-620-018	8422 FISKE DR	82.80	5.00	5.00
130-620-019	8410 FISKE DR	82.80	5.00	5.00
130-621-001	8419 FISKE DR	82.80	5.00	5.00
130-621-002	8431 FISKE DR	82.80	5.00	5.00
130-621-003	14302 WISMAN DR	82.80	5.00	5.00
130-621-004	14314 WISMAN DR	82.80	5.00	5.00
130-621-005	14326 WISMAN DR	82.80	5.00	5.00
130-621-006	14338 WISMAN DR	82.80	5.00	5.00
130-621-007	14335 WISMAN DR	82.80	5.00	5.00
130-621-008	14323 WISMAN DR	82.80	5.00	5.00
130-621-009	14311 WISMAN DR	82.80	5.00	5.00
130-621-010	14299 WISMAN DR	82.80	5.00	5.00
130-621-011	14287 WISMAN DR	82.80	5.00	5.00
130-621-012	14275 WISMAN DR	82.80	5.00	5.00
130-621-013	14263 WISMAN DR	82.80	5.00	5.00
130-621-014	14251 WISMAN DR	82.80	5.00	5.00
130-621-015	14298 CORBIN DR	82.80	5.00	5.00
130-621-016	14310 CORBIN DR	82.80	5.00	5.00
130-621-017	14322 CORBIN DR	82.80	5.00	5.00
130-621-018	14334 CORBIN DR	82.80	5.00	5.00
130-621-019	14346 CORBIN DR	82.80	5.00	5.00
130-621-020	14358 CORBIN DR	82.80	5.00	5.00
130-621-021	14355 CORBIN DR	82.80	5.00	5.00
130-621-022	14343 CORBIN DR	82.80	5.00	5.00
130-621-023	14331 CORBIN DR	82.80	5.00	5.00
130-621-024	14307 CORBIN DR	82.80	5.00	5.00
130-621-025	14285 CORBIN DR	82.80	5.00	5.00
130-621-026	14324 SALINE DR	82.80	5.00	5.00
130-621-027	14336 SALINE DR	82.80	5.00	5.00
130-621-028	14348 SALINE DR	82.80	5.00	5.00
130-621-029	14360 SALINE DR	82.80	5.00	5.00
130-622-001	8536 VIENNA DR	82.80	5.00	5.00
130-622-002	14393 SALINE DR	82.80	5.00	5.00
130-622-003	14381 SALINE DR	82.80	5.00	5.00
130-622-004	14369 SALINE DR	82.80	5.00	5.00
130-622-005	14345 SALINE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-622-006	14333 SALINE DR	82.80	5.00	5.00
130-622-007	8607 LOURENCO LN	82.80	5.00	5.00
130-622-008	8610 LOURENCO LN	82.80	5.00	5.00
130-622-009	8598 LOURENCO LN	82.80	5.00	5.00
130-622-010	8586 LOURENCO LN	82.80	5.00	5.00
130-622-011	8574 LOURENCO LN	82.80	5.00	5.00
130-622-012	8562 LOURENCO LN	82.80	5.00	5.00
130-622-013	8550 LOURENCO LN	82.80	5.00	5.00
130-622-014	8538 LOURENCO LN	82.80	5.00	5.00
130-630-001	14350 WISMAN DR	82.80	5.00	5.00
130-630-002	14362 WISMAN DR	82.80	5.00	5.00
130-630-003	14359 WISMAN DR	82.80	5.00	5.00
130-630-004	14347 WISMAN DR	82.80	5.00	5.00
130-630-005	14370 CORBIN DR	82.80	5.00	5.00
130-630-006	14382 CORBIN DR	82.80	5.00	5.00
130-630-007	14367 CORBIN DR	82.80	5.00	5.00
130-630-008	14372 SALINE DR	82.80	5.00	5.00
130-630-009	8512 VIENNA DR	82.80	5.00	5.00
130-630-010	8500 VIENNA DR	82.80	5.00	5.00
130-630-011	8488 VIENNA DR	82.80	5.00	5.00
130-630-012	8476 VIENNA DR	82.80	5.00	5.00
130-630-013	8452 VIENNA DR	82.80	5.00	5.00
130-630-014	8440 VIENNA DR	82.80	5.00	5.00
130-630-015	8428 VIENNA DR	82.80	5.00	5.00
130-630-016	8416 VIENNA DR	82.80	5.00	5.00
130-630-017	8404 VIENNA DR	82.80	5.00	5.00
130-630-018	8401 VIENNA DR	82.80	5.00	5.00
130-630-019	8413 VIENNA DR	82.80	5.00	5.00
130-630-020	8425 VIENNA DR	82.80	5.00	5.00
130-630-021	8437 VIENNA DR	82.80	5.00	5.00
130-630-022	8449 VIENNA DR	82.80	5.00	5.00
130-630-023	8461 VIENNA DR	82.80	5.00	5.00
130-630-024	8473 VIENNA DR	82.80	5.00	5.00
130-630-025	8497 VIENNA DR	82.80	5.00	5.00
130-630-026	8509 VIENNA DR	82.80	5.00	5.00
130-630-027	14456 SALINE DR	82.80	5.00	5.00
130-630-028	14468 SALINE DR	82.80	5.00	5.00
130-630-029	14467 ITHICA DR	82.80	5.00	5.00
130-630-030	14455 ITHICA DR	82.80	5.00	5.00
130-630-031	14443 ITHICA DR	82.80	5.00	5.00
130-630-032	14431 ITHICA DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-630-033	14419 ITHICA DR	82.80	5.00	5.00
130-630-034	14407 ITHICA DR	82.80	5.00	5.00
130-630-035	14395 ITHICA DR	82.80	5.00	5.00
130-630-036	14383 ITHICA DR	82.80	5.00	5.00
130-630-037	14371 ITHICA DR	82.80	5.00	5.00
130-631-001	14503 ITHICA DR	82.80	5.00	5.00
130-631-002	14491 ITHICA DR	82.80	5.00	5.00
130-631-003	14479 ITHICA DR	82.80	5.00	5.00
130-631-004	14477 SALINE DR	82.80	5.00	5.00
130-631-005	14465 SALINE DR	82.80	5.00	5.00
130-631-006	14453 SALINE DR	82.80	5.00	5.00
130-631-007	14441 SALINE DR	82.80	5.00	5.00
130-631-008	14429 SALINE DR	82.80	5.00	5.00
130-631-009	14406 EVERT DR	82.80	5.00	5.00
130-631-010	14418 EVERT DR	82.80	5.00	5.00
130-631-011	14430 EVERT DR	82.80	5.00	5.00
130-631-012	14442 EVERT DR	82.80	5.00	5.00
130-631-013	14454 EVERT DR	82.80	5.00	5.00
130-631-014	14466 EVERT DR	82.80	5.00	5.00
130-631-015	14478 EVERT DR	82.80	5.00	5.00
130-640-001	14374 ITHICA DR	82.80	5.00	5.00
130-640-002	14386 ITHICA DR	82.80	5.00	5.00
130-640-003	14398 ITHICA DR	82.80	5.00	5.00
130-640-004	14410 ITHICA DR	82.80	5.00	5.00
130-640-005	14422 ITHICA DR	82.80	5.00	5.00
130-640-006	14434 ITHICA DR	82.80	5.00	5.00
130-640-007	14446 ITHICA DR	82.80	5.00	5.00
130-640-008	14458 ITHICA DR	82.80	5.00	5.00
130-640-009	14482 ITHICA DR	82.80	5.00	5.00
130-640-010	14494 ITHICA DR	82.80	5.00	5.00
130-640-011	14506 ITHICA DR	82.80	5.00	5.00
130-640-012	14518 ITHICA DR	82.80	5.00	5.00
130-640-013	14530 ITHICA DR	82.80	5.00	5.00
130-640-014	14542 ITHICA DR	82.80	5.00	5.00
130-640-015	14554 ITHICA DR	82.80	5.00	5.00
130-640-016	14566 ITHICA DR	82.80	5.00	5.00
130-640-017	14549 BECKER DR	82.80	5.00	5.00
130-640-018	14537 BECKER DR	82.80	5.00	5.00
130-640-019	14525 BECKER DR	82.80	5.00	5.00
130-640-020	14513 BECKER DR	82.80	5.00	5.00
130-640-021	14501 BECKER DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-640-022	14489 BECKER DR	82.80	5.00	5.00
130-640-023	8480 FOWLER LN	82.80	5.00	5.00
130-640-024	8468 FOWLER LN	82.80	5.00	5.00
130-640-025	8456 FOWLER LN	82.80	5.00	5.00
130-640-026	8444 FOWLER LN	82.80	5.00	5.00
130-640-027	8432 FOWLER LN	82.80	5.00	5.00
130-640-028	8420 FOWLER LN	82.80	5.00	5.00
130-640-029	8408 FOWLER LN	82.80	5.00	5.00
130-640-030	14502 FABIOLA LN	82.80	5.00	5.00
130-640-031	14514 FABIOLA LN	82.80	5.00	5.00
130-640-032	14526 FABIOLA LN	82.80	5.00	5.00
130-640-033	14538 FABIOLA LN	82.80	5.00	5.00
130-640-034	14550 FABIOLA LN	82.80	5.00	5.00
130-640-035	14562 FABIOLA LN	82.80	5.00	5.00
130-640-036	14574 FABIOLA LN	82.80	5.00	5.00
130-640-037	14586 FABIOLA LN	82.80	5.00	5.00
130-640-038	14598 FABIOLA LN	82.80	5.00	5.00
130-641-001	14622 FABIOLA LN	82.80	5.00	5.00
130-641-002	14634 FABIOLA LN	82.80	5.00	5.00
130-641-003	14646 FABIOLA LN	82.80	5.00	5.00
130-641-004	14658 FABIOLA LN	82.80	5.00	5.00
130-641-005	14670 FABIOLA LN	82.80	5.00	5.00
130-641-006	14682 FABIOLA LN	82.80	5.00	5.00
130-641-007	14694 FABIOLA LN	82.80	5.00	5.00
130-641-008	14691 FABIOLA LN	82.80	5.00	5.00
130-641-009	14679 FABIOLA LN	82.80	5.00	5.00
130-641-010	14667 FABIOLA LN	82.80	5.00	5.00
130-641-011	14655 FABIOLA LN	82.80	5.00	5.00
130-641-012	14643 FABIOLA LN	82.80	5.00	5.00
130-641-013	14631 FABIOLA LN	82.80	5.00	5.00
130-641-014	14619 FABIOLA LN	82.80	5.00	5.00
130-641-015	14624 BECKER DR	82.80	5.00	5.00
130-641-016	14636 BECKER DR	82.80	5.00	5.00
130-641-017	14648 BECKER DR	82.80	5.00	5.00
130-641-018	14660 BECKER DR	82.80	5.00	5.00
130-641-019	14672 BECKER DR	82.80	5.00	5.00
130-641-020	14684 BECKER DR	82.80	5.00	5.00
130-641-021	14696 BECKER DR	82.80	5.00	5.00
130-641-022	14693 BECKER DR	82.80	5.00	5.00
130-641-023	14681 BECKER DR	82.80	5.00	5.00
130-641-024	14669 BECKER DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-641-025	14657 BECKER DR	82.80	5.00	5.00
130-641-026	14645 BECKER DR	82.80	5.00	5.00
130-641-027	14633 BECKER DR	82.80	5.00	5.00
130-641-028	14621 BECKER DR	82.80	5.00	5.00
130-641-029	14609 BECKER DR	82.80	5.00	5.00
130-641-030	14597 BECKER DR	82.80	5.00	5.00
130-641-031	14585 BECKER DR	82.80	5.00	5.00
130-641-032	14573 BECKER DR	82.80	5.00	5.00
130-641-033	14590 ITHICA DR	82.80	5.00	5.00
130-641-034	14602 ITHICA DR	82.80	5.00	5.00
130-641-035	14614 ITHICA DR	82.80	5.00	5.00
130-641-036	14626 ITHICA DR	82.80	5.00	5.00
130-641-037	14638 ITHICA DR	82.80	5.00	5.00
130-641-038	14650 ITHICA DR	82.80	5.00	5.00
130-641-039	14662 ITHICA DR	82.80	5.00	5.00
130-641-040	14674 ITHICA DR	82.80	5.00	5.00
130-641-041	14686 ITHICA DR	82.80	5.00	5.00
130-641-042	14698 ITHICA DR	82.80	5.00	5.00
130-642-001	8434 GLAZIER LN	82.80	5.00	5.00
130-642-002	14583 FABIOLA LN	82.80	5.00	5.00
130-642-003	14571 FABIOLA LN	82.80	5.00	5.00
130-642-004	14559 FABIOLA LN	82.80	5.00	5.00
130-642-005	14547 FABIOLA LN	82.80	5.00	5.00
130-642-006	14535 FABIOLA LN	82.80	5.00	5.00
130-642-007	14523 FABIOLA LN	82.80	5.00	5.00
130-642-008	8429 FOWLER LN	82.80	5.00	5.00
130-642-009	8441 FOWLER LN	82.80	5.00	5.00
130-642-010	8465 FOWLER LN	82.80	5.00	5.00
130-642-011	14516 BECKER DR	82.80	5.00	5.00
130-642-012	14528 BECKER DR	82.80	5.00	5.00
130-642-013	14540 BECKER DR	82.80	5.00	5.00
130-642-014	14552 BECKER DR	82.80	5.00	5.00
130-642-015	14564 BECKER DR	82.80	5.00	5.00
130-642-016	14576 BECKER DR	82.80	5.00	5.00
130-642-017	8458 GLAZIER LN	82.80	5.00	5.00
130-642-018	8446 GLAZIER LN	82.80	5.00	5.00
130-650-001	8527 SHINKLE DR	82.80	5.00	5.00
130-650-002	8539 SHINKLE DR	82.80	5.00	5.00
130-650-003	8551 SHINKLE DR	82.80	5.00	5.00
130-650-004	8563 SHINKLE DR	82.80	5.00	5.00
130-650-005	8575 SHINKLE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-650-006	8589 SHINKLE DR	82.80	5.00	5.00
130-650-007	14673 SAN REMO DR	82.80	5.00	5.00
130-650-008	14661 SAN REMO DR	82.80	5.00	5.00
130-650-009	14649 SAN REMO DR	82.80	5.00	5.00
130-650-010	14637 SAN REMO DR	82.80	5.00	5.00
130-650-011	14625 SAN REMO DR	82.80	5.00	5.00
130-650-012	14613 SAN REMO DR	82.80	5.00	5.00
130-650-013	14601 SAN REMO DR	82.80	5.00	5.00
130-650-014	14589 SAN REMO DR	82.80	5.00	5.00
130-651-001	14565 SAN REMO DR	82.80	5.00	5.00
130-651-002	14553 SAN REMO DR	82.80	5.00	5.00
130-651-003	14541 SAN REMO DR	82.80	5.00	5.00
130-651-004	14529 SAN REMO DR	82.80	5.00	5.00
130-651-005	14517 SAN REMO DR	82.80	5.00	5.00
130-651-006	14505 SAN REMO DR	82.80	5.00	5.00
130-651-007	14493 SAN REMO DR	82.80	5.00	5.00
130-652-001	8633 CEDANO LN	82.80	5.00	5.00
130-652-002	8621 CEDANO LN	82.80	5.00	5.00
130-652-003	8609 CEDANO LN	82.80	5.00	5.00
130-652-004	8597 CEDANO LN	82.80	5.00	5.00
130-652-005	8585 CEDANO LN	82.80	5.00	5.00
130-652-006	8573 CEDANO LN	82.80	5.00	5.00
130-652-007	8561 CEDANO LN	82.80	5.00	5.00
130-652-008	8549 CEDANO LN	82.80	5.00	5.00
130-652-009	8537 CEDANO LN	82.80	5.00	5.00
130-652-010	8525 CEDANO LN	82.80	5.00	5.00
130-660-001	14475 EVERT DR	82.80	5.00	5.00
130-660-002	14463 EVERT DR	82.80	5.00	5.00
130-660-003	14451 EVERT DR	82.80	5.00	5.00
130-660-004	14439 EVERT DR	82.80	5.00	5.00
130-660-005	14427 EVERT DR	82.80	5.00	5.00
130-660-006	14415 EVERT DR	82.80	5.00	5.00
130-660-007	8581 VIENNA DR	82.80	5.00	5.00
130-660-008	8593 VIENNA DR	82.80	5.00	5.00
130-660-009	8605 VIENNA DR	82.80	5.00	5.00
130-660-010	8617 VIENNA DR	82.80	5.00	5.00
130-660-011	8629 VIENNA DR	82.80	5.00	5.00
130-660-012	8641 VIENNA DR	82.80	5.00	5.00
130-660-013	8653 VIENNA DR	82.80	5.00	5.00
130-660-014	8665 VIENNA DR	82.80	5.00	5.00
130-660-015	8677 VIENNA DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-660-016	14464 SEAVER CT	82.80	5.00	5.00
130-660-017	14452 SEAVER CT	82.80	5.00	5.00
130-660-018	14440 SEAVER CT	82.80	5.00	5.00
130-660-019	14437 SEAVER CT	82.80	5.00	5.00
130-660-020	14449 SEAVER CT	82.80	5.00	5.00
130-660-021	14461 SEAVER CT	82.80	5.00	5.00
130-660-022	8636 CEDANO LN	82.80	5.00	5.00
130-660-023	8648 CEDANO LN	82.80	5.00	5.00
130-661-004	14457 SAN REMO DR	82.80	5.00	5.00
130-661-005	14445 SAN REMO DR	82.80	5.00	5.00
130-661-006	14433 SAN REMO DR	82.80	5.00	5.00
130-661-007	14421 SAN REMO DR	82.80	5.00	5.00
130-661-008	14409 SAN REMO DR	82.80	5.00	5.00
130-661-009	8692 VIENNA DR	82.80	5.00	5.00
130-661-010	8680 VIENNA DR	82.80	5.00	5.00
130-661-011	8668 VIENNA DR	82.80	5.00	5.00
130-661-012	8656 VIENNA DR	82.80	5.00	5.00
130-661-013	8644 VIENNA DR	82.80	5.00	5.00
130-661-014	8632 VIENNA DR	82.80	5.00	5.00
130-661-015	8620 VIENNA DR	82.80	5.00	5.00
130-661-016	8608 VIENNA DR	82.80	5.00	5.00
130-661-017	14353 SIMAS CT	82.80	5.00	5.00
130-661-018	14341 SIMAS CT	82.80	5.00	5.00
130-661-019	14332 SIMAS CT	82.80	5.00	5.00
130-661-020	14344 SIMAS CT	82.80	5.00	5.00
130-661-021	14356 SIMAS CT	82.80	5.00	5.00
130-661-022	8572 VIENNA DR	82.80	5.00	5.00
130-661-023	8560 VIENNA DR	82.80	5.00	5.00
130-661-024	8548 VIENNA DR	82.80	5.00	5.00
130-661-025	8619 LOURENCO LN	82.80	5.00	5.00
130-661-026	8634 LOURENCO LN	82.80	5.00	5.00
130-661-027	8622 LOURENCO LN	82.80	5.00	5.00
130-670-001	8717 KENDRA LN	82.80	5.00	5.00
130-670-002	8703 KENDRA LN	82.80	5.00	5.00
130-670-003	8689 KENDRA LN	82.80	5.00	5.00
130-670-004	8675 KENDRA LN	82.80	5.00	5.00
130-670-005	8661 KENDRA LN	82.80	5.00	5.00
130-670-006	8647 KENDRA LN	82.80	5.00	5.00
130-670-007	8633 KENDRA LN	82.80	5.00	5.00
130-671-001	8628 KENDRA LN	82.80	5.00	5.00
130-671-003	8656 KENDRA LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-671-004	8670 KENDRA LN	82.80	5.00	5.00
130-671-005	8684 KENDRA LN	82.80	5.00	5.00
130-671-006	8698 KENDRA LN	82.80	5.00	5.00
130-671-007	8712 KENDRA LN	82.80	5.00	5.00
130-671-008	8726 KENDRA LN	82.80	5.00	5.00
130-671-009	8740 KENDRA LN	82.80	5.00	5.00
130-671-011	8754 KENDRA LN	82.80	5.00	5.00
130-671-013	8642 KENDRA LN	82.80	5.00	5.00
130-680-001	8619 KENDRA LN	82.80	5.00	5.00
130-680-002	8605 KENDRA LN	82.80	5.00	5.00
130-680-003	8591 KENDRA LN	82.80	5.00	5.00
130-680-004	8577 KENDRA LN	82.80	5.00	5.00
130-680-005	8563 KENDRA LN	82.80	5.00	5.00
130-680-006	8549 KENDRA LN	82.80	5.00	5.00
130-680-007	8535 KENDRA LN	82.80	5.00	5.00
130-680-008	8521 KENDRA LN	82.80	5.00	5.00
130-680-009	8507 KENDRA LN	82.80	5.00	5.00
130-681-001	8502 KENDRA LN	82.80	5.00	5.00
130-681-002	8516 KENDRA LN	82.80	5.00	5.00
130-681-003	8530 KENDRA LN	82.80	5.00	5.00
130-681-004	8544 KENDRA LN	82.80	5.00	5.00
130-681-005	8558 KENDRA LN	82.80	5.00	5.00
130-681-006	8572 KENDRA LN	82.80	5.00	5.00
130-681-007	8586 KENDRA LN	82.80	5.00	5.00
130-681-009	8614 KENDRA LN	82.80	5.00	5.00
130-681-010	8600 KENDRA LN	82.80	5.00	5.00
130-690-001	14398 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-002	14392 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-003	14386 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-004	14380 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-005	14374 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-006	14368 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-007	14362 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-008	14356 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-009	14350 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-010	14344 CHERRY CREEK CIR	82.80	5.00	5.00
130-690-011	14346 SUNNY BROOK LN	82.80	5.00	5.00
130-690-012	14334 SUNNY BROOK LN	82.80	5.00	5.00
130-690-013	14322 SUNNY BROOK LN	82.80	5.00	5.00
130-690-014	14310 SUNNY BROOK LN	82.80	5.00	5.00
130-691-001	8273 GAMEBIRD ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-691-002	8265 GAMEBIRD ST	82.80	5.00	5.00
130-691-003	8257 GAMEBIRD ST	82.80	5.00	5.00
130-691-004	8249 GAMEBIRD ST	82.80	5.00	5.00
130-691-005	8241 GAMEBIRD ST	82.80	5.00	5.00
130-691-006	8233 GAMEBIRD ST	82.80	5.00	5.00
130-691-007	8225 GAMEBIRD ST	82.80	5.00	5.00
130-691-008	8217 GAMEBIRD ST	82.80	5.00	5.00
130-691-009	14332 CHERRY CREEK CIR	82.80	5.00	5.00
130-691-010	14326 CHERRY CREEK CIR	82.80	5.00	5.00
130-691-011	14320 CHERRY CREEK CIR	82.80	5.00	5.00
130-691-012	14314 CHERRY CREEK CIR	82.80	5.00	5.00
130-691-013	14308 CHERRY CREEK CIR	82.80	5.00	5.00
130-691-014	14302 CHERRY CREEK CIR	82.80	5.00	5.00
130-700-001	14292 SUNNY BROOK LN	82.80	5.00	5.00
130-700-002	14280 SUNNY BROOK LN	82.80	5.00	5.00
130-700-003	14268 SUNNY BROOK LN	82.80	5.00	5.00
130-700-004	14256 SUNNY BROOK LN	82.80	5.00	5.00
130-700-005	14244 SUNNY BROOK LN	82.80	5.00	5.00
130-700-006	14232 SUNNY BROOK LN	82.80	5.00	5.00
130-700-007	14220 SUNNY BROOK LN	82.80	5.00	5.00
130-700-008	8210 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-009	8218 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-010	8226 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-011	8234 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-012	8242 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-013	8250 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-014	8258 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-015	8266 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-016	8274 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-017	8277 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-018	8269 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-019	8261 ANGELINE FALLS WAY	82.80	5.00	5.00
130-700-020	8264 PEBBLE CREEK DR	82.80	5.00	5.00
130-700-021	8272 PEBBLE CREEK DR	82.80	5.00	5.00
130-700-022	8280 PEBBLE CREEK DR	82.80	5.00	5.00
130-701-001	8245 ANGELINE FALLS WAY	82.80	5.00	5.00
130-701-002	8237 ANGELINE FALLS WAY	82.80	5.00	5.00
130-701-003	8229 ANGELINE FALLS WAY	82.80	5.00	5.00
130-701-004	8221 ANGELINE FALLS WAY	82.80	5.00	5.00
130-701-005	8224 PEBBLE CREEK DR	82.80	5.00	5.00
130-701-006	8232 PEBBLE CREEK DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-701-007	8240 PEBBLE CREEK DR	82.80	5.00	5.00
130-701-008	8248 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-001	8275 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-002	8267 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-003	8259 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-004	8251 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-005	8243 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-006	8235 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-007	8227 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-008	8219 PEBBLE CREEK DR	82.80	5.00	5.00
130-702-009	8222 GAMEBIRD ST	82.80	5.00	5.00
130-702-010	8230 GAMEBIRD ST	82.80	5.00	5.00
130-702-011	8238 GAMEBIRD ST	82.80	5.00	5.00
130-702-012	8246 GAMEBIRD ST	82.80	5.00	5.00
130-702-013	8254 GAMEBIRD ST	82.80	5.00	5.00
130-702-014	8262 GAMEBIRD ST	82.80	5.00	5.00
130-702-015	8270 GAMEBIRD ST	82.80	5.00	5.00
130-702-016	8278 GAMEBIRD ST	82.80	5.00	5.00
130-710-001	14311 ROLLING STREAM PL	82.80	5.00	5.00
130-710-002	14303 ROLLING STREAM PL	82.80	5.00	5.00
130-710-003	14295 ROLLING STREAM PL	82.80	5.00	5.00
130-711-001	8337 DEW DROP CT	82.80	5.00	5.00
130-711-002	8329 DEW DROP CT	82.80	5.00	5.00
130-711-003	8321 DEW DROP CT	82.80	5.00	5.00
130-711-004	8313 DEW DROP CT	82.80	5.00	5.00
130-711-005	8305 DEW DROP CT	82.80	5.00	5.00
130-711-006	14290 CHERRY CREEK CIR	82.80	5.00	5.00
130-711-007	14284 CHERRY CREEK CIR	82.80	5.00	5.00
130-711-008	14278 CHERRY CREEK CIR	82.80	5.00	5.00
130-711-009	14272 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-001	8350 DEW DROP CT	82.80	5.00	5.00
130-720-002	8358 DEW DROP CT	82.80	5.00	5.00
130-720-003	8366 DEW DROP CT	82.80	5.00	5.00
130-720-004	8374 DEW DROP CT	82.80	5.00	5.00
130-720-005	8382 DEW DROP CT	82.80	5.00	5.00
130-720-006	8398 DEW DROP CT	82.80	5.00	5.00
130-720-007	8393 DEW DROP CT	82.80	5.00	5.00
130-720-008	8385 DEW DROP CT	82.80	5.00	5.00
130-720-009	8377 DEW DROP CT	82.80	5.00	5.00
130-720-010	8369 DEW DROP CT	82.80	5.00	5.00
130-720-011	8361 DEW DROP CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
130-720-012	8353 DEW DROP CT	82.80	5.00	5.00
130-720-013	14260 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-014	14254 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-015	14248 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-016	14242 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-017	14236 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-018	14230 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-019	14337 FERN CREEK CT	82.80	5.00	5.00
130-720-020	14349 FERN CREEK CT	82.80	5.00	5.00
130-720-021	14361 FERN CREEK CT	82.80	5.00	5.00
130-720-022	14373 FERN CREEK CT	82.80	5.00	5.00
130-720-023	14385 FERN CREEK CT	82.80	5.00	5.00
130-720-024	14397 FERN CREEK CT	82.80	5.00	5.00
130-720-025	14409 FERN CREEK CT	82.80	5.00	5.00
130-720-026	14421 FERN CREEK CT	82.80	5.00	5.00
130-720-027	14433 FERN CREEK CT	82.80	5.00	5.00
130-720-028	14430 FERN CREEK CT	82.80	5.00	5.00
130-720-029	14418 FERN CREEK CT	82.80	5.00	5.00
130-720-030	14394 FERN CREEK CT	82.80	5.00	5.00
130-720-031	14382 FERN CREEK CT	82.80	5.00	5.00
130-720-032	14218 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-033	14212 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-034	14206 CHERRY CREEK CIR	82.80	5.00	5.00
130-720-035	14200 CHERRY CREEK CIR	82.80	5.00	5.00
144-420-001	6603 CEDAR CREEK RD	82.80	5.00	5.00
144-420-002	6615 CEDAR CREEK RD	82.80	5.00	5.00
144-420-003	6627 CEDAR CREEK RD	82.80	5.00	5.00
144-420-004	6639 CEDAR CREEK RD	82.80	5.00	5.00
144-420-005	6636 EVERGLADES ST	82.80	5.00	5.00
144-420-006	6624 EVERGLADES ST	82.80	5.00	5.00
144-420-007	6612 EVERGLADES ST	82.80	5.00	5.00
144-420-008	13626 HEISLER ST	82.80	5.00	5.00
144-420-009	13638 HEISLER ST	82.80	5.00	5.00
144-420-010	13650 HEISLER ST	82.80	5.00	5.00
144-420-011	13662 HEISLER ST	82.80	5.00	5.00
144-421-001	13683 WOODSIDE ST	82.80	5.00	5.00
144-421-002	13671 WOODSIDE ST	82.80	5.00	5.00
144-421-003	13659 WOODSIDE ST	82.80	5.00	5.00
144-421-004	6795 EVERGLADES ST	82.80	5.00	5.00
144-421-005	6783 EVERGLADES ST	82.80	5.00	5.00
144-422-001	6675 EVERGLADES ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-422-002	6687 EVERGLADES ST	82.80	5.00	5.00
144-422-003	6699 EVERGLADES ST	82.80	5.00	5.00
144-422-004	6711 EVERGLADES ST	82.80	5.00	5.00
144-422-005	6723 EVERGLADES ST	82.80	5.00	5.00
144-422-006	6735 EVERGLADES ST	82.80	5.00	5.00
144-422-007	6747 EVERGLADES ST	82.80	5.00	5.00
144-422-008	6759 EVERGLADES ST	82.80	5.00	5.00
144-422-009	6766 ELYSIAN CT	82.80	5.00	5.00
144-422-010	6754 ELYSIAN CT	82.80	5.00	5.00
144-422-011	6742 ELYSIAN CT	82.80	5.00	5.00
144-422-012	6730 ELYSIAN CT	82.80	5.00	5.00
144-422-013	6718 ELYSIAN CT	82.80	5.00	5.00
144-422-014	6706 ELYSIAN CT	82.80	5.00	5.00
144-422-015	6694 ELYSIAN CT	82.80	5.00	5.00
144-422-016	13685 LOWELL ST	82.80	5.00	5.00
144-422-017	13673 LOWELL ST	82.80	5.00	5.00
144-422-018	13661 LOWELL ST	82.80	5.00	5.00
144-423-001	13646 LOWELL ST	82.80	5.00	5.00
144-423-002	13658 LOWELL ST	82.80	5.00	5.00
144-423-003	13670 LOWELL ST	82.80	5.00	5.00
144-423-004	13682 LOWELL ST	82.80	5.00	5.00
144-423-005	13694 LOWELL ST	82.80	5.00	5.00
144-423-006	13689 HEISLER ST	82.80	5.00	5.00
144-423-007	13677 HEISLER ST	82.80	5.00	5.00
144-423-008	13665 HEISLER ST	82.80	5.00	5.00
144-423-009	13653 HEISLER ST	82.80	5.00	5.00
144-423-010	13641 HEISLER ST	82.80	5.00	5.00
144-430-001	13686 HEISLER ST	82.80	5.00	5.00
144-430-002	13698 HEISLER ST	82.80	5.00	5.00
144-430-003	13710 HEISLER ST	82.80	5.00	5.00
144-430-004	13722 HEISLER ST	82.80	5.00	5.00
144-430-005	13734 HEISLER ST	82.80	5.00	5.00
144-430-006	13746 HEISLER ST	82.80	5.00	5.00
144-430-007	6638 KENIA CT	82.80	5.00	5.00
144-430-008	6626 KENIA CT	82.80	5.00	5.00
144-430-009	6614 KENIA CT	82.80	5.00	5.00
144-430-010	6605 KENIA CT	82.80	5.00	5.00
144-430-011	6617 KENIA CT	82.80	5.00	5.00
144-430-012	6629 KENIA CT	82.80	5.00	5.00
144-430-013	13782 HEISLER ST	82.80	5.00	5.00
144-430-014	13794 HEISLER ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-431-001	6677 SAND DUNES ST	82.80	5.00	5.00
144-431-002	6689 SAND DUNES ST	82.80	5.00	5.00
144-431-003	6701 SAND DUNES ST	82.80	5.00	5.00
144-431-004	6713 SAND DUNES ST	82.80	5.00	5.00
144-431-005	6725 SAND DUNES ST	82.80	5.00	5.00
144-431-006	6737 SAND DUNES ST	82.80	5.00	5.00
144-431-007	6749 SAND DUNES ST	82.80	5.00	5.00
144-431-008	6761 SAND DUNES ST	82.80	5.00	5.00
144-431-009	6773 SAND DUNES ST	82.80	5.00	5.00
144-431-010	6785 SAND DUNES ST	82.80	5.00	5.00
144-431-011	13779 WOODSIDE ST	82.80	5.00	5.00
144-431-012	13767 WOODSIDE ST	82.80	5.00	5.00
144-431-013	13755 WOODSIDE ST	82.80	5.00	5.00
144-431-014	13743 WOODSIDE ST	82.80	5.00	5.00
144-431-015	13731 WOODSIDE ST	82.80	5.00	5.00
144-431-016	13719 WOODSIDE ST	82.80	5.00	5.00
144-431-017	13707 WOODSIDE ST	82.80	5.00	5.00
144-431-018	13695 WOODSIDE ST	82.80	5.00	5.00
144-432-001	6697 ELYSIAN CT	82.80	5.00	5.00
144-432-002	6709 ELYSIAN CT	82.80	5.00	5.00
144-432-003	6721 ELYSIAN CT	82.80	5.00	5.00
144-432-004	6733 ELYSIAN CT	82.80	5.00	5.00
144-432-005	6745 ELYSIAN CT	82.80	5.00	5.00
144-432-006	6757 ELYSIAN CT	82.80	5.00	5.00
144-432-007	6769 ELYSIAN CT	82.80	5.00	5.00
144-432-008	6764 SEASIDE ST	82.80	5.00	5.00
144-432-009	6752 SEASIDE ST	82.80	5.00	5.00
144-432-010	6740 SEASIDE ST	82.80	5.00	5.00
144-432-011	6728 SEASIDE ST	82.80	5.00	5.00
144-432-012	6716 SEASIDE ST	82.80	5.00	5.00
144-432-013	6704 SEASIDE ST	82.80	5.00	5.00
144-432-014	6692 SEASIDE ST	82.80	5.00	5.00
144-432-015	6680 SEASIDE ST	82.80	5.00	5.00
144-432-016	6656 SEASIDE ST	82.80	5.00	5.00
144-432-017	13697 LOWELL ST	82.80	5.00	5.00
144-433-001	13706 LOWELL ST	82.80	5.00	5.00
144-433-002	13718 LOWELL ST	82.80	5.00	5.00
144-433-003	13730 LOWELL ST	82.80	5.00	5.00
144-433-004	6659 SEASIDE ST	82.80	5.00	5.00
144-433-005	6671 SEASIDE ST	82.80	5.00	5.00
144-433-006	6683 SEASIDE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-433-007	6695 SEASIDE ST	82.80	5.00	5.00
144-433-008	6707 SEASIDE ST	82.80	5.00	5.00
144-433-009	6719 SEASIDE ST	82.80	5.00	5.00
144-433-010	6731 SEASIDE ST	82.80	5.00	5.00
144-433-011	6743 SEASIDE ST	82.80	5.00	5.00
144-433-012	6755 SEASIDE ST	82.80	5.00	5.00
144-433-013	6767 SEASIDE ST	82.80	5.00	5.00
144-433-014	6770 SAND DUNES ST	82.80	5.00	5.00
144-433-015	6758 SAND DUNES ST	82.80	5.00	5.00
144-433-016	6746 SAND DUNES ST	82.80	5.00	5.00
144-433-017	6734 SAND DUNES ST	82.80	5.00	5.00
144-433-018	6722 SAND DUNES ST	82.80	5.00	5.00
144-433-019	6710 SAND DUNES ST	82.80	5.00	5.00
144-433-020	6698 SAND DUNES ST	82.80	5.00	5.00
144-433-021	6686 SAND DUNES ST	82.80	5.00	5.00
144-433-022	6674 SAND DUNES ST	82.80	5.00	5.00
144-433-023	13797 HEISLER ST	82.80	5.00	5.00
144-433-024	13785 HEISLER ST	82.80	5.00	5.00
144-433-025	13773 HEISLER ST	82.80	5.00	5.00
144-433-026	13749 HEISLER ST	82.80	5.00	5.00
144-433-027	13725 HEISLER ST	82.80	5.00	5.00
144-433-028	13713 HEISLER ST	82.80	5.00	5.00
144-433-029	13701 HEISLER ST	82.80	5.00	5.00
144-440-001	6792 OLD PEAK LN	82.80	5.00	5.00
144-440-002	6780 OLD PEAK LN	82.80	5.00	5.00
144-440-003	6768 OLD PEAK LN	82.80	5.00	5.00
144-440-004	6756 OLD PEAK LN	82.80	5.00	5.00
144-440-005	6744 OLD PEAK LN	82.80	5.00	5.00
144-440-006	6732 OLD PEAK LN	82.80	5.00	5.00
144-440-007	6720 OLD PEAK LN	82.80	5.00	5.00
144-440-008	6708 OLD PEAK LN	82.80	5.00	5.00
144-440-009	6696 OLD PEAK LN	82.80	5.00	5.00
144-440-010	6684 OLD PEAK LN	82.80	5.00	5.00
144-440-011	6672 OLD PEAK LN	82.80	5.00	5.00
144-440-012	6648 OLD PEAK LN	82.80	5.00	5.00
144-440-013	6636 OLD PEAK LN	82.80	5.00	5.00
144-440-014	6639 OLD PEAK LN	82.80	5.00	5.00
144-440-015	6651 OLD PEAK LN	82.80	5.00	5.00
144-440-016	6675 OLD PEAK LN	82.80	5.00	5.00
144-440-017	6687 OLD PEAK LN	82.80	5.00	5.00
144-440-018	6699 OLD PEAK LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-440-019	6673 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-020	6685 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-021	6697 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-022	6709 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-023	6721 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-024	6733 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-025	6745 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-026	6757 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-027	6769 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-028	6781 DUSTY TRAIL RD	82.80	5.00	5.00
144-440-029	6782 IRON HORSE LN	82.80	5.00	5.00
144-440-030	6770 IRON HORSE LN	82.80	5.00	5.00
144-440-031	6758 IRON HORSE LN	82.80	5.00	5.00
144-440-032	6746 IRON HORSE LN	82.80	5.00	5.00
144-440-033	6734 IRON HORSE LN	82.80	5.00	5.00
144-440-034	6722 IRON HORSE LN	82.80	5.00	5.00
144-440-035	6698 IRON HORSE LN	82.80	5.00	5.00
144-440-036	6686 IRON HORSE LN	82.80	5.00	5.00
144-440-037	6670 IRON HORSE LN	82.80	5.00	5.00
144-440-038	6650 IRON HORSE LN	82.80	5.00	5.00
144-440-039	6638 IRON HORSE LN	82.80	5.00	5.00
144-440-040	6614 IRON HORSE LN	82.80	5.00	5.00
144-440-041	6602 IRON HORSE LN	82.80	5.00	5.00
144-440-042	6605 IRON HORSE LN	82.80	5.00	5.00
144-440-043	6617 IRON HORSE LN	82.80	5.00	5.00
144-440-044	6639 IRON HORSE LN	82.80	5.00	5.00
144-440-045	6641 IRON HORSE LN	82.80	5.00	5.00
144-440-046	14297 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-047	14285 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-048	14273 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-049	14261 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-050	14249 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-051	14237 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-052	14225 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-053	14213 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-054	14201 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-055	14204 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-056	14216 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-057	14228 SETTLERS RIDGE CT	82.80	5.00	5.00
144-440-058	14240 SETTLERS RIDGE CT	82.80	5.00	5.00
144-441-001	14335 LOST HORSE RD	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-441-002	14323 LOST HORSE RD	82.80	5.00	5.00
144-441-003	14311 LOST HORSE RD	82.80	5.00	5.00
144-441-004	14299 LOST HORSE RD	82.80	5.00	5.00
144-441-005	14287 LOST HORSE RD	82.80	5.00	5.00
144-441-006	14275 LOST HORSE RD	82.80	5.00	5.00
144-441-007	14263 LOST HORSE RD	82.80	5.00	5.00
144-441-008	14251 LOST HORSE RD	82.80	5.00	5.00
144-441-009	14239 LOST HORSE RD	82.80	5.00	5.00
144-441-010	6795 OLD PEAK LN	82.80	5.00	5.00
144-441-011	6783 OLD PEAK LN	82.80	5.00	5.00
144-441-012	6771 OLD PEAK LN	82.80	5.00	5.00
144-442-001	6747 OLD PEAK LN	82.80	5.00	5.00
144-442-002	6735 OLD PEAK LN	82.80	5.00	5.00
144-442-003	6723 OLD PEAK LN	82.80	5.00	5.00
144-442-004	6674 DUSTY TRAIL RD	82.80	5.00	5.00
144-442-005	6706 DUSTY TRAIL RD	82.80	5.00	5.00
144-442-006	6742 DUSTY TRAIL RD	82.80	5.00	5.00
144-442-007	6754 DUSTY TRAIL RD	82.80	5.00	5.00
144-442-008	14272 LOST HORSE RD	82.80	5.00	5.00
144-442-009	14260 LOST HORSE RD	82.80	5.00	5.00
144-442-010	14248 LOST HORSE RD	82.80	5.00	5.00
144-442-011	14236 LOST HORSE RD	82.80	5.00	5.00
144-450-001	6653 IRON HORSE LN	82.80	5.00	5.00
144-450-002	6677 IRON HORSE LN	82.80	5.00	5.00
144-450-003	6689 IRON HORSE LN	82.80	5.00	5.00
144-450-004	6701 IRON HORSE LN	82.80	5.00	5.00
144-450-005	6713 IRON HORSE LN	82.80	5.00	5.00
144-450-006	6725 IRON HORSE LN	82.80	5.00	5.00
144-450-007	6737 IRON HORSE LN	82.80	5.00	5.00
144-450-008	6749 IRON HORSE LN	82.80	5.00	5.00
144-450-009	14399 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-010	14391 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-011	14383 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-012	14375 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-013	14367 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-014	14359 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-015	14351 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-016	14343 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-017	14335 SETTLERS RIDGE CT	82.80	5.00	5.00
144-450-018	14327 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-001	14252 SETTLERS RIDGE CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-451-002	14264 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-003	14276 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-004	14288 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-005	14300 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-006	14312 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-007	14324 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-008	6644 CANTER COVE CT	82.80	5.00	5.00
144-451-009	6636 CANTER COVE CT	82.80	5.00	5.00
144-451-010	6628 CANTER COVE CT	82.80	5.00	5.00
144-451-011	6620 CANTER COVE CT	82.80	5.00	5.00
144-451-012	6612 CANTER COVE CT	82.80	5.00	5.00
144-451-013	6604 CANTER COVE CT	82.80	5.00	5.00
144-451-014	6607 CANTER COVE CT	82.80	5.00	5.00
144-451-015	6615 CANTER COVE CT	82.80	5.00	5.00
144-451-016	6623 CANTER COVE CT	82.80	5.00	5.00
144-451-017	6631 CANTER COVE CT	82.80	5.00	5.00
144-451-018	14346 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-019	14354 SETTLERS RIDGE CT	82.80	5.00	5.00
144-451-020	14380 CAMPFIRE PL	82.80	5.00	5.00
144-451-021	14388 CAMPFIRE PL	82.80	5.00	5.00
144-451-022	14396 CAMPFIRE PL	82.80	5.00	5.00
144-452-002	14370 SETTLERS RIDGE CT	82.80	5.00	5.00
144-452-003	14378 SETTLERS RIDGE CT	82.80	5.00	5.00
144-452-004	14386 SETTLERS RIDGE CT	82.80	5.00	5.00
144-452-005	14394 SETTLERS RIDGE CT	82.80	5.00	5.00
144-460-001	6616 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-002	6628 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-003	6640 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-004	6652 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-005	6676 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-006	6688 COYOTE TRAIL LN	82.80	5.00	5.00
144-460-007	6683 ASHFORD MILL CT	82.80	5.00	5.00
144-460-008	6671 ASHFORD MILL CT	82.80	5.00	5.00
144-460-009	6647 ASHFORD MILL CT	82.80	5.00	5.00
144-460-010	6635 ASHFORD MILL CT	82.80	5.00	5.00
144-460-011	6623 ASHFORD MILL CT	82.80	5.00	5.00
144-460-012	6611 ASHFORD MILL CT	82.80	5.00	5.00
144-460-013	6614 ASHFORD MILL CT	82.80	5.00	5.00
144-460-014	6626 ASHFORD MILL CT	82.80	5.00	5.00
144-460-015	6638 ASHFORD MILL CT	82.80	5.00	5.00
144-460-016	6650 ASHFORD MILL CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-460-017	6674 ASHFORD MILL CT	82.80	5.00	5.00
144-460-018	6686 ASHFORD MILL CT	82.80	5.00	5.00
144-460-019	6677 YUMA TERRACE CT	82.80	5.00	5.00
144-460-020	6653 YUMA TERRACE CT	82.80	5.00	5.00
144-460-021	6641 YUMA TERRACE CT	82.80	5.00	5.00
144-460-022	6629 YUMA TERRACE CT	82.80	5.00	5.00
144-460-023	6617 YUMA TERRACE CT	82.80	5.00	5.00
144-460-024	6605 YUMA TERRACE CT	82.80	5.00	5.00
144-460-025	6608 YUMA TERRACE CT	82.80	5.00	5.00
144-460-026	6620 YUMA TERRACE CT	82.80	5.00	5.00
144-460-027	6632 YUMA TERRACE CT	82.80	5.00	5.00
144-460-028	6644 YUMA TERRACE CT	82.80	5.00	5.00
144-460-029	6672 YUMA TERRACE CT	82.80	5.00	5.00
144-460-030	6680 YUMA TERRACE CT	82.80	5.00	5.00
144-460-031	6679 WOOD CANYON CT	82.80	5.00	5.00
144-460-032	6655 WOOD CANYON CT	82.80	5.00	5.00
144-460-033	6643 WOOD CANYON CT	82.80	5.00	5.00
144-460-034	6631 WOOD CANYON CT	82.80	5.00	5.00
144-460-035	6619 WOOD CANYON CT	82.80	5.00	5.00
144-460-036	6607 WOOD CANYON CT	82.80	5.00	5.00
144-460-037	6610 WOOD CANYON CT	82.80	5.00	5.00
144-460-038	6622 WOOD CANYON CT	82.80	5.00	5.00
144-460-039	6634 WOOD CANYON CT	82.80	5.00	5.00
144-460-040	6646 WOOD CANYON CT	82.80	5.00	5.00
144-460-041	6658 WOOD CANYON CT	82.80	5.00	5.00
144-460-042	6682 WOOD CANYON CT	82.80	5.00	5.00
144-461-001	14403 CAMPFIRE PL	82.80	5.00	5.00
144-461-002	14415 CAMPFIRE PL	82.80	5.00	5.00
144-461-003	14427 CAMPFIRE PL	82.80	5.00	5.00
144-461-004	14439 CAMPFIRE PL	82.80	5.00	5.00
144-461-005	14451 CAMPFIRE PL	82.80	5.00	5.00
144-461-006	14463 CAMPFIRE PL	82.80	5.00	5.00
144-462-001	14487 CAMPFIRE PL	82.80	5.00	5.00
144-462-002	14499 CAMPFIRE PL	82.80	5.00	5.00
144-462-003	14511 CAMPFIRE PL	82.80	5.00	5.00
144-462-004	14523 CAMPFIRE PL	82.80	5.00	5.00
144-462-005	14535 CAMPFIRE PL	82.80	5.00	5.00
144-462-006	14547 CAMPFIRE PL	82.80	5.00	5.00
144-462-007	14559 CAMPFIRE PL	82.80	5.00	5.00
144-462-008	14577 CAMPFIRE PL	82.80	5.00	5.00
144-462-009	14583 CAMPFIRE PL	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-462-010	6697 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-011	6685 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-012	6673 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-013	6649 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-014	6637 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-015	6625 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-016	6613 COYOTE TRAIL LN	82.80	5.00	5.00
144-462-017	6601 COYOTE TRAIL LN	82.80	5.00	5.00
144-470-001	14588 EMERALD CANYON CT	82.80	5.00	5.00
144-470-002	14576 EMERALD CANYON CT	82.80	5.00	5.00
144-470-003	14564 EMERALD CANYON CT	82.80	5.00	5.00
144-470-004	14552 EMERALD CANYON CT	82.80	5.00	5.00
144-470-005	14540 EMERALD CANYON CT	82.80	5.00	5.00
144-470-006	14528 EMERALD CANYON CT	82.80	5.00	5.00
144-470-007	14516 EMERALD CANYON CT	82.80	5.00	5.00
144-470-008	14513 PAINTED CANYON DR	82.80	5.00	5.00
144-470-009	14525 PAINTED CANYON DR	82.80	5.00	5.00
144-470-010	14537 PAINTED CANYON DR	82.80	5.00	5.00
144-470-011	14549 PAINTED CANYON DR	82.80	5.00	5.00
144-470-012	14561 PAINTED CANYON DR	82.80	5.00	5.00
144-470-013	14573 PAINTED CANYON DR	82.80	5.00	5.00
144-470-014	14585 PAINTED CANYON DR	82.80	5.00	5.00
144-470-015	14597 PAINTED CANYON DR	82.80	5.00	5.00
144-470-016	6797 RUBY CANYON DR	82.80	5.00	5.00
144-470-017	6785 RUBY CANYON DR	82.80	5.00	5.00
144-470-018	6773 RUBY CANYON DR	82.80	5.00	5.00
144-470-019	6761 RUBY CANYON DR	82.80	5.00	5.00
144-470-020	6749 RUBY CANYON DR	82.80	5.00	5.00
144-470-021	6737 RUBY CANYON DR	82.80	5.00	5.00
144-470-022	6725 RUBY CANYON DR	82.80	5.00	5.00
144-470-023	6713 RUBY CANYON DR	82.80	5.00	5.00
144-470-024	6701 RUBY CANYON DR	82.80	5.00	5.00
144-470-025	14584 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-026	14572 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-027	14560 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-028	14548 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-029	14536 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-030	14524 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-031	14512 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-032	14500 SLEEPY CREEK DR	82.80	5.00	5.00
144-470-033	14488 SLEEPY CREEK DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-471-001	14464 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-002	14452 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-003	14440 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-004	14428 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-005	14416 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-006	14404 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-007	14407 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-008	14419 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-009	14431 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-010	14443 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-011	14455 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-012	14467 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-013	14479 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-014	14491 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-015	14503 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-016	14515 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-017	14527 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-018	14539 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-019	14551 SLEEPY CREEK DR	82.80	5.00	5.00
144-471-020	6734 RUBY CANYON DR	82.80	5.00	5.00
144-471-021	6746 RUBY CANYON DR	82.80	5.00	5.00
144-471-022	6758 RUBY CANYON DR	82.80	5.00	5.00
144-471-023	6770 RUBY CANYON DR	82.80	5.00	5.00
144-471-024	6782 RUBY CANYON DR	82.80	5.00	5.00
144-471-025	6783 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-026	6771 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-027	6759 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-028	6747 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-029	6756 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-030	6768 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-031	6780 PEBBLE CANYON CT	82.80	5.00	5.00
144-471-032	6787 GYPSUM CREEK DR	82.80	5.00	5.00
144-471-033	6775 GYPSUM CREEK DR	82.80	5.00	5.00
144-471-034	6763 GYPSUM CREEK DR	82.80	5.00	5.00
144-471-035	6751 GYPSUM CREEK DR	82.80	5.00	5.00
144-471-036	6739 GYPSUM CREEK DR	82.80	5.00	5.00
144-471-037	6736 GYPSUM CREEK DR	82.80	5.00	5.00
144-480-001	14553 STONYBROOK CT	82.80	5.00	5.00
144-480-002	14565 STONYBROOK CT	82.80	5.00	5.00
144-480-003	14577 STONYBROOK CT	82.80	5.00	5.00
144-480-004	14589 STONYBROOK CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-480-005	14598 STONYBROOK CT	82.80	5.00	5.00
144-480-006	14586 STONYBROOK CT	82.80	5.00	5.00
144-480-007	14574 STONYBROOK CT	82.80	5.00	5.00
144-480-008	14562 STONYBROOK CT	82.80	5.00	5.00
144-480-009	6883 GYPSUM CREEK DR	82.80	5.00	5.00
144-480-010	6871 GYPSUM CREEK DR	82.80	5.00	5.00
144-480-011	6859 GYPSUM CREEK DR	82.80	5.00	5.00
144-480-012	14543 EMERALD CANYON CT	82.80	5.00	5.00
144-480-013	14555 EMERALD CANYON CT	82.80	5.00	5.00
144-480-014	14567 EMERALD CANYON CT	82.80	5.00	5.00
144-480-015	14579 EMERALD CANYON CT	82.80	5.00	5.00
144-480-016	14591 EMERALD CANYON CT	82.80	5.00	5.00
144-481-001	14405 QUARRY CREEK CT	82.80	5.00	5.00
144-481-002	14417 QUARRY CREEK CT	82.80	5.00	5.00
144-481-003	14429 QUARRY CREEK CT	82.80	5.00	5.00
144-481-004	14441 QUARRY CREEK CT	82.80	5.00	5.00
144-481-005	14453 QUARRY CREEK CT	82.80	5.00	5.00
144-481-006	14465 QUARRY CREEK CT	82.80	5.00	5.00
144-481-007	14477 QUARRY CREEK CT	82.80	5.00	5.00
144-481-008	14489 QUARRY CREEK CT	82.80	5.00	5.00
144-481-009	14514 COLEBROOK DR	82.80	5.00	5.00
144-481-010	14502 COLEBROOK DR	82.80	5.00	5.00
144-481-011	14490 COLEBROOK DR	82.80	5.00	5.00
144-481-012	14478 COLEBROOK DR	82.80	5.00	5.00
144-481-013	14466 COLEBROOK DR	82.80	5.00	5.00
144-481-014	14454 COLEBROOK DR	82.80	5.00	5.00
144-481-015	14442 COLEBROOK DR	82.80	5.00	5.00
144-481-016	14418 COLEBROOK DR	82.80	5.00	5.00
144-481-017	14406 COLEBROOK DR	82.80	5.00	5.00
144-481-018	14409 COLEBROOK DR	82.80	5.00	5.00
144-481-019	14421 COLEBROOK DR	82.80	5.00	5.00
144-481-020	14433 COLEBROOK DR	82.80	5.00	5.00
144-481-021	14445 COLEBROOK DR	82.80	5.00	5.00
144-481-022	14457 COLEBROOK DR	82.80	5.00	5.00
144-481-023	14469 COLEBROOK DR	82.80	5.00	5.00
144-481-024	14504 ROCK CANYON CT	82.80	5.00	5.00
144-481-025	14492 ROCK CANYON CT	82.80	5.00	5.00
144-481-026	14480 ROCK CANYON CT	82.80	5.00	5.00
144-481-027	14468 ROCK CANYON CT	82.80	5.00	5.00
144-481-028	14444 ROCK CANYON CT	82.80	5.00	5.00
144-481-029	14432 ROCK CANYON CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-481-030	14420 ROCK CANYON CT	82.80	5.00	5.00
144-481-031	14408 ROCK CANYON CT	82.80	5.00	5.00
144-482-001	6916 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-002	6904 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-003	6892 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-004	6880 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-005	6868 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-006	6856 GYPSUM CREEK DR	82.80	5.00	5.00
144-482-007	6873 BOULDER CREEK DR	82.80	5.00	5.00
144-482-008	6885 BOULDER CREEK DR	82.80	5.00	5.00
144-482-009	6897 BOULDER CREEK DR	82.80	5.00	5.00
144-482-010	6909 BOULDER CREEK DR	82.80	5.00	5.00
144-482-011	6921 BOULDER CREEK DR	82.80	5.00	5.00
144-490-001	6997 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-002	6991 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-003	6985 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-004	6979 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-005	6973 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-006	6967 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-007	6955 GYPSUM CREEK DR	82.80	5.00	5.00
144-490-008	6943 GYPSUM CREEK DR	82.80	5.00	5.00
144-491-001	14411 ROCK CANYON CT	82.80	5.00	5.00
144-491-002	14423 ROCK CANYON CT	82.80	5.00	5.00
144-491-003	14435 ROCK CANYON CT	82.80	5.00	5.00
144-491-004	14447 ROCK CANYON CT	82.80	5.00	5.00
144-491-005	14459 ROCK CANYON CT	82.80	5.00	5.00
144-491-006	14471 ROCK CANYON CT	82.80	5.00	5.00
144-491-007	14483 ROCK CANYON CT	82.80	5.00	5.00
144-491-008	6930 BOULDER CREEK DR	82.80	5.00	5.00
144-491-009	6942 BOULDER CREEK DR	82.80	5.00	5.00
144-491-010	6954 BOULDER CREEK DR	82.80	5.00	5.00
144-491-011	6978 BOULDER CREEK DR	82.80	5.00	5.00
144-491-012	6990 BOULDER CREEK DR	82.80	5.00	5.00
144-491-013	14494 DALEBROOK DR	82.80	5.00	5.00
144-491-014	14482 DALEBROOK DR	82.80	5.00	5.00
144-491-015	14470 DALEBROOK DR	82.80	5.00	5.00
144-491-016	14458 DALEBROOK DR	82.80	5.00	5.00
144-491-017	14446 DALEBROOK DR	82.80	5.00	5.00
144-491-018	14434 DALEBROOK DR	82.80	5.00	5.00
144-491-019	14422 DALEBROOK DR	82.80	5.00	5.00
144-491-020	14410 DALEBROOK DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-491-021	14401 DALEBROOK DR	82.80	5.00	5.00
144-491-022	14413 DALEBROOK DR	82.80	5.00	5.00
144-491-023	14425 DALEBROOK DR	82.80	5.00	5.00
144-491-024	14437 DALEBROOK DR	82.80	5.00	5.00
144-491-025	14449 DALEBROOK DR	82.80	5.00	5.00
144-491-026	14461 DALEBROOK DR	82.80	5.00	5.00
144-491-027	14473 DALEBROOK DR	82.80	5.00	5.00
144-491-028	14485 DALEBROOK DR	82.80	5.00	5.00
144-491-029	14497 DALEBROOK DR	82.80	5.00	5.00
144-491-030	14509 DALEBROOK DR	82.80	5.00	5.00
144-491-031	14521 DALEBROOK DR	82.80	5.00	5.00
144-491-032	14533 DALEBROOK DR	82.80	5.00	5.00
144-491-033	14545 DALEBROOK DR	82.80	5.00	5.00
144-491-034	14557 DALEBROOK DR	82.80	5.00	5.00
144-491-035	14569 DALEBROOK DR	82.80	5.00	5.00
144-491-036	6957 KENTON PL	82.80	5.00	5.00
144-491-037	6965 KENTON PL	82.80	5.00	5.00
144-492-001	6988 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-002	6976 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-003	6964 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-004	6952 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-005	6940 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-006	6928 GYPSUM CREEK DR	82.80	5.00	5.00
144-492-007	6933 BOULDER CREEK DR	82.80	5.00	5.00
144-492-008	6945 BOULDER CREEK DR	82.80	5.00	5.00
144-492-009	6957 BOULDER CREEK DR	82.80	5.00	5.00
144-492-010	6969 BOULDER CREEK DR	82.80	5.00	5.00
144-492-011	6981 BOULDER CREEK DR	82.80	5.00	5.00
144-492-012	6993 BOULDER CREEK DR	82.80	5.00	5.00
144-493-001	14385 FLORENCE ST	82.80	5.00	5.00
144-493-002	14373 FLORENCE ST	82.80	5.00	5.00
144-493-003	14361 FLORENCE ST	82.80	5.00	5.00
144-493-004	14349 FLORENCE ST	82.80	5.00	5.00
144-494-001	14358 FLORENCE ST	82.80	5.00	5.00
144-494-002	14370 FLORENCE ST	82.80	5.00	5.00
144-494-003	14382 FLORENCE ST	82.80	5.00	5.00
144-494-004	14375 TONY CT	82.80	5.00	5.00
144-494-005	14363 TONY CT	82.80	5.00	5.00
144-494-006	14351 TONY CT	82.80	5.00	5.00
144-530-001	13804 HUNTERVALE DR	82.80	5.00	5.00
144-530-002	13814 HUNTERVALE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-530-003	13824 HUNTERVALE DR	82.80	5.00	5.00
144-530-004	13834 HUNTERVALE DR	82.80	5.00	5.00
144-531-001	13854 HUNTERVALE DR	82.80	5.00	5.00
144-531-002	13864 HUNTERVALE DR	82.80	5.00	5.00
144-531-003	13874 HUNTERVALE DR	82.80	5.00	5.00
144-531-004	13884 HUNTERVALE DR	82.80	5.00	5.00
144-531-005	13894 HUNTERVALE DR	82.80	5.00	5.00
144-531-006	13904 HUNTERVALE DR	82.80	5.00	5.00
144-531-007	13914 HUNTERVALE DR	82.80	5.00	5.00
144-532-001	13927 AVENLY GLEN WAY	82.80	5.00	5.00
144-532-002	13917 AVENLY GLEN WAY	82.80	5.00	5.00
144-532-003	13907 AVENLY GLEN WAY	82.80	5.00	5.00
144-532-004	6796 ANNEBURY DR	82.80	5.00	5.00
144-532-005	6786 ANNEBURY DR	82.80	5.00	5.00
144-532-006	6776 ANNEBURY DR	82.80	5.00	5.00
144-532-007	6766 ANNEBURY DR	82.80	5.00	5.00
144-532-008	6756 ANNEBURY DR	82.80	5.00	5.00
144-532-009	6746 ANNEBURY DR	82.80	5.00	5.00
144-532-010	6736 ANNEBURY DR	82.80	5.00	5.00
144-532-011	6726 ANNEBURY DR	82.80	5.00	5.00
144-532-012	6716 ANNEBURY DR	82.80	5.00	5.00
144-532-013	13891 HUNTERVALE DR	82.80	5.00	5.00
144-532-014	13881 HUNTERVALE DR	82.80	5.00	5.00
144-532-015	13871 HUNTERVALE DR	82.80	5.00	5.00
144-532-016	13861 HUNTERVALE DR	82.80	5.00	5.00
144-532-017	13851 HUNTERVALE DR	82.80	5.00	5.00
144-532-018	13841 HUNTERVALE DR	82.80	5.00	5.00
144-532-019	13831 HUNTERVALE DR	82.80	5.00	5.00
144-532-020	13821 HUNTERVALE DR	82.80	5.00	5.00
144-532-021	13811 HUNTERVALE DR	82.80	5.00	5.00
144-532-022	13801 HUNTERVALE DR	82.80	5.00	5.00
144-533-001	6699 ANNEBURY DR	82.80	5.00	5.00
144-533-002	6709 ANNEBURY DR	82.80	5.00	5.00
144-533-003	6719 ANNEBURY DR	82.80	5.00	5.00
144-533-004	6729 ANNEBURY DR	82.80	5.00	5.00
144-533-005	6739 ANNEBURY DR	82.80	5.00	5.00
144-533-006	6749 ANNEBURY DR	82.80	5.00	5.00
144-533-007	6759 ANNEBURY DR	82.80	5.00	5.00
144-533-008	6769 ANNEBURY DR	82.80	5.00	5.00
144-533-009	6779 ANNEBURY DR	82.80	5.00	5.00
144-540-001	13924 HUNTERVALE DR	82.80	5.00	5.00

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-540-002	13934 HUNTERVALE DR	82.80	5.00	5.00
144-540-003	13944 HUNTERVALE DR	82.80	5.00	5.00
144-540-004	13954 HUNTERVALE DR	82.80	5.00	5.00
144-540-005	13964 HUNTERVALE DR	82.80	5.00	5.00
144-540-006	6656 SPRINGVALE CT	82.80	5.00	5.00
144-540-007	6646 SPRINGVALE CT	82.80	5.00	5.00
144-540-008	6649 SPRINGVALE CT	82.80	5.00	5.00
144-540-009	6659 SPRINGVALE CT	82.80	5.00	5.00
144-540-010	13974 HUNTERVALE DR	82.80	5.00	5.00
144-540-011	13984 HUNTERVALE DR	82.80	5.00	5.00
144-540-012	13994 HUNTERVALE DR	82.80	5.00	5.00
144-540-013	14004 HUNTERVALE DR	82.80	5.00	5.00
144-540-014	14014 HUNTERVALE DR	82.80	5.00	5.00
144-540-015	14024 HUNTERVALE DR	82.80	5.00	5.00
144-540-016	14034 HUNTERVALE DR	82.80	5.00	5.00
144-540-017	14044 HUNTERVALE DR	82.80	5.00	5.00
144-540-018	14054 HUNTERVALE DR	82.80	5.00	5.00
144-540-019	14064 HUNTERVALE DR	82.80	5.00	5.00
144-540-020	14078 HUNTERVALE DR	82.80	5.00	5.00
144-540-021	6798 HEATHGROVE DR	82.80	5.00	5.00
144-540-022	6788 HEATHGROVE DR	82.80	5.00	5.00
144-540-023	6778 HEATHGROVE DR	82.80	5.00	5.00
144-540-024	6768 HEATHGROVE DR	82.80	5.00	5.00
144-540-025	6758 HEATHGROVE DR	82.80	5.00	5.00
144-540-026	6748 HEATHGROVE DR	82.80	5.00	5.00
144-540-027	6738 HEATHGROVE DR	82.80	5.00	5.00
144-540-028	6728 HEATHGROVE DR	82.80	5.00	5.00
144-540-029	6718 HEATHGROVE DR	82.80	5.00	5.00
144-540-030	14059 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-031	14049 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-032	14039 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-033	14026 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-034	14036 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-035	14046 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-540-036	14056 WOODSHIRE GLEN CT	82.80	5.00	5.00
144-541-001	13987 AVENLY GLEN WAY	82.80	5.00	5.00
144-541-002	13977 AVENLY GLEN WAY	82.80	5.00	5.00
144-541-003	13967 AVENLY GLEN WAY	82.80	5.00	5.00
144-541-004	13957 AVENLY GLEN WAY	82.80	5.00	5.00
144-541-005	13947 AVENLY GLEN WAY	82.80	5.00	5.00
144-541-006	13937 AVENLY GLEN WAY	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-542-001	6774 BLUEFIELD CT	82.80	5.00	5.00
144-542-002	6764 BLUEFIELD CT	82.80	5.00	5.00
144-542-003	6754 BLUEFIELD CT	82.80	5.00	5.00
144-542-004	6750 BLUEFIELD CT	82.80	5.00	5.00
144-542-005	6734 BLUEFIELD CT	82.80	5.00	5.00
144-542-006	6724 BLUEFIELD CT	82.80	5.00	5.00
144-542-007	6727 BLUEFIELD CT	82.80	5.00	5.00
144-542-008	6737 BLUEFIELD CT	82.80	5.00	5.00
144-542-009	6747 BLUEFIELD CT	82.80	5.00	5.00
144-542-010	6757 BLUEFIELD CT	82.80	5.00	5.00
144-542-011	6767 BLUEFIELD CT	82.80	5.00	5.00
144-542-012	6777 BLUEFIELD CT	82.80	5.00	5.00
144-542-013	14051 HUNTERVALE DR	82.80	5.00	5.00
144-542-014	14041 HUNTERVALE DR	82.80	5.00	5.00
144-542-015	14031 HUNTERVALE DR	82.80	5.00	5.00
144-542-016	14021 HUNTERVALE DR	82.80	5.00	5.00
144-542-017	14001 HUNTERVALE DR	82.80	5.00	5.00
144-542-018	13991 HUNTERVALE DR	82.80	5.00	5.00
144-542-019	13981 HUNTERVALE DR	82.80	5.00	5.00
144-542-020	13971 HUNTERVALE DR	82.80	5.00	5.00
144-542-021	13951 HUNTERVALE DR	82.80	5.00	5.00
144-542-022	13931 HUNTERVALE DR	82.80	5.00	5.00
144-542-023	13921 HUNTERVALE DR	82.80	5.00	5.00
144-550-001	6698 HEATHGROVE DR	82.80	5.00	5.00
144-550-002	6688 HEATHGROVE DR	82.80	5.00	5.00
144-550-003	6678 HEATHGROVE DR	82.80	5.00	5.00
144-550-004	6658 HEATHGROVE DR	82.80	5.00	5.00
144-550-005	6648 HEATHGROVE DR	82.80	5.00	5.00
144-550-006	6638 HEATHGROVE DR	82.80	5.00	5.00
144-551-001	6618 HEATHGROVE DR	82.80	5.00	5.00
144-551-002	6608 HEATHGROVE DR	82.80	5.00	5.00
144-551-003	6677 HAVENHURST ST	82.80	5.00	5.00
144-551-004	6687 HAVENHURST ST	82.80	5.00	5.00
144-551-005	6697 HAVENHURST ST	82.80	5.00	5.00
144-551-006	6707 HAVENHURST ST	82.80	5.00	5.00
144-551-007	6717 HAVENHURST ST	82.80	5.00	5.00
144-551-008	6727 HAVENHURST ST	82.80	5.00	5.00
144-551-009	6737 HAVENHURST ST	82.80	5.00	5.00
144-551-010	6747 HAVENHURST ST	82.80	5.00	5.00
144-551-011	6757 HAVENHURST ST	82.80	5.00	5.00
144-551-012	6767 HAVENHURST ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-551-013	6777 HAVENHURST ST	82.80	5.00	5.00
144-551-014	6787 HAVENHURST ST	82.80	5.00	5.00
144-551-015	14189 EMMERGLEN WAY	82.80	5.00	5.00
144-551-016	14179 EMMERGLEN WAY	82.80	5.00	5.00
144-551-017	14169 EMMERGLEN WAY	82.80	5.00	5.00
144-551-018	14159 EMMERGLEN WAY	82.80	5.00	5.00
144-552-001	14139 EMMERGLEN WAY	82.80	5.00	5.00
144-552-002	14129 EMMERGLEN WAY	82.80	5.00	5.00
144-552-003	14119 EMMERGLEN WAY	82.80	5.00	5.00
144-552-004	14109 EMMERGLEN WAY	82.80	5.00	5.00
144-552-005	14099 EMMERGLEN WAY	82.80	5.00	5.00
144-552-006	14089 EMMERGLEN WAY	82.80	5.00	5.00
144-552-007	14079 EMMERGLEN WAY	82.80	5.00	5.00
144-553-001	6771 HEATHGROVE DR	82.80	5.00	5.00
144-553-002	6761 HEATHGROVE DR	82.80	5.00	5.00
144-553-003	6751 HEATHGROVE DR	82.80	5.00	5.00
144-553-004	6741 HEATHGROVE DR	82.80	5.00	5.00
144-553-005	6731 HEATHGROVE DR	82.80	5.00	5.00
144-553-006	6721 HEATHGROVE DR	82.80	5.00	5.00
144-553-007	6711 HEATHGROVE DR	82.80	5.00	5.00
144-553-008	6701 HEATHGROVE DR	82.80	5.00	5.00
144-553-009	6691 HEATHGROVE DR	82.80	5.00	5.00
144-553-010	6681 HEATHGROVE DR	82.80	5.00	5.00
144-553-011	6671 HEATHGROVE DR	82.80	5.00	5.00
144-553-012	6651 HEATHGROVE DR	82.80	5.00	5.00
144-553-013	6641 HEATHGROVE DR	82.80	5.00	5.00
144-553-014	6631 HEATHGROVE DR	82.80	5.00	5.00
144-553-015	6621 HEATHGROVE DR	82.80	5.00	5.00
144-553-016	6611 HEATHGROVE DR	82.80	5.00	5.00
144-553-017	6714 HAVENHURST ST	82.80	5.00	5.00
144-553-018	6724 HAVENHURST ST	82.80	5.00	5.00
144-553-019	6734 HAVENHURST ST	82.80	5.00	5.00
144-553-020	6744 HAVENHURST ST	82.80	5.00	5.00
144-553-021	6754 HAVENHURST ST	82.80	5.00	5.00
144-553-022	6764 HAVENHURST ST	82.80	5.00	5.00
144-553-023	6774 HAVENHURST ST	82.80	5.00	5.00
144-553-024	6775 STILLBROOK WAY	82.80	5.00	5.00
144-553-025	6765 STILLBROOK WAY	82.80	5.00	5.00
144-553-026	6755 STILLBROOK WAY	82.80	5.00	5.00
144-553-027	6745 STILLBROOK WAY	82.80	5.00	5.00
144-553-028	6735 STILLBROOK WAY	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-553-029	6725 STILLBROOK WAY	82.80	5.00	5.00
144-553-030	6715 STILLBROOK WAY	82.80	5.00	5.00
144-553-031	6712 STILLBROOK WAY	82.80	5.00	5.00
144-553-032	6722 STILLBROOK WAY	82.80	5.00	5.00
144-553-033	6732 STILLBROOK WAY	82.80	5.00	5.00
144-553-034	6742 STILLBROOK WAY	82.80	5.00	5.00
144-553-035	6752 STILLBROOK WAY	82.80	5.00	5.00
144-553-036	6762 STILLBROOK WAY	82.80	5.00	5.00
144-553-037	6772 STILLBROOK WAY	82.80	5.00	5.00
144-553-038	6773 BELYNN CT	82.80	5.00	5.00
144-553-039	6763 BELYNN CT	82.80	5.00	5.00
144-553-040	6753 BELYNN CT	82.80	5.00	5.00
144-553-041	6743 BELYNN CT	82.80	5.00	5.00
144-553-042	6733 BELYNN CT	82.80	5.00	5.00
144-553-043	6723 BELYNN CT	82.80	5.00	5.00
144-553-044	6720 BELYNN CT	82.80	5.00	5.00
144-553-045	6730 BELYNN CT	82.80	5.00	5.00
144-553-046	6740 BELYNN CT	82.80	5.00	5.00
144-553-047	6750 BELYNN CT	82.80	5.00	5.00
144-553-048	6760 BELYNN CT	82.80	5.00	5.00
144-553-049	6770 BELYNN CT	82.80	5.00	5.00
144-560-001	6924 OLD PEAK LN	82.80	5.00	5.00
144-560-002	6912 OLD PEAK LN	82.80	5.00	5.00
144-560-003	6900 OLD PEAK LN	82.80	5.00	5.00
144-560-004	6888 OLD PEAK LN	82.80	5.00	5.00
144-560-005	6876 OLD PEAK LN	82.80	5.00	5.00
144-560-006	6864 OLD PEAK LN	82.80	5.00	5.00
144-560-007	6852 OLD PEAK LN	82.80	5.00	5.00
144-560-008	6840 OLD PEAK LN	82.80	5.00	5.00
144-560-009	6828 OLD PEAK LN	82.80	5.00	5.00
144-560-010	6816 OLD PEAK LN	82.80	5.00	5.00
144-561-001	6807 OLD PEAK LN	82.80	5.00	5.00
144-561-002	6819 OLD PEAK LN	82.80	5.00	5.00
144-561-003	6831 OLD PEAK LN	82.80	5.00	5.00
144-561-004	6843 OLD PEAK LN	82.80	5.00	5.00
144-561-005	6855 OLD PEAK LN	82.80	5.00	5.00
144-561-006	6867 OLD PEAK LN	82.80	5.00	5.00
144-561-007	6879 OLD PEAK LN	82.80	5.00	5.00
144-561-008	6891 OLD PEAK LN	82.80	5.00	5.00
144-561-009	6886 THISTLE ST	82.80	5.00	5.00
144-561-010	6874 THISTLE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-561-011	6862 THISTLE ST	82.80	5.00	5.00
144-561-012	6850 THISTLE ST	82.80	5.00	5.00
144-561-013	6838 THISTLE ST	82.80	5.00	5.00
144-561-014	6826 THISTLE ST	82.80	5.00	5.00
144-561-015	6814 THISTLE ST	82.80	5.00	5.00
144-561-016	6802 THISTLE ST	82.80	5.00	5.00
144-561-017	6801 KENTON PL	82.80	5.00	5.00
144-561-018	6809 KENTON PL	82.80	5.00	5.00
144-561-019	6817 KENTON PL	82.80	5.00	5.00
144-561-020	6825 KENTON PL	82.80	5.00	5.00
144-561-021	6833 KENTON PL	82.80	5.00	5.00
144-561-022	6841 KENTON PL	82.80	5.00	5.00
144-561-023	6849 KENTON PL	82.80	5.00	5.00
144-561-024	6877 KENTON PL	82.80	5.00	5.00
144-561-025	6885 KENTON PL	82.80	5.00	5.00
144-561-026	6893 KENTON PL	82.80	5.00	5.00
144-561-027	6901 KENTON PL	82.80	5.00	5.00
144-561-028	6909 KENTON PL	82.80	5.00	5.00
144-561-029	6917 KENTON PL	82.80	5.00	5.00
144-561-030	6925 KENTON PL	82.80	5.00	5.00
144-561-031	6933 KENTON PL	82.80	5.00	5.00
144-561-032	6941 KENTON PL	82.80	5.00	5.00
144-561-033	6949 KENTON PL	82.80	5.00	5.00
144-562-001	14348 TONY CT	82.80	5.00	5.00
144-562-002	14360 TONY CT	82.80	5.00	5.00
144-562-003	14372 TONY CT	82.80	5.00	5.00
144-562-004	14371 BRIDGE ST	82.80	5.00	5.00
144-562-005	14359 BRIDGE ST	82.80	5.00	5.00
144-562-006	14347 BRIDGE ST	82.80	5.00	5.00
144-562-007	14335 BRIDGE ST	82.80	5.00	5.00
144-562-008	14323 BRIDGE ST	82.80	5.00	5.00
144-562-009	14311 BRIDGE ST	82.80	5.00	5.00
144-562-010	14299 BRIDGE ST	82.80	5.00	5.00
144-562-011	14287 BRIDGE ST	82.80	5.00	5.00
144-562-012	14275 BRIDGE ST	82.80	5.00	5.00
144-562-013	14263 BRIDGE ST	82.80	5.00	5.00
144-562-014	14251 BRIDGE ST	82.80	5.00	5.00
144-562-015	14239 BRIDGE ST	82.80	5.00	5.00
144-562-016	14227 BRIDGE ST	82.80	5.00	5.00
144-562-017	14215 BRIDGE ST	82.80	5.00	5.00
144-563-001	6877 THISTLE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-563-002	6865 THISTLE ST	82.80	5.00	5.00
144-563-003	6853 THISTLE ST	82.80	5.00	5.00
144-563-004	6841 THISTLE ST	82.80	5.00	5.00
144-563-005	6806 KENTON PL	82.80	5.00	5.00
144-563-006	6812 KENTON PL	82.80	5.00	5.00
144-563-007	6820 KENTON PL	82.80	5.00	5.00
144-563-008	6830 KENTON PL	82.80	5.00	5.00
144-563-009	6836 KENTON PL	82.80	5.00	5.00
144-563-010	6844 KENTON PL	82.80	5.00	5.00
144-563-011	6858 KENTON PL	82.80	5.00	5.00
144-563-012	6874 KENTON PL	82.80	5.00	5.00
144-563-013	6890 KENTON PL	82.80	5.00	5.00
144-563-014	6898 KENTON PL	82.80	5.00	5.00
144-563-015	14356 BRIDGE ST	82.80	5.00	5.00
144-563-016	14344 BRIDGE ST	82.80	5.00	5.00
144-563-017	6881 MONTE VISTA CT	82.80	5.00	5.00
144-563-018	6869 MONTE VISTA CT	82.80	5.00	5.00
144-563-019	6857 MONTE VISTA CT	82.80	5.00	5.00
144-563-020	6854 MONTE VISTA CT	82.80	5.00	5.00
144-563-021	6866 MONTE VISTA CT	82.80	5.00	5.00
144-563-022	6878 MONTE VISTA CT	82.80	5.00	5.00
144-563-023	6890 MONTE VISTA CT	82.80	5.00	5.00
144-570-001	6851 WILD LUPINE RD	82.80	5.00	5.00
144-570-002	6861 WILD LUPINE RD	82.80	5.00	5.00
144-570-003	6871 WILD LUPINE RD	82.80	5.00	5.00
144-570-004	6821 WILD LUPINE RD	82.80	5.00	5.00
144-570-005	6831 WILD LUPINE RD	82.80	5.00	5.00
144-570-006	6841 WILD LUPINE RD	82.80	5.00	5.00
144-571-001	14627 BLAZING STAR DR	82.80	5.00	5.00
144-571-002	14617 BLAZING STAR DR	82.80	5.00	5.00
144-572-001	14614 BLAZING STAR DR	82.80	5.00	5.00
144-572-002	14624 BLAZING STAR DR	82.80	5.00	5.00
144-572-003	14634 BLAZING STAR DR	82.80	5.00	5.00
144-572-004	6882 HOP CLOVER RD	82.80	5.00	5.00
144-572-005	6872 HOP CLOVER RD	82.80	5.00	5.00
144-572-006	6862 HOP CLOVER RD	82.80	5.00	5.00
144-572-007	6852 HOP CLOVER RD	82.80	5.00	5.00
144-573-001	6832 HOP CLOVER RD	82.80	5.00	5.00
144-573-002	6822 HOP CLOVER RD	82.80	5.00	5.00
144-573-003	6812 HOP CLOVER RD	82.80	5.00	5.00
144-573-004	6802 HOP CLOVER RD	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-573-005	6743 DOCK DR	82.80	5.00	5.00
144-573-006	6753 DOCK DR	82.80	5.00	5.00
144-573-007	6763 DOCK DR	82.80	5.00	5.00
144-573-008	6773 DOCK DR	82.80	5.00	5.00
144-573-009	6783 DOCK DR	82.80	5.00	5.00
144-573-010	6793 DOCK DR	82.80	5.00	5.00
144-573-011	6813 DOCK DR	82.80	5.00	5.00
144-573-012	6823 DOCK DR	82.80	5.00	5.00
144-573-013	6833 DOCK DR	82.80	5.00	5.00
144-573-014	6843 DOCK DR	82.80	5.00	5.00
144-573-015	6853 DOCK DR	82.80	5.00	5.00
144-573-016	6863 DOCK DR	82.80	5.00	5.00
144-573-017	6873 DOCK DR	82.80	5.00	5.00
144-573-018	6883 DOCK DR	82.80	5.00	5.00
144-573-019	6878 WILD LUPINE RD	82.80	5.00	5.00
144-573-020	6868 WILD LUPINE RD	82.80	5.00	5.00
144-573-021	6858 WILD LUPINE RD	82.80	5.00	5.00
144-573-022	6848 WILD LUPINE RD	82.80	5.00	5.00
144-573-023	6838 WILD LUPINE RD	82.80	5.00	5.00
144-573-024	6818 WILD LUPINE RD	82.80	5.00	5.00
144-573-025	6808 WILD LUPINE RD	82.80	5.00	5.00
144-573-026	6798 WILD LUPINE RD	82.80	5.00	5.00
144-573-027	14773 MEADOWSWEET DR	82.80	5.00	5.00
144-573-028	14763 MEADOWSWEET DR	82.80	5.00	5.00
144-573-029	14753 MEADOWSWEET DR	82.80	5.00	5.00
144-573-030	14743 MEADOWSWEET DR	82.80	5.00	5.00
144-573-031	14733 MEADOWSWEET DR	82.80	5.00	5.00
144-573-032	14723 MEADOWSWEET DR	82.80	5.00	5.00
144-573-033	14713 MEADOWSWEET DR	82.80	5.00	5.00
144-573-034	14693 MEADOWSWEET DR	82.80	5.00	5.00
144-573-035	14683 MEADOWSWEET DR	82.80	5.00	5.00
144-573-036	14673 MEADOWSWEET DR	82.80	5.00	5.00
144-573-037	14653 MEADOWSWEET DR	82.80	5.00	5.00
144-573-038	14643 MEADOWSWEET DR	82.80	5.00	5.00
144-573-039	14633 MEADOWSWEET DR	82.80	5.00	5.00
144-573-040	14623 MEADOWSWEET DR	82.80	5.00	5.00
144-573-041	14613 MEADOWSWEET DR	82.80	5.00	5.00
144-574-001	6780 DOCK DR	82.80	5.00	5.00
144-574-002	6770 DOCK DR	82.80	5.00	5.00
144-574-003	6815 HOP CLOVER RD	82.80	5.00	5.00
144-574-004	6825 HOP CLOVER RD	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-574-005	6835 HOP CLOVER RD	82.80	5.00	5.00
144-574-006	6845 HOP CLOVER RD	82.80	5.00	5.00
144-574-007	6855 HOP CLOVER RD	82.80	5.00	5.00
144-574-008	6865 HOP CLOVER RD	82.80	5.00	5.00
144-574-009	6875 HOP CLOVER RD	82.80	5.00	5.00
144-574-010	6885 HOP CLOVER RD	82.80	5.00	5.00
144-574-011	6880 DOCK DR	82.80	5.00	5.00
144-574-012	6870 DOCK DR	82.80	5.00	5.00
144-574-013	6860 DOCK DR	82.80	5.00	5.00
144-574-014	6850 DOCK DR	82.80	5.00	5.00
144-574-015	6840 DOCK DR	82.80	5.00	5.00
144-574-016	6830 DOCK DR	82.80	5.00	5.00
144-575-001	14622 AVEN CT	82.80	5.00	5.00
144-575-002	14612 AVEN CT	82.80	5.00	5.00
144-575-003	14620 MEADOWSWEET DR	82.80	5.00	5.00
144-575-004	14630 MEADOWSWEET DR	82.80	5.00	5.00
144-575-005	14640 MEADOWSWEET DR	82.80	5.00	5.00
144-575-006	14650 MEADOWSWEET DR	82.80	5.00	5.00
144-580-001	6901 WILD LUPINE RD	82.80	5.00	5.00
144-580-002	6911 WILD LUPINE RD	82.80	5.00	5.00
144-580-003	6931 WILD LUPINE RD	82.80	5.00	5.00
144-580-004	6951 WILD LUPINE RD	82.80	5.00	5.00
144-580-005	6971 WILD LUPINE RD	82.80	5.00	5.00
144-580-006	6981 WILD LUPINE RD	82.80	5.00	5.00
144-580-007	6991 WILD LUPINE RD	82.80	5.00	5.00
144-580-008	14787 BLAZING STAR DR	82.80	5.00	5.00
144-580-009	14777 BLAZING STAR DR	82.80	5.00	5.00
144-580-010	14767 BLAZING STAR DR	82.80	5.00	5.00
144-580-011	14757 BLAZING STAR DR	82.80	5.00	5.00
144-580-012	14747 BLAZING STAR DR	82.80	5.00	5.00
144-580-013	14737 BLAZING STAR DR	82.80	5.00	5.00
144-580-014	14727 BLAZING STAR DR	82.80	5.00	5.00
144-580-015	14717 BLAZING STAR DR	82.80	5.00	5.00
144-580-016	6989 SNOW BUNTING CT	82.80	5.00	5.00
144-580-017	6994 SNOW BUNTING CT	82.80	5.00	5.00
144-580-018	6984 SNOW BUNTING CT	82.80	5.00	5.00
144-580-019	14697 BLAZING STAR DR	82.80	5.00	5.00
144-580-020	14687 BLAZING STAR DR	82.80	5.00	5.00
144-580-021	14677 BLAZING STAR DR	82.80	5.00	5.00
144-580-022	14667 BLAZING STAR DR	82.80	5.00	5.00
144-580-023	14657 BLAZING STAR DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-580-024	14647 BLAZING STAR DR	82.80	5.00	5.00
144-580-025	14637 BLAZING STAR DR	82.80	5.00	5.00
144-581-001	14644 BLAZING STAR DR	82.80	5.00	5.00
144-581-002	14654 BLAZING STAR DR	82.80	5.00	5.00
144-581-003	14664 BLAZING STAR DR	82.80	5.00	5.00
144-581-004	14674 BLAZING STAR DR	82.80	5.00	5.00
144-581-005	14694 BLAZING STAR DR	82.80	5.00	5.00
144-581-006	14704 BLAZING STAR DR	82.80	5.00	5.00
144-581-007	14714 BLAZING STAR DR	82.80	5.00	5.00
144-581-008	14724 BLAZING STAR DR	82.80	5.00	5.00
144-581-009	14734 BLAZING STAR DR	82.80	5.00	5.00
144-581-010	14744 BLAZING STAR DR	82.80	5.00	5.00
144-581-011	14754 BLAZING STAR DR	82.80	5.00	5.00
144-581-012	14764 BLAZING STAR DR	82.80	5.00	5.00
144-581-013	14774 BLAZING STAR DR	82.80	5.00	5.00
144-581-014	14784 BLAZING STAR DR	82.80	5.00	5.00
144-581-015	14794 BLAZING STAR DR	82.80	5.00	5.00
144-581-016	14799 BITTERSWEET LN	82.80	5.00	5.00
144-581-017	14789 BITTERSWEET LN	82.80	5.00	5.00
144-581-018	14779 BITTERSWEET LN	82.80	5.00	5.00
144-581-019	14769 BITTERSWEET LN	82.80	5.00	5.00
144-581-020	14759 BITTERSWEET LN	82.80	5.00	5.00
144-581-021	14749 BITTERSWEET LN	82.80	5.00	5.00
144-581-022	14739 BITTERSWEET LN	82.80	5.00	5.00
144-581-023	14729 BITTERSWEET LN	82.80	5.00	5.00
144-581-024	6922 HOP CLOVER RD	82.80	5.00	5.00
144-581-025	6912 HOP CLOVER RD	82.80	5.00	5.00
144-581-026	6902 HOP CLOVER RD	82.80	5.00	5.00
144-581-027	6892 HOP CLOVER RD	82.80	5.00	5.00
144-582-001	6895 HOP CLOVER RD	82.80	5.00	5.00
144-582-002	6905 HOP CLOVER RD	82.80	5.00	5.00
144-582-003	6915 HOP CLOVER RD	82.80	5.00	5.00
144-582-004	6910 DOCK DR	82.80	5.00	5.00
144-582-005	6900 DOCK DR	82.80	5.00	5.00
144-582-006	6890 DOCK DR	82.80	5.00	5.00
144-583-001	6893 DOCK DR	82.80	5.00	5.00
144-583-002	6903 DOCK DR	82.80	5.00	5.00
144-583-003	6913 DOCK DR	82.80	5.00	5.00
144-583-004	6918 WILD LUPINE RD	82.80	5.00	5.00
144-583-005	6898 WILD LUPINE RD	82.80	5.00	5.00
144-590-001	14660 MEADOWSWEET DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-590-002	14670 MEADOWSWEET DR	82.80	5.00	5.00
144-590-003	6768 RUBY GIANT CT	82.80	5.00	5.00
144-590-004	6758 RUBY GIANT CT	82.80	5.00	5.00
144-590-005	6748 RUBY GIANT CT	82.80	5.00	5.00
144-590-006	6738 RUBY GIANT CT	82.80	5.00	5.00
144-590-007	6728 RUBY GIANT CT	82.80	5.00	5.00
144-591-002	14655 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-003	14665 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-004	14675 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-005	14685 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-006	14695 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-007	14705 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-008	14715 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-009	14725 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-010	14735 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-011	14745 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-012	14755 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-013	14765 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-014	14775 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-015	14785 PRAIRIE SMOKE RD	82.80	5.00	5.00
144-591-016	14790 MEADOWSWEET DR	82.80	5.00	5.00
144-591-017	14780 MEADOWSWEET DR	82.80	5.00	5.00
144-591-018	14770 MEADOWSWEET DR	82.80	5.00	5.00
144-591-019	14760 MEADOWSWEET DR	82.80	5.00	5.00
144-591-020	14750 MEADOWSWEET DR	82.80	5.00	5.00
144-591-021	14740 MEADOWSWEET DR	82.80	5.00	5.00
144-591-022	14730 MEADOWSWEET DR	82.80	5.00	5.00
144-591-023	14720 MEADOWSWEET DR	82.80	5.00	5.00
144-591-024	14710 MEADOWSWEET DR	82.80	5.00	5.00
144-591-025	14700 MEADOWSWEET DR	82.80	5.00	5.00
144-591-026	14690 MEADOWSWEET DR	82.80	5.00	5.00
144-591-027	6761 RUBY GIANT CT	82.80	5.00	5.00
144-591-028	6751 RUBY GIANT CT	82.80	5.00	5.00
144-591-029	6771 WILD LUPINE RD	82.80	5.00	5.00
144-591-030	6781 WILD LUPINE RD	82.80	5.00	5.00
144-591-031	6791 WILD LUPINE RD	82.80	5.00	5.00
144-591-032	6801 WILD LUPINE RD	82.80	5.00	5.00
144-600-001	6718 RUBY GIANT CT	82.80	5.00	5.00
144-600-002	6708 RUBY GIANT CT	82.80	5.00	5.00
144-600-003	6698 RUBY GIANT CT	82.80	5.00	5.00
144-600-004	6688 RUBY GIANT CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-600-005	6678 RUBY GIANT CT	82.80	5.00	5.00
144-600-006	6658 RUBY GIANT CT	82.80	5.00	5.00
144-600-007	6648 RUBY GIANT CT	82.80	5.00	5.00
144-600-008	6638 RUBY GIANT CT	82.80	5.00	5.00
144-600-009	6628 RUBY GIANT CT	82.80	5.00	5.00
144-600-010	6618 RUBY GIANT CT	82.80	5.00	5.00
144-600-011	6608 RUBY GIANT CT	82.80	5.00	5.00
144-600-012	6601 RUBY GIANT CT	82.80	5.00	5.00
144-600-013	6611 RUBY GIANT CT	82.80	5.00	5.00
144-600-014	6621 RUBY GIANT CT	82.80	5.00	5.00
144-600-015	6631 RUBY GIANT CT	82.80	5.00	5.00
144-600-016	6641 RUBY GIANT CT	82.80	5.00	5.00
144-600-017	6651 RUBY GIANT CT	82.80	5.00	5.00
144-600-018	6671 RUBY GIANT CT	82.80	5.00	5.00
144-600-019	6681 RUBY GIANT CT	82.80	5.00	5.00
144-600-020	6691 RUBY GIANT CT	82.80	5.00	5.00
144-600-021	6701 RUBY GIANT CT	82.80	5.00	5.00
144-600-022	6711 RUBY GIANT CT	82.80	5.00	5.00
144-600-023	6710 BRIGHT GEM CT	82.80	5.00	5.00
144-600-024	6700 BRIGHT GEM CT	82.80	5.00	5.00
144-600-025	6690 BRIGHT GEM CT	82.80	5.00	5.00
144-600-026	6680 BRIGHT GEM CT	82.80	5.00	5.00
144-600-027	6670 BRIGHT GEM CT	82.80	5.00	5.00
144-600-028	6658 BRIGHT GEM CT	82.80	5.00	5.00
144-600-029	6650 BRIGHT GEM CT	82.80	5.00	5.00
144-600-030	6640 BRIGHT GEM CT	82.80	5.00	5.00
144-600-031	6630 BRIGHT GEM CT	82.80	5.00	5.00
144-600-032	6620 BRIGHT GEM CT	82.80	5.00	5.00
144-600-033	6610 BRIGHT GEM CT	82.80	5.00	5.00
144-600-034	6613 BRIGHT GEM CT	82.80	5.00	5.00
144-600-035	6623 BRIGHT GEM CT	82.80	5.00	5.00
144-600-036	6633 BRIGHT GEM CT	82.80	5.00	5.00
144-600-037	6643 BRIGHT GEM CT	82.80	5.00	5.00
144-600-038	6653 BRIGHT GEM CT	82.80	5.00	5.00
144-600-039	6659 BRIGHT GEM CT	82.80	5.00	5.00
144-600-040	6673 BRIGHT GEM CT	82.80	5.00	5.00
144-600-041	6683 BRIGHT GEM CT	82.80	5.00	5.00
144-600-042	6693 BRIGHT GEM CT	82.80	5.00	5.00
144-600-043	6703 BRIGHT GEM CT	82.80	5.00	5.00
144-600-044	6713 BRIGHT GEM CT	82.80	5.00	5.00
144-600-046	6725 ROSEBAY CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-600-047	6715 ROSEBAY CT	82.80	5.00	5.00
144-600-048	6705 ROSEBAY CT	82.80	5.00	5.00
144-600-049	6695 ROSEBAY CT	82.80	5.00	5.00
144-600-050	6685 ROSEBAY CT	82.80	5.00	5.00
144-600-051	6675 ROSEBAY CT	82.80	5.00	5.00
144-600-052	6645 ROSEBAY CT	82.80	5.00	5.00
144-600-053	6635 ROSEBAY CT	82.80	5.00	5.00
144-600-054	6625 ROSEBAY CT	82.80	5.00	5.00
144-600-055	6622 ROSEBAY CT	82.80	5.00	5.00
144-600-056	6632 ROSEBAY CT	82.80	5.00	5.00
144-600-057	6642 ROSEBAY CT	82.80	5.00	5.00
144-600-058	6652 ROSEBAY CT	82.80	5.00	5.00
144-600-059	6672 ROSEBAY CT	82.80	5.00	5.00
144-600-060	6682 ROSEBAY CT	82.80	5.00	5.00
144-600-061	6692 ROSEBAY CT	82.80	5.00	5.00
144-600-062	6702 ROSEBAY CT	82.80	5.00	5.00
144-600-063	6712 ROSEBAY CT	82.80	5.00	5.00
144-600-064	6722 ROSEBAY CT	82.80	5.00	5.00
144-600-065	6717 BULL THISTLE CT	82.80	5.00	5.00
144-600-066	6707 BULL THISTLE CT	82.80	5.00	5.00
144-600-067	6697 BULL THISTLE CT	82.80	5.00	5.00
144-600-068	6687 BULL THISTLE CT	82.80	5.00	5.00
144-600-069	6677 BULL THISTLE CT	82.80	5.00	5.00
144-600-070	6657 BULL THISTLE CT	82.80	5.00	5.00
144-600-071	6647 BULL THISTLE CT	82.80	5.00	5.00
144-600-072	6637 BULL THISTLE CT	82.80	5.00	5.00
144-600-073	6627 BULL THISTLE CT	82.80	5.00	5.00
144-600-074	6617 BULL THISTLE CT	82.80	5.00	5.00
144-600-075	6604 BULL THISTLE CT	82.80	5.00	5.00
144-600-076	6614 BULL THISTLE CT	82.80	5.00	5.00
144-600-077	6624 BULL THISTLE CT	82.80	5.00	5.00
144-600-078	6634 BULL THISTLE CT	82.80	5.00	5.00
144-600-079	6644 BULL THISTLE CT	82.80	5.00	5.00
144-600-080	6654 BULL THISTLE CT	82.80	5.00	5.00
144-600-081	6674 BULL THISTLE CT	82.80	5.00	5.00
144-600-082	6684 BULL THISTLE CT	82.80	5.00	5.00
144-600-083	6694 BULL THISTLE CT	82.80	5.00	5.00
144-600-084	6704 BULL THISTLE CT	82.80	5.00	5.00
144-600-085	6714 BULL THISTLE CT	82.80	5.00	5.00
144-610-001	6745 GROUND IVY CT	82.80	5.00	5.00
144-610-002	6735 GROUND IVY CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-610-003	6725 GROUND IVY CT	82.80	5.00	5.00
144-610-004	6715 GROUND IVY CT	82.80	5.00	5.00
144-610-005	6702 GROUND IVY CT	82.80	5.00	5.00
144-610-006	6712 GROUND IVY CT	82.80	5.00	5.00
144-610-007	6722 GROUND IVY CT	82.80	5.00	5.00
144-610-008	6732 GROUND IVY CT	82.80	5.00	5.00
144-610-009	6742 GROUND IVY CT	82.80	5.00	5.00
144-610-010	6747 MUSK MALLOW CT	82.80	5.00	5.00
144-610-011	6737 MUSK MALLOW CT	82.80	5.00	5.00
144-610-012	6727 MUSK MALLOW CT	82.80	5.00	5.00
144-610-013	6717 MUSK MALLOW CT	82.80	5.00	5.00
144-610-014	6687 MUSK MALLOW CT	82.80	5.00	5.00
144-610-015	6677 MUSK MALLOW CT	82.80	5.00	5.00
144-610-016	6674 MUSK MALLOW CT	82.80	5.00	5.00
144-610-017	6684 MUSK MALLOW CT	82.80	5.00	5.00
144-610-018	6694 MUSK MALLOW CT	82.80	5.00	5.00
144-610-019	6714 MUSK MALLOW CT	82.80	5.00	5.00
144-610-020	6724 MUSK MALLOW CT	82.80	5.00	5.00
144-610-021	6734 MUSK MALLOW CT	82.80	5.00	5.00
144-610-022	6744 MUSK MALLOW CT	82.80	5.00	5.00
144-610-023	6743 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-024	6733 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-025	6723 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-026	6713 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-027	6693 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-028	6683 WHITE CLOVER WAY	82.80	5.00	5.00
144-610-029	6673 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-001	6670 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-002	6650 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-003	6690 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-004	6700 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-005	6710 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-006	6720 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-007	6730 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-008	6740 WHITE CLOVER WAY	82.80	5.00	5.00
144-611-009	6741 SILVERWEED WAY	82.80	5.00	5.00
144-611-010	6731 SILVERWEED WAY	82.80	5.00	5.00
144-611-011	6721 SILVERWEED WAY	82.80	5.00	5.00
144-611-012	6711 SILVERWEED WAY	82.80	5.00	5.00
144-611-013	6701 SILVERWEED WAY	82.80	5.00	5.00
144-611-014	6691 SILVERWEED WAY	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-611-015	6681 SILVERWEED WAY	82.80	5.00	5.00
144-611-016	6651 SILVERWEED WAY	82.80	5.00	5.00
144-612-001	6648 SILVERWEED WAY	82.80	5.00	5.00
144-612-002	6658 SILVERWEED WAY	82.80	5.00	5.00
144-612-003	6678 SILVERWEED WAY	82.80	5.00	5.00
144-612-004	6688 SILVERWEED WAY	82.80	5.00	5.00
144-612-005	6698 SILVERWEED WAY	82.80	5.00	5.00
144-612-006	6708 SILVERWEED WAY	82.80	5.00	5.00
144-612-007	6718 SILVERWEED WAY	82.80	5.00	5.00
144-612-008	6728 SILVERWEED WAY	82.80	5.00	5.00
144-612-009	6738 SILVERWEED WAY	82.80	5.00	5.00
144-612-010	6729 WHITEWELL RD	82.80	5.00	5.00
144-612-011	6719 WHITEWELL RD	82.80	5.00	5.00
144-612-012	6709 WHITEWELL RD	82.80	5.00	5.00
144-612-013	6699 WHITEWELL RD	82.80	5.00	5.00
144-612-014	6689 WHITEWELL RD	82.80	5.00	5.00
144-612-015	6679 WHITEWELL RD	82.80	5.00	5.00
144-612-016	6659 WHITEWELL RD	82.80	5.00	5.00
144-612-017	6649 WHITEWELL RD	82.80	5.00	5.00
144-613-001	6636 WHITEWELL RD	82.80	5.00	5.00
144-613-002	6646 WHITEWELL RD	82.80	5.00	5.00
144-613-003	6656 WHITEWELL RD	82.80	5.00	5.00
144-613-004	6676 WHITEWELL RD	82.80	5.00	5.00
144-613-005	6686 WHITEWELL RD	82.80	5.00	5.00
144-613-006	6696 WHITEWELL RD	82.80	5.00	5.00
144-613-007	6706 WHITEWELL RD	82.80	5.00	5.00
144-613-008	6716 WHITEWELL RD	82.80	5.00	5.00
144-613-009	6726 WHITEWELL RD	82.80	5.00	5.00
144-750-001	14337 FLORENCE ST	82.80	5.00	5.00
144-750-002	14325 FLORENCE ST	82.80	5.00	5.00
144-750-003	14313 FLORENCE ST	82.80	5.00	5.00
144-750-004	14301 FLORENCE ST	82.80	5.00	5.00
144-750-005	14289 FLORENCE ST	82.80	5.00	5.00
144-750-006	14277 FLORENCE ST	82.80	5.00	5.00
144-750-007	14265 FLORENCE ST	82.80	5.00	5.00
144-750-008	14253 FLORENCE ST	82.80	5.00	5.00
144-750-009	14241 FLORENCE ST	82.80	5.00	5.00
144-750-010	14229 FLORENCE ST	82.80	5.00	5.00
144-750-011	14217 FLORENCE ST	82.80	5.00	5.00
144-750-012	14205 FLORENCE ST	82.80	5.00	5.00
144-750-013	6996 OLD PEAK LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-750-014	6984 OLD PEAK LN	82.80	5.00	5.00
144-750-015	6972 OLD PEAK LN	82.80	5.00	5.00
144-750-016	6960 OLD PEAK LN	82.80	5.00	5.00
144-750-017	6948 OLD PEAK LN	82.80	5.00	5.00
144-750-018	6936 OLD PEAK LN	82.80	5.00	5.00
144-751-001	14216 RYAN LN	82.80	5.00	5.00
144-751-002	14228 RYAN LN	82.80	5.00	5.00
144-751-003	14240 RYAN LN	82.80	5.00	5.00
144-751-004	14264 RYAN LN	82.80	5.00	5.00
144-751-005	14276 RYAN LN	82.80	5.00	5.00
144-751-006	14288 RYAN LN	82.80	5.00	5.00
144-751-007	14300 RYAN LN	82.80	5.00	5.00
144-751-008	14312 RYAN LN	82.80	5.00	5.00
144-751-009	6937 ANNIKA WAY	82.80	5.00	5.00
144-751-010	6949 ANNIKA WAY	82.80	5.00	5.00
144-751-011	6961 ANNIKA WAY	82.80	5.00	5.00
144-751-012	6973 ANNIKA WAY	82.80	5.00	5.00
144-751-013	6985 ANNIKA WAY	82.80	5.00	5.00
144-752-001	14310 FLORENCE ST	82.80	5.00	5.00
144-752-002	14298 FLORENCE ST	82.80	5.00	5.00
144-752-003	14286 FLORENCE ST	82.80	5.00	5.00
144-752-004	14274 FLORENCE ST	82.80	5.00	5.00
144-752-005	14262 FLORENCE ST	82.80	5.00	5.00
144-752-006	14250 FLORENCE ST	82.80	5.00	5.00
144-752-007	14238 FLORENCE ST	82.80	5.00	5.00
144-752-008	14226 FLORENCE ST	82.80	5.00	5.00
144-752-009	14219 RYAN LN	82.80	5.00	5.00
144-752-010	14231 RYAN LN	82.80	5.00	5.00
144-752-011	14243 RYAN LN	82.80	5.00	5.00
144-752-012	14255 RYAN LN	82.80	5.00	5.00
144-752-013	14267 RYAN LN	82.80	5.00	5.00
144-752-014	14279 RYAN LN	82.80	5.00	5.00
144-752-015	14291 RYAN LN	82.80	5.00	5.00
144-752-016	14303 RYAN LN	82.80	5.00	5.00
144-850-001	14226 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-002	14250 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-003	14262 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-004	14278 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-005	14286 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-006	14298 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-007	14310 HARVEST VALLEY AVE	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-850-008	14322 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-009	14334 HARVEST VALLEY AVE	82.80	5.00	5.00
144-850-010	7221 BERRY CREEK ST	82.80	5.00	5.00
144-850-011	7233 BERRY CREEK ST	82.80	5.00	5.00
144-850-012	7245 BERRY CREEK ST	82.80	5.00	5.00
144-850-013	7257 BERRY CREEK ST	82.80	5.00	5.00
144-850-014	7269 BERRY CREEK ST	82.80	5.00	5.00
144-850-015	7281 BERRY CREEK ST	82.80	5.00	5.00
144-850-016	7280 MEURICE CIR	82.80	5.00	5.00
144-850-017	7268 MEURICE CIR	82.80	5.00	5.00
144-850-018	7256 MEURICE CIR	82.80	5.00	5.00
144-850-019	7244 MEURICE CIR	82.80	5.00	5.00
144-850-020	7232 MEURICE CIR	82.80	5.00	5.00
144-850-021	7220 MEURICE CIR	82.80	5.00	5.00
144-850-022	7208 MEURICE CIR	82.80	5.00	5.00
144-850-023	7213 MEURICE CIR	82.80	5.00	5.00
144-850-024	7225 MEURICE CIR	82.80	5.00	5.00
144-850-025	7237 MEURICE CIR	82.80	5.00	5.00
144-850-026		82.80	5.00	5.00
144-850-027	7261 MEURICE CIR	82.80	5.00	5.00
144-850-028	7273 MEURICE CIR	82.80	5.00	5.00
144-850-029	7285 MEURICE CIR	82.80	5.00	5.00
144-850-030	7297 MEURICE CIR	82.80	5.00	5.00
144-850-031	14389 LYONNAIS ST	82.80	5.00	5.00
144-850-032	14377 LYONNAIS ST	82.80	5.00	5.00
144-850-033	14365 LYONNAIS ST	82.80	5.00	5.00
144-850-034	14353 LYONNAIS ST	82.80	5.00	5.00
144-851-001	14329 LYONNAIS ST	82.80	5.00	5.00
144-851-002	14317 LYONNAIS ST	82.80	5.00	5.00
144-851-003	14305 LYONNAIS ST	82.80	5.00	5.00
144-851-004	14293 LYONNAIS ST	82.80	5.00	5.00
144-851-005	14281 LYONNAIS ST	82.80	5.00	5.00
144-851-006	14269 LYONNAIS ST	82.80	5.00	5.00
144-851-007	14257 LYONNAIS ST	82.80	5.00	5.00
144-851-008	14245 LYONNAIS ST	82.80	5.00	5.00
144-851-009	14233 LYONNAIS ST	82.80	5.00	5.00
144-851-010	7298 ELYSSE ST	82.80	5.00	5.00
144-851-011	7286 ELYSSE ST	82.80	5.00	5.00
144-851-012	7276 ELYSSE ST	82.80	5.00	5.00
144-851-013	7262 ELYSSE ST	82.80	5.00	5.00
144-851-014	7250 ELYSSE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-851-015	7238 ELYSSE ST	82.80	5.00	5.00
144-851-016	7226 ELYSSE ST	82.80	5.00	5.00
144-852-001	14231 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-002	7243 ELYSSE ST	82.80	5.00	5.00
144-852-003	7255 ELYSSE ST	82.80	5.00	5.00
144-852-004	7267 ELYSSE ST	82.80	5.00	5.00
144-852-005	7274 LAZARE CT	82.80	5.00	5.00
144-852-006	7262 LAZARE CT	82.80	5.00	5.00
144-852-007	7250 LAZARE CT	82.80	5.00	5.00
144-852-008	7255 LAZARE CT	82.80	5.00	5.00
144-852-009	7267 LAZARE CT	82.80	5.00	5.00
144-852-010	7279 LAZARE CT	82.80	5.00	5.00
144-852-011	14300 LYONNAIS ST	82.80	5.00	5.00
144-852-012	14312 LYONNAIS ST	82.80	5.00	5.00
144-852-013	7276 BERRY CREEK ST	82.80	5.00	5.00
144-852-014	7264 BERRY CREEK ST	82.80	5.00	5.00
144-852-015	7252 BERRY CREEK ST	82.80	5.00	5.00
144-852-016	14327 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-017	14315 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-018	14303 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-019	14291 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-020	14279 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-021	14267 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-022	14255 HARVEST VALLEY AVE	82.80	5.00	5.00
144-852-023	14243 HARVEST VALLEY AVE	82.80	5.00	5.00
144-870-001	13925 RIVERGLEN DR	82.80	5.00	5.00
144-870-002	13935 RIVERGLEN DR	82.80	5.00	5.00
144-870-003	13945 RIVERGLEN DR	82.80	5.00	5.00
144-870-004	13955 RIVERGLEN DR	82.80	5.00	5.00
144-870-005	13965 RIVERGLEN DR	82.80	5.00	5.00
144-870-006	13975 RIVERGLEN DR	82.80	5.00	5.00
144-871-001	13980 BARNETT LN	82.80	5.00	5.00
144-871-002	13970 BARNETT LN	82.80	5.00	5.00
144-871-003	13960 BARNETT LN	82.80	5.00	5.00
144-871-004	13950 BARNETT LN	82.80	5.00	5.00
144-871-005	13940 BARNETT LN	82.80	5.00	5.00
144-871-006	13930 BARNETT LN	82.80	5.00	5.00
144-871-007	13920 BARNETT LN	82.80	5.00	5.00
144-871-008	13910 BARNETT LN	82.80	5.00	5.00
144-871-009	13900 BARNETT LN	82.80	5.00	5.00
144-871-010	13890 BARNETT LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-871-011	6838 LUCITE DR	82.80	5.00	5.00
144-871-012	6842 LUCITE DR	82.80	5.00	5.00
144-871-013	6846 LUCITE DR	82.80	5.00	5.00
144-871-014	6850 LUCITE DR	82.80	5.00	5.00
144-871-015	6854 LUCITE DR	82.80	5.00	5.00
144-871-016	6858 LUCITE DR	82.80	5.00	5.00
144-871-017	6862 LUCITE DR	82.80	5.00	5.00
144-871-018	6866 LUCITE DR	82.80	5.00	5.00
144-871-019	6870 LUCITE DR	82.80	5.00	5.00
144-871-020	6874 LUCITE DR	82.80	5.00	5.00
144-871-021	6878 LUCITE DR	82.80	5.00	5.00
144-871-022	6882 LUCITE DR	82.80	5.00	5.00
144-871-023	6886 LUCITE DR	82.80	5.00	5.00
144-871-024	6890 LUCITE DR	82.80	5.00	5.00
144-871-025	6894 LUCITE DR	82.80	5.00	5.00
144-871-026	13998 AGATE CT	82.80	5.00	5.00
144-871-027	13988 AGATE CT	82.80	5.00	5.00
144-871-028	13978 AGATE CT	82.80	5.00	5.00
144-871-029	13968 AGATE CT	82.80	5.00	5.00
144-871-030	13979 AGATE CT	82.80	5.00	5.00
144-872-001	13930 RIVERGLEN DR	82.80	5.00	5.00
144-872-002	13940 RIVERGLEN DR	82.80	5.00	5.00
144-872-003	6883 MOONFLOWER DR	82.80	5.00	5.00
144-872-004	6879 MOONFLOWER DR	82.80	5.00	5.00
144-872-005	6875 MOONFLOWER DR	82.80	5.00	5.00
144-872-006	6873 MOONFLOWER CT	82.80	5.00	5.00
144-872-007	6871 MOONFLOWER CT	82.80	5.00	5.00
144-872-008	6867 MOONFLOWER CT	82.80	5.00	5.00
144-872-009	6863 MOONFLOWER CT	82.80	5.00	5.00
144-872-010	6859 MOONFLOWER CT	82.80	5.00	5.00
144-872-011	6855 MOONFLOWER CT	82.80	5.00	5.00
144-872-012	6851 MOONFLOWER CT	82.80	5.00	5.00
144-872-013	6850 MOONFLOWER CT	82.80	5.00	5.00
144-872-014	6854 MOONFLOWER CT	82.80	5.00	5.00
144-872-015	6858 MOONFLOWER CT	82.80	5.00	5.00
144-872-016	6862 MOONFLOWER CT	82.80	5.00	5.00
144-872-017	6866 MOONFLOWER CT	82.80	5.00	5.00
144-872-018	6870 MOONFLOWER CT	82.80	5.00	5.00
144-872-019	6874 MOONFLOWER CT	82.80	5.00	5.00
144-872-020	6873 LUCITE DR	82.80	5.00	5.00
144-872-021	6869 LUCITE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-872-022	6865 LUCITE DR	82.80	5.00	5.00
144-872-023	6861 LUCITE DR	82.80	5.00	5.00
144-872-024	6857 LUCITE DR	82.80	5.00	5.00
144-872-025	6853 LUCITE DR	82.80	5.00	5.00
144-872-026	6849 LUCITE DR	82.80	5.00	5.00
144-872-027	13905 BARNETT LN	82.80	5.00	5.00
144-872-028	13915 BARNETT LN	82.80	5.00	5.00
144-872-029	13925 BARNETT LN	82.80	5.00	5.00
144-872-030	13935 BARNETT LN	82.80	5.00	5.00
144-872-031	13945 BARNETT LN	82.80	5.00	5.00
144-872-032	13955 BARNETT LN	82.80	5.00	5.00
144-872-033	6842 TOURMALINE DR	82.80	5.00	5.00
144-872-034	6846 TOURMALINE DR	82.80	5.00	5.00
144-872-035	6850 TOURMALINE DR	82.80	5.00	5.00
144-872-036	6854 TOURMALINE DR	82.80	5.00	5.00
144-872-037	6858 TOURMALINE DR	82.80	5.00	5.00
144-872-038	6862 TOURMALINE DR	82.80	5.00	5.00
144-872-039	6866 TOURMALINE DR	82.80	5.00	5.00
144-872-040	6870 TOURMALINE DR	82.80	5.00	5.00
144-872-041	6874 TOURMALINE DR	82.80	5.00	5.00
144-872-042	6878 TOURMALINE DR	82.80	5.00	5.00
144-872-043	6882 TOURMALINE DR	82.80	5.00	5.00
144-872-044	6886 TOURMALINE DR	82.80	5.00	5.00
144-872-045	6890 TOURMALINE DR	82.80	5.00	5.00
144-872-046	6894 TOURMALINE DR	82.80	5.00	5.00
144-880-001	13985 RIVERGLEN DR	82.80	5.00	5.00
144-880-002	13995 RIVERGLEN DR	82.80	5.00	5.00
144-880-003	14005 RIVERGLEN DR	82.80	5.00	5.00
144-880-004	14015 RIVERGLEN DR	82.80	5.00	5.00
144-880-005	14025 RIVERGLEN DR	82.80	5.00	5.00
144-880-006	14035 RIVERGLEN DR	82.80	5.00	5.00
144-880-007	14045 RIVERGLEN DR	82.80	5.00	5.00
144-880-008	14065 RIVERGLEN DR	82.80	5.00	5.00
144-880-009	14075 RIVERGLEN DR	82.80	5.00	5.00
144-880-010	14085 RIVERGLEN DR	82.80	5.00	5.00
144-880-011	14095 RIVERGLEN DR	82.80	5.00	5.00
144-880-012	14105 RIVERGLEN DR	82.80	5.00	5.00
144-880-013	14115 RIVERGLEN DR	82.80	5.00	5.00
144-880-014	6925 RIVERGLEN CT	82.80	5.00	5.00
144-880-015	6915 RIVERGLEN CT	82.80	5.00	5.00
144-880-016	6905 RIVERGLEN CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-880-017	6895 RIVERGLEN CT	82.80	5.00	5.00
144-880-018	6885 RIVERGLEN CT	82.80	5.00	5.00
144-880-019	6875 RIVERGLEN CT	82.80	5.00	5.00
144-880-020	6865 RIVERGLEN CT	82.80	5.00	5.00
144-880-021	6855 RIVERGLEN CT	82.80	5.00	5.00
144-880-022	6845 RIVERGLEN CT	82.80	5.00	5.00
144-880-023	6835 RIVERGLEN CT	82.80	5.00	5.00
144-880-024	6825 RIVERGLEN CT	82.80	5.00	5.00
144-880-025	6815 RIVERGLEN CT	82.80	5.00	5.00
144-880-026	6805 RIVERGLEN CT	82.80	5.00	5.00
144-880-027	6816 RIVERGLEN CT	82.80	5.00	5.00
144-880-028	6826 RIVERGLEN CT	82.80	5.00	5.00
144-880-029	6836 RIVERGLEN CT	82.80	5.00	5.00
144-880-030	6846 RIVERGLEN CT	82.80	5.00	5.00
144-880-031	6856 RIVERGLEN CT	82.80	5.00	5.00
144-880-032	6866 RIVERGLEN CT	82.80	5.00	5.00
144-880-033	6863 STILLBROOK WAY	82.80	5.00	5.00
144-880-034	6853 STILLBROOK WAY	82.80	5.00	5.00
144-880-035	6843 STILLBROOK WAY	82.80	5.00	5.00
144-880-036	6833 STILLBROOK WAY	82.80	5.00	5.00
144-880-037	6823 STILLBROOK WAY	82.80	5.00	5.00
144-880-038	6813 STILLBROOK WAY	82.80	5.00	5.00
144-880-039	6803 STILLBROOK WAY	82.80	5.00	5.00
144-881-001	6886 RIVERGLEN CT	82.80	5.00	5.00
144-881-002	6896 RIVERGLEN CT	82.80	5.00	5.00
144-881-003	6906 RIVERGLEN CT	82.80	5.00	5.00
144-881-004	14110 RIVERGLEN DR	82.80	5.00	5.00
144-881-005	14090 RIVERGLEN DR	82.80	5.00	5.00
144-881-006	14080 RIVERGLEN DR	82.80	5.00	5.00
144-881-007	14070 RIVERGLEN DR	82.80	5.00	5.00
144-881-008	14050 RIVERGLEN DR	82.80	5.00	5.00
144-881-009	14030 RIVERGLEN DR	82.80	5.00	5.00
144-881-010	14010 RIVERGLEN DR	82.80	5.00	5.00
144-881-011	14000 RIVERGLEN DR	82.80	5.00	5.00
144-881-012	13990 RIVERGLEN DR	82.80	5.00	5.00
144-881-013	13980 RIVERGLEN DR	82.80	5.00	5.00
144-881-014	6983 STILLBROOK WAY	82.80	5.00	5.00
144-881-015	6973 STILLBROOK WAY	82.80	5.00	5.00
144-881-016	6963 STILLBROOK WAY	82.80	5.00	5.00
144-881-017	6953 STILLBROOK WAY	82.80	5.00	5.00
144-881-018	6943 STILLBROOK WAY	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-881-019	6933 STILLBROOK WAY	82.80	5.00	5.00
144-881-020	6923 STILLBROOK WAY	82.80	5.00	5.00
144-881-021	6913 STILLBROOK WAY	82.80	5.00	5.00
144-881-022	6903 STILLBROOK WAY	82.80	5.00	5.00
144-881-023	6893 STILLBROOK WAY	82.80	5.00	5.00
144-881-024	6883 STILLBROOK WAY	82.80	5.00	5.00
144-882-001	14030 BARNETT LN	82.80	5.00	5.00
144-882-002	14020 BARNETT LN	82.80	5.00	5.00
144-882-003	14010 BARNETT LN	82.80	5.00	5.00
144-882-004	14000 BARNETT LN	82.80	5.00	5.00
144-882-005	13990 BARNETT LN	82.80	5.00	5.00
144-883-001	6974 STILLBROOK WAY	82.80	5.00	5.00
144-883-002	6964 STILLBROOK WAY	82.80	5.00	5.00
144-883-003	6954 STILLBROOK WAY	82.80	5.00	5.00
144-883-004	6944 STILLBROOK WAY	82.80	5.00	5.00
144-883-005	6924 STILLBROOK WAY	82.80	5.00	5.00
144-883-006	6894 STILLBROOK WAY	82.80	5.00	5.00
144-883-007	6874 STILLBROOK WAY	82.80	5.00	5.00
144-883-008	6864 STILLBROOK WAY	82.80	5.00	5.00
144-883-009	6854 STILLBROOK WAY	82.80	5.00	5.00
144-883-010	6844 STILLBROOK WAY	82.80	5.00	5.00
144-883-011	14035 BARNETT LN	82.80	5.00	5.00
144-883-012	14025 BARNETT LN	82.80	5.00	5.00
144-883-013	14015 BARNETT LN	82.80	5.00	5.00
144-883-014	14005 BARNETT LN	82.80	5.00	5.00
144-883-015	13995 BARNETT LN	82.80	5.00	5.00
144-883-016	6847 TOURMALINE DR	82.80	5.00	5.00
144-883-017	6851 TOURMALINE DR	82.80	5.00	5.00
144-883-018	14118 PUMICE CT	82.80	5.00	5.00
144-883-019	14112 PUMICE CT	82.80	5.00	5.00
144-883-020	14111 PUMICE CT	82.80	5.00	5.00
144-883-021	14117 PUMICE CT	82.80	5.00	5.00
144-883-022	6865 TOURMALINE DR	82.80	5.00	5.00
144-883-023	6869 TOURMALINE DR	82.80	5.00	5.00
152-470-001	13692 HUNTERS RUN CT	82.80	5.00	5.00
152-470-002	13682 HUNTERS RUN CT	82.80	5.00	5.00
152-470-003	13672 HUNTERS RUN CT	82.80	5.00	5.00
152-470-004	13662 HUNTERS RUN CT	82.80	5.00	5.00
152-470-005	13652 HUNTERS RUN CT	82.80	5.00	5.00
152-470-006	13642 HUNTERS RUN CT	82.80	5.00	5.00
152-470-007	13632 HUNTERS RUN CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-470-008	13622 HUNTERS RUN CT	82.80	5.00	5.00
152-470-009	13617 HUNTERS RUN CT	82.80	5.00	5.00
152-470-010	13627 HUNTERS RUN CT	82.80	5.00	5.00
152-470-011	13637 HUNTERS RUN CT	82.80	5.00	5.00
152-470-012	13647 HUNTERS RUN CT	82.80	5.00	5.00
152-470-013	13657 HUNTERS RUN CT	82.80	5.00	5.00
152-470-014	13667 HUNTERS RUN CT	82.80	5.00	5.00
152-470-015	13677 HUNTERS RUN CT	82.80	5.00	5.00
152-470-016	13687 HUNTERS RUN CT	82.80	5.00	5.00
152-470-017	13697 HUNTERS RUN CT	82.80	5.00	5.00
152-470-018	7550 SHADYSIDE WAY	82.80	5.00	5.00
152-470-019	7560 SHADYSIDE WAY	82.80	5.00	5.00
152-470-020	13678 SAGEMONT CT	82.80	5.00	5.00
152-470-021	13668 SAGEMONT CT	82.80	5.00	5.00
152-470-022	13658 SAGEMONT CT	82.80	5.00	5.00
152-470-023	13648 SAGEMONT CT	82.80	5.00	5.00
152-470-024	13638 SAGEMONT CT	82.80	5.00	5.00
152-470-025	13628 SAGEMONT CT	82.80	5.00	5.00
152-470-026	13618 SAGEMONT CT	82.80	5.00	5.00
152-470-027	13608 SAGEMONT CT	82.80	5.00	5.00
152-470-028	13613 SAGEMONT CT	82.80	5.00	5.00
152-470-029	13623 SAGEMONT CT	82.80	5.00	5.00
152-470-030	13633 SAGEMONT CT	82.80	5.00	5.00
152-470-031	13643 SAGEMONT CT	82.80	5.00	5.00
152-470-032	13653 SAGEMONT CT	82.80	5.00	5.00
152-470-033	13663 SAGEMONT CT	82.80	5.00	5.00
152-470-034	13673 SAGEMONT CT	82.80	5.00	5.00
152-470-035	13683 SAGEMONT CT	82.80	5.00	5.00
152-470-036	13693 SAGEMONT CT	82.80	5.00	5.00
152-471-001	7591 STONEGATE DR	82.80	5.00	5.00
152-471-002	7581 STONEGATE DR	82.80	5.00	5.00
152-471-003	7571 STONEGATE DR	82.80	5.00	5.00
152-471-004	7561 STONEGATE DR	82.80	5.00	5.00
152-471-005	7551 STONEGATE DR	82.80	5.00	5.00
152-471-006	7541 STONEGATE DR	82.80	5.00	5.00
152-471-007	7531 STONEGATE DR	82.80	5.00	5.00
152-471-008	7521 STONEGATE DR	82.80	5.00	5.00
152-471-009	13770 HUNTERS RUN CT	82.80	5.00	5.00
152-471-010	13760 HUNTERS RUN CT	82.80	5.00	5.00
152-471-011	13750 HUNTERS RUN CT	82.80	5.00	5.00
152-471-012	13740 HUNTERS RUN CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-471-013	13730 HUNTERS RUN CT	82.80	5.00	5.00
152-471-014	13720 HUNTERS RUN CT	82.80	5.00	5.00
152-471-015	13710 HUNTERS RUN DR	82.80	5.00	5.00
152-472-001	13713 HUNTERS RUN CT	82.80	5.00	5.00
152-472-002	13723 HUNTERS RUN CT	82.80	5.00	5.00
152-472-003	13733 HUNTERS RUN CT	82.80	5.00	5.00
152-472-004	13743 HUNTERS RUN CT	82.80	5.00	5.00
152-472-005	13753 HUNTERS RUN CT	82.80	5.00	5.00
152-472-006	13763 HUNTERS RUN CT	82.80	5.00	5.00
152-472-007	13762 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-008	13752 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-009	13742 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-010	13732 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-011	13735 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-012	13745 BRIGHT WATER CIR	82.80	5.00	5.00
152-472-013	7588 STONEGATE DR	82.80	5.00	5.00
152-472-014	7598 STONEGATE DR	82.80	5.00	5.00
152-472-015	7595 SHADYSIDE WAY	82.80	5.00	5.00
152-472-016	7585 SHADYSIDE WAY	82.80	5.00	5.00
152-472-017	7575 SHADYSIDE WAY	82.80	5.00	5.00
152-472-018	7565 SHADYSIDE WAY	82.80	5.00	5.00
152-472-019	7555 SHADYSIDE WAY	82.80	5.00	5.00
152-500-001	13308 WOODEN GATE WAY	82.80	5.00	5.00
152-500-002	13318 WOODEN GATE WAY	82.80	5.00	5.00
152-500-003	13328 WOODEN GATE WAY	82.80	5.00	5.00
152-500-004	13338 WOODEN GATE WAY	82.80	5.00	5.00
152-500-005	13348 WOODEN GATE WAY	82.80	5.00	5.00
152-500-006	13358 WOODEN GATE WAY	82.80	5.00	5.00
152-500-007	7292 CARI CT	82.80	5.00	5.00
152-500-008	7282 CARI CT	82.80	5.00	5.00
152-500-009	7272 CARI CT	82.80	5.00	5.00
152-500-010	7262 CARI CT	82.80	5.00	5.00
152-500-011	7256 CARI CT	82.80	5.00	5.00
152-500-012	7252 CARI CT	82.80	5.00	5.00
152-500-013	7242 CARI CT	82.80	5.00	5.00
152-500-014	7232 CARI CT	82.80	5.00	5.00
152-500-015	7222 CARI CT	82.80	5.00	5.00
152-500-016	7212 CARI CT	82.80	5.00	5.00
152-500-017	7202 CARI CT	82.80	5.00	5.00
152-500-018	7205 CARI CT	82.80	5.00	5.00
152-500-019	7215 CARI CT	82.80	5.00	5.00

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-500-020	7225 CARI CT	82.80	5.00	5.00
152-500-021	7235 CARI CT	82.80	5.00	5.00
152-500-022	7245 CARI CT	82.80	5.00	5.00
152-500-023	7285 CARI CT	82.80	5.00	5.00
152-500-024	7295 CARI CT	82.80	5.00	5.00
152-500-025	7230 COTTAGE GROVE CIR	82.80	5.00	5.00
152-500-026	7220 COTTAGE GROVE DR	82.80	5.00	5.00
152-500-027	7210 COTTAGE GROVE DR	82.80	5.00	5.00
152-500-028	7200 COTTAGE GROVE DR	82.80	5.00	5.00
152-500-029	7289 CANOPY LN	82.80	5.00	5.00
152-500-030	7279 CANOPY LN	82.80	5.00	5.00
152-500-031	7269 CANOPY LN	82.80	5.00	5.00
152-500-032	7259 CANOPY LN	82.80	5.00	5.00
152-500-033	7249 CANOPY LN	82.80	5.00	5.00
152-500-034	7239 CANOPY LN	82.80	5.00	5.00
152-500-035	7229 CANOPY LN	82.80	5.00	5.00
152-500-036	7219 CANOPY LN	82.80	5.00	5.00
152-500-037	7209 CANOPY LN	82.80	5.00	5.00
152-501-001	7213 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-002	7223 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-003	7233 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-004	7243 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-005	7253 COTTAGE GROVE CT	82.80	5.00	5.00
152-501-006	7263 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-007	7273 COTTAGE GROVE DR	82.80	5.00	5.00
152-501-008	7283 COTTAGE GROVE DR	82.80	5.00	5.00
152-502-001	7206 CANOPY LN	82.80	5.00	5.00
152-502-002	7216 CANOPY LN	82.80	5.00	5.00
152-502-003	7226 CANOPY LN	82.80	5.00	5.00
152-502-004	7236 CANOPY LN	82.80	5.00	5.00
152-502-005	7246 CANOPY LN	82.80	5.00	5.00
152-502-006	7247 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-502-007	7237 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-502-008	7227 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-502-009	7217 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-502-010	7207 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-001	7204 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-002	7214 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-003	7224 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-004	7234 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-005	7244 MIDNIGHT ROSE CIR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-503-006	7254 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-503-007	13227 CHARIOT RD	82.80	5.00	5.00
152-503-008	13237 CHARIOT RD	82.80	5.00	5.00
152-503-009	13247 CHARIOT RD	82.80	5.00	5.00
152-503-010	13257 CHARIOT RD	82.80	5.00	5.00
152-503-011	13267 CHARIOT RD	82.80	5.00	5.00
152-503-012	13277 CHARIOT RD	82.80	5.00	5.00
152-503-013	13278 WOODEN GATE WAY	82.80	5.00	5.00
152-503-014	13268 WOODEN GATE WAY	82.80	5.00	5.00
152-503-015	13258 WOODEN GATE WAY	82.80	5.00	5.00
152-503-016	13248 WOODEN GATE WAY	82.80	5.00	5.00
152-503-017	13238 WOODEN GATE WAY	82.80	5.00	5.00
152-503-018	13228 WOODEN GATE WAY	82.80	5.00	5.00
152-503-019	13218 WOODEN GATE WAY	82.80	5.00	5.00
152-510-001	7183 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-002	7173 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-003	7163 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-004	7153 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-005	13369 GLEN ECHO CT	82.80	5.00	5.00
152-510-006	13379 GLEN ECHO CT	82.80	5.00	5.00
152-510-007	13389 GLEN ECHO CT	82.80	5.00	5.00
152-510-008	13396 GLEN ECHO CT	82.80	5.00	5.00
152-510-009	13386 GLEN ECHO CT	82.80	5.00	5.00
152-510-010	13376 GLEN ECHO CT	82.80	5.00	5.00
152-510-011	13366 GLEN ECHO CT	82.80	5.00	5.00
152-510-012	7133 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-013	7123 COTTAGE GROVE DR	82.80	5.00	5.00
152-510-014	7113 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-001	7093 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-002	7083 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-003	7073 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-004	7063 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-005	7053 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-006	7043 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-007	7040 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-008	7050 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-009	7060 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-010	7070 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-011	7080 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-012	7090 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-013	7100 COTTAGE GROVE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-511-014	7110 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-015	7120 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-016	7130 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-017	7140 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-018	7150 COTTAGE GROVE DR	82.80	5.00	5.00
152-511-019	13352 BRASS RING LN	82.80	5.00	5.00
152-511-020	13332 BRASS RING LN	82.80	5.00	5.00
152-511-021	13322 BRASS RING LN	82.80	5.00	5.00
152-511-022	13312 BRASS RING LN	82.80	5.00	5.00
152-511-023	13302 BRASS RING LN	82.80	5.00	5.00
152-511-024	13292 BRASS RING LN	82.80	5.00	5.00
152-511-025	13282 BRASS RING LN	82.80	5.00	5.00
152-511-026	13272 BRASS RING LN	82.80	5.00	5.00
152-511-027	13262 BRASS RING LN	82.80	5.00	5.00
152-511-028	13252 BRASS RING LN	82.80	5.00	5.00
152-511-029	7167 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-030	7157 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-031	7147 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-032	7137 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-033	7127 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-034	7117 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-035	7114 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-036	7124 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-037	7134 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-038	7144 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-039	7154 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-040	7164 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-041	7174 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-042	7184 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-511-043	7194 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-512-001	7197 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-512-002	7187 MIDNIGHT ROSE CIR	82.80	5.00	5.00
152-512-003	13255 BRASS RING LN	82.80	5.00	5.00
152-512-004	13265 BRASS RING LN	82.80	5.00	5.00
152-512-005	13275 BRASS RING LN	82.80	5.00	5.00
152-513-001	13295 BRASS RING LN	82.80	5.00	5.00
152-513-002	13305 BRASS RING LN	82.80	5.00	5.00
152-513-003	13315 BRASS RING LN	82.80	5.00	5.00
152-513-004	13325 BRASS RING LN	82.80	5.00	5.00
152-513-005	13335 BRASS RING LN	82.80	5.00	5.00
152-513-006	13345 BRASS RING LN	82.80	5.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-513-007	13355 BRASS RING LN	82.80	5.00	5.00
152-513-008	7180 COTTAGE GROVE CIR	82.80	5.00	5.00
152-513-009	7190 COTTAGE GROVE DR	82.80	5.00	5.00
152-520-001	6435 CAXTON ST	82.80	5.00	5.00
152-520-002	6425 CAXTON ST	82.80	5.00	5.00
152-520-003	6415 CAXTON ST	82.80	5.00	5.00
152-520-004	6405 CAXTON ST	82.80	5.00	5.00
152-520-005	6395 CAXTON ST	82.80	5.00	5.00
152-521-001	12523 BLACK HORSE ST	82.80	5.00	5.00
152-521-002	12533 BLACK HORSE ST	82.80	5.00	5.00
152-521-003	12543 BLACK HORSE ST	82.80	5.00	5.00
152-521-004	12553 BLACK HORSE ST	82.80	5.00	5.00
152-521-005	12563 BLACK HORSE ST	82.80	5.00	5.00
152-521-006	12573 BLACK HORSE ST	82.80	5.00	5.00
152-521-007	12583 BLACK HORSE ST	82.80	5.00	5.00
152-521-008	6595 CAXTON ST	82.80	5.00	5.00
152-521-009	6585 CAXTON ST	82.80	5.00	5.00
152-521-010	6575 CAXTON ST	82.80	5.00	5.00
152-521-011	6565 CAXTON ST	82.80	5.00	5.00
152-521-012	6555 CAXTON ST	82.80	5.00	5.00
152-521-013	6545 CAXTON ST	82.80	5.00	5.00
152-521-014	6535 CAXTON ST	82.80	5.00	5.00
152-521-015	6525 CAXTON ST	82.80	5.00	5.00
152-521-016	6515 CAXTON ST	82.80	5.00	5.00
152-521-017	6505 CAXTON ST	82.80	5.00	5.00
152-521-018	6495 CAXTON ST	82.80	5.00	5.00
152-521-019	6485 CAXTON ST	82.80	5.00	5.00
152-521-020	6475 CAXTON ST	82.80	5.00	5.00
152-521-021	12559 LONGLEAF CT	82.80	5.00	5.00
152-521-022	12569 LONGLEAF CT	82.80	5.00	5.00
152-521-023	12579 LONGLEAF CT	82.80	5.00	5.00
152-521-024	12586 LONGLEAF CT	82.80	5.00	5.00
152-521-025	12576 LONGLEAF CT	82.80	5.00	5.00
152-521-026	12566 LONGLEAF CT	82.80	5.00	5.00
152-521-027	12556 LONGLEAF CT	82.80	5.00	5.00
152-521-028	6445 CAXTON ST	82.80	5.00	5.00
152-522-001	6402 CAXTON ST	82.80	5.00	5.00
152-522-002	6412 CAXTON ST	82.80	5.00	5.00
152-522-003	6422 CAXTON ST	82.80	5.00	5.00
152-522-004	6432 CAXTON ST	82.80	5.00	5.00
152-522-005	6442 CAXTON ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-522-006	6452 CAXTON ST	82.80	5.00	5.00
152-522-007	6462 CAXTON ST	82.80	5.00	5.00
152-522-008	6472 CAXTON ST	82.80	5.00	5.00
152-522-009	6492 CAXTON ST	82.80	5.00	5.00
152-522-010	6512 CAXTON ST	82.80	5.00	5.00
152-522-011	6522 CAXTON ST	82.80	5.00	5.00
152-522-012	6532 CAXTON ST	82.80	5.00	5.00
152-522-013	6542 CAXTON ST	82.80	5.00	5.00
152-522-014	6552 CAXTON ST	82.80	5.00	5.00
152-522-015	6562 CAXTON ST	82.80	5.00	5.00
152-522-016	6572 CAXTON ST	82.80	5.00	5.00
152-522-017	6582 CAXTON ST	82.80	5.00	5.00
152-522-018	12560 BLACK HORSE ST	82.80	5.00	5.00
152-522-019	12550 BLACK HORSE ST	82.80	5.00	5.00
152-522-020	12540 BLACK HORSE ST	82.80	5.00	5.00
152-522-021	12530 BLACK HORSE ST	82.80	5.00	5.00
152-522-022	12531 KENSINGTON CT	82.80	5.00	5.00
152-522-023	12541 KENSINGTON CT	82.80	5.00	5.00
152-522-024	12551 KENSINGTON CT	82.80	5.00	5.00
152-522-025	12561 KENSINGTON CT	82.80	5.00	5.00
152-522-026	12558 KENSINGTON CT	82.80	5.00	5.00
152-522-027	12548 KENSINGTON CT	82.80	5.00	5.00
152-522-028	12538 KENSINGTON CT	82.80	5.00	5.00
152-522-029	12528 KENSINGTON CT	82.80	5.00	5.00
152-522-030	6531 EMMERDALE ST	82.80	5.00	5.00
152-522-031	6521 EMMERDALE ST	82.80	5.00	5.00
152-522-032	12459 FARMBOROUGH CT	82.80	5.00	5.00
152-522-033	12469 FARMBOROUGH CT	82.80	5.00	5.00
152-522-034	12479 FARMBOROUGH CT	82.80	5.00	5.00
152-522-035	12529 FARMBOROUGH CT	82.80	5.00	5.00
152-522-036	12539 FARMBOROUGH CT	82.80	5.00	5.00
152-522-037	12536 FARMBOROUGH CT	82.80	5.00	5.00
152-522-038	12526 FARMBOROUGH CT	82.80	5.00	5.00
152-522-039	12516 FARMBOROUGH CT	82.80	5.00	5.00
152-522-040	12506 FARMBOROUGH CT	82.80	5.00	5.00
152-522-041	12496 FARMBOROUGH CT	82.80	5.00	5.00
152-522-042	12486 FARMBOROUGH CT	82.80	5.00	5.00
152-522-043	12476 FARMBOROUGH CT	82.80	5.00	5.00
152-522-044	12466 FARMBOROUGH CT	82.80	5.00	5.00
152-522-045	6481 EMMERDALE ST	82.80	5.00	5.00
152-522-046	6471 EMMERDALE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-530-001	12493 BLACK HORSE ST	82.80	5.00	5.00
152-530-002	12503 BLACK HORSE ST	82.80	5.00	5.00
152-530-003	12513 BLACK HORSE ST	82.80	5.00	5.00
152-531-001	12473 BLACK HORSE ST	82.80	5.00	5.00
152-531-002	12463 BLACK HORSE ST	82.80	5.00	5.00
152-531-003	12453 BLACK HORSE ST	82.80	5.00	5.00
152-531-004	12443 BLACK HORSE ST	82.80	5.00	5.00
152-531-005	12433 BLACK HORSE ST	82.80	5.00	5.00
152-532-001	6385 CAXTON ST	82.80	5.00	5.00
152-532-002	6375 CAXTON ST	82.80	5.00	5.00
152-532-003	6365 CAXTON ST	82.80	5.00	5.00
152-532-004	6355 CAXTON ST	82.80	5.00	5.00
152-532-005	6345 CAXTON ST	82.80	5.00	5.00
152-532-006	6444 MOONRIVER ST	82.80	5.00	5.00
152-532-007	6454 MOONRIVER ST	82.80	5.00	5.00
152-532-008	6464 MOONRIVER ST	82.80	5.00	5.00
152-532-009	6474 MOONRIVER ST	82.80	5.00	5.00
152-532-010	12422 MARBLE WAY	82.80	5.00	5.00
152-532-011	12432 MARBLE WAY	82.80	5.00	5.00
152-532-012	12442 MARBLE WAY	82.80	5.00	5.00
152-532-013	12454 MARBLE WAY	82.80	5.00	5.00
152-532-014	12320 BLACK HORSE ST	82.80	5.00	5.00
152-532-015	12397 MEADOWVALE ST	82.80	5.00	5.00
152-532-016	12407 MEADOWVALE ST	82.80	5.00	5.00
152-532-017	12417 MEADOWVALE ST	82.80	5.00	5.00
152-532-018	12427 MEADOWVALE ST	82.80	5.00	5.00
152-532-019	12434 MEADOWVALE ST	82.80	5.00	5.00
152-532-020	12424 MEADOWVALE ST	82.80	5.00	5.00
152-532-021	12414 MEADOWVALE ST	82.80	5.00	5.00
152-532-022	12404 MEADOWVALE ST	82.80	5.00	5.00
152-532-023	12394 MEADOWVALE ST	82.80	5.00	5.00
152-533-001	12465 MARBLE WAY	82.80	5.00	5.00
152-533-002	12455 MARBLE WAY	82.80	5.00	5.00
152-533-003	12445 MARBLE WAY	82.80	5.00	5.00
152-533-004	12435 MARBLE WAY	82.80	5.00	5.00
152-533-005	12425 MARBLE WAY	82.80	5.00	5.00
152-533-006	12326 WHITE HORSE ST	82.80	5.00	5.00
152-533-007	12336 WHITE HORSE ST	82.80	5.00	5.00
152-533-008	12346 WHITE HORSE ST	82.80	5.00	5.00
152-533-009	12349 WHITE HORSE CT	82.80	5.00	5.00
152-533-010	12339 WHITE HORSE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-533-011	12329 WHITE HORSE ST	82.80	5.00	5.00
152-533-012	12400 BLACK HORSE ST	82.80	5.00	5.00
152-533-013	12420 BLACK HORSE ST	82.80	5.00	5.00
152-533-014	12430 BLACK HORSE ST	82.80	5.00	5.00
152-533-015	12440 BLACK HORSE ST	82.80	5.00	5.00
152-533-016	12460 BLACK HORSE ST	82.80	5.00	5.00
152-533-017	12470 BLACK HORSE ST	82.80	5.00	5.00
152-533-018	6564 MOONRIVER ST	82.80	5.00	5.00
152-533-019	6544 MOONRIVER ST	82.80	5.00	5.00
152-533-020	12399 BLACKMOOR CT	82.80	5.00	5.00
152-533-021	12386 BLACKMOOR CT	82.80	5.00	5.00
152-533-022	12396 BLACKMOOR CT	82.80	5.00	5.00
152-533-023	6524 MOONRIVER ST	82.80	5.00	5.00
152-533-024	6514 MOONRIVER ST	82.80	5.00	5.00
152-533-025	6504 MOONRIVER ST	82.80	5.00	5.00
152-533-026	6494 MOONRIVER ST	82.80	5.00	5.00
152-534-001	6458 EMMERDALE ST	82.80	5.00	5.00
152-534-002	6468 EMMERDALE ST	82.80	5.00	5.00
152-534-003	6478 EMMERDALE ST	82.80	5.00	5.00
152-534-004	6488 EMMERDALE ST	82.80	5.00	5.00
152-534-005	6498 EMMERDALE ST	82.80	5.00	5.00
152-534-006	6508 EMMERDALE ST	82.80	5.00	5.00
152-534-007	6518 EMMERDALE ST	82.80	5.00	5.00
152-534-008	6528 EMMERDALE ST	82.80	5.00	5.00
152-534-009	6538 EMMERDALE ST	82.80	5.00	5.00
152-534-010	6548 EMMERDALE ST	82.80	5.00	5.00
152-534-011	6558 EMMERDALE ST	82.80	5.00	5.00
152-534-012	6568 EMMERDALE ST	82.80	5.00	5.00
152-534-013	6578 EMMERDALE ST	82.80	5.00	5.00
152-534-014	6577 MOONRIVER ST	82.80	5.00	5.00
152-534-015	6567 MOONRIVER ST	82.80	5.00	5.00
152-534-016	6557 MOONRIVER ST	82.80	5.00	5.00
152-534-017	6547 MOONRIVER ST	82.80	5.00	5.00
152-534-018	6537 MOONRIVER ST	82.80	5.00	5.00
152-534-019	6527 MOONRIVER ST	82.80	5.00	5.00
152-534-020	6517 MOONRIVER ST	82.80	5.00	5.00
152-534-021	6507 MOONRIVER ST	82.80	5.00	5.00
152-534-022	6497 MOONRIVER ST	82.80	5.00	5.00
152-534-023	6487 MOONRIVER ST	82.80	5.00	5.00
152-534-024	6477 MOONRIVER ST	82.80	5.00	5.00
152-534-025	6467 MOONRIVER ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-534-026	6457 MOONRIVER ST	82.80	5.00	5.00
152-540-001	12309 CALEDONIA CT	82.80	5.00	5.00
152-540-002	12299 CALEDONIA CT	82.80	5.00	5.00
152-540-003	12296 CALEDONIA CT	82.80	5.00	5.00
152-540-004	12306 CALEDONIA CT	82.80	5.00	5.00
152-540-005	12413 BLACK HORSE ST	82.80	5.00	5.00
152-540-006	12403 BLACK HORSE ST	82.80	5.00	5.00
152-540-007	12393 BLACK HORSE ST	82.80	5.00	5.00
152-540-008	12383 BLACK HORSE ST	82.80	5.00	5.00
152-540-009	12373 BLACK HORSE ST	82.80	5.00	5.00
152-540-010	12363 BLACK HORSE ST	82.80	5.00	5.00
152-540-011	6599 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-012	6589 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-013	6579 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-014	6569 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-015	6559 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-016	6549 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-017	6539 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-018	6459 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-019	6469 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-020	6479 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-021	6489 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-022	6499 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-023	6509 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-024	6519 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-025	6529 WELLS SPRINGS ST	82.80	5.00	5.00
152-540-026	12353 BLACK HORSE ST	82.80	5.00	5.00
152-540-027	12343 BLACK HORSE ST	82.80	5.00	5.00
152-540-028	12333 BLACK HORSE ST	82.80	5.00	5.00
152-540-029	12323 BLACK HORSE ST	82.80	5.00	5.00
152-540-030	12313 BLACK HORSE ST	82.80	5.00	5.00
152-540-031	12303 BLACK HORSE ST	82.80	5.00	5.00
152-540-032	12293 BLACK HORSE ST	82.80	5.00	5.00
152-541-001	12384 MEADOWVALE ST	82.80	5.00	5.00
152-541-002	12374 MEADOWVALE ST	82.80	5.00	5.00
152-541-003	12364 MEADOWVALE ST	82.80	5.00	5.00
152-541-004	12354 MEADOWVALE ST	82.80	5.00	5.00
152-541-005	12344 MEADOWVALE ST	82.80	5.00	5.00
152-541-006	12334 MEADOWVALE ST	82.80	5.00	5.00
152-541-007	12324 MEADOWVALE ST	82.80	5.00	5.00
152-541-008	12314 MEADOWVALE ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-542-001	6546 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-002	6556 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-003	6566 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-004	6576 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-005	6571 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-006	6561 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-007	6551 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-008	6541 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-009	6451 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-010	6461 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-011	6471 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-012	6481 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-013	6491 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-014	6501 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-015	6511 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-016	6521 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-017	6531 GOLDEN CLUB DR	82.80	5.00	5.00
152-542-018	6536 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-019	6526 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-020	6516 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-021	6506 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-022	6496 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-023	6486 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-024	6476 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-025	6466 WELLS SPRINGS ST	82.80	5.00	5.00
152-542-026	6456 WELLS SPRINGS ST	82.80	5.00	5.00
152-543-001	6630 HARROW ST	82.80	5.00	5.00
152-543-002	6640 HARROW ST	82.80	5.00	5.00
152-543-003	6650 HARROW ST	82.80	5.00	5.00
152-543-004	6660 HARROW ST	82.80	5.00	5.00
152-550-001	12304 MEADOWVALE ST	82.80	5.00	5.00
152-550-002	12294 MEADOWVALE ST	82.80	5.00	5.00
152-550-003	12284 MEADOWVALE ST	82.80	5.00	5.00
152-550-004	12274 MEADOWVALE ST	82.80	5.00	5.00
152-550-005	12264 MEADOWVALE ST	82.80	5.00	5.00
152-550-006	12254 MEADOWVALE ST	82.80	5.00	5.00
152-550-007	12244 MEADOWVALE ST	82.80	5.00	5.00
152-550-008	6420 HARROW ST	82.80	5.00	5.00
152-550-009	6430 HARROW ST	82.80	5.00	5.00
152-550-010	6440 HARROW ST	82.80	5.00	5.00
152-550-011	6450 HARROW ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-550-012	6460 HARROW ST	82.80	5.00	5.00
152-550-013	6470 HARROW ST	82.80	5.00	5.00
152-550-014	6480 HARROW ST	82.80	5.00	5.00
152-550-015	6490 HARROW ST	82.80	5.00	5.00
152-550-016	6500 HARROW ST	82.80	5.00	5.00
152-550-017	6510 HARROW ST	82.80	5.00	5.00
152-550-018	6520 HARROW ST	82.80	5.00	5.00
152-550-019	6530 HARROW ST	82.80	5.00	5.00
152-550-020	6540 HARROW ST	82.80	5.00	5.00
152-550-021	6550 HARROW ST	82.80	5.00	5.00
152-550-022	12242 ASHCROFT CIR	82.80	5.00	5.00
152-550-023	12232 ASHCROFT CIR	82.80	5.00	5.00
152-550-024	12235 ASHCROFT CIR	82.80	5.00	5.00
152-550-025	12245 ASHCROFT CIR	82.80	5.00	5.00
152-550-026	12255 ASHCROFT CIR	82.80	5.00	5.00
152-550-027	12265 ASHCROFT CIR	82.80	5.00	5.00
152-550-028	6570 HARROW ST	82.80	5.00	5.00
152-550-029	6580 HARROW ST	82.80	5.00	5.00
152-550-030	6590 HARROW ST	82.80	5.00	5.00
152-550-031	6600 HARROW ST	82.80	5.00	5.00
152-550-032	6610 HARROW ST	82.80	5.00	5.00
152-550-033	6620 HARROW ST	82.80	5.00	5.00
152-551-001	6498 GOLDEN CLUB DR	82.80	5.00	5.00
152-551-002	6508 GOLDEN CLUB DR	82.80	5.00	5.00
152-551-003	12308 CRAIGBURN CIR	82.80	5.00	5.00
152-551-004	12298 CRAIGBURN CIR	82.80	5.00	5.00
152-551-005	12278 CRAIGBURN CIR	82.80	5.00	5.00
152-551-006	12238 CRAIGBURN CIR	82.80	5.00	5.00
152-551-007	12228 CRAIGBURN CIR	82.80	5.00	5.00
152-551-008	12231 CRAIGBURN CIR	82.80	5.00	5.00
152-551-009	12241 CRAIGBURN CIR	82.80	5.00	5.00
152-551-010	12251 CRAIGBURN CIR	82.80	5.00	5.00
152-551-011	12261 CRAIGBURN CIR	82.80	5.00	5.00
152-551-012	12271 CRAIGBURN CIR	82.80	5.00	5.00
152-551-013	12281 CRAIGBURN CIR	82.80	5.00	5.00
152-551-014	12291 CRAIGBURN CIR	82.80	5.00	5.00
152-551-015	6538 GOLDEN CLUB DR	82.80	5.00	5.00
152-551-016	6558 GOLDEN CLUB DR	82.80	5.00	5.00
152-551-017	6623 HARROW ST	82.80	5.00	5.00
152-551-018	6613 HARROW ST	82.80	5.00	5.00
152-551-019	6603 HARROW ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-551-020	6593 HARROW ST	82.80	5.00	5.00
152-551-021	6573 HARROW ST	82.80	5.00	5.00
152-551-022	6563 HARROW ST	82.80	5.00	5.00
152-551-023	6553 HARROW ST	82.80	5.00	5.00
152-551-024	6543 HARROW ST	82.80	5.00	5.00
152-551-025	6523 HARROW ST	82.80	5.00	5.00
152-551-026	6513 HARROW ST	82.80	5.00	5.00
152-551-027	6503 HARROW ST	82.80	5.00	5.00
152-551-028	6493 HARROW ST	82.80	5.00	5.00
152-551-029	6483 HARROW ST	82.80	5.00	5.00
152-551-030	6473 HARROW ST	82.80	5.00	5.00
152-551-031	6463 HARROW ST	82.80	5.00	5.00
152-551-032	6453 HARROW ST	82.80	5.00	5.00
152-551-033	6443 HARROW ST	82.80	5.00	5.00
152-551-034	6433 HARROW ST	82.80	5.00	5.00
152-551-035	12267 MEADOWVALE ST	82.80	5.00	5.00
152-551-036	12277 MEADOWVALE ST	82.80	5.00	5.00
152-551-037	12287 MEADOWVALE ST	82.80	5.00	5.00
152-551-038	12297 MEADOWVALE ST	82.80	5.00	5.00
152-551-039	12302 CORNWALLIS CT	82.80	5.00	5.00
152-551-040	12292 CORNWALLIS CT	82.80	5.00	5.00
152-551-041	12282 CORNWALLIS CT	82.80	5.00	5.00
152-551-042	12272 CORNWALLIS CT	82.80	5.00	5.00
152-551-043	12275 CORNWALLIS CT	82.80	5.00	5.00
152-551-044	12285 CORNWALLIS CT	82.80	5.00	5.00
152-551-045	12295 CORNWALLIS CT	82.80	5.00	5.00
152-551-046	12305 CORNWALLIS CT	82.80	5.00	5.00
152-560-001	7651 STONEGATE DR	82.80	5.00	5.00
152-560-002	7641 STONEGATE DR	82.80	5.00	5.00
152-560-003	7631 STONEGATE DR	82.80	5.00	5.00
152-560-004	7621 STONEGATE DR	82.80	5.00	5.00
152-560-005	7611 STONEGATE DR	82.80	5.00	5.00
152-560-006	7601 STONEGATE DR	82.80	5.00	5.00
152-561-001	7608 STONEGATE DR	82.80	5.00	5.00
152-561-002	13748 BLUE SKY CT	82.80	5.00	5.00
152-561-003	13741 BLUE SKY CT	82.80	5.00	5.00
152-561-004	13751 BLUE SKY CT	82.80	5.00	5.00
152-561-005	7628 STONEGATE DR	82.80	5.00	5.00
152-561-006	7638 STONEGATE DR	82.80	5.00	5.00
152-561-007	7648 STONEGATE DR	82.80	5.00	5.00
152-561-008	13764 STAR RUBY AVE	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-561-009	13754 STAR RUBY AVE	82.80	5.00	5.00
152-561-010	13744 STAR RUBY AVE	82.80	5.00	5.00
152-561-011	13734 STAR RUBY AVE	82.80	5.00	5.00
152-561-012	13724 STAR RUBY AVE	82.80	5.00	5.00
152-561-013	7625 SHADYSIDE WAY	82.80	5.00	5.00
152-561-014	7605 SHADYSIDE WAY	82.80	5.00	5.00
152-562-001	7602 SHADYSIDE WAY	82.80	5.00	5.00
152-562-002	13704 STAR RUBY AVE	82.80	5.00	5.00
152-562-003	13698 STAR RUBY AVE	82.80	5.00	5.00
152-562-004	13688 STAR RUBY AVE	82.80	5.00	5.00
152-562-005	13674 STAR RUBY AVE	82.80	5.00	5.00
152-562-006	13664 STAR RUBY AVE	82.80	5.00	5.00
152-562-007	13654 STAR RUBY AVE	82.80	5.00	5.00
152-562-008	13644 STAR RUBY AVE	82.80	5.00	5.00
152-562-009	13634 STAR RUBY AVE	82.80	5.00	5.00
152-562-010	13624 STAR RUBY AVE	82.80	5.00	5.00
152-562-011	13627 STAR RUBY AVE	82.80	5.00	5.00
152-562-012	13637 STAR RUBY AVE	82.80	5.00	5.00
152-562-013	13647 STAR RUBY AVE	82.80	5.00	5.00
152-562-014	13657 STAR RUBY AVE	82.80	5.00	5.00
152-562-015	13667 STAR RUBY AVE	82.80	5.00	5.00
152-562-016	13677 STAR RUBY AVE	82.80	5.00	5.00
152-562-017	13687 STAR RUBY AVE	82.80	5.00	5.00
152-562-018	13697 STAR RUBY AVE	82.80	5.00	5.00
152-562-019	13682 PERRY ANN CIR	82.80	5.00	5.00
152-562-020	13672 PERRY ANN CIR	82.80	5.00	5.00
152-562-021	13662 PERRY ANN CIR	82.80	5.00	5.00
152-562-022	13652 PERRY ANN CIR	82.80	5.00	5.00
152-562-023	13642 PERRY ANN CIR	82.80	5.00	5.00
152-562-024	13632 PERRY ANN CIR	82.80	5.00	5.00
152-562-025	13622 PERRY ANN CIR	82.80	5.00	5.00
152-562-026	13612 PERRY ANN CIR	82.80	5.00	5.00
152-562-027	13615 PERRY ANN CIR	82.80	5.00	5.00
152-562-028	13625 PERRY ANN CIR	82.80	5.00	5.00
152-562-029	13655 PERRY ANN CIR	82.80	5.00	5.00
152-563-001	13717 STAR RUBY AVE	82.80	5.00	5.00
152-563-002	13727 STAR RUBY AVE	82.80	5.00	5.00
152-563-003	13737 STAR RUBY AVE	82.80	5.00	5.00
152-563-004	13747 STAR RUBY AVE	82.80	5.00	5.00
152-563-005	13757 STAR RUBY AVE	82.80	5.00	5.00
152-563-006	13767 STAR RUBY AVE	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-563-007	13777 STAR RUBY AVE	82.80	5.00	5.00
152-563-008	13787 STAR RUBY AVE	82.80	5.00	5.00
152-570-001	7671 STONEGATE DR	82.80	5.00	5.00
152-570-002	7681 STONEGATE DR	82.80	5.00	5.00
152-570-003	7691 STONEGATE DR	82.80	5.00	5.00
152-570-004	7701 STONEGATE DR	82.80	5.00	5.00
152-570-005	7711 STONEGATE DR	82.80	5.00	5.00
152-570-006	7721 STONEGATE DR	82.80	5.00	5.00
152-570-007	7731 STONEGATE DR	82.80	5.00	5.00
152-570-008	7741 STONEGATE DR	82.80	5.00	5.00
152-570-009	7751 STONEGATE DR	82.80	5.00	5.00
152-570-010	7761 STONEGATE DR	82.80	5.00	5.00
152-570-011	7771 STONEGATE DR	82.80	5.00	5.00
152-570-012	7781 STONEGATE DR	82.80	5.00	5.00
152-570-013	7791 STONEGATE DR	82.80	5.00	5.00
152-570-014	13781 AMBERVIEW PL	82.80	5.00	5.00
152-570-015	13771 AMBERVIEW PL	82.80	5.00	5.00
152-570-016	13761 AMBERVIEW PL	82.80	5.00	5.00
152-570-017	13751 AMBERVIEW PL	82.80	5.00	5.00
152-570-018	13741 AMBERVIEW PL	82.80	5.00	5.00
152-570-019	13731 AMBERVIEW PL	82.80	5.00	5.00
152-570-020	13721 AMBERVIEW PL	82.80	5.00	5.00
152-570-021	13711 AMBERVIEW PL	82.80	5.00	5.00
152-570-022	13701 AMBERVIEW PL	82.80	5.00	5.00
152-570-023	13691 AMBERVIEW PL	82.80	5.00	5.00
152-570-024	13681 AMBERVIEW PL	82.80	5.00	5.00
152-570-025	13671 AMBERVIEW PL	82.80	5.00	5.00
152-570-026	13661 AMBERVIEW PL	82.80	5.00	5.00
152-570-027	13651 AMBERVIEW PL	82.80	5.00	5.00
152-570-028	13641 AMBERVIEW PL	82.80	5.00	5.00
152-570-029	13631 AMBERVIEW PL	82.80	5.00	5.00
152-570-030	13621 AMBERVIEW PL	82.80	5.00	5.00
152-570-031	13611 AMBERVIEW PL	82.80	5.00	5.00
152-570-032	7747 COBBLE CREEK DR	82.80	5.00	5.00
152-570-033	7757 COBBLE CREEK DR	82.80	5.00	5.00
152-570-034	7767 COBBLE CREEK DR	82.80	5.00	5.00
152-570-035	7777 COBBLE CREEK DR	82.80	5.00	5.00
152-571-001	7792 SHADYSIDE WAY	82.80	5.00	5.00
152-571-002	7782 SHADYSIDE WAY	82.80	5.00	5.00
152-571-003	7772 SHADYSIDE WAY	82.80	5.00	5.00
152-571-004	7762 SHADYSIDE WAY	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-571-005	7742 SHADYSIDE WAY	82.80	5.00	5.00
152-571-006	7722 SHADYSIDE WAY	82.80	5.00	5.00
152-571-007	7712 SHADYSIDE WAY	82.80	5.00	5.00
152-572-001	7685 SHADYSIDE WAY	82.80	5.00	5.00
152-572-002	7695 SHADYSIDE WAY	82.80	5.00	5.00
152-572-003	7705 SHADYSIDE WAY	82.80	5.00	5.00
152-572-004	7715 SHADYSIDE WAY	82.80	5.00	5.00
152-572-005	7725 SHADYSIDE WAY	82.80	5.00	5.00
152-572-006	7735 SHADYSIDE WAY	82.80	5.00	5.00
152-572-007	7745 SHADYSIDE WAY	82.80	5.00	5.00
152-572-008	7755 SHADYSIDE WAY	82.80	5.00	5.00
152-572-009	13638 AMBERVIEW PL	82.80	5.00	5.00
152-572-010	13648 AMBERVIEW PL	82.80	5.00	5.00
152-572-011	13658 AMBERVIEW PL	82.80	5.00	5.00
152-572-012	13668 AMBERVIEW PL	82.80	5.00	5.00
152-572-013	13688 AMBERVIEW PL	82.80	5.00	5.00
152-572-014	13698 AMBERVIEW PL	82.80	5.00	5.00
152-572-015	13718 AMBERVIEW PL	82.80	5.00	5.00
152-572-016	13728 AMBERVIEW PL	82.80	5.00	5.00
152-572-017	13738 AMBERVIEW PL	82.80	5.00	5.00
152-572-018	13748 AMBERVIEW PL	82.80	5.00	5.00
152-572-019	13758 AMBERVIEW PL	82.80	5.00	5.00
152-572-020	13768 AMBERVIEW PL	82.80	5.00	5.00
152-572-021	13773 DEERPATH CIR	82.80	5.00	5.00
152-572-022	13763 DEERPATH CIR	82.80	5.00	5.00
152-572-023	13753 DEERPATH CIR	82.80	5.00	5.00
152-572-024	13743 DEERPATH CIR	82.80	5.00	5.00
152-572-025	13733 DEERPATH CIR	82.80	5.00	5.00
152-572-026	13723 DEERPATH CIR	82.80	5.00	5.00
152-572-027	13713 DEERPATH CIR	82.80	5.00	5.00
152-572-028	13703 DEERPATH CIR	82.80	5.00	5.00
152-572-029	13693 DEERPATH CIR	82.80	5.00	5.00
152-572-030	13690 DEERPATH CIR	82.80	5.00	5.00
152-572-031	13700 DEERPATH CIR	82.80	5.00	5.00
152-572-032	13710 DEERPATH CIR	82.80	5.00	5.00
152-572-033	13730 DEERPATH CIR	82.80	5.00	5.00
152-572-034	13740 DEERPATH CIR	82.80	5.00	5.00
152-572-035	13750 DEERPATH CIR	82.80	5.00	5.00
152-572-036	13760 DEERPATH CIR	82.80	5.00	5.00
152-572-037	13770 DEERPATH CIR	82.80	5.00	5.00
152-572-038	13779 COLDWATER CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-572-039	13769 COLDWATER CT	82.80	5.00	5.00
152-572-040	13759 COLDWATER CT	82.80	5.00	5.00
152-572-041	13749 COLDWATER CT	82.80	5.00	5.00
152-572-042	13739 COLDWATER CT	82.80	5.00	5.00
152-572-043	13719 COLDWATER CT	82.80	5.00	5.00
152-572-044	13716 COLDWATER CT	82.80	5.00	5.00
152-572-045	13726 COLDWATER CT	82.80	5.00	5.00
152-572-046	13736 COLDWATER CT	82.80	5.00	5.00
152-572-047	13746 COLDWATER CT	82.80	5.00	5.00
152-572-048	13756 COLDWATER CT	82.80	5.00	5.00
152-572-049	13766 COLDWATER CT	82.80	5.00	5.00
152-572-050	13776 COLDWATER CT	82.80	5.00	5.00
152-600-001	7095 GALE LN	82.80	5.00	5.00
152-600-002	7083 GALE LN	82.80	5.00	5.00
152-600-003	7071 GALE LN	82.80	5.00	5.00
152-600-004	7059 GALE LN	82.80	5.00	5.00
152-600-005	7047 GALE LN	82.80	5.00	5.00
152-600-006	7035 GALE LN	82.80	5.00	5.00
152-600-007	7023 GALE LN	82.80	5.00	5.00
152-600-008	13282 MILTON ST	82.80	5.00	5.00
152-600-009	13270 MILTON ST	82.80	5.00	5.00
152-600-010	13258 MILTON ST	82.80	5.00	5.00
152-600-011	13246 MILTON ST	82.80	5.00	5.00
152-600-012	13234 MILTON ST	82.80	5.00	5.00
152-600-013	13222 MILTON ST	82.80	5.00	5.00
152-600-014	7020 CALINA LN	82.80	5.00	5.00
152-600-015	7032 CALINA LN	82.80	5.00	5.00
152-600-016	7044 CALINA LN	82.80	5.00	5.00
152-600-017	7056 CALINA LN	82.80	5.00	5.00
152-600-018	7068 CALINA LN	82.80	5.00	5.00
152-600-019	7080 CALINA LN	82.80	5.00	5.00
152-600-020	7092 CALINA LN	82.80	5.00	5.00
152-601-001	13225 MILTON ST	82.80	5.00	5.00
152-601-002	13237 MILTON ST	82.80	5.00	5.00
152-601-003	13249 MILTON ST	82.80	5.00	5.00
152-601-004	13261 MILTON ST	82.80	5.00	5.00
152-601-005	13273 MILTON ST	82.80	5.00	5.00
152-601-006	13276 PAUL ST	82.80	5.00	5.00
152-601-007	13268 PAUL ST	82.80	5.00	5.00
152-601-008	13252 PAUL ST	82.80	5.00	5.00
152-601-009	13240 PAUL ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-601-010	13228 PAUL ST	82.80	5.00	5.00
152-602-001	13231 PAUL ST	82.80	5.00	5.00
152-602-002	13243 PAUL ST	82.80	5.00	5.00
152-602-003	13255 PAUL ST	82.80	5.00	5.00
152-602-004	13267 PAUL ST	82.80	5.00	5.00
152-602-005	13279 PAUL ST	82.80	5.00	5.00
164-520-001	7000 LANCELOT DR	82.80	5.00	5.00
164-520-002	6986 LANCELOT DR	82.80	5.00	5.00
164-520-003	12939 THORNBURY LN	82.80	5.00	5.00
164-520-004	12913 THORNBURY LN	82.80	5.00	5.00
164-520-005	12887 THORNBURY LN	82.80	5.00	5.00
164-520-006	12861 THORNBURY LN	82.80	5.00	5.00
164-520-007	12835 THORNBURY LN	82.80	5.00	5.00
164-520-008	12809 THORNBURY LN	82.80	5.00	5.00
164-520-009	12783 THORNBURY LN	82.80	5.00	5.00
164-520-010	12757 THORNBURY LN	82.80	5.00	5.00
164-520-011	12731 THORNBURY LN	82.80	5.00	5.00
164-520-012	12705 THORNBURY LN	82.80	5.00	5.00
164-520-013	12679 THORNBURY LN	82.80	5.00	5.00
164-520-014	12653 THORNBURY LN	82.80	5.00	5.00
164-520-015	6930 EDINBURGH RD	82.80	5.00	5.00
164-520-016	6920 EDINBURGH RD	82.80	5.00	5.00
164-521-001	6949 LANCELOT DR	82.80	5.00	5.00
164-521-002	6963 LANCELOT DR	82.80	5.00	5.00
164-521-003	12962 THORNBURY LN	82.80	5.00	5.00
164-521-004	12992 THORNBURY LN	82.80	5.00	5.00
164-521-005	12987 THORNBURY LN	82.80	5.00	5.00
164-521-006	12957 THORNBURY LN	82.80	5.00	5.00
164-521-007	6991 LANCELOT DR	82.80	5.00	5.00
164-521-008	7005 LANCELOT DR	82.80	5.00	5.00
164-522-001	12938 THORNBURY LN	82.80	5.00	5.00
164-522-002	12912 THORNBURY LN	82.80	5.00	5.00
164-522-003	12886 THORNBURY LN	82.80	5.00	5.00
164-522-004	12860 THORNBURY LN	82.80	5.00	5.00
164-522-005	12834 THORNBURY LN	82.80	5.00	5.00
164-522-006	12808 THORNBURY LN	82.80	5.00	5.00
164-522-007	12782 THORNBURY LN	82.80	5.00	5.00
164-522-008	12756 THORNBURY LN	82.80	5.00	5.00
164-522-009	12730 THORNBURY LN	82.80	5.00	5.00
164-522-010	12704 THORNBURY LN	82.80	5.00	5.00
164-522-011	12678 THORNBURY LN	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-522-012	6945 EDINBURGH RD	82.80	5.00	5.00
164-522-013	6935 EDINBURGH RD	82.80	5.00	5.00
164-522-014	6925 EDINBURGH RD	82.80	5.00	5.00
164-522-015	6934 ARMOUR CIR	82.80	5.00	5.00
164-522-016	6948 ARMOUR CIR	82.80	5.00	5.00
164-522-017	12701 CASTLE RD	82.80	5.00	5.00
164-522-018	12731 CASTLE RD	82.80	5.00	5.00
164-522-019	12761 CASTLE RD	82.80	5.00	5.00
164-522-020	12791 CASTLE RD	82.80	5.00	5.00
164-522-021	12821 CASTLE RD	82.80	5.00	5.00
164-522-022	12851 CASTLE RD	82.80	5.00	5.00
164-522-023	12881 CASTLE RD	82.80	5.00	5.00
164-522-024	12911 CASTLE RD	82.80	5.00	5.00
164-530-001	6910 EDINBURGH RD	82.80	5.00	5.00
164-530-002	6900 EDINBURGH RD	82.80	5.00	5.00
164-530-003	6890 EDINBURGH RD	82.80	5.00	5.00
164-530-004	6880 EDINBURGH RD	82.80	5.00	5.00
164-530-005	6870 EDINBURGH RD	82.80	5.00	5.00
164-530-006	6860 EDINBURGH RD	82.80	5.00	5.00
164-530-007	6850 EDINBURGH RD	82.80	5.00	5.00
164-530-010	6800 KNIGHTSBRIDGE CT	82.80	5.00	5.00
164-530-011	6811 KNIGHTSBRIDGE CT	82.80	5.00	5.00
164-530-012	6821 KNIGHTSBRIDGE CT	82.80	5.00	5.00
164-530-013	6840 EDINBURGH RD	82.80	5.00	5.00
164-530-014	6830 EDINBURGH RD	82.80	5.00	5.00
164-530-015	6810 KNIGHTSBRIDGE CT	82.80	5.00	5.00
164-530-017	6820 KNIGHTSBRIDGE CT	82.80	5.00	5.00
164-531-001	6820 EDINBURGH RD	82.80	5.00	5.00
164-531-002	6810 EDINBURGH RD	82.80	5.00	5.00
164-531-003	6800 EDINBURGH RD	82.80	5.00	5.00
164-531-004	12730 EXCALIBUR DR	82.80	5.00	5.00
164-531-005	12760 EXCALIBUR DR	82.80	5.00	5.00
164-531-006	12790 EXCALIBUR DR	82.80	5.00	5.00
164-531-007	12820 EXCALIBUR DR	82.80	5.00	5.00
164-531-008	12850 EXCALIBUR DR	82.80	5.00	5.00
164-531-009	12880 EXCALIBUR DR	82.80	5.00	5.00
164-531-010	12910 EXCALIBUR DR	82.80	5.00	5.00
164-531-011	12940 EXCALIBUR DR	82.80	5.00	5.00
164-531-012	6888 LANCELOT DR	82.80	5.00	5.00
164-531-013	6874 LANCELOT DR	82.80	5.00	5.00
164-531-014	6860 LANCELOT DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-531-015	6846 LANCELOT DR	82.80	5.00	5.00
164-531-016	12921 ODYSSEY WAY	82.80	5.00	5.00
164-531-017	12901 ODYSSEY WAY	82.80	5.00	5.00
164-531-018	12900 ODYSSEY WAY	82.80	5.00	5.00
164-531-019	12920 ODYSSEY WAY	82.80	5.00	5.00
164-531-020	12940 ODYSSEY WAY	82.80	5.00	5.00
164-531-021	12960 ODYSSEY WAY	82.80	5.00	5.00
164-531-022	12980 ODYSSEY WAY	82.80	5.00	5.00
164-531-023	13000 ODYSSEY WAY	82.80	5.00	5.00
164-532-001	6837 LANCELOT DR	82.80	5.00	5.00
164-532-002	6851 LANCELOT DR	82.80	5.00	5.00
164-532-003	6865 LANCELOT DR	82.80	5.00	5.00
164-532-004	6879 LANCELOT DR	82.80	5.00	5.00
164-532-005	6893 LANCELOT DR	82.80	5.00	5.00
164-532-006	12970 EXCALIBUR DR	82.80	5.00	5.00
164-532-007	12990 EXCALIBUR DR	82.80	5.00	5.00
164-532-008	12995 EXCALIBUR DR	82.80	5.00	5.00
164-532-009	12985 EXCALIBUR DR	82.80	5.00	5.00
164-532-010	12975 EXCALIBUR DR	82.80	5.00	5.00
164-532-011	6935 LANCELOT DR	82.80	5.00	5.00
164-533-001	6915 EDINBURGH RD	82.80	5.00	5.00
164-533-002	6905 EDINBURGH RD	82.80	5.00	5.00
164-533-003	6895 EDINBURGH RD	82.80	5.00	5.00
164-533-004	6885 EDINBURGH RD	82.80	5.00	5.00
164-533-005	6875 EDINBURGH RD	82.80	5.00	5.00
164-533-006	6865 EDINBURGH RD	82.80	5.00	5.00
164-533-007	6855 EDINBURGH RD	82.80	5.00	5.00
164-533-008	6845 EDINBURGH RD	82.80	5.00	5.00
164-533-009	6835 EDINBURGH RD	82.80	5.00	5.00
164-533-010	6825 EDINBURGH RD	82.80	5.00	5.00
164-533-011	6815 EDINBURGH RD	82.80	5.00	5.00
164-533-012	6805 EDINBURGH RD	82.80	5.00	5.00
164-533-013	12795 EXCALIBUR DR	82.80	5.00	5.00
164-533-014	12825 EXCALIBUR DR	82.80	5.00	5.00
164-533-015	6870 GUINEVERE CT	82.80	5.00	5.00
164-533-016	6880 GUINEVERE CT	82.80	5.00	5.00
164-533-017	6890 GUINEVERE CT	82.80	5.00	5.00
164-533-018	6895 GUINEVERE CT	82.80	5.00	5.00
164-533-019	6885 GUINEVERE CT	82.80	5.00	5.00
164-533-020	6875 GUINEVERE CT	82.80	5.00	5.00
164-533-021	12915 EXCALIBUR DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-533-022	12945 EXCALIBUR DR	82.80	5.00	5.00
164-533-023	12910 CASTLE RD	82.80	5.00	5.00
164-533-024	12880 CASTLE RD	82.80	5.00	5.00
164-533-025	12850 CASTLE RD	82.80	5.00	5.00
164-533-026	12820 CASTLE RD	82.80	5.00	5.00
164-533-027	12790 CASTLE RD	82.80	5.00	5.00
164-533-028	12760 CASTLE RD	82.80	5.00	5.00
164-533-029	12730 CASTLE RD	82.80	5.00	5.00
164-533-030	6911 ARMOUR CIR	82.80	5.00	5.00
164-533-031	6897 ARMOUR CIR	82.80	5.00	5.00
164-533-032	6883 ARMOUR CIR	82.80	5.00	5.00
164-533-033	6869 ARMOUR CIR	82.80	5.00	5.00
164-533-034	6855 ARMOUR CIR	82.80	5.00	5.00
164-533-035	6850 ARMOUR CIR	82.80	5.00	5.00
164-533-036	6864 ARMOUR CIR	82.80	5.00	5.00
164-533-037	6878 ARMOUR CIR	82.80	5.00	5.00
164-533-038	6892 ARMOUR CIR	82.80	5.00	5.00
164-533-039	6906 ARMOUR CIR	82.80	5.00	5.00
164-533-040	6920 ARMOUR CIR	82.80	5.00	5.00
164-560-001	5800 ASHWELL CT	82.80	5.00	5.00
164-560-002	5788 ASHWELL CT	82.80	5.00	5.00
164-560-003	5776 ASHWELL CT	82.80	5.00	5.00
164-560-004	5764 ASHWELL CT	82.80	5.00	5.00
164-560-005	5752 ASHWELL CT	82.80	5.00	5.00
164-560-006	5740 ASHWELL CT	82.80	5.00	5.00
164-560-007	5728 ASHWELL CT	82.80	5.00	5.00
164-560-008	5716 ASHWELL CT	82.80	5.00	5.00
164-560-009	5704 ASHWELL CT	82.80	5.00	5.00
164-560-010	5692 ASHWELL CT	82.80	5.00	5.00
164-560-011	5680 ASHWELL CT	82.80	5.00	5.00
164-561-001	5656 ASHWELL CT	82.80	5.00	5.00
164-561-002	5644 ASHWELL CT	82.80	5.00	5.00
164-561-003	5632 ASHWELL CT	82.80	5.00	5.00
164-561-004	5620 ASHWELL CT	82.80	5.00	5.00
164-561-005	5605 ASHWELL CT	82.80	5.00	5.00
164-561-006	5617 ASHWELL CT	82.80	5.00	5.00
164-561-007	5629 ASHWELL CT	82.80	5.00	5.00
164-561-008	5641 ASHWELL CT	82.80	5.00	5.00
164-561-009	5653 ASHWELL CT	82.80	5.00	5.00
164-561-010	5665 ASHWELL CT	82.80	5.00	5.00
164-561-011	5677 ASHWELL CT	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-561-012	5689 ASHWELL CT	82.80	5.00	5.00
164-561-013	5701 ASHWELL CT	82.80	5.00	5.00
164-561-014	5713 ASHWELL CT	82.80	5.00	5.00
164-561-015	5725 ASHWELL CT	82.80	5.00	5.00
164-561-016	5758 CALITERRA CT	82.80	5.00	5.00
164-561-017	5746 CALITERRA CT	82.80	5.00	5.00
164-561-018	5734 CALITERRA CT	82.80	5.00	5.00
164-561-019	5722 CALITERRA CT	82.80	5.00	5.00
164-561-020	5710 CALITERRA CT	82.80	5.00	5.00
164-561-021	5698 CALITERRA CT	82.80	5.00	5.00
164-561-022	5686 CALITERRA CT	82.80	5.00	5.00
164-561-023	5674 CALITERRA CT	82.80	5.00	5.00
164-561-024	5662 CALITERRA CT	82.80	5.00	5.00
164-561-025	5650 CALITERRA CT	82.80	5.00	5.00
164-561-026	5671 CALITERRA CT	82.80	5.00	5.00
164-561-027	5683 CALITERRA CT	82.80	5.00	5.00
164-561-028	5695 CALITERRA CT	82.80	5.00	5.00
164-561-029	5707 CALITERRA CT	82.80	5.00	5.00
164-561-030	5719 CALITERRA CT	82.80	5.00	5.00
164-561-031	5731 CALITERRA CT	82.80	5.00	5.00
164-561-032	5743 CALITERRA CT	82.80	5.00	5.00
164-561-033	5755 CALITERRA CT	82.80	5.00	5.00
164-561-034	5767 CALITERRA CT	82.80	5.00	5.00
164-561-035	5779 CALITERRA CT	82.80	5.00	5.00
164-561-036	5791 CALITERRA CT	82.80	5.00	5.00
164-590-001	6807 HIGHLAND DR	82.80	5.00	5.00
164-590-002	6817 HIGHLAND DR	82.80	5.00	5.00
164-590-003	6827 HIGHLAND DR	82.80	5.00	5.00
164-590-004	6837 HIGHLAND DR	82.80	5.00	5.00
164-590-005	6847 HIGHLAND DR	82.80	5.00	5.00
164-590-006	13372 STANDARDBRED CIR	82.80	5.00	5.00
164-590-007	13382 STANDARDBRED CIR	82.80	5.00	5.00
164-590-008	13385 STANDARDBRED CIR	82.80	5.00	5.00
164-590-009	13375 STANDARDBRED CIR	82.80	5.00	5.00
164-590-010	13365 STANDARDBRED CIR	82.80	5.00	5.00
164-590-011	6877 HIGHLAND DR	82.80	5.00	5.00
164-590-012	6887 HIGHLAND DR	82.80	5.00	5.00
164-590-013	6897 HIGHLAND DR	82.80	5.00	5.00
164-590-014	6907 HIGHLAND DR	82.80	5.00	5.00
164-590-015	6917 HIGHLAND DR	82.80	5.00	5.00
164-590-016	6927 HIGHLAND DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-590-017	6937 HIGHLAND DR	82.80	5.00	5.00
164-590-018	6947 HIGHLAND DR	82.80	5.00	5.00
164-590-019	6957 HIGHLAND DR	82.80	5.00	5.00
164-590-020	6967 HIGHLAND DR	82.80	5.00	5.00
164-590-021	6977 HIGHLAND DR	82.80	5.00	5.00
164-590-022	6987 HIGHLAND DR	82.80	5.00	5.00
164-590-023	13389 BASHKIR ST	82.80	5.00	5.00
164-590-024	13379 BASHKIR ST	82.80	5.00	5.00
164-590-025	13369 BASHKIR ST	82.80	5.00	5.00
164-590-026	13359 BASHKIR ST	82.80	5.00	5.00
164-590-027	13349 BASHKIR ST	82.80	5.00	5.00
164-590-028	13339 BASHKIR ST	82.80	5.00	5.00
164-590-029	13329 BASHKIR ST	82.80	5.00	5.00
164-590-030	13319 BASHKIR ST	82.80	5.00	5.00
164-591-001	6961 PANTANERIO DR	82.80	5.00	5.00
164-591-002	6951 PANTANERIO DR	82.80	5.00	5.00
164-591-003	6941 PANTANERIO DR	82.80	5.00	5.00
164-591-004	6931 PANTANERIO DR	82.80	5.00	5.00
164-591-005	6921 PANTANERIO DR	82.80	5.00	5.00
164-591-006	6911 PANTANERIO DR	82.80	5.00	5.00
164-591-007	6901 PANTANERIO DR	82.80	5.00	5.00
164-591-008	6891 PANTANERIO DR	82.80	5.00	5.00
164-591-009	6881 PANTANERIO DR	82.80	5.00	5.00
164-591-010	6859 ESTONIAN DR	82.80	5.00	5.00
164-591-011	6849 ESTONIAN DR	82.80	5.00	5.00
164-591-012	6839 ESTONIAN DR	82.80	5.00	5.00
164-591-013	6829 ESTONIAN DR	82.80	5.00	5.00
164-591-014	6814 HIGHLAND DR	82.80	5.00	5.00
164-591-015	6824 HIGHLAND DR	82.80	5.00	5.00
164-591-016	6854 HIGHLAND DR	82.80	5.00	5.00
164-591-017	6864 HIGHLAND DR	82.80	5.00	5.00
164-591-018	6874 HIGHLAND DR	82.80	5.00	5.00
164-591-019	6894 HIGHLAND DR	82.80	5.00	5.00
164-591-020	6904 HIGHLAND DR	82.80	5.00	5.00
164-591-021	6914 HIGHLAND DR	82.80	5.00	5.00
164-591-022	6924 HIGHLAND DR	82.80	5.00	5.00
164-591-023	6934 HIGHLAND DR	82.80	5.00	5.00
164-591-024	6944 HIGHLAND DR	82.80	5.00	5.00
164-591-025	6954 HIGHLAND DR	82.80	5.00	5.00
164-591-026	6964 HIGHLAND DR	82.80	5.00	5.00
164-591-027	6974 HIGHLAND DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-591-028	6965 TIGER HORSE CIR	82.80	5.00	5.00
164-591-029	6955 TIGER HORSE CIR	82.80	5.00	5.00
164-591-030	6945 TIGER HORSE CIR	82.80	5.00	5.00
164-591-031	6935 TIGER HORSE CIR	82.80	5.00	5.00
164-591-032	6925 TIGER HORSE CIR	82.80	5.00	5.00
164-591-033	6915 TIGER HORSE CIR	82.80	5.00	5.00
164-591-034	6905 TIGER HORSE CIR	82.80	5.00	5.00
164-591-035	6895 TIGER HORSE CIR	82.80	5.00	5.00
164-591-036	6885 TIGER HORSE CIR	82.80	5.00	5.00
164-591-037	6875 TIGER HORSE CIR	82.80	5.00	5.00
164-591-038	6872 TIGER HORSE CIR	82.80	5.00	5.00
164-591-039	6882 TIGER HORSE CIR	82.80	5.00	5.00
164-591-040	6892 TIGER HORSE CIR	82.80	5.00	5.00
164-591-041	6902 TIGER HORSE CIR	82.80	5.00	5.00
164-591-042	6912 TIGER HORSE CIR	82.80	5.00	5.00
164-591-043	6922 TIGER HORSE CIR	82.80	5.00	5.00
164-591-044	6932 TIGER HORSE CIR	82.80	5.00	5.00
164-591-045	6942 TIGER HORSE CIR	82.80	5.00	5.00
164-591-046	6952 TIGER HORSE CIR	82.80	5.00	5.00
164-591-047	6962 TIGER HORSE CIR	82.80	5.00	5.00
164-600-001	6978 PANTANERIO DR	82.80	5.00	5.00
164-600-002	6968 PANTANERIO DR	82.80	5.00	5.00
164-600-003	6958 PANTANERIO DR	82.80	5.00	5.00
164-600-004	6948 PANTANERIO DR	82.80	5.00	5.00
164-600-005	6938 PANTANERIO DR	82.80	5.00	5.00
164-600-006	6928 PANTANERIO DR	82.80	5.00	5.00
164-600-007	6908 PANTANERIO DR	82.80	5.00	5.00
164-600-008	6889 ESTONIAN DR	82.80	5.00	5.00
164-600-009	6899 ESTONIAN DR	82.80	5.00	5.00
164-600-010	6909 ESTONIAN DR	82.80	5.00	5.00
164-600-011	6919 ESTONIAN DR	82.80	5.00	5.00
164-600-012	6929 ESTONIAN DR	82.80	5.00	5.00
164-600-013	6939 ESTONIAN DR	82.80	5.00	5.00
164-600-014	6949 ESTONIAN DR	82.80	5.00	5.00
164-600-015	13210 QUARTER HORSE DR	82.80	5.00	5.00
164-600-016	13220 QUARTER HORSE DR	82.80	5.00	5.00
164-600-017	13230 QUARTER HORSE DR	82.80	5.00	5.00
164-600-018	13268 CRIOLLA CIR	82.80	5.00	5.00
164-600-019	13278 CRIOLLA CIR	82.80	5.00	5.00
164-600-020	13288 CRIOLLA CIR	82.80	5.00	5.00
164-600-021	13298 CRIOLLA CIR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-600-022	13291 CRIOLLA CIR	82.80	5.00	5.00
164-600-023	13281 CRIOLLA CIR	82.80	5.00	5.00
164-600-024	13271 CRIOLLA CIR	82.80	5.00	5.00
164-600-025	13261 CRIOLLA CIR	82.80	5.00	5.00
164-600-026	13251 CRIOLLA CIR	82.80	5.00	5.00
164-600-027	13241 CRIOLLA CIR	82.80	5.00	5.00
164-600-028	13231 CRIOLLA CIR	82.80	5.00	5.00
164-600-029	13221 CRIOLLA CIR	82.80	5.00	5.00
164-600-030	13211 CRIOLLA CIR	82.80	5.00	5.00
164-601-001	13160 QUARTER HORSE DR	82.80	5.00	5.00
164-601-002	13170 QUARTER HORSE DR	82.80	5.00	5.00
164-601-003	13180 QUARTER HORSE DR	82.80	5.00	5.00
164-601-004	13190 QUARTER HORSE DR	82.80	5.00	5.00
164-601-005	6936 ESTONIAN DR	82.80	5.00	5.00
164-601-006	6916 ESTONIAN DR	82.80	5.00	5.00
164-601-007	6878 LOKAI CT	82.80	5.00	5.00
164-601-008	6868 LOKAI CT	82.80	5.00	5.00
164-601-009	6858 LOKAI CT	82.80	5.00	5.00
164-601-010	6848 LOKAI CT	82.80	5.00	5.00
164-601-011	6838 LOKAI CT	82.80	5.00	5.00
164-601-012	6828 LOKAI CT	82.80	5.00	5.00
164-601-013	6818 LOKAI CT	82.80	5.00	5.00
164-601-014	6808 LOKAI CT	82.80	5.00	5.00
164-601-015	6811 LOKAI CT	82.80	5.00	5.00
164-601-016	6821 LOKAI CT	82.80	5.00	5.00
164-601-017	6831 LOKAI CT	82.80	5.00	5.00
164-601-018	6841 LOKAI CT	82.80	5.00	5.00
164-601-019	6851 LOKAI CT	82.80	5.00	5.00
164-601-020	6861 LOKAI CT	82.80	5.00	5.00
164-601-021	6871 LOKAI CT	82.80	5.00	5.00
164-601-022	6896 ESTONIAN DR	82.80	5.00	5.00
164-601-023	6886 ESTONIAN DR	82.80	5.00	5.00
164-601-024	6876 ESTONIAN DR	82.80	5.00	5.00
164-601-025	6866 ESTONIAN DR	82.80	5.00	5.00
164-601-026	6856 ESTONIAN DR	82.80	5.00	5.00
164-601-027	6846 ESTONIAN DR	82.80	5.00	5.00
164-601-028	6836 ESTONIAN DR	82.80	5.00	5.00
164-601-029	13285 ABYSSINIAN CT	82.80	5.00	5.00
164-601-030	13275 ABYSSINIAN CT	82.80	5.00	5.00
164-601-031	13265 ABYSSINIAN CT	82.80	5.00	5.00
164-601-032	13255 ABYSSINIAN CT	82.80	5.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-601-033	13252 ABYSSINIAN CT	82.80	5.00	5.00
164-601-034	13262 ABYSSINIAN CT	82.80	5.00	5.00
164-601-035	13272 ABYSSINIAN CT	82.80	5.00	5.00
164-601-036	13282 ABYSSINIAN CT	82.80	5.00	5.00
164-601-037	13292 ABYSSINIAN CT	82.80	5.00	5.00
164-601-038	13302 ABYSSINIAN CT	82.80	5.00	5.00
164-610-001	13191 NORDLAND DR	82.80	5.00	5.00
164-610-002	13181 NORDLAND DR	82.80	5.00	5.00
164-610-003	13171 NORDLAND DR	82.80	5.00	5.00
164-610-004	13161 NORDLAND DR	82.80	5.00	5.00
164-610-005	13151 NORDLAND DR	82.80	5.00	5.00
164-610-006	13141 NORDLAND DR	82.80	5.00	5.00
164-610-007	13131 NORDLAND DR	82.80	5.00	5.00
164-610-008	13121 NORDLAND DR	82.80	5.00	5.00
164-610-009	13111 NORDLAND DR	82.80	5.00	5.00
164-610-010	13101 NORDLAND DR	82.80	5.00	5.00
164-610-011	13091 NORDLAND DR	82.80	5.00	5.00
164-610-012	13081 NORDLAND DR	82.80	5.00	5.00
164-610-013	13071 NORDLAND DR	82.80	5.00	5.00
164-610-014	13049 CHEJU CIR	82.80	5.00	5.00
164-610-015	13039 CHEJU CIR	82.80	5.00	5.00
164-610-016	13029 CHEJU CIR	82.80	5.00	5.00
164-610-017	13016 CHEJU CIR	82.80	5.00	5.00
164-610-018	13026 CHEJU CIR	82.80	5.00	5.00
164-610-019	13036 CHEJU CIR	82.80	5.00	5.00
164-610-020	13046 CHEJU CIR	82.80	5.00	5.00
164-610-021	13051 NORDLAND DR	82.80	5.00	5.00
164-610-022	13041 NORDLAND DR	82.80	5.00	5.00
164-610-023	13031 NORDLAND DR	82.80	5.00	5.00
164-610-024	13021 NORDLAND DR	82.80	5.00	5.00
164-610-025	13011 NORDLAND DR	82.80	5.00	5.00
164-610-026	13001 NORDLAND DR	82.80	5.00	5.00
164-611-001	13008 NORDLAND DR	82.80	5.00	5.00
164-611-002	13018 NORDLAND DR	82.80	5.00	5.00
164-611-003	13028 NORDLAND DR	82.80	5.00	5.00
164-611-004	13038 NORDLAND DR	82.80	5.00	5.00
164-611-005	13048 NORDLAND DR	82.80	5.00	5.00
164-611-006	13058 NORDLAND DR	82.80	5.00	5.00
164-611-007	13068 NORDLAND DR	82.80	5.00	5.00
164-611-008	13078 NORDLAND DR	82.80	5.00	5.00
164-611-009	13088 NORDLAND DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-611-010	13098 NORDLAND DR	82.80	5.00	5.00
164-611-011	13165 KISO CT	82.80	5.00	5.00
164-611-012	13155 KISO CT	82.80	5.00	5.00
164-611-013	13145 KISO CT	82.80	5.00	5.00
164-611-014	13135 KISO CT	82.80	5.00	5.00
164-611-015	13085 KISO CT	82.80	5.00	5.00
164-611-016	13075 KISO CT	82.80	5.00	5.00
164-611-017	13065 KISO CT	82.80	5.00	5.00
164-611-018	13055 KISO CT	82.80	5.00	5.00
164-611-019	13052 KISO CT	82.80	5.00	5.00
164-611-020	13062 KISO CT	82.80	5.00	5.00
164-611-021	13072 KISO CT	82.80	5.00	5.00
164-611-022	13082 KISO CT	82.80	5.00	5.00
164-611-023	13092 KISO CT	82.80	5.00	5.00
164-611-024	13102 KISO CT	82.80	5.00	5.00
164-611-025	13112 KISO CT	82.80	5.00	5.00
164-611-026	13122 KISO CT	82.80	5.00	5.00
164-611-027	13132 KISO CT	82.80	5.00	5.00
164-611-028	13142 KISO CT	82.80	5.00	5.00
164-611-029	13152 KISO CT	82.80	5.00	5.00
164-611-030	13162 KISO CT	82.80	5.00	5.00
164-611-031	6960 EGYPTIAN CT	82.80	5.00	5.00
164-611-032	6950 EGYPTIAN CT	82.80	5.00	5.00
164-611-033	6940 EGYPTIAN CT	82.80	5.00	5.00
164-611-034	6930 EGYPTIAN CT	82.80	5.00	5.00
164-611-035	6920 EGYPTIAN CT	82.80	5.00	5.00
164-611-036	6910 EGYPTIAN CT	82.80	5.00	5.00
164-611-037	6903 EGYPTIAN CT	82.80	5.00	5.00
164-611-038	6913 EGYPTIAN CT	82.80	5.00	5.00
164-611-039	6923 EGYPTIAN CT	82.80	5.00	5.00
164-611-040	6933 EGYPTIAN CT	82.80	5.00	5.00
164-611-041	6943 EGYPTIAN CT	82.80	5.00	5.00
164-611-042	6953 EGYPTIAN CT	82.80	5.00	5.00
164-611-043	6963 EGYPTIAN CT	82.80	5.00	5.00
164-611-044	13233 QUARTER HORSE DR	82.80	5.00	5.00
164-611-045	13223 QUARTER HORSE DR	82.80	5.00	5.00
164-611-046	13213 QUARTER HORSE DR	82.80	5.00	5.00
164-611-047	13203 QUARTER HORSE DR	82.80	5.00	5.00
164-611-048	13193 QUARTER HORSE DR	82.80	5.00	5.00
164-611-049	13183 QUARTER HORSE DR	82.80	5.00	5.00
164-611-050	13173 QUARTER HORSE DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-611-051	13153 QUARTER HORSE DR	82.80	5.00	5.00
164-611-052	13143 QUARTER HORSE DR	82.80	5.00	5.00
164-611-053	13133 QUARTER HORSE DR	82.80	5.00	5.00
164-611-054	13123 QUARTER HORSE DR	82.80	5.00	5.00
164-611-055	13113 QUARTER HORSE DR	82.80	5.00	5.00
164-611-056	13103 QUARTER HORSE DR	82.80	5.00	5.00
164-611-057	13093 QUARTER HORSE DR	82.80	5.00	5.00
164-611-058	13083 QUARTER HORSE DR	82.80	5.00	5.00
164-611-059	13073 QUARTER HORSE DR	82.80	5.00	5.00
164-611-060	13063 QUARTER HORSE DR	82.80	5.00	5.00
164-611-061	13053 QUARTER HORSE DR	82.80	5.00	5.00
164-611-062	13043 QUARTER HORSE DR	82.80	5.00	5.00
164-620-001	6866 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-002	6856 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-003	6846 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-004	6836 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-005	6826 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-006	6816 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-007	6819 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-008	6829 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-009	6839 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-010	6849 CLEVELAND BAY CT	82.80	5.00	5.00
164-620-011	13030 QUARTER HORSE DR	82.80	5.00	5.00
164-620-012	13040 QUARTER HORSE DR	82.80	5.00	5.00
164-620-013	13050 QUARTER HORSE DR	82.80	5.00	5.00
164-620-014	6854 ANDARAVIDA RD	82.80	5.00	5.00
164-620-015	6838 ANDARAVIDA RD	82.80	5.00	5.00
164-620-016	6834 ANDARAVIDA RD	82.80	5.00	5.00
164-620-017	6824 ANDARAVIDA RD	82.80	5.00	5.00
164-620-018	6814 ANDARAVIDA RD	82.80	5.00	5.00
164-621-001	6817 ANDARAVIDA RD	82.80	5.00	5.00
164-621-002	6827 ANDARAVIDA RD	82.80	5.00	5.00
164-621-003	6837 ANDARAVIDA RD	82.80	5.00	5.00
164-621-004	6847 ANDARAVIDA RD	82.80	5.00	5.00
164-621-005	6857 ANDARAVIDA RD	82.80	5.00	5.00
164-621-006	13070 QUARTER HORSE DR	82.80	5.00	5.00
164-621-007	13080 QUARTER HORSE DR	82.80	5.00	5.00
164-621-008	13090 QUARTER HORSE DR	82.80	5.00	5.00
164-621-009	6842 NORIC CIR	82.80	5.00	5.00
164-621-010	6832 NORIC CIR	82.80	5.00	5.00
164-621-011	6822 NORIC CIR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-621-012	6812 NORIC CIR	82.80	5.00	5.00
164-621-013	6815 NORIC CIR	82.80	5.00	5.00
164-621-014	6825 NORIC CIR	82.80	5.00	5.00
164-621-015	6835 NORIC CIR	82.80	5.00	5.00
164-621-016	6845 NORIC CIR	82.80	5.00	5.00
164-621-017	13110 QUARTER HORSE DR	82.80	5.00	5.00
164-621-018	13120 QUARTER HORSE DR	82.80	5.00	5.00
164-621-019	13130 QUARTER HORSE DR	82.80	5.00	5.00
164-621-020	6850 TARPAN CT	82.80	5.00	5.00
164-621-021	6840 TARPAN CT	82.80	5.00	5.00
164-621-022	6830 TARPAN CT	82.80	5.00	5.00
164-621-023	6820 TARPAN CT	82.80	5.00	5.00
164-621-024	6810 TARPAN CT	82.80	5.00	5.00
164-621-025	6813 TARPAN CT	82.80	5.00	5.00
164-621-026	6823 TARPAN CT	82.80	5.00	5.00
164-621-027	6833 TARPAN CT	82.80	5.00	5.00
164-621-028	6843 TARPAN CT	82.80	5.00	5.00
164-621-029	6853 TARPAN CT	82.80	5.00	5.00
164-621-030	6863 TARPAN CT	82.80	5.00	5.00
164-630-001	6690 BLACK FOREST DR	82.80	5.00	5.00
164-630-002	6680 BLACK FOREST DR	82.80	5.00	5.00
164-630-003	6670 BLACK FOREST DR	82.80	5.00	5.00
164-630-004	6650 BLACK FOREST DR	82.80	5.00	5.00
164-630-005	6640 BLACK FOREST DR	82.80	5.00	5.00
164-630-006	6630 BLACK FOREST DR	82.80	5.00	5.00
164-630-007	6620 BLACK FOREST DR	82.80	5.00	5.00
164-630-008	6610 BLACK FOREST DR	82.80	5.00	5.00
164-630-009	6603 BLACK FOREST DR	82.80	5.00	5.00
164-630-010	6613 BLACK FOREST DR	82.80	5.00	5.00
164-630-011	6623 BLACK FOREST DR	82.80	5.00	5.00
164-630-012	6633 BLACK FOREST DR	82.80	5.00	5.00
164-630-013	6643 BLACK FOREST DR	82.80	5.00	5.00
164-630-014	6653 BLACK FOREST DR	82.80	5.00	5.00
164-630-015	6673 BLACK FOREST DR	82.80	5.00	5.00
164-630-016	6683 BLACK FOREST DR	82.80	5.00	5.00
164-630-017	6693 BLACK FOREST DR	82.80	5.00	5.00
164-630-018	6641 FRENCH TROTTER DR	82.80	5.00	5.00
164-630-019	6651 FRENCH TROTTER DR	82.80	5.00	5.00
164-630-020	6671 FRENCH TROTTER DR	82.80	5.00	5.00
164-630-021	6681 FRENCH TROTTER DR	82.80	5.00	5.00
164-630-022	13366 KIGER MUSTANG CIR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-630-023	13376 KIGER MUSTANG CIR	82.80	5.00	5.00
164-630-024	13386 KIGER MUSTANG CIR	82.80	5.00	5.00
164-630-025	13389 KIGER MUSTANG CIR	82.80	5.00	5.00
164-630-026	13379 KIGER MUSTANG CIR	82.80	5.00	5.00
164-630-027	6701 FRENCH TROTTER DR	82.80	5.00	5.00
164-630-028	6711 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-001	6698 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-002	6688 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-003	6678 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-004	6658 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-005	6648 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-006	6638 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-007	6628 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-008	6618 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-009	6608 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-010	6601 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-011	6611 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-012	6621 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-013	6631 FRENCH TROTTER DR	82.80	5.00	5.00
164-631-014	6697 BLACK FOREST DR	82.80	5.00	5.00
164-631-015	6703 BLACK FOREST DR	82.80	5.00	5.00
164-631-016	6707 BLACK FOREST DR	82.80	5.00	5.00
164-631-017	6713 BLACK FOREST DR	82.80	5.00	5.00
164-631-018	6717 BLACK FOREST DR	82.80	5.00	5.00
164-631-019	6723 BLACK FOREST DR	82.80	5.00	5.00
164-631-020	6727 BLACK FOREST DR	82.80	5.00	5.00
164-631-021	6737 BLACK FOREST DR	82.80	5.00	5.00
164-632-001	6740 BLACK FOREST DR	82.80	5.00	5.00
164-632-002	6734 BLACK FOREST DR	82.80	5.00	5.00
164-632-003	6730 BLACK FOREST DR	82.80	5.00	5.00
164-632-004	6724 BLACK FOREST DR	82.80	5.00	5.00
164-632-005	6720 BLACK FOREST DR	82.80	5.00	5.00
164-632-006	13229 FINISH DRAFT CT	82.80	5.00	5.00
164-632-007	13219 FINISH DRAFT CT	82.80	5.00	5.00
164-632-008	13216 FINISH DRAFT CT	82.80	5.00	5.00
164-632-009	13226 FINISH DRAFT CT	82.80	5.00	5.00
164-632-010	13236 FINISH DRAFT CT	82.80	5.00	5.00
164-632-011	6710 BLACK FOREST DR	82.80	5.00	5.00
164-632-012	6704 BLACK FOREST DR	82.80	5.00	5.00
164-632-013	6700 BLACK FOREST DR	82.80	5.00	5.00
164-632-014	6694 BLACK FOREST DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-640-001	6721 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-002	6731 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-003	6741 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-004	6751 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-005	6761 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-006	6771 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-007	6781 FRENCH TROTTER DR	82.80	5.00	5.00
164-640-008	13367 CAMPOLINA DR	82.80	5.00	5.00
164-640-009	13357 CAMPOLINA DR	82.80	5.00	5.00
164-640-010	13347 CAMPOLINA DR	82.80	5.00	5.00
164-640-011	13337 CAMPOLINA DR	82.80	5.00	5.00
164-640-012	13327 CAMPOLINA DR	82.80	5.00	5.00
164-640-013	13317 CAMPOLINA DR	82.80	5.00	5.00
164-640-014	13307 CAMPOLINA DR	82.80	5.00	5.00
164-641-001	13304 CAMPOLINA DR	82.80	5.00	5.00
164-641-002	13314 CAMPOLINA DR	82.80	5.00	5.00
164-641-003	13324 CAMPOLINA DR	82.80	5.00	5.00
164-641-004	13334 CAMPOLINA DR	82.80	5.00	5.00
164-641-005	13344 CAMPOLINA DR	82.80	5.00	5.00
164-641-006	13354 CAMPOLINA DR	82.80	5.00	5.00
164-641-007	13359 BRETON CT	82.80	5.00	5.00
164-641-008	13349 BRETON CT	82.80	5.00	5.00
164-641-009	13339 BRETON CT	82.80	5.00	5.00
164-641-010	13336 BRETON CT	82.80	5.00	5.00
164-641-011	13346 BRETON CT	82.80	5.00	5.00
164-641-012	13356 BRETON CT	82.80	5.00	5.00
164-641-013	6743 BLACK FOREST DR	82.80	5.00	5.00
164-641-014	6747 BLACK FOREST DR	82.80	5.00	5.00
164-641-015	6753 BLACK FOREST DR	82.80	5.00	5.00
164-641-016	6757 BLACK FOREST DR	82.80	5.00	5.00
164-641-017	6763 BLACK FOREST DR	82.80	5.00	5.00
164-641-018	6767 BLACK FOREST DR	82.80	5.00	5.00
164-641-019		82.80	5.00	5.00
164-641-020	6772 FLEUVE CIR	82.80	5.00	5.00
164-641-021	6762 FLEUVE CIR	82.80	5.00	5.00
164-641-022	6752 FLEUVE CIR	82.80	5.00	5.00
164-641-023	6742 FLEUVE CIR	82.80	5.00	5.00
164-641-024	6732 FLEUVE CIR	82.80	5.00	5.00
164-641-025	6722 FLEUVE CIR	82.80	5.00	5.00
164-641-026	6712 FLEUVE CIR	82.80	5.00	5.00
164-641-027	6715 FLEUVE CIR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-641-028	6725 FLEUVE CIR	82.80	5.00	5.00
164-641-029	6735 FLEUVE CIR	82.80	5.00	5.00
164-641-030	6745 FLEUVE CIR	82.80	5.00	5.00
164-641-031	6755 FLEUVE CIR	82.80	5.00	5.00
164-641-032	13264 CAMPOLINA DR	82.80	5.00	5.00
164-641-033	13274 CAMPOLINA DR	82.80	5.00	5.00
164-641-034	13284 CAMPOLINA DR	82.80	5.00	5.00
164-641-035	6756 ESTONIAN DR	82.80	5.00	5.00
164-641-036	6746 ESTONIAN DR	82.80	5.00	5.00
164-641-037	6736 ESTONIAN DR	82.80	5.00	5.00
164-641-038	6726 ESTONIAN DR	82.80	5.00	5.00
164-641-039	6716 ESTONIAN DR	82.80	5.00	5.00
164-641-040	6706 ESTONIAN DR	82.80	5.00	5.00
164-641-041	6719 ESTONIAN DR	82.80	5.00	5.00
164-641-042	6729 ESTONIAN DR	82.80	5.00	5.00
164-641-043	6739 ESTONIAN DR	82.80	5.00	5.00
164-641-044	6749 ESTONIAN DR	82.80	5.00	5.00
164-641-045	6759 ESTONIAN DR	82.80	5.00	5.00
164-642-001	13287 CAMPOLINA DR	82.80	5.00	5.00
164-642-002	13277 CAMPOLINA DR	82.80	5.00	5.00
164-642-003	13267 CAMPOLINA DR	82.80	5.00	5.00
164-642-004	13257 CAMPOLINA DR	82.80	5.00	5.00
164-642-005	13247 CAMPOLINA DR	82.80	5.00	5.00
164-642-006	13237 CAMPOLINA DR	82.80	5.00	5.00
164-642-007	13227 CAMPOLINA DR	82.80	5.00	5.00
164-642-008	13217 CAMPOLINA DR	82.80	5.00	5.00
164-642-009	13207 CAMPOLINA DR	82.80	5.00	5.00
164-642-010	6774 BLACK FOREST DR	82.80	5.00	5.00
164-642-011	6770 BLACK FOREST DR	82.80	5.00	5.00
164-642-012	6764 BLACK FOREST DR	82.80	5.00	5.00
164-642-013	6760 BLACK FOREST DR	82.80	5.00	5.00
164-642-014	6754 BLACK FOREST DR	82.80	5.00	5.00
164-642-015	6750 BLACK FOREST DR	82.80	5.00	5.00
164-642-016	6744 BLACK FOREST DR	82.80	5.00	5.00
164-660-001	13187 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-002	13175 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-003	13163 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-004	13151 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-005	13139 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-006	13127 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-007	13115 EARLY CRIMSON ST	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-660-008	13100 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-009	13112 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-010	13124 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-011	13136 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-012	13148 EARLY CRIMSON ST	82.80	5.00	5.00
164-660-013	13115 LEMAITRE DR	82.80	5.00	5.00
164-660-014	13127 LEMAITRE DR	82.80	5.00	5.00
164-660-015	13139 LEMAITRE DR	82.80	5.00	5.00
164-660-016	13151 LEMAITRE DR	82.80	5.00	5.00
164-660-017	13163 LEMAITRE DR	82.80	5.00	5.00
164-661-001	13172 EARLY CRIMSON ST	82.80	5.00	5.00
164-661-002	13184 EARLY CRIMSON ST	82.80	5.00	5.00
164-661-003	13196 EARLY CRIMSON ST	82.80	5.00	5.00
164-661-004	13208 EARLY CRIMSON ST	82.80	5.00	5.00
164-661-005	13187 LEMAITRE DR	82.80	5.00	5.00
164-661-006	13199 LEMAITRE DR	82.80	5.00	5.00
164-661-007	6169 FLAGSTAFF DR	82.80	5.00	5.00
164-661-008	6157 FLAGSTAFF DR	82.80	5.00	5.00
164-661-009	6145 FLAGSTAFF DR	82.80	5.00	5.00
164-661-010	6133 FLAGSTAFF DR	82.80	5.00	5.00
164-661-011	6121 FLAGSTAFF DR	82.80	5.00	5.00
164-661-012	6109 FLAGSTAFF DR	82.80	5.00	5.00
164-661-013	6097 FLAGSTAFF DR	82.80	5.00	5.00
164-661-014	6085 FLAGSTAFF DR	82.80	5.00	5.00
164-662-001	6016 FLAGSTAFF DR	82.80	5.00	5.00
164-662-002	6028 FLAGSTAFF DR	82.80	5.00	5.00
164-662-003	6088 FLAGSTAFF DR	82.80	5.00	5.00
164-662-004	6100 FLAGSTAFF DR	82.80	5.00	5.00
164-662-005	6112 FLAGSTAFF DR	82.80	5.00	5.00
164-662-006	13162 TROUTMAN CIR	82.80	5.00	5.00
164-662-007	13150 TROUTMAN CIR	82.80	5.00	5.00
164-662-008	13165 TROUTMAN CIR	82.80	5.00	5.00
164-662-009	6136 FLAGSTAFF DR	82.80	5.00	5.00
164-662-010	6148 FLAGSTAFF DR	82.80	5.00	5.00
164-662-011	13178 LEMAITRE DR	82.80	5.00	5.00
164-662-012	13166 LEMAITRE DR	82.80	5.00	5.00
164-662-013	6153 CRIPPLE CREEK DR	82.80	5.00	5.00
164-662-014	6141 CRIPPLE CREEK DR	82.80	5.00	5.00
164-662-015	6129 CRIPPLE CREEK DR	82.80	5.00	5.00
164-662-016	6117 CRIPPLE CREEK DR	82.80	5.00	5.00
164-662-017	6105 CRIPPLE CREEK DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-662-018	6093 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-001	6150 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-002	6138 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-003	6126 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-004	6114 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-005	6102 CRIPPLE CREEK DR	82.80	5.00	5.00
164-663-006	6090 CRIPPLE CREEK DR	82.80	5.00	5.00
164-670-001	6073 FLAGSTAFF DR	82.80	5.00	5.00
164-670-002	6061 FLAGSTAFF DR	82.80	5.00	5.00
164-670-003	6049 FLAGSTAFF DR	82.80	5.00	5.00
164-670-004	6037 FLAGSTAFF DR	82.80	5.00	5.00
164-670-005	6025 FLAGSTAFF DR	82.80	5.00	5.00
164-670-006	6013 FLAGSTAFF DR	82.80	5.00	5.00
164-670-007	6001 FLAGSTAFF DR	82.80	5.00	5.00
164-670-008	13127 DANCY ST	82.80	5.00	5.00
164-670-009	13139 DANCY ST	82.80	5.00	5.00
164-670-010	13151 DANCY ST	82.80	5.00	5.00
164-670-011	13163 DANCY ST	82.80	5.00	5.00
164-670-012	13175 DANCY ST	82.80	5.00	5.00
164-670-013	13187 DANCY ST	82.80	5.00	5.00
164-670-014	13199 DANCY ST	82.80	5.00	5.00
164-671-001	6078 CRIPPLE CREEK DR	82.80	5.00	5.00
164-671-002	6066 CRIPPLE CREEK DR	82.80	5.00	5.00
164-671-003	6054 CRIPPLE CREEK DR	82.80	5.00	5.00
164-671-004	6042 CRIPPLE CREEK DR	82.80	5.00	5.00
164-671-005	6030 CRIPPLE CREEK DR	82.80	5.00	5.00
164-671-006	13112 DANCY ST	82.80	5.00	5.00
164-671-007	13124 DANCY ST	82.80	5.00	5.00
164-671-008	13136 DANCY ST	82.80	5.00	5.00
164-671-009	13148 DANCY ST	82.80	5.00	5.00
164-671-010	13160 DANCY ST	82.80	5.00	5.00
164-671-011	13172 DANCY ST	82.80	5.00	5.00
164-671-012	13102 SUGARLOAF DR	82.80	5.00	5.00
164-671-013	13114 SUGARLOAF DR	82.80	5.00	5.00
164-671-014	13126 SUGARLOAF DR	82.80	5.00	5.00
164-671-015	13138 SUGARLOAF DR	82.80	5.00	5.00
164-671-016	13150 SUGARLOAF DR	82.80	5.00	5.00
164-671-017	13162 SUGARLOAF DR	82.80	5.00	5.00
164-671-018	13174 SUGARLOAF DR	82.80	5.00	5.00
164-672-001	6011 BERRYHILL DR	82.80	5.00	5.00
164-672-002	5999 BERRYHILL DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-672-003	5987 BERRYHILL DR	82.80	5.00	5.00
164-672-004	5975 BERRYHILL DR	82.80	5.00	5.00
164-672-005	5963 BERRYHILL DR	82.80	5.00	5.00
164-672-006	5951 BERRYHILL DR	82.80	5.00	5.00
164-672-007	5939 BERRYHILL DR	82.80	5.00	5.00
164-672-008	5927 BERRYHILL DR	82.80	5.00	5.00
164-673-001	5918 MEEKER DR	82.80	5.00	5.00
164-673-002	5930 MEEKER DR	82.80	5.00	5.00
164-673-003	5942 MEEKER DR	82.80	5.00	5.00
164-673-004	5954 MEEKER DR	82.80	5.00	5.00
164-674-001	13153 SUGARLOAF DR	82.80	5.00	5.00
164-674-002	13141 SUGARLOAF DR	82.80	5.00	5.00
164-674-003	5957 MEEKER DR	82.80	5.00	5.00
164-674-004	5945 MEEKER DR	82.80	5.00	5.00
164-674-005	5933 MEEKER DR	82.80	5.00	5.00
164-674-006	5921 MEEKER DR	82.80	5.00	5.00
164-674-007	13150 SAMILIN CIR	82.80	5.00	5.00
164-674-008	13162 SAMILIN CIR	82.80	5.00	5.00
164-674-009	5942 BERRYHILL DR	82.80	5.00	5.00
164-674-010	5954 BERRYHILL DR	82.80	5.00	5.00
164-674-011	5966 BERRYHILL DR	82.80	5.00	5.00
164-680-001	5915 BERRYHILL DR	82.80	5.00	5.00
164-680-002	5903 BERRYHILL DR	82.80	5.00	5.00
164-680-003	5891 BERRYHILL DR	82.80	5.00	5.00
164-680-004	5879 BERRYHILL DR	82.80	5.00	5.00
164-680-005	5867 BERRYHILL DR	82.80	5.00	5.00
164-680-006	5855 BERRYHILL DR	82.80	5.00	5.00
164-680-007	5843 BERRYHILL DR	82.80	5.00	5.00
164-680-008	5831 BERRYHILL DR	82.80	5.00	5.00
164-680-009	5819 BERRYHILL DR	82.80	5.00	5.00
164-680-010	5807 BERRYHILL DR	82.80	5.00	5.00
164-680-011	5795 BERRYHILL DR	82.80	5.00	5.00
164-681-001	13102 58TH ST	82.80	5.00	5.00
164-681-002	13114 58TH ST	82.80	5.00	5.00
164-681-003	13126 58TH ST	82.80	5.00	5.00
164-681-004	13138 58TH ST	82.80	5.00	5.00
164-681-005	13150 58TH ST	82.80	5.00	5.00
164-681-006	13162 58TH ST	82.80	5.00	5.00
164-681-007	13174 58TH ST	82.80	5.00	5.00
164-681-008	5750 MEEKER DR	82.80	5.00	5.00
164-681-009	5762 MEEKER DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-681-010	5774 MEEKER DR	82.80	5.00	5.00
164-681-011	5786 MEEKER DR	82.80	5.00	5.00
164-681-012	5798 MEEKER DR	82.80	5.00	5.00
164-681-013	5810 MEEKER DR	82.80	5.00	5.00
164-681-014	5822 MEEKER DR	82.80	5.00	5.00
164-681-015	5834 MEEKER DR	82.80	5.00	5.00
164-681-016	5846 MEEKER DR	82.80	5.00	5.00
164-681-017	5858 MEEKER DR	82.80	5.00	5.00
164-681-018	5870 MEEKER DR	82.80	5.00	5.00
164-681-019	5882 MEEKER DR	82.80	5.00	5.00
164-681-020	5894 MEEKER DR	82.80	5.00	5.00
164-681-021	5906 MEEKER DR	82.80	5.00	5.00
164-682-001	5909 MEEKER DR	82.80	5.00	5.00
164-682-002	5897 MEEKER DR	82.80	5.00	5.00
164-682-003	5885 MEEKER DR	82.80	5.00	5.00
164-682-004	13150 PARK CITY DR	82.80	5.00	5.00
164-682-005	13162 PARK CITY DR	82.80	5.00	5.00
164-682-006	13174 PARK CITY DR	82.80	5.00	5.00
164-682-007	13177 SAMILIN CIR	82.80	5.00	5.00
164-682-008	13165 SAMILIN CIR	82.80	5.00	5.00
164-682-009	13153 SAMILIN CIR	82.80	5.00	5.00
164-683-001	5861 MEEKER DR	82.80	5.00	5.00
164-683-002	5849 MEEKER DR	82.80	5.00	5.00
164-683-003	5837 MEEKER DR	82.80	5.00	5.00
164-683-004	5777 MEEKER DR	82.80	5.00	5.00
164-683-005	5765 MEEKER DR	82.80	5.00	5.00
164-683-006		82.80	5.00	5.00
164-683-007	13177 PARK CITY DR	82.80	5.00	5.00
164-683-008	13165 PARK CITY DR	82.80	5.00	5.00
164-683-009	13153 PARK CITY DR	82.80	5.00	5.00
164-690-001	5783 BERRYHILL DR	82.80	5.00	5.00
164-690-002	5771 BERRYHILL DR	82.80	5.00	5.00
164-690-003	5759 BERRYHILL DR	82.80	5.00	5.00
164-690-004	5747 BERRYHILL DR	82.80	5.00	5.00
164-690-005	5735 BERRYHILL DR	82.80	5.00	5.00
164-690-006	5723 BERRYHILL DR	82.80	5.00	5.00
164-690-007	5711 BERRYHILL DR	82.80	5.00	5.00
164-690-008	5699 BERRYHILL DR	82.80	5.00	5.00
164-690-009	5687 BERRYHILL DR	82.80	5.00	5.00
164-690-010	5675 BERRYHILL DR	82.80	5.00	5.00
164-690-011	5663 BERRYHILL DR	82.80	5.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 41

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-690-012	5651 BERRYHILL DR	82.80	5.00	5.00
164-691-001	5627 BERRYHILL DR	82.80	5.00	5.00
164-691-002	5615 BERRYHILL DR	82.80	5.00	5.00
164-691-003	5602 BRIANHEAD DR	82.80	5.00	5.00
164-691-004	5620 BRIANHEAD DR	82.80	5.00	5.00
164-691-005	5638 BRIANHEAD DR	82.80	5.00	5.00
164-691-006	5656 BRIANHEAD DR	82.80	5.00	5.00
164-691-007	5674 BRIANHEAD DR	82.80	5.00	5.00
164-691-008	5692 BRIANHEAD DR	82.80	5.00	5.00
164-691-009	5710 BRIANHEAD DR	82.80	5.00	5.00
164-691-010	5728 BRIANHEAD DR	82.80	5.00	5.00
164-691-011	5746 BRIANHEAD DR	82.80	5.00	5.00
164-691-012	5764 BRIANHEAD DR	82.80	5.00	5.00
164-692-001	5767 BRIANHEAD DR	82.80	5.00	5.00
164-692-002	5749 BRIANHEAD DR	82.80	5.00	5.00
164-692-003	5731 BRIANHEAD DR	82.80	5.00	5.00
164-692-004	5713 BRIANHEAD DR	82.80	5.00	5.00
164-692-005	5695 BRIANHEAD DR	82.80	5.00	5.00
164-692-006	5677 BRIANHEAD DR	82.80	5.00	5.00
164-692-007	5630 BERRYHILL DR	82.80	5.00	5.00
164-692-008	5642 BERRYHILL DR	82.80	5.00	5.00
164-692-009	5654 BERRYHILL DR	82.80	5.00	5.00
164-692-010	5664 BERRYHILL DR	82.80	5.00	5.00
164-692-011	5678 BERRYHILL DR	82.80	5.00	5.00
164-692-012	5726 BERRYHILL DR	82.80	5.00	5.00
164-692-013	13159 SILVERTON CIR	82.80	5.00	5.00
164-692-014	13150 SILVERTON CIR	82.80	5.00	5.00
164-692-015	13162 SILVERTON CIR	82.80	5.00	5.00
164-692-016	5750 BERRYHILL DR	82.80	5.00	5.00
164-692-017	5762 BERRYHILL DR	82.80	5.00	5.00
164-692-018	5774 BERRYHILL DR	82.80	5.00	5.00
164-692-019	13153 58TH ST	82.80	5.00	5.00
164-692-020	13141 58TH ST	82.80	5.00	5.00
3,518 Accounts				**$17,590.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-011-001	6387 DELGADO LN	$13.01	$1.30	$1.30
152-011-002	6391 DELGADO LN	13.01	1.30	1.30
152-011-003	6395 DELGADO LN	13.01	1.30	1.30
152-011-004	6399 DELGADO LN	13.01	1.30	1.30
152-011-005	12500 CASTELO LN	13.01	1.30	1.30
152-011-006	12496 CASTELO LN	13.01	1.30	1.30
152-011-007	12492 CASTELO LN	13.01	1.30	1.30
152-011-008	12488 CASTELO LN	13.01	1.30	1.30
152-011-009	12484 CASTELO LN	13.01	1.30	1.30
152-011-010	12480 CASTELO LN	13.01	1.30	1.30
152-011-011	6360 ALTURA LN	13.01	1.30	1.30
152-011-012	6364 ALTURA LN	13.01	1.30	1.30
152-011-013	6368 ALTURA LN	13.01	1.30	1.30
152-011-014	6372 ALTURA LN	13.01	1.30	1.30
152-011-015	6376 ALTURA LN	13.01	1.30	1.30
152-011-016	6384 ALTURA LN	13.01	1.30	1.30
152-011-017	6388 ALTURA LN	13.01	1.30	1.30
152-011-018	6392 ALTURA LN	13.01	1.30	1.30
152-011-019	6396 ALTURA LN	13.01	1.30	1.30
152-011-020	6400 ALTURA LN	13.01	1.30	1.30
152-011-021	6381 ALTURA LN	13.01	1.30	1.30
152-011-022	6385 ALTURA LN	13.01	1.30	1.30
152-011-023	6389 ALTURA LN	13.01	1.30	1.30
152-011-024	6393 ALTURA LN	13.01	1.30	1.30
152-011-025	6397 ALTURA LN	13.01	1.30	1.30
152-011-026	6401 ALTURA LN	13.01	1.30	1.30
152-011-027	6361 ALTURA LN	13.01	1.30	1.30
152-011-028	6365 ALTURA LN	13.01	1.30	1.30
152-011-029	6369 ALTURA LN	13.01	1.30	1.30
152-011-030	6373 ALTURA LN	13.01	1.30	1.30
152-011-032	12472 PALACIO LN	13.01	1.30	1.30
152-011-033	12468 PALACIO LN	13.01	1.30	1.30
152-011-034	12464 PALACIO LN	13.01	1.30	1.30
152-011-035	12460 PALACIO LN	13.01	1.30	1.30
152-011-036	12456 PALACIO LN	13.01	1.30	1.30
152-011-037	12452 PALACIO LN	13.01	1.30	1.30
152-011-038	6362 MARBELLA LN	13.01	1.30	1.30
152-011-039	6366 MARBELLA LN	13.01	1.30	1.30
152-011-040	6370 MARBELLA LN	13.01	1.30	1.30
152-011-041	6374 MARBELLA LN	13.01	1.30	1.30
152-011-042	6380 MARBELLA LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-011-043	6384 MARBELLA LN	13.01	1.30	1.30
152-011-044	6388 MARBELLA LN	13.01	1.30	1.30
152-011-045	6392 MARBELLA LN	13.01	1.30	1.30
152-011-046	6396 MARBELLA LN	13.01	1.30	1.30
152-011-047	6400 MARBELLA LN	13.01	1.30	1.30
152-011-048	6363 MARBELLA LN	13.01	1.30	1.30
152-011-049	6367 MARBELLA LN	13.01	1.30	1.30
152-011-050	6371 MARBELLA LN	13.01	1.30	1.30
152-011-051	6375 MARBELLA LN	13.01	1.30	1.30
152-011-052	6389 MARBELLA LN	13.01	1.30	1.30
152-011-053	6393 MARBELLA LN	13.01	1.30	1.30
152-011-054	6397 MARBELLA LN	13.01	1.30	1.30
152-011-055	6401 MARBELLA LN	13.01	1.30	1.30
152-011-056	6382 DELGADO LN	13.01	1.30	1.30
152-011-057	6386 DELGADO LN	13.01	1.30	1.30
152-011-058	6390 DELGADO LN	13.01	1.30	1.30
152-011-059	6394 DELGADO LN	13.01	1.30	1.30
152-011-060	6398 DELGADO LN	13.01	1.30	1.30
152-011-062	12508 PALMERIA LN	13.01	1.30	1.30
152-011-063	12504 PALMERIA LN	13.01	1.30	1.30
152-011-064	12500 PALMERIA LN	13.01	1.30	1.30
152-011-065	12496 PALMERIA LN	13.01	1.30	1.30
152-011-066	12492 PALMERIA LN	13.01	1.30	1.30
152-011-067	12488 PALMERIA LN	13.01	1.30	1.30
152-011-068	12509 PALMERIA LN	13.01	1.30	1.30
152-011-069	12505 PALMERIA LN	13.01	1.30	1.30
152-011-070	12501 PALMERIA LN	13.01	1.30	1.30
152-011-071	12497 PALMERIA LN	13.01	1.30	1.30
152-011-072	12493 PALMERIA LN	13.01	1.30	1.30
152-011-073	12489 PALMERIA LN	13.01	1.30	1.30
152-011-074	12506 VENTOSA LN	13.01	1.30	1.30
152-011-075	12502 VENTOSA LN	13.01	1.30	1.30
152-011-076	12498 VENTOSA LN	13.01	1.30	1.30
152-011-077	12494 VENTOSA LN	13.01	1.30	1.30
152-011-078	12490 VENTOSA LN	13.01	1.30	1.30
152-011-079	12486 VENTOSA LN	13.01	1.30	1.30
152-011-080	12503 VENTOSA LN	13.01	1.30	1.30
152-011-081	12499 VENTOSA LN	13.01	1.30	1.30
152-011-082	12495 VENTOSA LN	13.01	1.30	1.30
152-011-083	12491 VENTOSA LN	13.01	1.30	1.30
152-011-084	12487 VENTOSA LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-011-085	12483 VENTOSA LN	13.01	1.30	1.30
152-011-087	6312 AMAROSA LN	13.01	1.30	1.30
152-011-088	6316 AMAROSA LN	13.01	1.30	1.30
152-011-089	6320 AMAROSA LN	13.01	1.30	1.30
152-011-090	6324 AMAROSA LN	13.01	1.30	1.30
152-011-091	6328 AMAROSA LN	13.01	1.30	1.30
152-011-092	6332 AMAROSA LN	13.01	1.30	1.30
152-011-093	6313 AMADORA LN	13.01	1.30	1.30
152-011-094	6317 AMADORA LN	13.01	1.30	1.30
152-011-095	6321 AMADORA LN	13.01	1.30	1.30
152-011-096	6325 AMADORA LN	13.01	1.30	1.30
152-012-001	12472 SABROSA LN	13.01	1.30	1.30
152-012-002	12468 SABROSA LN	13.01	1.30	1.30
152-012-003	12464 SABROSA LN	13.01	1.30	1.30
152-012-004	12460 SABROSA LN	13.01	1.30	1.30
152-012-005	12456 SABROSA LN	13.01	1.30	1.30
152-012-006	12452 SABROSA LN	13.01	1.30	1.30
152-012-007	12473 SABROSA LN	13.01	1.30	1.30
152-012-008	12469 SABROSA LN	13.01	1.30	1.30
152-012-009	12465 SABROSA LN	13.01	1.30	1.30
152-012-010	12461 SABROSA LN	13.01	1.30	1.30
152-012-011	12457 SABROSA LN	13.01	1.30	1.30
152-012-012	12453 SABROSA LN	13.01	1.30	1.30
152-012-013	12470 QUINTESSA LN	13.01	1.30	1.30
152-012-014	12466 QUINTESSA LN	13.01	1.30	1.30
152-012-015	12462 QUINTESSA LN	13.01	1.30	1.30
152-012-016	12458 QUINTESSA LN	13.01	1.30	1.30
152-012-017	12454 QUINTESSA LN	13.01	1.30	1.30
152-012-018	12450 QUINTESSA LN	13.01	1.30	1.30
152-012-019	12471 QUINTESSA LN	13.01	1.30	1.30
152-012-020	12467 QUINTESSA LN	13.01	1.30	1.30
152-012-021	12463 QUINTESSA LN	13.01	1.30	1.30
152-012-022	12459 QUINTESSA LN	13.01	1.30	1.30
152-012-023	12455 QUINTESSA LN	13.01	1.30	1.30
152-012-024	12451 QUINTESSA LN	13.01	1.30	1.30
152-012-026	6251 CALLISTO LN	13.01	1.30	1.30
152-012-027	6255 CALLISTO LN	13.01	1.30	1.30
152-012-028	6259 CALLISTO LN	13.01	1.30	1.30
152-012-029	6263 CALLISTO LN	13.01	1.30	1.30
152-012-030	6267 CALLISTO LN	13.01	1.30	1.30
152-012-031	6271 CALLISTO LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-012-032	6258 CALLISTO LN	13.01	1.30	1.30
152-012-033	6262 CALLISTO LN	13.01	1.30	1.30
152-012-034	6266 CALLISTO LN	13.01	1.30	1.30
152-012-035	6270 CALLISTON LN	13.01	1.30	1.30
152-012-036	6274 CALLISTO LN	13.01	1.30	1.30
152-012-037	12470 TRAVANCA LN	13.01	1.30	1.30
152-012-038	12466 TRAVANCA LN	13.01	1.30	1.30
152-012-039	12462 TRAVANCA LN	13.01	1.30	1.30
152-012-040	12458 TRAVANCA LN	13.01	1.30	1.30
152-012-041	12454 TRAVANCA LN	13.01	1.30	1.30
152-012-042	12450 TRAVANCA LN	13.01	1.30	1.30
152-012-043	12471 TRAVANCA LN	13.01	1.30	1.30
152-012-044	12467 TRAVANCA LN	13.01	1.30	1.30
152-012-045	12463 TRAVANCA LN	13.01	1.30	1.30
152-012-046	12459 TRAVANCA LN	13.01	1.30	1.30
152-012-047	12455 TRAVANCA LN	13.01	1.30	1.30
152-012-048	12451 TRAVANCA LN	13.01	1.30	1.30
152-012-049	6287 ANCORA LN	13.01	1.30	1.30
152-012-050	6291 ANCORA LN	13.01	1.30	1.30
152-012-051	6295 ANCORA LN	13.01	1.30	1.30
152-012-052	6299 ANCORA LN	13.01	1.30	1.30
152-012-053	6303 ANCORA LN	13.01	1.30	1.30
152-012-054	6286 ANCORA LN	13.01	1.30	1.30
152-012-055	6290 ANCORA LN	13.01	1.30	1.30
152-012-056	6294 ANCORA LN	13.01	1.30	1.30
152-012-057	6298 ANCORA LN	13.01	1.30	1.30
152-012-058	6302 ANCORA LN	13.01	1.30	1.30
152-012-060	6253 CRISTAL LN	13.01	1.30	1.30
152-012-061	6257 CRISTAL LN	13.01	1.30	1.30
152-012-062	6261 CRISTAL LN	13.01	1.30	1.30
152-012-063	6265 CRISTAL LN	13.01	1.30	1.30
152-012-064	6269 CRISTAL LN	13.01	1.30	1.30
152-012-065	6273 CRISTAL LN	13.01	1.30	1.30
152-012-066	6252 CRISTAL LN	13.01	1.30	1.30
152-012-067	6256 CRISTAL LN	13.01	1.30	1.30
152-012-068	6260 CRISTAL LN	13.01	1.30	1.30
152-012-069	6264 CRISTAL LN	13.01	1.30	1.30
152-012-070	6268 CRISTAL LN	13.01	1.30	1.30
152-012-071	6272 CRISTAL LN	13.01	1.30	1.30
152-012-072	6285 MONTEDOR LN	13.01	1.30	1.30
152-012-073	6289 MONTEDOR LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-012-074	6293 MONTEDOR LN	13.01	1.30	1.30
152-012-075	6297 MONTEDOR LN	13.01	1.30	1.30
152-012-076	6301 MONTEDOR LN	13.01	1.30	1.30
152-012-077	6284 MONTEDOR LN	13.01	1.30	1.30
152-012-078	6288 MONTEDOR LN	13.01	1.30	1.30
152-012-079	6292 MONTEDOR LN	13.01	1.30	1.30
152-012-080	6296 MONTEDOR LN	13.01	1.30	1.30
152-012-081	6300 MONTEDOR LN	13.01	1.30	1.30
152-012-083	6333 AMADORA LN	13.01	1.30	1.30
152-012-084	6337 AMADORA LN	13.01	1.30	1.30
152-012-085	6341 AMADORA LN	13.01	1.30	1.30
152-012-086	6345 AMADORA LN	13.01	1.30	1.30
152-012-087	6349 AMADORA LN	13.01	1.30	1.30
152-012-088	6353 AMADORA LN	13.01	1.30	1.30
152-013-001	6251 ISIDORA LN	13.01	1.30	1.30
152-013-002	6255 ISIDORA LN	13.01	1.30	1.30
152-013-003	6259 ISIDORA LN	13.01	1.30	1.30
152-013-004	6263 ISIDORA LN	13.01	1.30	1.30
152-013-005	6267 ISIDORA LN	13.01	1.30	1.30
152-013-006	6271 ISIDORA LN	13.01	1.30	1.30
152-013-007	6250 ISIDORA LN	13.01	1.30	1.30
152-013-008	6254 ISIDORA LN	13.01	1.30	1.30
152-013-009	6258 ISIDORA LN	13.01	1.30	1.30
152-013-010	6262 ISIDORA LN	13.01	1.30	1.30
152-013-011	6266 ISIDORA LN	13.01	1.30	1.30
152-013-012	6291 AMARANTE LN	13.01	1.30	1.30
152-013-013	6295 AMARANTE LN	13.01	1.30	1.30
152-013-014	6299 AMARANTE LN	13.01	1.30	1.30
152-013-015	6303 AMARANTE LN	13.01	1.30	1.30
152-013-016	6290 AMARANTE LN	13.01	1.30	1.30
152-013-017	6294 AMARANTE LN	13.01	1.30	1.30
152-013-018	6298 AMARANTE LN	13.01	1.30	1.30
152-013-019	6302 AMARANTE LN	13.01	1.30	1.30
152-013-021	6255 ARRIFANA LN	13.01	1.30	1.30
152-013-022	6259 ARRIFANA LN	13.01	1.30	1.30
152-013-023	6263 ARRIFANA LN	13.01	1.30	1.30
152-013-024	6267 ARRIFANA LN	13.01	1.30	1.30
152-013-025	6271 ARRIFANA LN	13.01	1.30	1.30
152-013-026	6275 ARRIFANA LN	13.01	1.30	1.30
152-013-027	6254 ARRIFANA LN	13.01	1.30	1.30
152-013-028	6258 ARRIFANA LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-013-029	6262 ARRIFANA LN	13.01	1.30	1.30
152-013-030	6266 ARRIFANA LN	13.01	1.30	1.30
152-013-031	6270 ARRIFANA LN	13.01	1.30	1.30
152-013-032	6274 ARRIFANA LN	13.01	1.30	1.30
152-013-033	6253 CAMPOSA LN	13.01	1.30	1.30
152-013-034	6257 CAMPOSA LN	13.01	1.30	1.30
152-013-035	6261 CAMPOSA LN	13.01	1.30	1.30
152-013-036	6265 CAMPOSA LN	13.01	1.30	1.30
152-013-037	6269 CAMPOSA LN	13.01	1.30	1.30
152-013-038	6273 CAMPOSA LN	13.01	1.30	1.30
152-013-039	6252 CAMPOSA LN	13.01	1.30	1.30
152-013-040	6256 CAMPOSA LN	13.01	1.30	1.30
152-013-041	6260 CAMPOSA LN	13.01	1.30	1.30
152-013-042	6264 CAMPOSA LN	13.01	1.30	1.30
152-013-043	6268 CAMPOSA LN	13.01	1.30	1.30
152-013-044	12587 RUVINA LN	13.01	1.30	1.30
152-013-045	12583 RUVINA LN	13.01	1.30	1.30
152-013-046	12579 RUVINA LN	13.01	1.30	1.30
152-013-047	12575 RUVINA LN	13.01	1.30	1.30
152-013-048	12571 RUVINA LN	13.01	1.30	1.30
152-013-049	12567 RUVINA LN	13.01	1.30	1.30
152-014-001	6358 ESTRELA LN	13.01	1.30	1.30
152-014-002	6362 ESTRELA LN	13.01	1.30	1.30
152-014-003	6366 ESTRELA LN	13.01	1.30	1.30
152-014-004	6370 ESTRELA LN	13.01	1.30	1.30
152-014-005	6374 ESTRELA LN	13.01	1.30	1.30
152-014-006	6378 ESTRELA LN	13.01	1.30	1.30
152-014-007	6359 ESTRELA LN	13.01	1.30	1.30
152-014-008	6363 ESTRELA LN	13.01	1.30	1.30
152-014-009	6369 ESTRELA LN	13.01	1.30	1.30
152-014-010	6371 ESTRELA LN	13.01	1.30	1.30
152-014-011	6375 ESTRELA LN	13.01	1.30	1.30
152-014-012	6360 TIVOLI LN	13.01	1.30	1.30
152-014-013	6364 TIVOLI LN	13.01	1.30	1.30
152-014-014	6368 TIVOLI LN	13.01	1.30	1.30
152-014-015	6372 TIVOLI LN	13.01	1.30	1.30
152-014-016	6376 TIVOLI LN	13.01	1.30	1.30
152-014-017	12541 CIPRIANO LN	13.01	1.30	1.30
152-014-018	12537 CIPRIANO LN	13.01	1.30	1.30
152-014-019	12533 CIPRIANO LN	13.01	1.30	1.30
152-014-020	12529 CIPRIANO LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-014-021	12561 CIPRIANO LN	13.01	1.30	1.30
152-014-022	12557 CIPRIANO LN	13.01	1.30	1.30
152-014-023	12553 CIPRIANO LN	13.01	1.30	1.30
152-014-024	12549 CIPRIANO LN	13.01	1.30	1.30
152-014-026	12581 CIPRIANO LN	13.01	1.30	1.30
152-014-027	12577 CIPRIANO LN	13.01	1.30	1.30
152-014-028	12573 CIPRIANO LN	13.01	1.30	1.30
152-014-029	12569 CIPRIANO LN	13.01	1.30	1.30
152-014-030	12584 CIPRIANO LN	13.01	1.30	1.30
152-014-031	12580 CIPRIANO LN	13.01	1.30	1.30
152-014-032	12576 CIPRIANO LN	13.01	1.30	1.30
152-014-033	12572 CIPRIANO LN	13.01	1.30	1.30
152-014-034	12568 CIPRIANO LN	13.01	1.30	1.30
152-014-035	12564 CIPRIANO LN	13.01	1.30	1.30
152-014-036	12587 MONTELLANO LN	13.01	1.30	1.30
152-014-037	12583 MONTELLANO LN	13.01	1.30	1.30
152-014-038	12579 MONTELLANO LN	13.01	1.30	1.30
152-014-039	12575 MONTELLANO LN	13.01	1.30	1.30
152-014-040	12571 MONTELLANO LN	13.01	1.30	1.30
152-014-041	12567 MONTELLANO LN	13.01	1.30	1.30
152-014-042	12586 MONTELLANO LN	13.01	1.30	1.30
152-014-043	12582 MONTELLANO LN	13.01	1.30	1.30
152-014-044	12578 MONTELLANO LN	13.01	1.30	1.30
152-014-045	12574 MONTELLANO LN	13.01	1.30	1.30
152-014-046	12570 MONTELLANO LN	13.01	1.30	1.30
152-014-047	12566 MONTELLANO LN	13.01	1.30	1.30
152-014-049	12555 TAVIRA LN	13.01	1.30	1.30
152-014-050	12551 TAVIRA LN	13.01	1.30	1.30
152-014-051	12547 TAVIRA LN	13.01	1.30	1.30
152-014-052	12543 TAVIRA LN	13.01	1.30	1.30
152-014-053	12539 TAVIRA LN	13.01	1.30	1.30
152-014-054	12535 TAVIRA LN	13.01	1.30	1.30
152-014-055	12550 TAVIRA LN	13.01	1.30	1.30
152-014-056	12546 TAVIRA LN	13.01	1.30	1.30
152-014-057	12542 TAVIRA LN	13.01	1.30	1.30
152-014-058	12538 TAVIRA LN	13.01	1.30	1.30
152-014-059	12534 TAVIRA LN	13.01	1.30	1.30
152-014-060	12549 MARCO LN	13.01	1.30	1.30
152-014-061	12545 MARCO LN	13.01	1.30	1.30
152-014-062	12541 MARCO LN	13.01	1.30	1.30
152-014-063	12537 MARCO LN	13.01	1.30	1.30

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 79

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-014-064	12552 MARCO LN	13.01	1.30	1.30
152-014-065	12548 MARCO LN	13.01	1.30	1.30
152-014-066	12544 MARCO LN	13.01	1.30	1.30
152-014-067	12540 MARCO LN	13.01	1.30	1.30
152-014-068	12536 MARCO LN	13.01	1.30	1.30
152-014-070	6335 MINDELO LN	13.01	1.30	1.30
152-014-071	6339 MINDELO LN	13.01	1.30	1.30
152-014-072	6343 MINDELO LN	13.01	1.30	1.30
152-014-073	6347 MINDELO LN	13.01	1.30	1.30
152-014-074	6351 MINDELO LN	13.01	1.30	1.30
152-014-075	6355 MINDELO LN	13.01	1.30	1.30
152-014-076	6334 MINDELO LN	13.01	1.30	1.30
152-014-077	6338 MINDELO LN	13.01	1.30	1.30
152-014-078	6342 MINDELO LN	13.01	1.30	1.30
152-014-079	6346 MINDELO LN	13.01	1.30	1.30
152-014-080	6350 MINDELO LN	13.01	1.30	1.30
152-014-081	6354 MINDELO LN	13.01	1.30	1.30
152-014-082	12585 MONTAIVO LN	13.01	1.30	1.30
152-014-083	12581 MONTAIVO LN	13.01	1.30	1.30
152-014-084	12577 MONTAIVO LN	13.01	1.30	1.30
152-014-085	12573 MONTAIVO LN	13.01	1.30	1.30
152-014-086	12569 MONTAIVO LN	13.01	1.30	1.30
152-014-087	12565 MONTAIVO LN	13.01	1.30	1.30
152-014-088	12584 MONTAIVO LN	13.01	1.30	1.30
152-014-089	12580 MONTAIVO LN	13.01	1.30	1.30
152-014-090	12576 MONTAIVO LN	13.01	1.30	1.30
152-014-091	12572 MONTAIVO LN	13.01	1.30	1.30
314 Accounts				**$408.20**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 85

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
164-520-017	6993 HAMNER AVE	$5,336.60	$5.00	$5.14
1 Accounts				**$5.14**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 151

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
152-650-001	12574 LIMONITE AVE	$805.67	$805.67	$1,426.02
152-650-002	12552 LIMONITE AVE	805.67	805.67	958.74
152-650-006	12464 LIMONITE AVE	805.67	805.67	773.44
152-650-013	12508 LIMONITE AVE	805.67	805.67	644.52
152-650-017	12530 LIMONITE AVE	805.67	805.67	1,007.08
152-650-018	12486 LIMONITE AVE	805.67	805.67	563.96
152-650-023	12376 LIMONITE AVE	805.67	805.67	1,627.44
152-650-031	12420 LIMONITE AVE	805.67	805.67	322.26
152-650-033	12442 LIMONITE AVE	805.67	805.67	483.40
152-650-034	12398 LIMONITE AVE	805.67	805.67	3,544.94
10 Accounts				**$11,351.80**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 89-1C, Zone 156

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Max Assessment Rate	Annual Assessment Rate	Levy Amount
144-860-004	14220 SCHLEISMAN RD	$782.41	$782.41	$1,361.38
144-860-010	14236 SCHLEISMAN RD	782.41	782.41	524.20
144-860-012	14268 SCHLEISMAN RD	782.41	782.41	758.92
144-860-013	14284 SCHLEISMAN RD	782.41	782.41	758.92
144-860-016		782.41	782.41	758.92
144-860-022	14228 SCHLEISMAN RD	782.41	782.41	672.86
144-860-029		782.41	782.41	618.10
144-860-030	14252 SCHLEISMAN RD	782.41	782.41	1,377.04
144-860-031		782.41	782.41	1,690.00
9 Accounts				**$8,520.34**
4,949 Total				**$47,228.02**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 2014-1 (Tract 36382)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
152-660-001	13168 BERTS WAY	3.00	$18.60
152-660-002	13156 BERTS WAY	3.00	18.60
152-660-003	13144 BERTS WAY	3.00	18.60
152-660-004	13132 BERTS WAY	3.00	18.60
152-660-005	13120 BERTS WAY	3.00	18.60
152-660-006	13108 BERTS WAY	3.00	18.60
152-660-007	7534 HERTZ PL	3.00	18.60
152-660-008	7546 HERTZ PL	3.00	18.60
152-660-009	7558 HERTZ PL	3.00	18.60
152-660-010	7570 HERTZ PL	3.00	18.60
152-660-011	7582 HERTZ PL	3.00	18.60
152-660-012	7594 HERTZ PL	3.00	18.60
152-660-013	7606 HERTZ PL	3.00	18.60
152-660-014	7618 HERTZ PL	3.00	18.60
152-660-015	7630 HERTZ PL	3.00	18.60
152-660-016	7675 GRANJA VISTA DEL RIO	3.00	18.60
152-660-017	7663 GRANJA VISTA DEL RIO	3.00	18.60
152-660-018	7651 GRANJA VISTA DEL RIO	3.00	18.60
152-660-019	7639 GRANJA VISTA DEL RIO	3.00	18.60
152-661-001	13143 DEL REY CT	3.00	18.60
152-661-002	13155 DEL REY CT	3.00	18.60
152-661-003	13167 DEL REY CT	3.00	18.60
152-661-004	13179 DEL REY CT	3.00	18.60
152-661-005	13172 DEL REY CT	3.00	18.60
152-661-006	13160 DEL REY CT	3.00	18.60
152-661-007	13148 DEL REY CT	3.00	18.60
152-661-008	13143 ORTEGA CT	3.00	18.60
152-661-009	13155 ORTEGA CT	3.00	18.60
152-661-010	13167 ORTEGA CT	3.00	18.60
152-661-011	13168 ORTEGA CT	3.00	18.60
152-661-012	13156 ORTEGA CT	3.00	18.60
152-661-013	13144 ORTEGA CT	3.00	18.60
152-661-014	13132 ORTEGA CT	3.00	18.60
152-661-015	13129 BERTS WAY	3.00	18.60
152-661-016	13149 BERTS WAY	3.00	18.60
152-661-017	13153 BERTS WAY	3.00	18.60
152-661-018	13165 BERTS WAY	3.00	18.60
152-661-019	7570 GRANJA VISTA DEL RIO	3.00	18.60
152-661-020	7582 GRANJA VISTA DEL RIO	3.00	18.60
152-661-021	7594 GRANJA VISTA DEL RIO	3.00	18.60
152-661-022	7606 GRANJA VISTA DEL RIO	3.00	18.60

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-1 (Tract 36382)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
152-661-023	7618 GRANJA VISTA DEL RIO	3.00	18.60
152-661-024	7630 GRANJA VISTA DEL RIO	3.00	18.60
152-661-025	7642 GRANJA VISTA DEL RIO	3.00	18.60
152-661-026	7654 GRANJA VISTA DEL RIO	3.00	18.60
152-661-027	7664 GRANJA VISTA DEL RIO	3.00	18.60
152-662-001	7585 GRANJA VISTA DEL RIO	3.00	18.60
152-662-002	7573 GRANJA VISTA DEL RIO	3.00	18.60
152-662-003	7561 GRANJA VISTA DEL RIO	3.00	18.60
152-662-004	7549 GRANJA VISTA DEL RIO	3.00	18.60
152-670-001	7588 PRESIDIO RD	3.00	18.60
152-670-002	7600 PRESIDIO RD	3.00	18.60
152-670-003	7612 PRESIDIO RD	3.00	18.60
152-670-004	7624 PRESIDIO RD	3.00	18.60
152-670-005	7636 PRESIDIO RD	3.00	18.60
152-670-006	7648 PRESIDIO RD	3.00	18.60
152-670-007	7660 PRESIDIO RD	3.00	18.60
152-670-008	7672 PRESIDIO RD	3.00	18.60
152-670-009	7655 CABRILLO WAY	3.00	18.60
152-670-010	7643 CABRILLO WAY	3.00	18.60
152-670-011	7631 CABRILLO WAY	3.00	18.60
152-670-012	7632 VILLA ROSA CT	3.00	18.60
152-670-013	7644 VILLA ROSA CT	3.00	18.60
152-670-014	7656 VILLA ROSA CT	3.00	18.60
152-670-015	7668 VILLA ROSA CT	3.00	18.60
152-670-016	7665 VILLA ROSA CT	3.00	18.60
152-670-017	7653 VILLA ROSA CT	3.00	18.60
152-670-018	7641 VILLA ROSA CT	3.00	18.60
152-670-019	7629 VILLA ROSA CT	3.00	18.60
152-670-020	7628 LAS BRISAS CT	3.00	18.60
152-670-021	7640 LAS BRISAS CT	3.00	18.60
152-670-022	7652 LAS BRISAS CT	3.00	18.60
152-670-023	7664 LAS BRISAS CT	3.00	18.60
152-670-024	7676 LAS BRISAS CT	3.00	18.60
152-670-025	7699 LAS BRISAS CT	3.00	18.60
152-670-026	7687 LAS BRISAS CT	3.00	18.60
152-670-027	7675 LAS BRISAS CT	3.00	18.60
152-670-028	7663 LAS BRISAS CT	3.00	18.60
152-670-029	7651 LAS BRISAS CT	3.00	18.60
152-670-030	7639 LAS BRISAS CT	3.00	18.60
152-670-031	7627 LAS BRISAS CT	3.00	18.60
152-670-032	7626 CASA DE MARIA CT	3.00	18.60

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-1 (Tract 36382)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
152-670-033	7638 CASA DE MARIA CT	3.00	18.60
152-670-034	7650 CASA DE MARIA CT	3.00	18.60
152-670-035	7662 CASA DE MARIA CT	3.00	18.60
152-670-036	7674 CASA DE MARIA CT	3.00	18.60
152-670-037	7686 CASA DE MARIA CT	3.00	18.60
152-670-038	7698 CASA DE MARIA CT	3.00	18.60
152-670-039	7697 CASA DE MARIA CT	3.00	18.60
152-670-040	7685 CASA DE MARIA CT	3.00	18.60
152-670-041	7673 CASA DE MARIA CT	3.00	18.60
152-670-042	7661 CASA DE MARIA CT	3.00	18.60
152-670-043	7649 CASA DE MARIA CT	3.00	18.60
152-670-044	7637 CASA DE MARIA CT	3.00	18.60
152-670-045	7625 CASA DE MARIA CT	3.00	18.60
152-671-001	13468 CACTUS FLOWER ST	3.00	18.60
152-671-002	13456 CACTUS FLOWER ST	3.00	18.60
152-671-003	13448 CACTUS FLOWER ST	3.00	18.60
152-671-004	13432 CACTUS FLOWER ST	3.00	18.60
152-671-005	13420 CACTUS FLOWER ST	3.00	18.60
152-671-006	13408 CACTUS FLOWER ST	3.00	18.60
152-671-007	13396 CACTUS FLOWER ST	3.00	18.60
152-671-008	13384 CACTUS FLOWER ST	3.00	18.60
152-671-009	13372 CACTUS FLOWER ST	3.00	18.60
152-671-010	13360 CACTUS FLOWER ST	3.00	18.60
152-671-011	13348 CACTUS FLOWER ST	3.00	18.60
152-671-012	13336 CACTUS FLOWER ST	3.00	18.60
152-671-013	13324 CACTUS FLOWER ST	3.00	18.60
152-671-014	13312 CACTUS FLOWER ST	3.00	18.60
152-671-015	13300 CACTUS FLOWER ST	3.00	18.60
152-671-016	13288 CACTUS FLOWER ST	3.00	18.60
152-671-017	13276 CACTUS FLOWER ST	3.00	18.60
152-671-018	13264 CACTUS FLOWER ST	3.00	18.60
152-672-001	7614 CABRILLO WAY	3.00	18.60
152-672-002	7626 CABRILLO WAY	3.00	18.60
152-672-003	7638 CABRILLO WAY	3.00	18.60
152-672-004	7650 CABRILLO WAY	3.00	18.60
152-672-005	7662 CABRILLO WAY	3.00	18.60
152-672-006	7661 PRESIDIO RD	3.00	18.60
152-672-007	7649 PRESIDIO RD	3.00	18.60
152-672-008	7637 PRESIDIO RD	3.00	18.60
152-672-009	7625 PRESIDIO RD	3.00	18.60
152-672-010	7613 PRESIDIO RD	3.00	18.60

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-1 (Tract 36382)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
152-680-001	13217 BERTS WAY	3.00	18.60
152-680-002	13225 BERTS WAY	3.00	18.60
152-680-003	13237 BERTS WAY	3.00	18.60
152-680-004	13238 ALTFILLISCH CT	3.00	18.60
152-680-005	13226 ALTFILLISCH CT	3.00	18.60
152-680-006	13214 ALTFILLISCH CT	3.00	18.60
152-681-001	13263 LOS ROBLES CT	3.00	18.60
152-681-002	13275 LOS ROBLES CT	3.00	18.60
152-681-003	13287 LOS ROBLES CT	3.00	18.60
152-681-004	13299 LOS ROBLES CT	3.00	18.60
152-681-005	13311 LOS ROBLES CT	3.00	18.60
152-681-006	13323 LOS ROBLES CT	3.00	18.60
152-681-007	13335 LOS ROBLES CT	3.00	18.60
152-681-008	13347 LOS ROBLES CT	3.00	18.60
152-681-009	13359 LOS ROBLES CT	3.00	18.60
152-681-010	13371 LOS ROBLES CT	3.00	18.60
152-681-011	13383 LOS ROBLES CT	3.00	18.60
152-681-012	13395 LOS ROBLES CT	3.00	18.60
152-681-013	13394 LOS ROBLES CT	3.00	18.60
152-681-014	13382 LOS ROBLES CT	3.00	18.60
152-681-015	13370 LOS ROBLES CT	3.00	18.60
152-681-016	13358 LOS ROBLES CT	3.00	18.60
152-681-017	13346 LOS ROBLES CT	3.00	18.60
152-681-018	13334 LOS ROBLES CT	3.00	18.60
152-681-019	13322 LOS ROBLES CT	3.00	18.60
152-681-020	13310 LOS ROBLES CT	3.00	18.60
152-681-021	13298 LOS ROBLES CT	3.00	18.60
152-681-022	13286 LOS ROBLES CT	3.00	18.60
152-681-023	13274 LOS ROBLES CT	3.00	18.60
152-681-024	13262 LOS ROBLES CT	3.00	18.60
152-681-025	13261 EAGLEBLUFF LN	3.00	18.60
152-681-026	13273 EAGLEBLUFF LN	3.00	18.60
152-681-027	13285 EAGLEBLUFF LN	3.00	18.60
152-681-028	13297 EAGLEBLUFF LN	3.00	18.60
152-681-029	13309 EAGLEBLUFF LN	3.00	18.60
152-681-030	13321 EAGLEBLUFF LN	3.00	18.60
152-681-031	13333 EAGLEBLUFF LN	3.00	18.60
152-681-032	13345 EAGLEBLUFF LN	3.00	18.60
152-681-033	13357 EAGLEBLUFF LN	3.00	18.60
152-681-034	13369 EAGLEBLUFF LN	3.00	18.60
152-681-035	13381 EAGLEBLUFF LN	3.00	18.60

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-1 (Tract 36382)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
152-681-036	13393 EAGLEBLUFF LN	3.00	18.60
152-682-001	13400 EAGLEBLUFF LN	3.00	18.60
152-682-002	13388 EAGLEBLUFF LN	3.00	18.60
152-682-003	13376 EAGLEBLUFF LN	3.00	18.60
152-682-004	13364 EAGLEBLUFF LN	3.00	18.60
152-682-005	13352 EAGLEBLUFF LN	3.00	18.60
152-682-006	13340 EAGLEBLUFF LN	3.00	18.60
152-682-007	13328 EAGLEBLUFF LN	3.00	18.60
152-682-008	13316 EAGLEBLUFF LN	3.00	18.60
152-682-009	13308 EAGLEBLUFF LN	3.00	18.60
152-682-010	13292 EAGLEBLUFF LN	3.00	18.60
152-682-011	13280 EAGLEBLUFF LN	3.00	18.60
152-682-012	13268 EAGLEBLUFF LN	3.00	18.60
152-682-013	13256 EAGLEBLUFF LN	3.00	18.60
152-682-014	7530 CABRILLO WAY	3.00	18.60
152-682-015	7542 CABRILLO WAY	3.00	18.60
152-682-016	7554 CABRILLO WAY	3.00	18.60
152-682-017	7566 CABRILLO WAY	3.00	18.60
152-682-018	7578 CABRILLO WAY	3.00	18.60
152-682-019	7590 CABRILLO WAY	3.00	18.60
152-682-020	7602 CABRILLO WAY	3.00	18.60
152-682-021	7601 PRESIDIO RD	3.00	18.60
152-682-022	7589 PRESIDIO RD	3.00	18.60
152-682-023	7577 PRESIDIO RD	3.00	18.60
152-682-024	7565 PRESIDIO RD	3.00	18.60
152-682-025	7553 PRESIDIO RD	3.00	18.60
152-682-026	7541 PRESIDIO RD	3.00	18.60
152-682-027	7529 PRESIDIO RD	3.00	18.60
152-682-028	13240 BERTS WAY	3.00	18.60
152-682-029	13228 BERTS WAY	3.00	18.60
152-682-030	13216 BERTS WAY	3.00	18.60
152-682-031	13204 BERTS WAY	3.00	18.60
152-682-032	13192 BERTS WAY	3.00	18.60
197 Accounts		**591.00**	**$3,664.20**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-3 (Tract 36423)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-890-001	14734 SYMPHONY DR	3.00	$2.58
144-890-002	14722 SYMPHONY DR	3.00	2.58
144-890-003	14710 SYMPHONY DR	3.00	2.58
144-890-004	14698 SYMPHONY DR	3.00	2.58
144-890-005	14686 SYMPHONY DR	3.00	2.58
144-890-006	14674 SYMPHONY DR	3.00	2.58
144-890-007	14662 SYMPHONY DR	3.00	2.58
144-890-008	14650 SYMPHONY DR	3.00	2.58
144-890-009	14638 SYMPHONY DR	3.00	2.58
144-890-010	14626 SYMPHONY DR	3.00	2.58
144-890-011	14614 SYMPHONY DR	3.00	2.58
144-890-012	14602 SYMPHONY DR	3.00	2.58
144-890-013	14590 SYMPHONY DR	3.00	2.58
144-890-014	14578 SYMPHONY DR	3.00	2.58
144-890-015	14566 SYMPHONY DR	3.00	2.58
144-890-016	14554 SYMPHONY DR	3.00	2.58
144-890-017	14542 SYMPHONY DR	3.00	2.58
144-890-018	14530 SYMPHONY DR	3.00	2.58
144-890-019	14518 SYMPHONY DR	3.00	2.58
144-890-020	14506 SYMPHONY DR	3.00	2.58
144-890-021	14494 SYMPHONY DR	3.00	2.58
144-891-001	6515 LARGO DR	3.00	2.58
144-891-002	6527 LARGO DR	3.00	2.58
144-891-003	6539 LARGO DR	3.00	2.58
144-891-004	6551 LARGO DR	3.00	2.58
144-891-005	6563 LARGO DR	3.00	2.58
144-891-006	6575 LARGO DR	3.00	2.58
144-891-007	6587 LARGO DR	3.00	2.58
144-891-008	6599 LARGO DR	3.00	2.58
144-891-009	6598 CRESCENDO CT	3.00	2.58
144-891-010	6586 CRESCENDO CT	3.00	2.58
144-891-011	6574 CRESCENDO CT	3.00	2.58
144-891-012	6562 CRESCENDO CT	3.00	2.58
144-891-013	6550 CRESCENDO CT	3.00	2.58
144-891-014	6538 CRESCENDO CT	3.00	2.58
144-891-015	6526 CRESCENDO CT	3.00	2.58
144-891-016	6514 CRESCENDO CT	3.00	2.58
144-891-017	6502 CRESCENDO CT	3.00	2.58
144-891-018	6523 CRESCENDO CT	3.00	2.58
144-891-019	6535 CRESCENDO CT	3.00	2.58
144-891-020	6547 CRESCENDO CT	3.00	2.58

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-3 (Tract 36423)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-891-021	6559 CRESCENDO CT	3.00	2.58
144-891-022	6571 CRESCENDO CT	3.00	2.58
144-891-023	6583 CRESCENDO CT	3.00	2.58
144-891-024	6595 CRESCENDO CT	3.00	2.58
144-891-025	6594 OPERA CT	3.00	2.58
144-891-026	6582 OPERA CT	3.00	2.58
144-891-027	6570 OPERA CT	3.00	2.58
144-891-028	6558 OPERA CT	3.00	2.58
144-891-029	6546 OPERA CT	3.00	2.58
144-891-030	6534 OPERA CT	3.00	2.58
144-891-031	6522 OPERA CT	3.00	2.58
144-891-032	6549 OPERA CT	3.00	2.58
144-891-033	6561 OPERA CT	3.00	2.58
144-891-034	6573 OPERA CT	3.00	2.58
144-891-035	6585 OPERA CT	3.00	2.58
144-891-036	6597 OPERA CT	3.00	2.58
144-891-037	6596 ADAGIO CT	3.00	2.58
144-891-038	6584 ADAGIO CT	3.00	2.58
144-891-039	6572 ADAGIO CT	3.00	2.58
144-891-040	6560 ADAGIO CT	3.00	2.58
144-891-041	6573 ADAGIO CT	3.00	2.58
144-891-042	6585 ADAGIO CT	3.00	2.58
144-891-043	6597 ADAGIO CT	3.00	2.58
144-891-044	14693 SYMPHONY DR	3.00	2.58
144-891-045	14705 SYMPHONY DR	3.00	2.58
144-891-046	14717 SYMPHONY DR	3.00	2.58
144-891-047	14729 SYMPHONY DR	3.00	2.58
144-891-048	14741 SYMPHONY DR	3.00	2.58
144-891-049	6541 COYOTE TRAIL LN	3.00	2.58
144-891-050	6553 COYOTE TRAIL LN	3.00	2.58
144-891-051	6565 COYOTE TRAIL LN	3.00	2.58
144-891-052	6577 COYOTE TRAIL LN	3.00	2.58
144-900-001	14470 SYMPHONY DR	3.00	2.58
144-900-002	14458 SYMPHONY DR	3.00	2.58
144-900-003	14446 SYMPHONY DR	3.00	2.58
144-900-004	14434 SYMPHONY DR	3.00	2.58
144-900-005	14422 SYMPHONY DR	3.00	2.58
144-900-006	14410 SYMPHONY DR	3.00	2.58
144-900-007	143980 SYMPHONY DR	3.00	2.58
144-900-008	14386 SYMPHONY DR	3.00	2.58
144-900-009	14374 SYMPHONY DR	3.00	2.58

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-3 (Tract 36423)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-900-010	14362 SYMPHONY DR	3.00	2.58
144-900-011	14350 SYMPHONY DR	3.00	2.58
144-900-012	14338 SYMPHONY DR	3.00	2.58
144-900-013	14326 SYMPHONY DR	3.00	2.58
144-901-001	14302 SYMPHONY CT	3.00	2.58
144-901-002	14290 SYMPHONY CT	3.00	2.58
144-901-003	14276 SYMPHONY CT	3.00	2.58
144-901-004	14264 SYMPHONY CT	3.00	2.58
144-901-005	14252 SYMPHONY CT	3.00	2.58
144-901-006	14240 SYMPHONY CT	3.00	2.58
144-901-007	14238 SYMPHONY CT	3.00	2.58
144-901-008	14226 SYMPHONY CT	3.00	2.58
144-901-009	14214 SYMPHONY CT	3.00	2.58
144-901-010	14187 SYMPHONY CT	3.00	2.58
144-901-011	14199 SYMPHONY CT	3.00	2.58
144-901-012	14211 SYMPHONY CT	3.00	2.58
144-901-013	14233 SYMPHONY CT	3.00	2.58
144-901-014	14235 SYMPHONY CT	3.00	2.58
144-901-015	14247 SYMPHONY CT	3.00	2.58
144-901-016	14259 SYMPHONY CT	3.00	2.58
144-901-017	14271 SYMPHONY CT	3.00	2.58
144-901-018	14283 SYMPHONY CT	3.00	2.58
144-901-019	14295 SYMPHONY CT	3.00	2.58
144-901-020	14307 SYMPHONY CT	3.00	2.58
144-901-021	14306 LEGATO CT	3.00	2.58
144-901-022	14294 LEGATO CT	3.00	2.58
144-901-023	14282 LEGATO CT	3.00	2.58
144-901-024	14270 LEGATO CT	3.00	2.58
144-901-025	14258 LEGATO CT	3.00	2.58
144-901-026	14246 LEGATO CT	3.00	2.58
144-901-027	14234 LEGATO CT	3.00	2.58
144-901-028	14222 LEGATO CT	3.00	2.58
144-901-029	14210 LEGATO CT	3.00	2.58
144-901-030	14198 LEGATO CT	3.00	2.58
144-901-031	14197 LEGATO CT	3.00	2.58
144-901-032	14209 LEGATO CT	3.00	2.58
144-901-033	14221 LEGATO CT	3.00	2.58
144-901-034	14233 LEGATO CT	3.00	2.58
144-901-035	14245 LEGATO CT	3.00	2.58
144-901-036	14257 LEGATO CT	3.00	2.58
144-901-037	14269 LEGATO CT	3.00	2.58

Copyright © 2013 by NBS

City of Eastvale
LLMD No. 2014-3 (Tract 36423)
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-901-038	14281 LEGATO CT	3.00	2.58
144-901-039	14293 LEGATO CT	3.00	2.58
144-901-040	14305 LEGATO CT	3.00	2.58
144-901-041	14308 BALLAD DR	3.00	2.58
144-901-042	14292 BALLAD DR	3.00	2.58
144-901-043	14280 BALLAD DR	3.00	2.58
144-901-044	14268 BALLAD DR	3.00	2.58
144-901-045	14256 BALLAD DR	3.00	2.58
144-901-046	14244 BALLAD DR	3.00	2.58
144-901-047	14232 BALLAD DR	3.00	2.58
144-901-048	14220 BALLAD DR	3.00	2.58
144-901-049	14208 BALLAD DR	3.00	2.58
144-901-050	6536 BALLAD DR	3.00	2.58
144-902-001	6527 CONCERTO DR	3.00	2.58
144-902-002	6539 CONCERTO DR	3.00	2.58
144-902-003	6551 CONCERTO DR	3.00	2.58
144-902-004	6563 CONCERTO DR	3.00	2.58
144-902-005	6575 CONCERTO DR	3.00	2.58
144-902-006	6587 CONCERTO DR	3.00	2.58
144-902-007	6599 CONCERTO DR	3.00	2.58
144-902-008	6596 CADENZA DR	3.00	2.58
144-902-009	6584 CADENZA DR	3.00	2.58
144-902-010	6572 CADENZA DR	3.00	2.58
144-902-011	6560 CADENZA DR	3.00	2.58
144-902-012	6548 CADENZA DR	3.00	2.58
144-902-013	6536 CADENZA DR	3.00	2.58
144-902-014	6524 CADENZA DR	3.00	2.58
144-903-001	6525 CADENZA DR	3.00	2.58
144-903-002	6537 CADENZA DR	3.00	2.58
144-903-003	6549 CADENZA DR	3.00	2.58
144-903-004	6561 CADENZA DR	3.00	2.58
144-903-005	6573 CADENZA DR	3.00	2.58
144-903-006	6585 CADENZA DR	3.00	2.58
144-903-007	6597 CADENZA DR	3.00	2.58
144-903-008	6598 CANTATA DR	3.00	2.58
144-903-009	6586 CANTATA DR	3.00	2.58
144-903-010	6574 CANTATA DR	3.00	2.58
144-903-011	6562 CANTATA DR	3.00	2.58
144-903-012	6550 CANTATA DR	3.00	2.58
144-903-013	6538 CANTATA DR	3.00	2.58
144-903-014	6526 CANTATA DR	3.00	2.58

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 2014-3 (Tract 36423)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-904-001	6523 CANTATA DR	3.00	2.58
144-904-002	6535 CANTATA DR	3.00	2.58
144-904-003	6547 CANTATA DR	3.00	2.58
144-904-004	6559 CANTATA DR	3.00	2.58
144-904-005	6571 CANTATA DR	3.00	2.58
144-904-006	6583 CANTATA DR	3.00	2.58
144-904-007	6595 CANTATA DR	3.00	2.58
144-904-008	6594 LARGO DR	3.00	2.58
144-904-009	6582 LARGO DR	3.00	2.58
144-904-010	6570 LARGO DR	3.00	2.58
144-904-011	6558 LARGO DR	3.00	2.58
144-904-012	6546 LARGO DR	3.00	2.58
144-904-013	6534 LARGO DR	3.00	2.58
144-910-001	6524 BALLAD DR	3.00	2.58
144-910-002	6512 BALLAD DR	3.00	2.58
144-910-003	6500 BALLAD DR	3.00	2.58
144-910-004	6488 BALLAD DR	3.00	2.58
144-910-005	6476 BALLAD DR	3.00	2.58
144-910-006	6464 BALLAD DR	3.00	2.58
144-910-007	6452 BALLAD DR	3.00	2.58
144-910-008	6440 BALLAD DR	3.00	2.58
144-910-009	13205 CADENZA DR	3.00	2.58
144-910-010	13217 CADENZA DR	3.00	2.58
144-910-011	13229 CADENZA DR	3.00	2.58
144-910-012	13241 CADENZA DR	3.00	2.58
144-910-013	13253 CADENZA DR	3.00	2.58
144-910-014	13265 CADENZA DR	3.00	2.58
144-910-015	13277 CADENZA DR	3.00	2.58
144-910-016	13289 CADENZA DR	3.00	2.58
144-910-017	13301 CADENZA DR	3.00	2.58
144-910-018	13313 CADENZA DR	3.00	2.58
144-910-019	13325 CADENZA DR	3.00	2.58
144-910-020	13337 CADENZA DR	3.00	2.58
144-910-021	13349 CADENZA DR	3.00	2.58
144-910-022	13361 CADENZA DR	3.00	2.58
144-911-001	6477 BALLAD DR	3.00	2.58
144-911-002	6489 BALLAD DR	3.00	2.58
144-911-003	6501 BALLAD DR	3.00	2.58
144-911-004	6513 BALLAD DR	3.00	2.58
144-911-005	6525 BALLAD DR	3.00	2.58
144-911-006	6526 PRELUDE ST	3.00	2.58

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 2014-3 (Tract 36423)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-911-007	6514 PRELUDE ST	3.00	2.58
144-911-008	6502 PRELUDE ST	3.00	2.58
144-911-009	6490 PRELUDE ST	3.00	2.58
144-911-010	6478 PRELUDE ST	3.00	2.58
144-912-001	6493 PRELUDE ST	3.00	2.58
144-912-002	6505 PRELUDE ST	3.00	2.58
144-912-003	6517 PRELUDE ST	3.00	2.58
144-912-004	6529 PRELUDE ST	3.00	2.58
144-912-005	14295 BALLAD DR	3.00	2.58
144-912-006	14307 BALLAD DR	3.00	2.58
144-912-007	14294 CADENZA DR	3.00	2.58
144-912-008	14306 CADENZA DR	3.00	2.58
144-913-001	6479 CONCERTO DR	3.00	2.58
144-913-002	6491 CONCERTO DR	3.00	2.58
144-913-003	6503 CONCERTO DR	3.00	2.58
144-913-004	6515 CONCERTO DR	3.00	2.58
144-913-005	6512 CADENZA DR	3.00	2.58
144-913-006	6500 CADENZA DR	3.00	2.58
144-913-007	6488 CADENZA DR	3.00	2.58
224 Accounts		**672.00**	**$577.92**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LLMD No. 2014-4 (Parcel Map 35865)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
144-010-060	6300 PROVIDENCE WAY	35.79	$105.88
144-010-061		10.92	32.30
144-010-062	6245 PROVIDENCE WAY	6.00	17.74
144-010-064		6.48	19.16
144-010-065		6.36	18.80
144-010-068	6310 PROVIDENCE WAY	7.26	21.48
144-010-069	6330 PROVIDENCE WAY	7.38	21.82
144-010-070		14.25	42.16
144-010-076		13.38	39.58
144-920-005	6301 ARCHIBALD AVE	5.61	16.58
144-920-006	6291 ARCHIBALD AVE	5.01	14.82
11 Accounts		**118.44**	**$350.32**
432 Total Accounts		**1,381.44**	**$4,592.44**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

CITY OF EASTVALE

Consolidated Annual Report For: Fiscal Year 2025/26

Illumination District No. 2, and
Lighting Maintenance Districts
No. 98-2, 2001-1, 2001-2, and 2001-3

May 2025

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752
Phone: 951-361-0900

CITY COUNCIL

Mike McMinn, Mayor

Jocelyn Yow, Mayor Pro Tem

Todd Rigby, Council Member

Christian Dinco, Council Member

Clint Lorimore, Council Member

CITY STAFF

Mark Orme, City Manager

Erica L. Vega, City Attorney

Amanda Wells, Finance Director/City Treasurer

NBS

Corina Chavez, Analyst

Amanda Welker, Project Manager

Adina McCargo, Client Services Director

TABLE OF CONTENTS

1. ASSESSMENT SUMMARY 1

2. INTRODUCTION 6

2.1 Reason for Assessment 6

2.2 Process for Annual Assessment 6

2.3 Same or Lesser Assessment 7

2.4 Fiscal Year 2025/26 Assessment 7

3. PLANS AND SPECIFICATIONS 8

3.1 Description of Improvements 8

3.2 Map of Improvements 8

4. ESTIMATE OF COSTS 9

4.1 Annual Budget 9

4.2 Operating Reserve 9

4.3 Annual Assessment Increase 9

5. METHOD OF ASSESSMENT 11

5.1 Legal Considerations 11

5.2 Special Benefit 12

5.3 Method of Assessment Spread 12

6. APPENDICES 13

APPENDIX A – FISCAL YEAR 2025/26 ANNUAL BUDGETS ..... A

APPENDIX B – ASSESSMENT DIAGRAMS ..... B

APPENDIX C – ASSESSMENT ROLL C

1. ASSESSMENT SUMMARY

In 2019, the City of Eastvale (the "City") purchased a portion of the streetlights located within the boundaries of the City. In January of 2022, the Lighting Maintenance Districts that were previously under the jurisdiction of the Jurupa Community Services District (the "Jurupa CSD") but within the City boundaries were transferred to the City as provided for under the Landscaping and Lighting Act of 1972 (the "1972 Act") and in accordance with the joint Resolution No. 3200 of the Jurupa CSD and the City Council of the City.

On March 26, 2025, the City Council of the City, under the 1972 Act adopted its Resolution No. 25-12, a Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments and Ordering the Preparation of an Annual Report for the Lighting Maintenance Districts and the specified Zones within, (the "Districts") for Fiscal Year 2025/26. The following page includes a complete listing of the Districts.

The Resolution Initiating Proceedings directed NBS to prepare and file an Annual Report for Fiscal Year 2025/26 pursuant to the requirements of the 1972 Act. This Annual Report presents the plans and specifications describing the general nature, location, and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the Districts for the referenced fiscal year, diagrams for the Districts, showing the area and properties proposed to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels in the Districts in proportion to the special benefit received.

Lighting Maintenance Districts

Illumination District No. 2, Subarea 35	LMD No. 2001-2, Zone J	LMD No. 2001-3, Zone T	LMD No. 2001-3, Zone QQ
Illumination District No. 2, Subarea 42	LMD No. 2001-2, Zone K	LMD No. 2001-3, Zone U	LMD No. 2001-3, Zone RR
Illumination District No. 2, Subarea 46	LMD No. 2001-2, Zone M	LMD No. 2001-3, Zone V	LMD No. 2001-3, Zone SS
Illumination District No. 2, Subarea 49		LMD No. 2001-3, Zone W	LMD No. 2001-3, Zone TT
Illumination District No. 2, Subarea 55	LMD No. 2001-3, Zone A	LMD No. 2001-3, Zone X	LMD No. 2001-3, Zone UU
	LMD No. 2001-3, Zone B	LMD No. 2001-3, Zone Y	LMD No. 2001-3, Zone VV
LMD No. 98-2, Original Area	LMD No. 2001-3, Zone C	LMD No. 2001-3, Zone Z	LMD No. 2001-3, Zone WW
LMD No. 98-2, Annex 1	LMD No. 2001-3, Zone D	LMD No. 2001-3, Zone AA	LMD No. 2001-3, Zone XX
LMD No. 98-2, Annex 2	LMD No. 2001-3, Zone E	LMD No. 2001-3, Zone BB	LMD No. 2001-3, Zone YY
LMD No. 98-2, Annex 3	LMD No. 2001-3, Zone F	LMD No. 2001-3, Zone CC	LMD No. 2001-3, Zone ZZ
LMD No. 98-2, Annex 4	LMD No. 2001-3, Zone G	LMD No. 2001-3, Zone DD	LMD No. 2001-3, Zone AAA
LMD No. 98-2, Annex 6	LMD No. 2001-3, Zone H	LMD No. 2001-3, Zone EE	LMD No. 2001-3, Zone BBB
	LMD No. 2001-3, Zone I	LMD No. 2001-3, Zone FF	LMD No. 2001-3, Zone CCC
LMD No. 2001-1, Zone G	LMD No. 2001-3, Zone J	LMD No. 2001-3, Zone GG	LMD No. 2001-3, Zone DDD
LMD No. 2001-1, Zone S	LMD No. 2001-3, Zone K	LMD No. 2001-3, Zone HH	LMD No. 2001-3, Zone EEE
	LMD No. 2001-3, Zone L	LMD No. 2001-3, Zone II	LMD No. 2001-3, Zone FFF
LMD No. 2001-2, Zone A	LMD No. 2001-3, Zone M	LMD No. 2001-3, Zone JJ	LMD No. 2001-3, Zone GGG
LMD No. 2001-2, Zone B	LMD No. 2001-3, Zone N	LMD No. 2001-3, Zone KK	LMD No. 2001-3, Zone HHH
LMD No. 2001-2, Zone C	LMD No. 2001-3, Zone O	LMD No. 2001-3, Zone LL	LMD No. 2001-3, Zone III
LMD No. 2001-2, Zone D	LMD No. 2001-3, Zone P	LMD No. 2001-3, Zone MM	LMD No. 2001-3, Zone JJJ
LMD No. 2001-2, Zone F	LMD No. 2001-3, Zone Q	LMD No. 2001-3, Zone NN	LMD No. 2001-3, Zone LLL
LMD No. 2001-2, Zone G	LMD No. 2001-3, Zone R	LMD No. 2001-3, Zone OO	LMD No. 2001-3, Zone MMM
LMD No. 2001-2, Zone H	LMD No. 2001-3, Zone S	LMD No. 2001-3, Zone PP	

The Fiscal Year 2025/26 assessment is proposed to be authorized in order to pay the estimated costs of administration, operation, maintenance, and servicing of the improvements to be paid by the assessable real property in the Districts in proportion to the special benefit received. The table on the following pages summarizes the proposed assessments for the Districts.

Fiscal Year 2025/26
Levy Summary

District Name	Zone	Parcels	Assessable Benefit Units	Assessment Per Benefit Unit	Proposed Levy [1]
Illumination District No. 2	Subarea 35	8	8	$5.00	$40.00
	Subarea 42	3	3	5.00	15.00
	Subarea 46	4	4	765.09	3,060.39
	Subarea 49	7	7	5.00	35.00
	Subarea 55	1	1	355.05	355.05
Illumination District No. 2 Total		**23**	**23**		**$3,505.44**
LMD No. 98-2	Original Area	100	100	$5.00	$500.00
	Annex No. 1	105	105	22.16	2,326.94
	Annex No. 2	2,026	2,026	7.53	15,260.45
	Annex No. 3	151	151	5.00	755.00
	Annex No. 4	168	168	5.00	840.00
	Annex No. 6	172	172	5.00	860.00
LMD No. 98-2 Total		**2,722**	**2,722**		**$20,542.39**
LMD No. 2001-1	Zone G	1	1	$1,224.21	$1,224.21
	Zone S	3	3	545.39	1,636.17
LMD No. 2001-1 Total		**4**	**4**		**$2,860.38**
LMD No. 2001-2	Zone A	413	413	$5.00	$2,065.00
	Zone B	187	187	5.00	935.00
	Zone C	1	1	5.00	5.00
	Zone D	131	131	5.00	655.00
	Zone F	25	25	5.00	125.00
	Zone G	160	160	5.00	800.00
	Zone H	311	311	5.00	1,555.00
	Zone J	244	244	5.00	1,220.00
	Zone K	314	314	6.26	1,965.64
	Zone M	10	10	5.00	50.00
LMD No. 2001-2 Total		**1,796**	**1,796**		**$9,375.64**
LMD No. 2001-3	Zone A	151	151	$92.13	$13,911.63
	Zone B	131	131	10.20	1,337.19
	Zone C	157	157	5.00	785.00
	Zone D	300	300	5.00	1,500.00
	Zone E	590	590	5.00	2,950.00
	Zone F	244	244	5.00	1,220.00
	Zone G	139	139	26.37	3,666.35
	Zone H	151	151	5.00	755.00

District Name	Zone	Parcels	Assessable Benefit Units	Assessment Per Benefit Unit	Proposed Levy[(1)]
LMD No. 2001-3	Zone I	460	460	$5.00	$2,300.00
	Zone J	116	116	5.00	580.00
	Zone K	169	169	5.00	845.00
	Zone L	137	137	5.00	685.00
	Zone M	358	358	5.00	1,790.00
	Zone N	316	337	5.00	1,685.00
	Zone O	36	36	5.00	180.00
	Zone P	311	311	5.00	1,555.00
	Zone Q	119	119	5.00	595.00
	Zone R	11	11	5.00	55.00
	Zone S	59	59	5.00	295.00
	Zone T	315	315	5.00	1,575.00
	Zone U	255	255	5.00	1,275.00
	Zone V	417	417	5.00	2,085.00
	Zone W	174	174	5.00	870.00
	Zone X	36	36	5.00	180.00
	Zone Y	73	73	5.00	365.00
	Zone Z	71	71	5.00	355.00
	Zone AA	40	40	5.00	200.00
	Zone BB	38	38	5.00	190.00
	Zone CC	136	136	5.00	680.00
	Zone DD	282	282	5.00	1,410.00
	Zone EE	183	183	5.00	915.00
	Zone FF	239	239	5.00	1,195.00
	Zone GG	106	106	5.00	530.00
	Zone HH	79	79	5.00	395.00
	Zone II	190	190	5.00	950.00
	Zone JJ	39	39	5.00	195.00
	Zone KK	6	6	341.75	2,050.50
	Zone LL	91	91	5.00	455.00
	Zone MM	47	47	5.00	235.00
	Zone NN	151	151	5.00	755.00
	Zone OO	122	122	5.00	610.00
	Zone PP	183	183	5.00	915.00
	Zone QQ	35	35	5.00	175.00
	Zone RR	292	292	5.00	1,460.00
	Zone SS	187	187	5.00	935.00

District Name	Zone	Parcels	Assessable Benefit Units	Assessment Per Benefit Unit	Proposed Levy (1)
LMD No. 2001-3	Zone TT	95	95	$5.00	$475.00
	Zone UU	35	35	5.00	175.00
	Zone VV	47	47	5.00	235.00
	Zone WW	173	173	5.00	865.00
	Zone XX	499	530	5.00	2,651.50
	Zone YY	204	204	5.00	1,020.00
	Zone ZZ	73	73	5.00	365.00
	Zone AAA	334	334	5.00	1,670.00
	Zone BBB	174	174	5.00	870.00
	Zone CCC	419	419	5.00	2,095.00
	Zone DDD	346	346	5.00	1,730.00
	Zone EEE	79	79	5.00	395.00
	Zone FFF	326	326	5.00	1,630.00
	Zone GGG	92	92	5.00	460.00
	Zone HHH	350	350	8.15	2,855.58
	Zone III	197	197	77.13	15,194.61
	Zone JJJ	224	224	5.00	1,120.00
	Zone LLL	224	224	5.00	1,120.00
	Zone MMM	123	152	5.00	762.25
LMD No. 2001-3 Total		**11,756**	**11,838**		**$93,334.61**
Grand Total		**16,301**	**16,383**		**$129,618.46**

(1) May vary slightly due to even-penny rounding required for placement on the Riverside County tax bills.

2. INTRODUCTION

2.1 Reason for Assessment

Approval of the assessment covered by this Annual Report will generate the revenue necessary to provide for the maintenance, operation, and servicing of the improvements described in this Annual Report.

Maintenance may include, but is not limited to, the following: repair, acquisition, and replacement of streetlight poles and fixtures and of the energy charges, operation, maintenance, and administrative costs of the local and major streets street lighting within the Districts

Servicing means the furnishing of: electric current or energy, gas, or other illuminating agent for any lighting facilities or for the lighting or operation of any other improvements.

Incidental expenses includes all of the following: the costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; the costs of printing, advertising, and the giving of published, posted, and mailed notices; compensation payable to the County of Riverside (the "County") for collection of assessments; compensation of any engineer or attorney employed to render services in proceedings pursuant to the 1972 Act; any other expenses incidental to the operation, maintenance, and servicing of the improvements; costs associated with any proceedings held for the approval of a new or increased assessment. Incidental expenses also include costs related to project management as well as costs of the City related to the administration of the Districts including legal fees, accounting, finance, and insurance costs.

2.2 Process for Annual Assessment

The City cannot levy and collect annual assessments in the Districts without complying with the procedures specified in the 1972 Act. On an annual basis, a report must be prepared which contains plans and specifications for the improvements, an estimate of the costs of operation, maintenance, and servicing the improvements, a diagram for the assessment districts, the proposed assessments upon assessable lots and parcels of land within the Districts, and an assessment of the estimated costs of improvements.

The City Council must also adopt a Resolution of Intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment districts for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the district.
- Refers to the annual report, on file with the clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the districts.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessments.
- States whether the assessments are proposed to increase from the previous year.

2.3 Same or Lesser Assessment

If the assessments are to be levied in the same or lesser amounts than the maximum assessment amount approved, the City Clerk shall give notice by causing the Resolution of Intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment districts, and the proposed diagram or the proposed assessments.

The City Council, upon conclusion of the public hearing, must then adopt a resolution confirming the diagrams and assessments, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the report.

2.4 Fiscal Year 2025/26 Assessment

The Fiscal Year 2025/26 assessments described in this Annual Report for the Districts are not proposed to exceed the previously approved maximum assessment range formula that was approved at the time the Districts were formed. No land is proposed to be annexed to the Districts. There are no proposed new improvements or any substantial changes in existing improvements.

The net amount to be assessed in the Districts upon the assessable lots or parcels, as shown on the latest equalized roll at the County Assessor's Office, is shown on the Assessment Roll in Appendix C of this report.

3. PLANS AND SPECIFICATIONS

Generally, the work to be performed consists of the maintenance, repair, acquisition, and replacement of streetlight poles and fixtures and of the energy charges, operation, maintenance, and administrative costs of the local and major streets streetlighting within the Districts. The Boundary Maps of the Districts are located in Appendix B of this report.

3.1 Description of Improvements

The Districts improvements consist of streetlights within each District and Zone thereof. The Streetlight Maps are on file with the City and are made part of this report to the same extent as if attached hereto.

3.2 Map of Improvements

The existing streetlight improvements as shown in the Streetlight Maps were purchased in March 2019 from Southern California Edison (SCE), except for a few streetlights that were not available for purchase. The Streetlight Maps are on file with the City and are made part of this report to the same extent as if attached hereto.

4. ESTIMATE OF COSTS

4.1 Annual Budget

The estimated costs of administration, maintenance, operations, and servicing of the improvements, as described in the Plans and Specifications for the Districts, are summarized in Appendix A. The City has paid in full for the acquisition of the City's streetlights and has therefore removed the cost of the scheduled annual payments previously assessed to the Districts.

4.2 Operating Reserve

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information is provided in Appendix A.

4.3 Annual Assessment Increase

The maximum allowable assessment per Assessable Benefit Unit for each District listed in the annual budget, is the amount which was approved at the time of formation of the Districts, with the allowable annual increase over the maximum assessment for the previous year.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per Assessable Benefit Unit for each District will be based on the estimated costs, available fund balance and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

The following inflation formulas apply to maximum allowable assessments within the Districts.

4.3.1 ILLUMINATION DISTRICT NO. 2

The assessments for Illumination District No. 2 Subareas 35, 42, 46, 49, and 55 do not include an annual inflation formula.

4.3.2 LIGHTING MAINTENANCE DISTRICT NO. 98-2

Original Area, Annexation Area 1, and Annexation Area 3

The assessments for Lighting Maintenance District No. 98-2 will be levied on an annual basis for a duration of 30 years. Commencing with the 1999-2000 annual assessments, the maximum annual assessment per Assessable Benefit Unit will be adjusted by the cumulative percentage increase, if any, in the Consumer Price Index for All Urban Consumers (CPI-U) for the Los Angeles-Anaheim-Riverside Standard Metropolitan Statistical Area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual maximum assessment per Assessable Benefit Unit for each District shall be adjusted every year based upon the cumulative increase, if any, in the Index as it stands on December of each year

over the base Index of December 1997; provided, however, that the amount of assessment for each UOB in any fiscal year shall not be increased by more than four (4) percent from that of the previous fiscal year.

In January 2018, the Bureau of Labor Statistics (BLS) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the Districts.

Annexation Area 2, Annexation Area 4, and Annexation Area 6

Annexation Areas 2, 4, and 6 received favorable majority votes pursuant to Proposition 218 ballot proceedings conducted in July of 2001. The assessments will be levied on an annual basis for as long as the services are rendered and the amount of the assessment to be levied on each such parcel in each subsequent fiscal year shall be increased by the percentage increase, if any, in the cost of electric power which the Districts will pay to Southern California Edison Company, or any successor thereto, for the electric power for the operation and maintenance of the streetlights for each such fiscal year, so that the total amount of the assessments on all such lots and parcels will not be less than the District's costs, including the cost of electric power, for the operation and maintenance of streetlights in each such fiscal year. For Fiscal Year 2025/26, the annual increase in the Maximum Assessment Rate for each District was calculated based upon the average increase in LS-2 rates 22w LED lamps and 84w LED lamps over the prior Fiscal Year.

4.3.3 LIGHTING MAINTENANCE DISTRICT NOS. 2001-1, 2001-2, AND 2001-3

The assessments will be levied on an annual basis for as long as the services are rendered and the amount of the assessment to be levied on each such parcel in each subsequent fiscal year shall be increased by the percentage increase, if any, in the cost of electric power which the Districts will pay to Southern California Edison Company, or any successor thereto, for the electric power for the operation and maintenance of the streetlights for each such fiscal year, so that the total amount of the assessments on all such lots and parcels will not be less than the District's costs, including the cost of electric power, for the operation and maintenance of streetlights in each such fiscal year. For Fiscal Year 2025/26, the annual increase in the Maximum Assessment Rate for each District was calculated based upon the average increase in LS-2 rates 22w LED lamps and 84w LED lamps over the prior Fiscal Year.

5. METHOD OF ASSESSMENT

The total amount of maintenance, servicing, and incidental costs for maintaining and operating the Improvements is assessed to the individual parcels of real property in the Districts in proportion to the special benefit received by such parcels of real property. The proposed individual assessments are shown on the assessment roll in Appendix C of this report.

5.1 Legal Considerations

5.1.1 PROPOSITION 218

Proposition 218, the "Right to Vote on Taxes Act" was approved by California voters in 1996, which added Articles XIIIC and XIIID to the California State Constitution. The primary results of Proposition 218 were stricter definitions of assessments, special taxes, fees, and charges, and a general mandate for some type of voter approval for any new or increased tax, assessment, or property-related fee. The Proposition 218 Omnibus Implementation Act (the "Implementation Act") was approved July 1, 1997. The Implementation Act provided for procedures throughout the notice, protest and hearing process. It should be noted that this report has been prepared to be consistent with current practices and the California State Constitution.

Article XIII D, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIII D also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218 requires the Engineer to separate general benefit from special benefit, where only special benefit is assessed.

5.1.2 1972 ACT

Pursuant to the 1972 Act and Article XIII D, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The 1972 Act, permits the establishment of assessment districts for the purpose of providing certain improvements which include the operation, maintenance and servicing of landscaping improvements.

Section 22573 of the 1972 Act requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*
>
> *The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with*

Section 5000) [of the Streets and Highways Code, State of California])."

The 1972 Act also permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547).

5.2 Special Benefit

Pursuant to Article XIII D of the California Constitution, Section 2(i), “Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute special benefit.”

All parcels that have special benefit conferred upon them as a result of the services and activities provided shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the services and activities.

In accordance with Article XIII D Section 4(a) “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel.”

The maintenance and servicing of the Districts’ improvements (described in the Plans and Specifications Section of this report) are for the benefit of the properties in the Districts, and as such confer special benefit to parcels in the Districts, respectively. According to the formation or annexation reports prepared for the Districts, the special benefits that streetlight improvements provide are: increased property protection, personal safety, visibility, traffic safety, and directly enhances the appearance of those lots or parcels fronting illuminated streets. Additional special benefits provided by the higher intensity lights include both traffic and pedestrian safety and will discourage illegal activity at night compared to non-illuminated streets.

The above-mentioned items affect the assessed property in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share. They contribute to a specific enhancement of the properties in the Districts. Since these improvements were installed and are maintained specifically for the properties in the Districts, only properties in the Districts receive a special benefit and are assessed for said maintenance.

5.3 Method of Assessment Spread

Each parcel in the Districts is deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements. Within each of the Districts, an Assessable Benefit Unit is given to each residential lot and 3.7 units per acre for each commercial parcel.

6. APPENDICES

The following Appendices contain Appendix A –Fiscal Year 2025/26 Annual Budgets, Appendix B – Assessment Diagrams, and Appendix C – Assessment Roll

APPENDIX A – FISCAL YEAR 2025/26 ANNUAL BUDGETS

City of Eastvale
Consolidated Transfer LMDs
Fiscal Year 2025/26 Annual Budget

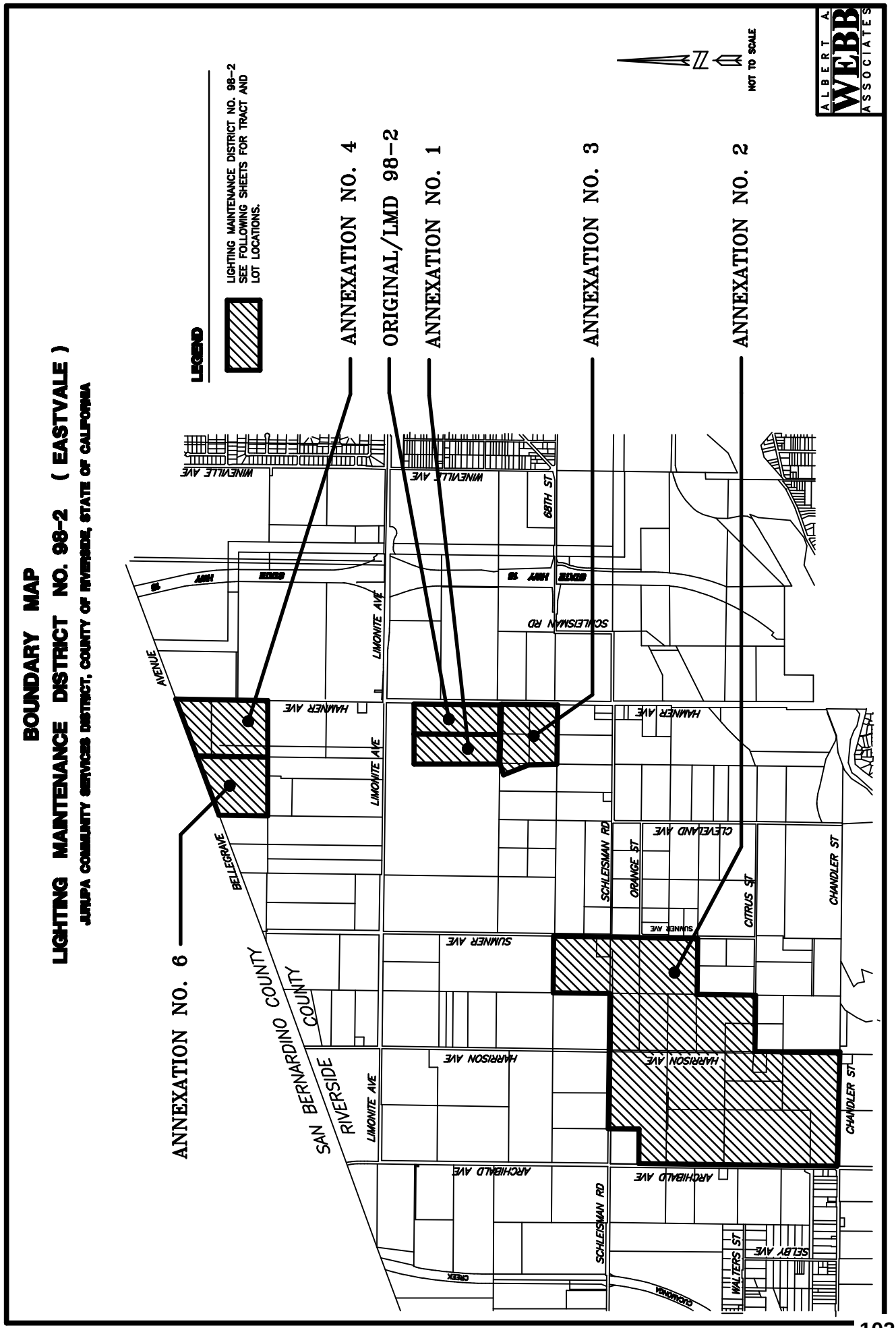
		Direct Costs		Administrative Costs			Levy						Fund Balances		
District Name	**Zone**	***Energy Costs***	***Operations and Maintenance Costs***	***Agency Administration***	***Outside Administration Services***	***County Collection Fees***	***Total Expenses***	***Reserve Collection/ (Contribution)***	***2025/26 Balance to Levy***	***2025/26 # of Benefit Units***	***2025/26 NBS Recommended Applied Rate***	***2025/26 Max Rate***	***Estimated 6/30/2025 Fund Balances***	***Reserve Collection/ (Contribution)***	***Estimated 6/30/2026 Fund Balance***
Illumination District No. 2	Subarea 35	$1,833.17	$477.78	$358.00	$2,020.06	$90.11	$4,779.12	($4,739.12)	$40.00	8.00	$5.00	$2,603.18	$7,676.61	($4,739.12)	$2,937.49
	Subarea 42	430.89	112.42	119.00	757.52	88.31	1,508.14	(1,493.14)	15.00	3.00	5.00	724.08	2,261.70	(1,493.14)	768.56
	Subarea 46	2,189.61	533.99	325.00	1,010.03	88.67	4,147.30	(1,086.90)	3,060.39	4.00	765.09	3,278.20	3,160.55	(1,086.90)	2,073.65
	Subarea 49	2,695.06	702.62	418.00	1,767.55	89.75	5,672.98	(5,637.98)	35.00	7.00	5.00	648.16	8,783.86	(5,637.98)	3,145.88
	Subarea 55	539.99	112.42	81.00	252.51	87.59	1,073.51	(718.45)	355.05	1.00	355.05	629.34	1,255.20	(718.45)	536.75
Illumination District No. 2 Total		**$7,688.72**	**$1,939.23**	**$1,301.00**	**$5,807.67**	**$444.43**	**$17,181.05**	**($13,675.59)**	**$3,505.44**	**23.00**			**$23,137.92**	**($13,675.59)**	**$9,462.33**
LMD No. 98-2	Original Area	2,038.03	871.25	341.00	345.08	123.23	3,718.59	(3,218.59)	500.00	100.00	5.00	67.92	20,543.94	(3,218.59)	17,325.35
	Annex No. 1	1,387.86	646.41	241.00	362.33	125.03	2,762.63	(435.69)	2,326.94	105.00	22.16	45.77	1,817.00	(435.69)	1,381.31
	Annex No. 2	28,104.84	13,827.53	3,545.00	6,991.32	816.59	53,285.28	(38,024.83)	15,260.45	2,026.00	7.53	62.93	64,667.47	(38,024.83)	26,642.64
	Annex No. 3	3,040.38	1,349.03	497.00	521.07	141.59	5,549.07	(4,794.07)	755.00	151.00	5.00	68.54	10,016.81	(4,794.07)	5,222.74
	Annex No. 4	4,242.50	1,826.81	670.00	579.73	147.71	7,466.75	(6,626.75)	840.00	168.00	5.00	93.02	12,889.16	(6,626.75)	6,262.41
	Annex No. 6	3,814.22	1,517.66	561.00	593.54	149.15	6,635.57	(5,775.57)	860.00	172.00	5.00	93.28	40,038.82	(5,775.57)	34,263.25
LMD No. 98-2 Total		**$42,627.83**	**$20,038.67**	**$5,855.00**	**$9,393.08**	**$1,503.30**	**$79,417.87**	**($110,264.26)**	**$20,542.39**	**2,722.00**			**$149,973.20**	**($58,875.49)**	**$91,097.71**
LMD No. 2001-1	Zone G	324.53	84.31	47.00	4,211.93	87.59	4,755.36	(3,531.15)	1,224.21	1.00	1,224.21	1,224.21	2,331.82	(3,531.15)	(1,199.33)
	Zone S	735.57	112.42	100.00	12,635.78	88.31	13,672.08	(12,035.91)	1,636.17	3.00	545.38	545.39	2,414.23	(12,035.91)	(9,621.68)
LMD No. 2001-1 Total		**$1,060.10**	**$196.73**	**$147.00**	**$16,847.70**	**$175.90**	**$18,427.44**	**($18,427.44)**	**$2,860.38**	**4.00**			**$4,746.05**	**($15,567.06)**	**($10,821.01)**
LMD No. 2001-2	Zone A	6,822.82	2,585.64	1,128.00	3,354.00	235.91	14,126.37	(12,061.37)	2,065.00	413.00	5.00	74.56	53,180.70	(12,061.37)	41,119.33
	Zone B	3,203.35	1,377.13	578.00	1,518.64	154.55	6,831.67	(5,896.67)	935.00	187.00	5.00	98.96	32,006.54	(5,896.67)	26,109.87
	Zone C	215.51	56.21	54.00	8.12	87.59	421.43	(416.43)	5.00	1.00	5.00	1,224.21	1,695.40	(416.43)	1,278.97
	Zone D	1,942.16	899.35	378.00	1,063.86	134.39	4,417.76	(3,762.76)	655.00	131.00	5.00	80.11	23,085.06	(3,762.76)	19,322.30
	Zone F	1,829.39	196.73	127.00	203.03	96.23	2,452.38	(2,327.38)	125.00	25.00	5.00	1,825.84	3,881.45	(2,327.38)	1,554.07
	Zone G	3,074.01	1,377.13	560.00	1,299.37	144.83	6,455.34	(5,655.34)	800.00	160.00	5.00	105.69	30,389.48	(5,655.34)	24,734.14
	Zone H	4,343.31	2,107.85	893.00	2,525.65	199.19	10,069.00	(8,514.00)	1,555.00	311.00	5.00	77.84	54,833.52	(8,514.00)	46,319.52
	Zone J	3,514.39	1,433.34	664.00	1,981.54	175.07	7,768.34	(6,548.34)	1,220.00	244.00	5.00	71.04	34,630.75	(6,548.34)	28,082.41
	Zone K	324.53	84.31	270.00	2,550.02	200.27	3,429.13	(1,463.49)	1,965.64	314.00	6.26	6.26	(1,343.35)	(1,463.49)	(2,806.84)
	Zone M	430.89	112.42	79.00	81.21	90.83	794.35	(744.35)	50.00	10.00	5.00	165.27	3,662.74	(744.35)	2,918.39
LMD No. 2001-2 Total		**$25,700.36**	**$10,230.12**	**$4,731.00**	**$14,585.44**	**$1,518.86**	**$56,765.78**	**($207,639.40)**	**$9,375.64**	**1,796.00**			**$236,022.29**	**($47,390.14)**	**$188,632.15**
LMD No. 2001-3	Zone A	3,839.47	1,124.19	421.00	223.54	141.59	5,749.79	8,161.84	13,911.63	151.00	92.13	92.13	(7,569.02)	8,161.84	592.82
	Zone B	1,239.43	1,011.77	207.00	193.93	134.39	2,786.52	(1,449.33)	1,337.19	131.00	10.20	63.98	2,842.59	(1,449.33)	1,393.26
	Zone C	1,998.56	1,180.40	265.00	232.42	143.75	3,820.13	(3,035.13)	785.00	157.00	5.00	86.11	27,091.95	(3,035.13)	24,056.82
	Zone D	5,525.12	2,417.01	609.00	444.12	195.23	9,190.48	(7,690.48)	1,500.00	300.00	5.00	95.54	54,663.53	(7,690.48)	46,973.05
	Zone E	12,051.08	5,283.69	1,326.00	873.43	299.63	19,833.83	(16,883.83)	2,950.00	590.00	5.00	105.77	119,980.56	(16,883.83)	103,096.73
	Zone F	109.07	2,023.54	122.00	361.22	175.07	2,790.90	(1,570.90)	1,220.00	244.00	5.00	91.31	51,278.03	(1,570.90)	49,707.13
	Zone G	3,636.53	1,124.19	390.00	205.77	137.27	5,493.76	(1,827.41)	3,666.35	139.00	26.37	84.40	4,574.29	(1,827.41)	2,746.88
	Zone H	2,771.43	815.04	303.00	223.54	141.59	4,254.60	(3,499.60)	755.00	151.00	5.00	94.27	17,406.54	(3,499.60)	13,906.94
	Zone I	7,201.18	3,260.15	1,095.00	680.98	252.83	12,490.14	(10,190.14)	2,300.00	460.00	5.00	84.17	85,010.43	(10,190.14)	74,820.29
	Zone J	2,048.79	927.46	314.00	171.73	128.99	3,590.97	(3,010.97)	580.00	116.00	5.00	96.33	22,501.62	(3,010.97)	19,490.65
	Zone K	3,429.26	955.56	484.00	250.19	148.07	5,267.08	(4,422.08)	845.00	169.00	5.00	75.34	21,875.57	(4,422.08)	17,453.49
	Zone L	2,061.93	1,011.77	339.00	202.81	136.55	3,752.06	(3,067.06)	685.00	137.00	5.00	93.00	25,028.47	(3,067.06)	21,961.41
	Zone M	6,558.74	2,951.00	792.00	529.98	216.11	11,047.83	(9,257.83)	1,790.00	358.00	5.00	88.12	72,765.85	(9,257.83)	63,508.02
	Zone N	9,507.72	2,135.96	1,342.00	498.89	200.99	13,685.56	(12,000.56)	1,685.00	337.00	5.00	75.71	46,823.75	(12,000.56)	34,823.19
	Zone O	773.56	337.26	91.00	53.29	100.19	1,355.30	(1,175.30)	180.00	36.00	5.00	119.43	8,068.96	(1,175.30)	6,893.66
	Zone P	4,283.67	2,051.65	489.00	460.40	199.19	7,483.91	(5,928.91)	1,555.00	311.00	5.00	74.84	46,173.29	(5,928.91)	40,244.38
	Zone Q	2,181.17	815.04	253.00	176.17	130.07	3,555.45	(2,960.45)	595.00	119.00	5.00	92.18	17,749.05	(2,960.45)	14,788.60
	Zone R	324.53	84.31	55.00	16.28	91.19	571.31	(516.31)	55.00	11.00	5.00	113.44	2,512.04	(516.31)	1,995.73
	Zone S	833.49	393.47	102.00	87.34	108.47	1,524.77	(1,229.77)	295.00	59.00	5.00	77.36	9,704.95	(1,229.77)	8,475.18
	Zone T	6,283.05	3,007.21	693.00	466.32	200.63	10,650.21	(9,075.21)	1,575.00	315.00	5.00	111.48	69,295.72	(9,075.21)	60,220.51
	Zone U	4,753.81	1,995.44	533.00	377.50	179.03	7,838.78	(6,563.78)	1,275.00	255.00	5.00	91.05	37,299.35	(6,563.78)	30,735.57
	Zone V	7,503.11	3,344.46	854.00	617.32	237.35	12,556.24	(10,471.24)	2,085.00	417.00	5.00	94.17	86,301.89	(10,471.24)	75,830.65
	Zone W	2,470.84	1,039.88	289.00	257.59	149.87	4,207.18	(3,337.18)	870.00	174.00	5.00	71.56	23,522.28	(3,337.18)	20,185.10
	Zone X	660.98	281.05	80.00	53.29	100.19	1,175.51	(995.51)	180.00	36.00	5.00	93.65	6,779.01	(995.51)	5,783.50
	Zone Y	1,052.62	477.78	126.00	108.07	113.51	1,877.98	(1,512.98)	365.00	73.00	5.00	81.26	11,143.45	(1,512.98)	9,630.47
	Zone Z	1,165.20	533.99	137.00	105.11	112.79	2,054.09	(1,699.09)	355.00	71.00	5.00	91.99	12,364.24	(1,699.09)	10,665.15
	Zone AA	723.27	337.26	90.00	59.22	101.63	1,311.38	(1,111.38)	200.00	40.00	5.00	97.52	7,965.19	(1,111.38)	6,853.81
	Zone BB	614.33	309.15	77.00	56.25	100.91	1,157.64	(967.64)	190.00	38.00	5.00	91.82	7,405.83	(967.64)	6,438.19

District Name	Zone	Energy Costs	Operations and Maintenance Costs	Agency Administration	Outside Administration Services	County Collection Fees	Total Expenses	Reserve Collection/ (Contribution)	2025/26 Balance to Levy	2025/26 # of Benefit Units	2025/26 NBS Recommended Applied Rate	2025/26 Max Rate	Estimated 6/30/2025 Fund Balances	Reserve Collection/ (Contribution)	Estimated 6/30/2026 Fund Balance
	Zone CC	2,560.24	1,236.61	417.00	201.33	136.19	4,551.37	(3,871.37)	680.00	136.00	5.00	108.86	28,214.14	(3,871.37)	24,342.77
	Zone DD	4,323.97	2,698.05	631.00	417.47	188.75	8,259.24	(6,849.24)	1,410.00	282.00	5.00	113.83	63,154.66	(6,849.24)	56,305.42
	Zone EE	3,178.81	1,320.92	486.00	270.91	153.11	5,409.75	(4,494.75)	915.00	183.00	5.00	84.33	28,892.65	(4,494.75)	24,397.90
	Zone FF	3,856.89	1,601.97	531.00	353.81	173.27	6,516.94	(5,321.94)	1,195.00	239.00	5.00	81.41	38,456.42	(5,321.94)	33,134.48
	Zone GG	1,775.91	815.04	204.00	156.92	125.39	3,077.26	(2,547.26)	530.00	106.00	5.00	89.71	18,571.59	(2,547.26)	16,024.33
	Zone HH	1,440.56	646.41	172.00	116.95	115.67	2,491.59	(2,096.59)	395.00	79.00	5.00	92.16	14,892.30	(2,096.59)	12,795.71
	Zone II	3,005.62	1,461.45	343.00	281.27	155.63	5,246.97	(4,296.97)	950.00	190.00	5.00	89.51	33,230.35	(4,296.97)	28,933.38
	Zone JJ	554.48	252.94	70.00	57.74	101.27	1,036.43	(841.43)	195.00	39.00	5.00	76.19	6,075.63	(841.43)	5,234.20
	Zone KK	3,486.23	140.52	322.00	8.88	89.39	4,047.02	(1,996.52)	2,050.50	6.00	341.75	341.75	(42.13)	(1,996.52)	(2,038.65)
	Zone LL	1,116.16	562.09	139.00	134.72	119.99	2,071.96	(1,616.96)	455.00	91.00	5.00	72.43	8,195.59	(1,616.96)	6,578.63
	Zone MM	1,148.19	421.57	155.00	69.58	104.15	1,898.49	(1,663.49)	235.00	47.00	5.00	105.19	10,196.98	(1,663.49)	8,533.49
	Zone NN	2,112.28	1,011.77	247.00	223.54	141.59	3,736.18	(2,981.18)	755.00	151.00	5.00	77.35	22,906.17	(2,981.18)	19,924.99
	Zone OO	2,365.74	983.67	321.00	180.61	131.15	3,982.17	(3,372.17)	610.00	122.00	5.00	100.92	22,378.64	(3,372.17)	19,006.47
	Zone PP	2,890.88	1,180.40	335.00	270.91	153.11	4,830.30	(3,915.30)	915.00	183.00	5.00	79.95	25,579.40	(3,915.30)	21,664.10
	Zone QQ	1,154.32	449.68	129.00	51.81	99.83	1,884.64	(1,709.64)	175.00	35.00	5.00	157.67	10,526.84	(1,709.64)	8,817.20
	Zone RR	6,725.97	3,035.31	740.00	432.27	192.35	11,125.90	(9,665.90)	1,460.00	292.00	5.00	126.95	68,573.81	(9,665.90)	58,907.91
	Zone SS	2,390.16	1,124.19	282.00	276.83	154.55	4,227.73	(3,292.73)	935.00	187.00	5.00	70.03	25,601.40	(3,292.73)	22,308.67
	Zone TT	1,246.27	477.78	146.00	140.64	121.43	2,132.12	(1,657.12)	475.00	95.00	5.00	61.96	10,682.36	(1,657.12)	9,025.24
	Zone UU	724.39	365.36	88.00	51.81	99.83	1,329.39	(1,154.39)	175.00	35.00	5.00	140.42	8,651.67	(1,154.39)	7,497.28
	Zone VV	910.95	309.15	105.00	69.58	104.15	1,498.83	(1,263.83)	235.00	47.00	5.00	100.67	6,906.80	(1,263.83)	5,642.97
	Zone WW	2,937.58	1,320.92	330.00	256.11	149.51	4,994.12	(4,129.12)	865.00	173.00	5.00	83.08	29,490.63	(4,129.12)	25,361.51
	Zone XX	296.65	168.63	129.00	785.05	266.87	1,646.20	1,005.30	2,651.50	530.30	5.00	6.82	3,937.30	1,005.30	4,942.60
	Zone YY	3,211.41	1,461.45	503.00	302.00	160.67	5,638.53	(4,618.53)	1,020.00	204.00	5.00	85.55	34,611.29	(4,618.53)	29,992.76
	Zone ZZ	1,275.32	590.20	148.00	108.07	113.51	2,235.10	(1,870.10)	365.00	73.00	5.00	93.95	13,262.09	(1,870.10)	11,391.99
	Zone AAA	5,226.97	2,529.43	593.00	494.45	207.47	9,051.32	(7,381.32)	1,670.00	334.00	5.00	88.33	57,433.31	(7,381.32)	50,051.99
	Zone BBB	3,952.81	1,601.97	429.00	257.59	149.87	6,391.24	(5,521.24)	870.00	174.00	5.00	108.11	36,264.00	(5,521.24)	30,742.76
	Zone CCC	8,604.65	3,484.99	984.00	620.28	238.07	13,931.99	(11,836.99)	2,095.00	419.00	5.00	98.50	78,573.04	(11,836.99)	66,736.05
	Zone DDD	6,572.54	2,951.00	744.00	512.22	211.79	10,991.55	(9,261.55)	1,730.00	346.00	5.00	99.28	66,731.58	(9,261.55)	57,470.03
	Zone EEE	730.67	309.15	238.00	116.95	115.67	1,510.44	(1,115.44)	395.00	79.00	5.00	77.75	8,542.43	(1,115.44)	7,426.99
	Zone FFF	6,105.08	2,894.79	682.00	482.61	204.59	10,369.07	(8,739.07)	1,630.00	326.00	5.00	100.90	69,184.65	(8,739.07)	60,445.58
	Zone GGG	2,894.14	1,039.88	353.00	136.20	120.35	4,543.57	(4,083.57)	460.00	92.00	5.00	131.83	22,853.79	(4,083.57)	18,770.22
	Zone HHH	1,148.14	196.73	195.00	518.14	213.23	2,271.24	584.34	2,855.58	350.00	8.15	11.68	551.28	584.34	1,135.62
	Zone III	8,809.64	1,686.28	1,474.00	291.64	158.15	12,419.71	2,774.90	15,194.61	197.00	77.13	77.13	1,405.78	2,774.90	4,180.68
	Zone JJJ	3,337.28	1,630.07	406.00	331.61	167.87	5,872.83	(4,752.83)	1,120.00	224.00	5.00	84.15	37,007.90	(4,752.83)	32,255.07
	Zone LLL	1,083.66	309.15	163.00	331.61	167.87	2,055.29	(935.29)	1,120.00	224.00	5.00	22.37	7,205.47	(935.29)	6,270.18
	Zone MMM	2,592.62	1,096.08	290.00	225.69	131.51	4,335.90	(3,573.65)	762.25	152.45	5.00	86.12	24,237.82	(3,573.65)	20,664.17
LMD No. 2001-3 Total		**$201,349.12**	**$84,595.24**	**$25,402.00**	**$17,524.50**	**$9,814.88**	**$338,685.74**	**($245,351.13)**	**$93,334.61**	**11,837.75**			**$1,833,497.04**	**($245,351.13)**	**$1,588,145.91**
Grand Total		**$278,426.13**	**$117,000.00**	**$37,436.00**	**$64,158.39**	**$13,457.37**	**$510,477.89**		**$129,618.46**	**16,382.75**			**$2,247,376.50**	**($380,859.41)**	**$1,866,517.09**

APPENDIX B – ASSESSMENT DIAGRAMS

Assessment Diagrams for the Districts are shown on the following pages. The lines and dimensions of each lot or parcel within the Districts 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 Annual Report.

FIGURE 3-1


BOUNDARY MAP
LIGHTING MAINTENANCE DISTRICT NO. 98-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
LEGEND
LIGHTING MAINTENANCE DISTRICT NO. 98-2 SEE FOLLOWING SHEETS FOR TRACT AND LOT LOCATIONS.
ANNEXATION NO. 4
ORIGINAL/LMD 98-2
ANNEXATION NO. 1
ANNEXATION NO. 3
ANNEXATION NO. 2
ANNEXATION NO. 6
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES
WINEVILLE AVE
68TH ST
SCHLEISMAN RD
LIMONITE AVE
HAMNER AVE
AVENUE
BELLEGRAVE
CLEVELAND AVE
SCHLEISMAN RD
ORANGE ST
CITRUS ST
CHANDLER ST
SUMNER AVE
HARRISON AVE
ARCHIBALD AVE
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
CREEK
CUCAMONGA
WALTERS ST
SELBY AVE

ORIGINAL AREA, TRACT NO. 28520-1
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)

JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

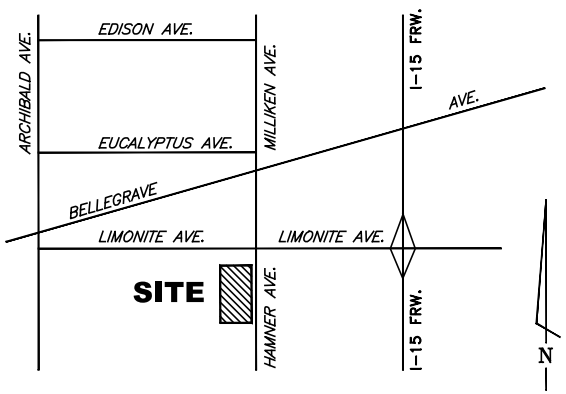
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

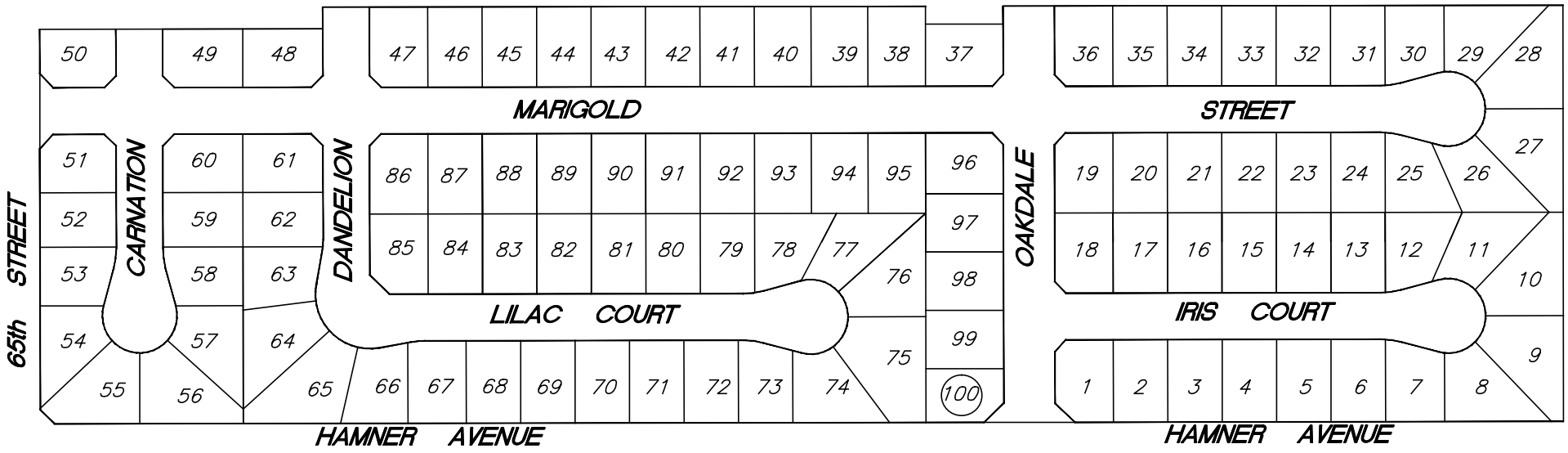
50 LOT NUMBER

N

NOT TO SCALE



LOCATION MAP
NOT TO SCALE



TRACT NO. 28520-1

ALBERT A. WEBB ASSOCIATES

FIGURE 3-2

ANNEXATION NO. 1, TRACT NO. 28520
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)

JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

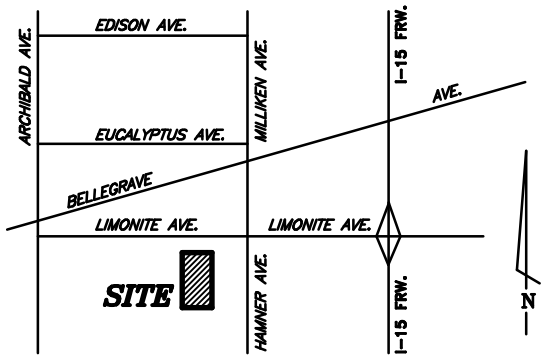
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

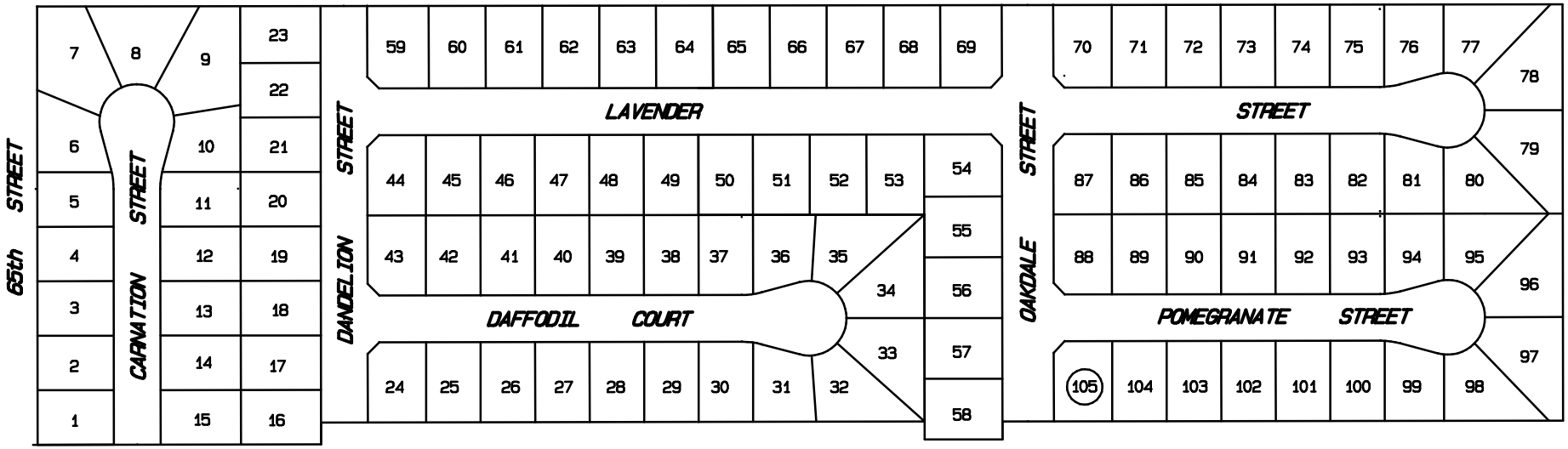
50 LOT NUMBER

N

NOT TO SCALE



VICINITY MAP
N.T.S.



TRACT NO. 28520

ALBERT A. WEBB ASSOCIATES

1030
12

FIGURE 3-3

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

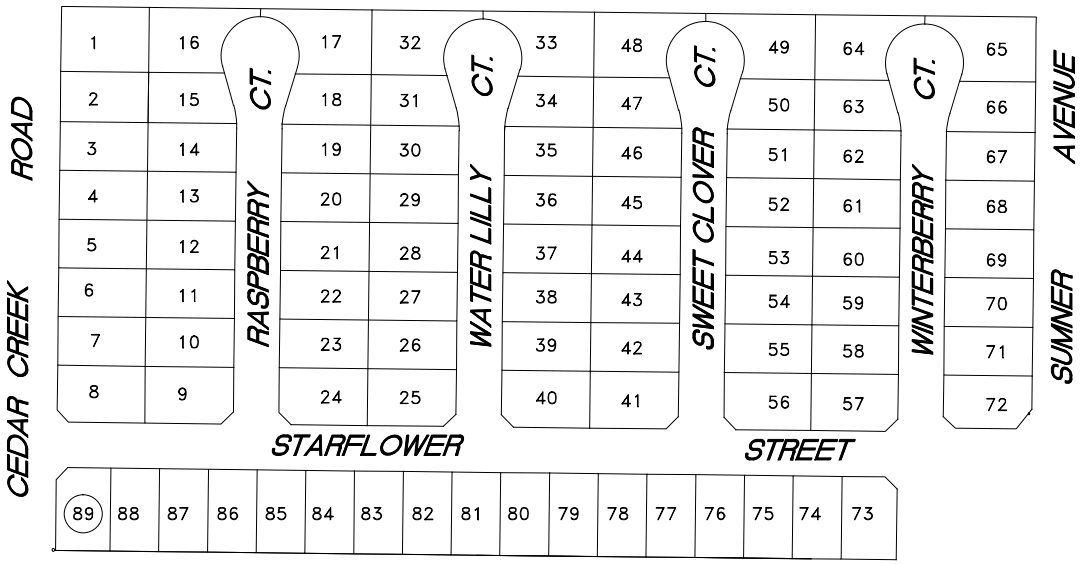
LEGEND

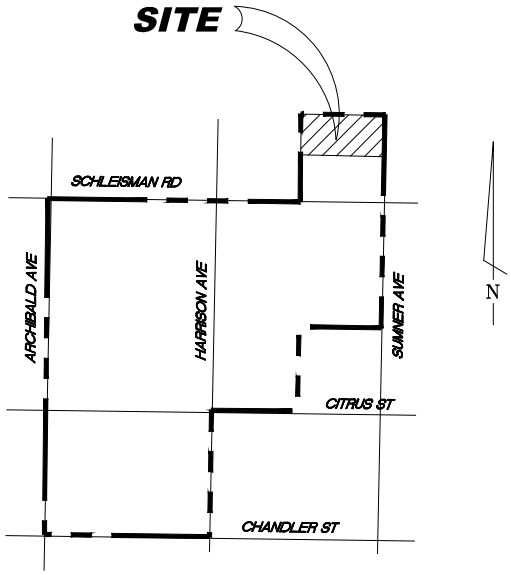
50 LOT NUMBER

ANNEXATION NO. 2, TRACT NO. 28621
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)

JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP

NOT TO SCALE

N

NOT TO SCALE

TRACT NO. 28621

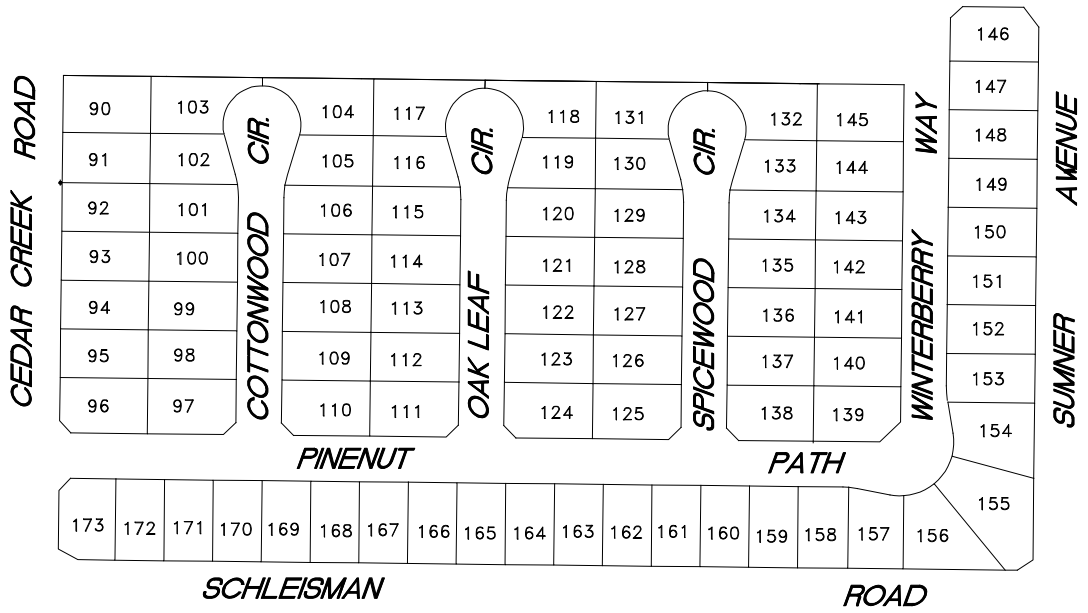
FIGURE 3-4

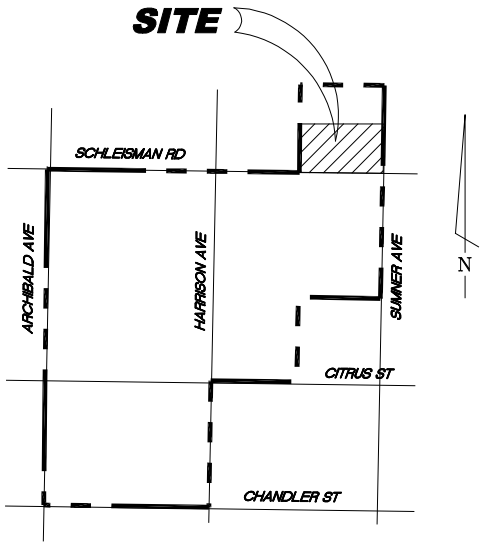
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

50 LOT NUMBER

ANNEXATION NO. 2, TRACT NO. 28622
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP

NOT TO SCALE

N

NOT TO SCALE

TRACT NO. 28622

FIGURE 3-5

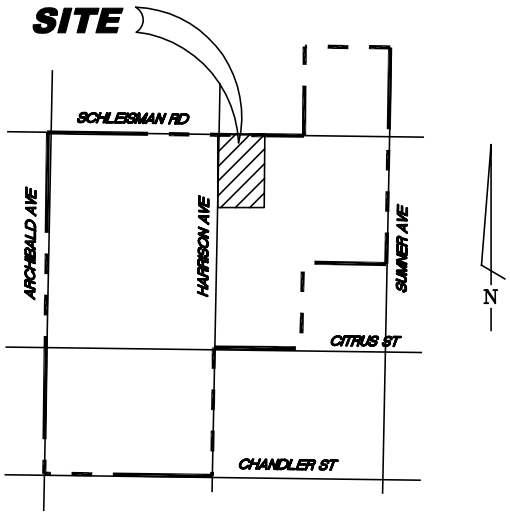
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 2, TRACT NO. 28623
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

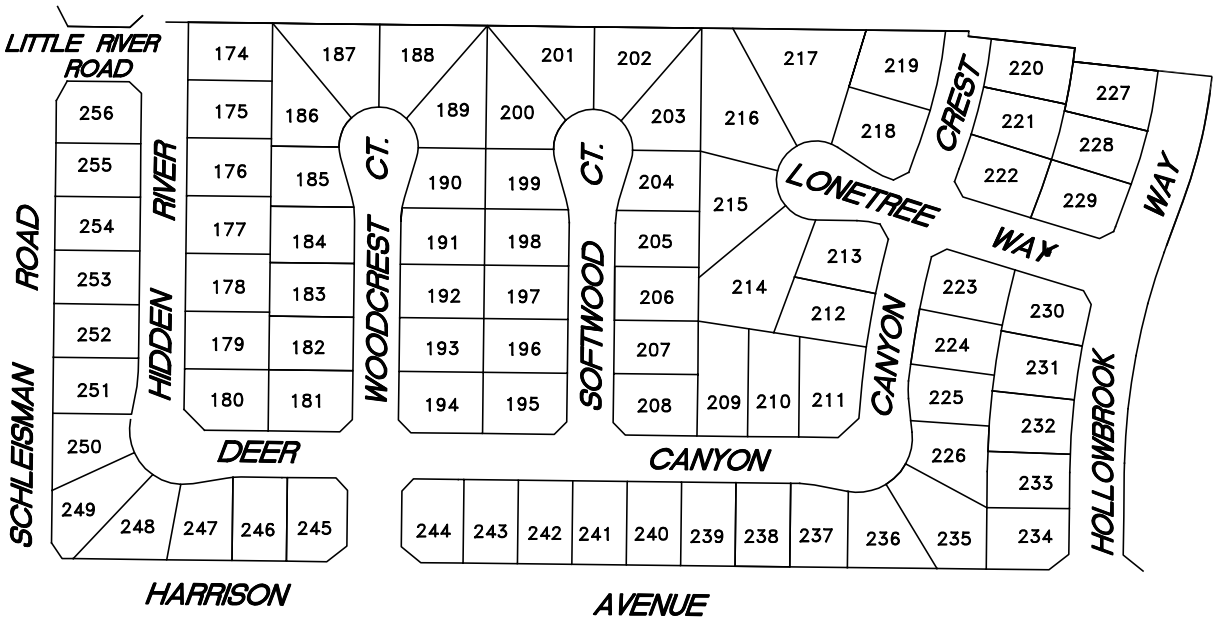
LEGEND

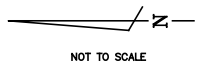
50 LOT NUMBER



LOCATION MAP

NOT TO SCALE





NOT TO SCALE

TRACT NO. 28623

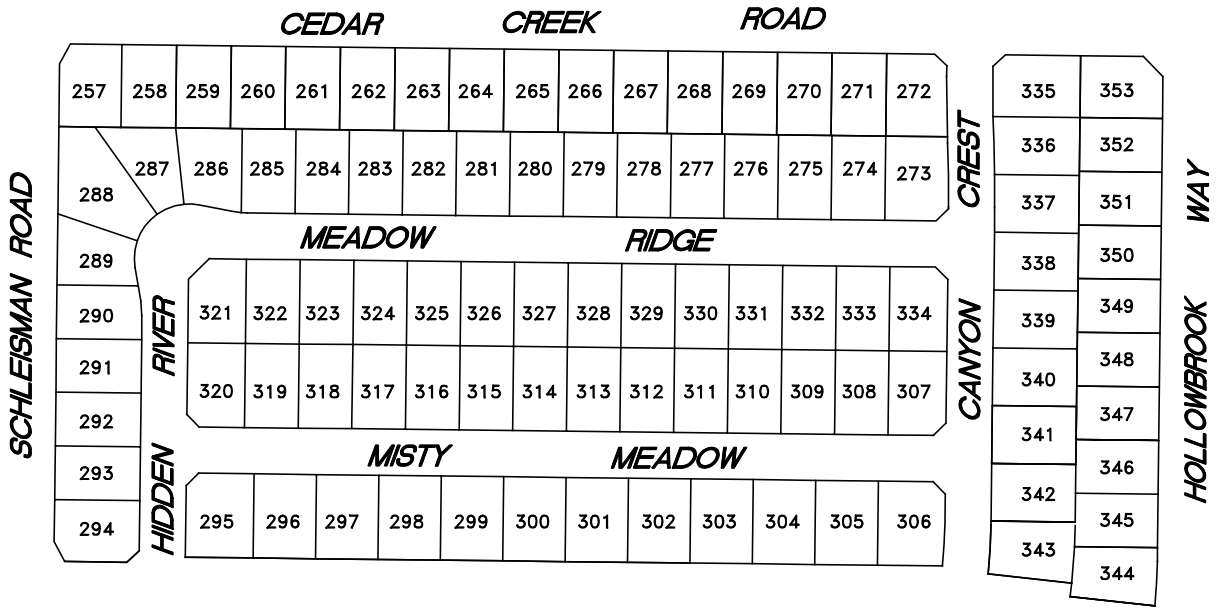
FIGURE 3-6

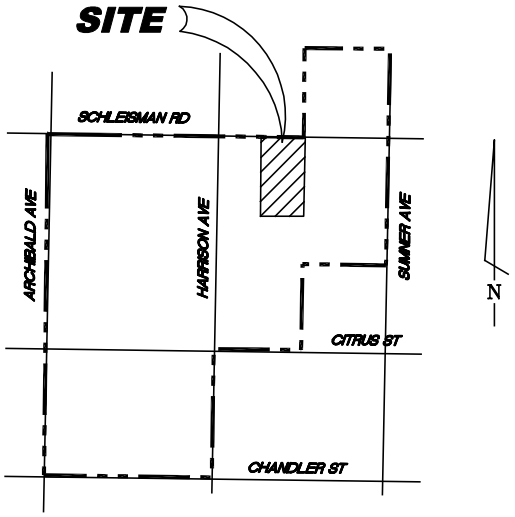
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 2, TRACT NO. 28624
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

50 LOT NUMBER





LOCATION MAP

NOT TO SCALE

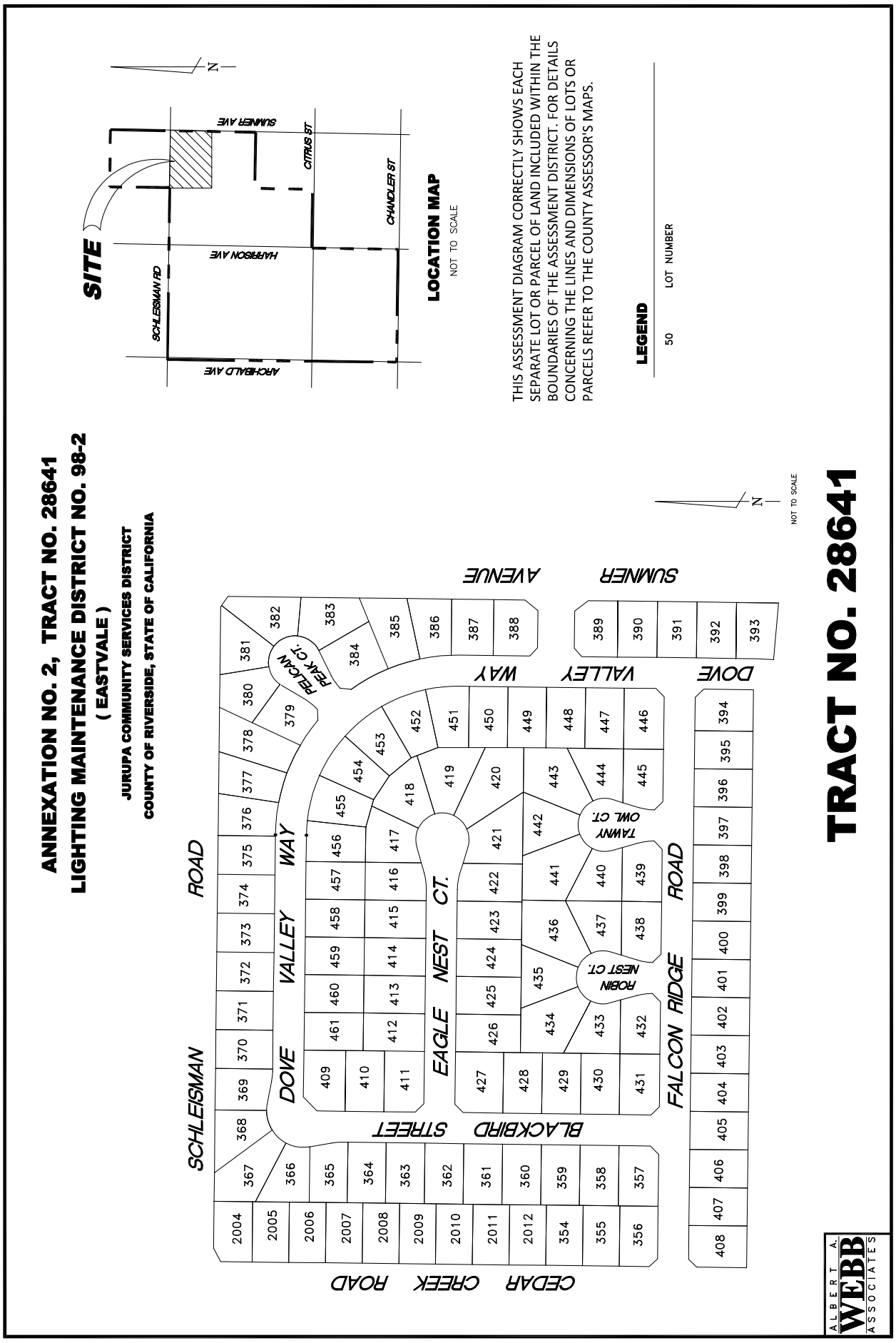
N

NOT TO SCALE

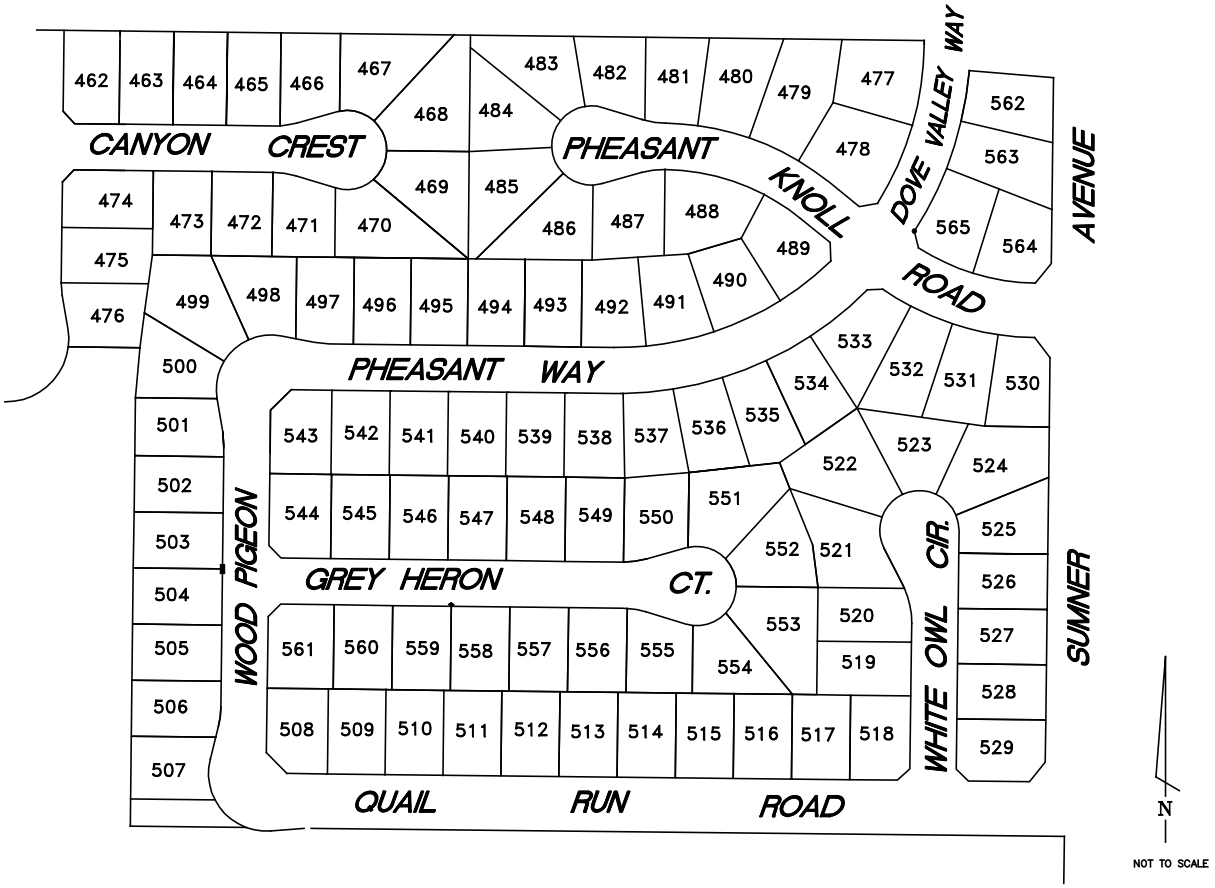
TRACT NO. 28624

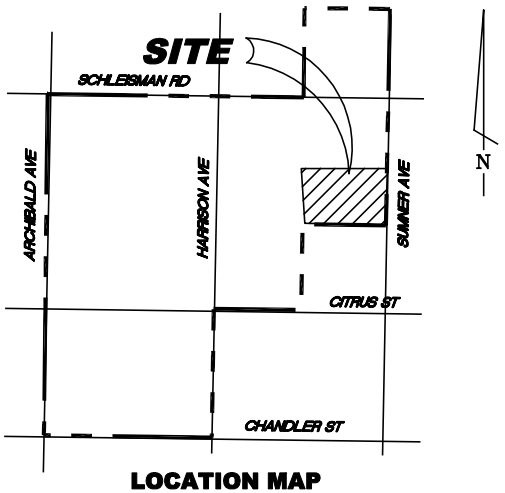
ALBERT A. WEBB ASSOCIATES

FIGURE 3-7


ANNEXATION NO. 2, TRACT NO. 28641
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SITE
SUMNER AVE
CITRUS ST
CHANDLER ST
HARRISON AVE
SCHLEISMAN RD
ARCHIBALD AVE
LOCATION MAP
NOT TO SCALE
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
N
NOT TO SCALE
TRACT NO. 28641
SCHLEISMAN ROAD
DOVE VALLEY WAY
EAGLE NEST CT.
BLACKBIRD STREET
FALCON RIDGE ROAD
CEDAR CREEK ROAD
SUMNER AVENUE
DOVE VALLEY WAY
PELICAN PEAK CT.
ROBIN NEST CT.
TAWNY OWL CT.
ALBERT A. WEBB ASSOCIATES

ANNEXATION NO. 2, TRACT NO. 28642
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

50	LOT NUMBER

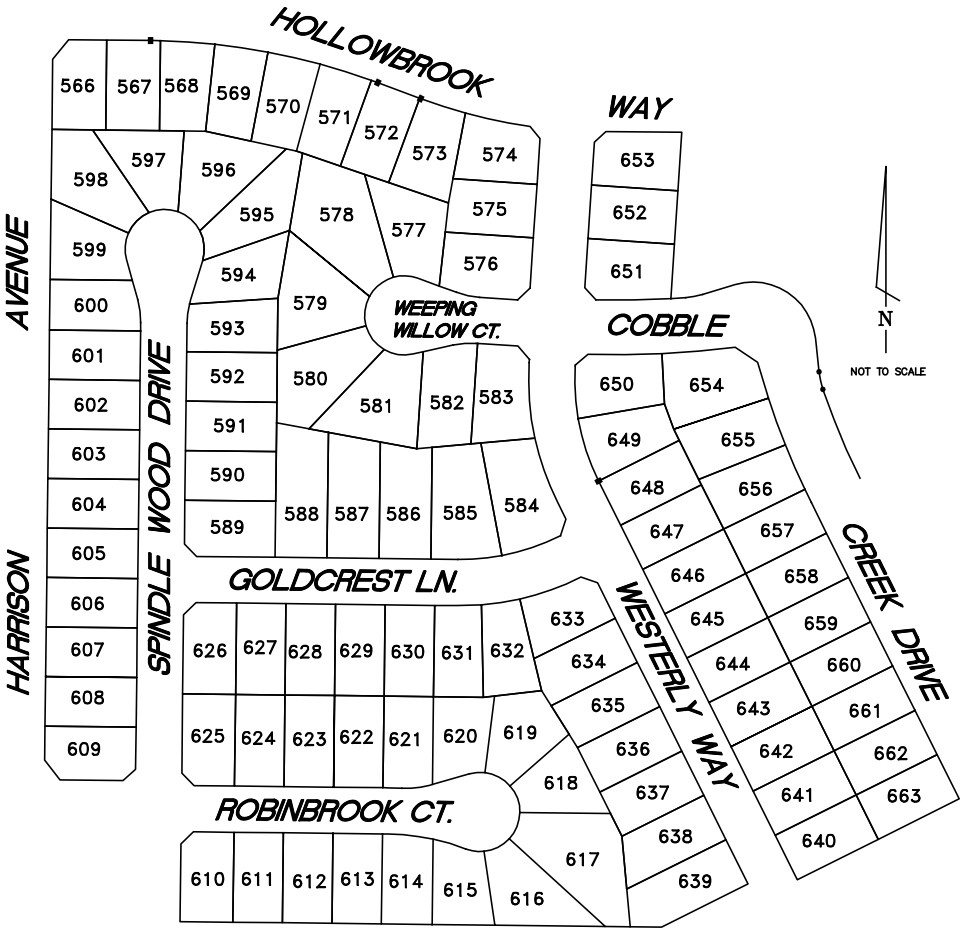
TRACT NO. 28642

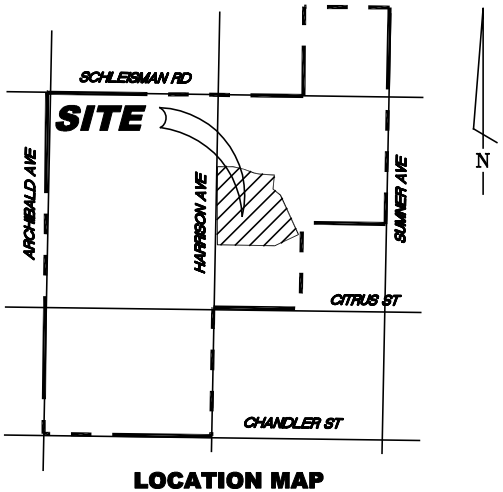
ALBERT A. WEBB ASSOCIATES

1036 18

FIGURE 3-9

ANNEXATION NO. 2, TRACT NO. 28643
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

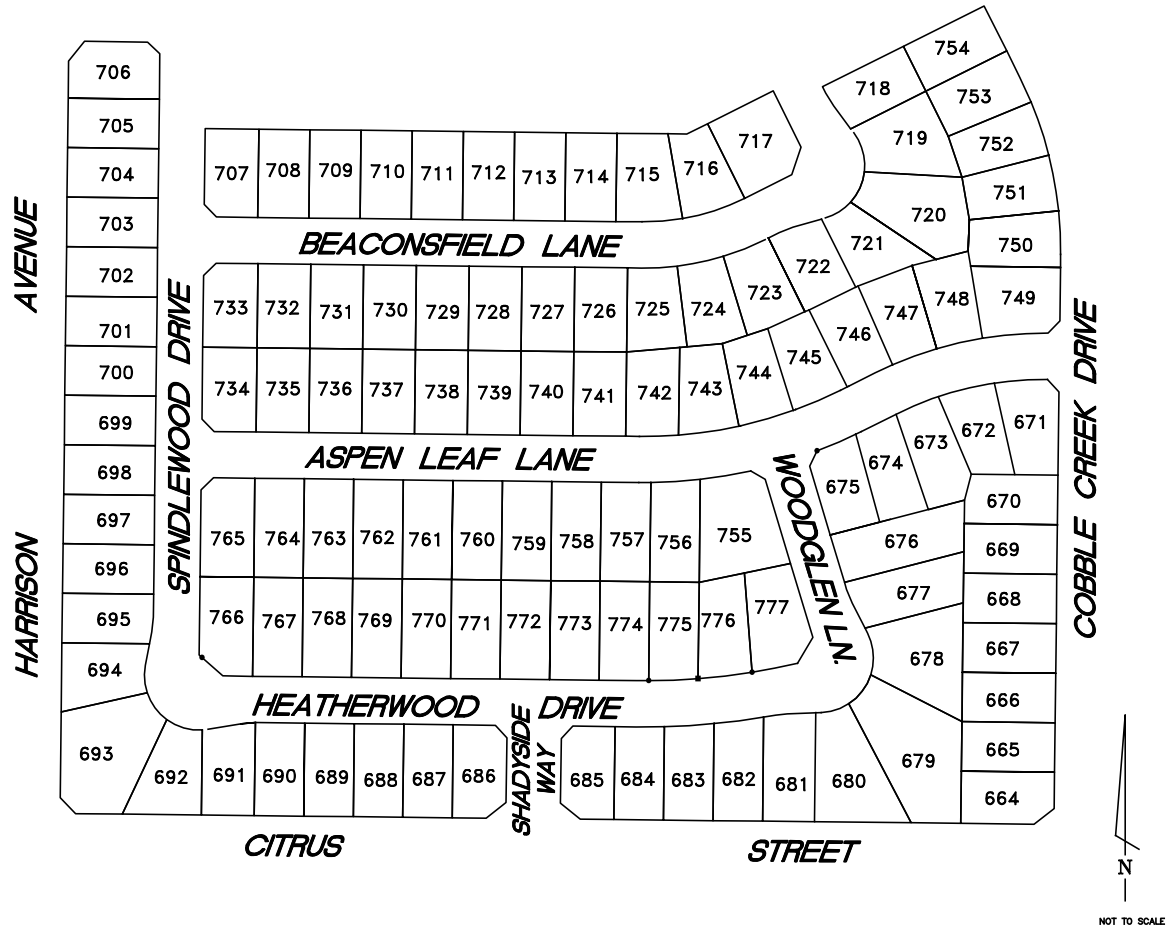
50	LOT NUMBER

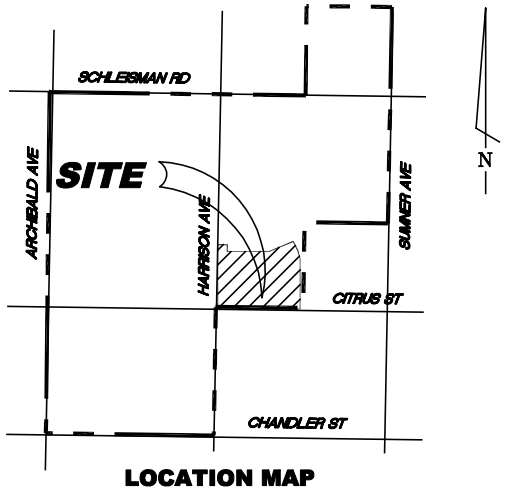
TRACT NO. 28643

ALBERT A. WEBB ASSOCIATES

FIGURE 3-10

ANNEXATION NO. 2, TRACT NO. 28644
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

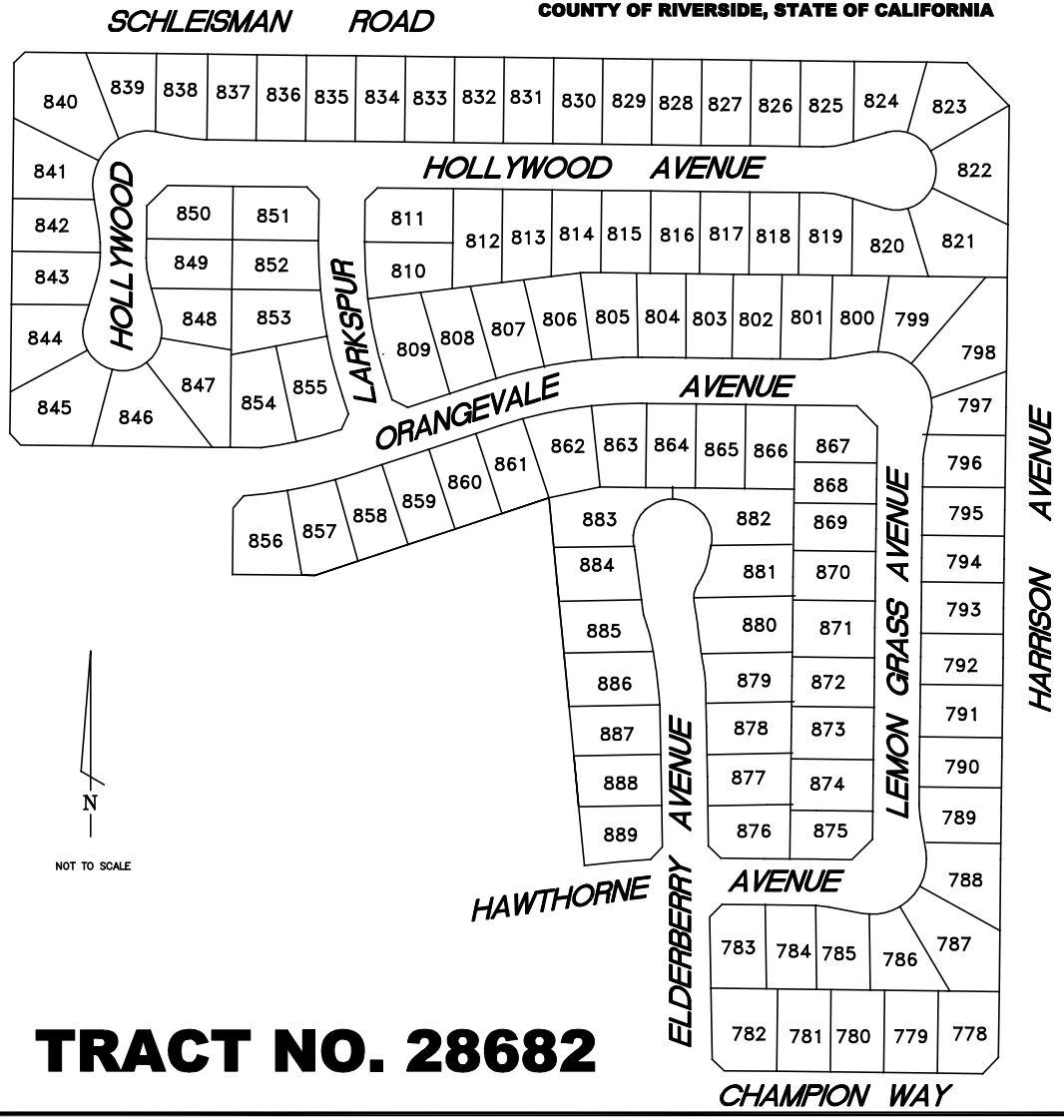
LEGEND

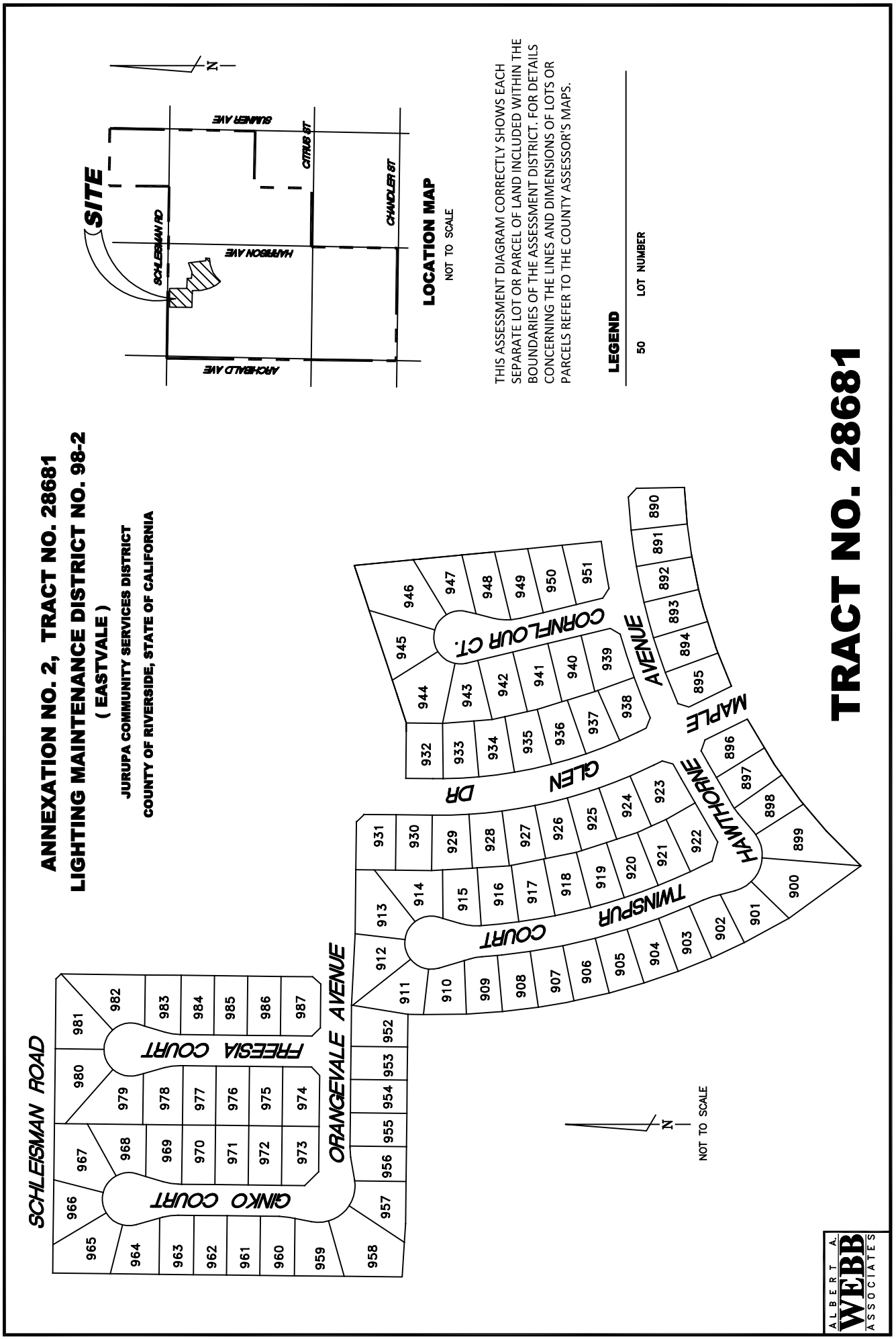
50	LOT NUMBER

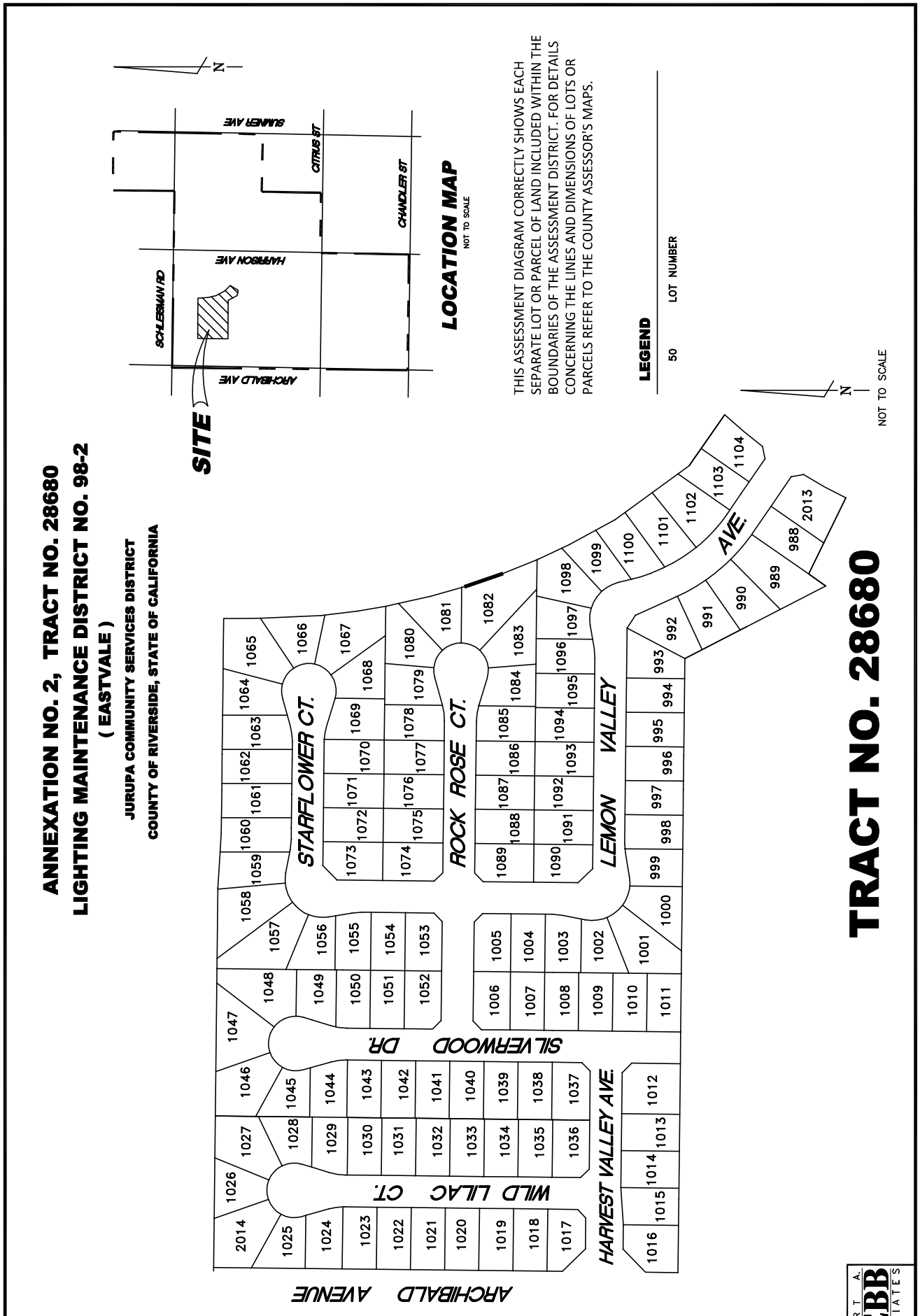
TRACT NO. 28644

FIGURE 3-11

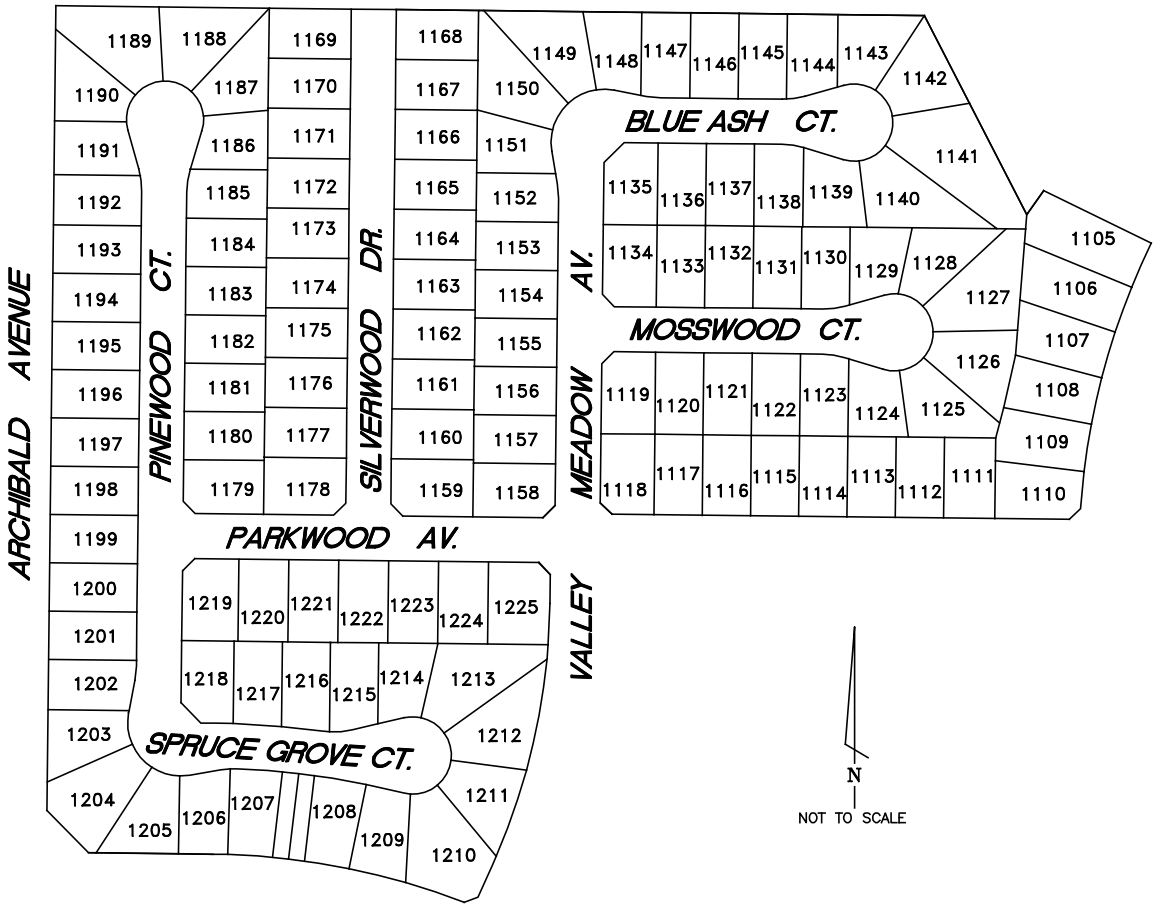
ANNEXATION NO. 2, TRACT NO. 28682
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

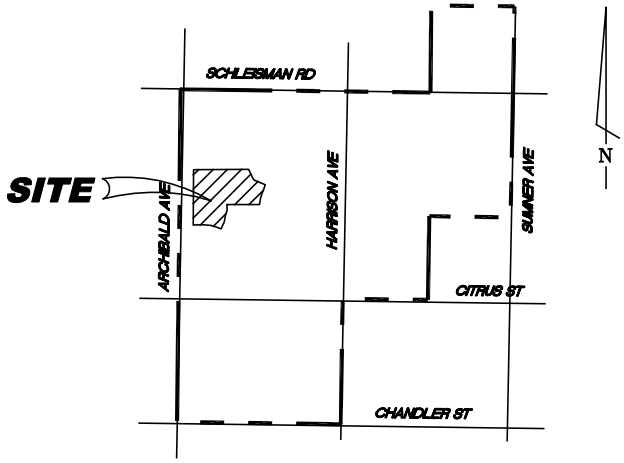



ANNEXATION NO. 2, TRACT NO. 28681
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28681
LOCATION MAP
NOT TO SCALE
SITE
SCHLEISMAN RD
SUMNER AVE
HARRISON AVE
CITRUS ST
CHANDLER ST
ARCHIBALD AVE
N
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
SCHLEISMAN ROAD
ORANGEVALE AVENUE
FREESIA COURT
GINKO COURT
TWINSPUR COURT
HAWTHORNE AVENUE
GLEN DR
MAPLE
CORNFLOUR CT.
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES


ANNEXATION NO. 2, TRACT NO. 28680
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28680
LOCATION MAP
NOT TO SCALE
SUMNER AVE
CITRUS ST
CHANDLER ST
HARRISON AVE
SCHLESMAN RD
ARCHIBALD AVE
SITE
N
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
N
NOT TO SCALE
STARFLOWER CT.
ROCK ROSE CT.
LEMON VALLEY AVE.
SILVERWOOD DR.
WILD LILAC CT.
HARVEST VALLEY AVE.
ARCHIBALD AVENUE

ANNEXATION NO. 2, TRACT NO. 28387
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

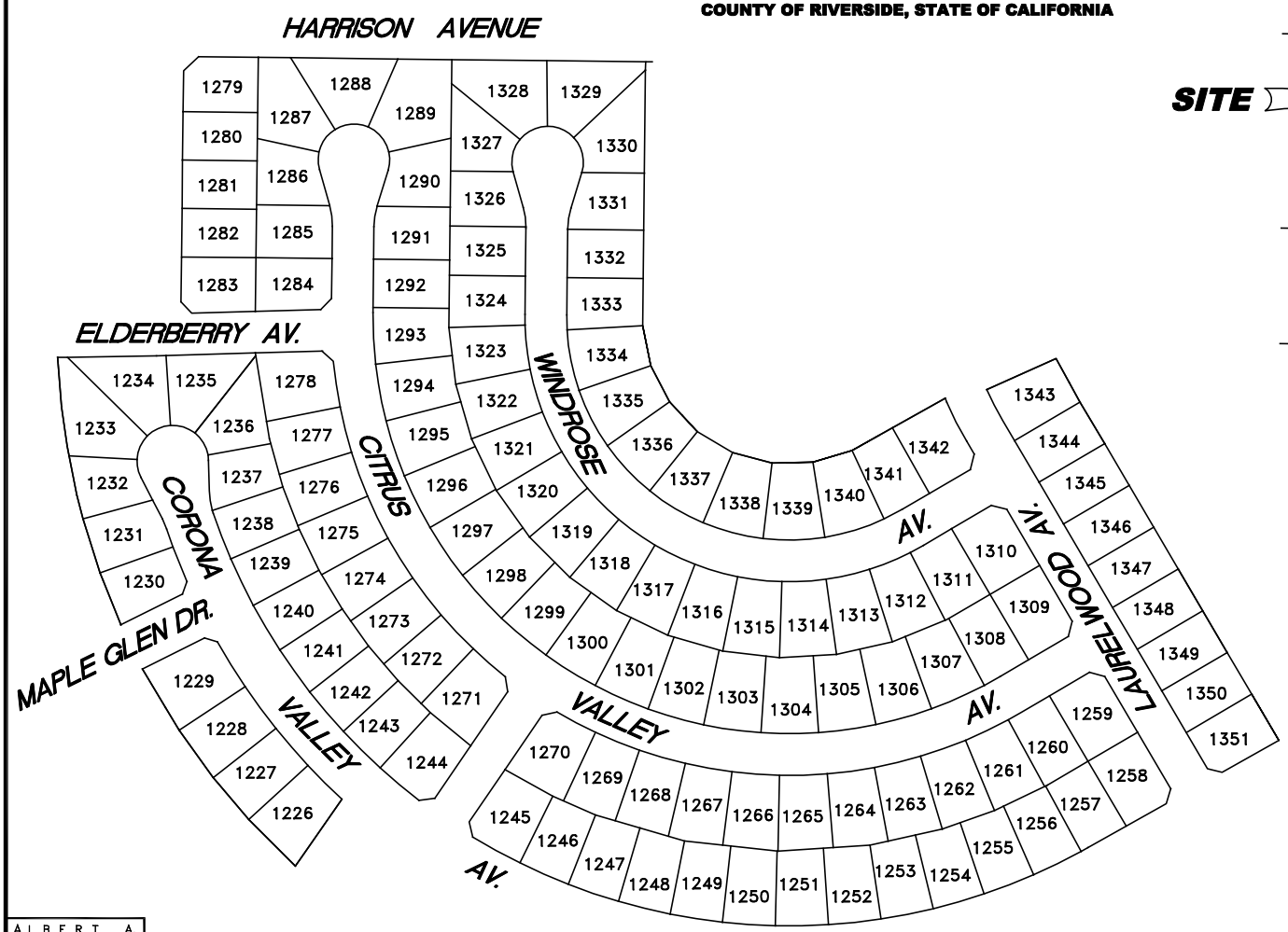
50 LOT NUMBER

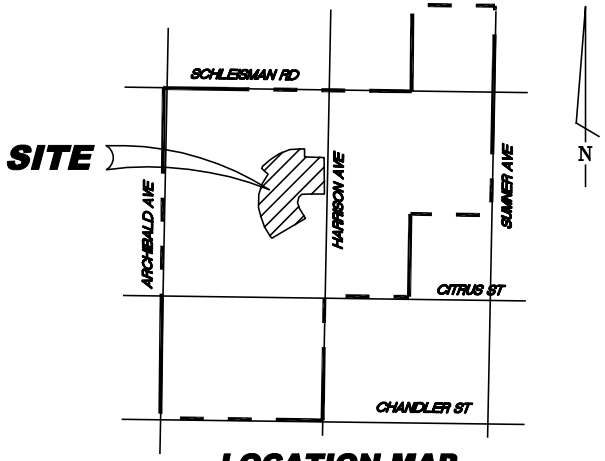
TRACT NO. 28387

ALBERT A. WEBB ASSOCIATES

FIGURE 3-15

ANNEXATION NO. 2, TRACT NO. 28369
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

50	LOT NUMBER

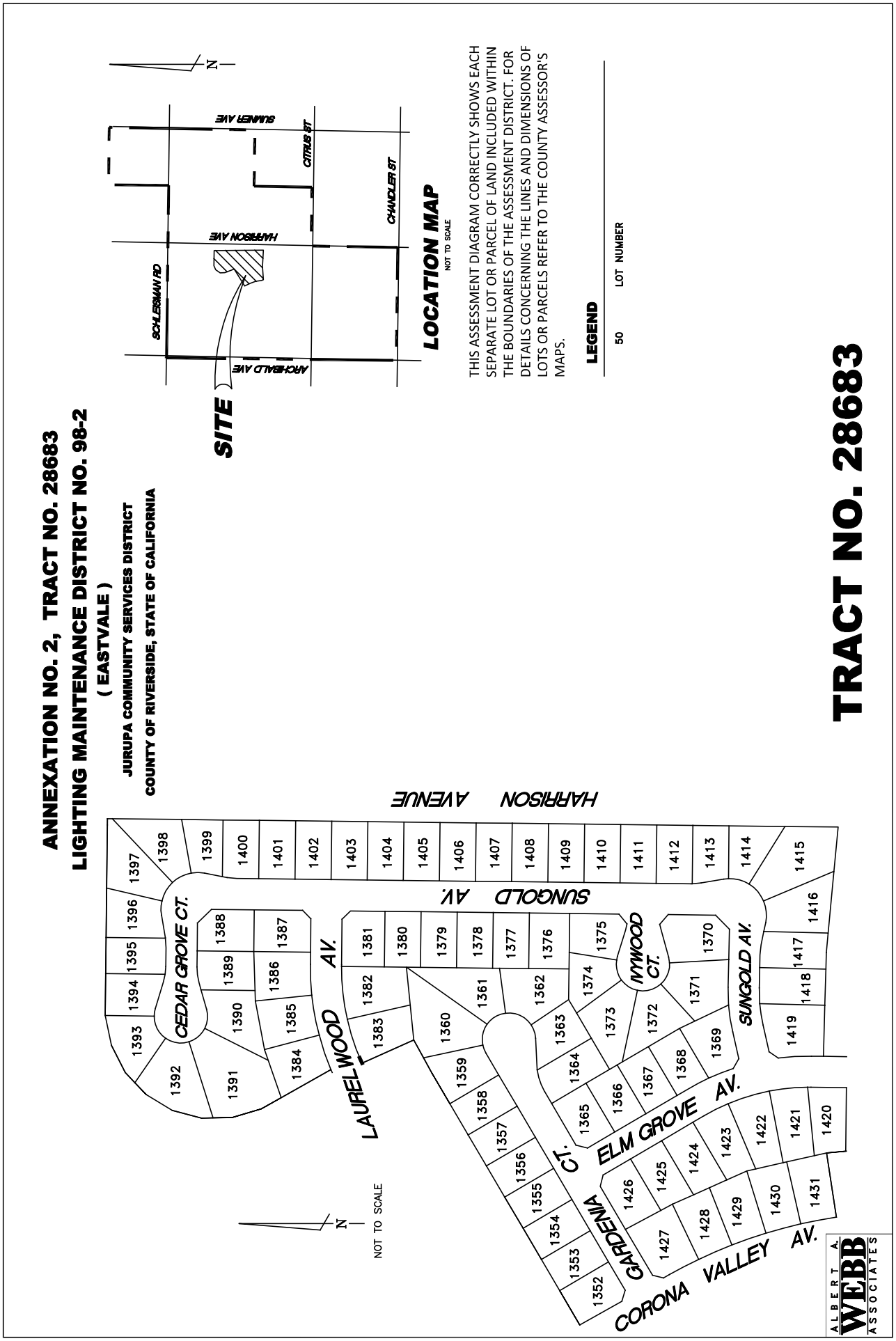
N

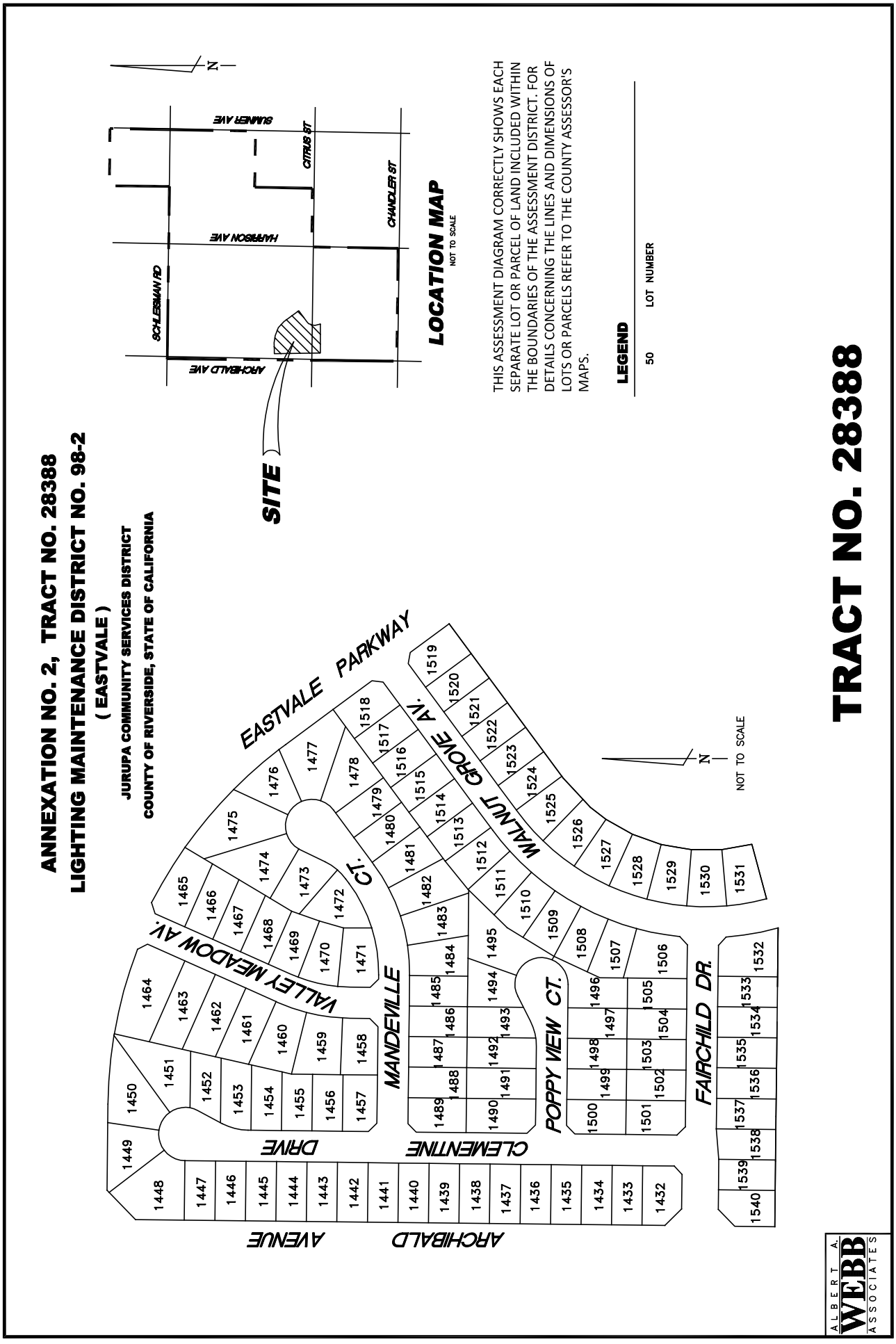
NOT TO SCALE

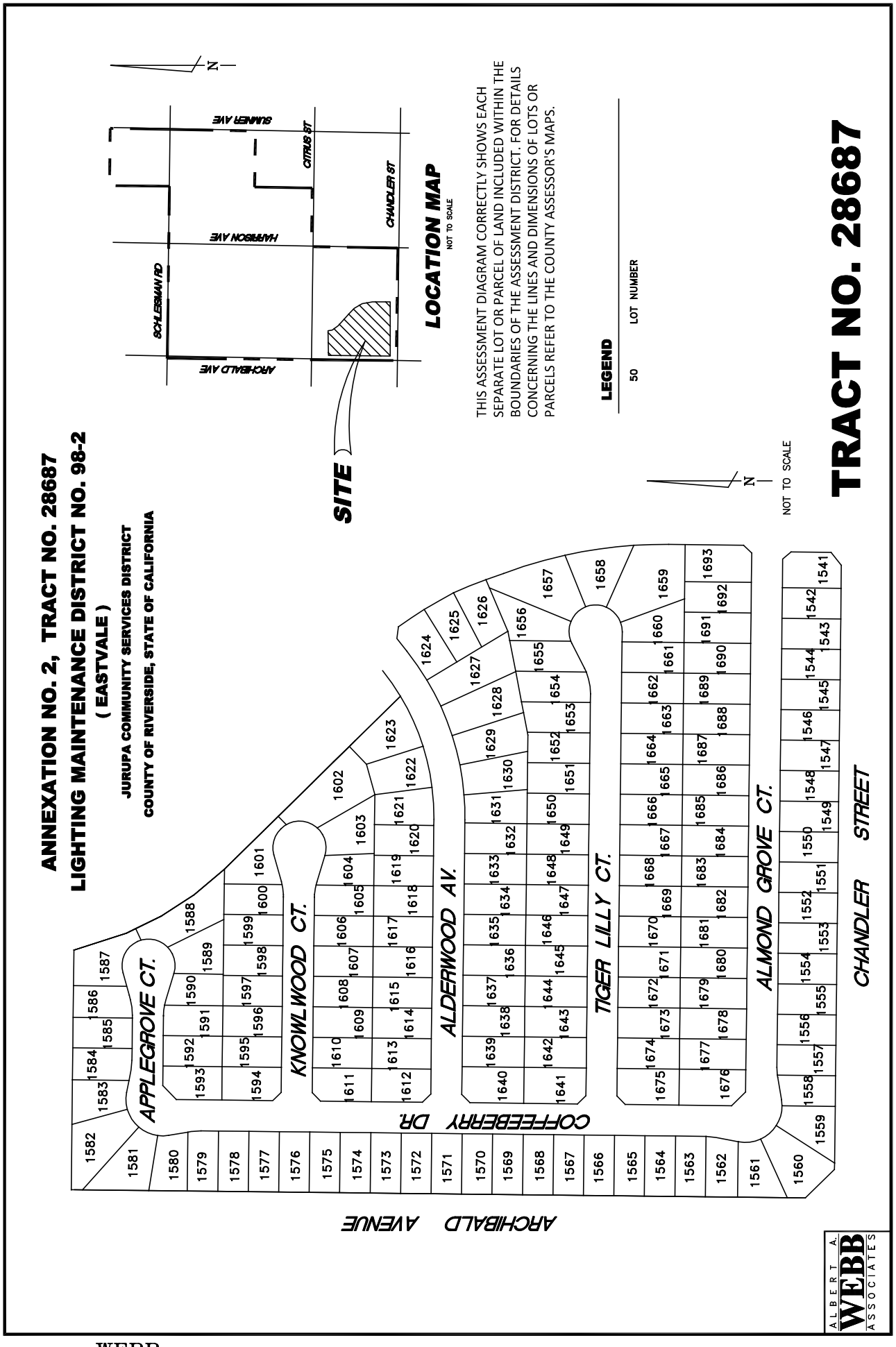
ALBERT A. WEBB ASSOCIATES

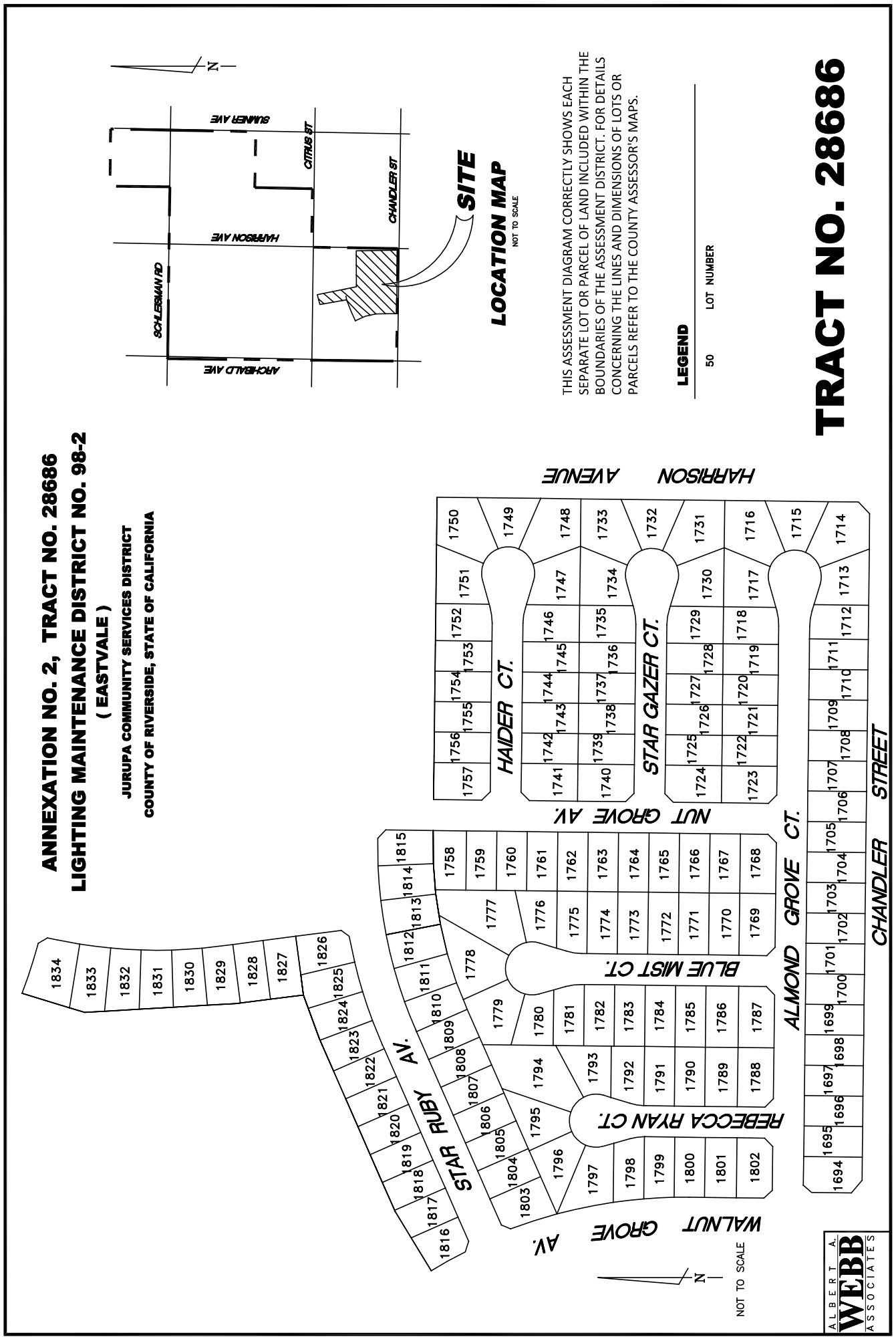
TRACT NO. 28369

FIGURE 3-16


ANNEXATION NO. 2, TRACT NO. 28683
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28683
SITE
LOCATION MAP
NOT TO SCALE
SCHLEISMAN RD
HARRISON AVE
ARCHIBALD AVE
SUMNER AVE
CITRUS ST
CHANDLER ST
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
HARRISON AVENUE
SUNGOLD AV.
CEDAR GROVE CT.
LAUREL WOOD AV.
IVYWOOD CT.
SUNGOLD AV.
ELM GROVE AV.
GARDENIA CT.
CORONA VALLEY AV.
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES

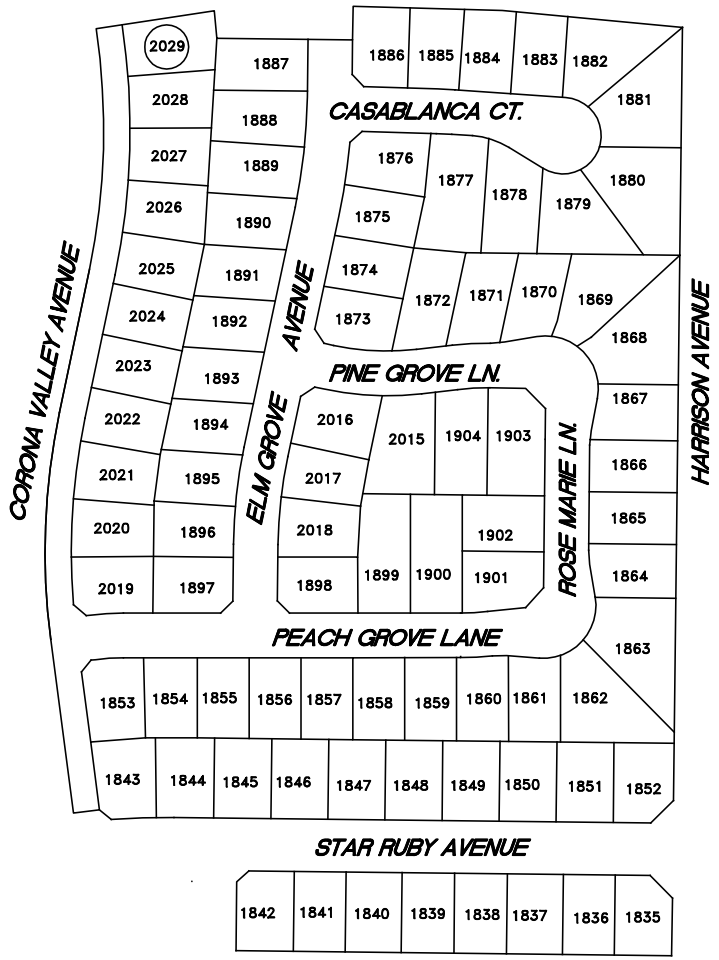

ANNEXATION NO. 2, TRACT NO. 28388
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28388
LOCATION MAP
NOT TO SCALE
SUMNER AVE
CITRUS ST
HARRISON AVE
CHANDLER ST
SCHLESMAN RD
ARCHIBALD AVE
SITE
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
EASTVALE PARKWAY
WALNUT GROVE AV.
CT.
VALLEY MEADOW AV.
MANDEVILLE
POPPY VIEW CT.
FAIRCHILD DR.
CLEMENTINE DRIVE
ARCHIBALD AVENUE
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES


ANNEXATION NO. 2, TRACT NO. 28687
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28687
LOCATION MAP
NOT TO SCALE
SUMNER AVE
CITRUS ST
HARRISON AVE
CHANDLER ST
SCHLEISMAN RD
ARCHIBALD AVE
SITE
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
N
NOT TO SCALE
APPLEGROVE CT.
KNOWLWOOD CT.
ALDERWOOD AV.
TIGER LILLY CT.
ALMOND GROVE CT.
COFFEEBERRY DR.
CHANDLER STREET
ARCHIBALD AVENUE
ALBERT A. WEBB ASSOCIATES


ANNEXATION NO. 2, TRACT NO. 28686
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28686
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
LOCATION MAP
NOT TO SCALE
SITE
SUMNER AVE
CITRUS ST
CHANDLER ST
HARRISON AVE
SCHLEISMAN RD
ARCHIBALD AVE
HARRISON AVENUE
HAIDER CT.
STAR GAZER CT.
NUT GROVE AV.
BLUE MIST CT.
ALMOND GROVE CT.
CHANDLER STREET
REBECCA RYAN CT.
STAR RUBY AV.
WALNUT GROVE AV.
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES

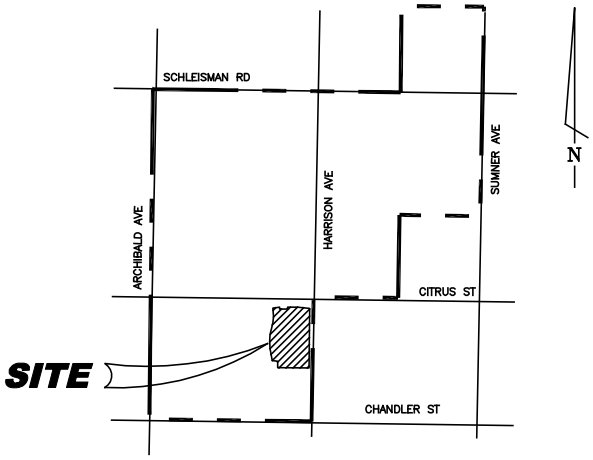
ANNEXATION NO. 2, TRACT NO. 28684
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



N

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

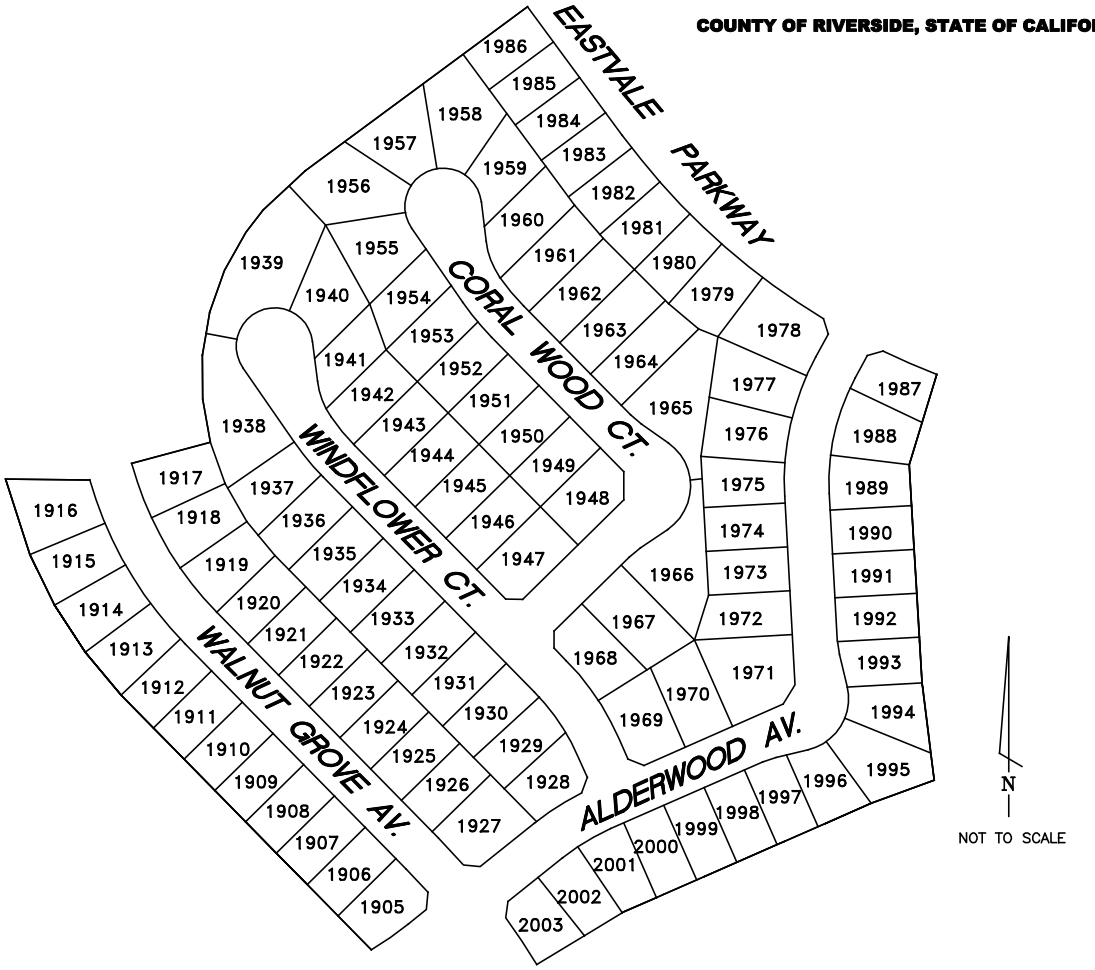
50 LOT NUMBER

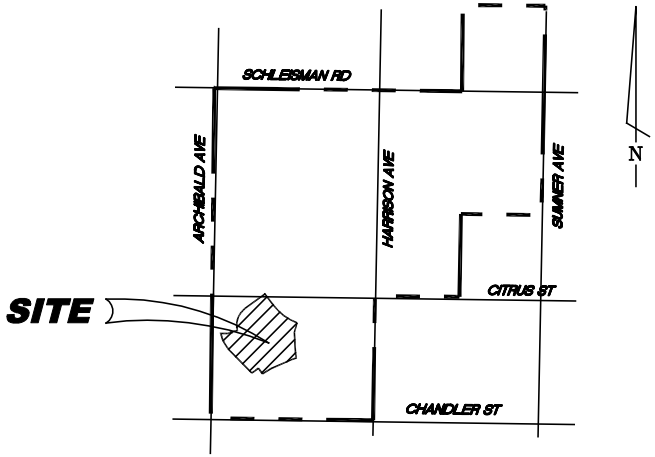
TRACT NO. 28684

ALBERT A. WEBB ASSOCIATES

FIGURE 3-21

ANNEXATION NO. 2, TRACT NO. 28685
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

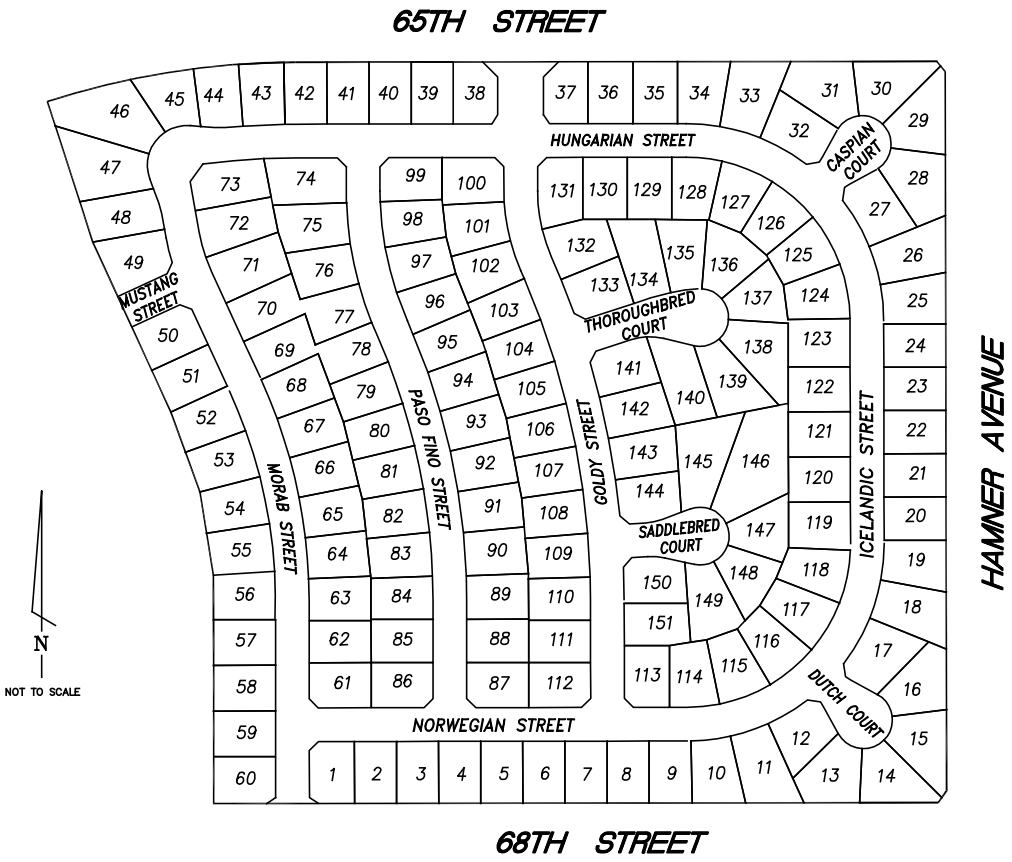
50	LOT NUMBER

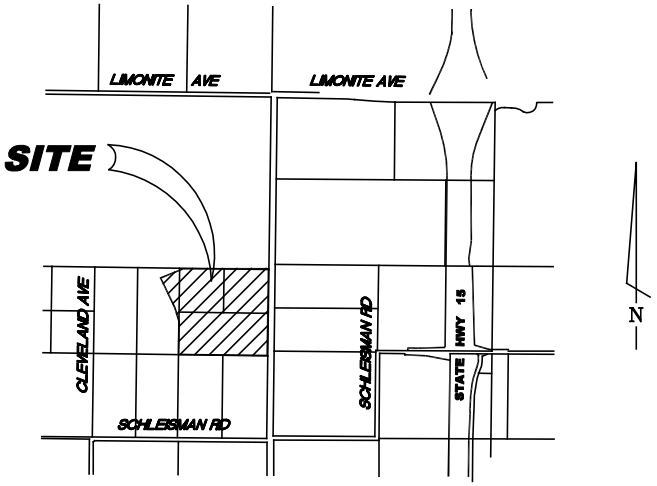
ALBERT A. WEBB ASSOCIATES

TRACT NO. 28685

FIGURE 3-22

ANNEXATION NO. 3, TRACT NO. 28945
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LOCATION MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

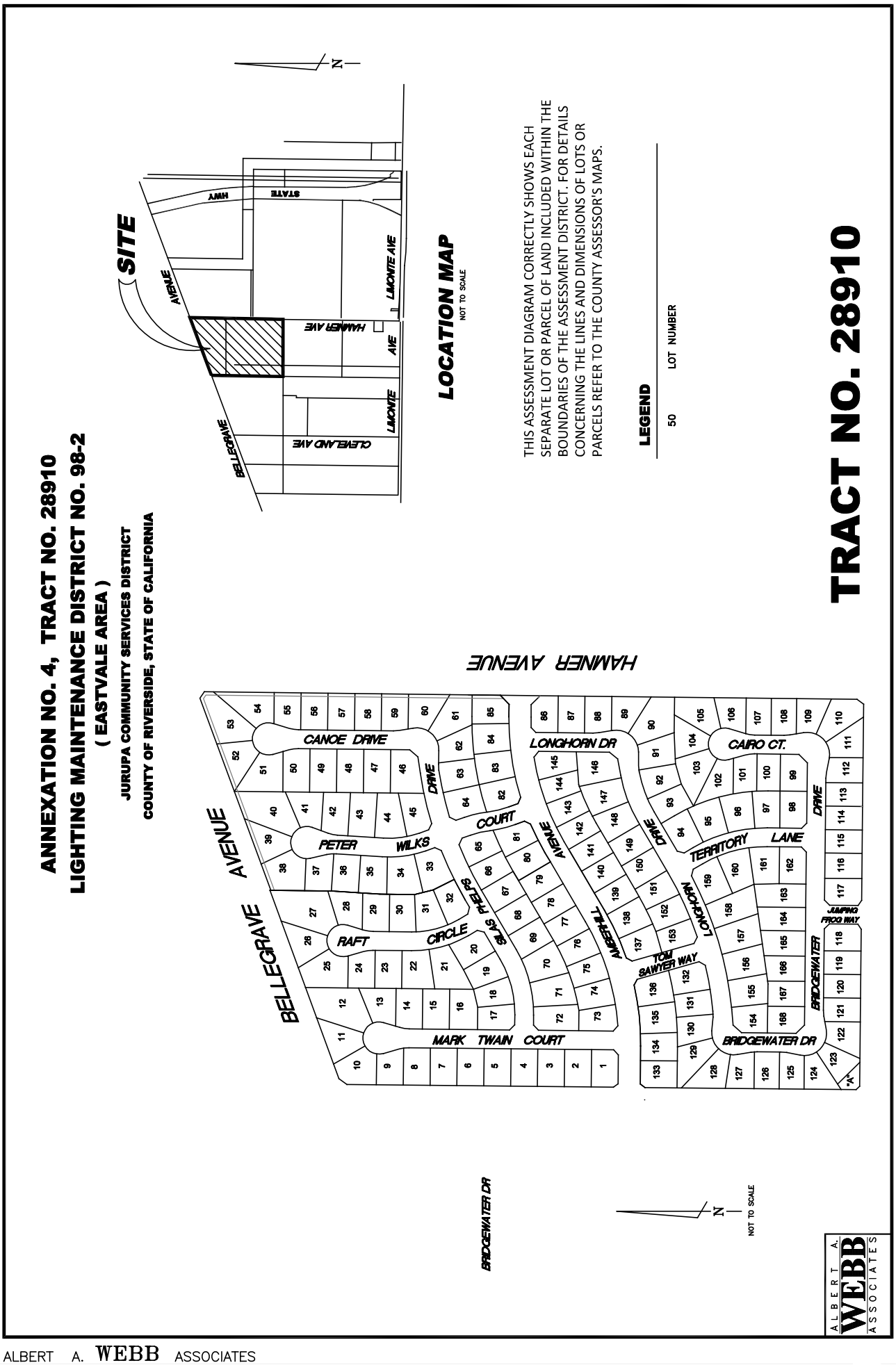
LEGEND

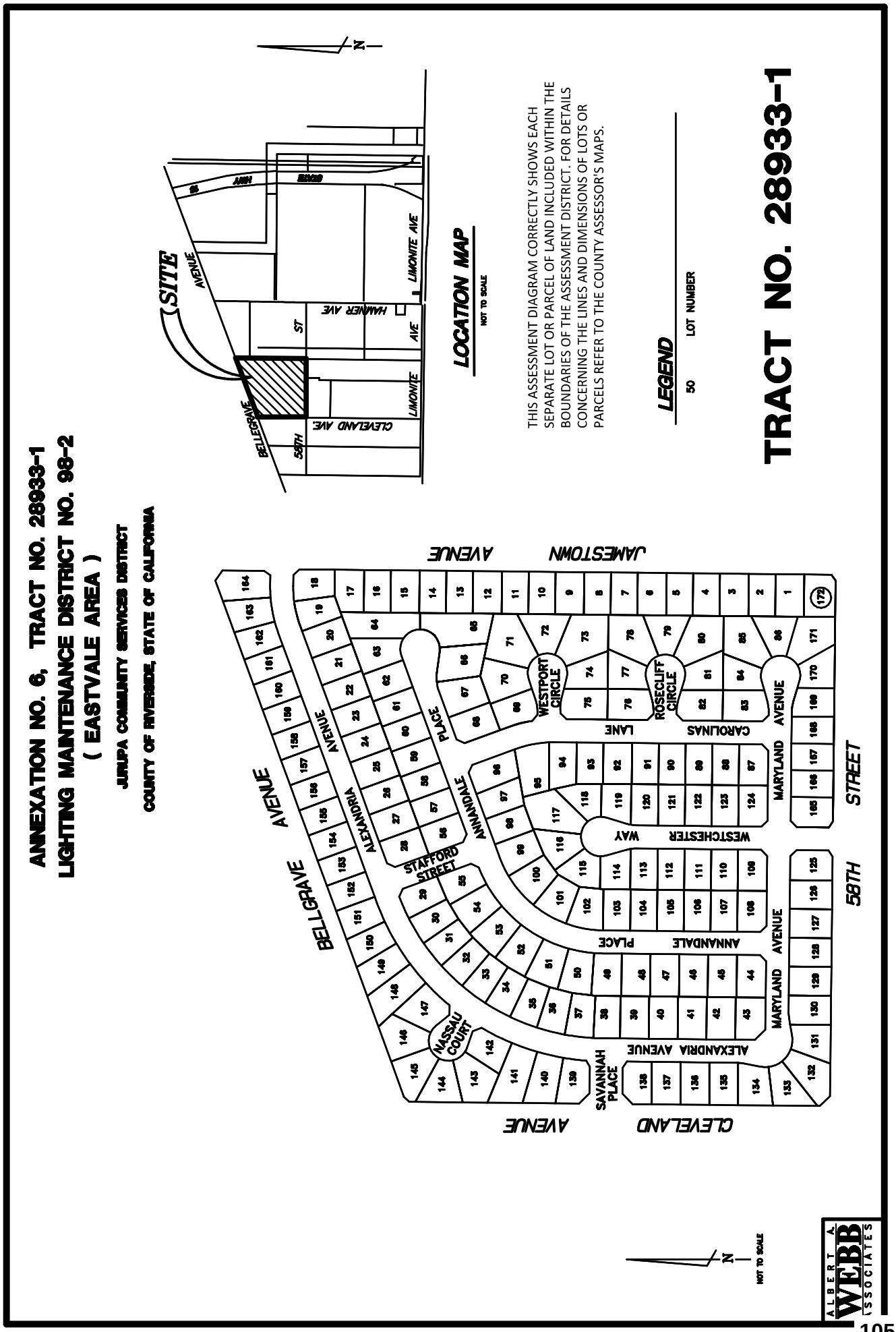
50	LOT NUMBER

ALBERT A. WEBB ASSOCIATES

TRACT NO. 28945

FIGURE 3-23


ANNEXATION NO. 4, TRACT NO. 28910
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28910
LOCATION MAP
NOT TO SCALE
SITE
AVENUE
HWY
STATE
LIMONITE AVE
HAMNER AVE
AVE
LIMONITE
CLEVELAND AVE
BELLEGRAVE
N
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
HAMNER AVENUE
BELLEGRAVE AVENUE
CANOE DRIVE
PETER WILKS DRIVE
RAFT CIRCLE
MARK TWAIN COURT
SILAS PHELPS COURT
AMERHILL AVENUE
LONGHORN DR
LONGHORN DRIVE
TOM SAWYER WAY
CAIRO CT.
TERRITORY LANE
JUMPING FROG WAY
BRIDGEWATER DR
BRIDGEWATER DRIVE
"A"
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES


ANNEXATION NO. 6, TRACT NO. 28933-1
LIGHTING MAINTENANCE DISTRICT NO. 98-2
(EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 28933-1
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
LOCATION MAP
NOT TO SCALE
SITE
BELLGRAVE AVENUE
CLEVELAND AVE.
59TH
LIMONITE AVE
HAMNER AVE
JAMESTOWN AVENUE
CLEVELAND AVENUE
59TH STREET
MARYLAND AVENUE
ALEXANDRIA AVENUE
ANNANDALE PLACE
WESTCHESTER WAY
CAROLINAS LANE
WESTPORT CIRCLE
ROSECLIFF CIRCLE
STAFFORD STREET
NASSAU COURT
SAVANNAH PLACE
NOT TO SCALE
ALBERT A. WEBB ASSOCIATES

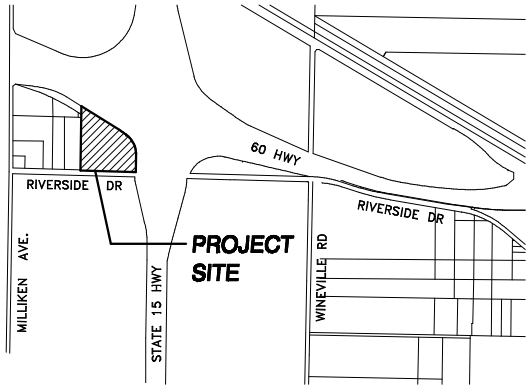
ANNEXATION NO. 6, ZONE G, PLOT PLAN NO. 16785
LIGHTING MAINTENANCE DISTRICT NO. 2001 - 1
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

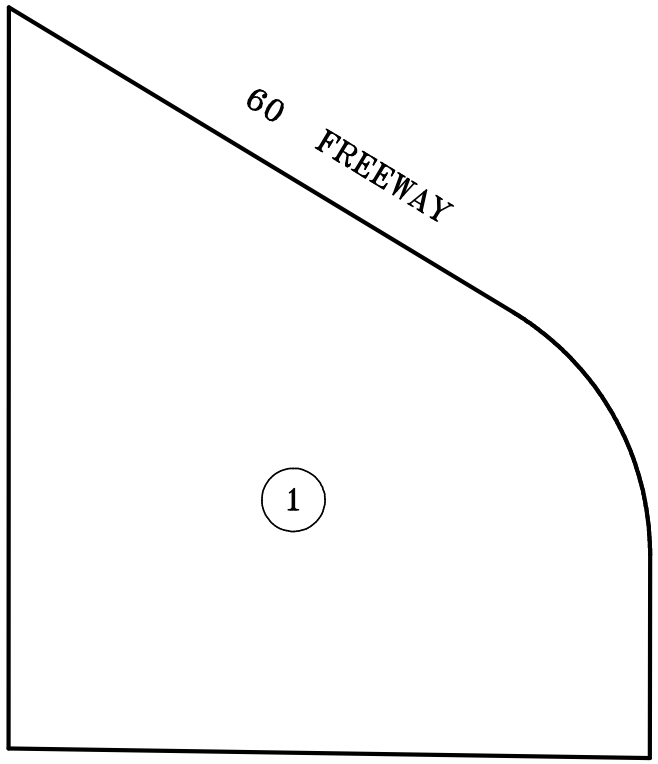
50 LOT NUMBER

BOUNDARY



VICINITY MAP
NOT TO SCALE

PLOT PLAN NO. 16785



RIVERSIDE DRIVE

NOT TO SCALE

FIGURE 3-8

ALBERT A. WEBB ASSOCIATES

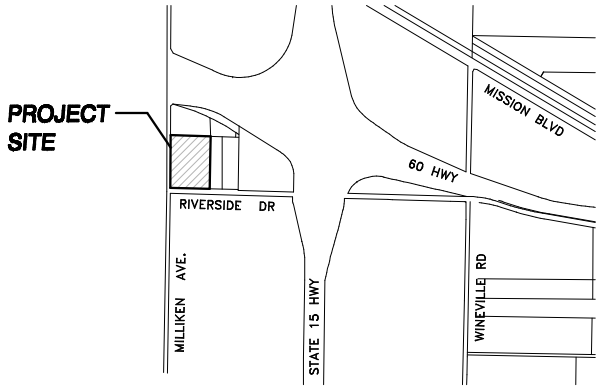
ANNEXATION NO. 18, ZONE S, PLOT PLAN 18440
LIGHTING MAINTENANCE DISTRICT NO. 2001 - 1
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

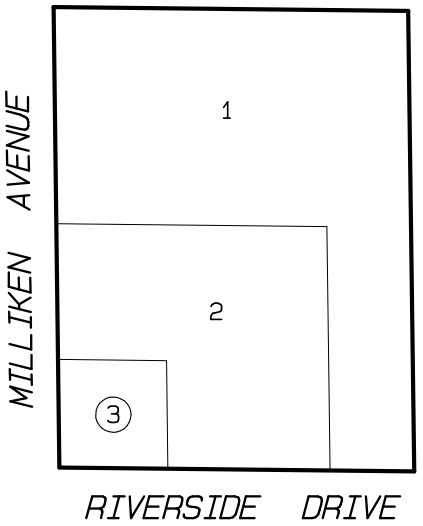
LEGEND

50 LOT NUMBER

BOUNDARY



VICINITY MAP
NOT TO SCALE



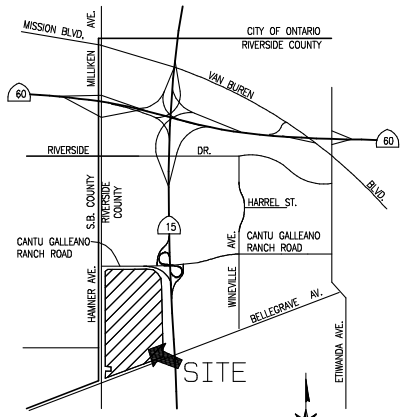
NOT TO SCALE

PLOT PLAN 18440

ALBERT A. WEBB ASSOCIATES

FIGURE 3-20

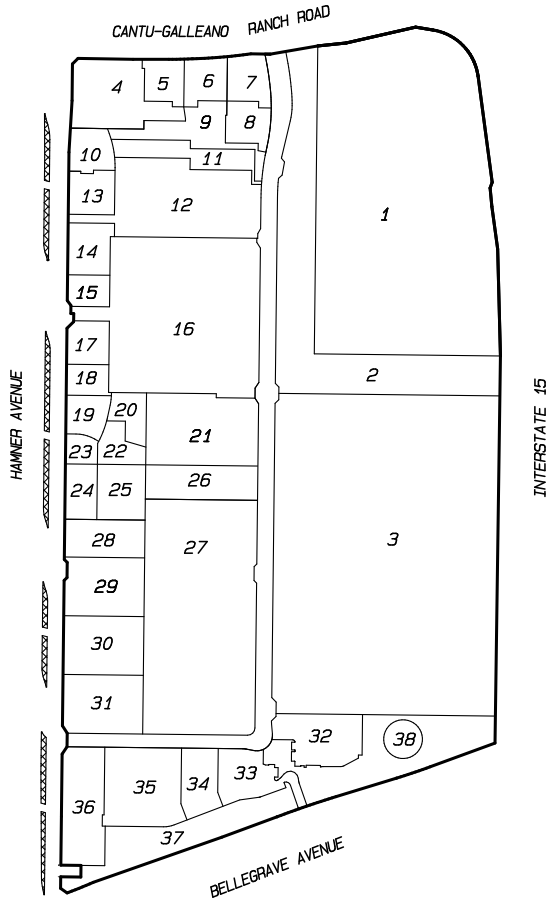
ANNEXATION NO. 22, ZONE W
LIGHTING MAINTENANCE DISTRICT NO. 2001 - 1
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

GOODMAN COMMERCE CENTER EASTVALE



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

ANNEXATION BOUNDARY

NOT TO SCALE

FIGURE 3-24

BOUNDARY MAP
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

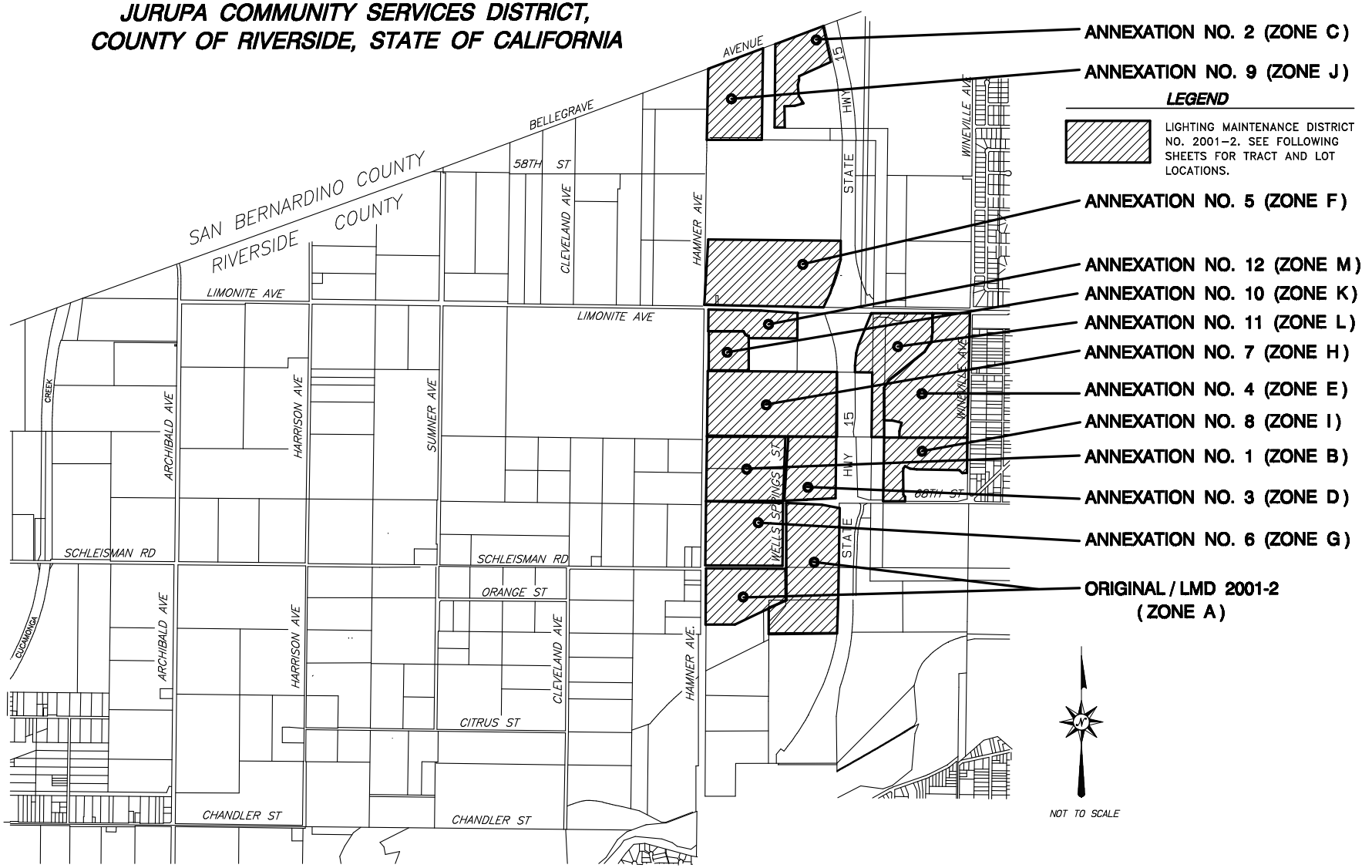


FIGURE 3-1

ORIGINAL AREA, ZONE A, TRACT NO. 28783
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)

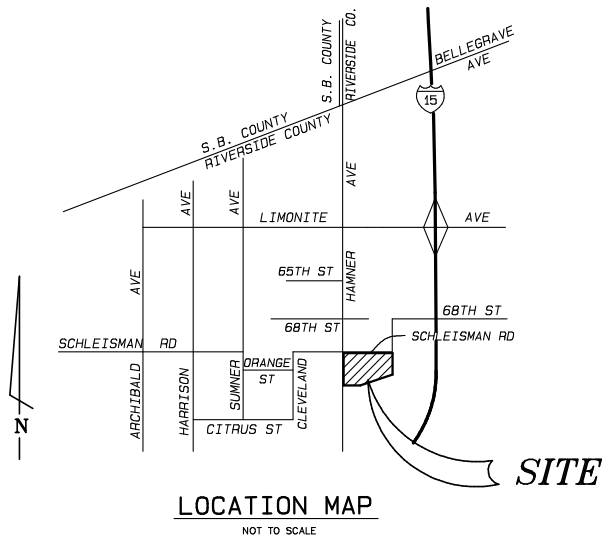
JURUPA COMMUNITY SERVICES DISTRICT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

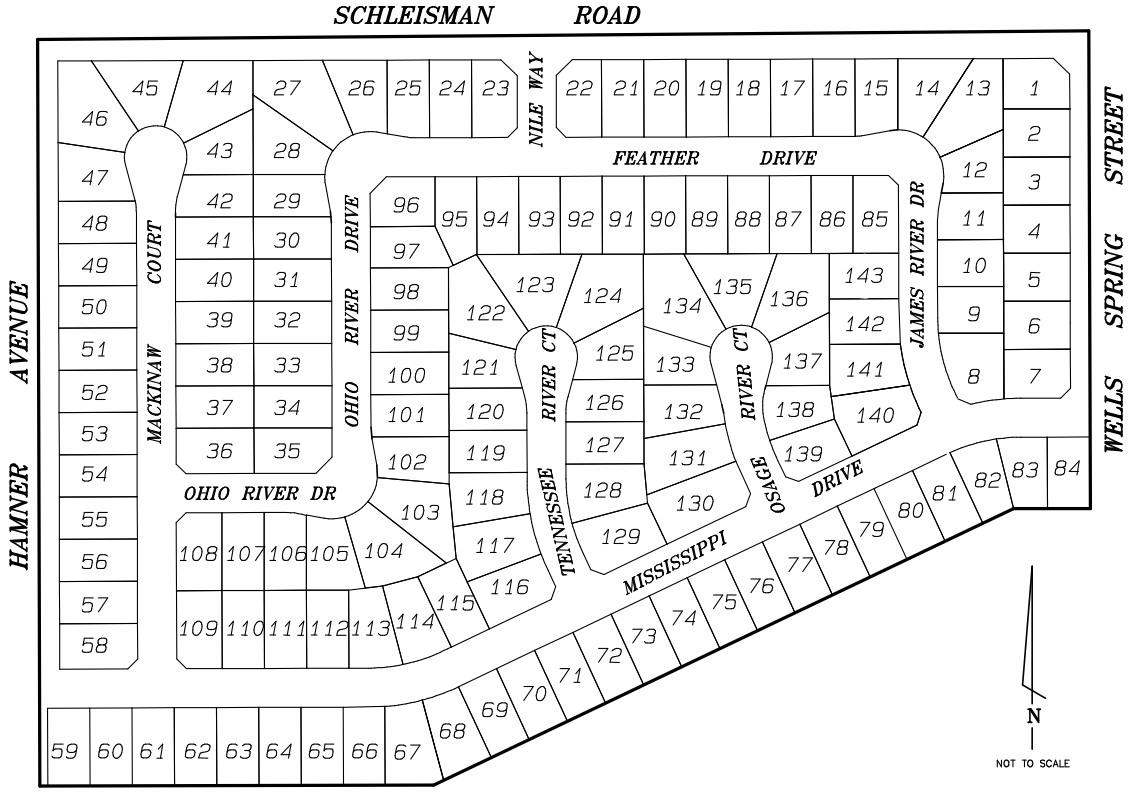
50 LOT NUMBER

BOUNDARY



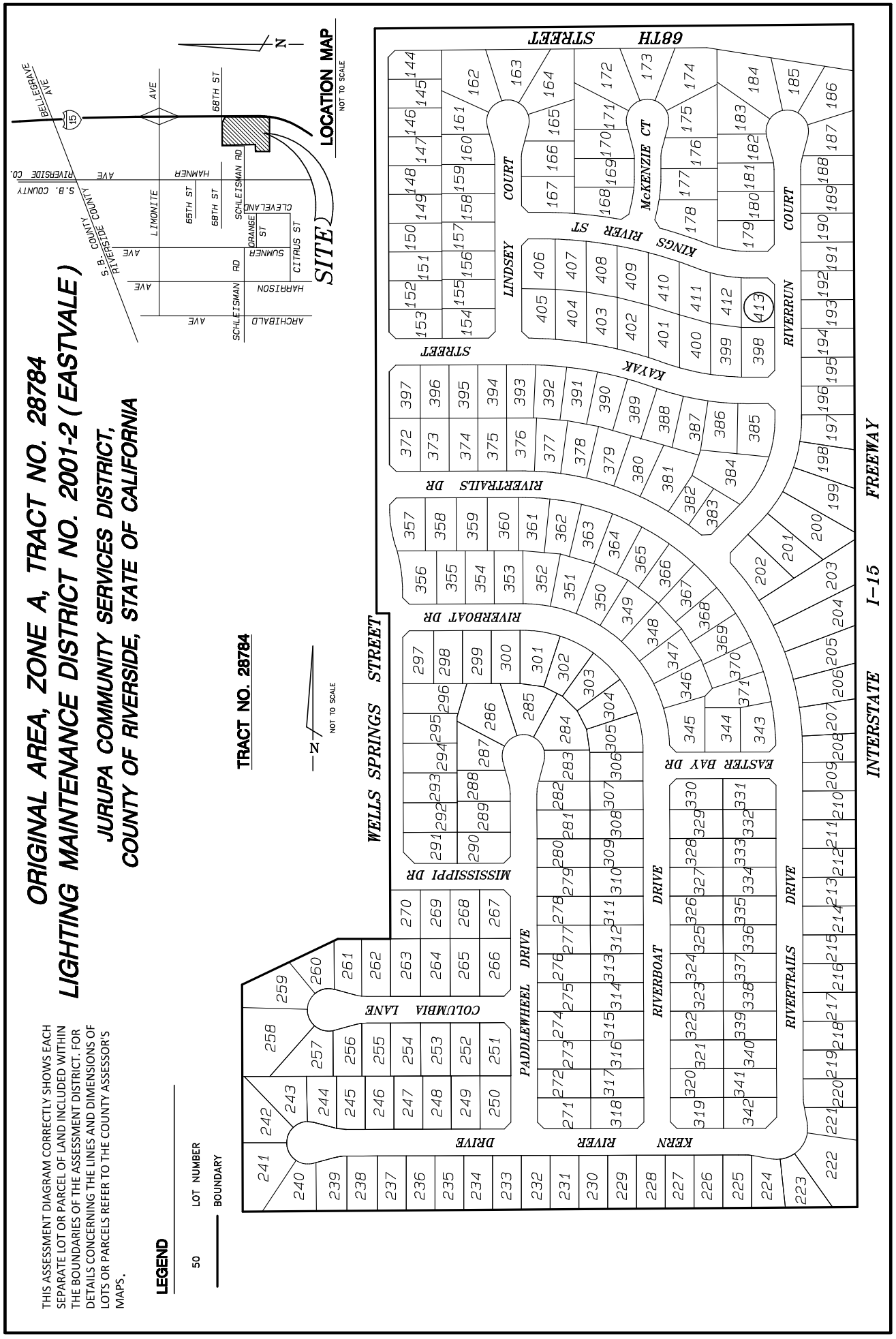
LOCATION MAP

NOT TO SCALE



TRACT NO. 28783

FIGURE 3-2


ORIGINAL AREA, ZONE A, TRACT NO. 28784
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
LEGEND
50 LOT NUMBER
BOUNDARY
TRACT NO. 28784
NOT TO SCALE
N
LOCATION MAP
NOT TO SCALE
SITE
BELLEGRAVE AVE
15
AVE
68TH ST
HAMNER
LIMONITE
65TH ST
SCHLEISMAN RD
CLEVELAND
ORANGE ST
SUMNER
CITRUS ST
HARRISON
ARCHIBALD
S.B. COUNTY
RIVERSIDE COUNTY
68TH STREET
COURT
LINDSEY
KINGS RIVER ST
McKENZIE CT
KAYAK
RIVERRUN
COURT
RIVERTRAILS DR
RIVERBOAT DR
WELLS SPRINGS STREET
MISSISSIPPI DR
COLUMBIA LANE
PADDLEWHEEL DRIVE
RIVERBOAT DRIVE
EASTER BAY DR
KERN RIVER DRIVE
RIVERTRAILS DRIVE
INTERSTATE I-15 FREEWAY

ANNEXATION NO. 1, ZONE B, TRACT NO. 29093
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)

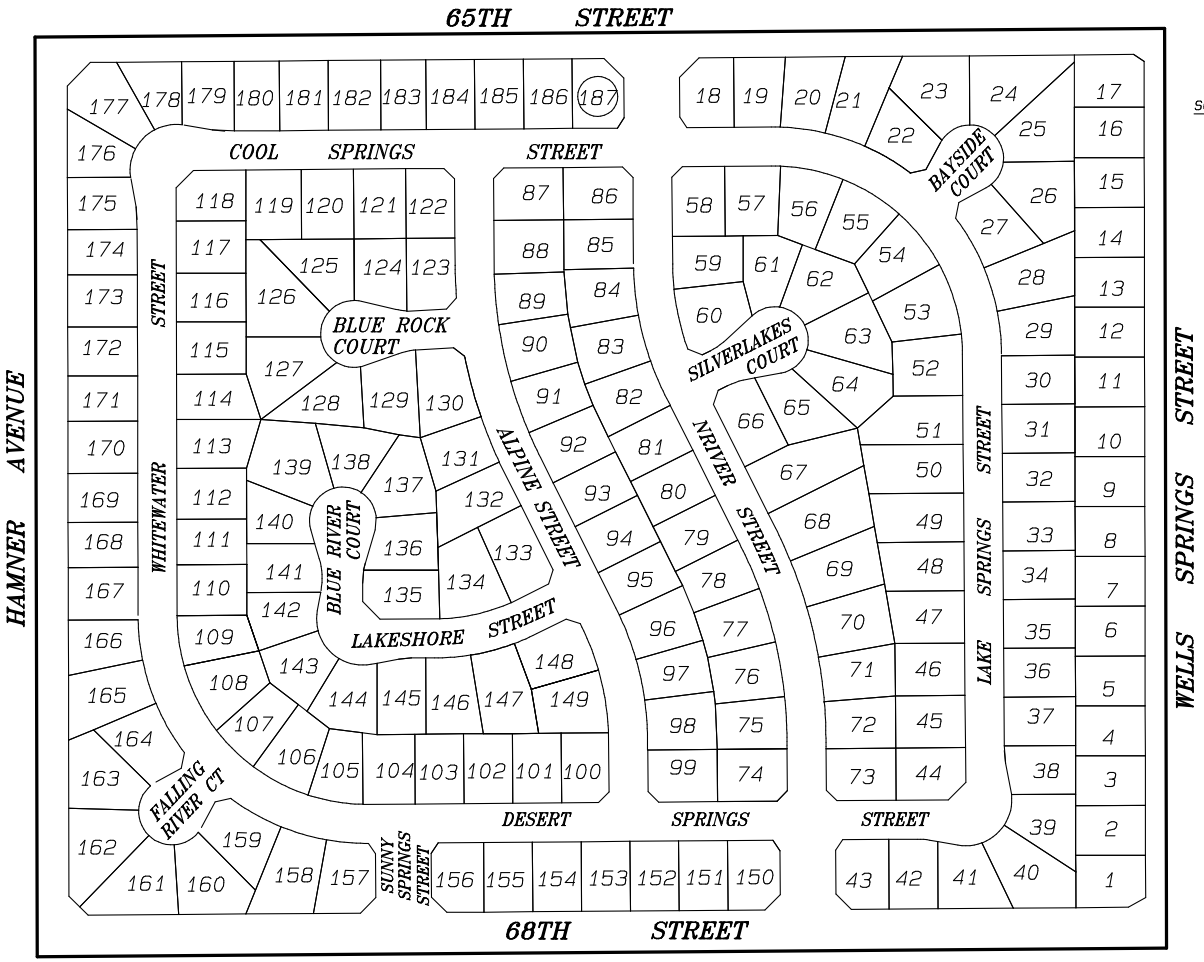
JURUPA COMMUNITY SERVICES DISTRICT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

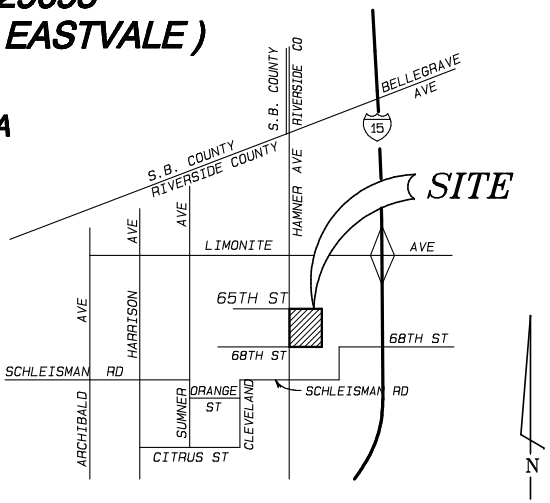
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

LEGEND

50 LOT NUMBER

BOUNDARY



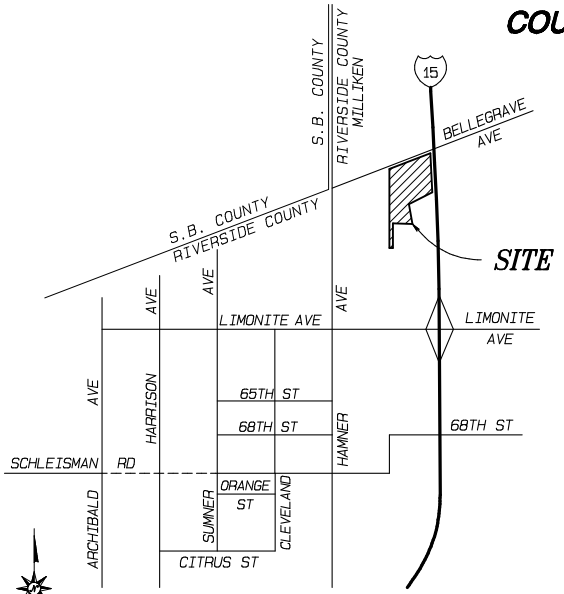


LOCATION MAP
NOT TO SCALE

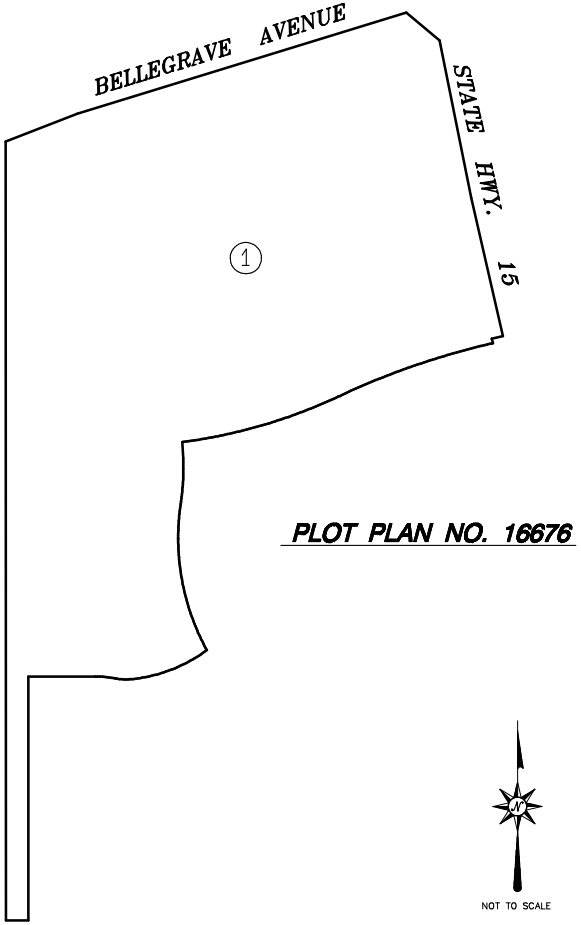
TRACT NO. 29093

FIGURE 3-4

ANNEXATION NO. 2, ZONE C, PLOT PLAN NO. 16676
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



PLOT PLAN NO. 16676

NOT TO SCALE

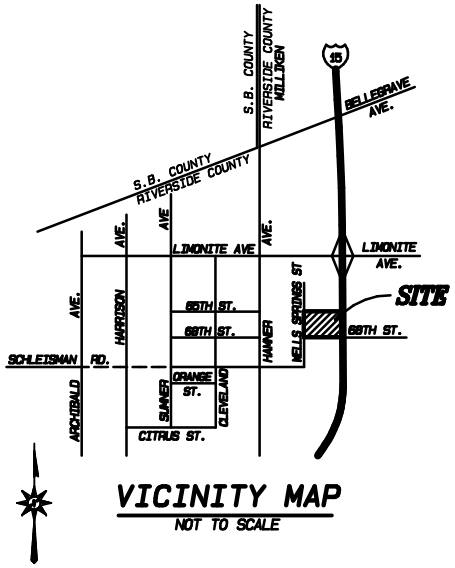
LEGEND

50	LOT NUMBER
———	BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-5

ANNEXATION NO. 3, ZONE D, TRACT NO. 29115
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



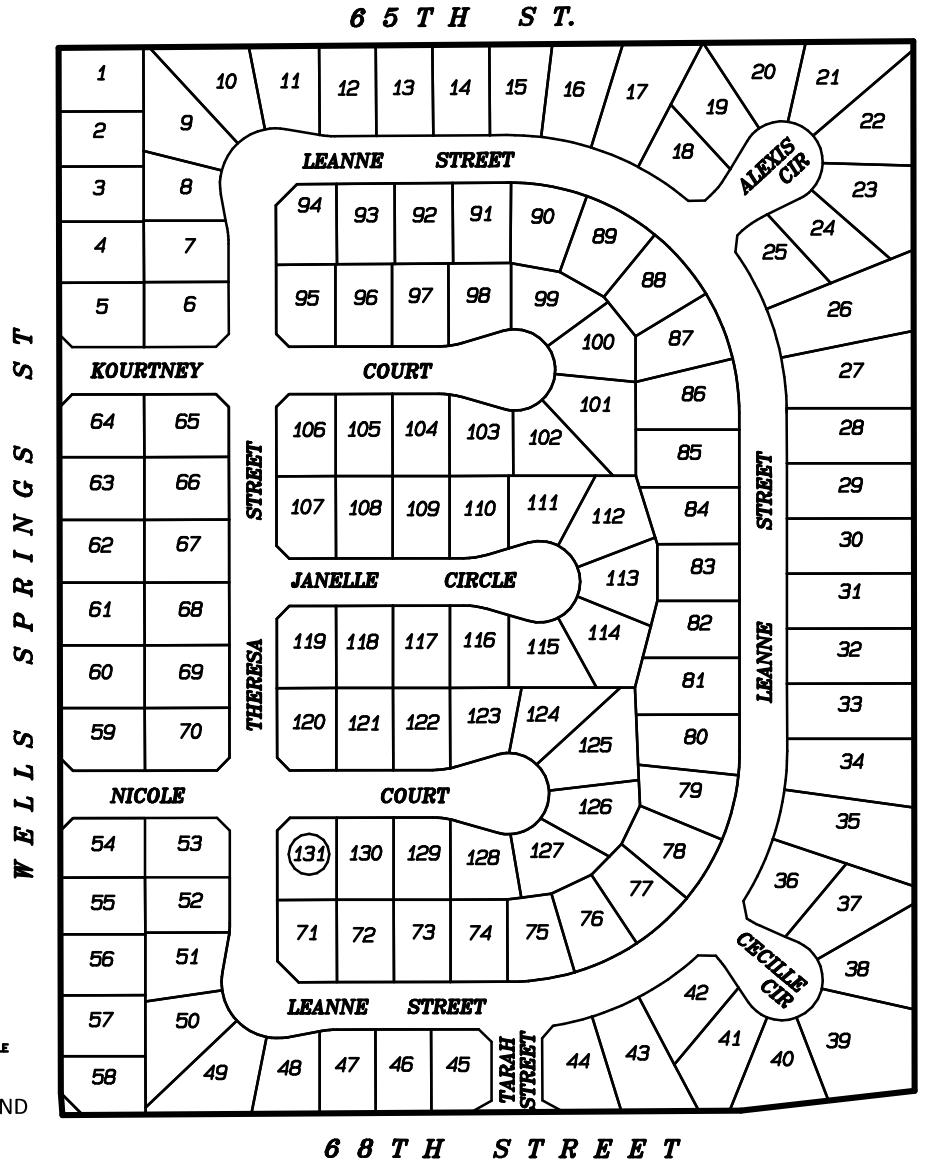
VICINITY MAP
NOT TO SCALE

TRACT NO. 29115

LEGEND

50 LOT NUMBER

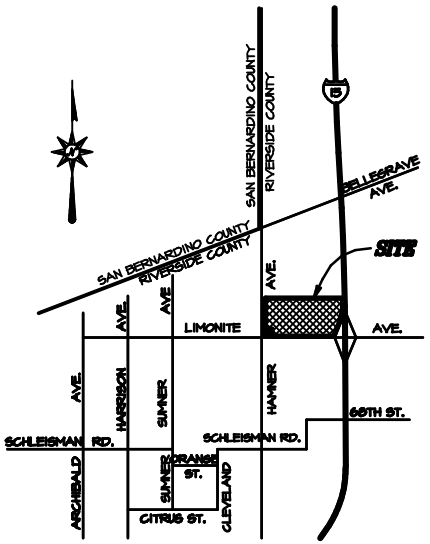
BOUNDARY



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-9

ANNEXATION NO. 5, ZONE F, PLOT PLAN NO. 18045 AND CUP NO. 03405
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

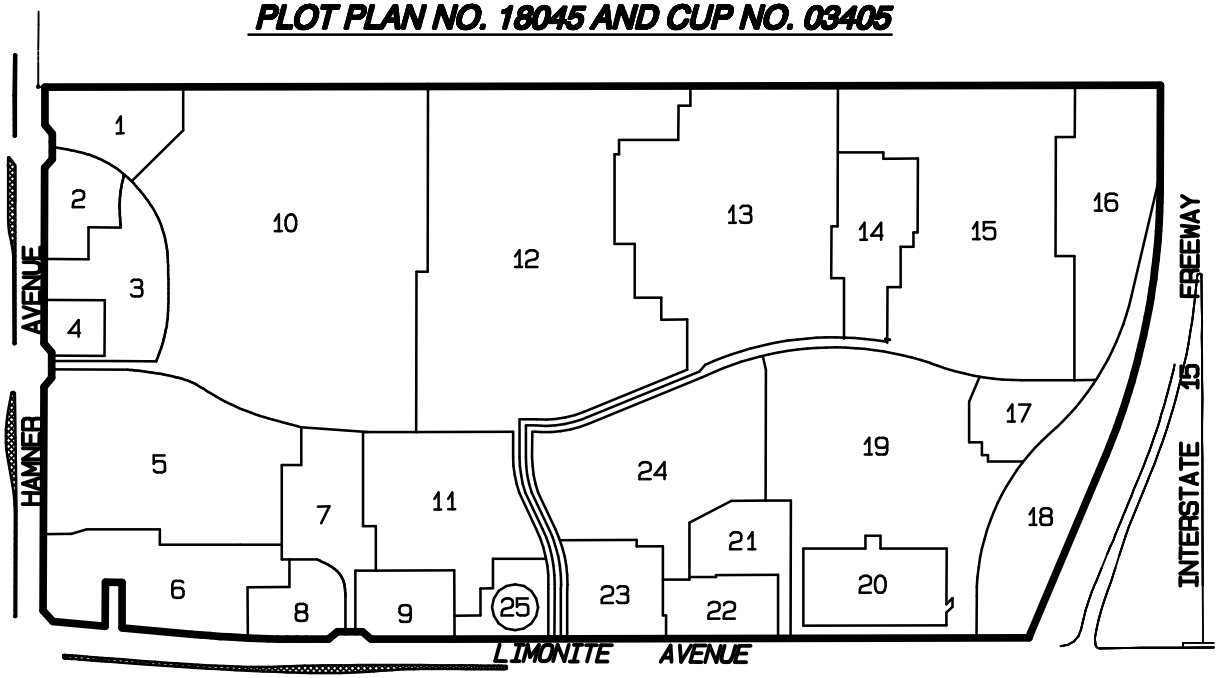
NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY

PLOT PLAN NO. 18045 AND CUP NO. 03405



NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

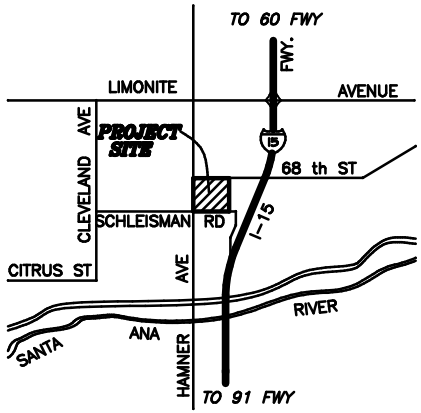
FIGURE 3-8

ANNEXATION NO. 6, ZONE G, TRACT NO. 31107
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

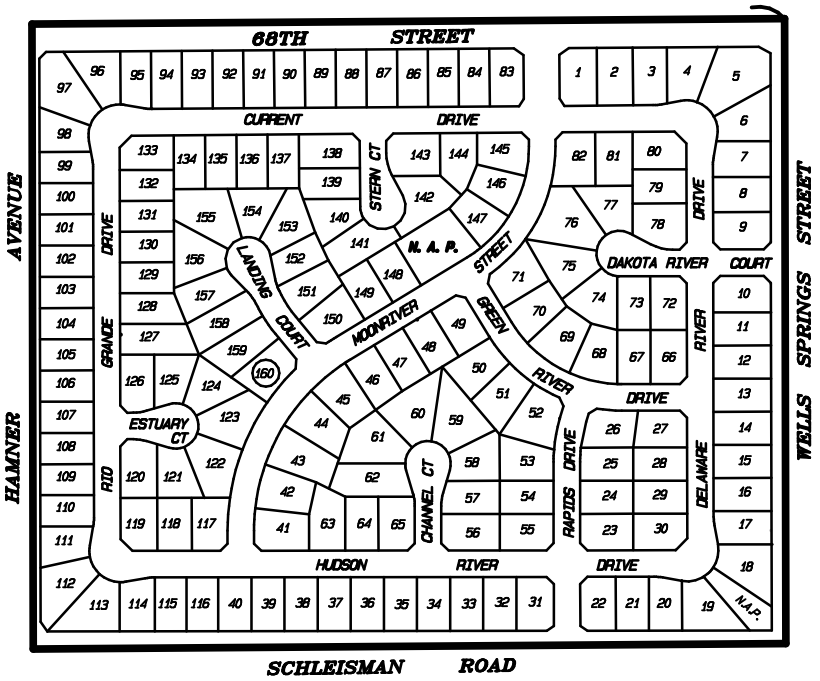
50 LOT NUMBER

BOUNDARY



VICINITY MAP
NOT TO SCALE

TRACT NO. 31107

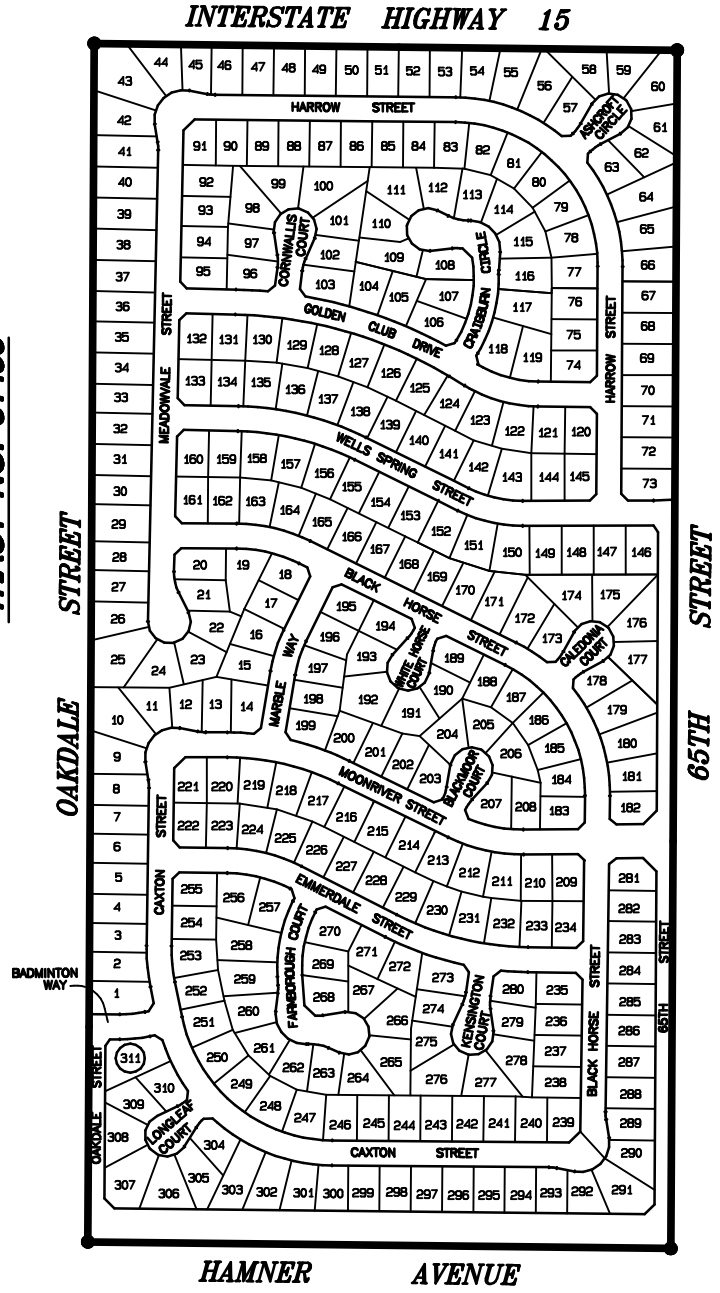


NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-9

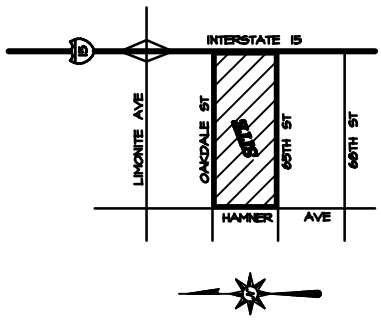
ANNEXATION NO. 7, ZONE H, TRACT NO. 31496
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGEND

50 LOT NUMBER

BOUNDARY



VICINITY MAP
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

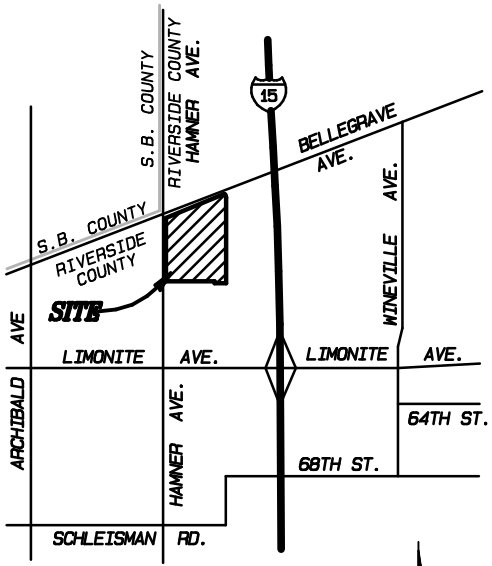
ALBERT A. WEBB ASSOCIATES

ANNEXATION NO. 9, ZONE J, TRACT NO. 30466
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

50 LOT NUMBER

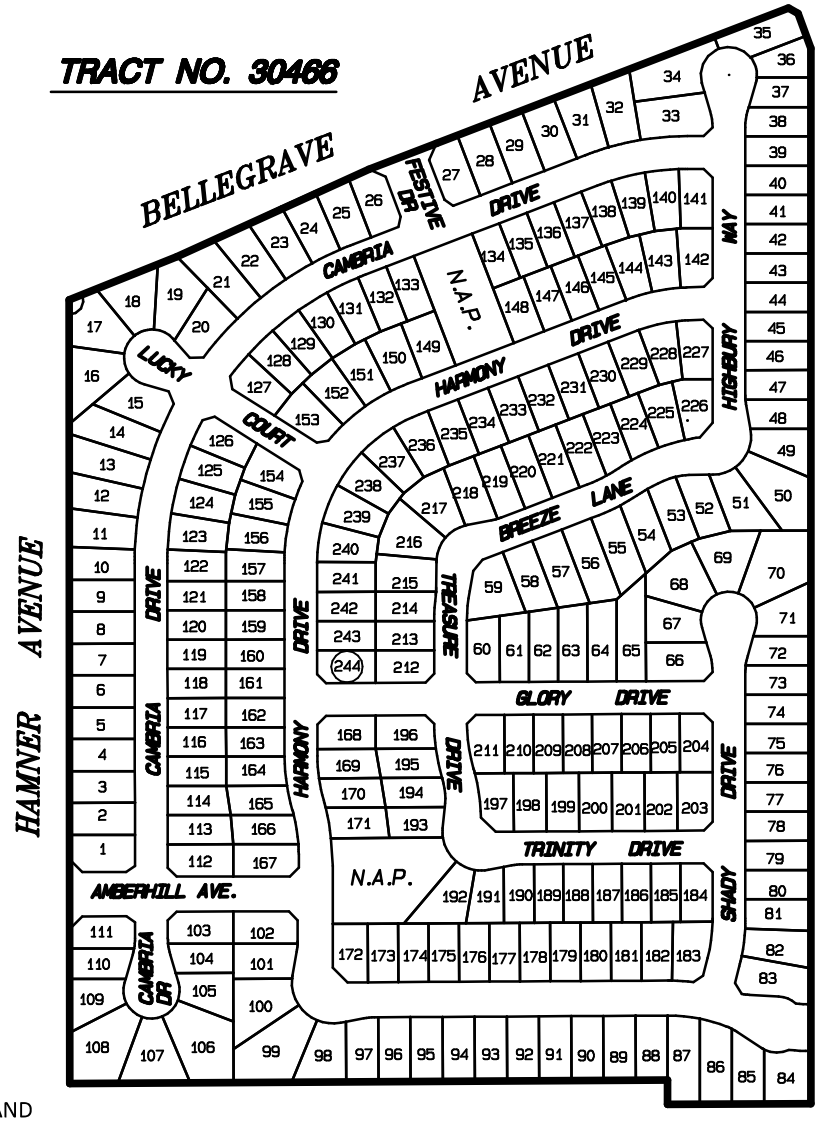
BOUNDARY



VICINITY MAP

NOT TO SCALE

TRACT NO. 30466



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

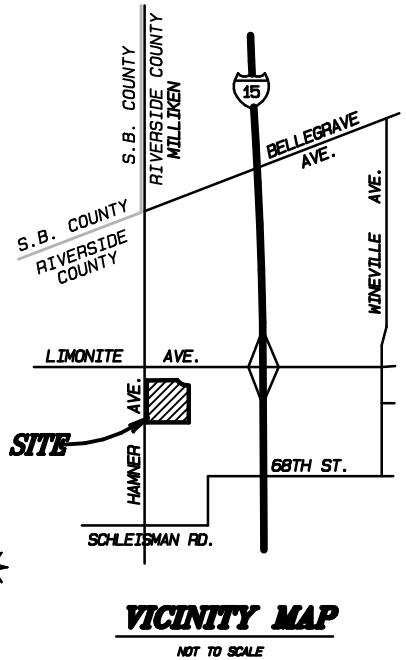
ANNEXATION NO. 10, ZONE K, TRACT NO. 31606
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

50 LOT NUMBER

BOUNDARY

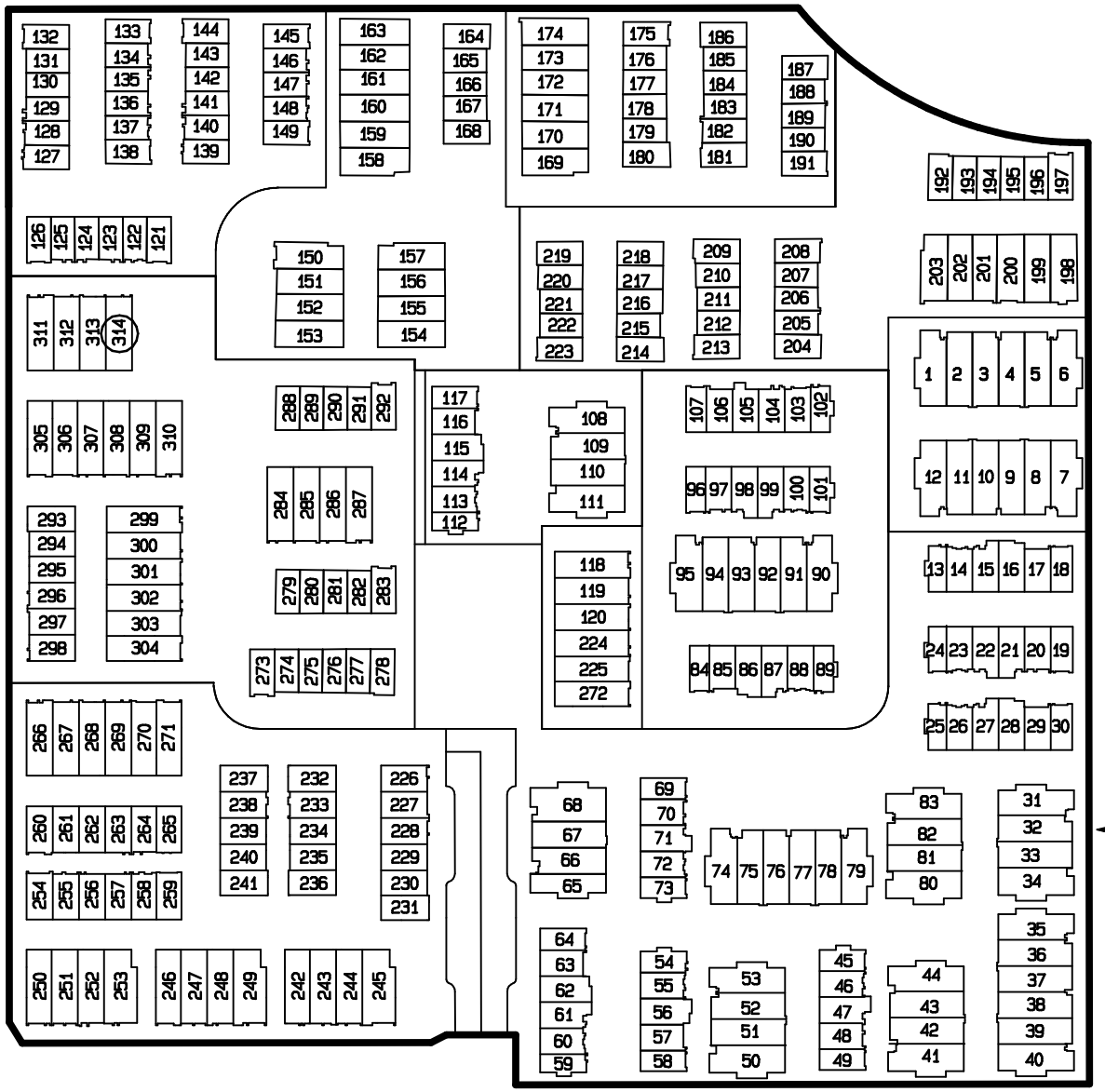
TRACT NO. 31606



VICINITY MAP

NOT TO SCALE

HAMNER AVENUE



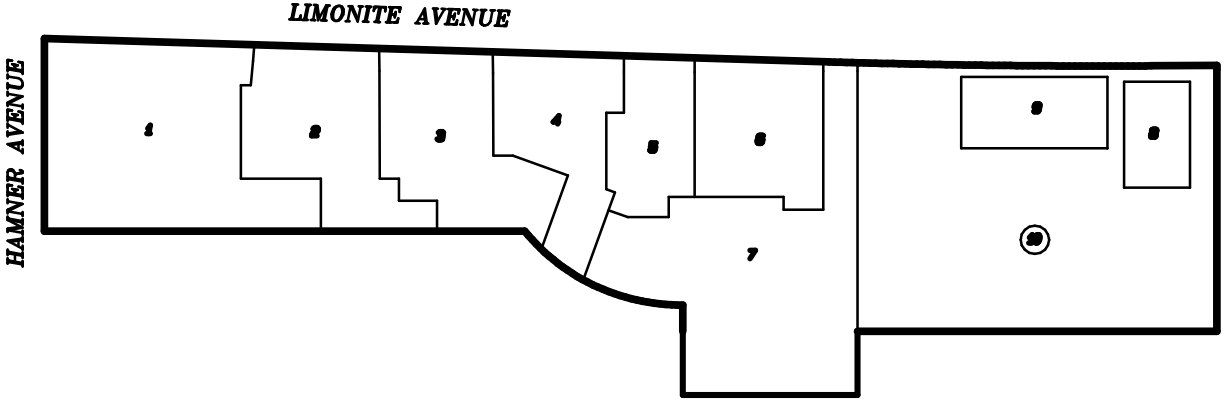
NOT TO SCALE

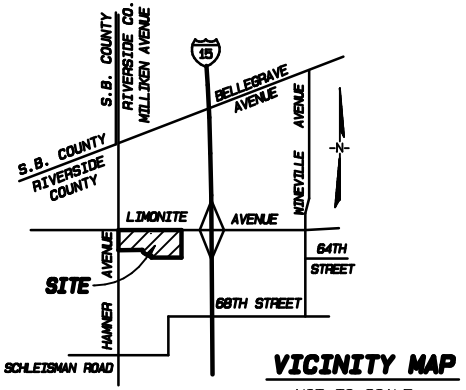
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-13

ANNEXATION NO. 12, ZONE M, PARCEL MAP NO. 35933
LIGHTING MAINTENANCE DISTRICT NO. 2001-2 (EASTVALE)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 35933





VICINITY MAP
NOT TO SCALE

LEGEND

50	LOT NUMBER
———	BOUNDARY

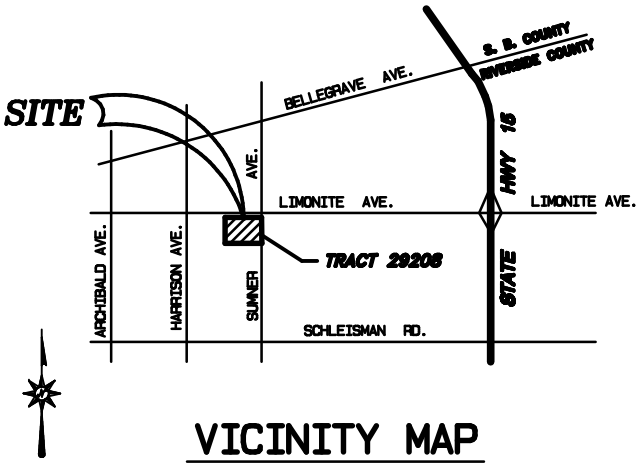
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-15

BOUNDARY MAP
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
LEGEND
LIGHTING MAINTENANCE DISTRICT NO. 2001-3, SEE FOLLOWING SHEETS FOR TRACT AND LOT LOCATIONS.
ANNEXATION NO. 50 (ZONE YY)
ANNEXATION NO. 38 (ZONE MM)
ANNEXATION NO. 59 (ZONE HHH)
ANNEXATION NO. 9 (ZONE J)
ANNEXATION NO. 17 (ZONE R)
ANNEXATION NO. 10 (ZONE K)
ANNEXATION NO. 1 (ZONE B)
ANNEXATION NO. 11 (ZONE L)
ANNEXATION NO. 56 (ZONE EEE)
ANNEXATION NO. 46 (ZONE UU)
ANNEXATION NO. 25 (ZONE Z)
ANNEXATION NO. 28 (ZONE CC)
ANNEXATION NO. 23 (ZONE X)
ANNEXATION NO. 27 (ZONE BB)
ANNEXATION NO. 62 (ZONE LLL)
ANNEXATION NO. 18 (ZONE S)
ANNEXATION NO. 12 (ZONE M)
ANNEXATION NO. 16 (ZONE Q)
ANNEXATION NO. 7 (ZONE H)
ANNEXATION NO. 6 (ZONE G)
ANNEXATION NO. 60 (ZONE III)
ANNEXATION NO. 26 (ZONE AA)
ANNEXATION NO. 14 (ZONE O)
ANNEXATION NO. 32 (ZONE GG)
ANNEXATION NO. 30 (ZONE EE)
ANNEXATION NO. 15 (ZONE P)
ANNEXATION NO. 20 (ZONE U)
ANNEXATION NO. 57 (ZONE FFF)
ANNEXATION NO. 58 (ZONE GGG)
ANNEXATION NO. 31 (ZONE FF)
ANNEXATION NO. 13 (ZONE N)
ANNEXATION NO. 8 (ZONE I)
ANNEXATION NO. 54 (ZONE CCC)
ANNEXATION NO. 5 (ZONE F)
ORIGINAL/LMD 2001-3 (ZONE A)
ANNEXATION NO. 3 (ZONE D)
ANNEXATION NO. 37 (ZONE LL)
ANNEXATION NO. 29 (ZONE DD)
ANNEXATION NO. 35 (ZONE JJ)
ANNEXATION NO. 40 (ZONE OO)
ANNEXATION NO. 2 (ZONE C)
ANNEXATION NO. 4 (ZONE E)
ANNEXATION NO. 44 (ZONE SS)
ANNEXATION NO. 48 (ZONE WW)
ANNEXATION NO. 61 (ZONE JJJ)
ANNEXATION NO. 34 (ZONE II)
ANNEXATION NO. 45 (ZONE TT)
ANNEXATION NO. 52 (ZONE AAA)
ANNEXATION NO. 41 (ZONE PP)
ANNEXATION NO. 53 (ZONE BBB)
ANNEXATION NO. 47 (ZONE VV)
ANNEXATION NO. 36 (ZONE KK)
ANNEXATION NO. 55 (ZONE DDD)
ANNEXATION NO. 39 (ZONE NN)
ANNEXATION NO. 49 (ZONE XX)
ANNEXATION NO. 51 (ZONE ZZ)
ANNEXATION NO. 19 (ZONE T)
ANNEXATION NO. 24 (ZONE Y)
ANNEXATION NO. 33 (ZONE HH)
ANNEXATION NO. 63 (ZONE MMM)
ANNEXATION NO. 22 (ZONE V)
ANNEXATION NO. 21 (ZONE W)
ANNEXATION NO. 43 (ZONE RR)
ANNEXATION NO. 42 (ZONE QQ)
HAMNER AVE
LIMONITE AVE
CLEVELAND AVE
SAN SEVAINE
SAN BERNARDINO
SUMMIT AVE
HAMILTON AVE
ARCHIBALD AVE
CHANDLER ST
RIVER RD
ALBERT A. WEBB ASSOCIATES

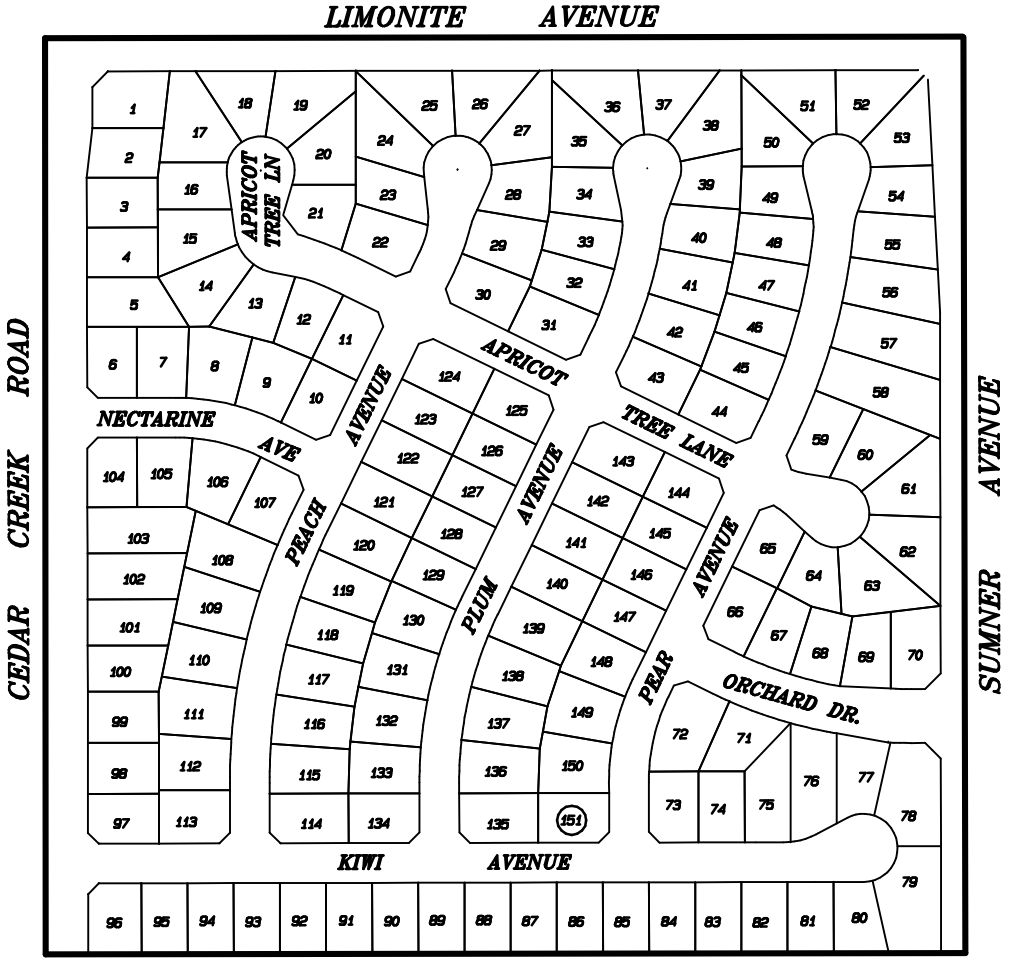
ORIGINAL AREA, ZONE A, TRACT NO. 29208
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 29208



LEGEND

50 LOT NUMBER

BOUNDARY

NOT TO SCALE

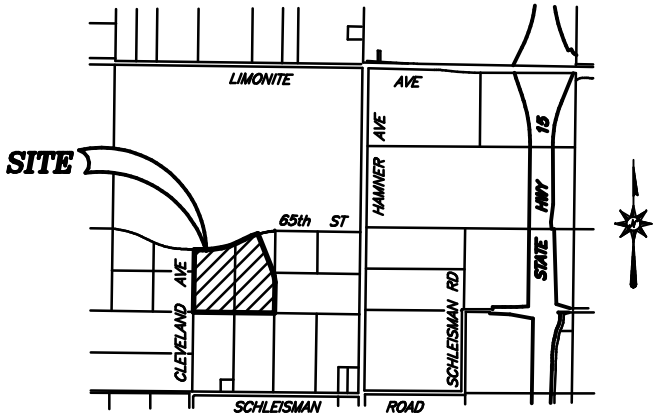
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPERATE LOT OR PARCEL OF LAND INCLUDED WITHIN BOUNDRARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-2

ALBERT A. WEBB ASSOCIATES

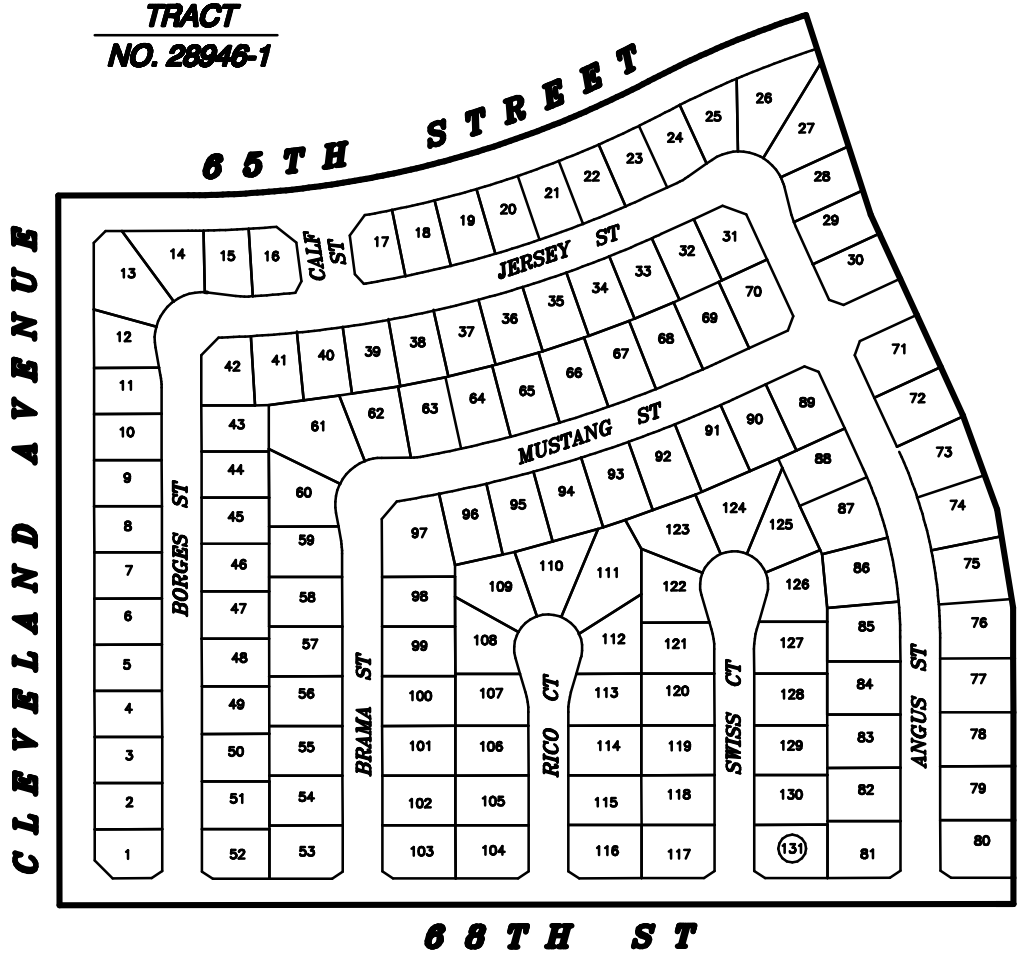
ANNEXATION NO. 1, ZONE B, TRACT NO. 28946-1
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

50 LOT NUMBER

BOUNDARY

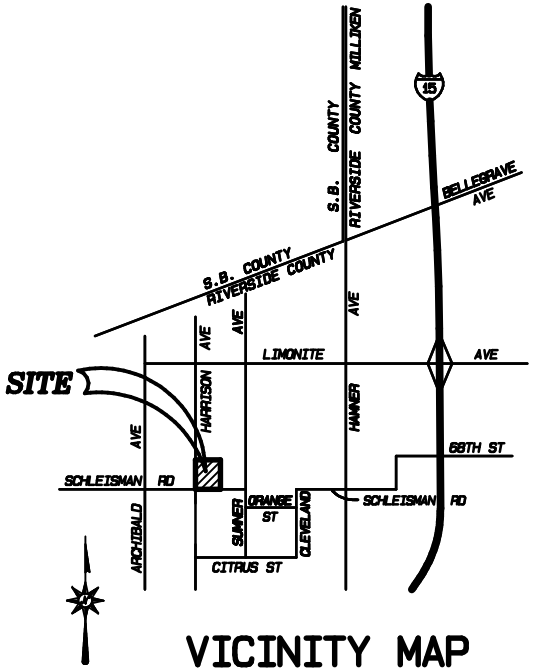
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPERATE LOT OR PARCEL OF LAND INCLUDED WITHIN BOUNDRARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-3

ANNEXATION NO. 2, ZONE C, TRACT NO. 29104
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

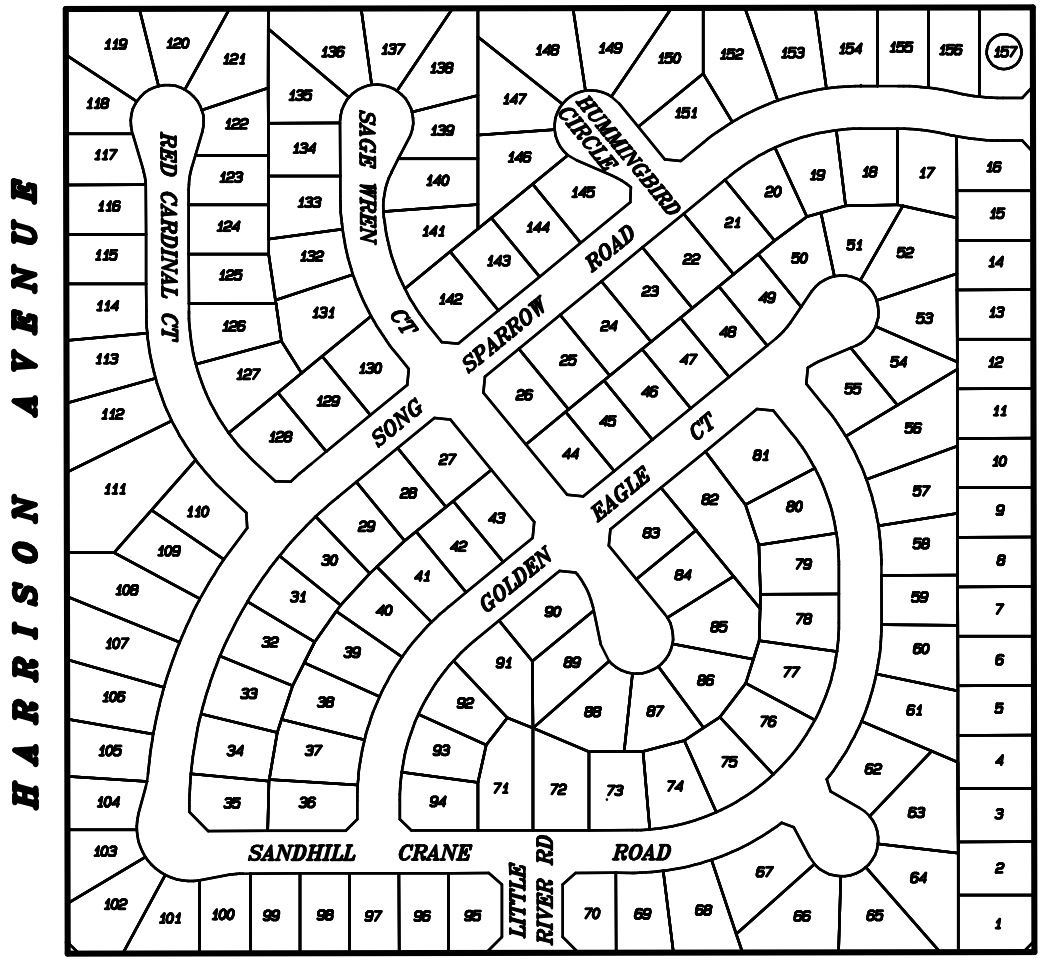
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 29104



VICINITY MAP

NOT TO SCALE



LEGEND

50 LOT NUMBER

BOUNDARY

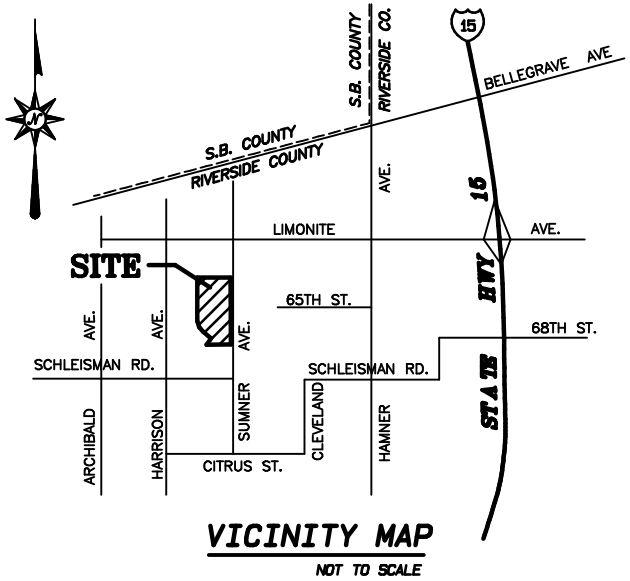
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-4

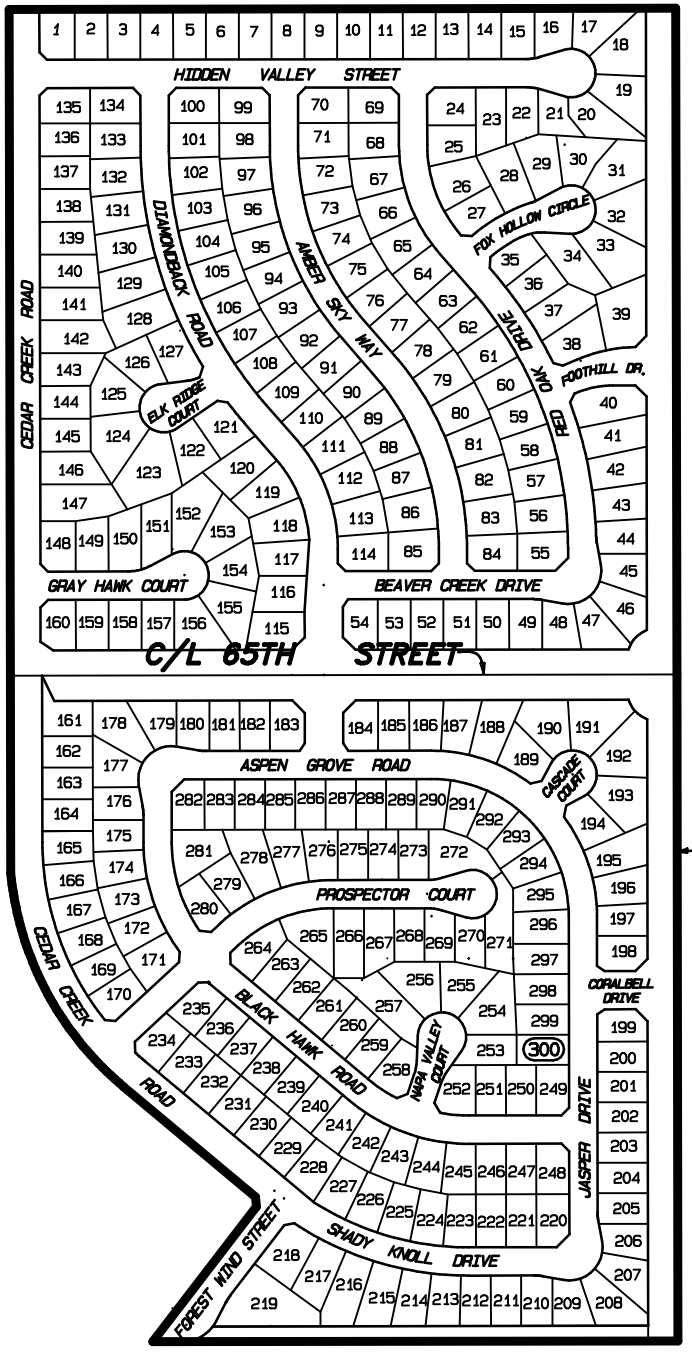
ANNEXATION NO. 3, ZONE D, TRACT NO. 28821
LIGHTING MAINTENANCE DISTRICT NO. 2001-3
(EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TRACT
NO. 28821



LEGEND

50 LOT NUMBER

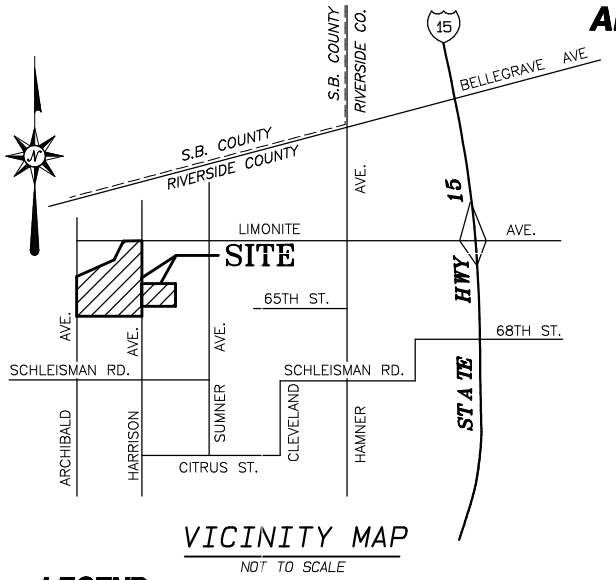
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-5

ANNEXATION NO. 4, ZONE E, TRACT NOS. 29148 AND 29533
LIGHTING MAINTENANCE DISTRICT NO. 2001-3
(EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

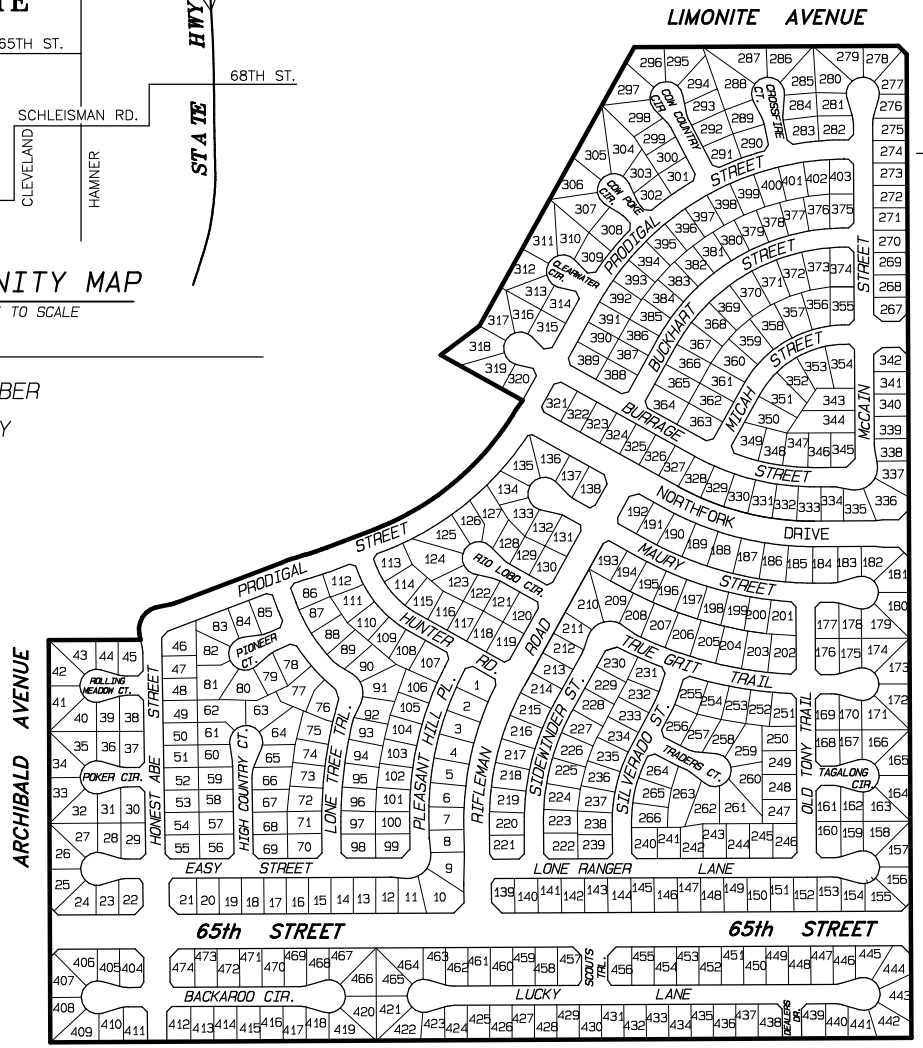


VICINITY MAP
NOT TO SCALE

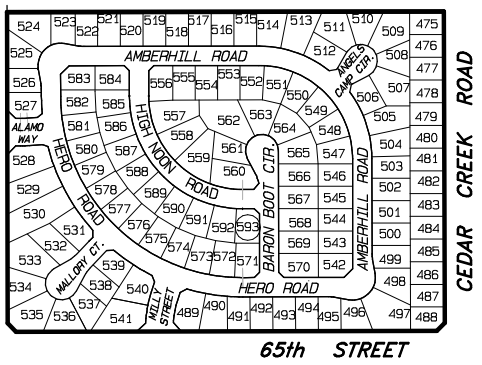
LEGEND

50 LOT NUMBER

BOUNDARY



TRACT NO. 29533

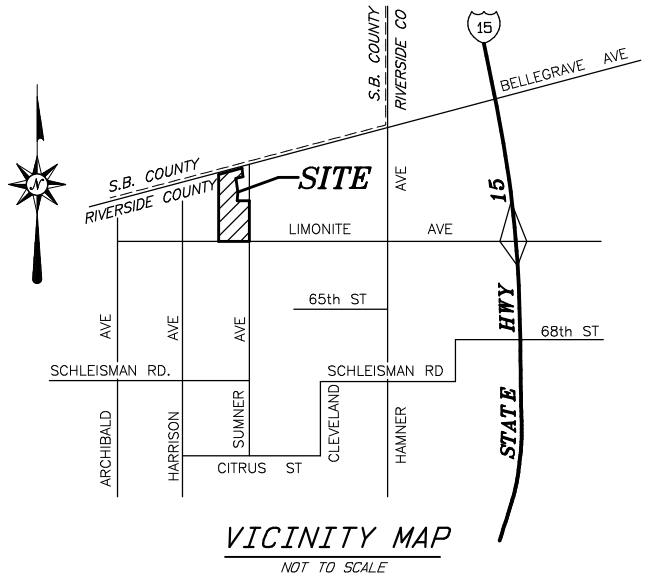


THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-6

ANNEXATION NO. 5, ZONE F, TRACT NO. 29207
LIGHTING MAINTENANCE DISTRICT NO. 2001-3
(EASTVALE AREA)

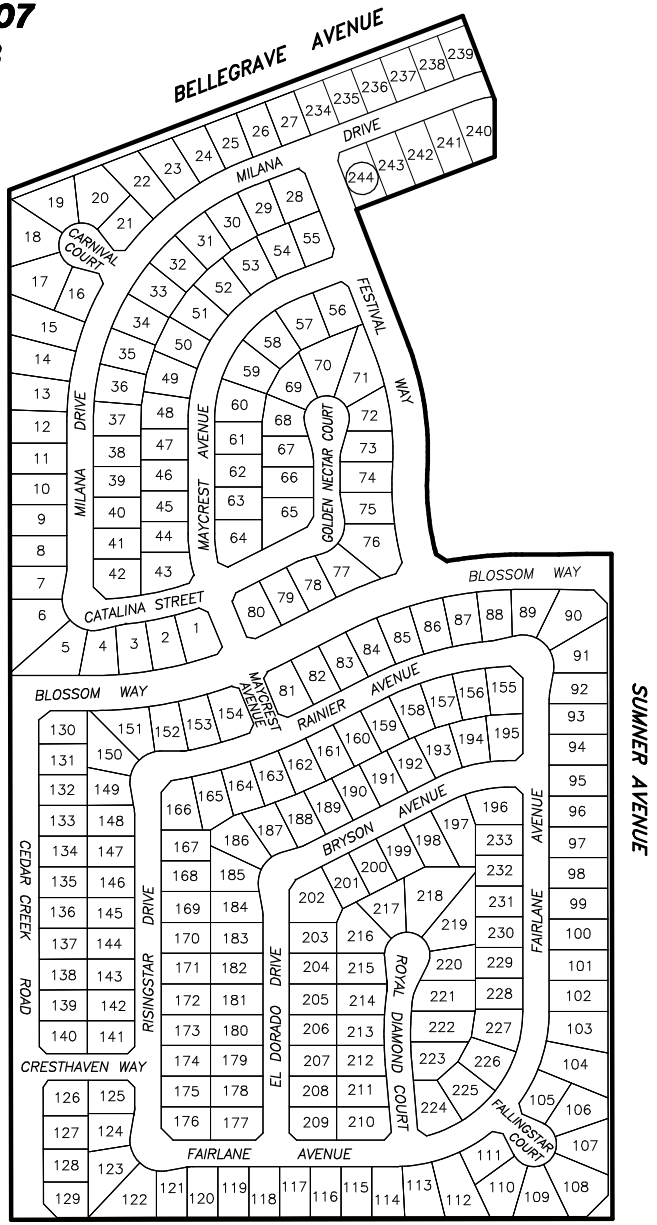
JURUPA COMMUNITY SERVICES DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 29207



NOT TO SCALE

LEGEND

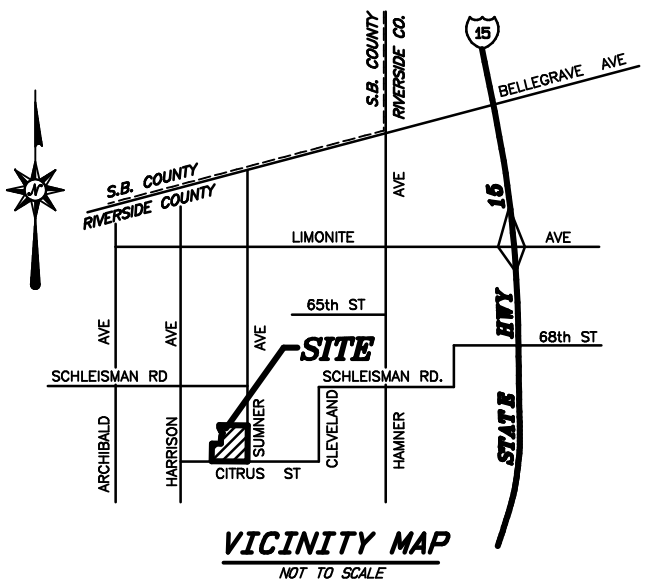
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-7

ANNEXATION NO. 6, ZONE G, TRACT NO. 29248
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

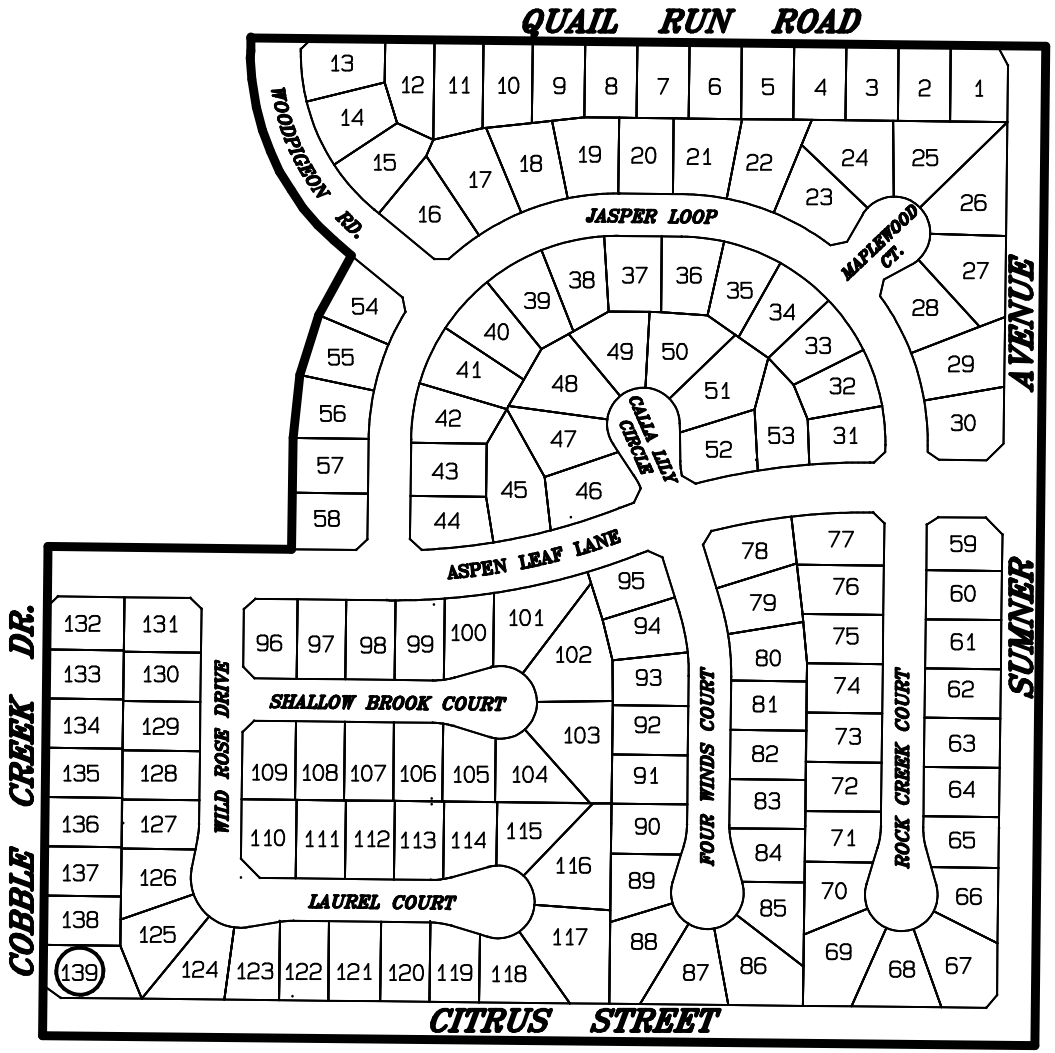
TRACT NO. 29248

NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY

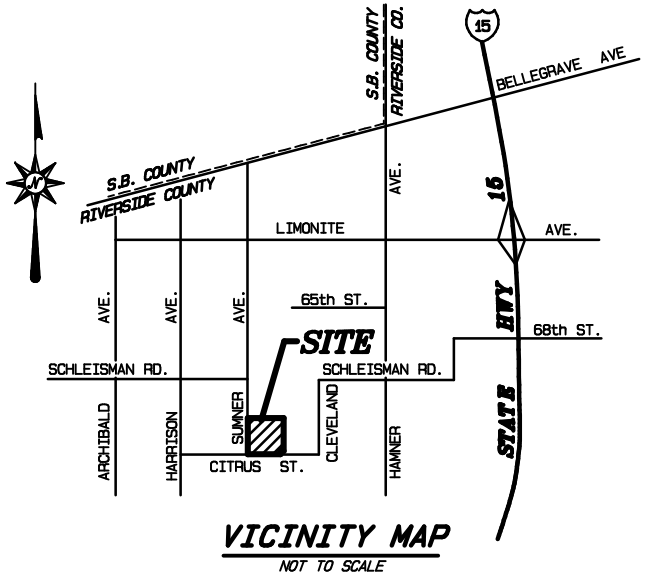


THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

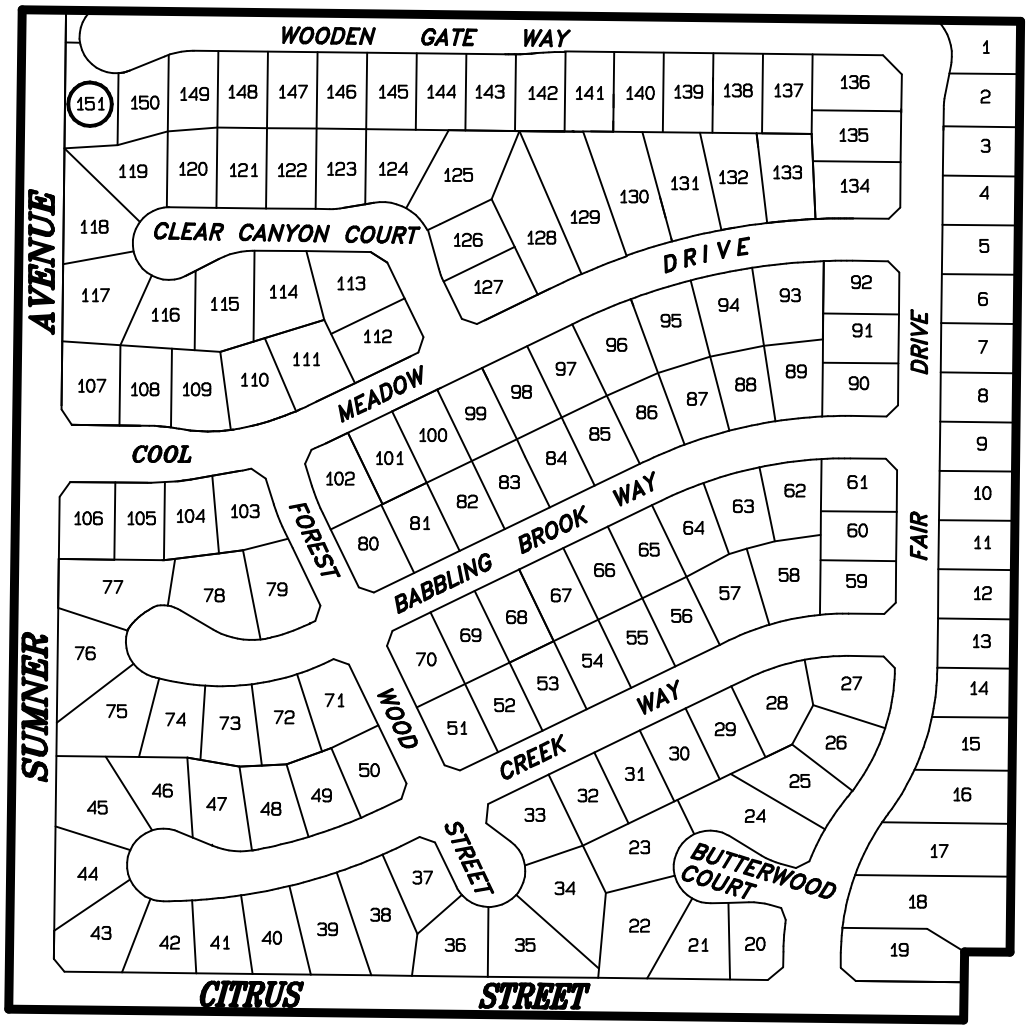
ALBERT A. WEBB ASSOCIATES

FIGURE 3-8

ANNEXATION NO. 7, ZONE H, TRACT NO. 29542
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



TRACT NO. 29542

NOT TO SCALE

LEGEND

50 LOT NUMBER

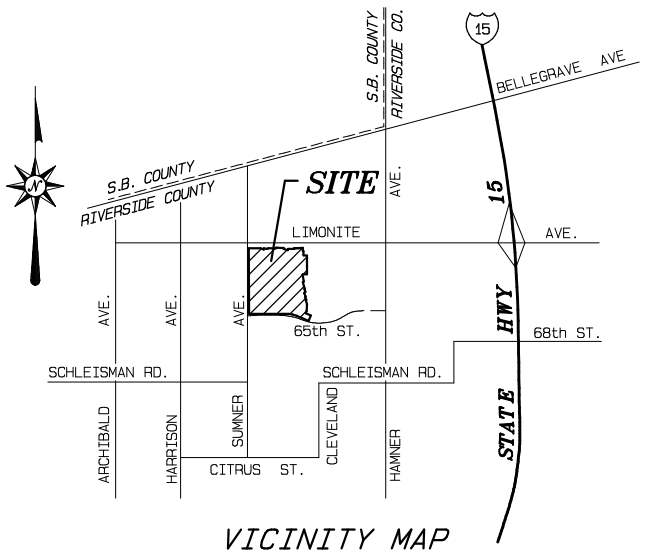
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-9

ANNEXATION NO. 8, ZONE I, TRACT NO. 28880
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

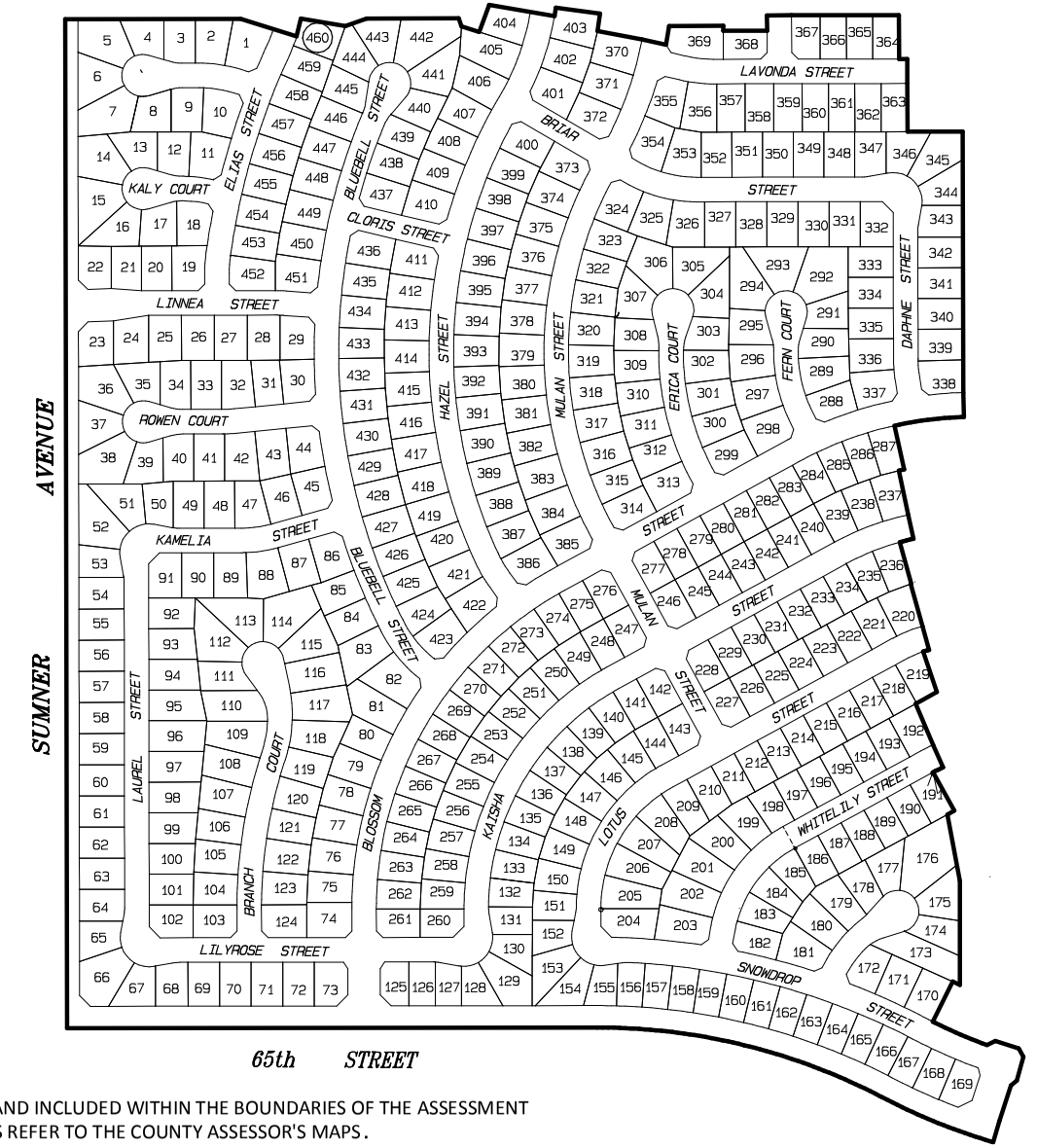
TRACT NO. 28880

NOT TO SCALE

LEGEND

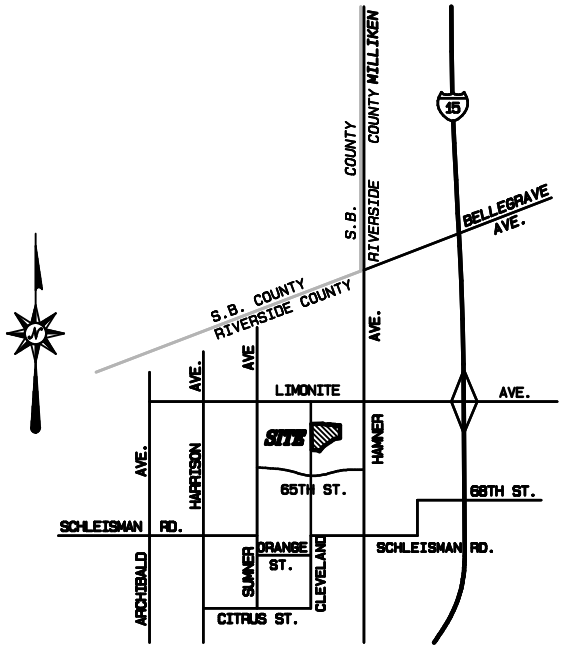
50 LOT NUMBER

BOUNDARY

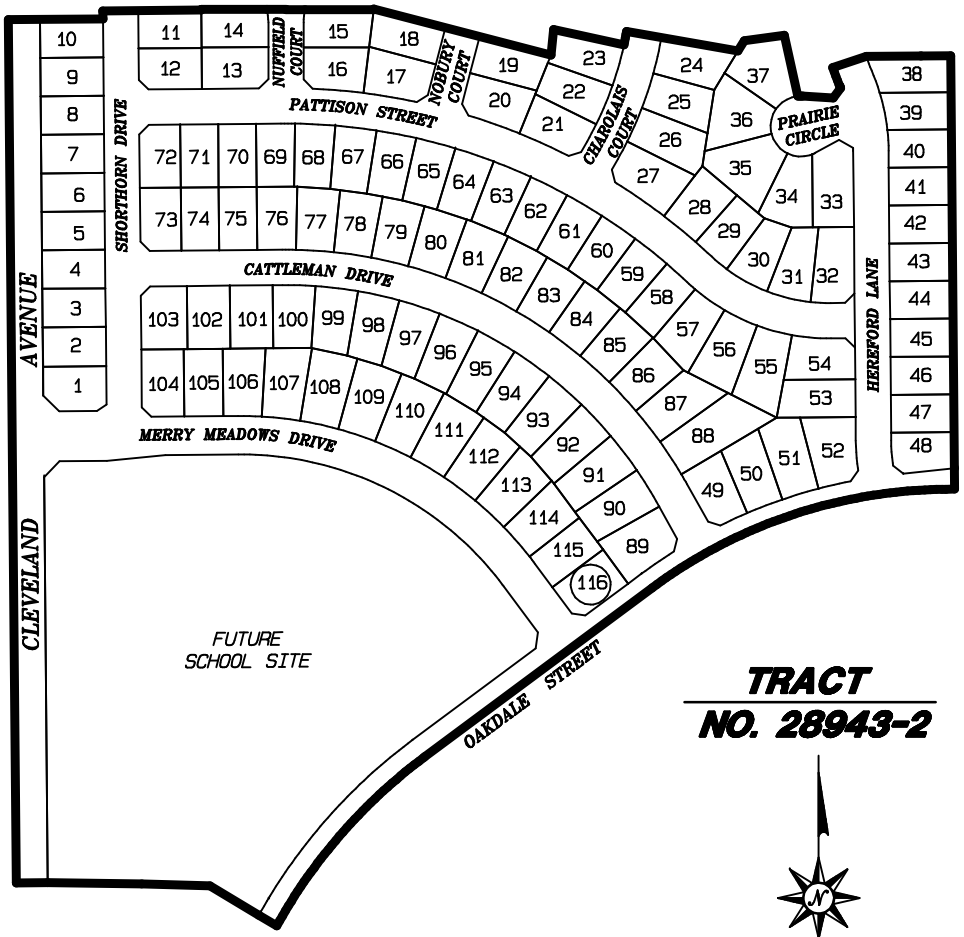


THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 9, ZONE J, TRACT NO. 28943-2
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



TRACT NO. 28943-2

NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

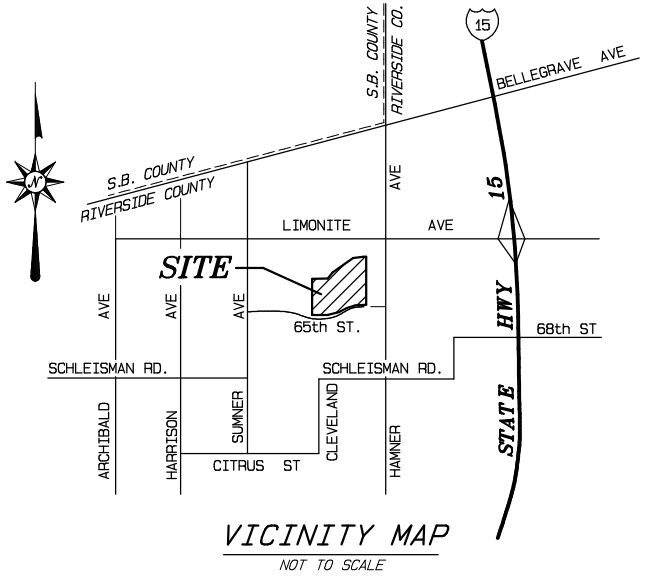
ALBERT A. WEBB ASSOCIATES

FIGURE 3-11

ALBERT A. WEBB ASSOCIATES

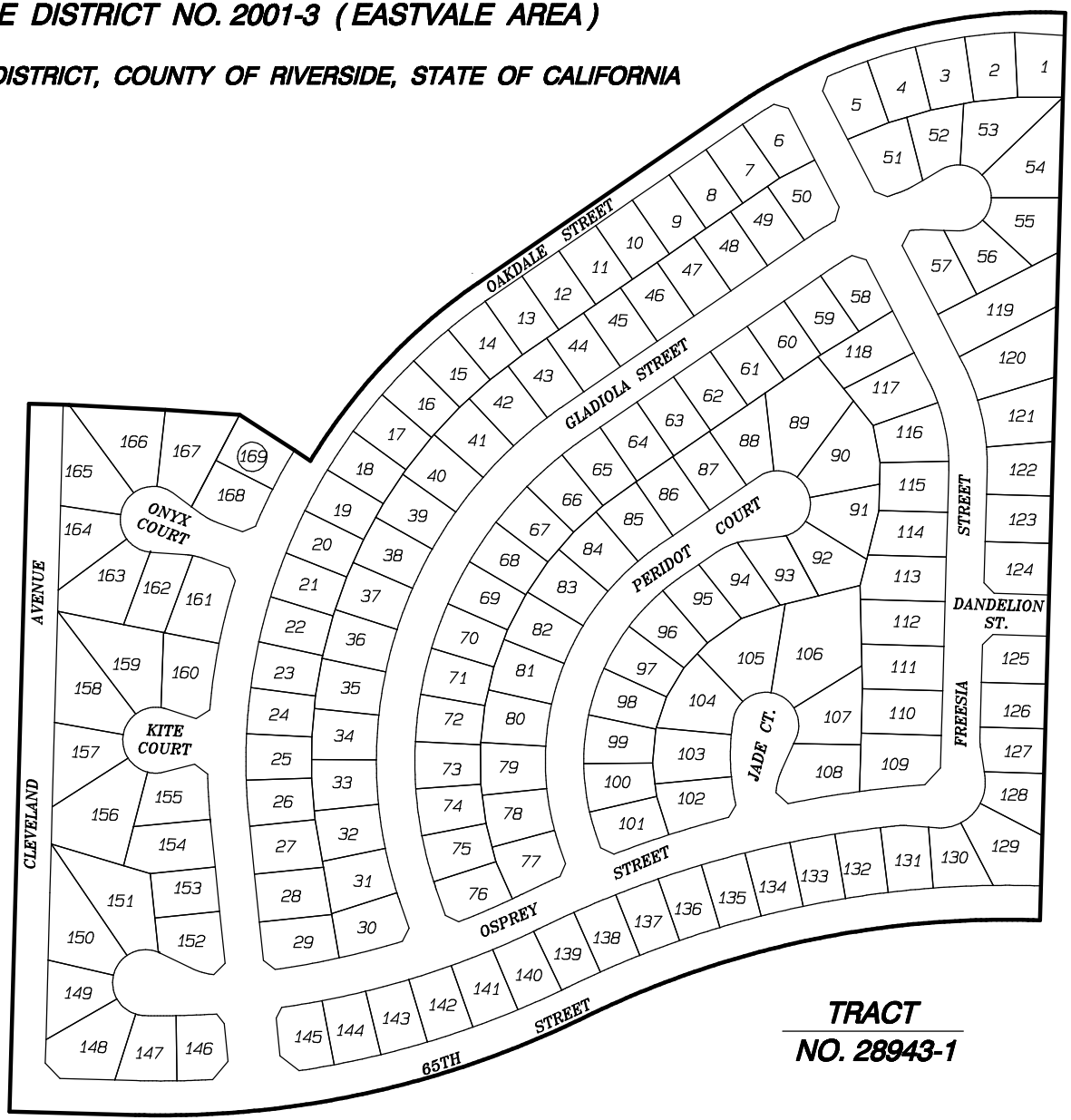
ANNEXATION NO. 10, ZONE K, TRACT NO. 28943-1
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 28943-1

LEGEND

50 LOT NUMBER

BOUNDARY

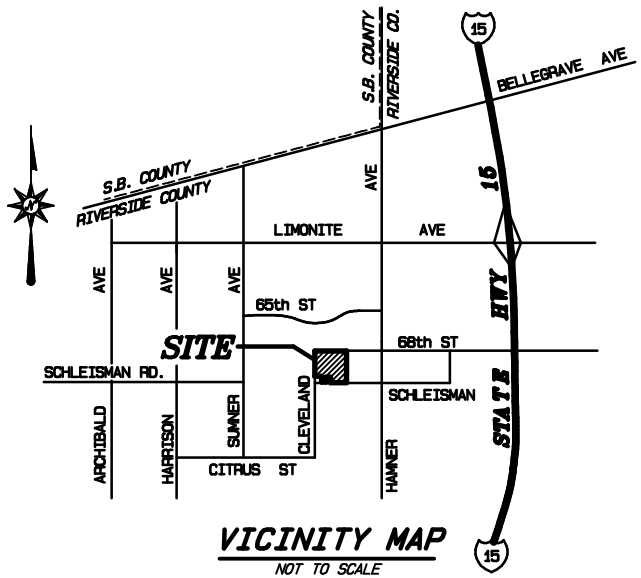
NOT TO SCALE

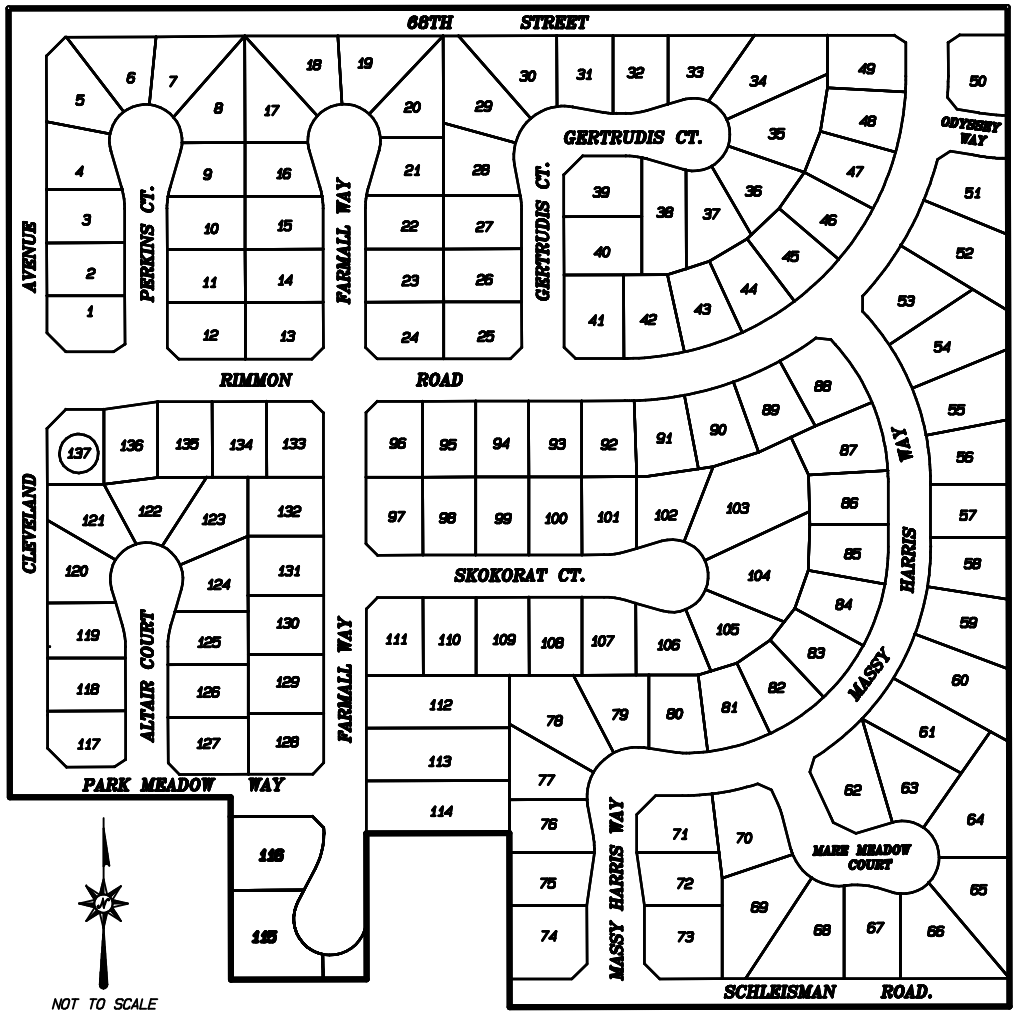
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-12

ANNEXATION NO. 11, ZONE L, TRACT NO. 28946-2
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA





LEGEND

50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

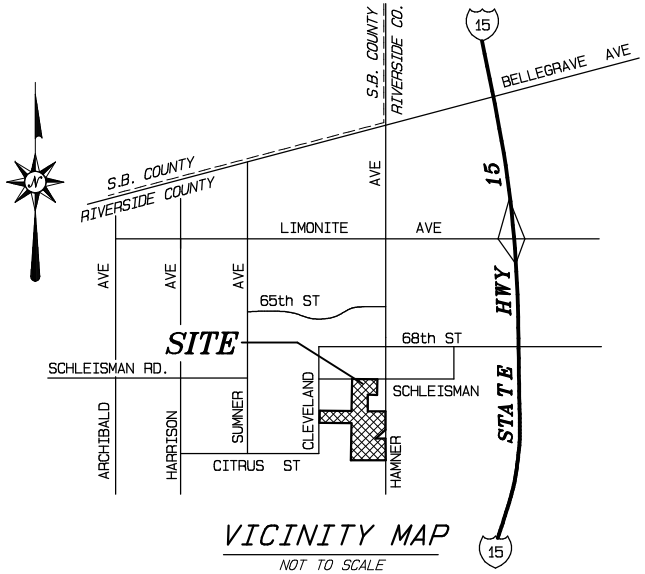
TRACT NO. 28946-2

ALBERT A. WEBB ASSOCIATES

FIGURE 3-13

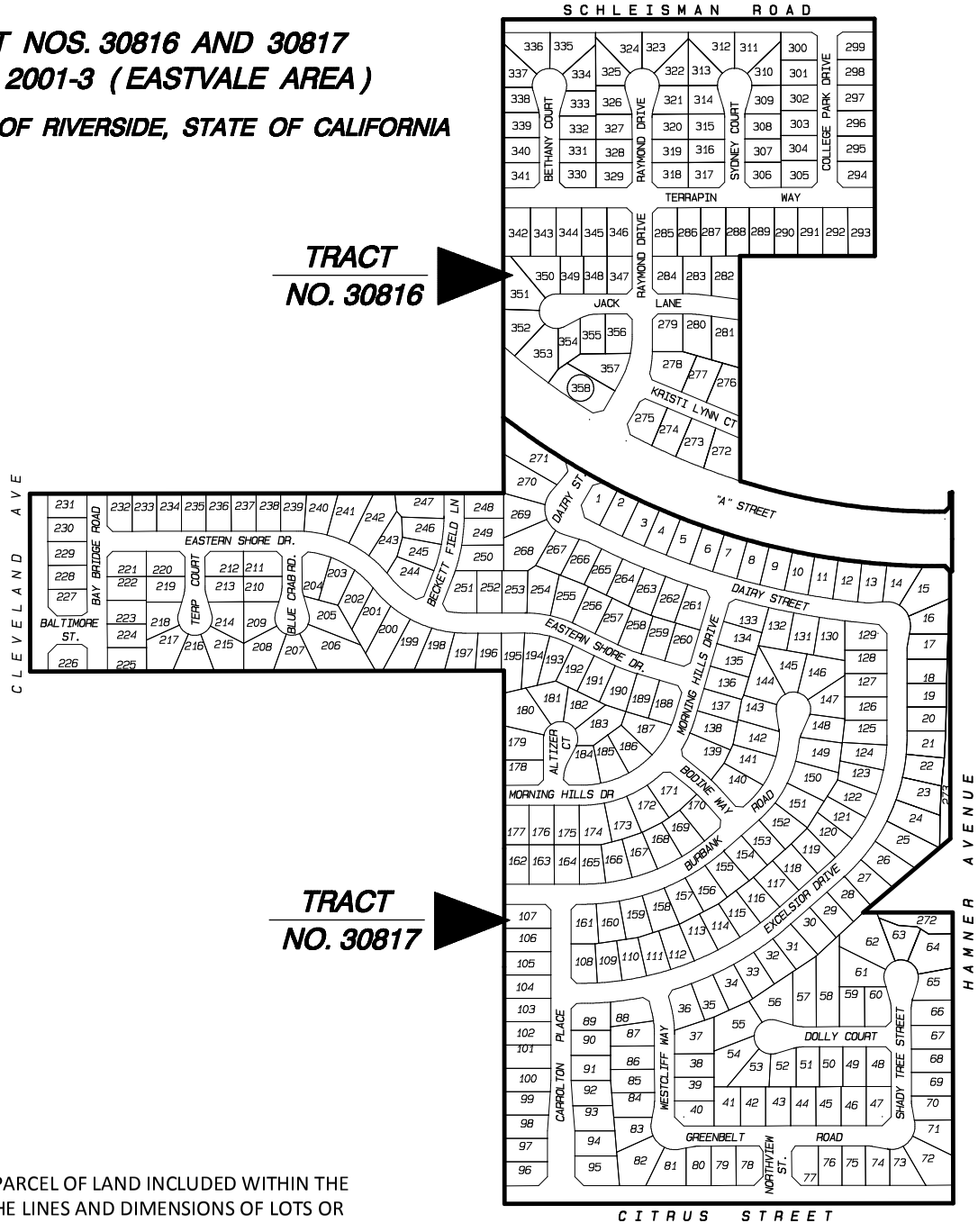
ANNEXATION NO. 12, ZONE M, TRACT NOS. 30816 AND 30817
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



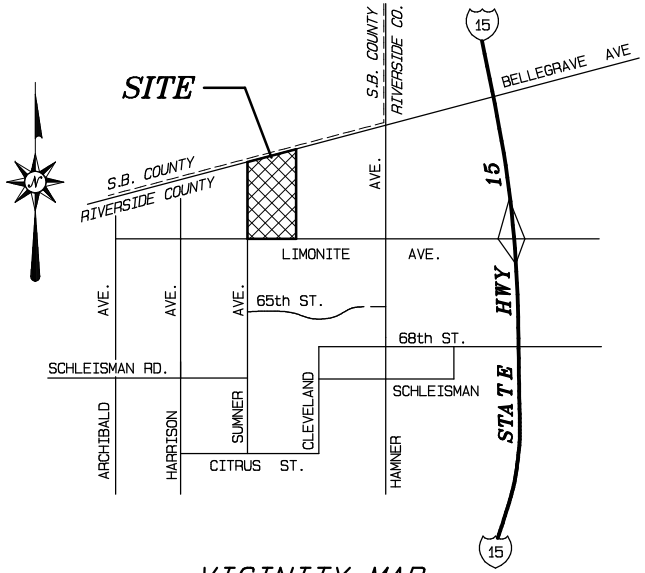
LEGEND

50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

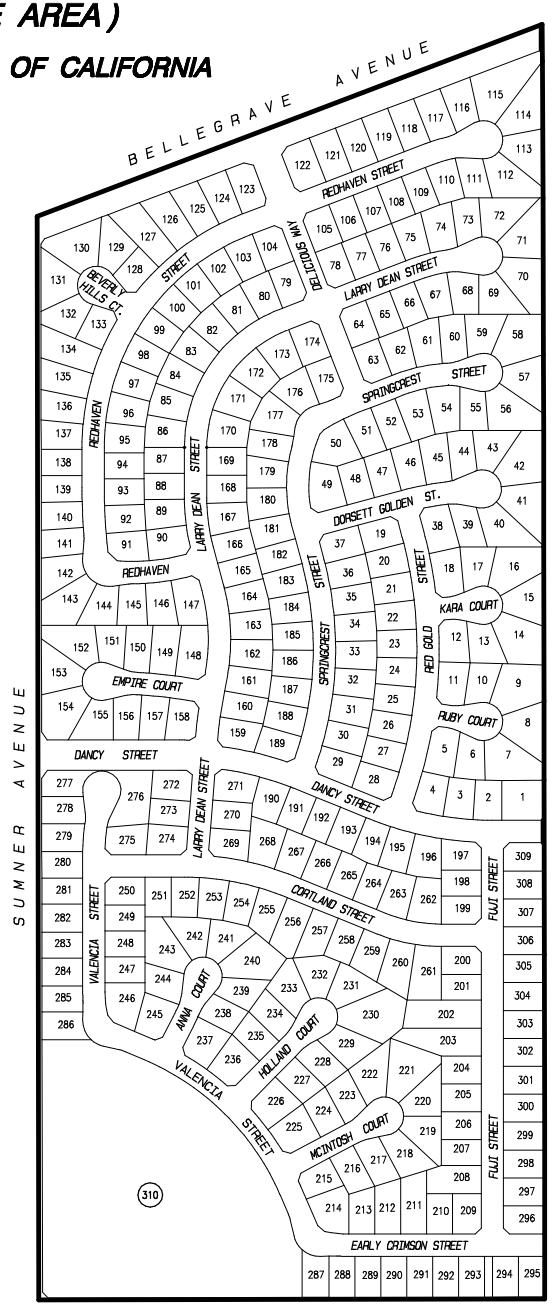
ANNEXATION NO. 13, ZONE N, TRACT NO. 30633
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 30633



NOT TO SCALE

LEGEND

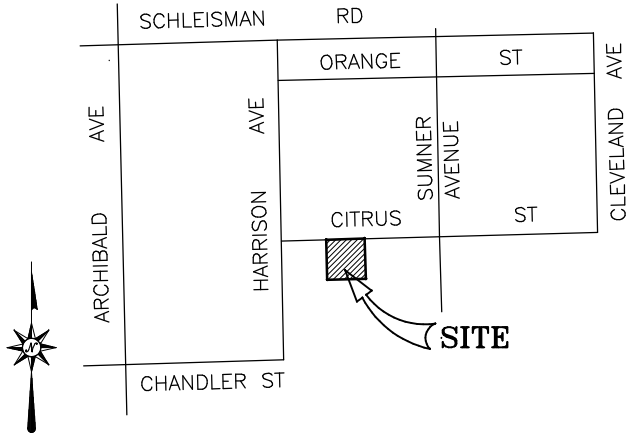
50 LOT NUMBER

BOUNDARY

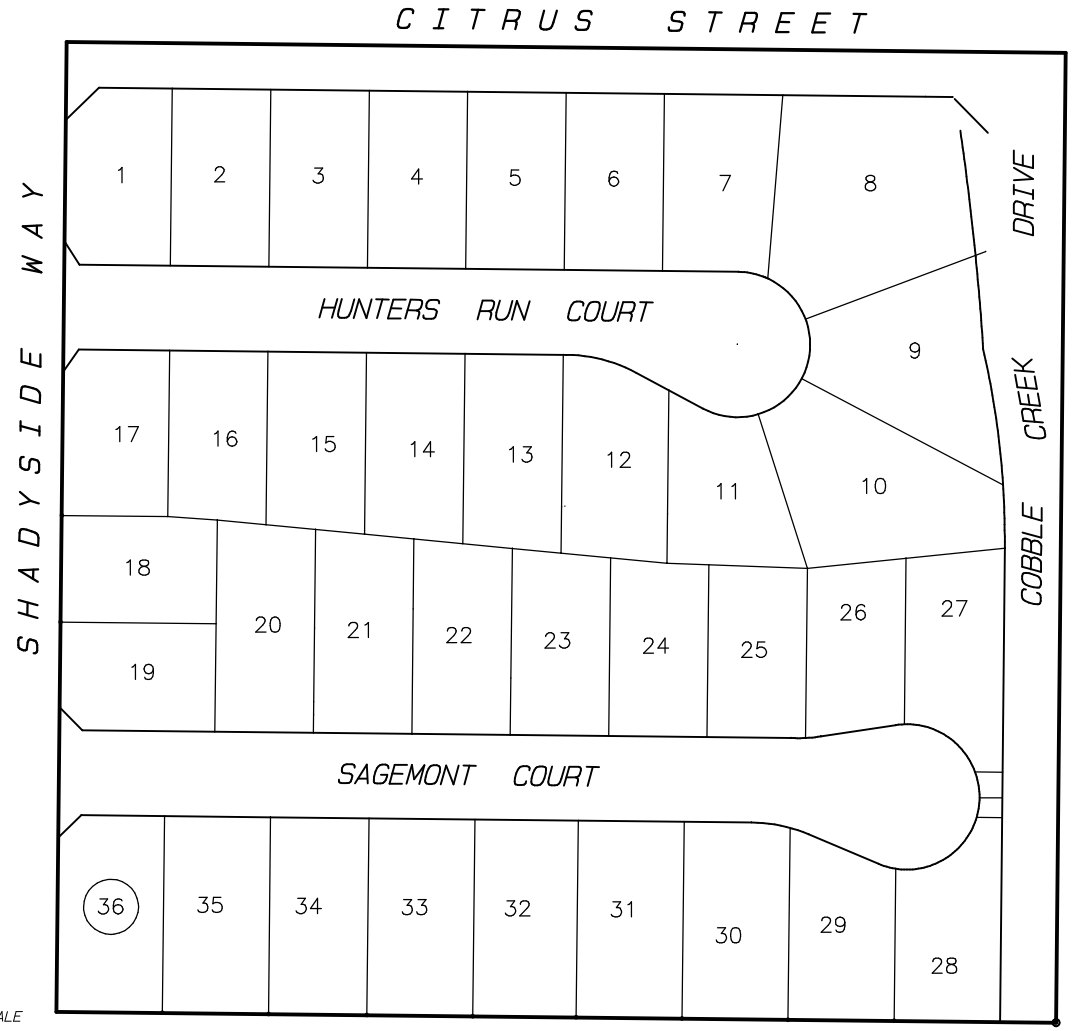
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 14, ZONE O, TRACT NO. 30567
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



NOT TO SCALE

LEGEND

50 LOT NUMBER

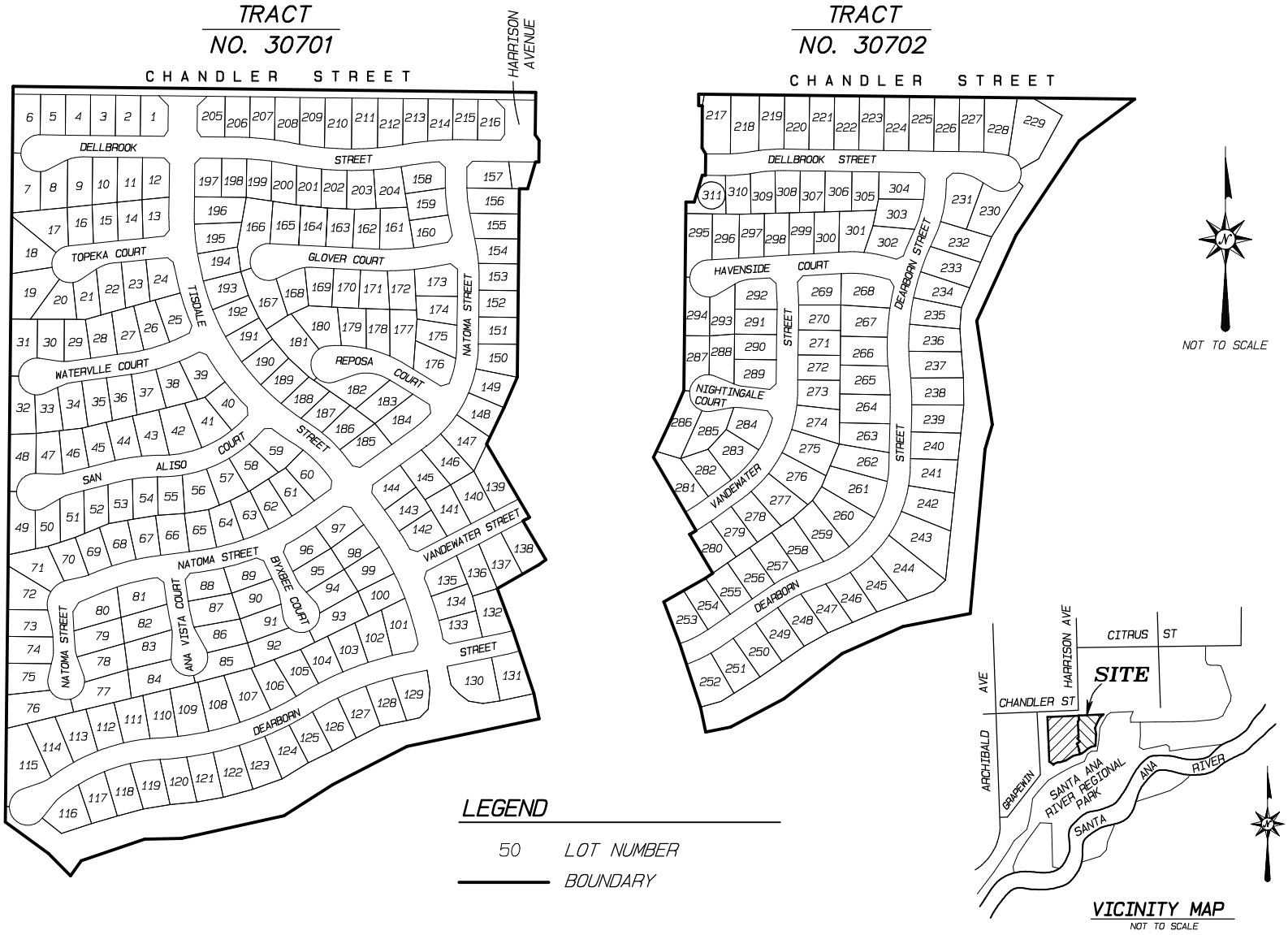
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

TRACT NO. 30567

FIGURE 3-16

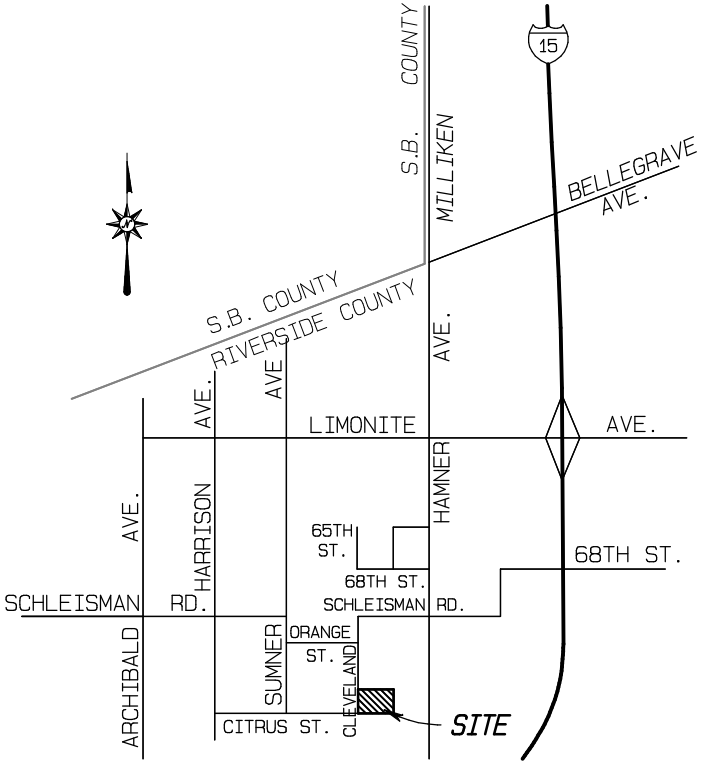
ANNEXATION NO. 15, ZONE P, TRACT NOS. 30701 AND 30702
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT.
FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 16, ZONE Q, TRACT NO. 29694
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

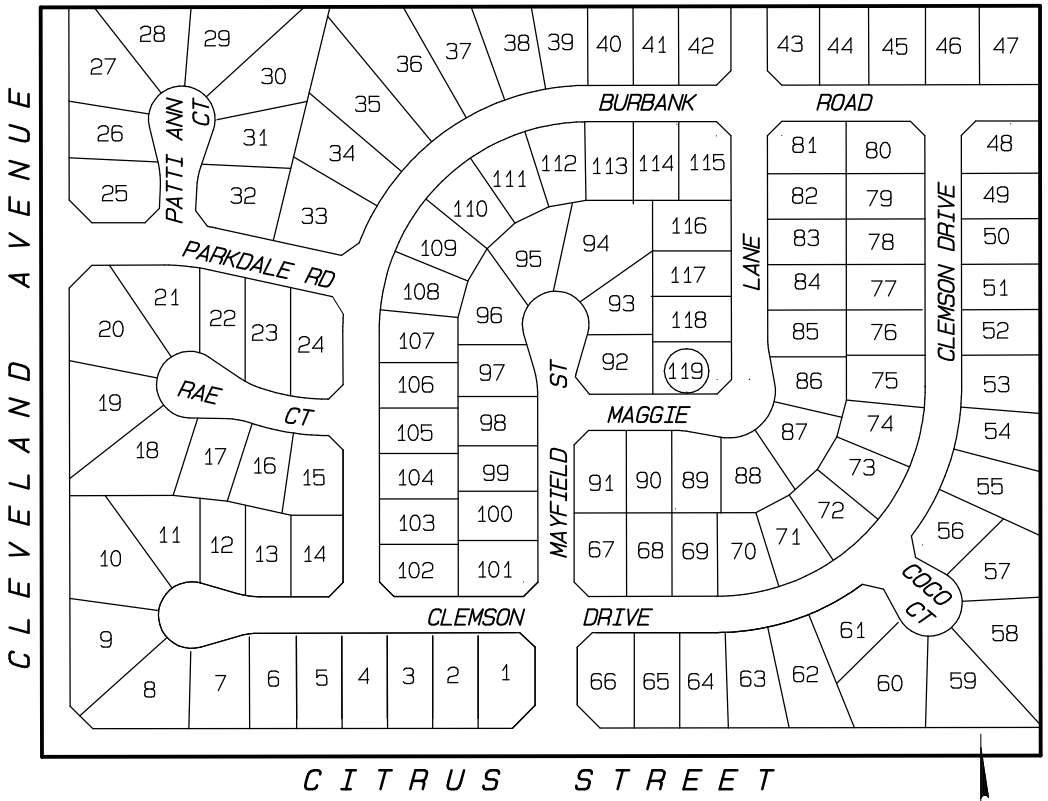


VICINITY MAP
NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY



TRACT
NO. 29694

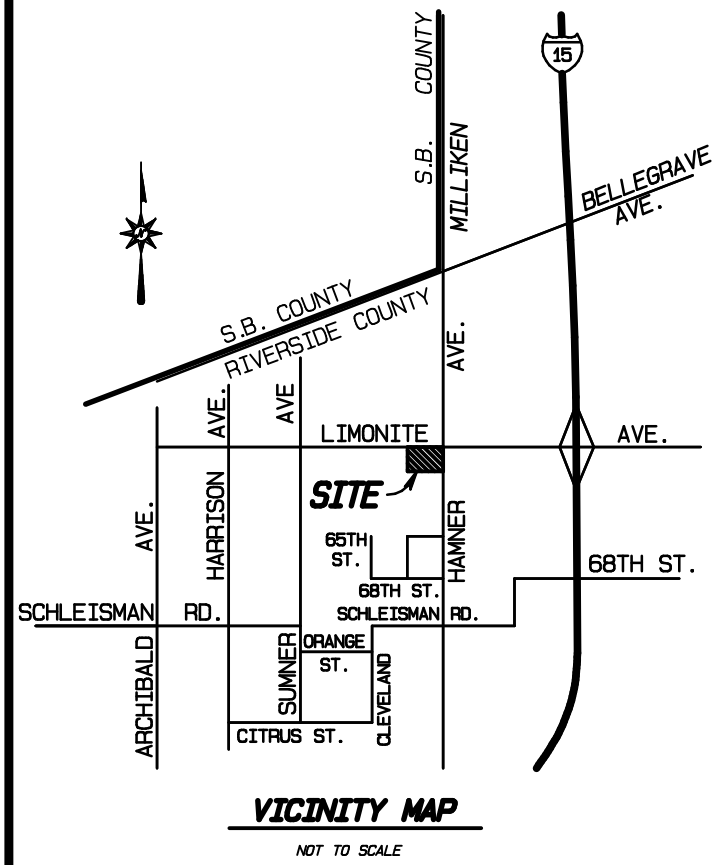
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ALBERT A. WEBB ASSOCIATES

FIGURE 3-18

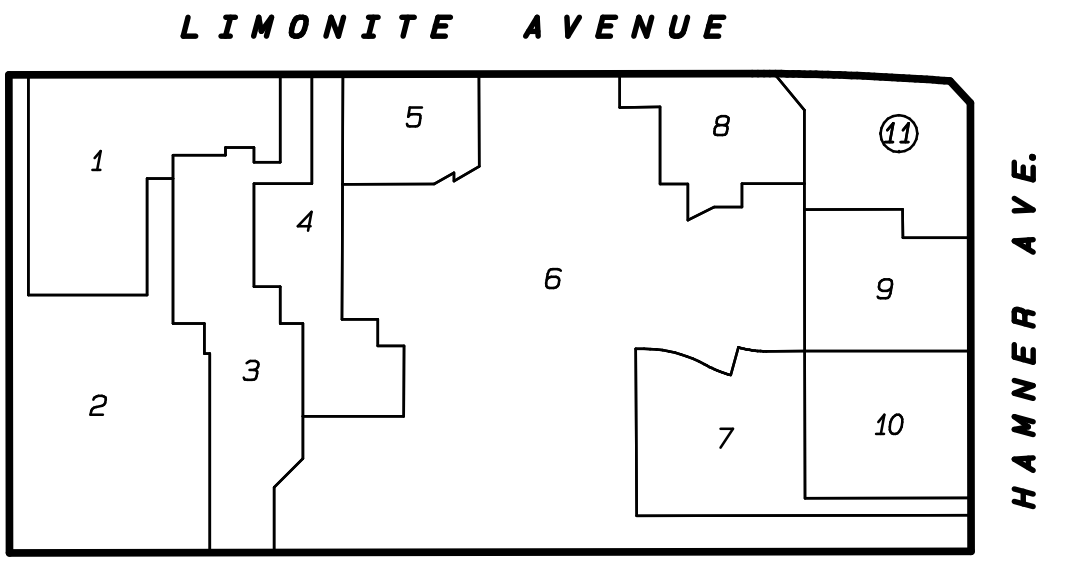
ANNEXATION NO. 17, ZONE R, PLOT PLAN NO. 18477
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

PLOT PLAN NO. 18477



LEGEND

50 LOT NUMBER

BOUNDARY

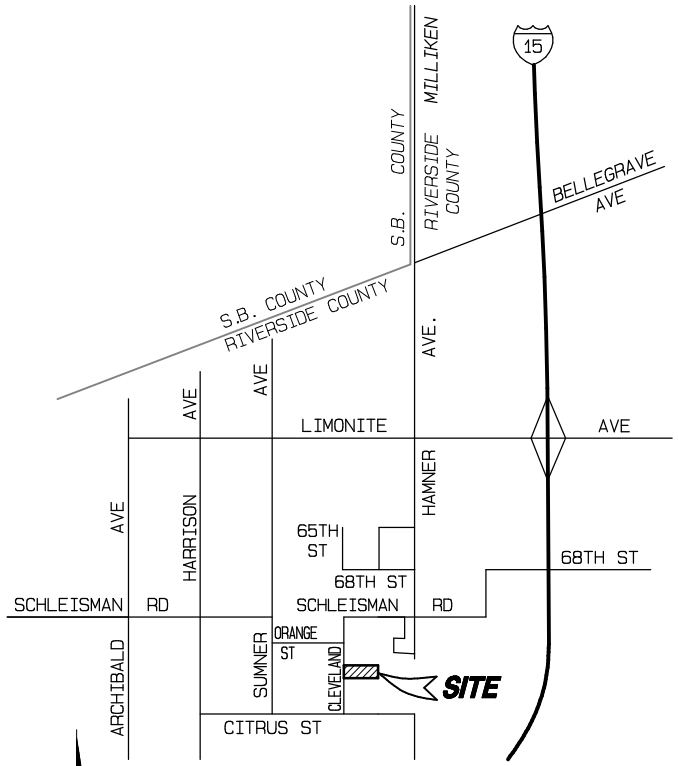
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-19

ALBERT A. WEBB ASSOCIATES

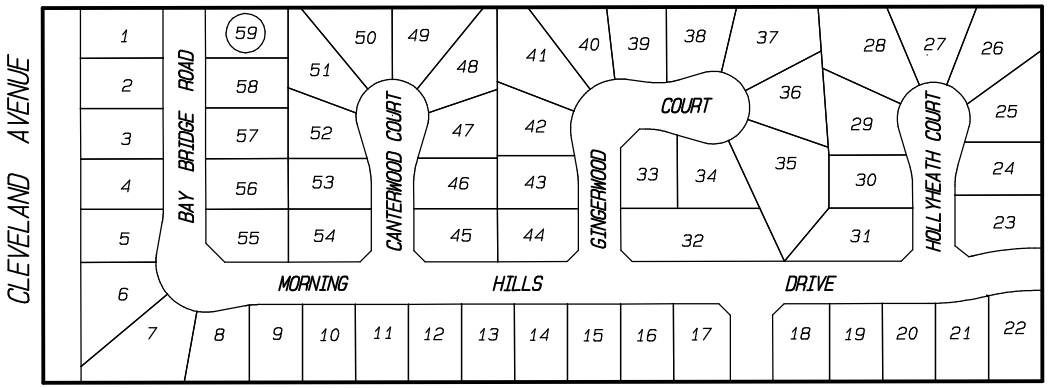
ANNEXATION NO. 18, ZONE S, TRACT NO. 31323
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31323



LEGEND

50 LOT NUMBER

BOUNDARY

NOT TO SCALE

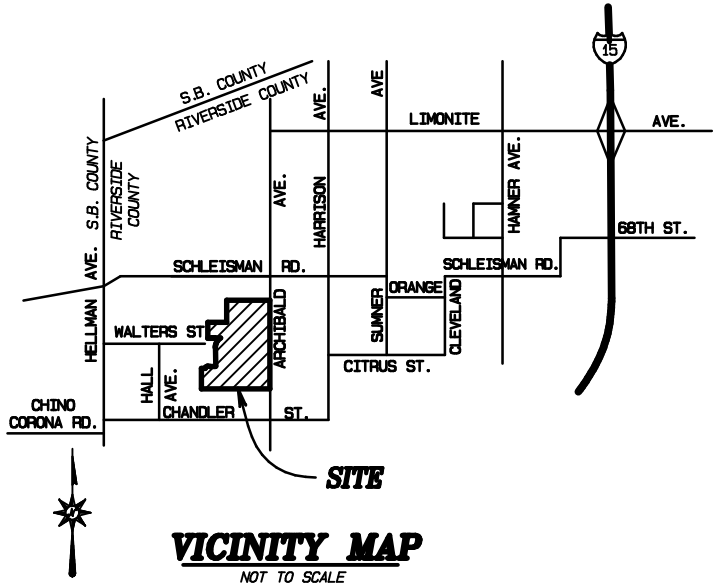
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-20

ALBERT A. WEBB ASSOCIATES

ANNEXATION NO. 19, ZONE T, TRACT NO. 30480
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

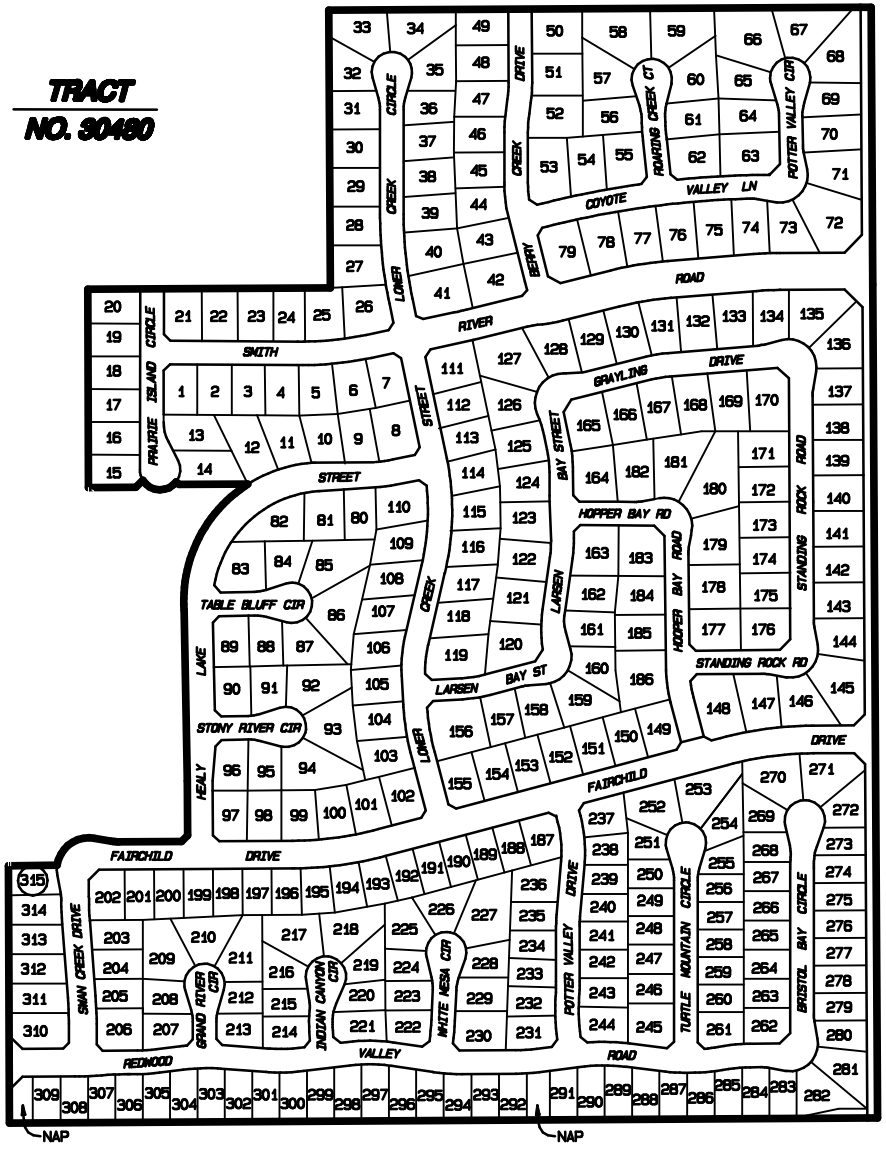
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 30480



LEGEND

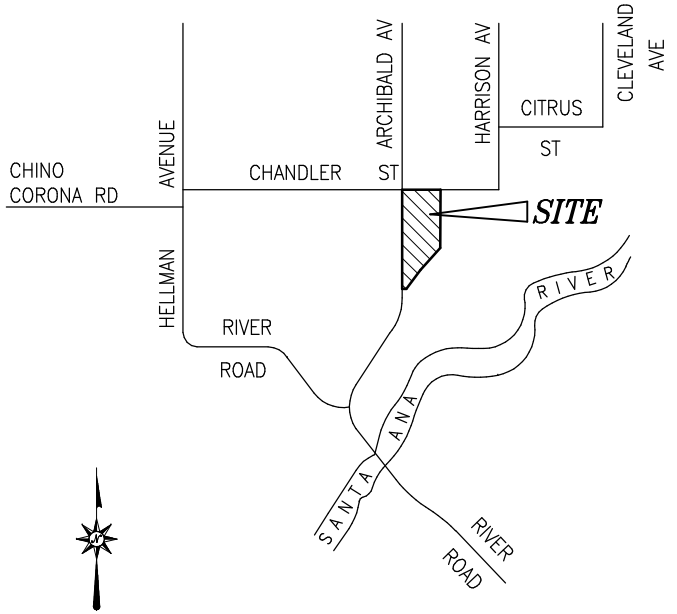
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

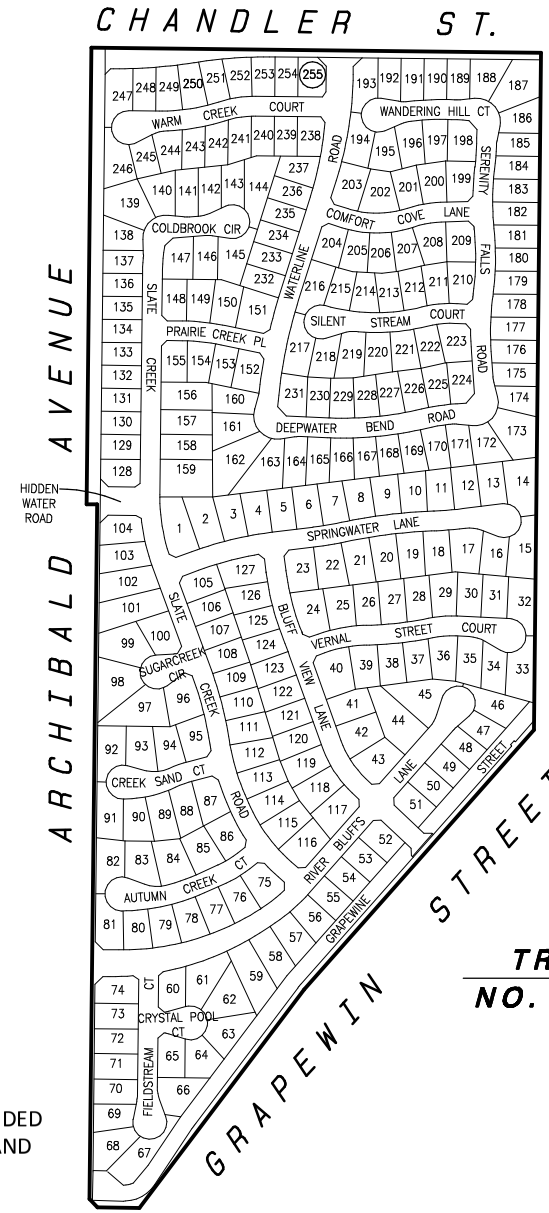
FIGURE 3-21

ANNEXATION NO. 20, ZONE U, TRACT NO. 30735
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 30735

NOT TO SCALE

LEGEND

50 LOT NUMBER

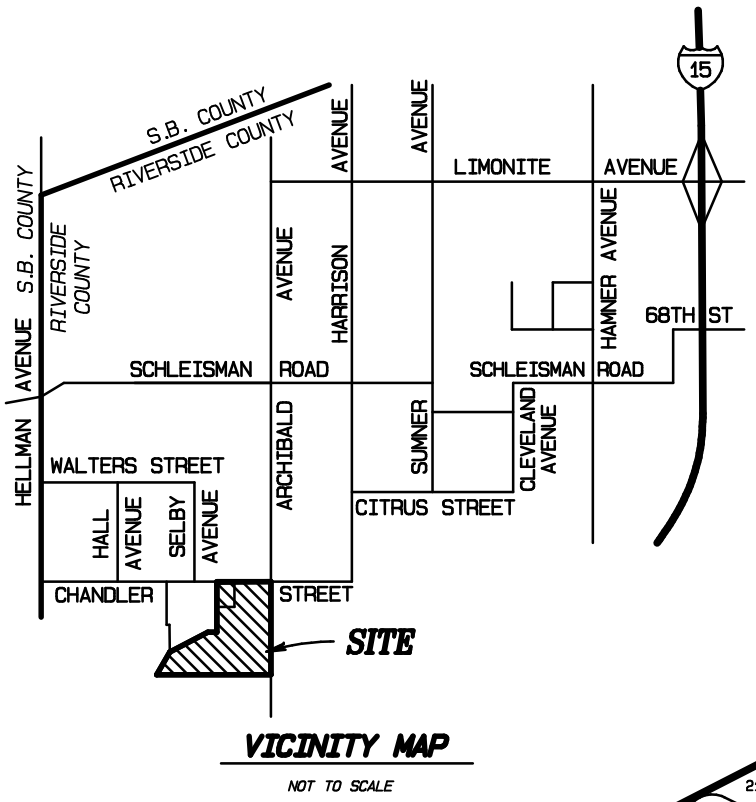
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ALBERT A. WEBB ASSOCIATES

FIGURE 3-22

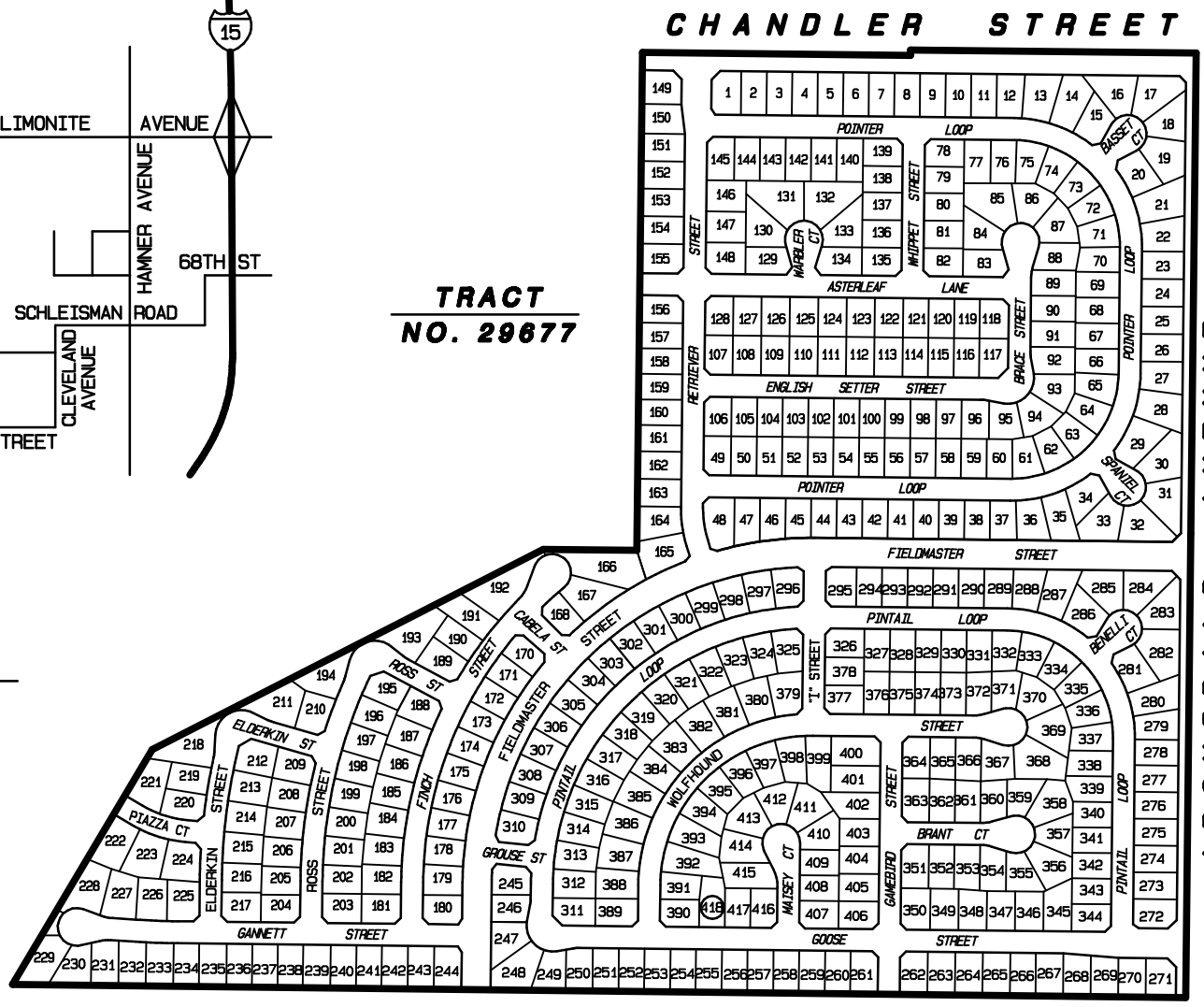
ANNEXATION NO. 21, ZONE V, TRACT NO. 29677
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 29677



LEGEND

50 LOT NUMBER

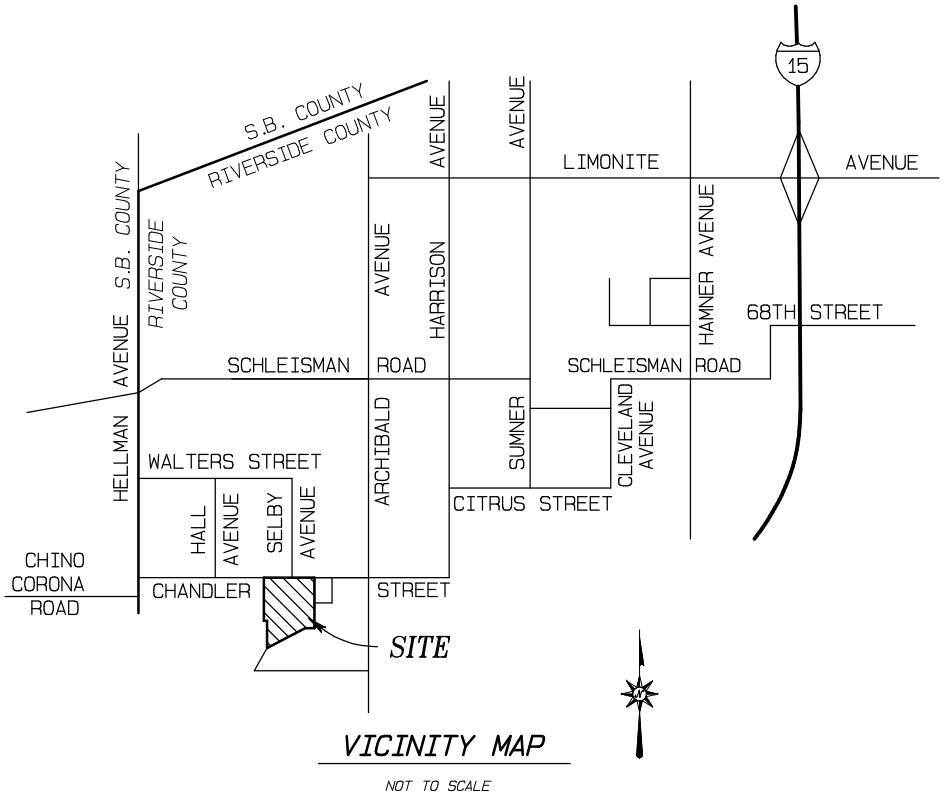
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-23

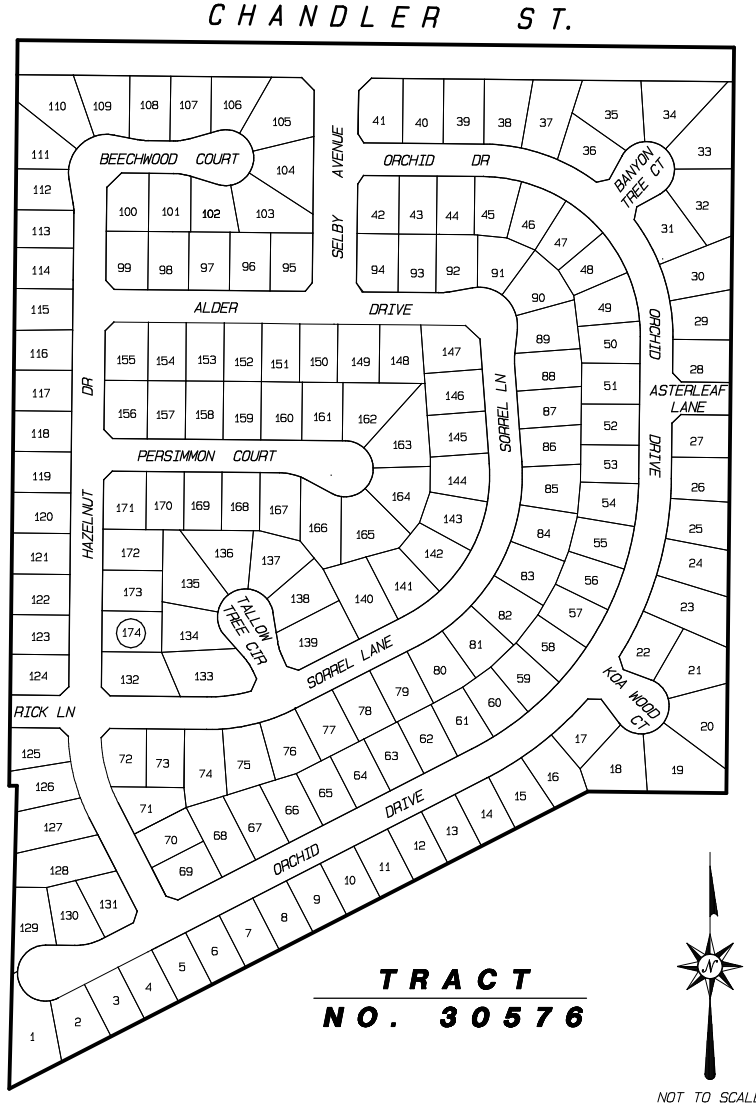
ANNEXATION NO. 22, ZONE W, TRACT NO. 30576
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 30576

NOT TO SCALE

LEGEND

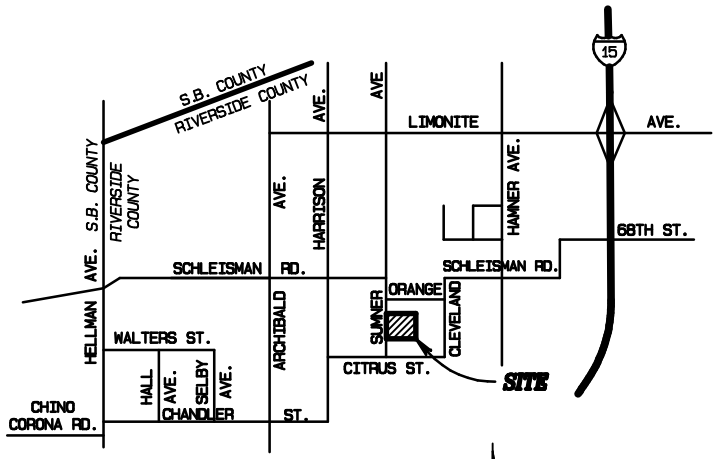
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT.
FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

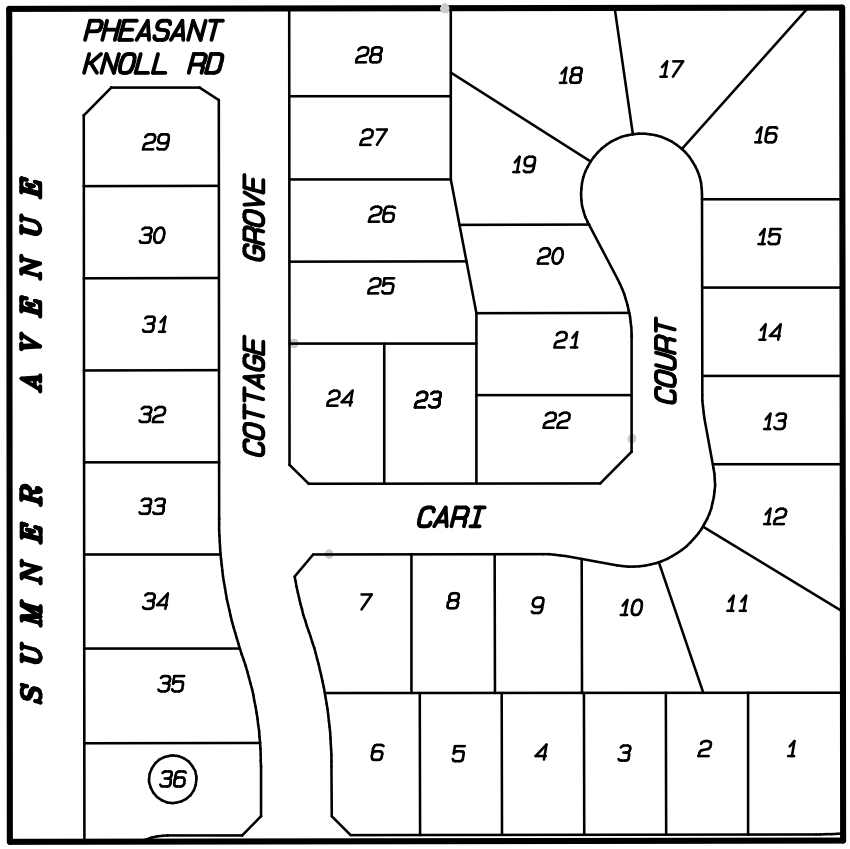
FIGURE 3-24

ANNEXATION NO. 23, ZONE X, TRACT NO. 30904
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TRACT NO. 30904



LEGEND

50 LOT NUMBER

BOUNDARY

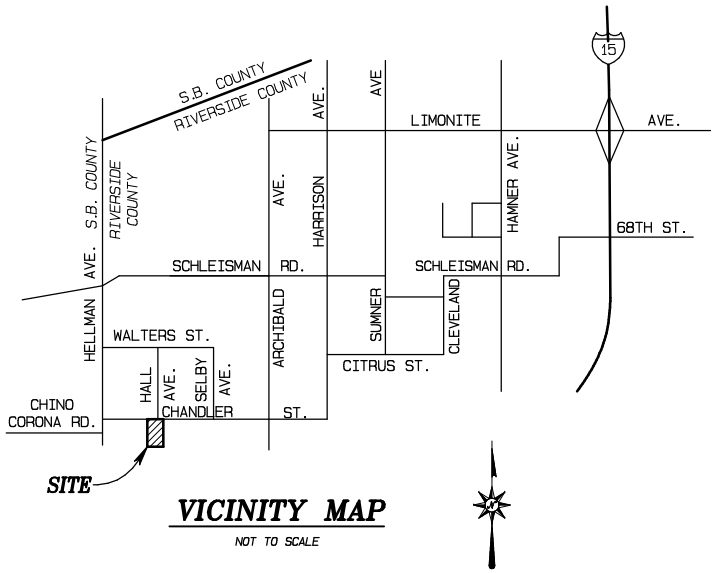
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-25

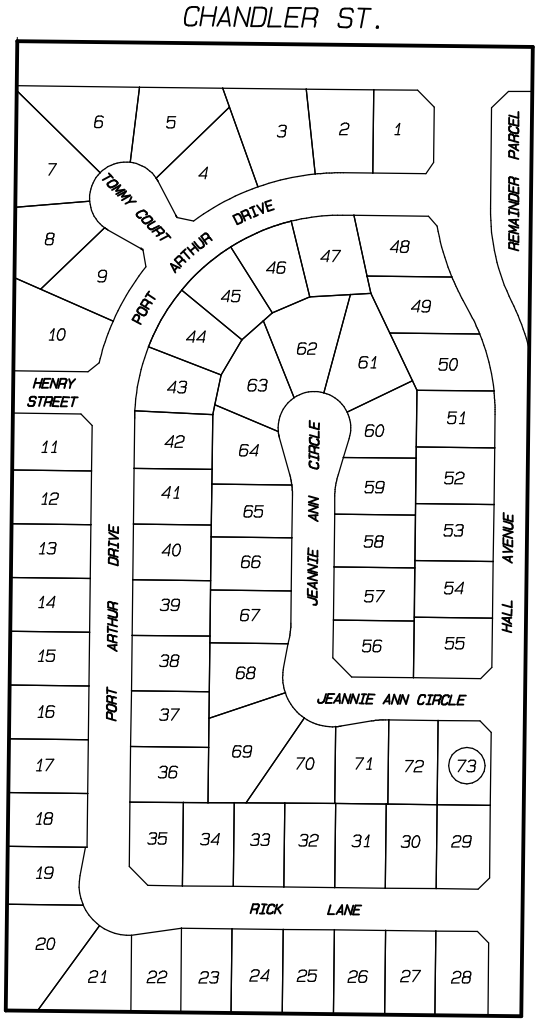
ANNEXATION NO. 24 ZONE Y, TRACT NO. 30905
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 30905

LEGEND

50 LOT NUMBER

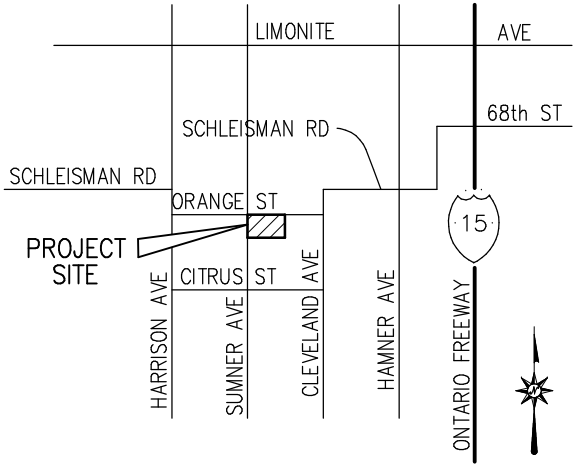
BOUNDARY

NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

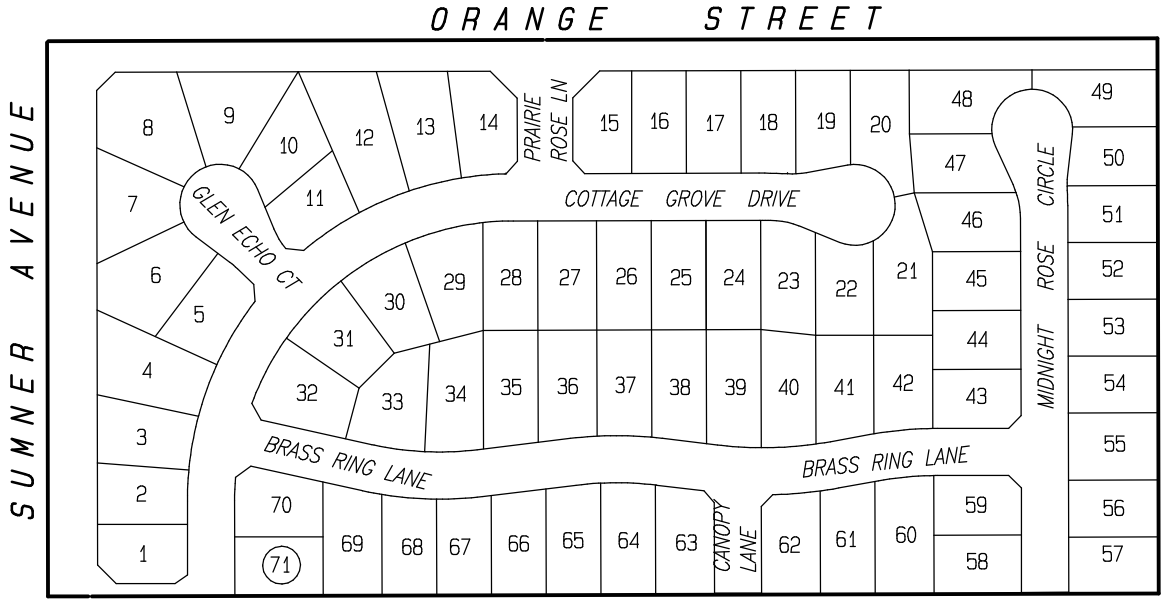
FIGURE 3-26

ANNEXATION NO. 25 ZONE Z, TRACT NO. 30820
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

50 LOT NUMBER

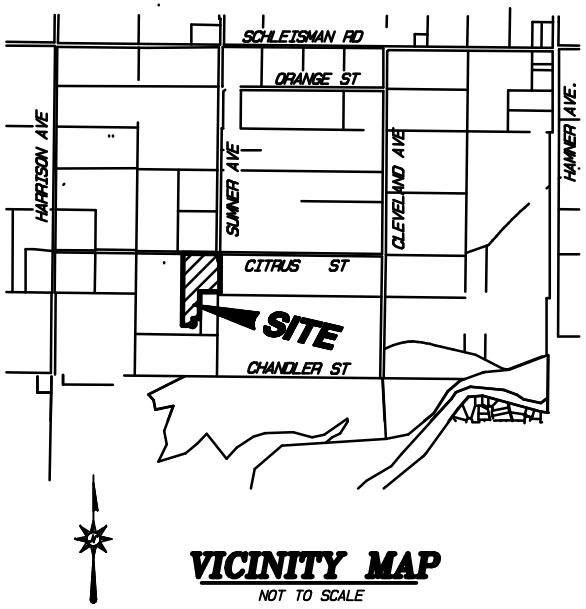
BOUNDARY

TRACT NO. 30820

NOT TO SCALE

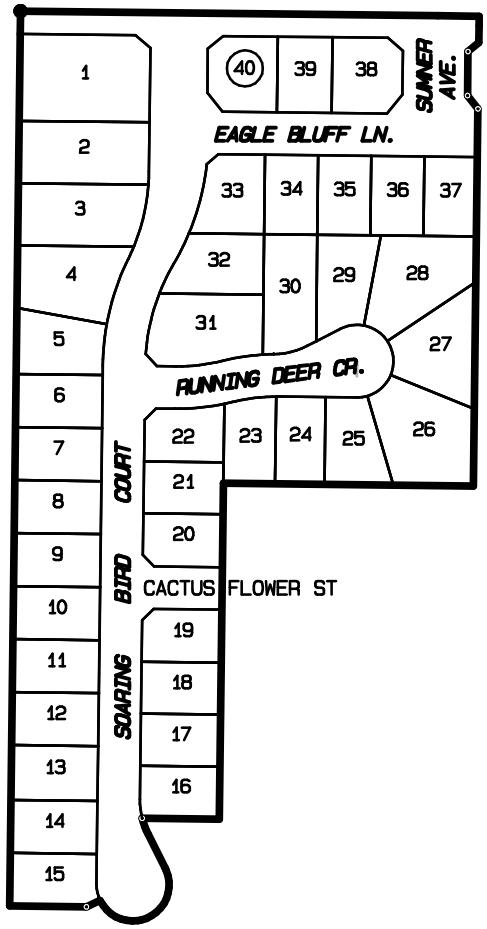
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 26, ZONE AA, TRACT NO. 30785
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

CITRUS STREET



TRACT NO. 30785

NOT TO SCALE

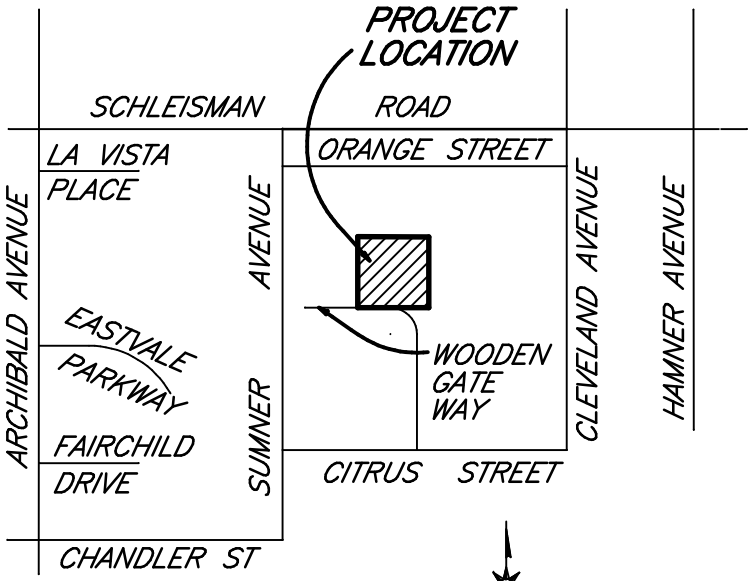
LEGEND

50 LOT NUMBER

BOUNDARY

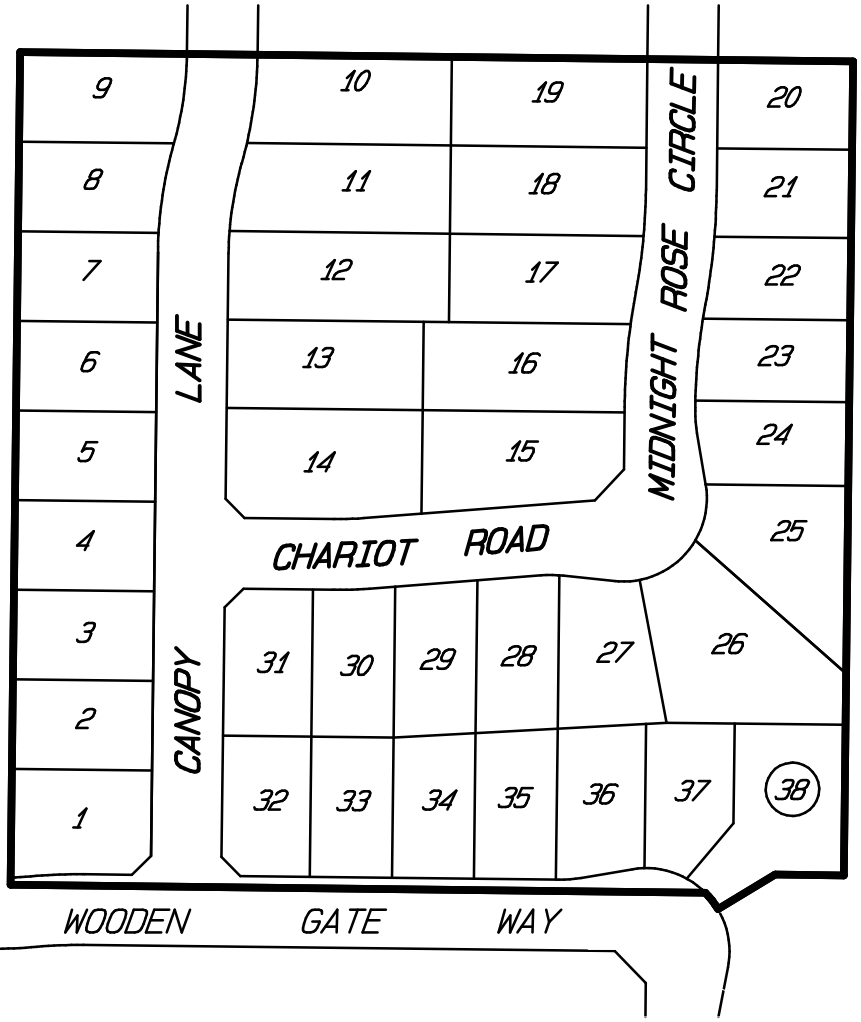
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 27, ZONE BB, TRACT NO. 30895
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TRACT NO. 30895



LEGEND

50 LOT NUMBER

BOUNDARY

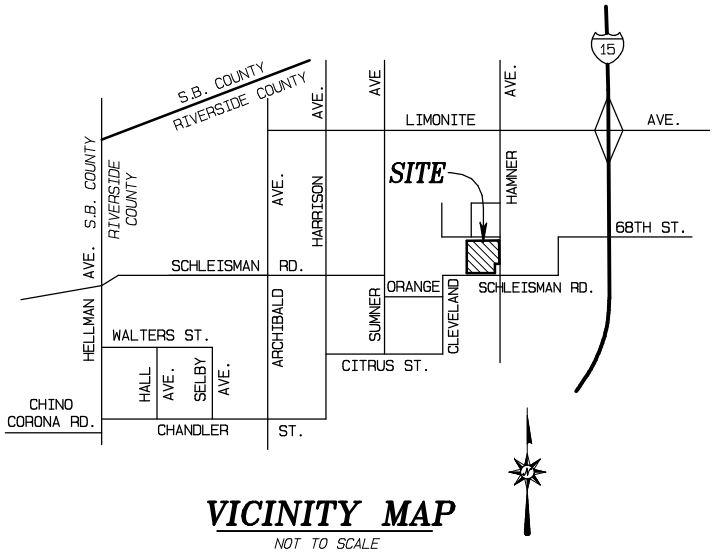
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-29

ANNEXATION NO. 28, ZONE CC, TRACT NO. 31386
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

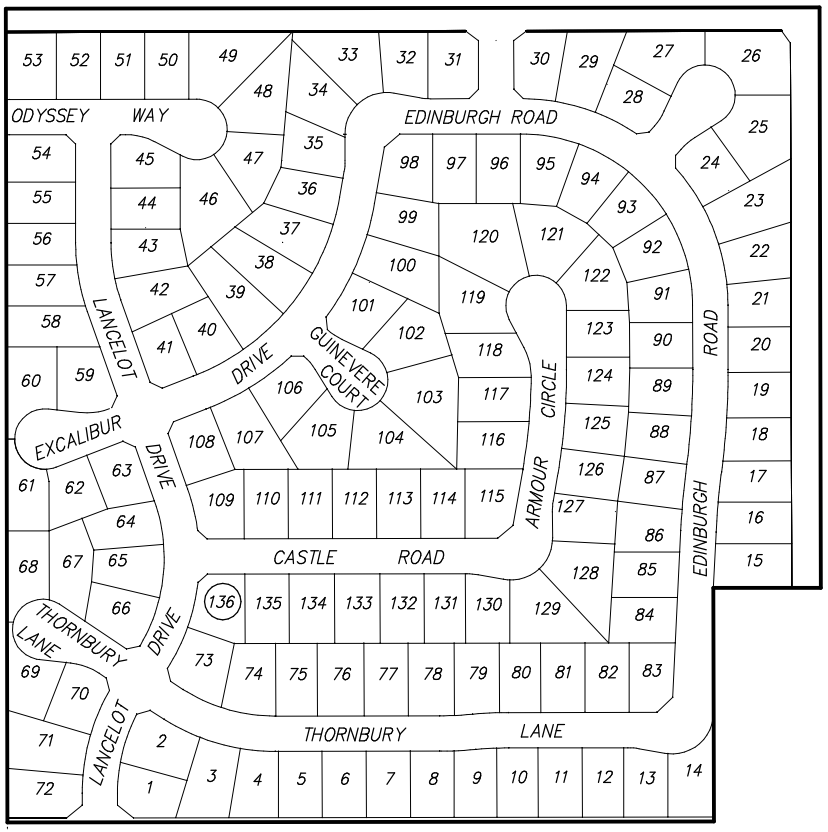
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31386



NOT TO SCALE

LEGEND

50 LOT NUMBER

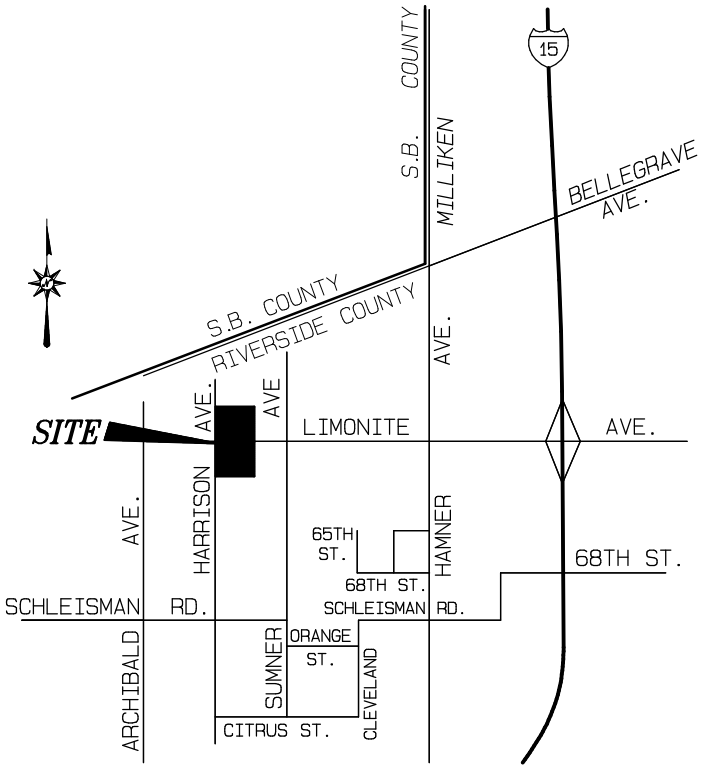
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-30

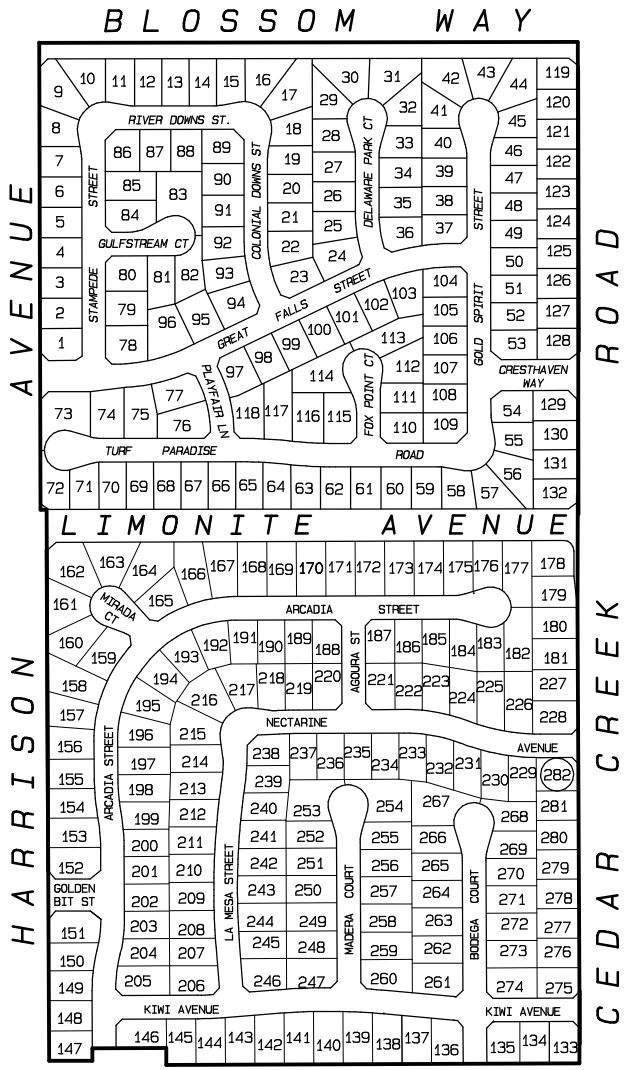
ANNEXATION NO. 29, ZONE DD, TRACT NOS. 30575 AND 31580
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 31580

TRACT NO. 30575

LEGEND

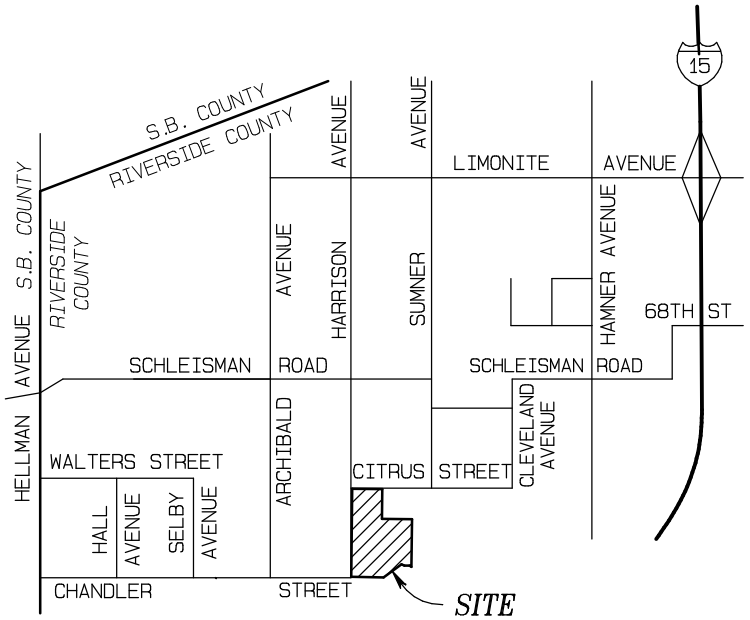
50 LOT NUMBER

BOUNDARY

NOT TO SCALE

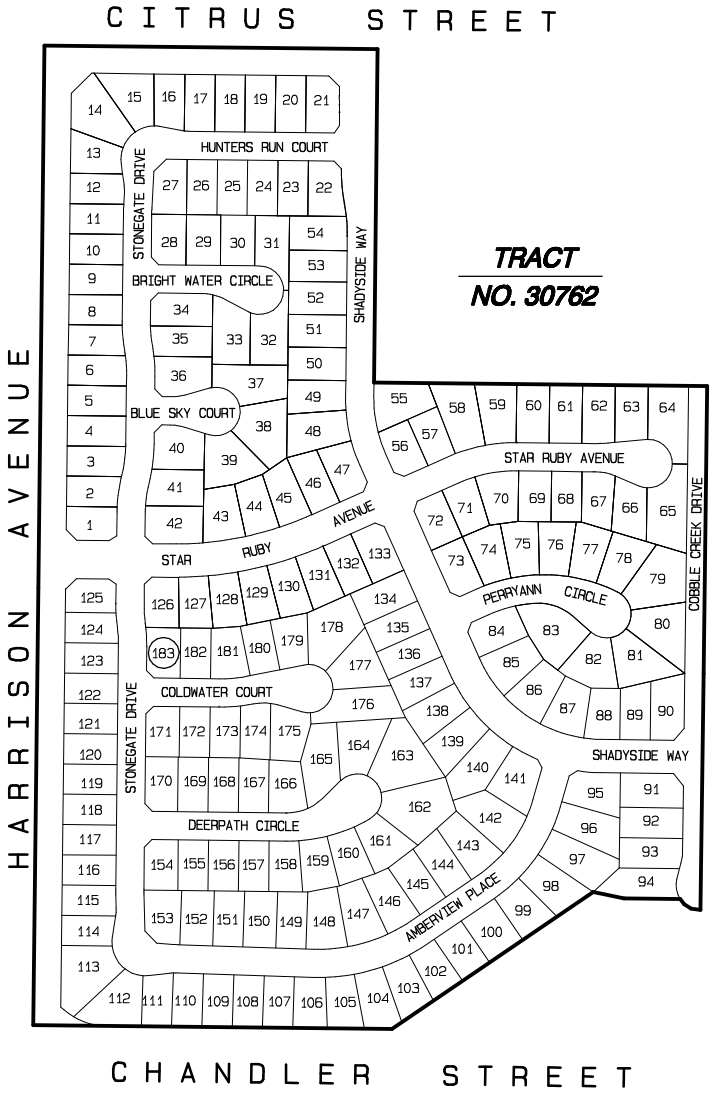
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 30, ZONE EE, TRACT NO. 30762
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

50 LOT NUMBER

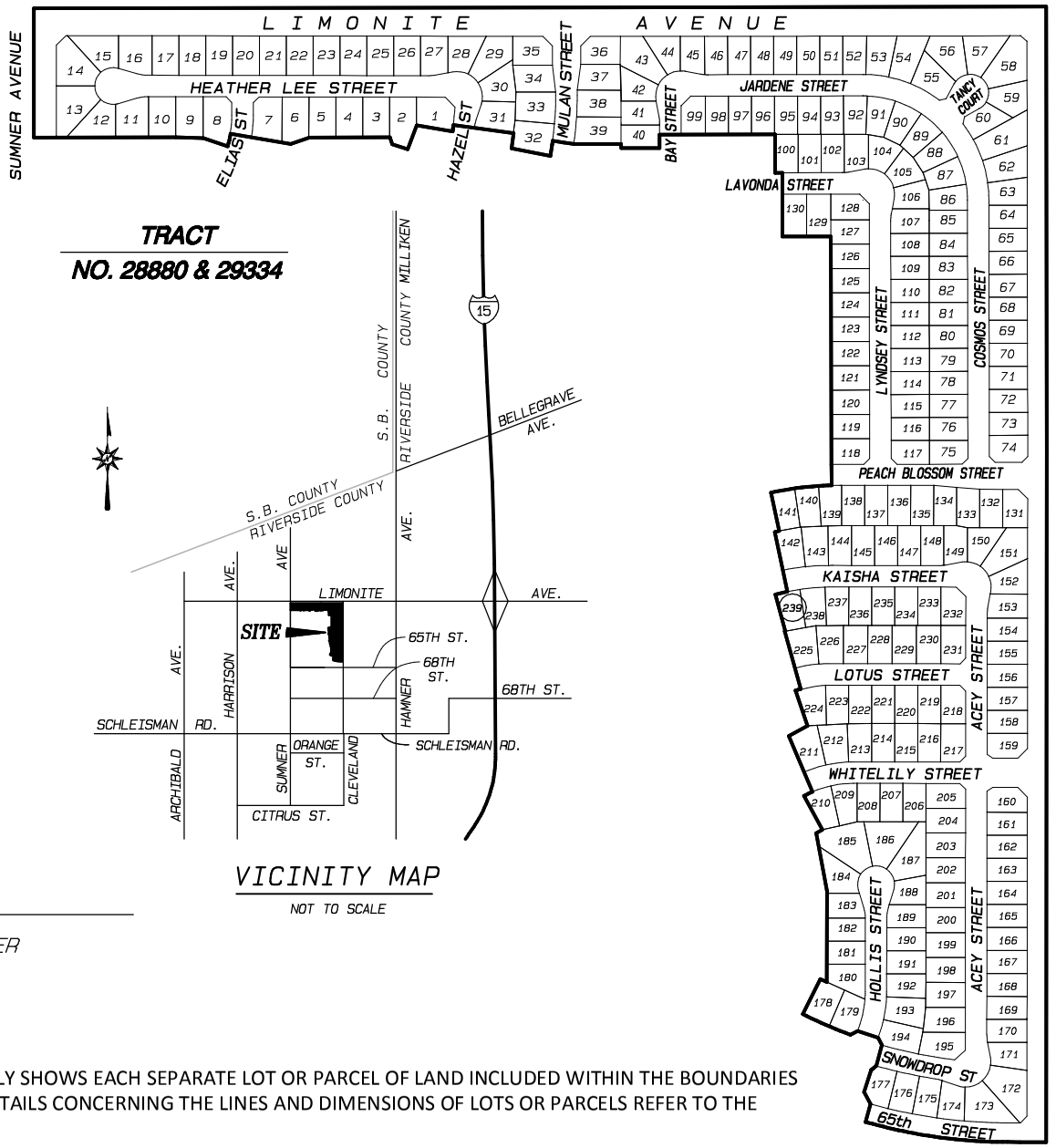
BOUNDARY

NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 31, ZONE FF, TRACT NOS. 28880 AND 29334
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

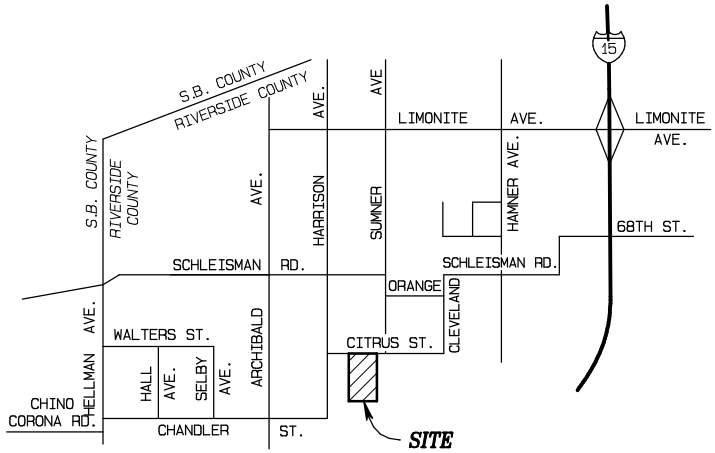
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 32, ZONE GG, TRACT NO. 28742
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

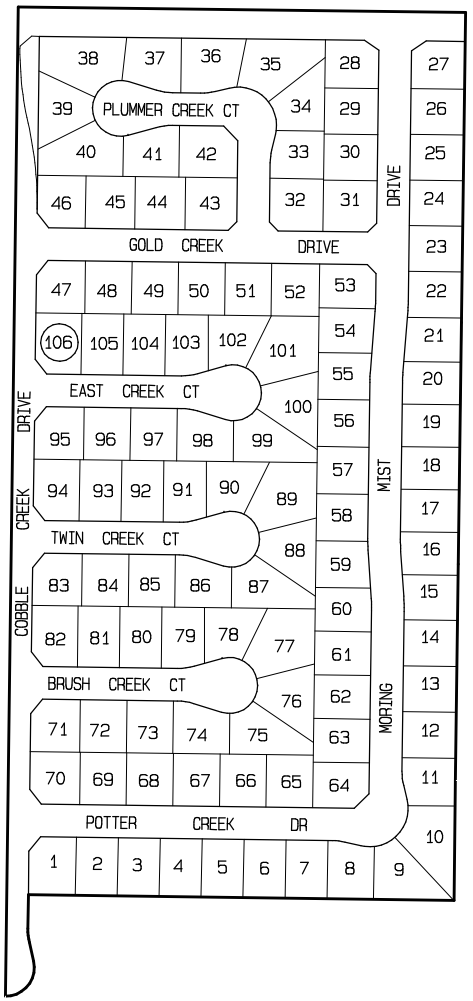


VICINITY MAP

NOT TO SCALE

TRACT NO. 28742

CITRUS STREET



NOT TO SCALE

LEGEND

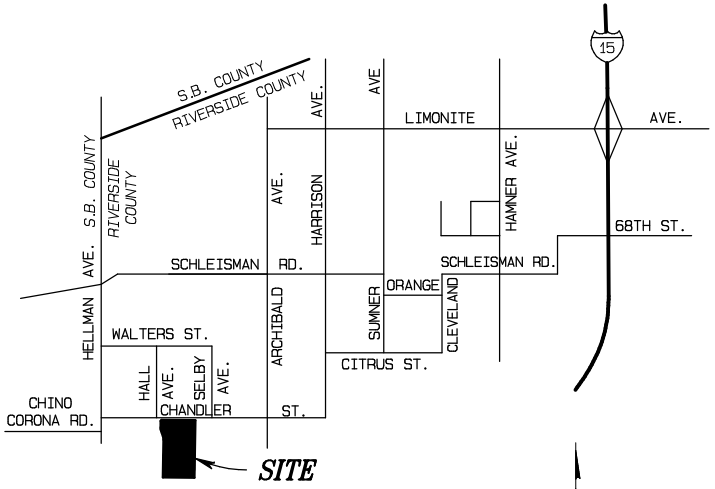
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

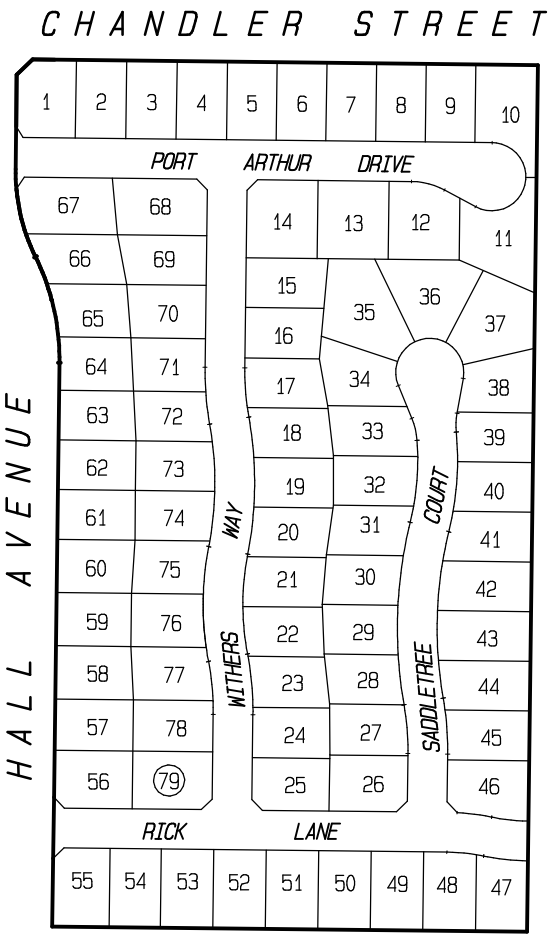
ANNEXATION NO. 33, ZONE HH, TRACT NO. 31405
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



TRACT NO. 31405

NOT TO SCALE

LEGEND

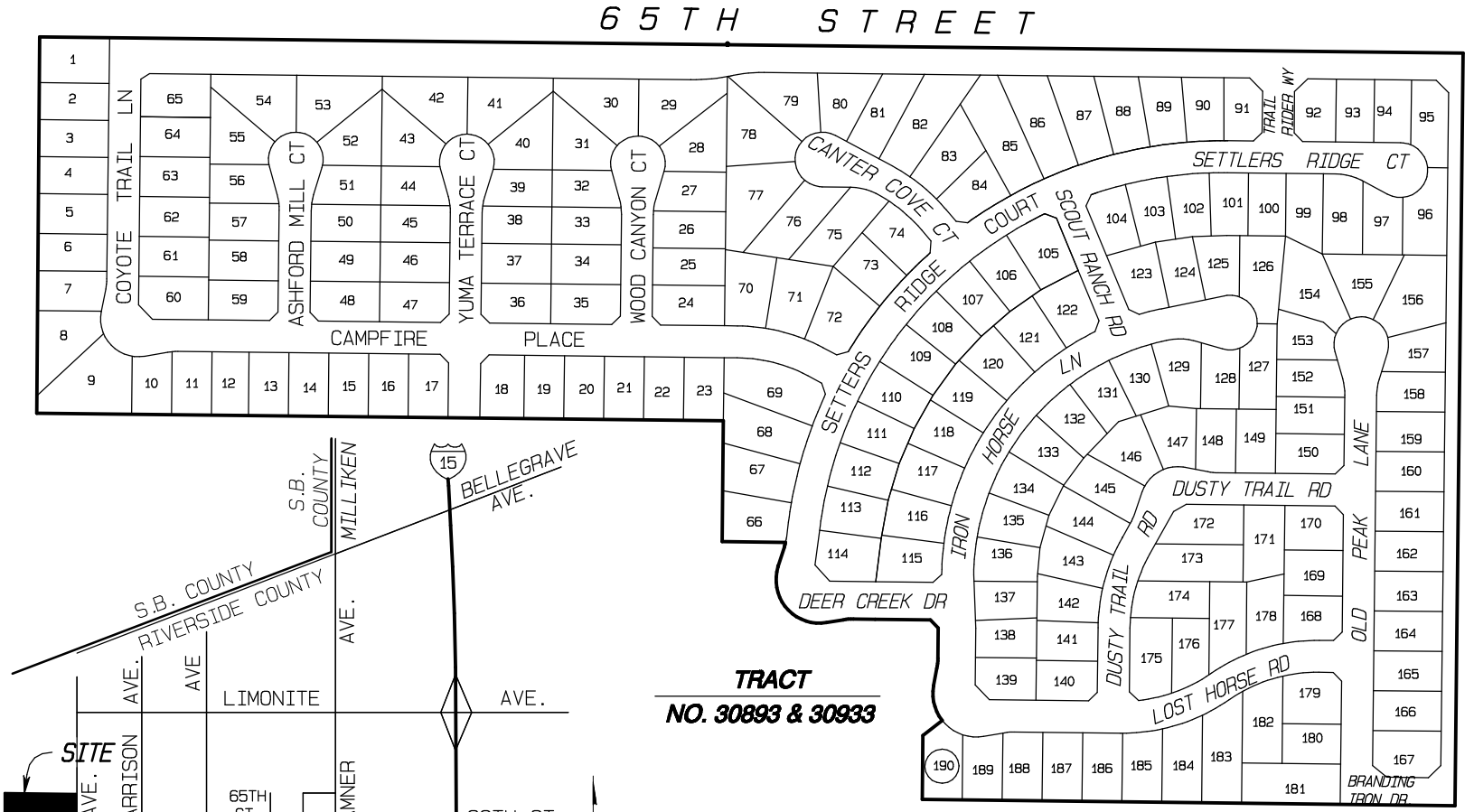
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 34, ZONE II, TRACT NOS. 30893 AND 30933
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

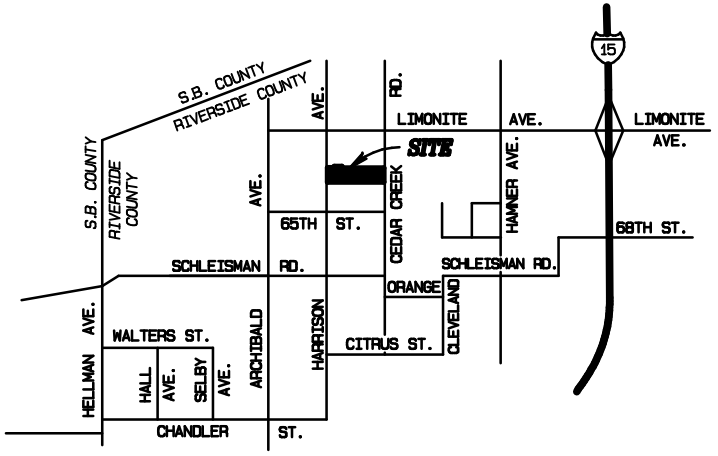
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 35, ZONE JJ, TRACT NO. 31220
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



LEGEND

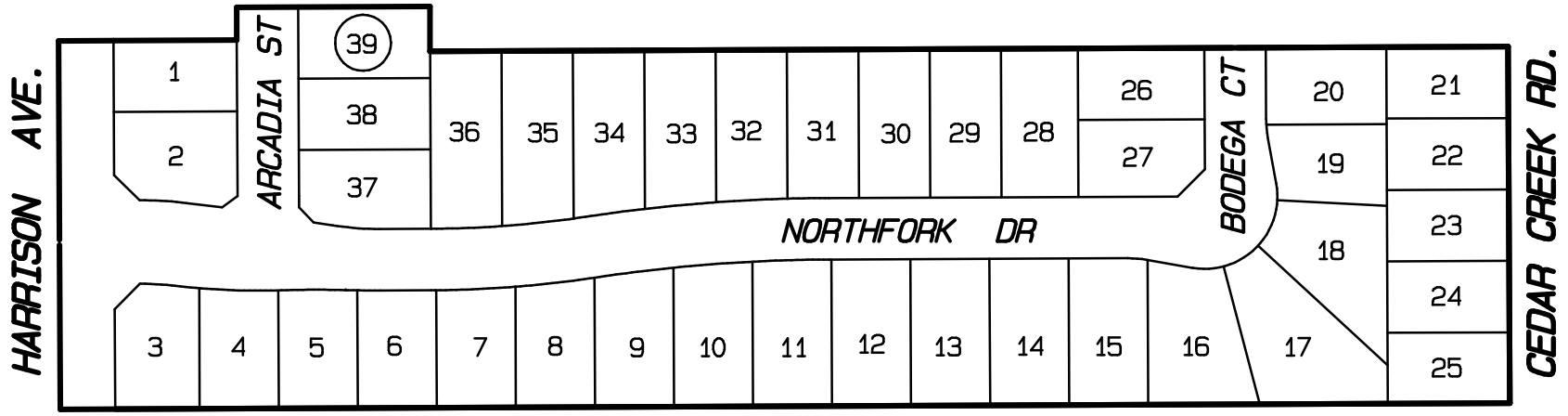
50 LOT NUMBER

BOUNDARY

VICINITY MAP

NOT TO SCALE

TRACT NO. 31220



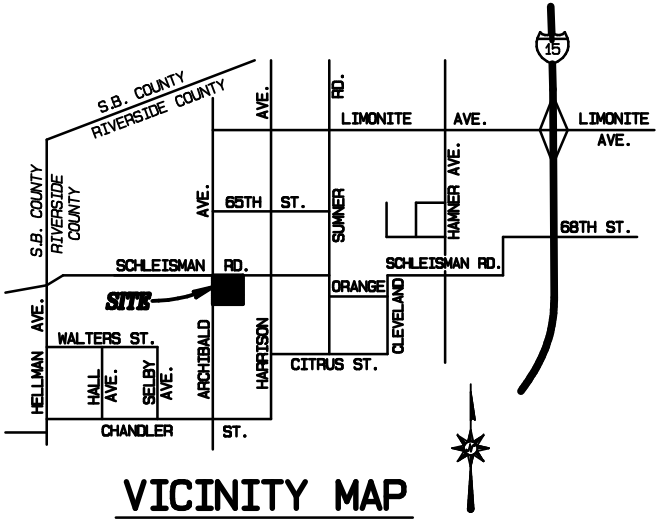
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-37

ANNEXATION NO. 36, ZONE KK, PARCEL MAP NO. 31526
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

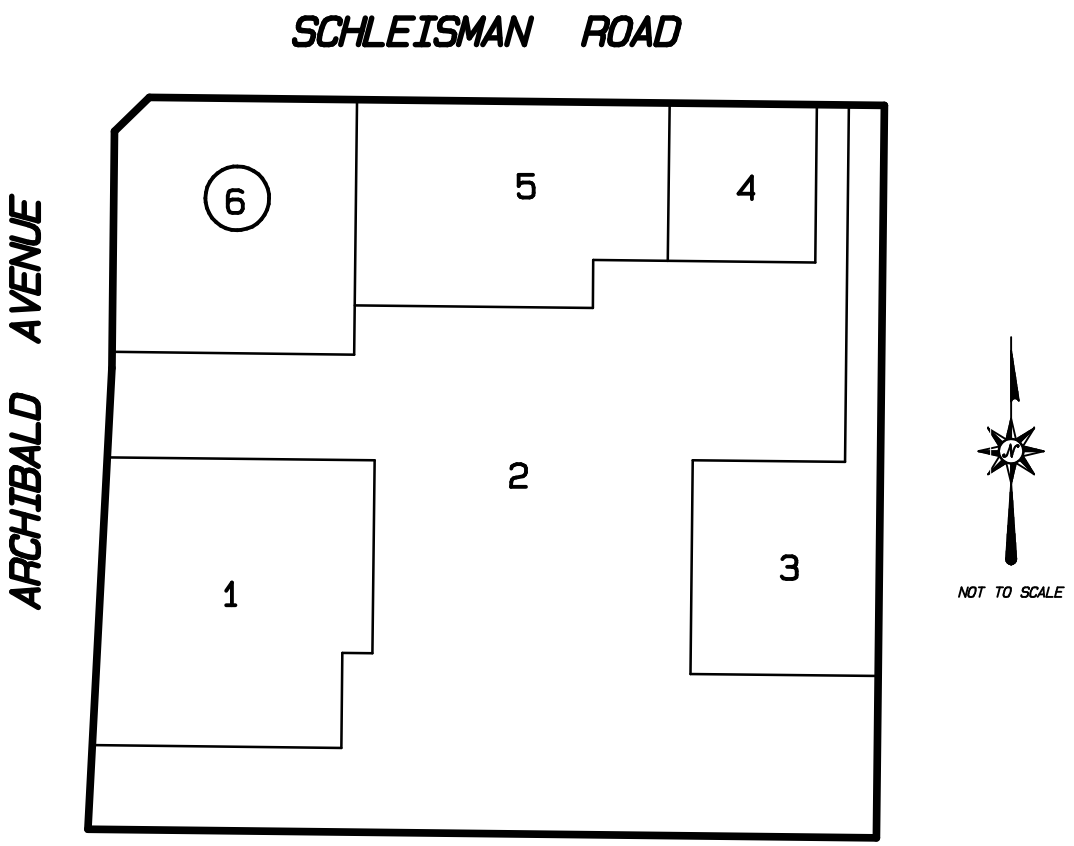
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

PARCEL MAP
NO. 31526



LEGEND

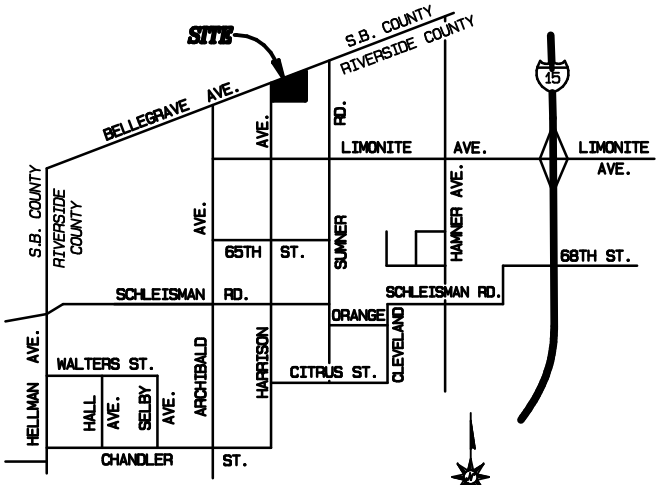
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

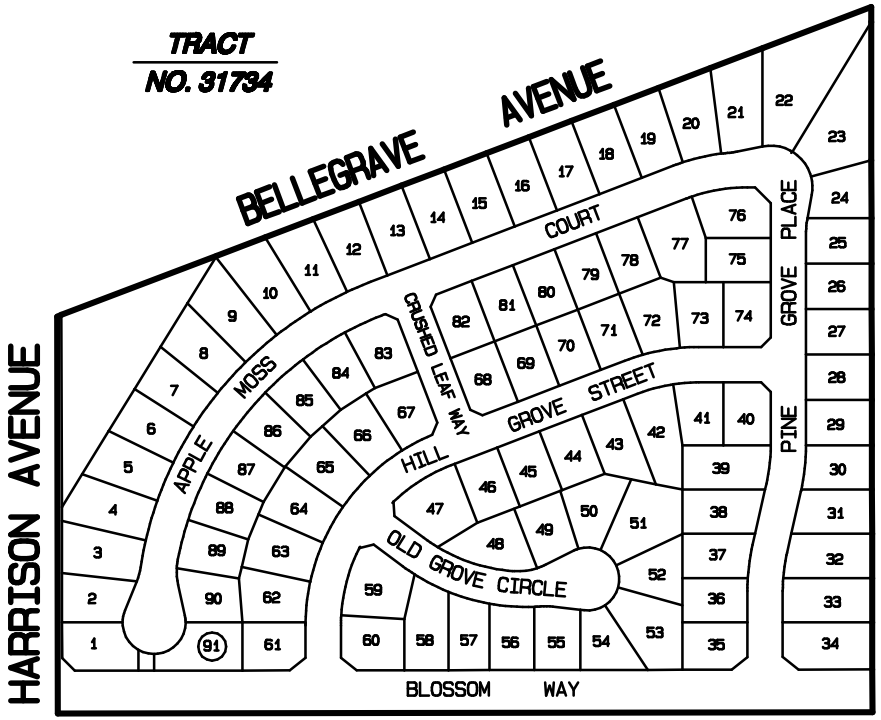
ANNEXATION NO. 37, ZONE LL, TRACT NO. 31734
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



NOT TO SCALE

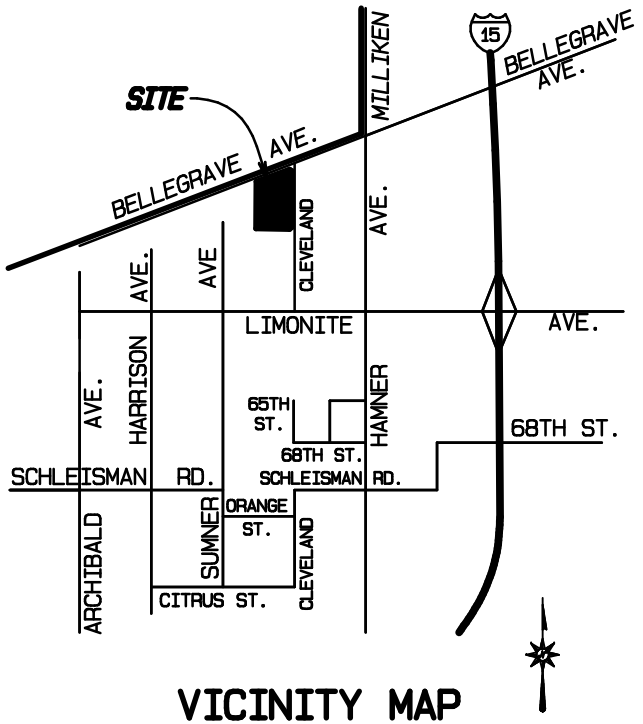
LEGEND

50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

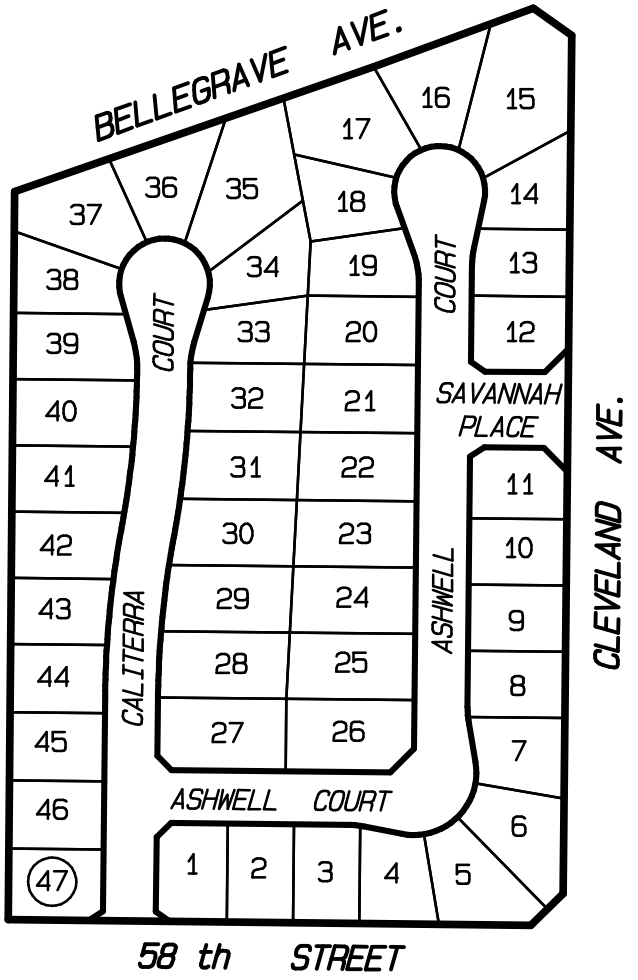
ANNEXATION NO. 38, ZONE MM, TRACT NO. 31063
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31063



NOT TO SCALE

LEGEND

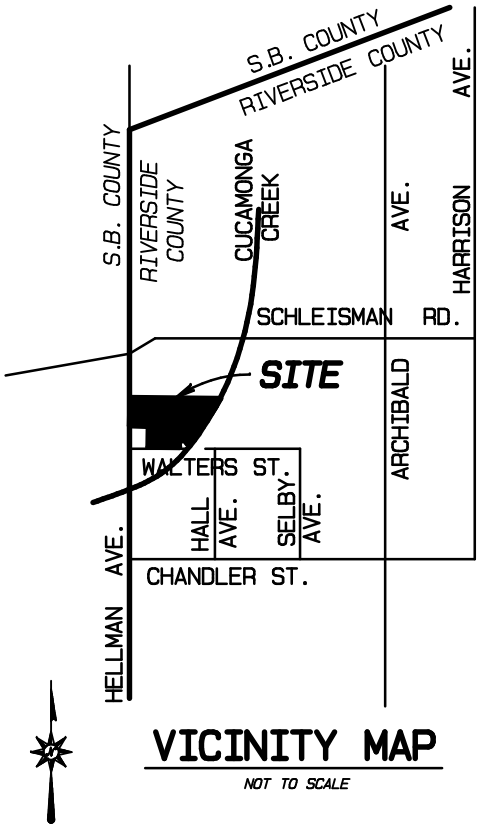
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-40

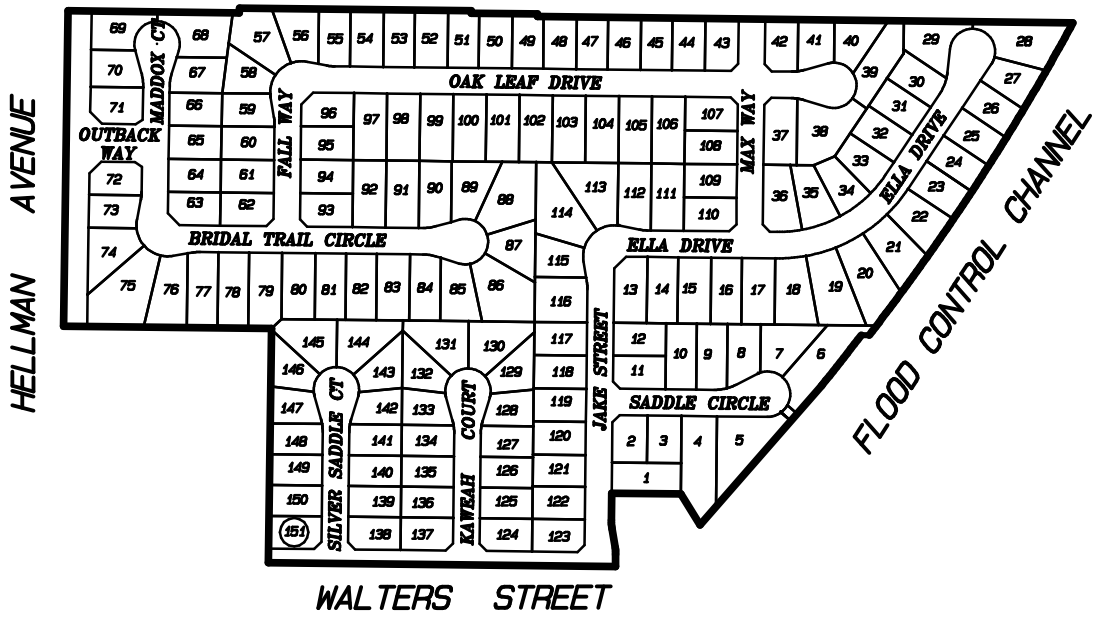
ANNEXATION NO. 39, ZONE NN, TRACT NO. 31476
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31476



LEGEND

50 LOT NUMBER

BOUNDARY

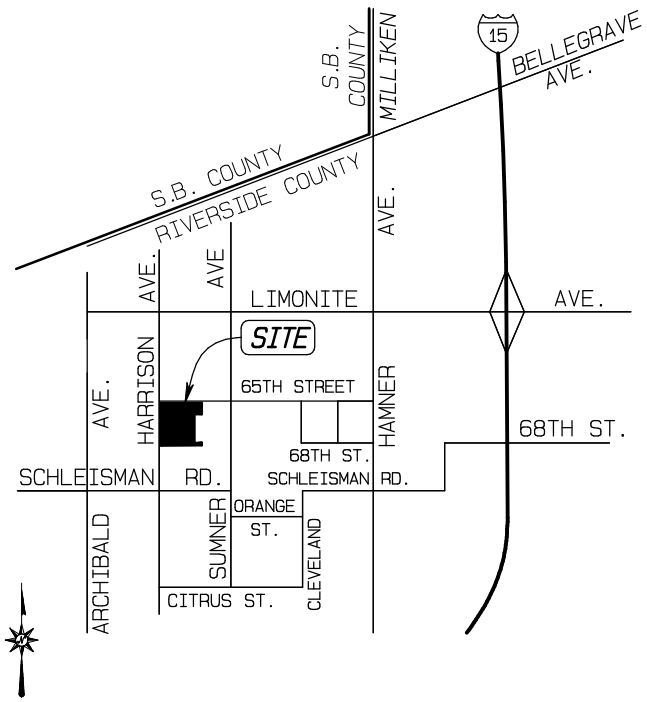
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 39, ZONE NN. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-41

ANNEXATION NO. 40, ZONE 00, TRACT NO. 31725
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

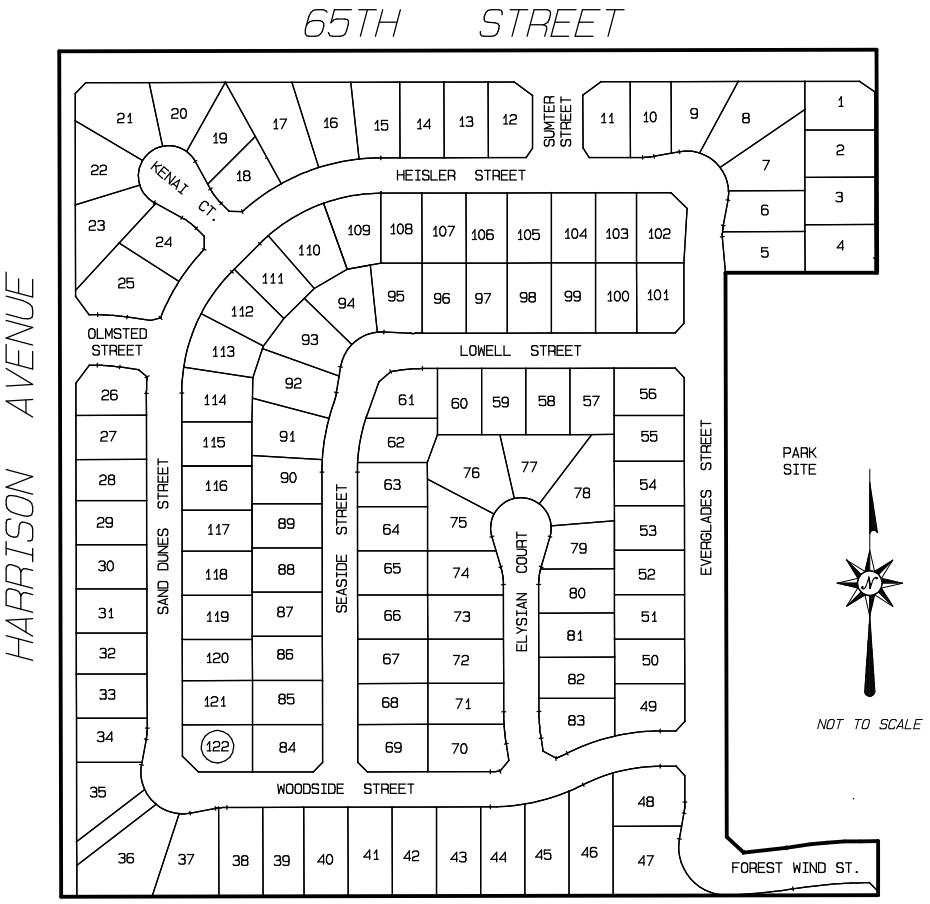
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31725



NOT TO SCALE

LEGEND

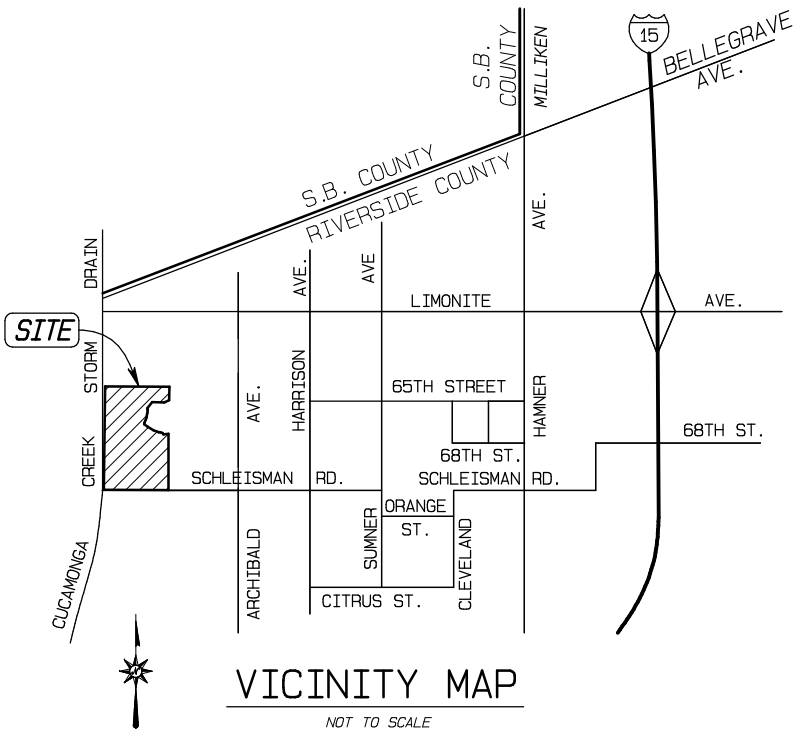
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 40, ZONE OO. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 41, ZONE PP, TRACT NO. 31803
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

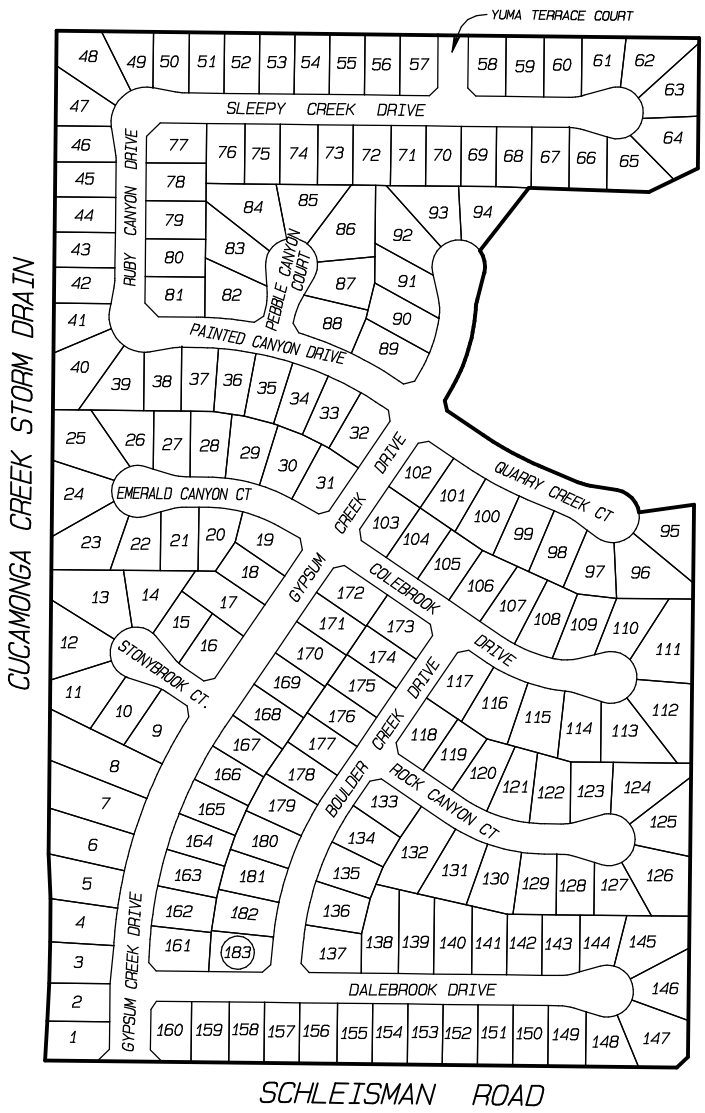
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31803



NOT TO SCALE

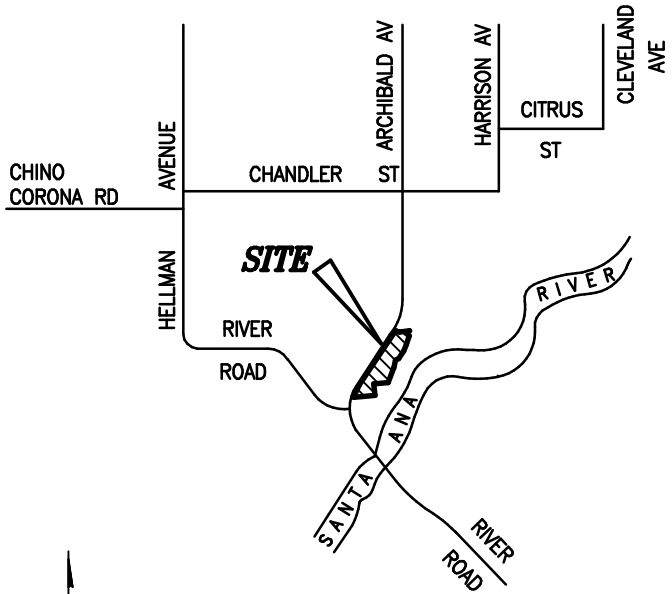
LEGEND

50 LOT NUMBER

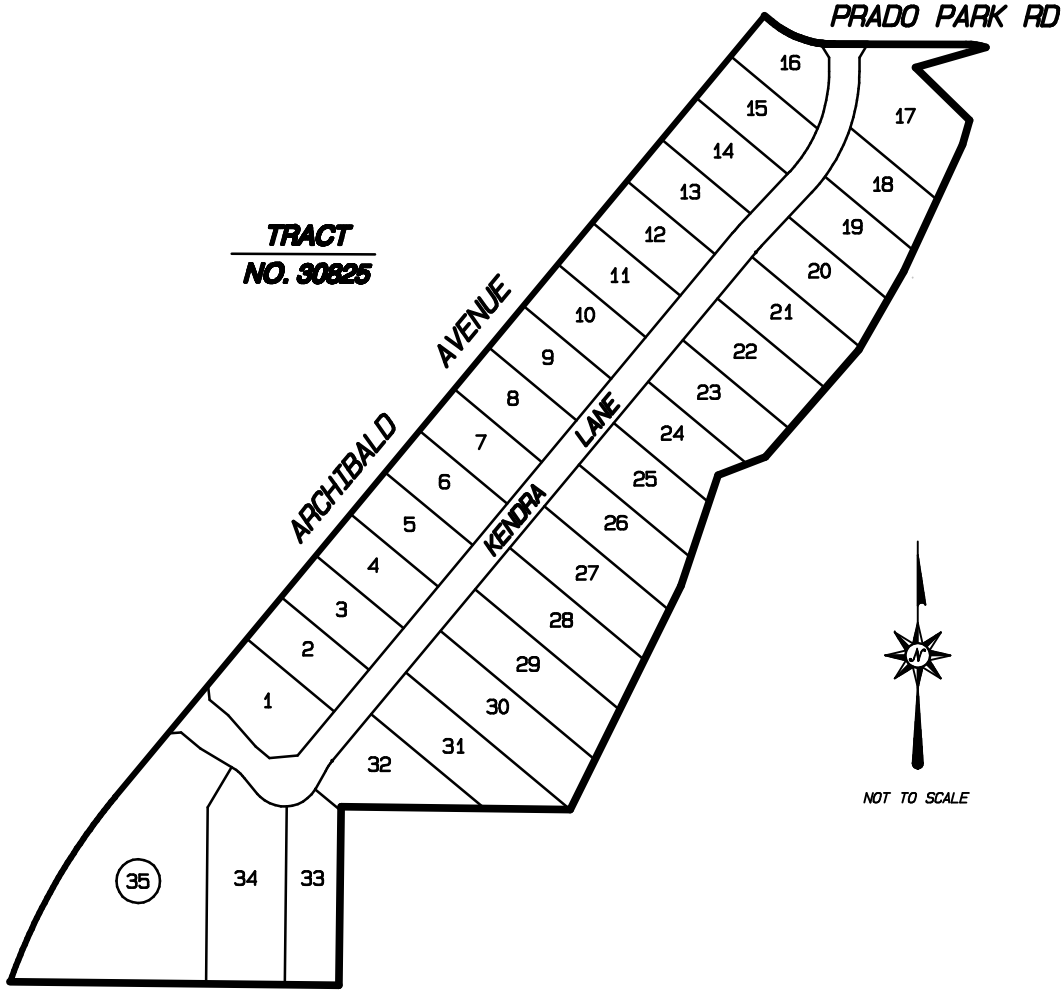
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 41, ZONE PP. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 42, ZONE QQ, TRACT NO. 30825
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND

50 LOT NUMBER

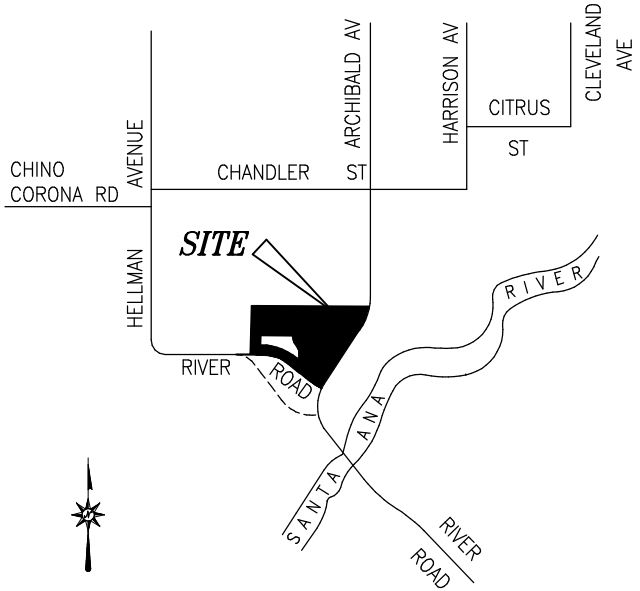
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 42, ZONE QQ. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3–44

ANNEXATION NO. 43, ZONE RR, TRACT NO. 30913
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

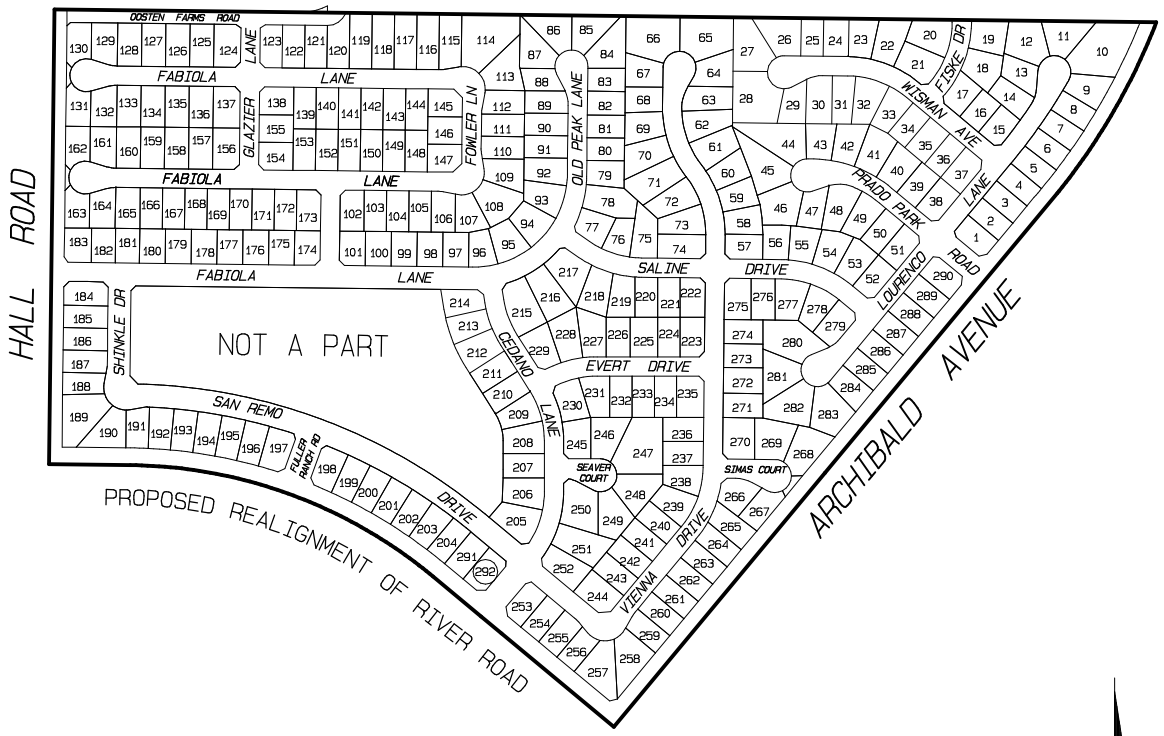
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 30913



LEGEND

50 LOT NUMBER

BOUNDARY

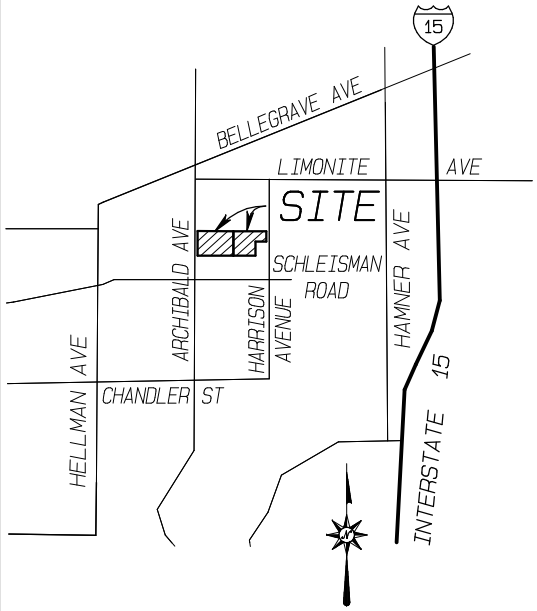
NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 43, ZONE RR. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

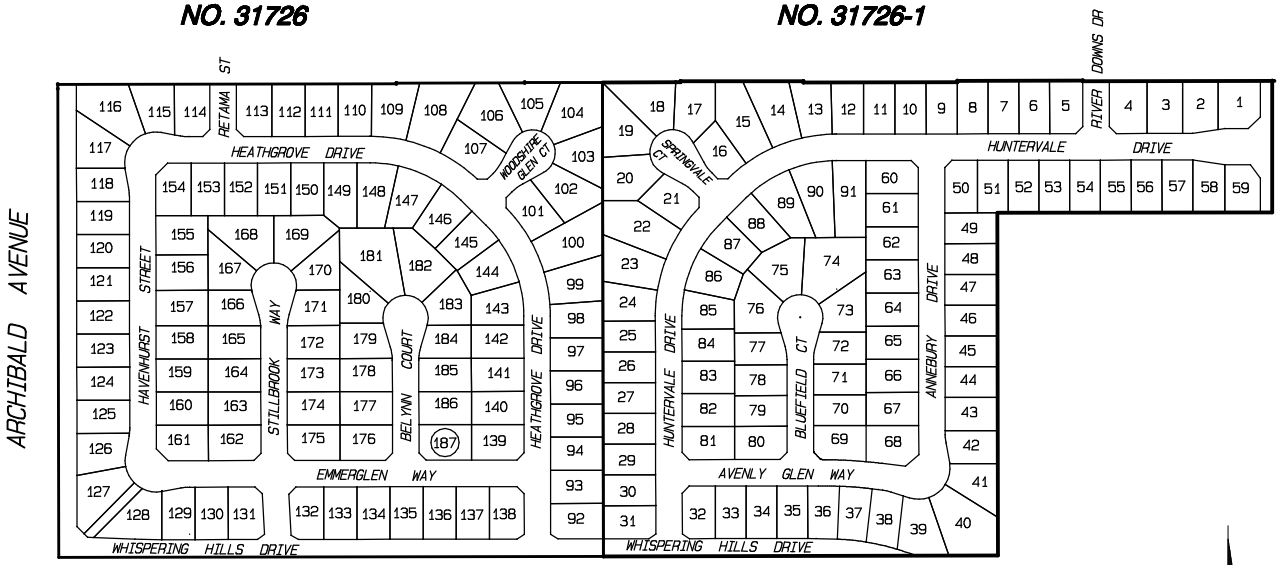
FIGURE 3-45

ANNEXATION NO. 44, ZONE SS, TRACT NO. 31726
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND

50 LOT NUMBER

BOUNDARY

NOT TO SCALE

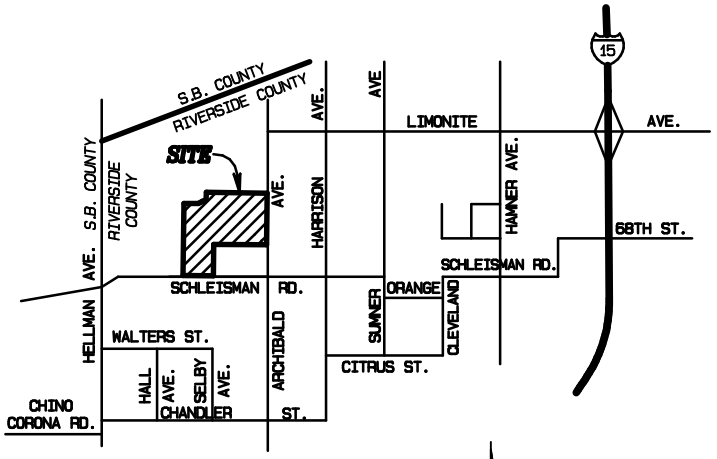
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 44, ZONE SS. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ALBERT A. WEBB ASSOCIATES

FIGURE 3-46

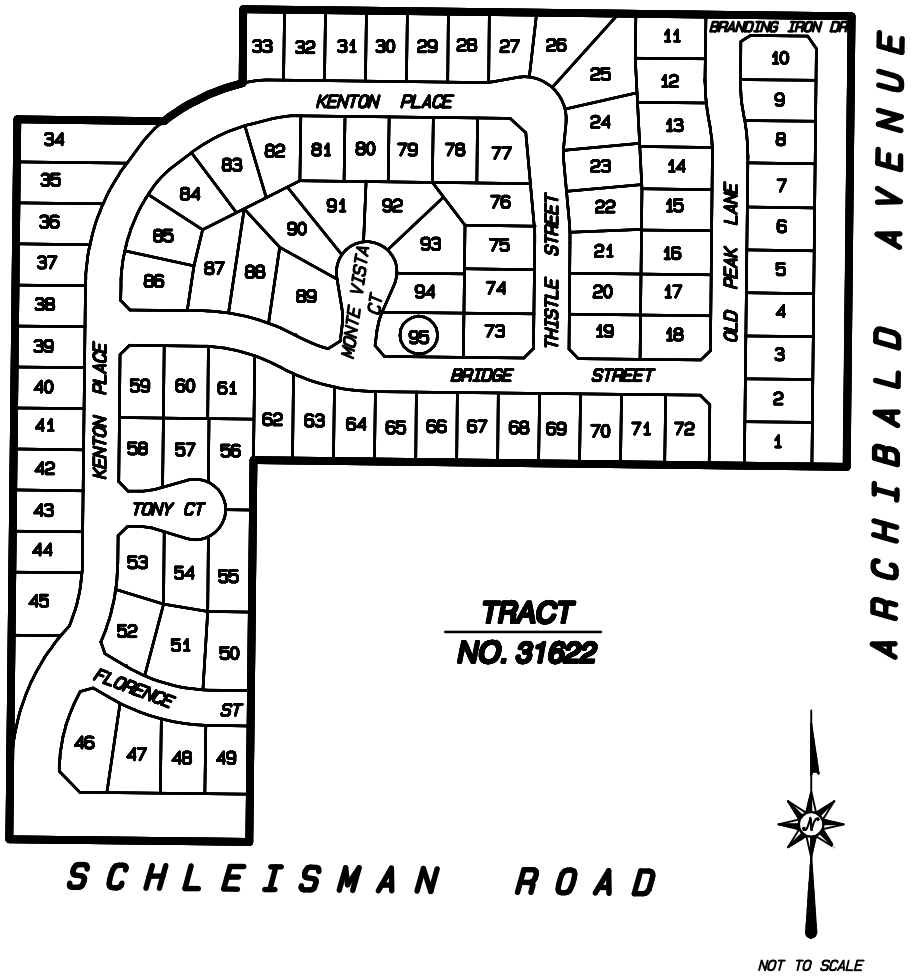
ANNEXATION NO. 45, ZONE TT, TRACT NO. 31622
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

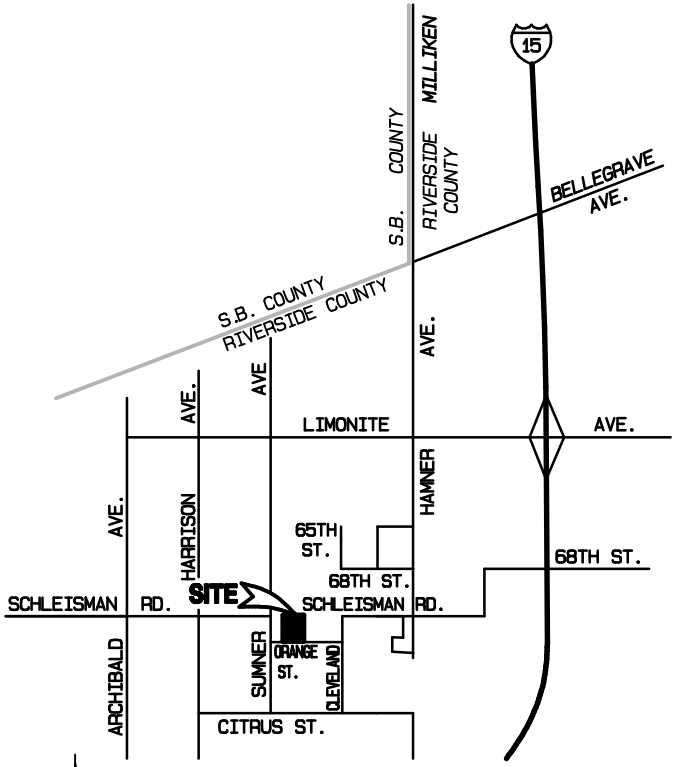
50 LOT NUMBER

BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 45, ZONE TT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

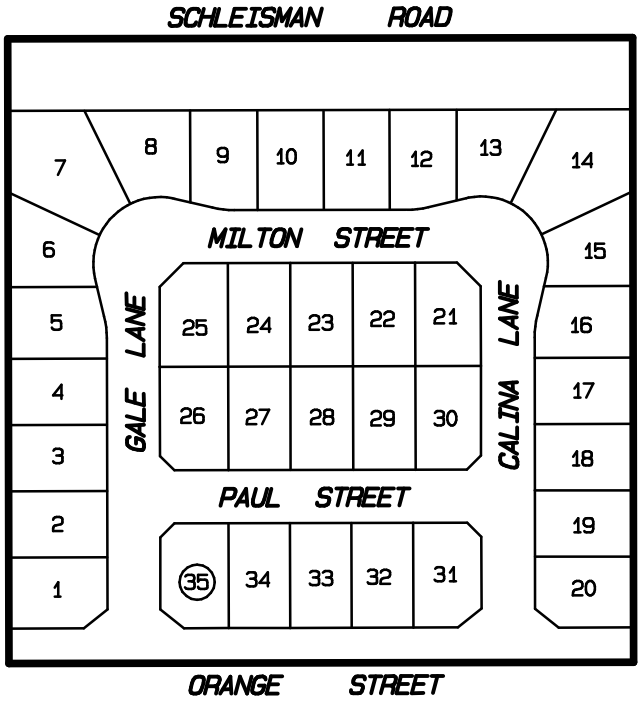
ANNEXATION NO. 46, ZONE UU, TRACT NO. 32125
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

50 LOT NUMBER

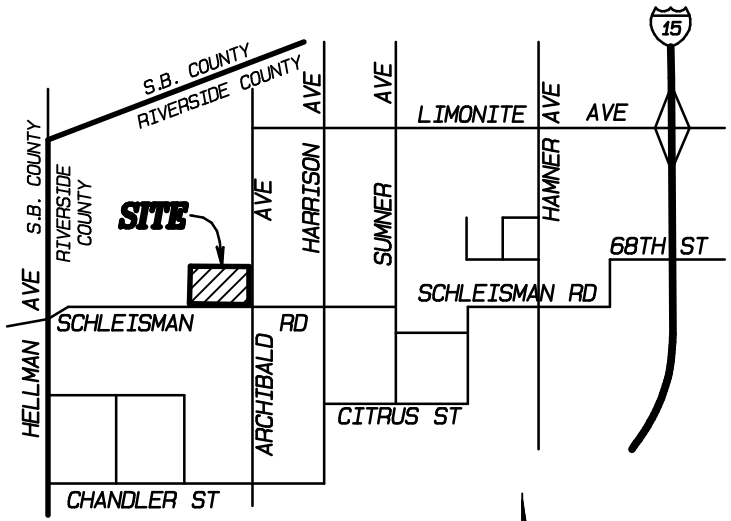
BOUNDARY

NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 46, ZONE UU. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ALBERT A. WEBB ASSOCIATES

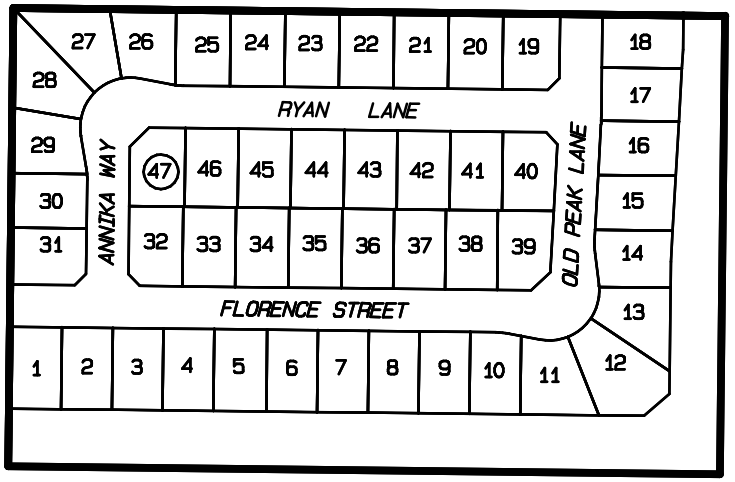
ANNEXATION NO. 47, ZONE V V, TRACT NO. 31931
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31931



NOT TO SCALE

LEGEND

50 LOT NUMBER

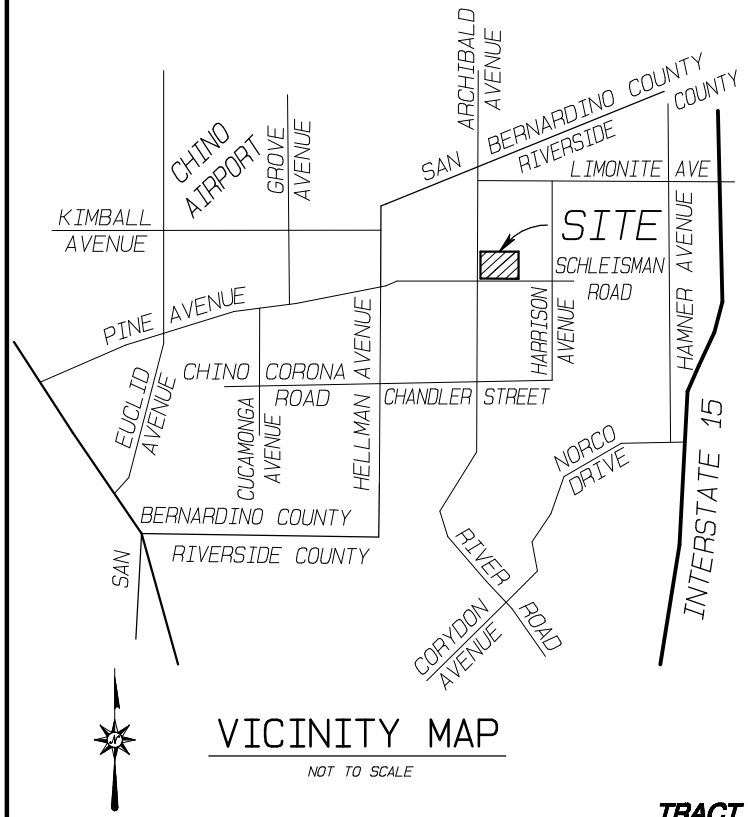
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 47, ZONE VV. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-49

ANNEXATION NO. 48, ZONE WW, TRACT NO. 31492
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

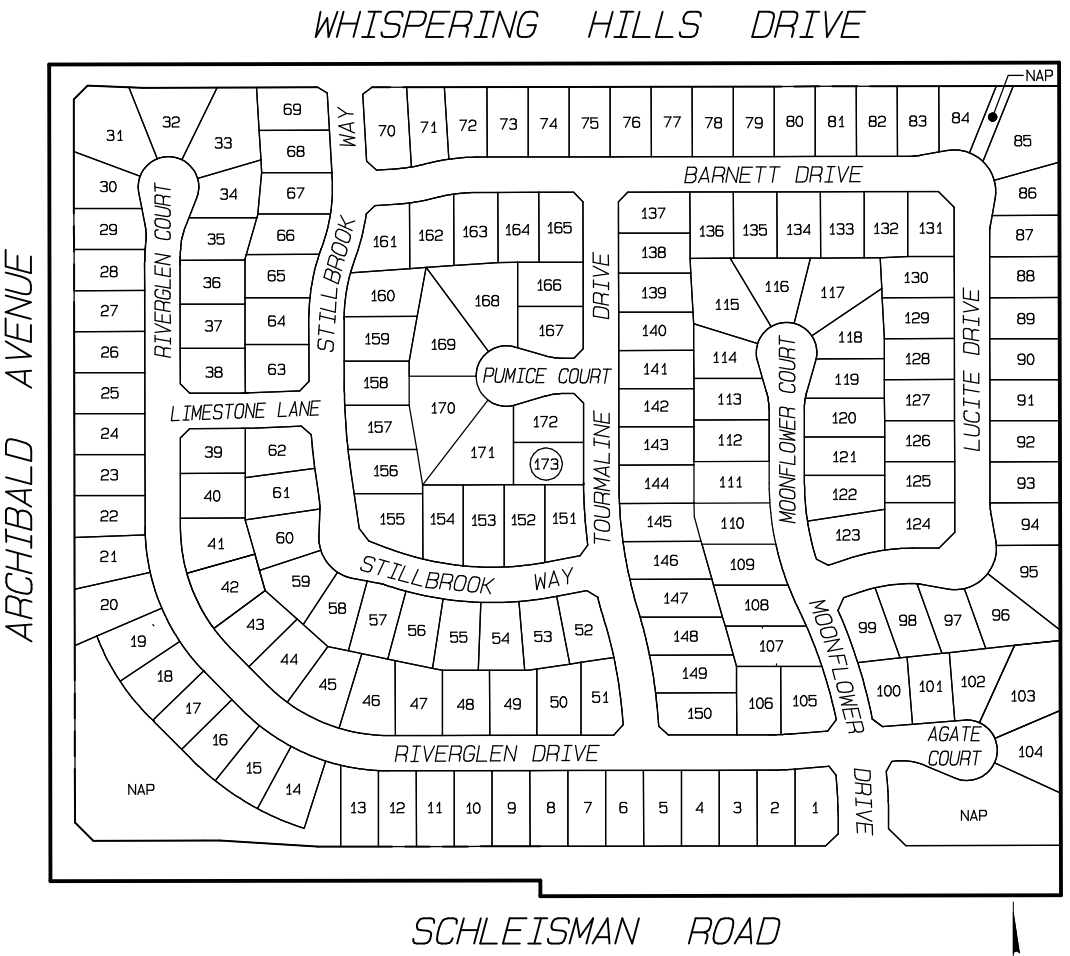
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

TRACT NO. 31492



LEGEND

50 LOT NUMBER

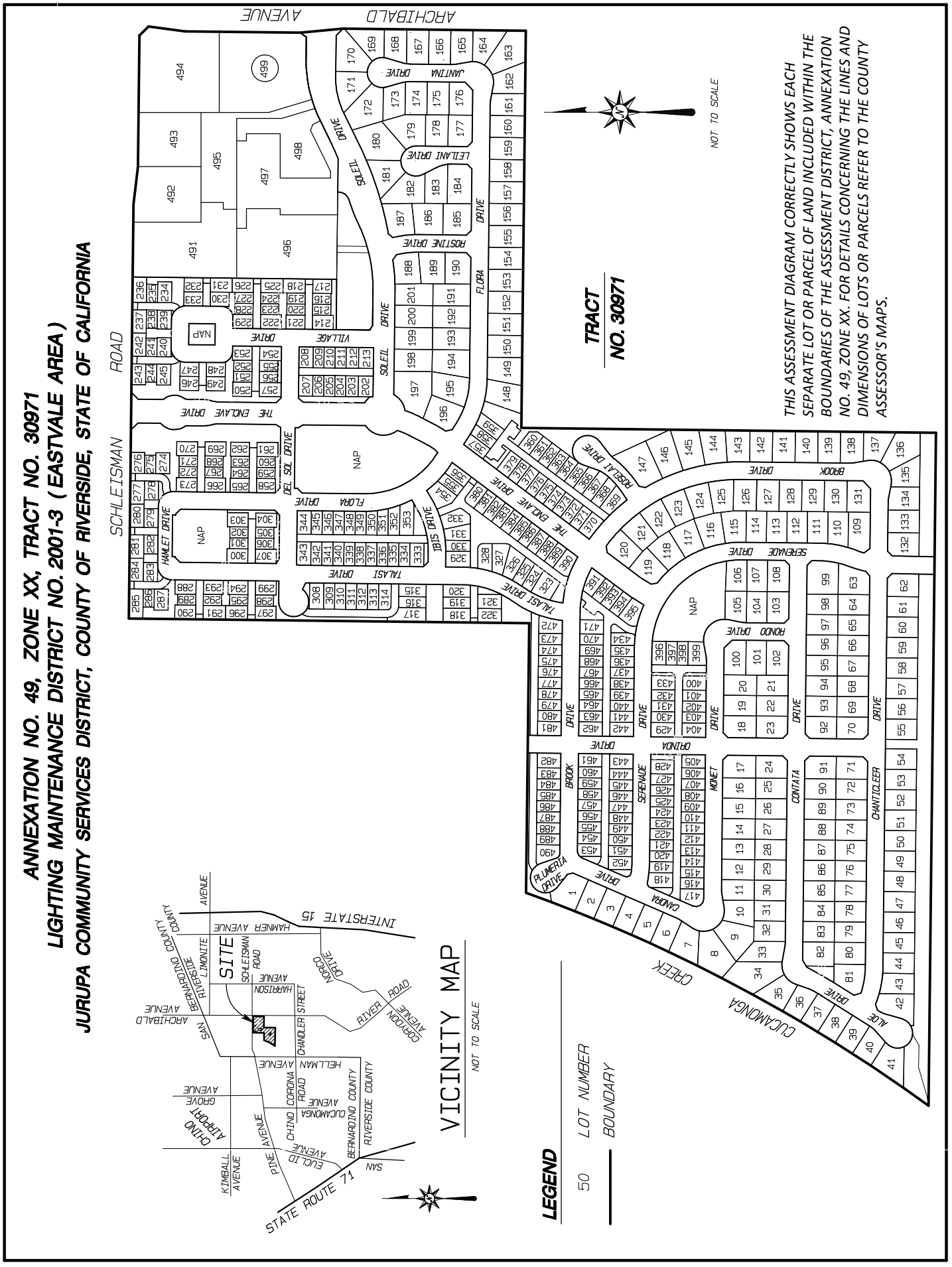
BOUNDARY

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 48, ZONE WW. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

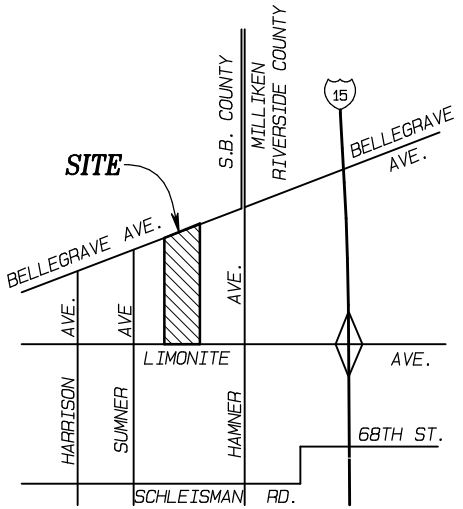
NOT TO SCALE

FIGURE 3-50

FIGURE 3-51


ANNEXATION NO. 49, ZONE XX, TRACT NO. 30971
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT NO. 30971
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 49, ZONE XX. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.
NOT TO SCALE
VICINITY MAP
NOT TO SCALE
SITE
INTERSTATE 15
STATE ROUTE 71
SCHLEISMAN ROAD
ARCHIBALD AVENUE
CUCAMONGA CREEK
LEGEND
50 LOT NUMBER
BOUNDARY

ANNEXATION NO. 50, ZONE YY, TRACT NO. 31252
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

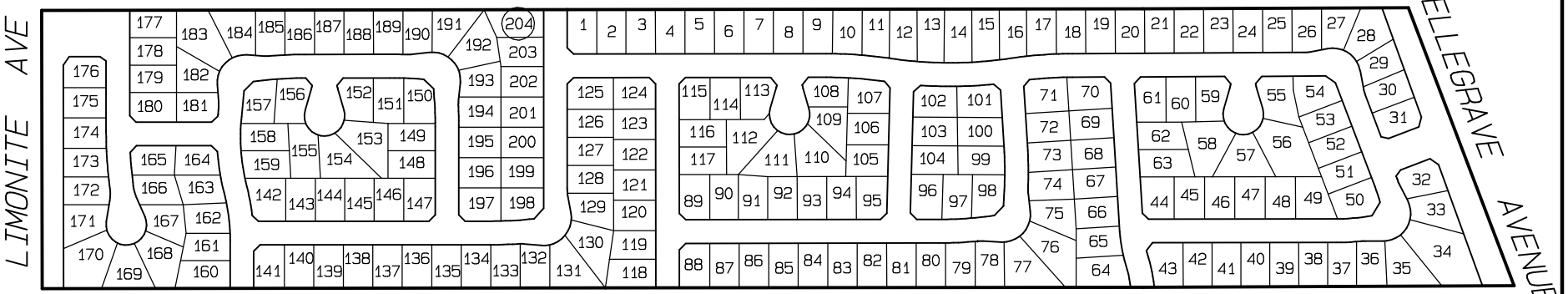
NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY

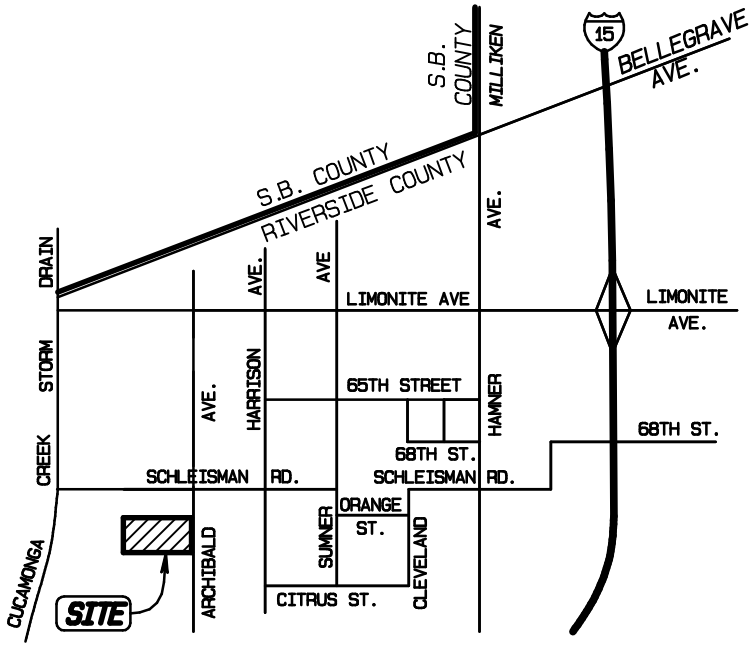
TRACT NO. 31252



NOT TO SCALE

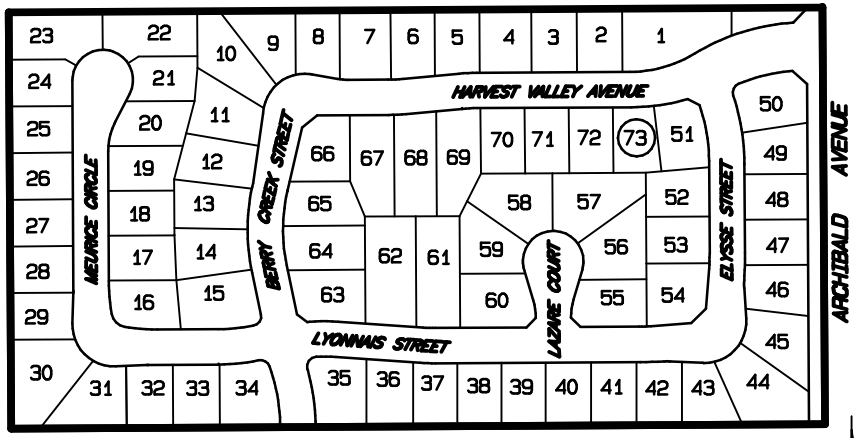
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 50, ZONE YY. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 51, ZONE ZZ, TRACT NO. 30696
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TRACT NO. 30696



NOT TO SCALE

LEGEND

50 LOT NUMBER

BOUNDARY

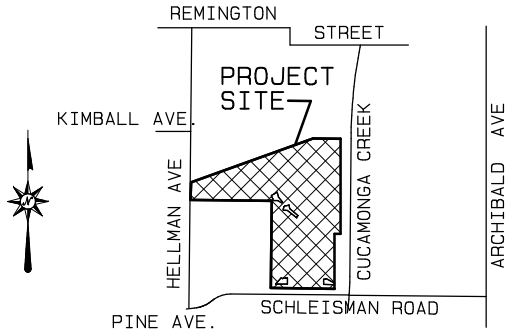
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 51, ZONE ZZ. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 52, ZONE AAA, TRACT NO. 31309
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

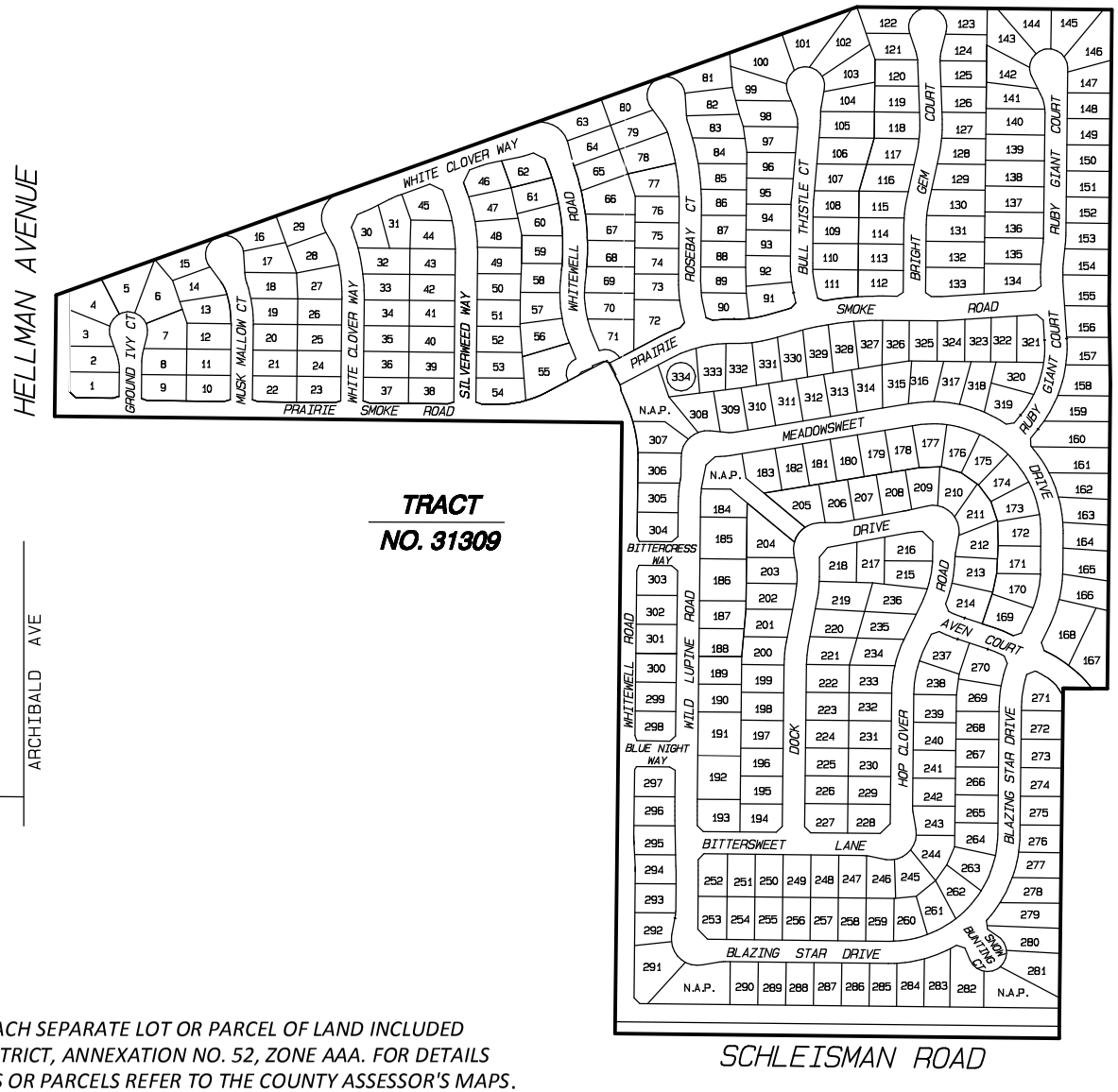
50 LOT NUMBER

BOUNDARY



VICINITY MAP

NOT TO SCALE



NOT TO SCALE

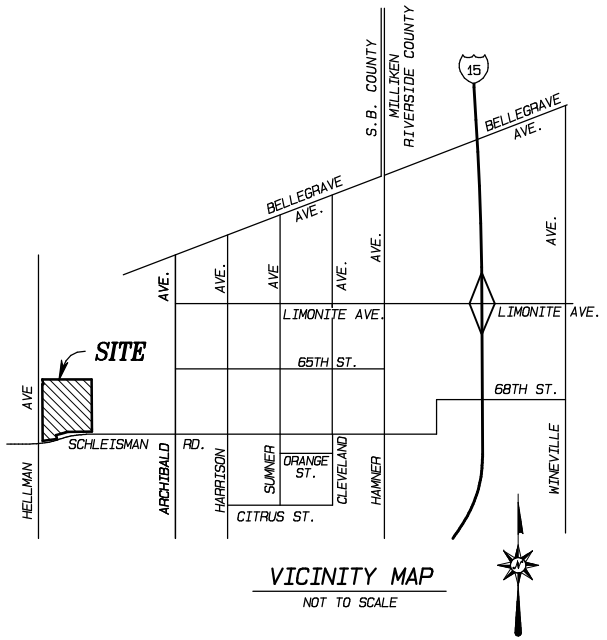
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 52, ZONE AAA. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 53, ZONE BBB, TRACT NO. 32491
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

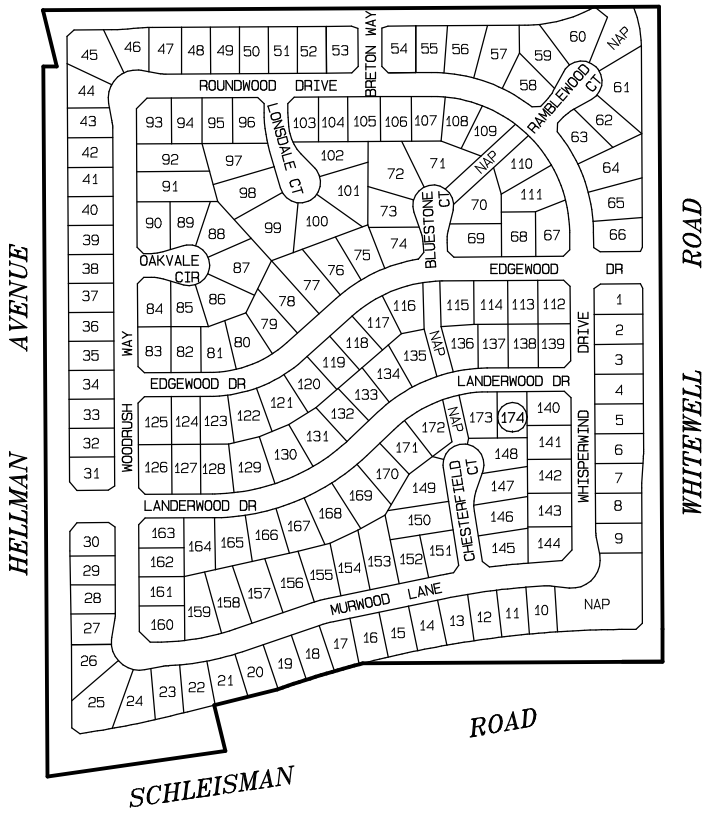
50 LOT NUMBER

BOUNDARY



VICINITY MAP
NOT TO SCALE

TRACT NO. 32491



NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 53, ZONE BBB. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

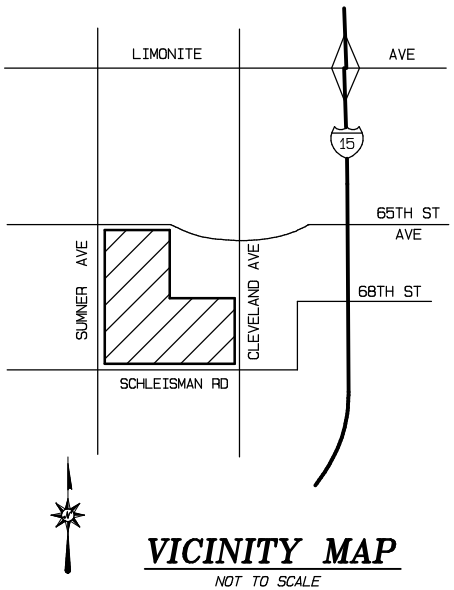
FIGURE 3-55

ANNEXATION NO. 54, ZONE CCC, TRACT NO. 30931
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

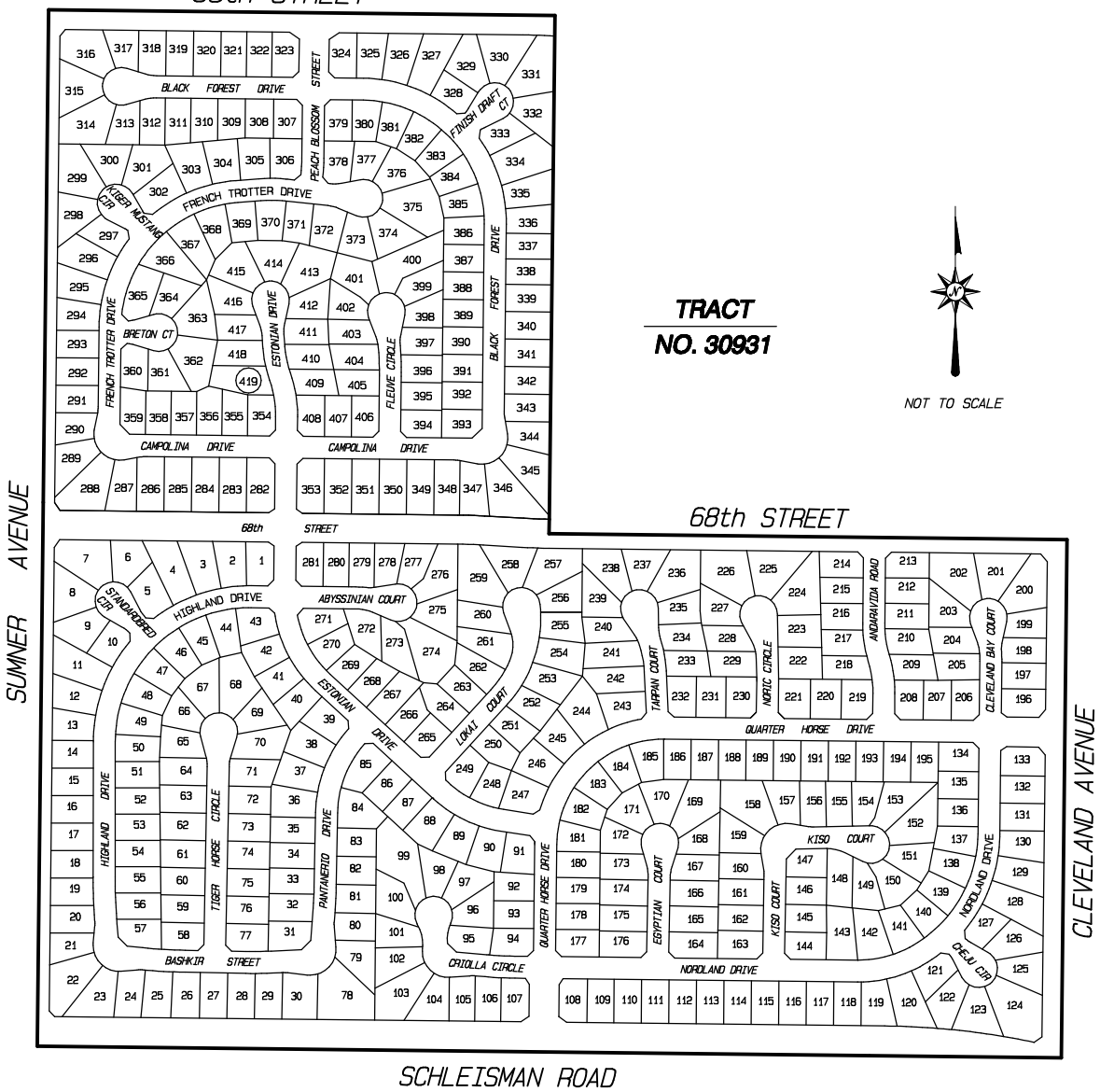
50 LOT NUMBER

BOUNDARY



VICINITY MAP

NOT TO SCALE



TRACT NO. 30931

NOT TO SCALE

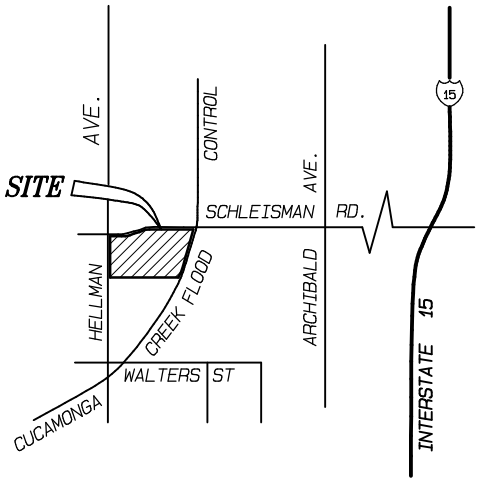
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 54, ZONE CCC. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 55, ZONE DDD, TRACT NO. 31826
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

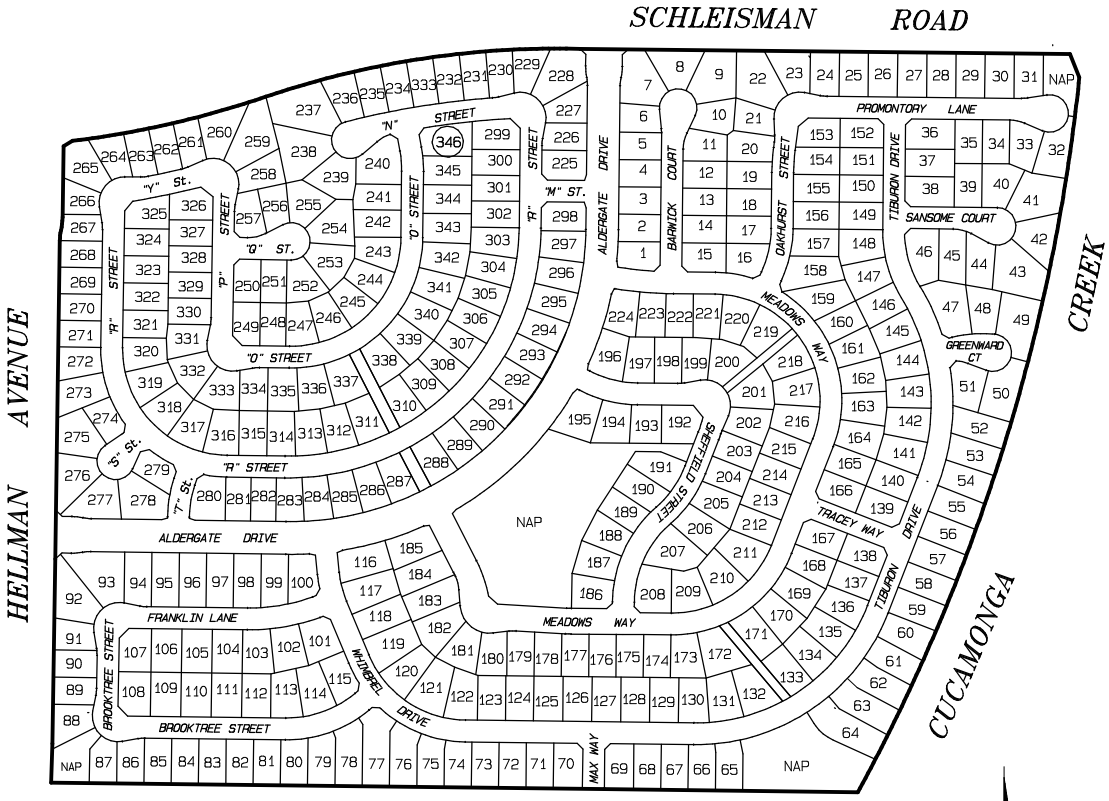
50 LOT NUMBER

BOUNDARY



VICINITY MAP

NOT TO SCALE



TRACT NO. 31826

NOT TO SCALE

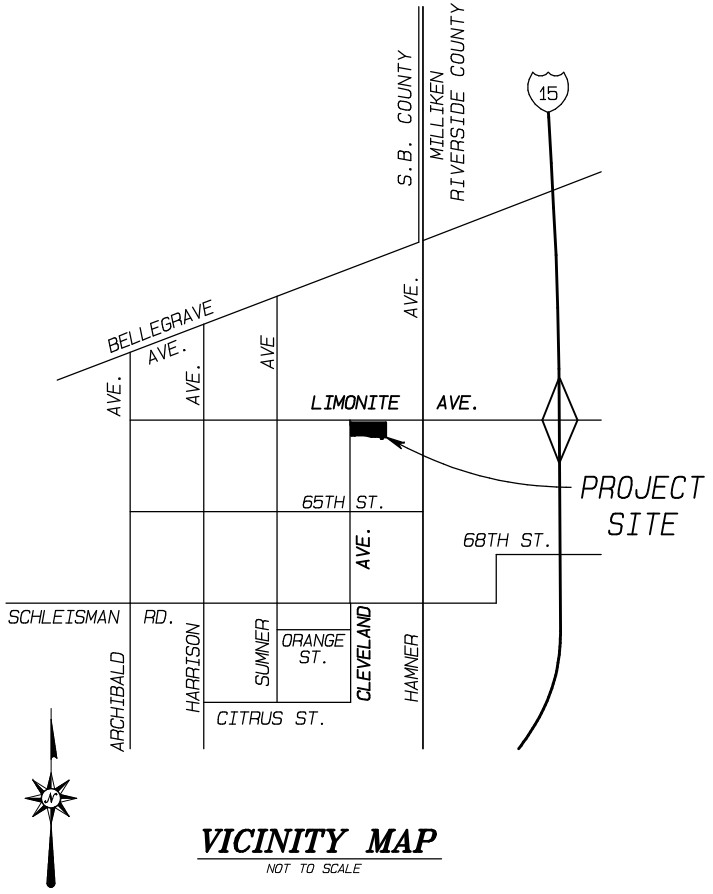
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 55, ZONE DDD. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 56, ZONE EEE, TRACT NO. 28943
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LEGEND

50 LOT NUMBER

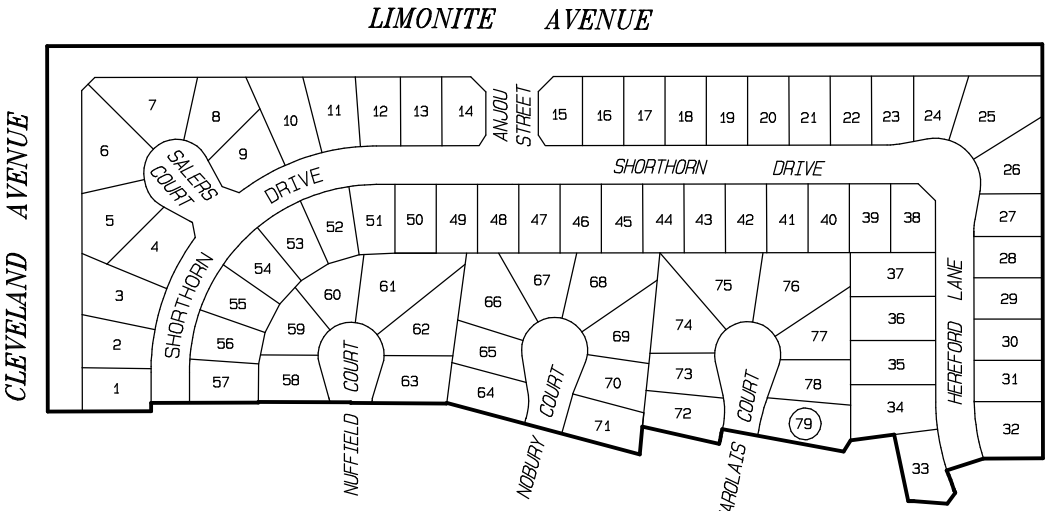
BOUNDARY



VICINITY MAP

NOT TO SCALE

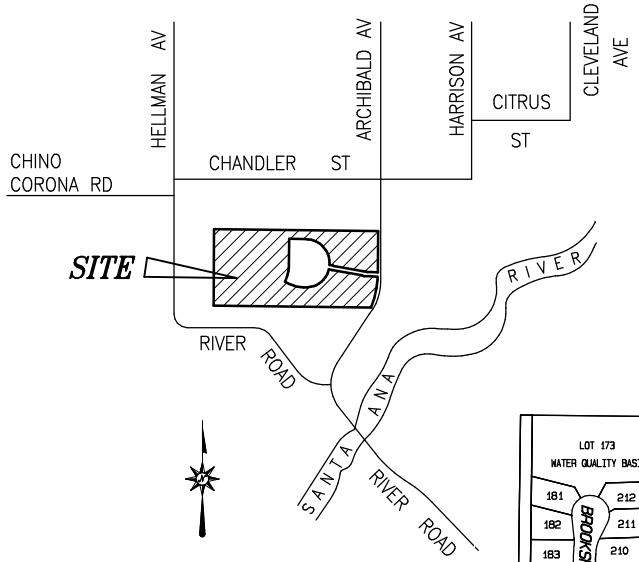
TRACT NO. 28943



NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 56, ZONE EEE. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 57, ZONE FFF, TRACT NOS. 31961 & 31643
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

NOT TO SCALE

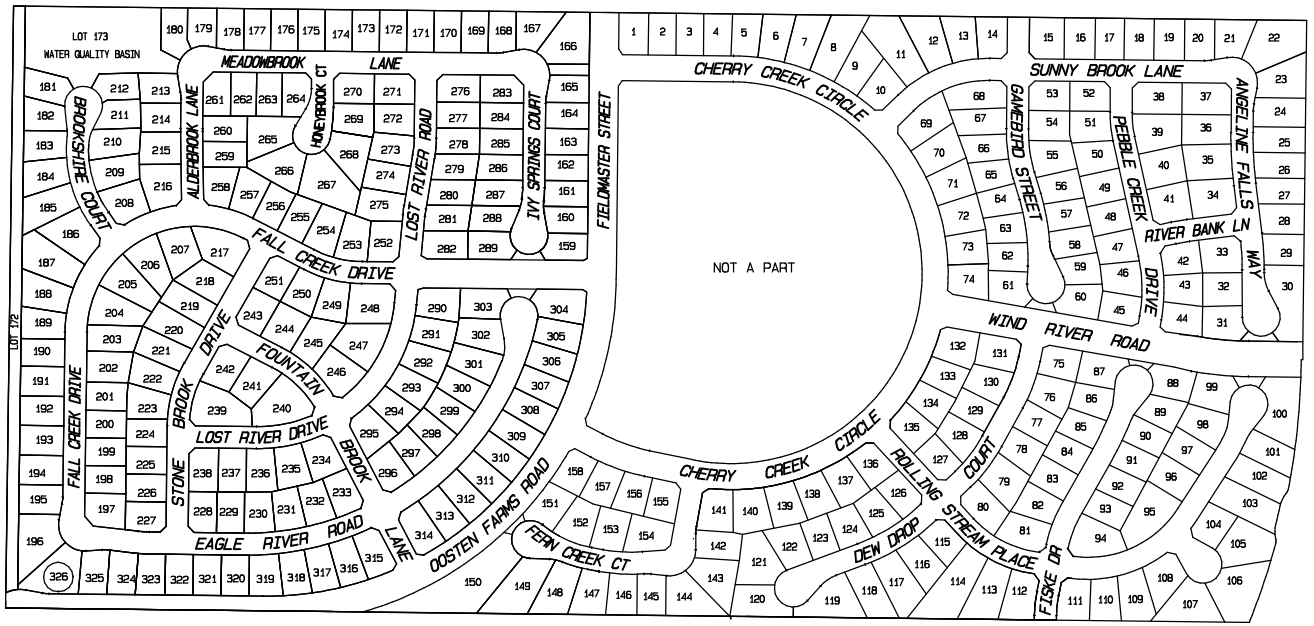
LEGEND

50 LOT NUMBER

BOUNDARY

TRACT

NO. 31961 & 31643



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 57, ZONE FFF. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 58, ZONE GGG, TRACT NO. 31406
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

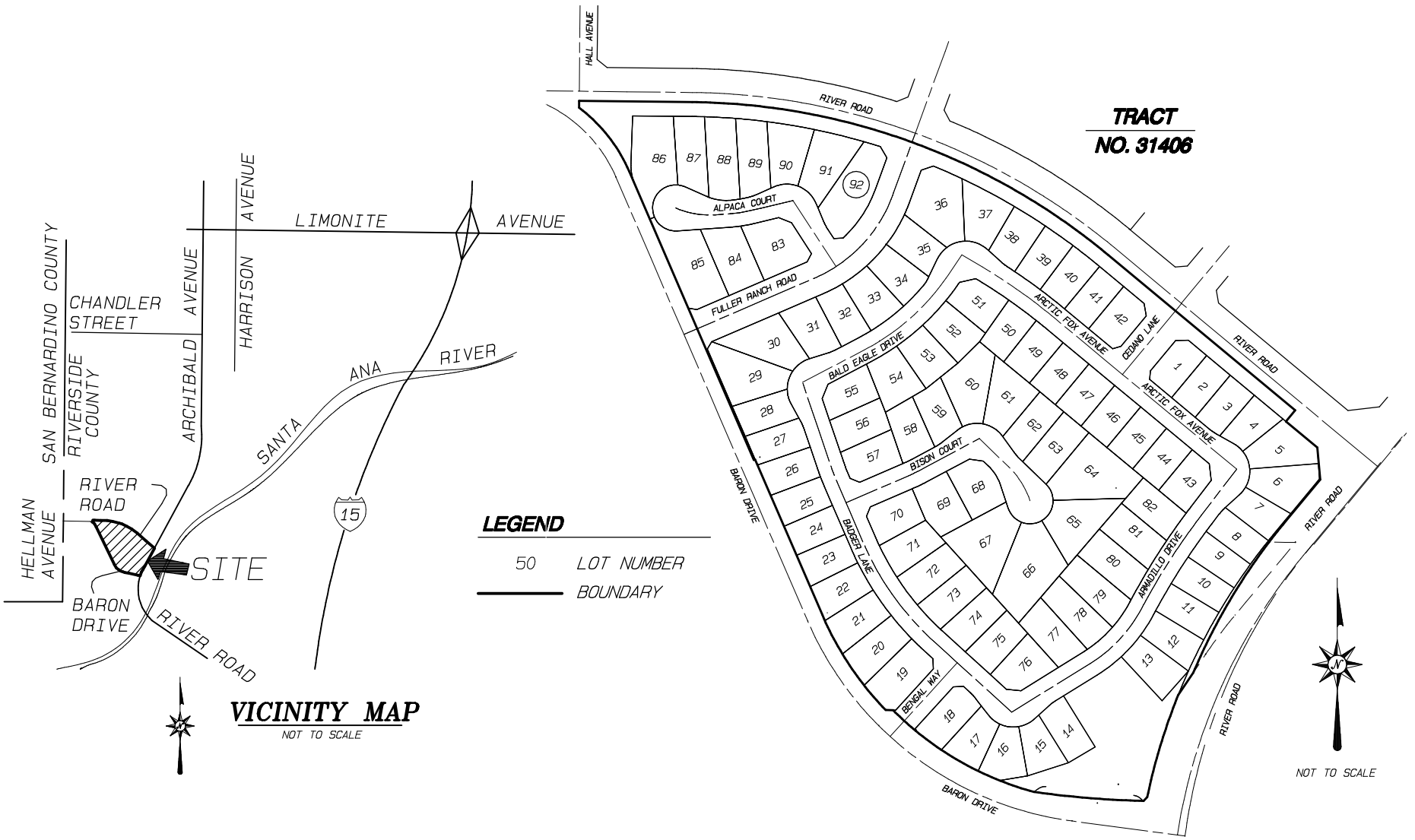
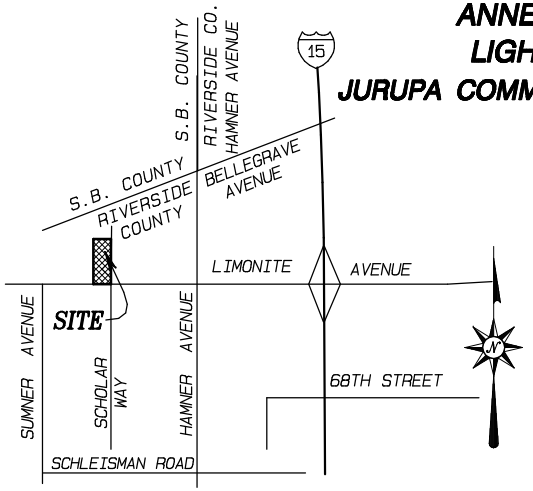


FIGURE 3-60

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT, ANNEXATION NO. 58, ZONE GGG. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 59, ZONE HHH, TRACT NOS. 32821 AND 32821-1
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



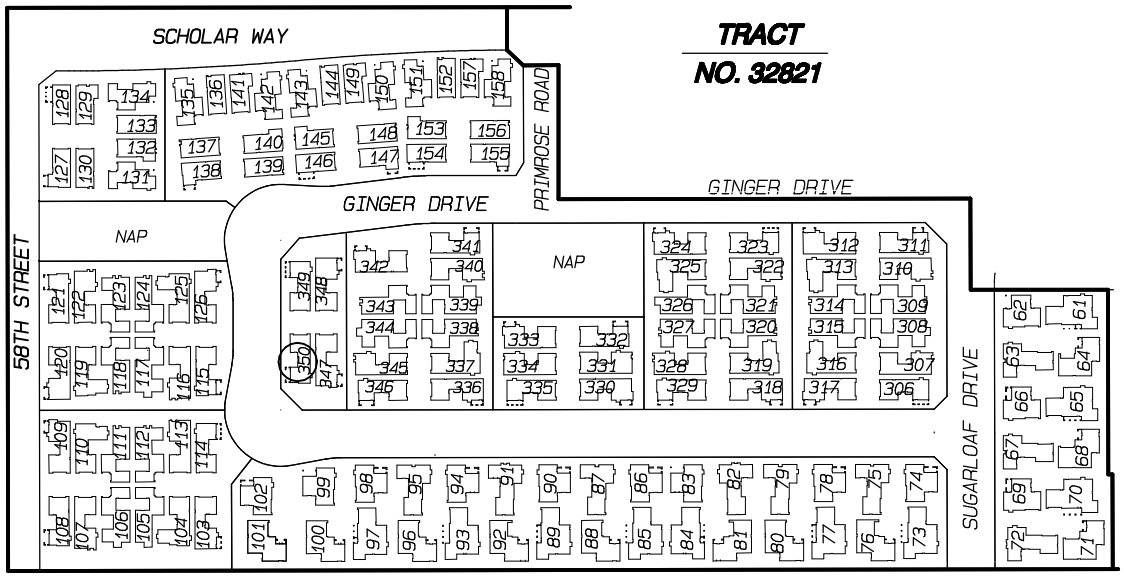
VICINITY MAP

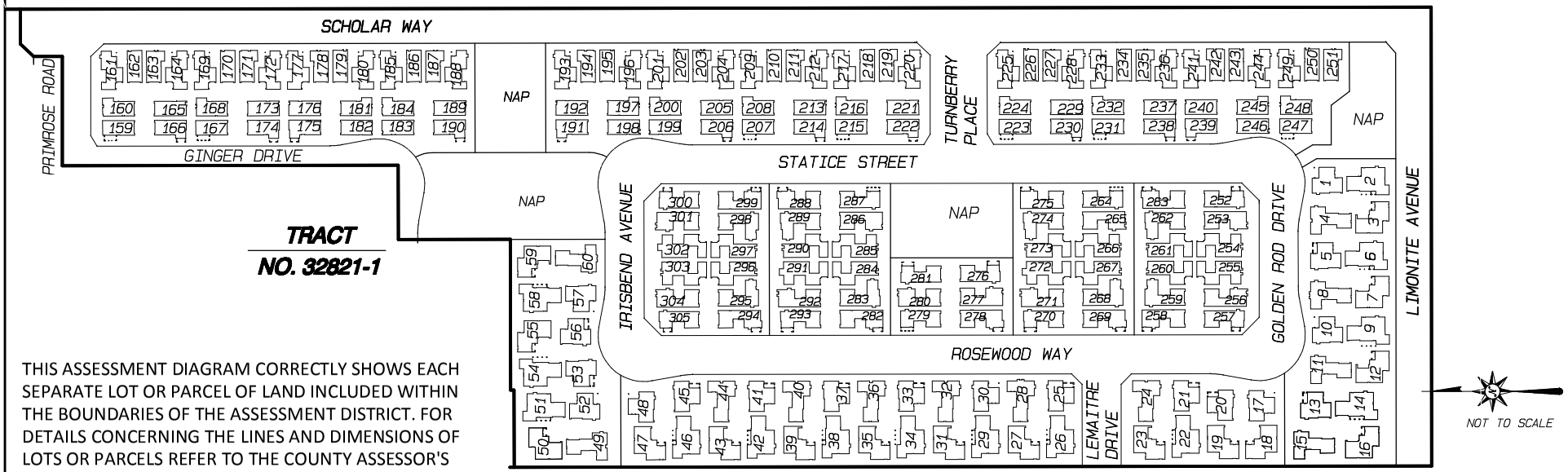
NOT TO SCALE

LEGEND

50 LOT NUMBER

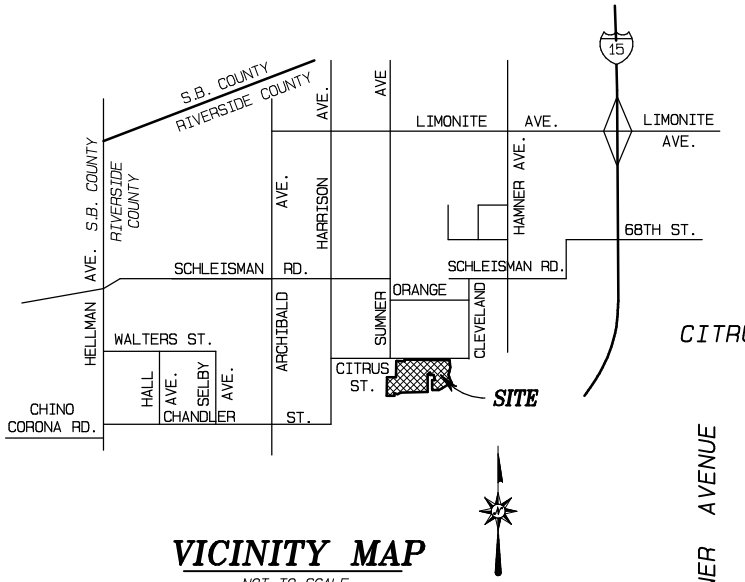
BOUNDARY





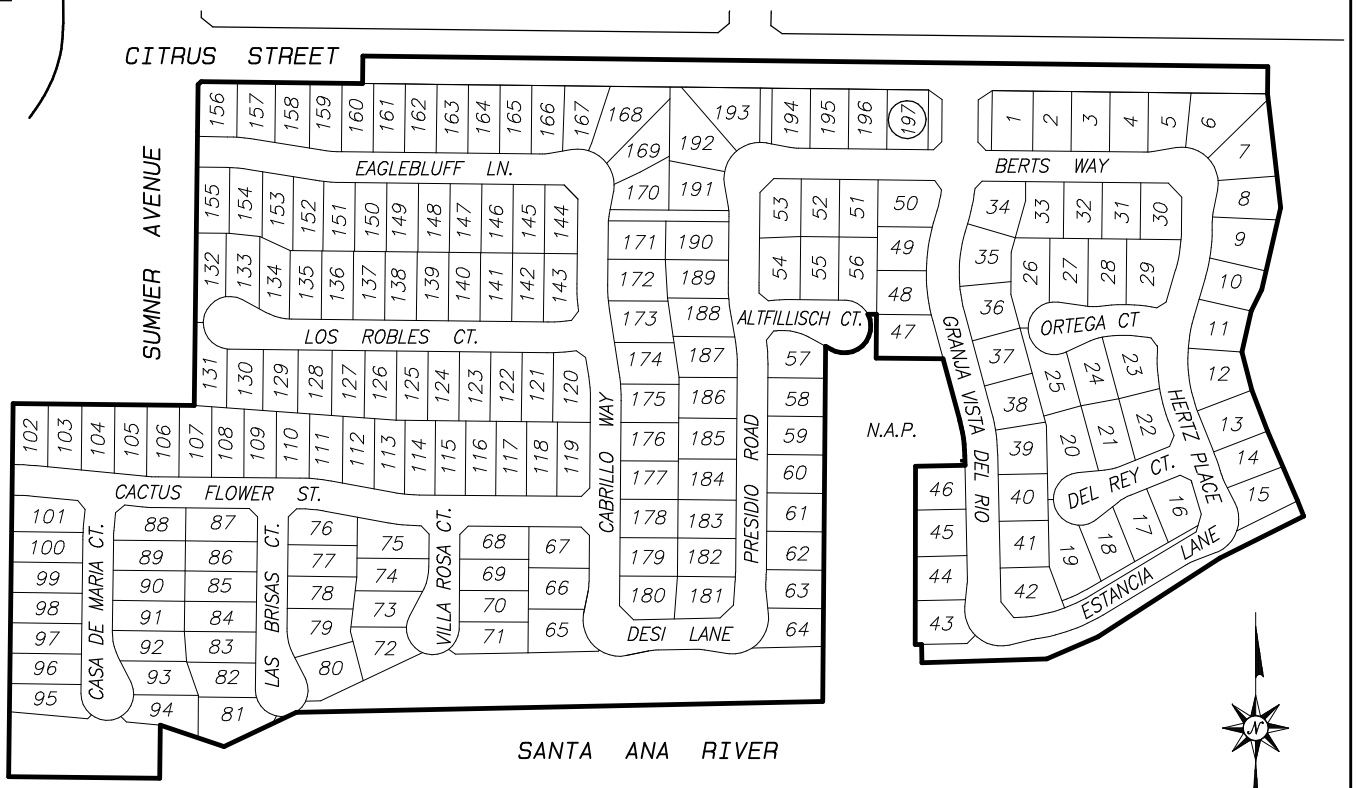
THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 60, ZONE III, TRACT NO. 36382
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

TRACT NO. 36382

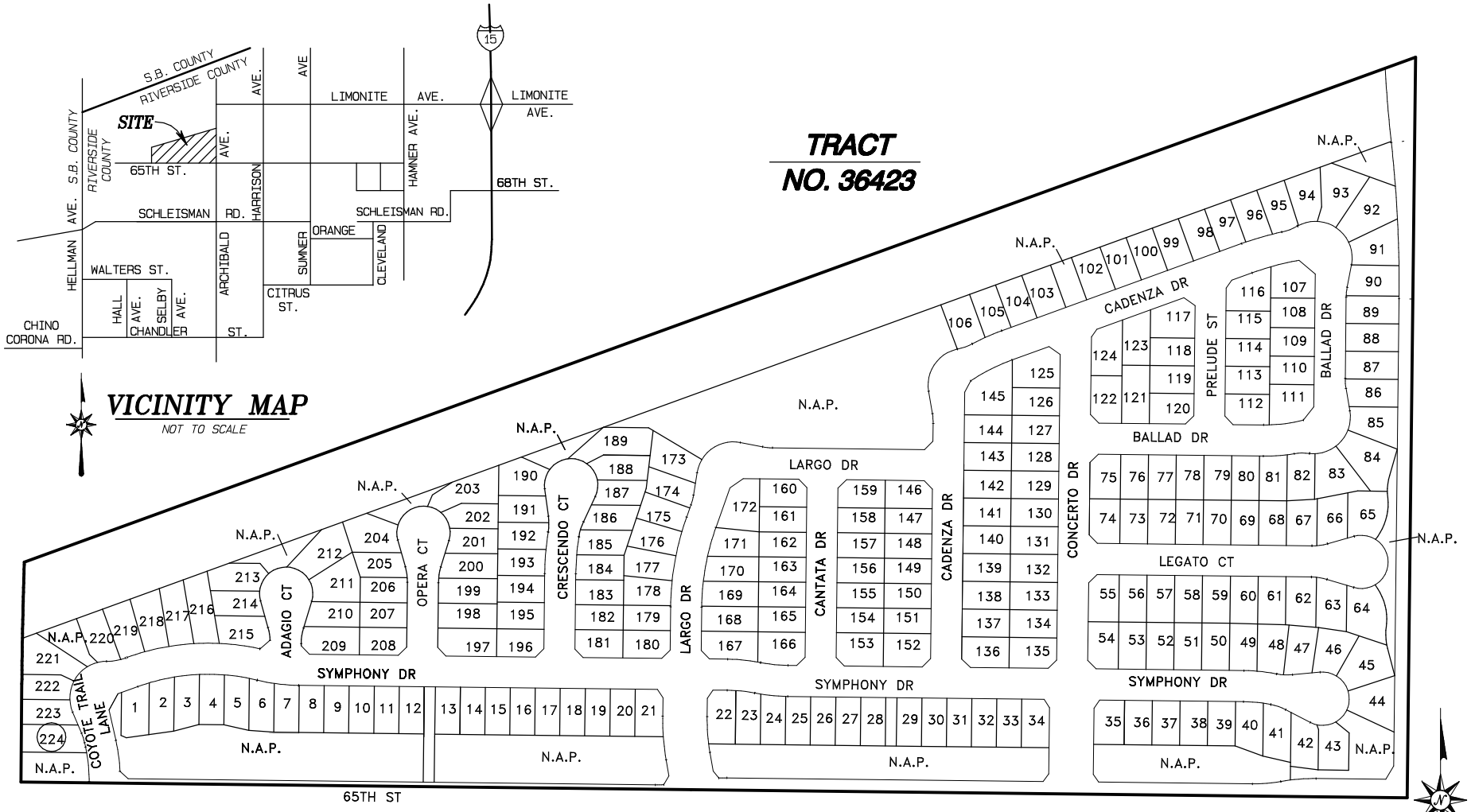


NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-62

ANNEXATION NO. 61, ZONE JJJ, TRACT NO. 36423
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

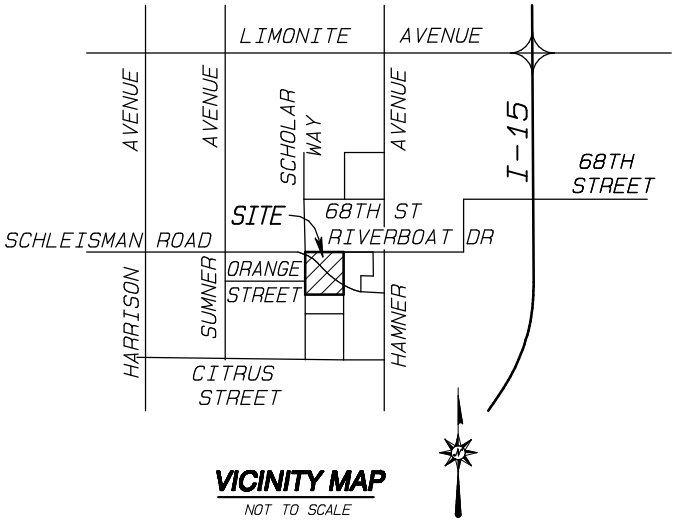


THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 62, ZONE LLL, TRACT NO. 34014
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)

JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 34014

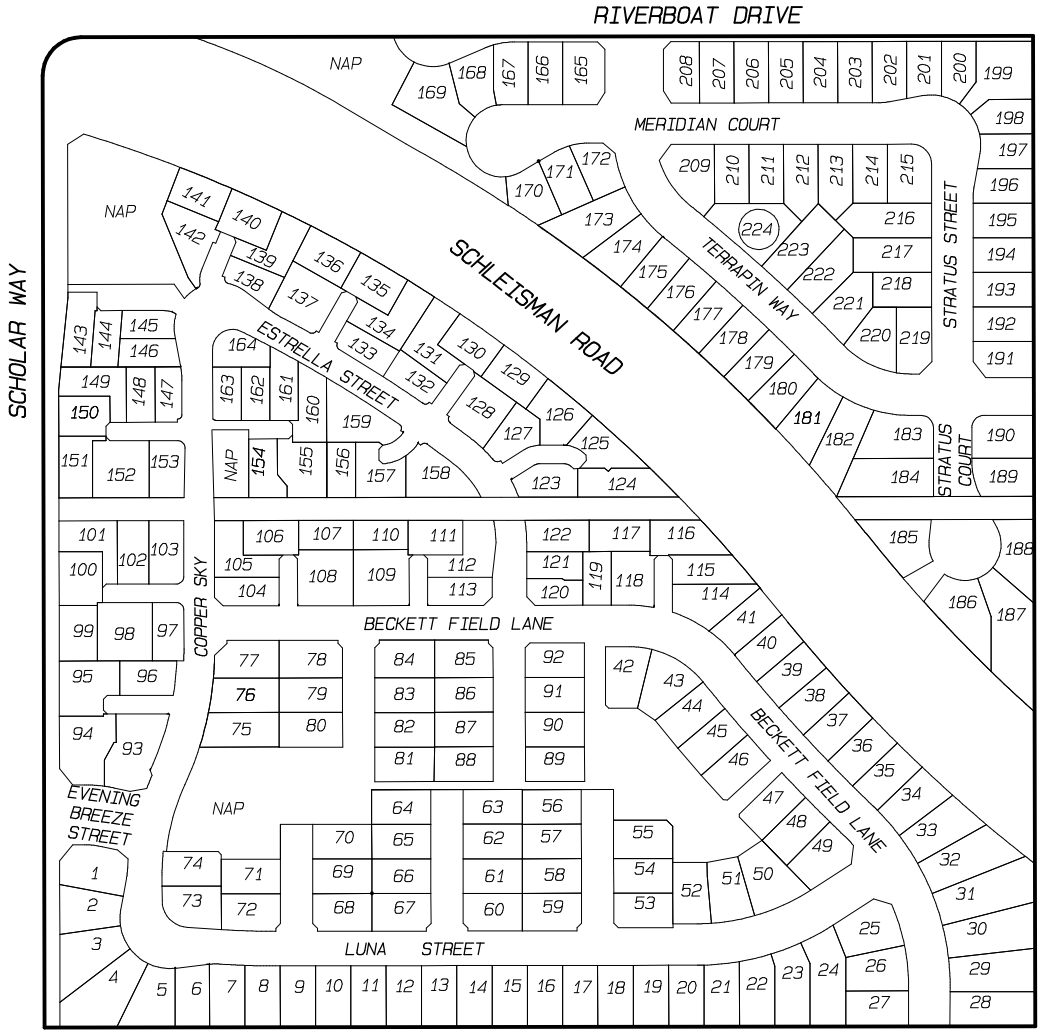


VICINITY MAP
NOT TO SCALE

LEGEND

50 LOT NUMBER

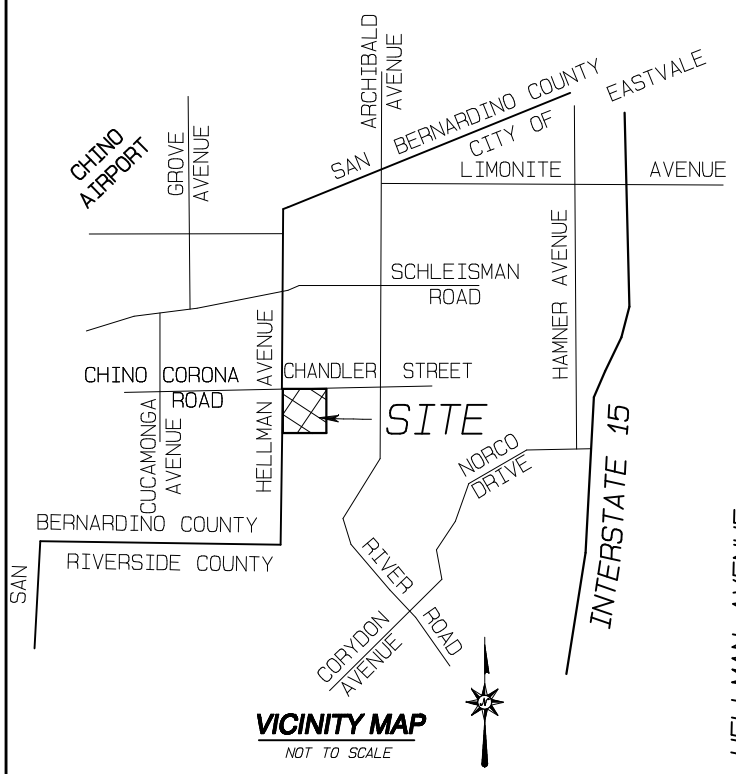
BOUNDARY



NOT TO SCALE

THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

ANNEXATION NO. 63, ZONE MMM, TRACT NO. 29997
LIGHTING MAINTENANCE DISTRICT NO. 2001-3 (EASTVALE AREA)
JURUPA COMMUNITY SERVICES DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

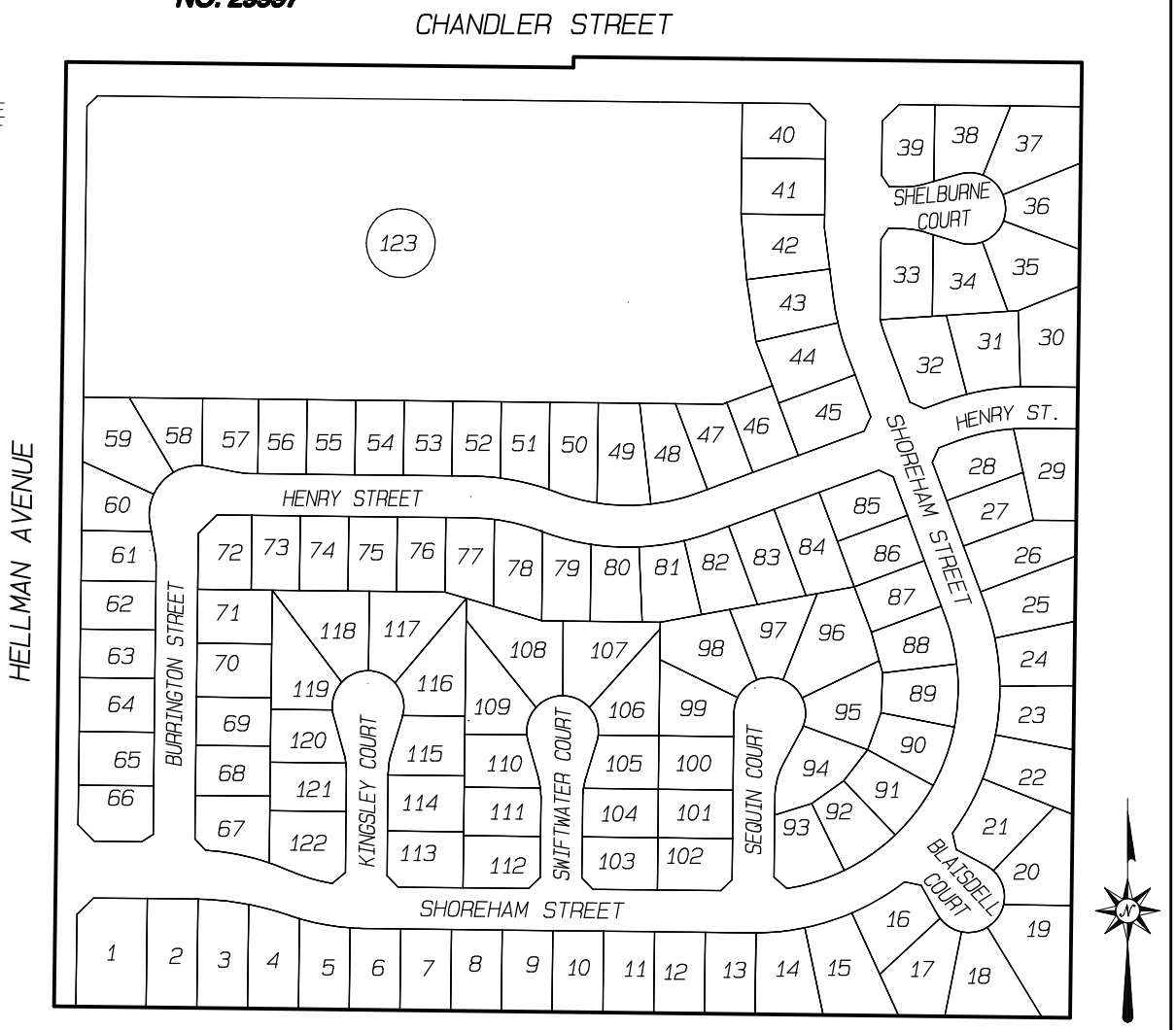


LEGEND

50 LOT NUMBER

BOUNDARY

TRACT NO. 29997



THIS ASSESSMENT DIAGRAM CORRECTLY SHOWS EACH SEPARATE LOT OR PARCEL OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE ASSESSMENT DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY ASSESSOR'S MAPS.

FIGURE 3-65

APPENDIX C – ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel within the Districts, shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of Assessor's parcels assessed within the Districts for Fiscal Year 2025/26, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County), dedicated public easements, open space areas and rights-of-way including public greenbelts and parkways, utility rights-of-way, common areas, landlocked parcels, small parcels vacated by the County, bifurcated lots and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore, exempted from assessment.

City of Eastvale

Illumination District No. 2, Subarea 35

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-020-033		1.00	$5.00
156-020-036	3227 CORNERSTONE DR	1.00	5.00
156-020-038	3190 CORNERSTONE DR	1.00	5.00
156-020-039	3215 CORRIDOR DR	1.00	5.00
156-020-041	3245 CORRIDOR DR	1.00	5.00
156-020-042	3230 CORNERSTONE DR	1.00	5.00
156-020-045	3187 CORNERSTONE ST	1.00	5.00
156-020-047	3197 CORNERSTONE DR	1.00	5.00
8 Accounts			**$40.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

Illumination District No. 2, Subarea 42

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-040-087	3950 HAMNER AVE	1.00	$5.00
156-040-089	3900 HAMNER AVE	1.00	5.00
156-040-090	12460 RIVERSIDE AVE	1.00	5.00
3 Accounts			**$15.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

Illumination District No. 2, Subarea 46

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-050-019	4250 HAMNER AVE	1.00	$765.08
156-050-022	12510 MICRO DR	1.00	765.08
156-050-023	12455 HARVEST DR	1.00	765.08
156-050-025	4560 HAMNER AVE	1.00	765.08
4 Accounts			**$3,060.32**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

Illumination District No. 2, Subarea 49

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-040-058		1.00	$5.00
156-040-060	4000 HAMNER AVE	1.00	5.00
156-040-063	12400 RIVERSIDE DR	1.00	5.00
156-040-065	4000 HAMNER AVE	1.00	5.00
156-040-066	4150 HAMNER AVE	1.00	5.00
156-040-068		1.00	5.00
156-040-069		1.00	5.00
7 Accounts			**$35.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

Illumination District No. 2, Subarea 55

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-510-005	4740 HAMNER AVE	1.00	$355.04
1 Accounts			**$355.04**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-1, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-030-038	12471 RIVERSIDE AVE	1.00	$1,224.20
1 Accounts			**$1,224.20**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-1, Zone S

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
156-030-039	3768 MILLIKEN AVE	1.00	$545.38
156-030-040	12481 RIVERSIDE DR	1.00	545.38
156-030-041	3788 MILLIKEN AVE	1.00	545.38
3 Accounts			**$1,636.14**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-160-001	12482 FEATHER DR	1.00	$5.00
152-160-002	12492 FEATHER DR	1.00	5.00
152-160-003	12502 FEATHER DR	1.00	5.00
152-160-004	12512 FEATHER DR	1.00	5.00
152-160-005	12522 FEATHER DR	1.00	5.00
152-160-006	7019 OHIO RIVER DR	1.00	5.00
152-160-007	7029 OHIO RIVER DR	1.00	5.00
152-160-008	7039 OHIO RIVER DR	1.00	5.00
152-160-009	7049 OHIO RIVER DR	1.00	5.00
152-160-010	7059 OHIO RIVER DR	1.00	5.00
152-160-011	7069 OHIO RIVER DR	1.00	5.00
152-160-012	7079 OHIO RIVER DR	1.00	5.00
152-160-013	7089 OHIO RIVER DR	1.00	5.00
152-160-014	7086 MACKINAW CT	1.00	5.00
152-160-015	7076 MACKINAW CT	1.00	5.00
152-160-016	7066 MACKINAW CT	1.00	5.00
152-160-017	7056 MACKINAW CT	1.00	5.00
152-160-018	7046 MACKINAW CT	1.00	5.00
152-160-019	7036 MACKINAW CT	1.00	5.00
152-160-020	7026 MACKINAW CT	1.00	5.00
152-160-021	7016 MACKINAW CT	1.00	5.00
152-160-022	7006 MACKINAW CT	1.00	5.00
152-160-023	7001 MACKINAW CT	1.00	5.00
152-160-024	7011 MACKINAW CT	1.00	5.00
152-160-025	7021 MACKINAW CT	1.00	5.00
152-160-026	7031 MACKINAW CT	1.00	5.00
152-160-027	7041 MACKINAW CT	1.00	5.00
152-160-028	7051 MACKINAW CT	1.00	5.00
152-160-029	7061 MACKINAW CT	1.00	5.00
152-160-030	7071 MACKINAW CT	1.00	5.00
152-160-031	7081 MACKINAW CT	1.00	5.00
152-160-032	7091 MACKINAW CT	1.00	5.00
152-160-033	7101 MACKINAW CT	1.00	5.00
152-160-034	7111 MACKINAW CT	1.00	5.00
152-160-035	7121 MACKINAW CT	1.00	5.00
152-160-036	7131 MACKINAW CT	1.00	5.00
152-161-001	7154 OHIO RIVER DR	1.00	5.00
152-161-002	7144 OHIO RIVER DR	1.00	5.00
152-161-003	7134 OHIO RIVER DR	1.00	5.00
152-161-004	7104 OHIO RIVER DR	1.00	5.00
152-161-005	7094 OHIO RIVER DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-161-006	7084 OHIO RIVER DR	1.00	5.00
152-161-007	7074 OHIO RIVER DR	1.00	5.00
152-161-008	7064 OHIO RIVER DR	1.00	5.00
152-161-009	7054 OHIO RIVER DR	1.00	5.00
152-161-010	7044 OHIO RIVER DR	1.00	5.00
152-161-011	7034 OHIO RIVER DR	1.00	5.00
152-161-012	12497 FEATHER DR	1.00	5.00
152-161-013	12487 FEATHER DR	1.00	5.00
152-161-014	7057 TENNESSEE RIVER CT	1.00	5.00
152-161-015	7067 TENNESSEE RIVER CT	1.00	5.00
152-161-016	7077 TENNESSEE RIVER CT	1.00	5.00
152-161-017	7087 TENNESSEE RIVER CT	1.00	5.00
152-161-018	7097 TENNESSEE RIVER CT	1.00	5.00
152-161-019	7117 TENNESSEE RIVER CT	1.00	5.00
152-161-020	7127 TENNESSEE RIVER CT	1.00	5.00
152-161-021	12488 MISSISSIPPI DR	1.00	5.00
152-161-022	12508 MISSISSIPPI DR	1.00	5.00
152-161-023	12518 MISSISSIPPI DR	1.00	5.00
152-161-024	12528 MISSISSIPPI DR	1.00	5.00
152-161-025	12538 MISSISSIPPI DR	1.00	5.00
152-161-026	12548 MISSISSIPPI DR	1.00	5.00
152-161-027	12558 MISSISSIPPI DR	1.00	5.00
152-161-028	7124 OHIO RIVER DR	1.00	5.00
152-161-029	7114 OHIO RIVER DR	1.00	5.00
152-162-001	12593 MISSISSIPPI DR	1.00	5.00
152-162-002	12583 MISSISSIPPI DR	1.00	5.00
152-162-003	12573 MISSISSIPPI DR	1.00	5.00
152-162-004	12563 MISSISSIPPI DR	1.00	5.00
152-162-005	12553 MISSISSIPPI DR	1.00	5.00
152-162-006	12543 MISSISSIPPI DR	1.00	5.00
152-162-007	12533 MISSISSIPPI DR	1.00	5.00
152-162-008	12523 MISSISSIPPI DR	1.00	5.00
152-162-009	12513 MISSISSIPPI DR	1.00	5.00
152-162-010	12503 MISSISSIPPI DR	1.00	5.00
152-162-011	12493 MISSISSIPPI DR	1.00	5.00
152-162-012	12483 MISSISSIPPI DR	1.00	5.00
152-162-013	12473 MISSISSIPPI DR	1.00	5.00
152-170-001	12462 FEATHER DR	1.00	5.00
152-170-002	12452 FEATHER DR	1.00	5.00
152-170-003	12442 FEATHER DR	1.00	5.00
152-170-004	12432 FEATHER DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-170-005	12422 FEATHER DR	1.00	5.00
152-170-006	12412 FEATHER DR	1.00	5.00
152-170-007	12402 FEATHER DR	1.00	5.00
152-170-008	12392 FEATHER DR	1.00	5.00
152-170-009	12382 FEATHER DR	1.00	5.00
152-170-010	7010 JAMES RIVER DR	1.00	5.00
152-170-011	7020 JAMES RIVER DR	1.00	5.00
152-170-012	7030 JAMES RIVER DR	1.00	5.00
152-170-013	7040 JAMES RIVER DR	1.00	5.00
152-170-014	7050 JAMES RIVER DR	1.00	5.00
152-170-015	12368 MISSISSIPPI DR	1.00	5.00
152-170-016	7071 WELLS SPRINGS ST	1.00	5.00
152-170-017	7061 WELLS SPRINGS ST	1.00	5.00
152-170-018	7051 WELLS SPRINGS ST	1.00	5.00
152-170-019	7041 WELLS SPRINGS ST	1.00	5.00
152-170-020	7031 WELLS SPRINGS ST	1.00	5.00
152-170-021	7021 WELLS SPRINGS ST	1.00	5.00
152-170-022	7011 WELLS SPRINGS ST	1.00	5.00
152-171-001	12477 FEATHER DR	1.00	5.00
152-171-002	12467 FEATHER DR	1.00	5.00
152-171-003	12457 FEATHER DR	1.00	5.00
152-171-004	12451 FEATHER DR	1.00	5.00
152-171-005	12437 FEATHER DR	1.00	5.00
152-171-006	12427 FEATHER DR	1.00	5.00
152-171-007	12417 FEATHER DR	1.00	5.00
152-171-008	12407 FEATHER DR	1.00	5.00
152-171-009	12397 FEATHER DR	1.00	5.00
152-171-010	7045 JAMES RIVER CT	1.00	5.00
152-171-011	7055 JAMES RIVER DR	1.00	5.00
152-171-012	7065 JAMES RIVER CT	1.00	5.00
152-171-013	7075 JAMES RIVER DR	1.00	5.00
152-171-014	7118 OSAGE RIVER CT	1.00	5.00
152-171-015	7098 OSAGE RIVER CT	1.00	5.00
152-171-016	7078 OSAGE RIVER CT	1.00	5.00
152-171-017	7068 OSAGE RIVER CT	1.00	5.00
152-171-018	7063 OSAGE RIVER CT	1.00	5.00
152-171-019	7073 OSAGE RIVER CT	1.00	5.00
152-171-020	7083 OSAGE RIVER CT	1.00	5.00
152-171-021	7093 OSAGE RIVER CT	1.00	5.00
152-171-022	7113 OSAGE RIVER CT	1.00	5.00
152-171-023	7123 OSAGE RIVER CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-171-024	7122 TENNESSEE RIVER CT	1.00	5.00
152-171-025	7102 TENNESSEE RIVER CT	1.00	5.00
152-171-026	7092 TENNESSEE RIVER CT	1.00	5.00
152-171-027	7082 TENNESSEE RIVER CT	1.00	5.00
152-171-028	7072 TENNESSEE RIVER CT	1.00	5.00
152-171-029	7062 TENNESSEE RIVER CT	1.00	5.00
152-171-030	7052 TENNESSEE RIVER CT	1.00	5.00
152-172-001	12463 MISSISSIPPI DR	1.00	5.00
152-172-002	12453 MISSISSIPPI DR	1.00	5.00
152-172-003	12443 MISSISSIPPI DR	1.00	5.00
152-172-004	12433 MISSISSIPPI DR	1.00	5.00
152-172-005	12423 MISSISSIPPI DR	1.00	5.00
152-172-006	12413 MISSISSIPPI DR	1.00	5.00
152-172-007	12403 MISSISSIPPI DR	1.00	5.00
152-172-008	12393 MISSISSIPPI DR	1.00	5.00
152-172-009	12383 MISSISSIPPI DR	1.00	5.00
152-172-010	12373 MISSISSIPPI DR	1.00	5.00
152-172-011	12363 MISSISSIPPI DR	1.00	5.00
152-172-012	12353 MISSISSIPPI DR	1.00	5.00
152-172-013	12343 MISSISSIPPI DR	1.00	5.00
152-180-001	7076 WELLS SPRINGS ST	1.00	5.00
152-180-002	7066 WELLS SPRINGS ST	1.00	5.00
152-180-003	7056 WELLS SPRINGS ST	1.00	5.00
152-180-004	7046 WELLS SPRINGS ST	1.00	5.00
152-180-005	7036 WELLS SPRINGS ST	1.00	5.00
152-180-006	7026 WELLS SPRINGS ST	1.00	5.00
152-180-007	6957 RIVERBOAT DR	1.00	5.00
152-180-008	6967 RIVERBOAT DR	1.00	5.00
152-180-009	6977 RIVERBOAT DR	1.00	5.00
152-180-010	6987 RIVERBOAT DR	1.00	5.00
152-180-011	6997 RIVERBOAT DR	1.00	5.00
152-180-012	7007 RIVERBOAT DR	1.00	5.00
152-180-013	7027 RIVERBOAT DR	1.00	5.00
152-180-014	7047 RIVERBOAT DR	1.00	5.00
152-180-015	7057 RIVERBOAT DR	1.00	5.00
152-180-016	7067 RIVERBOAT DR	1.00	5.00
152-180-017	7077 RIVERBOAT DR	1.00	5.00
152-180-018	7087 RIVERBOAT DR	1.00	5.00
152-180-019	7097 RIVERBOAT DR	1.00	5.00
152-180-020	7092 PADDLEWHEEL DR	1.00	5.00
152-180-021	7082 PADDLEWHEEL DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-180-022	7072 PADDLEWHEEL DR	1.00	5.00
152-180-023	7062 PADDLEWHEEL DR	1.00	5.00
152-180-024	7052 PADDLEWHEEL DR	1.00	5.00
152-180-025	7042 PADDLEWHEEL DR	1.00	5.00
152-180-026	7055 PADDLEWHEEL DR	1.00	5.00
152-180-027	7065 PADDLEWHEEL DR	1.00	5.00
152-180-028	7075 PADDLEWHEEL DR	1.00	5.00
152-180-029	7085 PADDLEWHEEL DR	1.00	5.00
152-180-030	7095 PADDLEWHEEL DR	1.00	5.00
152-181-001	7074 RIVERBOAT DR	1.00	5.00
152-181-002	7084 RIVERBOAT DR	1.00	5.00
152-181-003	7094 RIVERBOAT DR	1.00	5.00
152-181-004	7091 RIVERTRAILS DR	1.00	5.00
152-181-005	7081 RIVERTRAILS DR	1.00	5.00
152-181-006	7071 RIVERTRAILS DR	1.00	5.00
152-182-001	7098 RIVERTRAILS DR	1.00	5.00
152-182-002	7088 RIVERTRAILS DR	1.00	5.00
152-182-003	7078 RIVERTRAILS DR	1.00	5.00
152-182-004	7068 RIVERTRAILS DR	1.00	5.00
152-182-005	7058 RIVERTRAILS DR	1.00	5.00
152-182-006	7048 RIVERTRAILS DR	1.00	5.00
152-183-001	12212 EASTER BAY DR	1.00	5.00
152-183-002	12232 EASTER BAY DR	1.00	5.00
152-183-003	12242 EASTER BAY DR	1.00	5.00
152-183-004	7054 RIVERBOAT DR	1.00	5.00
152-183-005	7044 RIVERBOAT DR	1.00	5.00
152-183-006	7034 RIVERBOAT DR	1.00	5.00
152-183-007	7024 RIVERBOAT DR	1.00	5.00
152-183-008	7014 RIVERBOAT DR	1.00	5.00
152-183-009	7004 RIVERBOAT DR	1.00	5.00
152-183-010	6994 RIVERBOAT DR	1.00	5.00
152-183-011	6984 RIVERBOAT DR	1.00	5.00
152-183-012	6974 RIVERBOAT DR	1.00	5.00
152-183-013	6964 RIVERBOAT DR	1.00	5.00
152-183-014	6954 RIVERBOAT DR	1.00	5.00
152-190-001	12303 MISSISSIPPI DR	1.00	5.00
152-190-002	12313 MISSISSIPPI DR	1.00	5.00
152-190-003	12323 MISSISSIPPI DR	1.00	5.00
152-190-004	12333 MISSISSIPPI DR	1.00	5.00
152-190-005	12310 COLUMBIA LN	1.00	5.00
152-190-006	12320 COLUMBIA LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-190-007	12330 COLUMBIA LN	1.00	5.00
152-190-008	12340 COLUMBIA LN	1.00	5.00
152-190-009	12350 COLUMBIA LN	1.00	5.00
152-190-010	12360 COLUMBIA LN	1.00	5.00
152-190-011	12370 COLUMBIA LN	1.00	5.00
152-190-012	12380 COLUMBIA LN	1.00	5.00
152-190-013	12377 COLUMBIA LN	1.00	5.00
152-190-014	12367 COLUMBIA LN	1.00	5.00
152-190-015	12357 COLUMBIA LN	1.00	5.00
152-190-016	12347 COLUMBIA LN	1.00	5.00
152-190-017	12337 COLUMBIA LN	1.00	5.00
152-190-018	12327 COLUMBIA LN	1.00	5.00
152-190-019	12317 COLUMBIA LN	1.00	5.00
152-190-020	12307 COLUMBIA LN	1.00	5.00
152-190-021	12312 KERN RIVER DR	1.00	5.00
152-190-022	12322 KERN RIVER DR	1.00	5.00
152-190-023	12332 KERN RIVER DR	1.00	5.00
152-190-024	12342 KERN RIVER DR	1.00	5.00
152-190-025	12352 KERN RIVER DR	1.00	5.00
152-190-026	12362 KERN RIVER DR	1.00	5.00
152-190-027	12372 KERN RIVER DR	1.00	5.00
152-190-028	12382 KERN RIVER DR	1.00	5.00
152-190-029	12392 KERN RIVER DR	1.00	5.00
152-190-030	12389 KERN RIVER DR	1.00	5.00
152-190-031	12379 KERN RIVER DR	1.00	5.00
152-190-032	12369 KERN RIVER DR	1.00	5.00
152-190-033	12359 KERN RIVER DR	1.00	5.00
152-190-034	12349 KERN RIVER DR	1.00	5.00
152-190-035	12339 KERN RIVER DR	1.00	5.00
152-190-036	12329 KERN RIVER DR	1.00	5.00
152-190-037	12319 KERN RIVER DR	1.00	5.00
152-190-038	12309 KERN RIVER DR	1.00	5.00
152-190-039	12299 KERN RIVER DR	1.00	5.00
152-190-040	12289 KERN RIVER DR	1.00	5.00
152-190-041	12279 KERN RIVER DR	1.00	5.00
152-190-042	12269 KERN RIVER DR	1.00	5.00
152-190-043	12259 KERN RIVER DR	1.00	5.00
152-190-044	12249 KERN RIVER DR	1.00	5.00
152-190-045	12239 KERN RIVER DR	1.00	5.00
152-190-046	12229 KERN RIVER DR	1.00	5.00
152-190-047	12219 KERN RIVER DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-190-048	12209 KERN RIVER DR	1.00	5.00
152-190-050	7198 RIVERTRAILS DR	1.00	5.00
152-190-051	7188 RIVERTRAILS DR	1.00	5.00
152-190-052	7178 RIVERTRAILS DR	1.00	5.00
152-190-053	7168 RIVERTRAILS DR	1.00	5.00
152-190-054	7158 RIVERTRAILS DR	1.00	5.00
152-190-055	7148 RIVERTRAILS DR	1.00	5.00
152-190-056	7138 RIVERTRAILS DR	1.00	5.00
152-190-057	7128 RIVERTRAILS DR	1.00	5.00
152-190-058	7118 RIVERTRAILS DR	1.00	5.00
152-190-059	7108 RIVERTRAILS DR	1.00	5.00
152-191-001	7107 RIVERBOAT DR	1.00	5.00
152-191-002	7117 RIVERBOAT DR	1.00	5.00
152-191-003	7127 RIVERBOAT DR	1.00	5.00
152-191-004	7137 RIVERBOAT DR	1.00	5.00
152-191-005	7147 RIVERBOAT DR	1.00	5.00
152-191-006	7157 RIVERBOAT DR	1.00	5.00
152-191-007	7167 RIVERBOAT DR	1.00	5.00
152-191-008	7177 RIVERBOAT DR	1.00	5.00
152-191-009	7187 RIVERBOAT DR	1.00	5.00
152-191-010	7182 PADDLEWHEEL DR	1.00	5.00
152-191-011	7172 PADDLEWHEEL DR	1.00	5.00
152-191-012	7162 PADDLEWHEEL DR	1.00	5.00
152-191-013	7152 PADDLEWHEEL DR	1.00	5.00
152-191-014	7142 PADDLEWHEEL DR	1.00	5.00
152-191-015	7132 PADDLEWHEEL DR	1.00	5.00
152-191-016	7122 PADDLEWHEEL DR	1.00	5.00
152-191-017	7112 PADDLEWHEEL DR	1.00	5.00
152-191-018	7102 PADDLEWHEEL DR	1.00	5.00
152-192-001	7104 RIVERBOAT DR	1.00	5.00
152-192-002	7114 RIVERBOAT DR	1.00	5.00
152-192-003	7124 RIVERBOAT DR	1.00	5.00
152-192-004	7134 RIVERBOAT DR	1.00	5.00
152-192-005	7144 RIVERBOAT DR	1.00	5.00
152-192-006	7154 RIVERBOAT DR	1.00	5.00
152-192-007	7164 RIVERBOAT DR	1.00	5.00
152-192-008	7174 RIVERBOAT DR	1.00	5.00
152-192-009	7184 RIVERBOAT DR	1.00	5.00
152-192-010	7181 RIVERTRAILS DR	1.00	5.00
152-192-011	7171 RIVERTRAILS DR	1.00	5.00
152-192-012	7161 RIVERTRAILS DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-192-013	7151 RIVERTRAILS DR	1.00	5.00
152-192-014	7141 RIVERTRAILS DR	1.00	5.00
152-192-015	7131 RIVERTRAILS DR	1.00	5.00
152-192-016	7121 RIVERTRAILS DR	1.00	5.00
152-192-017	7111 RIVERTRAILS DR	1.00	5.00
152-192-018	7101 RIVERTRAILS DR	1.00	5.00
152-200-001	6804 WELLS SPRINGS ST	1.00	5.00
152-200-002	6816 WELLS SPRINGS ST	1.00	5.00
152-200-003	6828 WELLS SPRINGS ST	1.00	5.00
152-200-004	6840 WELLS SPRINGS ST	1.00	5.00
152-200-005	6852 WELLS SPRINGS ST	1.00	5.00
152-200-006	6864 WELLS SPRINGS ST	1.00	5.00
152-200-007	6876 WELLS SPRINGS ST	1.00	5.00
152-200-008	6888 WELLS SPRINGS ST	1.00	5.00
152-200-009	6900 WELLS SPRINGS ST	1.00	5.00
152-200-010	6912 WELLS SPRINGS ST	1.00	5.00
152-200-011	6903 LINDSEY CT	1.00	5.00
152-200-012	6891 LINDSEY CT	1.00	5.00
152-200-013	6879 LINDSEY CT	1.00	5.00
152-200-014	6867 LINDSEY CT	1.00	5.00
152-200-015	6855 LINDSEY CT	1.00	5.00
152-200-016	6843 LINDSEY CT	1.00	5.00
152-200-017	6831 LINDSEY CT	1.00	5.00
152-200-018	6819 LINDSEY CT	1.00	5.00
152-200-019	6807 LINDSEY CT	1.00	5.00
152-200-020	6804 LINDSEY CT	1.00	5.00
152-200-021	6816 LINDSEY CT	1.00	5.00
152-200-022	6828 LINDSEY CT	1.00	5.00
152-200-023	6840 LINDSEY CT	1.00	5.00
152-200-024	6852 LINDSEY CT	1.00	5.00
152-200-025	6857 MC KENZIE CT	1.00	5.00
152-200-026	6845 MC KENZIE CT	1.00	5.00
152-200-027	6833 MC KENZIE CT	1.00	5.00
152-200-028	6821 MC KENZIE CT	1.00	5.00
152-200-029	6809 MC KENZIE CT	1.00	5.00
152-200-030	6806 MC KENZIE CT	1.00	5.00
152-200-031	6818 MC KENZIE CT	1.00	5.00
152-200-032	6830 MC KENZIE CT	1.00	5.00
152-200-033	6842 MC KENZIE CT	1.00	5.00
152-200-034	6854 MC KENZIE CT	1.00	5.00
152-200-035	6866 MC KENZIE CT	1.00	5.00

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-200-036	6865 RIVERRUN CT	1.00	5.00
152-200-037	6853 RIVERRUN CT	1.00	5.00
152-200-038	6841 RIVERRUN CT	1.00	5.00
152-200-039	6829 RIVERRUN CT	1.00	5.00
152-200-040	6817 RIVERRUN CT	1.00	5.00
152-200-041	6805 RIVERRUN CT	1.00	5.00
152-200-042	6802 RIVERRUN CT	1.00	5.00
152-200-043	6814 RIVERRUN CT	1.00	5.00
152-200-044	6826 RIVERRUN CT	1.00	5.00
152-200-045	6838 RIVERRUN CT	1.00	5.00
152-200-046	6850 RIVERRUN CT	1.00	5.00
152-200-047	6862 RIVERRUN CT	1.00	5.00
152-200-048	6874 RIVERRUN CT	1.00	5.00
152-200-049	6886 RIVERRUN CT	1.00	5.00
152-200-050	6898 RIVERRUN CT	1.00	5.00
152-200-051	6910 RIVERRUN CT	1.00	5.00
152-201-001	12348 KINGS RIVER ST	1.00	5.00
152-201-002	12336 KINGS RIVER ST	1.00	5.00
152-201-003	12324 KINGS RIVER CT	1.00	5.00
152-201-004	12312 KINGS RIVER ST	1.00	5.00
152-201-005	12300 KINGS RIVER ST	1.00	5.00
152-201-006	12288 KINGS RIVER ST	1.00	5.00
152-201-007	12276 KINGS RIVER ST	1.00	5.00
152-201-008	12264 KINGS RIVER ST	1.00	5.00
152-201-009	12262 KAYAK ST	1.00	5.00
152-201-010	12274 KAYAK ST	1.00	5.00
152-201-011	12286 KAYAK ST	1.00	5.00
152-201-012	12298 KAYAK ST	1.00	5.00
152-201-013	12310 KAYAK ST	1.00	5.00
152-201-014	12322 KAYAK ST	1.00	5.00
152-201-015	12334 KAYAK ST	1.00	5.00
152-201-016	12346 KAYAK ST	1.00	5.00
152-210-011	7026 RIVERTRAILS DR	1.00	5.00
152-210-012	7038 RIVERTRAILS DR	1.00	5.00
152-210-013	6922 RIVERRUN CT	1.00	5.00
152-210-014	6934 RIVERRUN CT	1.00	5.00
152-210-015	6946 RIVERRUN CT	1.00	5.00
152-210-016	6958 RIVERRUN CT	1.00	5.00
152-210-017	6970 RIVERRUN CT	1.00	5.00
152-210-018	6982 RIVERRUN CT	1.00	5.00
152-210-019	6996 RIVERRUN CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-210-020	7006 RIVERRUN CT	1.00	5.00
152-210-021	7002 RIVERTRAILS DR	1.00	5.00
152-210-022	7014 RIVERTRAILS DR	1.00	5.00
152-211-001	12403 KAYAK ST	1.00	5.00
152-211-002	12391 KAYAK ST	1.00	5.00
152-211-003	12379 KAYAK ST	1.00	5.00
152-211-004	12367 KAYAK ST	1.00	5.00
152-211-005	12355 KAYAK ST	1.00	5.00
152-211-006	12343 KAYAK ST	1.00	5.00
152-211-007	12331 KAYAK ST	1.00	5.00
152-211-008	12319 KAYAK ST	1.00	5.00
152-211-009	12307 KAYAK ST	1.00	5.00
152-211-010	12295 KAYAK ST	1.00	5.00
152-211-011	12283 KAYAK ST	1.00	5.00
152-211-012	12271 KAYAK ST	1.00	5.00
152-211-013	12259 KAYAK ST	1.00	5.00
152-211-014	6961 RIVERRUN CT	1.00	5.00
152-211-015	6966 RIVERTRAILS DR	1.00	5.00
152-211-016	6954 RIVERTRAILS DR	1.00	5.00
152-211-017	6942 RIVERTRAILS DR	1.00	5.00
152-211-018	6930 RIVERTRAILS DR	1.00	5.00
152-211-019	6924 RIVERTRAILS DR	1.00	5.00
152-211-020	6918 RIVERTRAILS DR	1.00	5.00
152-211-021	6906 RIVERTRAILS DR	1.00	5.00
152-211-022	6894 RIVERTRAILS DR	1.00	5.00
152-211-023	6882 RIVERTRAILS DR	1.00	5.00
152-211-024	6870 RIVERTRAILS DR	1.00	5.00
152-211-025	6858 RIVERTRAILS DR	1.00	5.00
152-211-026	6846 RIVERTRAILS DR	1.00	5.00
152-212-001	6849 RIVERTRAILS DR	1.00	5.00
152-212-002	6861 RIVERTRAILS DR	1.00	5.00
152-212-003	6873 RIVERTRAILS DR	1.00	5.00
152-212-004	6885 RIVERTRAILS DR	1.00	5.00
152-212-005	6897 RIVERTRAILS DR	1.00	5.00
152-212-006	6909 RIVERTRAILS DR	1.00	5.00
152-212-007	6921 RIVERTRAILS DR	1.00	5.00
152-212-008	6933 RIVERTRAILS DR	1.00	5.00
152-212-009	6945 RIVERTRAILS DR	1.00	5.00
152-212-010	6957 RIVERTRAILS DR	1.00	5.00
152-212-011	6969 RIVERTRAILS DR	1.00	5.00
152-212-012	6981 RIVERTRAILS DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-212-013	6993 RIVERTRAILS DR	1.00	5.00
152-212-014	7005 RIVERTRAILS DR	1.00	5.00
152-212-015	7029 RIVERTRAILS DR	1.00	5.00
413 Accounts			**$2,065.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-220-001	6795 WELLS SPRINGS ST	1.00	$5.00
152-220-002	6783 WELLS SPRINGS ST	1.00	5.00
152-220-003	6771 WELLS SPRINGS ST	1.00	5.00
152-220-004	6759 WELLS SPRINGS ST	1.00	5.00
152-220-005	6747 WELLS SPRINGS ST	1.00	5.00
152-220-006	6735 WELLS SPRINGS ST	1.00	5.00
152-220-007	6723 WELLS SPRINGS ST	1.00	5.00
152-220-008	6711 WELLS SPRINGS ST	1.00	5.00
152-220-009	6699 WELLS SPRINGS ST	1.00	5.00
152-220-010	6687 WELLS SPRINGS ST	1.00	5.00
152-220-011	6675 WELLS SPRINGS ST	1.00	5.00
152-220-012	6659 WELLS SPRINGS ST	1.00	5.00
152-220-013	6651 WELLS SPRINGS ST	1.00	5.00
152-220-014	6639 WELLS SPRINGS ST	1.00	5.00
152-220-015	6627 WELLS SPRINGS ST	1.00	5.00
152-220-016	6615 WELLS SPRINGS ST	1.00	5.00
152-220-017	6603 WELLS SPRINGS ST	1.00	5.00
152-220-018	12486 COOL SPRINGS ST	1.00	5.00
152-220-019	12478 COOL SPRINGS ST	1.00	5.00
152-220-020	12470 COOL SPRINGS ST	1.00	5.00
152-220-021	12462 COOL SPRINGS ST	1.00	5.00
152-220-022	12454 BAYSIDE CT	1.00	5.00
152-220-023	12446 BAYSIDE CT	1.00	5.00
152-220-024	12438 BAYSIDE CT	1.00	5.00
152-220-025	12435 BAYSIDE CT	1.00	5.00
152-220-026	12443 BAYSIDE CT	1.00	5.00
152-220-027	12451 BAYSIDE CT	1.00	5.00
152-220-028	6752 LAKE SPRINGS ST	1.00	5.00
152-220-029	6664 LAKE SPRINGS ST	1.00	5.00
152-220-030	6676 LAKE SPRINGS ST	1.00	5.00
152-220-031	6688 LAKE SPRINGS ST	1.00	5.00
152-220-032	6698 LAKE SPRINGS ST	1.00	5.00
152-220-033	6706 LAKE SPRINGS ST	1.00	5.00
152-220-034	6718 LAKE SPRINGS ST	1.00	5.00
152-220-035	6730 LAKE SPRINGS ST	1.00	5.00
152-220-036	6742 LAKE SPRINGS ST	1.00	5.00
152-220-037	6754 LAKE SPRINGS ST	1.00	5.00
152-220-038	6766 LAKE SPRINGS ST	1.00	5.00
152-220-039	6778 LAKE SPRINGS ST	1.00	5.00
152-220-040	12437 DESERT SPRINGS ST	1.00	5.00
152-220-041	12443 DESERT SPRINGS ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-220-042	12451 DESERT SPRINGS ST	1.00	5.00
152-220-043	12459 DESERT SPRINGS ST	1.00	5.00
152-221-001	6763 LAKE SPRINGS ST	1.00	5.00
152-221-002	6751 LAKE SPRINGS ST	1.00	5.00
152-221-003	6739 LAKE SPRINGS ST	1.00	5.00
152-221-004	6727 LAKE SPRINGS ST	1.00	5.00
152-221-005	6715 LAKE SPRINGS ST	1.00	5.00
152-221-006	6703 LAKE SPRINGS ST	1.00	5.00
152-221-007	6691 LAKE SPRINGS ST	1.00	5.00
152-221-008	6679 LAKE SPRINGS ST	1.00	5.00
152-221-009	6667 LAKE SPRINGS ST	1.00	5.00
152-221-010	6655 LAKE SPRINGS ST	1.00	5.00
152-221-011	6643 LAKE SPRINGS ST	1.00	5.00
152-221-012	12459 COOL SPRINGS ST	1.00	5.00
152-221-013	12467 COOL SPRINGS ST	1.00	5.00
152-221-014	12473 COOL SPRINGS ST	1.00	5.00
152-221-015	12489 COOL SPRINGS ST	1.00	5.00
152-221-016	6638 MOONRIVER ST	1.00	5.00
152-221-017	6654 MOONRIVER ST	1.00	5.00
152-221-018	12474 SILVERLAKES CT	1.00	5.00
152-221-019	12466 SILVERLAKES CT	1.00	5.00
152-221-020	12461 SILVERLAKES CT	1.00	5.00
152-221-021	12469 SILVERLAKES CT	1.00	5.00
152-221-022	12477 SILVERLAKES CT	1.00	5.00
152-221-023	12485 SILVERLAKES CT	1.00	5.00
152-221-024	6702 MOONRIVER ST	1.00	5.00
152-221-025	6714 MOONRIVER ST	1.00	5.00
152-221-026	6726 MOONRIVER ST	1.00	5.00
152-221-027	6738 MOONRIVER ST	1.00	5.00
152-221-028	6750 MOONRIVER ST	1.00	5.00
152-221-029	6762 MOONRIVER ST	1.00	5.00
152-221-030	6772 MOONRIVER ST	1.00	5.00
152-222-001	6765 MOONRIVER ST	1.00	5.00
152-222-002	6753 MOONRIVER ST	1.00	5.00
152-222-003	6741 MOONRIVER ST	1.00	5.00
152-222-004	6729 MOONRIVER ST	1.00	5.00
152-222-005	6717 MOONRIVER ST	1.00	5.00
152-222-006	6705 MOONRIVER ST	1.00	5.00
152-222-007	6693 MOONRIVER ST	1.00	5.00
152-222-008	6681 MOONRIVER ST	1.00	5.00
152-222-009	6669 MOONRIVER ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-222-010	6657 MOONRIVER ST	1.00	5.00
152-222-011	6645 MOONRIVER ST	1.00	5.00
152-222-012	6633 MOONRIVER ST	1.00	5.00
152-222-013	6621 MOONRIVER ST	1.00	5.00
152-223-001	12475 DESERT SPRINGS ST	1.00	5.00
152-223-002	12483 DESERT SPRINGS ST	1.00	5.00
152-223-003	12491 DESERT SPRINGS ST	1.00	5.00
152-230-001	6624 ALPINE ST	1.00	5.00
152-230-002	6636 ALPINE ST	1.00	5.00
152-230-003	6648 ALPINE ST	1.00	5.00
152-230-004	6660 ALPINE ST	1.00	5.00
152-230-005	6672 ALPINE ST	1.00	5.00
152-230-006	6684 ALPINE ST	1.00	5.00
152-230-007	6696 ALPINE ST	1.00	5.00
152-230-008	6708 ALPINE ST	1.00	5.00
152-230-009	6720 ALPINE ST	1.00	5.00
152-230-010	6732 ALPINE ST	1.00	5.00
152-230-011	6744 ALPINE ST	1.00	5.00
152-230-012	6756 ALPINE ST	1.00	5.00
152-230-013	6768 ALPINE ST	1.00	5.00
152-231-001	12504 DESERT SPRINGS ST	1.00	5.00
152-231-002	12512 DESERT SPRINGS ST	1.00	5.00
152-231-003	12522 DESERT SPRINGS ST	1.00	5.00
152-231-004	12530 DESERT SPRINGS ST	1.00	5.00
152-231-005	12538 DESERT SPRINGS ST	1.00	5.00
152-231-006	12546 DESERT SPRINGS ST	1.00	5.00
152-231-007	12554 DESERT SPRINGS ST	1.00	5.00
152-231-008	12562 DESERT SPRINGS ST	1.00	5.00
152-231-009	6752 WHITEWATER ST	1.00	5.00
152-231-010	6734 WHITEWATER ST	1.00	5.00
152-231-011	6722 WHITEWATER ST	1.00	5.00
152-231-012	6710 WHITEWATER ST	1.00	5.00
152-231-013	6698 WHITEWATER ST	1.00	5.00
152-231-014	6686 WHITEWATER ST	1.00	5.00
152-231-015	6674 WHITEWATER ST	1.00	5.00
152-231-016	6662 WHITEWATER ST	1.00	5.00
152-231-017	6650 WHITEWATER ST	1.00	5.00
152-231-018	6638 WHITEWATER ST	1.00	5.00
152-231-019	6626 WHITEWATER ST	1.00	5.00
152-231-020	12555 COOL SPRINGS ST	1.00	5.00
152-231-021	12545 COOL SPRINGS ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-231-022	12537 COOL SPRINGS ST	1.00	5.00
152-231-023	12529 COOL SPRINGS ST	1.00	5.00
152-231-024	12532 BLUE ROCK CT	1.00	5.00
152-231-025	12540 BLUE ROCK CT	1.00	5.00
152-231-026	12548 BLUE ROCK CT	1.00	5.00
152-231-027	12556 BLUE ROCK CT	1.00	5.00
152-231-028	12551 BLUE ROCK CT	1.00	5.00
152-231-029	12543 BLUE ROCK CT	1.00	5.00
152-231-030	12535 BLUE ROCK CT	1.00	5.00
152-231-031	12527 BLUE ROCK CT	1.00	5.00
152-231-032	6675 ALPINE ST	1.00	5.00
152-231-033	6687 ALPINE ST	1.00	5.00
152-231-034	12514 LAKESHORE ST	1.00	5.00
152-231-035	12520 LAKESHORE ST	1.00	5.00
152-231-036	6712 BLUE RIVER CT	1.00	5.00
152-231-037	6704 BLUE RIVER CT	1.00	5.00
152-231-038	6688 BLUE RIVER CT	1.00	5.00
152-231-039	6676 BLUE RIVER CT	1.00	5.00
152-231-040	6685 BLUE RIVER CT	1.00	5.00
152-231-041	6697 BLUE RIVER CT	1.00	5.00
152-231-042	6709 BLUE RIVER CT	1.00	5.00
152-231-043	6721 BLUE RIVER CT	1.00	5.00
152-231-044	6733 BLUE RINER CT	1.00	5.00
152-231-045	12547 LAKESHORE ST	1.00	5.00
152-231-046	12539 LAKESHORE ST	1.00	5.00
152-231-047	12531 LAKESHORE ST	1.00	5.00
152-231-048	12523 LAKESHORE ST	1.00	5.00
152-231-049	6723 ALPINE ST	1.00	5.00
152-231-050	6747 ALPINE ST	1.00	5.00
152-232-001	12499 DESERT SPRINGS ST	1.00	5.00
152-232-002	12507 DESERT SPRINGS ST	1.00	5.00
152-232-003	12515 DESERT SPRINGS ST	1.00	5.00
152-232-004	12525 DESERT SPRINGS ST	1.00	5.00
152-233-001	12541 DESERT SPRINGS ST	1.00	5.00
152-233-002	12549 DESERT SPRINGS ST	1.00	5.00
152-233-003	12565 FALLING RIVER CT	1.00	5.00
152-233-004	12575 FALLING RIVER CT	1.00	5.00
152-233-005	12585 FALLING RIVER CT	1.00	5.00
152-233-006	12588 FALLING RIVER CT	1.00	5.00
152-233-007	12578 FALLING RIVER CT	1.00	5.00
152-233-008	12568 FALLING RIVER CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-233-009	6749 WHITEWATER ST	1.00	5.00
152-233-010	6737 WHITEWATER ST	1.00	5.00
152-233-011	6725 WHITEWATER ST	1.00	5.00
152-233-012	6713 WHITEWATER ST	1.00	5.00
152-233-013	6701 WHITEWATER ST	1.00	5.00
152-233-014	6689 WHITEWATER ST	1.00	5.00
152-233-015	6677 WHITEWATER ST	1.00	5.00
152-233-016	6665 WHITEWATER ST	1.00	5.00
152-233-017	6653 WHITEWATER ST	1.00	5.00
152-233-018	6641 WHITEWATER ST	1.00	5.00
152-233-019	6629 WHITEWATER ST	1.00	5.00
152-233-020	6617 WHITEWATER ST	1.00	5.00
152-233-021	12582 COOL SPRINGS ST	1.00	5.00
152-233-022	12574 COOL SPRINGS ST	1.00	5.00
152-233-023	12566 COOL SPRINGS ST	1.00	5.00
152-233-024	12558 COOL SPRINGS ST	1.00	5.00
152-233-025	12550 COOL SPRINGS ST	1.00	5.00
152-233-026	12542 COOL SPRINGS ST	1.00	5.00
152-233-027	12534 COOL SPRINGS ST	1.00	5.00
152-233-028	12526 COOL SPRINGS ST	1.00	5.00
152-233-029	12518 COOL SPRINGS ST	1.00	5.00
152-233-030	12510 COOL SPRINGS ST	1.00	5.00
152-233-031	12502 COOL SPRINGS ST	1.00	5.00
187 Accounts			**$935.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone C

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-030-042	5464 W HOMECOMING CIR	1.00	$5.00
1 Accounts			**$5.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-320-001	6600 WELLS SPRINGS ST	1.00	$5.00
152-320-002	6612 WELLS SPRINGS ST	1.00	5.00
152-320-003	6624 WELLS SPRINGS ST	1.00	5.00
152-320-004	6636 WELLS SPRINGS ST	1.00	5.00
152-320-005	6648 WELLS SPRINGS ST	1.00	5.00
152-320-006	6643 THERESA ST	1.00	5.00
152-320-007	6631 THERESA ST	1.00	5.00
152-320-008	6619 THERESA ST	1.00	5.00
152-320-009	6607 THERESA ST	1.00	5.00
152-320-010	6602 LEANNE ST	1.00	5.00
152-320-011	6608 LEANNE ST	1.00	5.00
152-320-012	6614 LEANNE ST	1.00	5.00
152-320-013	6620 LEANNE ST	1.00	5.00
152-320-014	6626 LEANNE ST	1.00	5.00
152-320-015	6632 LEANNE ST	1.00	5.00
152-320-016	6638 LEANNE ST	1.00	5.00
152-320-017	6644 LEANNE ST	1.00	5.00
152-320-018	6641 ALEXIS CIR	1.00	5.00
152-320-019	6629 ALEXIS CIR	1.00	5.00
152-320-020	6617 ALEXIS CIR	1.00	5.00
152-320-021	6605 ALEXIS CIR	1.00	5.00
152-320-022	6608 ALEXIS CIR	1.00	5.00
152-320-023	6620 ALEXIS CIR	1.00	5.00
152-320-024	6632 ALEXIS CIR	1.00	5.00
152-320-025	6644 ALEXIS CIR	1.00	5.00
152-320-026	6668 LEANNE ST	1.00	5.00
152-320-027	6674 LEANNE ST	1.00	5.00
152-320-028	6680 LEANNE ST	1.00	5.00
152-320-029	6686 LEANNE ST	1.00	5.00
152-320-030	6692 LEANNE ST	1.00	5.00
152-320-031	6698 LEANNE ST	1.00	5.00
152-321-001	6708 WELLS SPRINGS ST	1.00	5.00
152-321-002	6696 WELLS SPRINGS ST	1.00	5.00
152-321-003	6684 WELLS SPRINGS ST	1.00	5.00
152-321-004	6672 WELLS SPRINGS ST	1.00	5.00
152-321-005	6667 THERESA ST	1.00	5.00
152-321-006	6679 THERESA ST	1.00	5.00
152-321-007	6691 THERESA ST	1.00	5.00
152-321-008	6703 THERESA ST	1.00	5.00
152-322-001	6695 LEANNE ST	1.00	5.00
152-322-002	6689 LEANNE ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-322-003	6683 LEANNE ST	1.00	5.00
152-322-004	6671 LEANNE ST	1.00	5.00
152-322-005	6663 LEANNE ST	1.00	5.00
152-322-006	6654 LEANNE ST	1.00	5.00
152-322-007	6645 LEANNE ST	1.00	5.00
152-322-008	6633 LEANNE ST	1.00	5.00
152-322-009	6627 LEANNE ST	1.00	5.00
152-322-010	6621 LEANNE ST	1.00	5.00
152-322-011	6615 LEANNE ST	1.00	5.00
152-322-012	6609 LEANNE ST	1.00	5.00
152-322-013	12338 KOURTNEY CT	1.00	5.00
152-322-014	12326 KOURTNEY CT	1.00	5.00
152-322-015	12314 KOURTNEY CT	1.00	5.00
152-322-016	12302 KOURTNEY CT	1.00	5.00
152-322-017	12290 KOURTNEY CT	1.00	5.00
152-322-018	12278 KOURTNEY CT	1.00	5.00
152-322-019	12275 KOURTNEY CT	1.00	5.00
152-322-020	12287 KOURTNEY CT	1.00	5.00
152-322-021	12299 KOURTNEY CT	1.00	5.00
152-322-022	12311 KOURTNEY CT	1.00	5.00
152-322-023	12323 KOURTNEY CT	1.00	5.00
152-322-024	12335 KOURTNEY CT	1.00	5.00
152-322-025	12334 JANELLE CT	1.00	5.00
152-322-026	12322 JANELLE CIR	1.00	5.00
152-322-027	12310 JANELLE CIR	1.00	5.00
152-322-028	12298 JANELLE CIR	1.00	5.00
152-322-029	12286 JANELLE CIR	1.00	5.00
152-322-030	12274 JANELLE CIR	1.00	5.00
152-322-031	12262 JANELLE CIR	1.00	5.00
152-330-001	6704 LEANNE ST	1.00	5.00
152-330-002	6710 LEANNE ST	1.00	5.00
152-330-003	6716 LEANNE ST	1.00	5.00
152-330-004	6722 LEANNE ST	1.00	5.00
152-330-005	6770 CECILLE CIR	1.00	5.00
152-330-006	6782 CECILLE CIR	1.00	5.00
152-330-007	6794 CECILLE CIR	1.00	5.00
152-330-008	6799 CECILLE CIR	1.00	5.00
152-330-009	6797 CECILLE CIR	1.00	5.00
152-330-010	6785 CECILLE CIR	1.00	5.00
152-330-011	6773 CECILLE CIR	1.00	5.00
152-330-012	6752 LEANNE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-330-013	6758 LEANNE ST	1.00	5.00
152-331-001	6770 LEANNE ST	1.00	5.00
152-331-002	6776 LEANNE ST	1.00	5.00
152-331-003	6782 LEANNE ST	1.00	5.00
152-331-004	6788 LEANNE ST	1.00	5.00
152-331-005	6794 LEANNE ST	1.00	5.00
152-331-006	6787 THERESA ST	1.00	5.00
152-331-007	6775 THERESA ST	1.00	5.00
152-331-008	6763 THERESA ST	1.00	5.00
152-331-009	6751 THERESA ST	1.00	5.00
152-331-010	6744 WELLS SPRINGS ST	1.00	5.00
152-331-011	6756 WELLS SPRINGS ST	1.00	5.00
152-331-012	6768 WELLS SPRINGS ST	1.00	5.00
152-331-013	6780 WELLS SPRINGS ST	1.00	5.00
152-331-014	6792 WELLS SPRINGS ST	1.00	5.00
152-332-001	6732 WELLS SPRINGS ST	1.00	5.00
152-332-002	6720 WELLS SPRINGS ST	1.00	5.00
152-332-003	6715 THERESA ST	1.00	5.00
152-332-004	6727 THERESA ST	1.00	5.00
152-333-001	6785 LEANNE ST	1.00	5.00
152-333-002	6779 LEANNE ST	1.00	5.00
152-333-003	6773 LEANNE ST	1.00	5.00
152-333-004	6767 LEANNE ST	1.00	5.00
152-333-005	6761 LEANNE ST	1.00	5.00
152-333-006	6749 LEANNE ST	1.00	5.00
152-333-007	6743 LEANNE ST	1.00	5.00
152-333-008	6731 LEANNE ST	1.00	5.00
152-333-009	6725 LEANNE ST	1.00	5.00
152-333-010	6713 LEANNE ST	1.00	5.00
152-333-011	6707 LEANNE ST	1.00	5.00
152-333-012	6701 LEANNE ST	1.00	5.00
152-333-013	12271 JANELLE CIR	1.00	5.00
152-333-014	12283 JANELLE CIR	1.00	5.00
152-333-015	12295 JANELLE CIR	1.00	5.00
152-333-016	12307 JANELLE CIR	1.00	5.00
152-333-017	12319 JANELLE CIR	1.00	5.00
152-333-018	12331 JANELLE CIR	1.00	5.00
152-333-019	12340 NICOLE CT	1.00	5.00
152-333-020	12328 NICOLE CT	1.00	5.00
152-333-021	12316 NICOLE CT	1.00	5.00
152-333-022	12304 NICOLE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-333-023	12292 NICOLE CT	1.00	5.00
152-333-024	12280 NICOLE CT	1.00	5.00
152-333-025	12277 NICOLE CT	1.00	5.00
152-333-026	12289 NICOLE CT	1.00	5.00
152-333-027	12301 NICOLE CT	1.00	5.00
152-333-028	12313 NICOLE CT	1.00	5.00
152-333-029	12325 NICOLE CT	1.00	5.00
152-333-030	12339 NICOLE CT	1.00	5.00
131 Accounts			**$655.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-030-033	12571 LIMONITE AVE	1.00	$5.00
160-030-050	12269 LIMONITE AVE	1.00	5.00
160-030-065	12483 LIMONITE AVE	1.00	5.00
160-030-066	12459 LIMONITE AVE	1.00	5.00
160-030-067	12399 LIMONITE AVE	1.00	5.00
160-030-068	12327 LIMONITE AVE	1.00	5.00
160-030-069	12315 LIMONITE AVE	1.00	5.00
160-030-071	12423 LIMONITE AVE	1.00	5.00
160-030-072	12375 LIMONITE AVE	1.00	5.00
160-030-073	12363 LIMONITE AVE	1.00	5.00
160-030-074	12303 LIMONITE AVE	1.00	5.00
160-030-075	12447 LIMONITE AVE	1.00	5.00
160-030-076	12285 LIMONITE AVE	1.00	5.00
160-030-077		1.00	5.00
160-230-001	6020 HAMNER AVE	1.00	5.00
160-230-006	12545 LIMONITE AVE	1.00	5.00
160-230-008	12511 LIMONITE AVE	1.00	5.00
160-230-009	6140 HAMNER AVE	1.00	5.00
160-230-010		1.00	5.00
160-230-012	6060 HAMNER AVE	1.00	5.00
160-230-018	6170 HAMNER AVE	1.00	5.00
160-230-019	12571 LIMONITE AVE	1.00	5.00
160-230-020	6110 HAMNER AVE	1.00	5.00
160-230-021	6110 HAMNER AVE	1.00	5.00
160-230-022	12523 LIMONITE AVE	1.00	5.00
25 Accounts			**$125.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-440-001	12404 CURRENT DR	1.00	$5.00
152-440-002	12392 CURRENT DR	1.00	5.00
152-440-003	12380 CURRENT DR	1.00	5.00
152-440-004	12368 CURRENT DR	1.00	5.00
152-440-005	12356 CURRENT DR	1.00	5.00
152-440-006	6806 DELAWARE RIVER DR	1.00	5.00
152-440-007	6818 DELAWARE RIVER DR	1.00	5.00
152-440-008	6830 DELAWARE RIVER DR	1.00	5.00
152-440-009	6842 DELAWARE RIVER DR	1.00	5.00
152-441-001	6878 DELAWARE RIVER DR	1.00	5.00
152-441-002	6890 DELAWARE RIVER DR	1.00	5.00
152-441-003	6902 DELAWARE RIVER DR	1.00	5.00
152-441-004	6914 DELAWARE RIVER DR	1.00	5.00
152-441-005	6926 DELAWARE RIVER DR	1.00	5.00
152-441-006	6938 DELAWARE RIVER DR	1.00	5.00
152-441-007	6950 DELAWARE RIVER DR	1.00	5.00
152-441-008	6962 DELAWARE RIVER DR	1.00	5.00
152-441-009	6974 DELAWARE RIVER DR	1.00	5.00
152-441-010	12371 HUDSON RIVER DR	1.00	5.00
152-441-011	12383 HUDSON RIVER DR	1.00	5.00
152-441-012	12395 HUDSON RIVER DR	1.00	5.00
152-441-013	12407 HUDSON RIVER DR	1.00	5.00
152-442-001	6958 RAPIDS DR	1.00	5.00
152-442-002	6946 RAPIDS DR	1.00	5.00
152-442-003	6934 RAPIDS DR	1.00	5.00
152-442-004	6922 RAPIDS DR	1.00	5.00
152-442-005	6923 DELAWARE RIVER DR	1.00	5.00
152-442-006	6935 DELAWARE RIVER DR	1.00	5.00
152-442-007	6947 DELAWARE RIVER DR	1.00	5.00
152-442-008	6959 DELAWARE RIVER DR	1.00	5.00
152-443-001	12382 GREEN RIVER DR	1.00	5.00
152-443-002	12394 GREEN RIVER DR	1.00	5.00
152-443-003	12406 GREEN RIVER DR	1.00	5.00
152-443-004	12418 GREEN RIVER DR	1.00	5.00
152-443-005	12430 GREEN RIVER DR	1.00	5.00
152-443-006	12442 GREEN RIVER DR	1.00	5.00
152-443-007	12367 DAKOTA RIVER CT	1.00	5.00
152-443-008	12379 DAKOTA RIVER CT	1.00	5.00
152-443-009	12391 DAKOTA RIVER CT	1.00	5.00
152-443-010	12403 DAKOTA RIVER ST	1.00	5.00
152-443-011	12400 DAKOTA RIVER CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-2, Zone G
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-443-012	12388 DAKOTA RIVER CT	1.00	5.00
152-443-013	12376 DAKOTA RIVER CT	1.00	5.00
152-443-014	6827 DELAWARE RIVER DR	1.00	5.00
152-443-015	6815 DELAWARE RIVER DR	1.00	5.00
152-443-016	12401 CURRENT DR	1.00	5.00
152-443-017	12413 CURRENT DR	1.00	5.00
152-450-001	12431 HUDSON RIVER DR	1.00	5.00
152-450-002	12443 HUDSON RIVER DR	1.00	5.00
152-450-003	12455 HUDSON RIVER DR	1.00	5.00
152-450-004	12467 HUDSON RIVER DR	1.00	5.00
152-450-005	12479 HUDSON RIVER DR	1.00	5.00
152-450-006	12491 HUDSON RIVER DR	1.00	5.00
152-450-007	12503 HUDSON RIVER DR	1.00	5.00
152-450-008	12515 HUDSON RIVER DR	1.00	5.00
152-450-009	12527 HUDSON RIVER DR	1.00	5.00
152-450-010	12539 HUDSON RIVER DR	1.00	5.00
152-450-011	6897 RIO GRANDE DR	1.00	5.00
152-450-012	6909 RIO GRANDE DR	1.00	5.00
152-450-013	6921 RIO GRANDE DR	1.00	5.00
152-450-014	6933 RIO GRANDE DR	1.00	5.00
152-450-015	6945 RIO GRANDE DR	1.00	5.00
152-450-016	6957 RIO GRANDE DR	1.00	5.00
152-450-017	6969 RIO GRANDE DR	1.00	5.00
152-450-018	6981 RIO GRANDE DR	1.00	5.00
152-450-019	12587 HUDSON RIVER DR	1.00	5.00
152-450-020	12575 HUDSON RIVER DR	1.00	5.00
152-450-021	12563 HUDSON RIVER DR	1.00	5.00
152-450-022	12551 HUDSON RIVER DR	1.00	5.00
152-451-001	6964 MOONRIVER ST	1.00	5.00
152-451-002	6952 MOONRIVER ST	1.00	5.00
152-451-003	6940 MOONRIVER ST	1.00	5.00
152-451-004	6928 MOONRIVER ST	1.00	5.00
152-451-005	6916 MOONRIVER ST	1.00	5.00
152-451-006	6904 MOONRIVER ST	1.00	5.00
152-451-007	6892 MOONRIVER ST	1.00	5.00
152-451-008	6880 MOONRIVER ST	1.00	5.00
152-451-009	6868 MOONRIVER ST	1.00	5.00
152-451-010	12439 GREEN RIVER DR	1.00	5.00
152-451-011	12427 GREEN RIVER DR	1.00	5.00
152-451-012	12415 GREEN RIVER DR	1.00	5.00
152-451-013	6931 RAPIDS DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-451-014	6943 RAPIDS DR	1.00	5.00
152-451-015	6955 RAPIDS DR	1.00	5.00
152-451-016	6956 CHANNEL CT	1.00	5.00
152-451-017	6944 CHANNEL CT	1.00	5.00
152-451-018	6932 CHANNEL CT	1.00	5.00
152-451-019	6920 CHANNEL CT	1.00	5.00
152-451-020	6917 CHANNEL CT	1.00	5.00
152-451-021	6929 CHANNEL CT	1.00	5.00
152-451-022	6941 CHANNEL CT	1.00	5.00
152-451-023	12506 HUDSON RIVER DR	1.00	5.00
152-451-024	12494 HUDSON RIVER DR	1.00	5.00
152-451-025	12482 HUDSON RIVER DR	1.00	5.00
152-452-001	12542 HUDSON RIVER DR	1.00	5.00
152-452-002	12554 HUDSON RIVER DR	1.00	5.00
152-452-003	12566 HUDSON RIVER DR	1.00	5.00
152-452-004	12571 ESTUARY CT	1.00	5.00
152-452-005	12559 ESTUARY CT	1.00	5.00
152-452-006	12547 ESTUARY CT	1.00	5.00
152-452-007	12535 ESTUARY CT	1.00	5.00
152-452-008	12550 ESTUARY CT	1.00	5.00
152-452-009	12562 ESTUARY CT	1.00	5.00
152-452-010	12574 ESTUARY CT	1.00	5.00
152-460-001	12428 CURRENT DR	1.00	5.00
152-460-002	12440 CURRENT DR	1.00	5.00
152-460-003	12452 CURRENT DR	1.00	5.00
152-460-004	12464 CURRENT DR	1.00	5.00
152-460-005	12476 CURRENT DR	1.00	5.00
152-460-006	12488 CURRENT DR	1.00	5.00
152-460-007	12500 CURRENT DR	1.00	5.00
152-460-008	12512 CURRENT DR	1.00	5.00
152-460-009	12524 CURRENT DR	1.00	5.00
152-460-010	12536 CURRENT DR	1.00	5.00
152-460-011	12548 CURRENT DR	1.00	5.00
152-460-012	12560 CURRENT DR	1.00	5.00
152-460-013	12572 CURRENT DR	1.00	5.00
152-460-014	12584 CURRENT DR	1.00	5.00
152-460-015	12596 CURRENT DR	1.00	5.00
152-460-016	6813 RIO GRANDE DR	1.00	5.00
152-460-017	6825 RIO GRANDE DR	1.00	5.00
152-460-018	6837 RIO GRANDE DR	1.00	5.00
152-460-019	6849 RIO GRANDE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-460-020	6861 RIO GRANDE DR	1.00	5.00
152-460-021	6873 RIO GRANDE DR	1.00	5.00
152-460-022	6885 RIO GRANDE DR	1.00	5.00
152-461-001	6888 RIO GRANDE DR	1.00	5.00
152-461-002	6876 RIO GRANDE DR	1.00	5.00
152-461-003	6864 RIO GRANDE DR	1.00	5.00
152-461-004	6852 RIO GRANDE DR	1.00	5.00
152-461-005	6840 RIO GRANDE DR	1.00	5.00
152-461-006	6828 RIO GRANDE DR	1.00	5.00
152-461-007	6816 RIO GRANDE DR	1.00	5.00
152-461-008	12557 CURRENT DR	1.00	5.00
152-461-009	12545 CURRENT DR	1.00	5.00
152-461-010	12533 CURRENT DR	1.00	5.00
152-461-011	12521 CURRENT DR	1.00	5.00
152-461-012	6811 STERN CT	1.00	5.00
152-461-013	6823 STERN CT	1.00	5.00
152-461-014	6835 STERN CT	1.00	5.00
152-461-015	6847 STERN CT	1.00	5.00
152-461-016	6826 STERN CT	1.00	5.00
152-461-017	6814 STERN CT	1.00	5.00
152-461-018	12449 CURRENT DR	1.00	5.00
152-461-019	6817 MOONRIVER ST	1.00	5.00
152-461-020	6829 MOONRIVER ST	1.00	5.00
152-461-021	6841 MOONRIVER ST	1.00	5.00
152-461-022	6877 MOONRIVER ST	1.00	5.00
152-461-023	6889 MOONRIVER ST	1.00	5.00
152-461-024	6884 LANDING CT	1.00	5.00
152-461-025	6872 LANDING CT	1.00	5.00
152-461-026	6860 LANDING CT	1.00	5.00
152-461-027	6848 LANDING CT	1.00	5.00
152-461-028	6836 LANDING CT	1.00	5.00
152-461-029	6833 LANDING CT	1.00	5.00
152-461-030	6845 LANDING CT	1.00	5.00
152-461-031	6857 LANDING CT	1.00	5.00
152-461-032	6869 LANDING CT	1.00	5.00
152-461-033	6881 LANDING CT	1.00	5.00
152-461-034	6893 LANDING CT	1.00	5.00
160 Accounts			**$800.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-520-001	6435 CAXTON ST	1.00	$5.00
152-520-002	6425 CAXTON ST	1.00	5.00
152-520-003	6415 CAXTON ST	1.00	5.00
152-520-004	6405 CAXTON ST	1.00	5.00
152-520-005	6395 CAXTON ST	1.00	5.00
152-521-001	12523 BLACK HORSE ST	1.00	5.00
152-521-002	12533 BLACK HORSE ST	1.00	5.00
152-521-003	12543 BLACK HORSE ST	1.00	5.00
152-521-004	12553 BLACK HORSE ST	1.00	5.00
152-521-005	12563 BLACK HORSE ST	1.00	5.00
152-521-006	12573 BLACK HORSE ST	1.00	5.00
152-521-007	12583 BLACK HORSE ST	1.00	5.00
152-521-008	6595 CAXTON ST	1.00	5.00
152-521-009	6585 CAXTON ST	1.00	5.00
152-521-010	6575 CAXTON ST	1.00	5.00
152-521-011	6565 CAXTON ST	1.00	5.00
152-521-012	6555 CAXTON ST	1.00	5.00
152-521-013	6545 CAXTON ST	1.00	5.00
152-521-014	6535 CAXTON ST	1.00	5.00
152-521-015	6525 CAXTON ST	1.00	5.00
152-521-016	6515 CAXTON ST	1.00	5.00
152-521-017	6505 CAXTON ST	1.00	5.00
152-521-018	6495 CAXTON ST	1.00	5.00
152-521-019	6485 CAXTON ST	1.00	5.00
152-521-020	6475 CAXTON ST	1.00	5.00
152-521-021	12559 LONGLEAF CT	1.00	5.00
152-521-022	12569 LONGLEAF CT	1.00	5.00
152-521-023	12579 LONGLEAF CT	1.00	5.00
152-521-024	12586 LONGLEAF CT	1.00	5.00
152-521-025	12576 LONGLEAF CT	1.00	5.00
152-521-026	12566 LONGLEAF CT	1.00	5.00
152-521-027	12556 LONGLEAF CT	1.00	5.00
152-521-028	6445 CAXTON ST	1.00	5.00
152-522-001	6402 CAXTON ST	1.00	5.00
152-522-002	6412 CAXTON ST	1.00	5.00
152-522-003	6422 CAXTON ST	1.00	5.00
152-522-004	6432 CAXTON ST	1.00	5.00
152-522-005	6442 CAXTON ST	1.00	5.00
152-522-006	6452 CAXTON ST	1.00	5.00
152-522-007	6462 CAXTON ST	1.00	5.00
152-522-008	6472 CAXTON ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-522-009	6492 CAXTON ST	1.00	5.00
152-522-010	6512 CAXTON ST	1.00	5.00
152-522-011	6522 CAXTON ST	1.00	5.00
152-522-012	6532 CAXTON ST	1.00	5.00
152-522-013	6542 CAXTON ST	1.00	5.00
152-522-014	6552 CAXTON ST	1.00	5.00
152-522-015	6562 CAXTON ST	1.00	5.00
152-522-016	6572 CAXTON ST	1.00	5.00
152-522-017	6582 CAXTON ST	1.00	5.00
152-522-018	12560 BLACK HORSE ST	1.00	5.00
152-522-019	12550 BLACK HORSE ST	1.00	5.00
152-522-020	12540 BLACK HORSE ST	1.00	5.00
152-522-021	12530 BLACK HORSE ST	1.00	5.00
152-522-022	12531 KENSINGTON CT	1.00	5.00
152-522-023	12541 KENSINGTON CT	1.00	5.00
152-522-024	12551 KENSINGTON CT	1.00	5.00
152-522-025	12561 KENSINGTON CT	1.00	5.00
152-522-026	12558 KENSINGTON CT	1.00	5.00
152-522-027	12548 KENSINGTON CT	1.00	5.00
152-522-028	12538 KENSINGTON CT	1.00	5.00
152-522-029	12528 KENSINGTON CT	1.00	5.00
152-522-030	6531 EMMERDALE ST	1.00	5.00
152-522-031	6521 EMMERDALE ST	1.00	5.00
152-522-032	12459 FARMBOROUGH CT	1.00	5.00
152-522-033	12469 FARMBOROUGH CT	1.00	5.00
152-522-034	12479 FARMBOROUGH CT	1.00	5.00
152-522-035	12529 FARMBOROUGH CT	1.00	5.00
152-522-036	12539 FARMBOROUGH CT	1.00	5.00
152-522-037	12536 FARMBOROUGH CT	1.00	5.00
152-522-038	12526 FARMBOROUGH CT	1.00	5.00
152-522-039	12516 FARMBOROUGH CT	1.00	5.00
152-522-040	12506 FARMBOROUGH CT	1.00	5.00
152-522-041	12496 FARMBOROUGH CT	1.00	5.00
152-522-042	12486 FARMBOROUGH CT	1.00	5.00
152-522-043	12476 FARMBOROUGH CT	1.00	5.00
152-522-044	12466 FARMBOROUGH CT	1.00	5.00
152-522-045	6481 EMMERDALE ST	1.00	5.00
152-522-046	6471 EMMERDALE ST	1.00	5.00
152-530-001	12493 BLACK HORSE ST	1.00	5.00
152-530-002	12503 BLACK HORSE ST	1.00	5.00
152-530-003	12513 BLACK HORSE ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-531-001	12473 BLACK HORSE ST	1.00	5.00
152-531-002	12463 BLACK HORSE ST	1.00	5.00
152-531-003	12453 BLACK HORSE ST	1.00	5.00
152-531-004	12443 BLACK HORSE ST	1.00	5.00
152-531-005	12433 BLACK HORSE ST	1.00	5.00
152-532-001	6385 CAXTON ST	1.00	5.00
152-532-002	6375 CAXTON ST	1.00	5.00
152-532-003	6365 CAXTON ST	1.00	5.00
152-532-004	6355 CAXTON ST	1.00	5.00
152-532-005	6345 CAXTON ST	1.00	5.00
152-532-006	6444 MOONRIVER ST	1.00	5.00
152-532-007	6454 MOONRIVER ST	1.00	5.00
152-532-008	6464 MOONRIVER ST	1.00	5.00
152-532-009	6474 MOONRIVER ST	1.00	5.00
152-532-010	12422 MARBLE WAY	1.00	5.00
152-532-011	12432 MARBLE WAY	1.00	5.00
152-532-012	12442 MARBLE WAY	1.00	5.00
152-532-013	12454 MARBLE WAY	1.00	5.00
152-532-014	12320 BLACK HORSE ST	1.00	5.00
152-532-015	12397 MEADOWVALE ST	1.00	5.00
152-532-016	12407 MEADOWVALE ST	1.00	5.00
152-532-017	12417 MEADOWVALE ST	1.00	5.00
152-532-018	12427 MEADOWVALE ST	1.00	5.00
152-532-019	12434 MEADOWVALE ST	1.00	5.00
152-532-020	12424 MEADOWVALE ST	1.00	5.00
152-532-021	12414 MEADOWVALE ST	1.00	5.00
152-532-022	12404 MEADOWVALE ST	1.00	5.00
152-532-023	12394 MEADOWVALE ST	1.00	5.00
152-533-001	12465 MARBLE WAY	1.00	5.00
152-533-002	12455 MARBLE WAY	1.00	5.00
152-533-003	12445 MARBLE WAY	1.00	5.00
152-533-004	12435 MARBLE WAY	1.00	5.00
152-533-005	12425 MARBLE WAY	1.00	5.00
152-533-006	12326 WHITE HORSE ST	1.00	5.00
152-533-007	12336 WHITE HORSE ST	1.00	5.00
152-533-008	12346 WHITE HORSE ST	1.00	5.00
152-533-009	12349 WHITE HORSE CT	1.00	5.00
152-533-010	12339 WHITE HORSE ST	1.00	5.00
152-533-011	12329 WHITE HORSE ST	1.00	5.00
152-533-012	12400 BLACK HORSE ST	1.00	5.00
152-533-013	12420 BLACK HORSE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-533-014	12430 BLACK HORSE ST	1.00	5.00
152-533-015	12440 BLACK HORSE ST	1.00	5.00
152-533-016	12460 BLACK HORSE ST	1.00	5.00
152-533-017	12470 BLACK HORSE ST	1.00	5.00
152-533-018	6564 MOONRIVER ST	1.00	5.00
152-533-019	6544 MOONRIVER ST	1.00	5.00
152-533-020	12399 BLACKMOOR CT	1.00	5.00
152-533-021	12386 BLACKMOOR CT	1.00	5.00
152-533-022	12396 BLACKMOOR CT	1.00	5.00
152-533-023	6524 MOONRIVER ST	1.00	5.00
152-533-024	6514 MOONRIVER ST	1.00	5.00
152-533-025	6504 MOONRIVER ST	1.00	5.00
152-533-026	6494 MOONRIVER ST	1.00	5.00
152-534-001	6458 EMMERDALE ST	1.00	5.00
152-534-002	6468 EMMERDALE ST	1.00	5.00
152-534-003	6478 EMMERDALE ST	1.00	5.00
152-534-004	6488 EMMERDALE ST	1.00	5.00
152-534-005	6498 EMMERDALE ST	1.00	5.00
152-534-006	6508 EMMERDALE ST	1.00	5.00
152-534-007	6518 EMMERDALE ST	1.00	5.00
152-534-008	6528 EMMERDALE ST	1.00	5.00
152-534-009	6538 EMMERDALE ST	1.00	5.00
152-534-010	6548 EMMERDALE ST	1.00	5.00
152-534-011	6558 EMMERDALE ST	1.00	5.00
152-534-012	6568 EMMERDALE ST	1.00	5.00
152-534-013	6578 EMMERDALE ST	1.00	5.00
152-534-014	6577 MOONRIVER ST	1.00	5.00
152-534-015	6567 MOONRIVER ST	1.00	5.00
152-534-016	6557 MOONRIVER ST	1.00	5.00
152-534-017	6547 MOONRIVER ST	1.00	5.00
152-534-018	6537 MOONRIVER ST	1.00	5.00
152-534-019	6527 MOONRIVER ST	1.00	5.00
152-534-020	6517 MOONRIVER ST	1.00	5.00
152-534-021	6507 MOONRIVER ST	1.00	5.00
152-534-022	6497 MOONRIVER ST	1.00	5.00
152-534-023	6487 MOONRIVER ST	1.00	5.00
152-534-024	6477 MOONRIVER ST	1.00	5.00
152-534-025	6467 MOONRIVER ST	1.00	5.00
152-534-026	6457 MOONRIVER ST	1.00	5.00
152-540-001	12309 CALEDONIA CT	1.00	5.00
152-540-002	12299 CALEDONIA CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-540-003	12296 CALEDONIA CT	1.00	5.00
152-540-004	12306 CALEDONIA CT	1.00	5.00
152-540-005	12413 BLACK HORSE ST	1.00	5.00
152-540-006	12403 BLACK HORSE ST	1.00	5.00
152-540-007	12393 BLACK HORSE ST	1.00	5.00
152-540-008	12383 BLACK HORSE ST	1.00	5.00
152-540-009	12373 BLACK HORSE ST	1.00	5.00
152-540-010	12363 BLACK HORSE ST	1.00	5.00
152-540-011	6599 WELLS SPRINGS ST	1.00	5.00
152-540-012	6589 WELLS SPRINGS ST	1.00	5.00
152-540-013	6579 WELLS SPRINGS ST	1.00	5.00
152-540-014	6569 WELLS SPRINGS ST	1.00	5.00
152-540-015	6559 WELLS SPRINGS ST	1.00	5.00
152-540-016	6549 WELLS SPRINGS ST	1.00	5.00
152-540-017	6539 WELLS SPRINGS ST	1.00	5.00
152-540-018	6459 WELLS SPRINGS ST	1.00	5.00
152-540-019	6469 WELLS SPRINGS ST	1.00	5.00
152-540-020	6479 WELLS SPRINGS ST	1.00	5.00
152-540-021	6489 WELLS SPRINGS ST	1.00	5.00
152-540-022	6499 WELLS SPRINGS ST	1.00	5.00
152-540-023	6509 WELLS SPRINGS ST	1.00	5.00
152-540-024	6519 WELLS SPRINGS ST	1.00	5.00
152-540-025	6529 WELLS SPRINGS ST	1.00	5.00
152-540-026	12353 BLACK HORSE ST	1.00	5.00
152-540-027	12343 BLACK HORSE ST	1.00	5.00
152-540-028	12333 BLACK HORSE ST	1.00	5.00
152-540-029	12323 BLACK HORSE ST	1.00	5.00
152-540-030	12313 BLACK HORSE ST	1.00	5.00
152-540-031	12303 BLACK HORSE ST	1.00	5.00
152-540-032	12293 BLACK HORSE ST	1.00	5.00
152-541-001	12384 MEADOWVALE ST	1.00	5.00
152-541-002	12374 MEADOWVALE ST	1.00	5.00
152-541-003	12364 MEADOWVALE ST	1.00	5.00
152-541-004	12354 MEADOWVALE ST	1.00	5.00
152-541-005	12344 MEADOWVALE ST	1.00	5.00
152-541-006	12334 MEADOWVALE ST	1.00	5.00
152-541-007	12324 MEADOWVALE ST	1.00	5.00
152-541-008	12314 MEADOWVALE ST	1.00	5.00
152-542-001	6546 WELLS SPRINGS ST	1.00	5.00
152-542-002	6556 WELLS SPRINGS ST	1.00	5.00
152-542-003	6566 WELLS SPRINGS ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-542-004	6576 WELLS SPRINGS ST	1.00	5.00
152-542-005	6571 GOLDEN CLUB DR	1.00	5.00
152-542-006	6561 GOLDEN CLUB DR	1.00	5.00
152-542-007	6551 GOLDEN CLUB DR	1.00	5.00
152-542-008	6541 GOLDEN CLUB DR	1.00	5.00
152-542-009	6451 GOLDEN CLUB DR	1.00	5.00
152-542-010	6461 GOLDEN CLUB DR	1.00	5.00
152-542-011	6471 GOLDEN CLUB DR	1.00	5.00
152-542-012	6481 GOLDEN CLUB DR	1.00	5.00
152-542-013	6491 GOLDEN CLUB DR	1.00	5.00
152-542-014	6501 GOLDEN CLUB DR	1.00	5.00
152-542-015	6511 GOLDEN CLUB DR	1.00	5.00
152-542-016	6521 GOLDEN CLUB DR	1.00	5.00
152-542-017	6531 GOLDEN CLUB DR	1.00	5.00
152-542-018	6536 WELLS SPRINGS ST	1.00	5.00
152-542-019	6526 WELLS SPRINGS ST	1.00	5.00
152-542-020	6516 WELLS SPRINGS ST	1.00	5.00
152-542-021	6506 WELLS SPRINGS ST	1.00	5.00
152-542-022	6496 WELLS SPRINGS ST	1.00	5.00
152-542-023	6486 WELLS SPRINGS ST	1.00	5.00
152-542-024	6476 WELLS SPRINGS ST	1.00	5.00
152-542-025	6466 WELLS SPRINGS ST	1.00	5.00
152-542-026	6456 WELLS SPRINGS ST	1.00	5.00
152-543-001	6630 HARROW ST	1.00	5.00
152-543-002	6640 HARROW ST	1.00	5.00
152-543-003	6650 HARROW ST	1.00	5.00
152-543-004	6660 HARROW ST	1.00	5.00
152-550-001	12304 MEADOWVALE ST	1.00	5.00
152-550-002	12294 MEADOWVALE ST	1.00	5.00
152-550-003	12284 MEADOWVALE ST	1.00	5.00
152-550-004	12274 MEADOWVALE ST	1.00	5.00
152-550-005	12264 MEADOWVALE ST	1.00	5.00
152-550-006	12254 MEADOWVALE ST	1.00	5.00
152-550-007	12244 MEADOWVALE ST	1.00	5.00
152-550-008	6420 HARROW ST	1.00	5.00
152-550-009	6430 HARROW ST	1.00	5.00
152-550-010	6440 HARROW ST	1.00	5.00
152-550-011	6450 HARROW ST	1.00	5.00
152-550-012	6460 HARROW ST	1.00	5.00
152-550-013	6470 HARROW ST	1.00	5.00
152-550-014	6480 HARROW ST	1.00	5.00

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-550-015	6490 HARROW ST	1.00	5.00
152-550-016	6500 HARROW ST	1.00	5.00
152-550-017	6510 HARROW ST	1.00	5.00
152-550-018	6520 HARROW ST	1.00	5.00
152-550-019	6530 HARROW ST	1.00	5.00
152-550-020	6540 HARROW ST	1.00	5.00
152-550-021	6550 HARROW ST	1.00	5.00
152-550-022	12242 ASHCROFT CIR	1.00	5.00
152-550-023	12232 ASHCROFT CIR	1.00	5.00
152-550-024	12235 ASHCROFT CIR	1.00	5.00
152-550-025	12245 ASHCROFT CIR	1.00	5.00
152-550-026	12255 ASHCROFT CIR	1.00	5.00
152-550-027	12265 ASHCROFT CIR	1.00	5.00
152-550-028	6570 HARROW ST	1.00	5.00
152-550-029	6580 HARROW ST	1.00	5.00
152-550-030	6590 HARROW ST	1.00	5.00
152-550-031	6600 HARROW ST	1.00	5.00
152-550-032	6610 HARROW ST	1.00	5.00
152-550-033	6620 HARROW ST	1.00	5.00
152-551-001	6498 GOLDEN CLUB DR	1.00	5.00
152-551-002	6508 GOLDEN CLUB DR	1.00	5.00
152-551-003	12308 CRAIGBURN CIR	1.00	5.00
152-551-004	12298 CRAIGBURN CIR	1.00	5.00
152-551-005	12278 CRAIGBURN CIR	1.00	5.00
152-551-006	12238 CRAIGBURN CIR	1.00	5.00
152-551-007	12228 CRAIGBURN CIR	1.00	5.00
152-551-008	12231 CRAIGBURN CIR	1.00	5.00
152-551-009	12241 CRAIGBURN CIR	1.00	5.00
152-551-010	12251 CRAIGBURN CIR	1.00	5.00
152-551-011	12261 CRAIGBURN CIR	1.00	5.00
152-551-012	12271 CRAIGBURN CIR	1.00	5.00
152-551-013	12281 CRAIGBURN CIR	1.00	5.00
152-551-014	12291 CRAIGBURN CIR	1.00	5.00
152-551-015	6538 GOLDEN CLUB DR	1.00	5.00
152-551-016	6558 GOLDEN CLUB DR	1.00	5.00
152-551-017	6623 HARROW ST	1.00	5.00
152-551-018	6613 HARROW ST	1.00	5.00
152-551-019	6603 HARROW ST	1.00	5.00
152-551-020	6593 HARROW ST	1.00	5.00
152-551-021	6573 HARROW ST	1.00	5.00
152-551-022	6563 HARROW ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-551-023	6553 HARROW ST	1.00	5.00
152-551-024	6543 HARROW ST	1.00	5.00
152-551-025	6523 HARROW ST	1.00	5.00
152-551-026	6513 HARROW ST	1.00	5.00
152-551-027	6503 HARROW ST	1.00	5.00
152-551-028	6493 HARROW ST	1.00	5.00
152-551-029	6483 HARROW ST	1.00	5.00
152-551-030	6473 HARROW ST	1.00	5.00
152-551-031	6463 HARROW ST	1.00	5.00
152-551-032	6453 HARROW ST	1.00	5.00
152-551-033	6443 HARROW ST	1.00	5.00
152-551-034	6433 HARROW ST	1.00	5.00
152-551-035	12267 MEADOWVALE ST	1.00	5.00
152-551-036	12277 MEADOWVALE ST	1.00	5.00
152-551-037	12287 MEADOWVALE ST	1.00	5.00
152-551-038	12297 MEADOWVALE ST	1.00	5.00
152-551-039	12302 CORNWALLIS CT	1.00	5.00
152-551-040	12292 CORNWALLIS CT	1.00	5.00
152-551-041	12282 CORNWALLIS CT	1.00	5.00
152-551-042	12272 CORNWALLIS CT	1.00	5.00
152-551-043	12275 CORNWALLIS CT	1.00	5.00
152-551-044	12285 CORNWALLIS CT	1.00	5.00
152-551-045	12295 CORNWALLIS CT	1.00	5.00
152-551-046	12305 CORNWALLIS CT	1.00	5.00
311 Accounts			**$1,555.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-240-001	5674 CAMBRIA DR	1.00	$5.00
160-240-002	5682 CAMBRIA DR	1.00	5.00
160-240-003	5686 CAMBRIA DR	1.00	5.00
160-240-004	5690 CAMBRIA DR	1.00	5.00
160-240-005	5698 CAMBRIA DR	1.00	5.00
160-240-006	5693 CAMBRIA DR	1.00	5.00
160-240-007	5689 CAMBRIA DR	1.00	5.00
160-240-008	5685 CAMBRIA DR	1.00	5.00
160-240-009	5677 CAMBRIA DR	1.00	5.00
160-240-010	5655 HARMONY DR	1.00	5.00
160-240-011	12411 CELEBRATION DR	1.00	5.00
160-240-012	12419 CELEBRATION DR	1.00	5.00
160-240-013	12427 CELEBRATION DR	1.00	5.00
160-240-014	12435 CELEBRATION DR	1.00	5.00
160-240-015	12443 CELEBRATION DR	1.00	5.00
160-240-016	12451 CELEBRATION DR	1.00	5.00
160-240-017	12459 CELEBRATION DR	1.00	5.00
160-240-018	12467 CELEBRATION DR	1.00	5.00
160-240-019	12475 CELEBRATION DR	1.00	5.00
160-240-020	12483 CELEBRATION DR	1.00	5.00
160-240-021	12491 CELEBRATION DR	1.00	5.00
160-240-022	12499 CELEBRATION DR	1.00	5.00
160-240-023	12507 CELEBRATION DR	1.00	5.00
160-240-024	12515 CELEBRATION DR	1.00	5.00
160-240-025	12523 CELEBRATION DR	1.00	5.00
160-240-026	12531 CELEBRATION DR	1.00	5.00
160-240-027	5671 HARMONY DR	1.00	5.00
160-240-028	5663 HARMONY DR	1.00	5.00
160-241-001	5604 HARMONY DR	1.00	5.00
160-241-002	5612 HARMONY DR	1.00	5.00
160-241-003	5620 HARMONY DR	1.00	5.00
160-241-004	5628 HARMONY DR	1.00	5.00
160-241-005	12520 CELEBRATION DR	1.00	5.00
160-241-006	12512 CELEBRATION DR	1.00	5.00
160-241-007	12504 CELEBRATION DR	1.00	5.00
160-241-008	12496 CELEBRATION DR	1.00	5.00
160-241-009	12488 CELEBRATION DR	1.00	5.00
160-241-010	12480 CELEBRATION DR	1.00	5.00
160-241-011	12472 CELEBRATION DR	1.00	5.00
160-241-012	12464 CELEBRATION DR	1.00	5.00
160-241-013	12456 CELEBRATION DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-241-014	12448 CELEBRATION DR	1.00	5.00
160-241-015	12440 CELEBRATION DR	1.00	5.00
160-241-016	12432 CELEBRATION DR	1.00	5.00
160-241-017	12429 TRINITY DR	1.00	5.00
160-241-018	12437 TRINITY DR	1.00	5.00
160-241-019	12445 TRINITY DR	1.00	5.00
160-241-020	12453 TRINITY DR	1.00	5.00
160-241-021	12461 TRINITY DR	1.00	5.00
160-241-022	12469 TRINITY DR	1.00	5.00
160-241-023	12477 TRINITY DR	1.00	5.00
160-241-024	12485 TRINITY DR	1.00	5.00
160-241-025	12493 TRINITY DR	1.00	5.00
160-241-027	5633 TREASURE DR	1.00	5.00
160-241-028	5625 TREASURE DR	1.00	5.00
160-241-029	5617 TREASURE DR	1.00	5.00
160-241-030	5609 TREASURE DR	1.00	5.00
160-242-001	12487 GLORY DR	1.00	5.00
160-242-002	12482 TRINITY DR	1.00	5.00
160-242-003	12474 TRINITY DR	1.00	5.00
160-242-004	12466 TRINITY DR	1.00	5.00
160-242-005	12458 TRINITY DR	1.00	5.00
160-242-006	12450 TRINITY DR	1.00	5.00
160-242-007	12442 TRINITY DR	1.00	5.00
160-242-008	12434 TRINITY DR	1.00	5.00
160-242-009	12431 GLORY DR	1.00	5.00
160-242-010	12439 GLORY DR	1.00	5.00
160-242-011	12447 GLORY DR	1.00	5.00
160-242-012	12455 GLORY DR	1.00	5.00
160-242-013	12463 GLORY DR	1.00	5.00
160-242-014	12471 GLORY DR	1.00	5.00
160-242-015	12479 GLORY DR	1.00	5.00
160-243-001	5624 SHADY DR	1.00	5.00
160-243-002	5632 SHADY DR	1.00	5.00
160-243-003	5640 SHADY DR	1.00	5.00
160-243-004	5648 SHADY DR	1.00	5.00
160-243-005	5656 SHADY DR	1.00	5.00
160-243-006	5664 SHADY DR	1.00	5.00
160-243-007	5672 SHADY DR	1.00	5.00
160-250-001	5653 CAMBRIA DR	1.00	5.00
160-250-002	5645 CAMBRIA DR	1.00	5.00
160-250-003	5637 CAMBRIA DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-250-004	5629 CAMBRIA DR	1.00	5.00
160-250-005	5621 CAMBRIA DR	1.00	5.00
160-250-006	5613 CAMBRIA DR	1.00	5.00
160-250-007	5605 CAMBRIA DR	1.00	5.00
160-250-008	5597 CAMBRIA DR	1.00	5.00
160-250-009	5589 CAMBRIA DR	1.00	5.00
160-250-010	5581 CAMBRIA DR	1.00	5.00
160-250-011	5573 CAMBRIA DR	1.00	5.00
160-251-001	5538 CAMBRIA DR	1.00	5.00
160-251-002	5546 CAMBRIA DR	1.00	5.00
160-251-003	5562 CAMBRIA DR	1.00	5.00
160-251-004	5570 CAMBRIA DR	1.00	5.00
160-251-005	5578 CAMBRIA DR	1.00	5.00
160-251-006	5586 CAMBRIA DR	1.00	5.00
160-251-007	5594 CAMBRIA DR	1.00	5.00
160-251-008	5602 CAMBRIA DR	1.00	5.00
160-251-009	5610 CAMBRIA DR	1.00	5.00
160-251-010	5618 CAMBRIA DR	1.00	5.00
160-251-011	5626 CAMBRIA DR	1.00	5.00
160-251-012	5634 CAMBRIA DR	1.00	5.00
160-251-013	5642 CAMBRIA AVE	1.00	5.00
160-251-014	5650 CAMBRIA DR	1.00	5.00
160-251-015	5658 CAMBRIA DR	1.00	5.00
160-251-016	5639 HARMONY DR	1.00	5.00
160-251-017	5631 HARMONY DR	1.00	5.00
160-251-018	5623 HARMONY DR	1.00	5.00
160-251-019	5615 HARMONY DR	1.00	5.00
160-251-020	5607 HARMONY DR	1.00	5.00
160-251-021	5599 HARMONY DR	1.00	5.00
160-251-022	5591 HARMONY DR	1.00	5.00
160-251-023	5583 HARMONY DR	1.00	5.00
160-251-024	5575 HARMONY DR	1.00	5.00
160-251-025	5567 HARMONY DR	1.00	5.00
160-251-026	5559 HARMONY DR	1.00	5.00
160-251-027	5551 HARMONY DR	1.00	5.00
160-251-028	5543 HARMONY DR	1.00	5.00
160-251-029	5535 HARMONY DR	1.00	5.00
160-252-001	5420 HARMONY WAY	1.00	5.00
160-252-002	5428 HARMONY DR	1.00	5.00
160-252-003	5436 HARMONY DR	1.00	5.00
160-252-004	5452 HARMONY DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-252-005	5460 HARMONY DR	1.00	5.00
160-252-006	5468 HARMONY DR	1.00	5.00
160-252-007	5476 HARMONY DR	1.00	5.00
160-252-008	5484 HARMONY DR	1.00	5.00
160-252-009	5492 HARMONY DR	1.00	5.00
160-252-010	5500 HARMONY DR	1.00	5.00
160-252-011	5508 HARMONY DR	1.00	5.00
160-252-012	5524 HARMONY DR	1.00	5.00
160-252-013	5540 HARMONY DR	1.00	5.00
160-252-014	5556 HARMONY DR	1.00	5.00
160-252-015	5564 HARMONY DR	1.00	5.00
160-252-016	5572 HARMONY DR	1.00	5.00
160-252-017	5580 HARMONY DR	1.00	5.00
160-252-018	5588 HARMONY DR	1.00	5.00
160-252-019	5585 TREASURE DR	1.00	5.00
160-252-020	5577 TREASURE DR	1.00	5.00
160-252-021	5569 TREASURE DR	1.00	5.00
160-252-022	5561 TREASURE DR	1.00	5.00
160-252-023	5553 TREASURE DR	1.00	5.00
160-252-024	12502 BREEZE LN	1.00	5.00
160-252-025	12494 BREEZE LN	1.00	5.00
160-252-026	12486 BREEZE DR	1.00	5.00
160-252-027	12478 BREEZE LN	1.00	5.00
160-252-028	12470 BREEZE LN	1.00	5.00
160-252-029	12462 BREEZE LN	1.00	5.00
160-252-030	12454 BREEZE LN	1.00	5.00
160-252-031	12446 BREEZE LN	1.00	5.00
160-252-032	12438 BREEZE LN	1.00	5.00
160-252-033	12430 BREEZE LN	1.00	5.00
160-253-001	12492 GLORY DR	1.00	5.00
160-253-002	5504 HIGHBURY WAY	1.00	5.00
160-253-003	5512 HIGHBURY WAY	1.00	5.00
160-253-004	5520 HIGHBURY WAY	1.00	5.00
160-253-005	5528 HIGHBURY WAY	1.00	5.00
160-253-006	12425 BREEZE WAY	1.00	5.00
160-253-007	12433 BREEZE LN	1.00	5.00
160-253-008	12441 BREEZE LN	1.00	5.00
160-253-009	12449 BREEZE LN	1.00	5.00
160-253-010	12457 BREEZE LN	1.00	5.00
160-253-011	12465 BREEZE LN	1.00	5.00
160-253-012	12473 BREEZE LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-253-013	12481 BREEZE LN	1.00	5.00
160-253-014	12489 BREEZE LN	1.00	5.00
160-253-015	12484 GLORY DR	1.00	5.00
160-253-016	12476 GLORY DR	1.00	5.00
160-253-017	12468 GLORY DR	1.00	5.00
160-253-018	12460 GLORY DR	1.00	5.00
160-253-019	12452 GLORY DR	1.00	5.00
160-253-020	5587 SHADY DR	1.00	5.00
160-253-021	5579 SHADY DR	1.00	5.00
160-253-022	5571 SHADY DR	1.00	5.00
160-253-023	5563 SHADY DR	1.00	5.00
160-253-024	5568 SHADY DR	1.00	5.00
160-253-025	5576 SHADY DR	1.00	5.00
160-253-026	5584 SHADY DR	1.00	5.00
160-253-027	5592 SHADY DR	1.00	5.00
160-253-028	5600 SHADY DR	1.00	5.00
160-253-029	5608 SHADY DR	1.00	5.00
160-253-030	5616 SHADY DR	1.00	5.00
160-260-001	5565 CAMBRIA DR	1.00	5.00
160-260-002	5557 CAMBRIA DR	1.00	5.00
160-260-003	5549 CAMBRIA DR	1.00	5.00
160-260-004	5541 CAMBRIA DR	1.00	5.00
160-260-005	12587 LUCKY CT	1.00	5.00
160-260-006	12595 LUCKY CT	1.00	5.00
160-260-007	12584 LUCKY CT	1.00	5.00
160-260-008	12576 LUCKY CT	1.00	5.00
160-260-009	12568 LUCKY CT	1.00	5.00
160-260-010	5517 CAMBRIA DR	1.00	5.00
160-260-011	5509 CAMBRIA DR	1.00	5.00
160-260-012	5501 CAMBRIA DR	1.00	5.00
160-260-013	5493 CAMBRIA DR	1.00	5.00
160-260-014	5485 CAMBRIA DR	1.00	5.00
160-260-015	5477 CAMBRIA DR	1.00	5.00
160-261-001	5461 CAMBRIA DR	1.00	5.00
160-261-002	5453 CAMBRIA DR	1.00	5.00
160-261-003	5445 CAMBRIA DR	1.00	5.00
160-261-004	5437 CAMBRIA DR	1.00	5.00
160-261-005	5429 CAMBRIA DR	1.00	5.00
160-261-006	5421 CAMBRIA DR	1.00	5.00
160-261-007	5427 HIGHBURY WAY	1.00	5.00
160-261-008	5419 HIGHBURY WAY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
160-261-009	5408 HIGHBURY WAY	1.00	5.00
160-261-010	5416 HIGHBURY WAY	1.00	5.00
160-261-011	5424 HIGHBURY WAY	1.00	5.00
160-261-012	5432 HIGHBURY WAY	1.00	5.00
160-261-013	5440 HIGHBURY WAY	1.00	5.00
160-261-014	5448 HIGHBURY WAY	1.00	5.00
160-261-015	5456 HIGHBURY WAY	1.00	5.00
160-261-016	5464 HIGHBURY WAY	1.00	5.00
160-261-017	5472 HIGHBURY WAY	1.00	5.00
160-261-018	5480 HIGHBURY WAY	1.00	5.00
160-261-019	5488 HIGHBURY WAY	1.00	5.00
160-261-020	5496 HIGHBURY WAY	1.00	5.00
160-262-001	5482 CAMBRIA DR	1.00	5.00
160-262-002	5490 CAMBRIA DR	1.00	5.00
160-262-003	5498 CAMBRIA DR	1.00	5.00
160-262-004	5506 CAMBRIA DR	1.00	5.00
160-262-005	5514 CAMBRIA DR	1.00	5.00
160-262-006	5522 CAMBRIA DR	1.00	5.00
160-262-007	5530 CAMBRIA DR	1.00	5.00
160-262-008	5519 HARMONY DR	1.00	5.00
160-262-009	5511 HARMONY DR	1.00	5.00
160-262-010	5503 HARMONY DR	1.00	5.00
160-262-011	5495 HARMONY DR	1.00	5.00
160-262-012	5487 HARMONY DR	1.00	5.00
160-262-014	5463 HARMONY DR	1.00	5.00
160-262-015	5455 HARMONY DR	1.00	5.00
160-262-016	5447 HARMONY DR	1.00	5.00
160-262-017	5439 HARMONY DR	1.00	5.00
160-262-018	5431 HARMONY DR	1.00	5.00
160-262-019	5423 HARMONY DR	1.00	5.00
160-262-020	5415 HARMONY DR	1.00	5.00
160-262-021	5402 CAMBRIA DR	1.00	5.00
160-262-022	5410 CAMBRIA DR	1.00	5.00
160-262-023	5418 CAMBRIA DR	1.00	5.00
160-262-024	5426 CAMBRIA DR	1.00	5.00
160-262-025	5434 CAMBRIA DR	1.00	5.00
160-262-026	5442 CAMBRIA DR	1.00	5.00
160-262-027	5450 CAMBRIA DR	1.00	5.00
160-262-028	5458 CAMBRIA DR	1.00	5.00
244 Accounts			**$1,220.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-011-001	6387 DELGADO LN	1.00	$6.26
152-011-002	6391 DELGADO LN	1.00	6.26
152-011-003	6395 DELGADO LN	1.00	6.26
152-011-004	6399 DELGADO LN	1.00	6.26
152-011-005	12500 CASTELO LN	1.00	6.26
152-011-006	12496 CASTELO LN	1.00	6.26
152-011-007	12492 CASTELO LN	1.00	6.26
152-011-008	12488 CASTELO LN	1.00	6.26
152-011-009	12484 CASTELO LN	1.00	6.26
152-011-010	12480 CASTELO LN	1.00	6.26
152-011-011	6360 ALTURA LN	1.00	6.26
152-011-012	6364 ALTURA LN	1.00	6.26
152-011-013	6368 ALTURA LN	1.00	6.26
152-011-014	6372 ALTURA LN	1.00	6.26
152-011-015	6376 ALTURA LN	1.00	6.26
152-011-016	6384 ALTURA LN	1.00	6.26
152-011-017	6388 ALTURA LN	1.00	6.26
152-011-018	6392 ALTURA LN	1.00	6.26
152-011-019	6396 ALTURA LN	1.00	6.26
152-011-020	6400 ALTURA LN	1.00	6.26
152-011-021	6381 ALTURA LN	1.00	6.26
152-011-022	6385 ALTURA LN	1.00	6.26
152-011-023	6389 ALTURA LN	1.00	6.26
152-011-024	6393 ALTURA LN	1.00	6.26
152-011-025	6397 ALTURA LN	1.00	6.26
152-011-026	6401 ALTURA LN	1.00	6.26
152-011-027	6361 ALTURA LN	1.00	6.26
152-011-028	6365 ALTURA LN	1.00	6.26
152-011-029	6369 ALTURA LN	1.00	6.26
152-011-030	6373 ALTURA LN	1.00	6.26
152-011-032	12472 PALACIO LN	1.00	6.26
152-011-033	12468 PALACIO LN	1.00	6.26
152-011-034	12464 PALACIO LN	1.00	6.26
152-011-035	12460 PALACIO LN	1.00	6.26
152-011-036	12456 PALACIO LN	1.00	6.26
152-011-037	12452 PALACIO LN	1.00	6.26
152-011-038	6362 MARBELLA LN	1.00	6.26
152-011-039	6366 MARBELLA LN	1.00	6.26
152-011-040	6370 MARBELLA LN	1.00	6.26
152-011-041	6374 MARBELLA LN	1.00	6.26
152-011-042	6380 MARBELLA LN	1.00	6.26

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-011-043	6384 MARBELLA LN	1.00	6.26
152-011-044	6388 MARBELLA LN	1.00	6.26
152-011-045	6392 MARBELLA LN	1.00	6.26
152-011-046	6396 MARBELLA LN	1.00	6.26
152-011-047	6400 MARBELLA LN	1.00	6.26
152-011-048	6363 MARBELLA LN	1.00	6.26
152-011-049	6367 MARBELLA LN	1.00	6.26
152-011-050	6371 MARBELLA LN	1.00	6.26
152-011-051	6375 MARBELLA LN	1.00	6.26
152-011-052	6389 MARBELLA LN	1.00	6.26
152-011-053	6393 MARBELLA LN	1.00	6.26
152-011-054	6397 MARBELLA LN	1.00	6.26
152-011-055	6401 MARBELLA LN	1.00	6.26
152-011-056	6382 DELGADO LN	1.00	6.26
152-011-057	6386 DELGADO LN	1.00	6.26
152-011-058	6390 DELGADO LN	1.00	6.26
152-011-059	6394 DELGADO LN	1.00	6.26
152-011-060	6398 DELGADO LN	1.00	6.26
152-011-062	12508 PALMERIA LN	1.00	6.26
152-011-063	12504 PALMERIA LN	1.00	6.26
152-011-064	12500 PALMERIA LN	1.00	6.26
152-011-065	12496 PALMERIA LN	1.00	6.26
152-011-066	12492 PALMERIA LN	1.00	6.26
152-011-067	12488 PALMERIA LN	1.00	6.26
152-011-068	12509 PALMERIA LN	1.00	6.26
152-011-069	12505 PALMERIA LN	1.00	6.26
152-011-070	12501 PALMERIA LN	1.00	6.26
152-011-071	12497 PALMERIA LN	1.00	6.26
152-011-072	12493 PALMERIA LN	1.00	6.26
152-011-073	12489 PALMERIA LN	1.00	6.26
152-011-074	12506 VENTOSA LN	1.00	6.26
152-011-075	12502 VENTOSA LN	1.00	6.26
152-011-076	12498 VENTOSA LN	1.00	6.26
152-011-077	12494 VENTOSA LN	1.00	6.26
152-011-078	12490 VENTOSA LN	1.00	6.26
152-011-079	12486 VENTOSA LN	1.00	6.26
152-011-080	12503 VENTOSA LN	1.00	6.26
152-011-081	12499 VENTOSA LN	1.00	6.26
152-011-082	12495 VENTOSA LN	1.00	6.26
152-011-083	12491 VENTOSA LN	1.00	6.26
152-011-084	12487 VENTOSA LN	1.00	6.26

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-011-085	12483 VENTOSA LN	1.00	6.26
152-011-087	6312 AMAROSA LN	1.00	6.26
152-011-088	6316 AMAROSA LN	1.00	6.26
152-011-089	6320 AMAROSA LN	1.00	6.26
152-011-090	6324 AMAROSA LN	1.00	6.26
152-011-091	6328 AMAROSA LN	1.00	6.26
152-011-092	6332 AMAROSA LN	1.00	6.26
152-011-093	6313 AMADORA LN	1.00	6.26
152-011-094	6317 AMADORA LN	1.00	6.26
152-011-095	6321 AMADORA LN	1.00	6.26
152-011-096	6325 AMADORA LN	1.00	6.26
152-012-001	12472 SABROSA LN	1.00	6.26
152-012-002	12468 SABROSA LN	1.00	6.26
152-012-003	12464 SABROSA LN	1.00	6.26
152-012-004	12460 SABROSA LN	1.00	6.26
152-012-005	12456 SABROSA LN	1.00	6.26
152-012-006	12452 SABROSA LN	1.00	6.26
152-012-007	12473 SABROSA LN	1.00	6.26
152-012-008	12469 SABROSA LN	1.00	6.26
152-012-009	12465 SABROSA LN	1.00	6.26
152-012-010	12461 SABROSA LN	1.00	6.26
152-012-011	12457 SABROSA LN	1.00	6.26
152-012-012	12453 SABROSA LN	1.00	6.26
152-012-013	12470 QUINTESSA LN	1.00	6.26
152-012-014	12466 QUINTESSA LN	1.00	6.26
152-012-015	12462 QUINTESSA LN	1.00	6.26
152-012-016	12458 QUINTESSA LN	1.00	6.26
152-012-017	12454 QUINTESSA LN	1.00	6.26
152-012-018	12450 QUINTESSA LN	1.00	6.26
152-012-019	12471 QUINTESSA LN	1.00	6.26
152-012-020	12467 QUINTESSA LN	1.00	6.26
152-012-021	12463 QUINTESSA LN	1.00	6.26
152-012-022	12459 QUINTESSA LN	1.00	6.26
152-012-023	12455 QUINTESSA LN	1.00	6.26
152-012-024	12451 QUINTESSA LN	1.00	6.26
152-012-026	6251 CALLISTO LN	1.00	6.26
152-012-027	6255 CALLISTO LN	1.00	6.26
152-012-028	6259 CALLISTO LN	1.00	6.26
152-012-029	6263 CALLISTO LN	1.00	6.26
152-012-030	6267 CALLISTO LN	1.00	6.26
152-012-031	6271 CALLISTO LN	1.00	6.26

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-012-032	6258 CALLISTO LN	1.00	6.26
152-012-033	6262 CALLISTO LN	1.00	6.26
152-012-034	6266 CALLISTO LN	1.00	6.26
152-012-035	6270 CALLISTON LN	1.00	6.26
152-012-036	6274 CALLISTO LN	1.00	6.26
152-012-037	12470 TRAVANCA LN	1.00	6.26
152-012-038	12466 TRAVANCA LN	1.00	6.26
152-012-039	12462 TRAVANCA LN	1.00	6.26
152-012-040	12458 TRAVANCA LN	1.00	6.26
152-012-041	12454 TRAVANCA LN	1.00	6.26
152-012-042	12450 TRAVANCA LN	1.00	6.26
152-012-043	12471 TRAVANCA LN	1.00	6.26
152-012-044	12467 TRAVANCA LN	1.00	6.26
152-012-045	12463 TRAVANCA LN	1.00	6.26
152-012-046	12459 TRAVANCA LN	1.00	6.26
152-012-047	12455 TRAVANCA LN	1.00	6.26
152-012-048	12451 TRAVANCA LN	1.00	6.26
152-012-049	6287 ANCORA LN	1.00	6.26
152-012-050	6291 ANCORA LN	1.00	6.26
152-012-051	6295 ANCORA LN	1.00	6.26
152-012-052	6299 ANCORA LN	1.00	6.26
152-012-053	6303 ANCORA LN	1.00	6.26
152-012-054	6286 ANCORA LN	1.00	6.26
152-012-055	6290 ANCORA LN	1.00	6.26
152-012-056	6294 ANCORA LN	1.00	6.26
152-012-057	6298 ANCORA LN	1.00	6.26
152-012-058	6302 ANCORA LN	1.00	6.26
152-012-060	6253 CRISTAL LN	1.00	6.26
152-012-061	6257 CRISTAL LN	1.00	6.26
152-012-062	6261 CRISTAL LN	1.00	6.26
152-012-063	6265 CRISTAL LN	1.00	6.26
152-012-064	6269 CRISTAL LN	1.00	6.26
152-012-065	6273 CRISTAL LN	1.00	6.26
152-012-066	6252 CRISTAL LN	1.00	6.26
152-012-067	6256 CRISTAL LN	1.00	6.26
152-012-068	6260 CRISTAL LN	1.00	6.26
152-012-069	6264 CRISTAL LN	1.00	6.26
152-012-070	6268 CRISTAL LN	1.00	6.26
152-012-071	6272 CRISTAL LN	1.00	6.26
152-012-072	6285 MONTEDOR LN	1.00	6.26
152-012-073	6289 MONTEDOR LN	1.00	6.26

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-012-074	6293 MONTEDOR LN	1.00	6.26
152-012-075	6297 MONTEDOR LN	1.00	6.26
152-012-076	6301 MONTEDOR LN	1.00	6.26
152-012-077	6284 MONTEDOR LN	1.00	6.26
152-012-078	6288 MONTEDOR LN	1.00	6.26
152-012-079	6292 MONTEDOR LN	1.00	6.26
152-012-080	6296 MONTEDOR LN	1.00	6.26
152-012-081	6300 MONTEDOR LN	1.00	6.26
152-012-083	6333 AMADORA LN	1.00	6.26
152-012-084	6337 AMADORA LN	1.00	6.26
152-012-085	6341 AMADORA LN	1.00	6.26
152-012-086	6345 AMADORA LN	1.00	6.26
152-012-087	6349 AMADORA LN	1.00	6.26
152-012-088	6353 AMADORA LN	1.00	6.26
152-013-001	6251 ISIDORA LN	1.00	6.26
152-013-002	6255 ISIDORA LN	1.00	6.26
152-013-003	6259 ISIDORA LN	1.00	6.26
152-013-004	6263 ISIDORA LN	1.00	6.26
152-013-005	6267 ISIDORA LN	1.00	6.26
152-013-006	6271 ISIDORA LN	1.00	6.26
152-013-007	6250 ISIDORA LN	1.00	6.26
152-013-008	6254 ISIDORA LN	1.00	6.26
152-013-009	6258 ISIDORA LN	1.00	6.26
152-013-010	6262 ISIDORA LN	1.00	6.26
152-013-011	6266 ISIDORA LN	1.00	6.26
152-013-012	6291 AMARANTE LN	1.00	6.26
152-013-013	6295 AMARANTE LN	1.00	6.26
152-013-014	6299 AMARANTE LN	1.00	6.26
152-013-015	6303 AMARANTE LN	1.00	6.26
152-013-016	6290 AMARANTE LN	1.00	6.26
152-013-017	6294 AMARANTE LN	1.00	6.26
152-013-018	6298 AMARANTE LN	1.00	6.26
152-013-019	6302 AMARANTE LN	1.00	6.26
152-013-021	6255 ARRIFANA LN	1.00	6.26
152-013-022	6259 ARRIFANA LN	1.00	6.26
152-013-023	6263 ARRIFANA LN	1.00	6.26
152-013-024	6267 ARRIFANA LN	1.00	6.26
152-013-025	6271 ARRIFANA LN	1.00	6.26
152-013-026	6275 ARRIFANA LN	1.00	6.26
152-013-027	6254 ARRIFANA LN	1.00	6.26
152-013-028	6258 ARRIFANA LN	1.00	6.26

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-013-029	6262 ARRIFANA LN	1.00	6.26
152-013-030	6266 ARRIFANA LN	1.00	6.26
152-013-031	6270 ARRIFANA LN	1.00	6.26
152-013-032	6274 ARRIFANA LN	1.00	6.26
152-013-033	6253 CAMPOSA LN	1.00	6.26
152-013-034	6257 CAMPOSA LN	1.00	6.26
152-013-035	6261 CAMPOSA LN	1.00	6.26
152-013-036	6265 CAMPOSA LN	1.00	6.26
152-013-037	6269 CAMPOSA LN	1.00	6.26
152-013-038	6273 CAMPOSA LN	1.00	6.26
152-013-039	6252 CAMPOSA LN	1.00	6.26
152-013-040	6256 CAMPOSA LN	1.00	6.26
152-013-041	6260 CAMPOSA LN	1.00	6.26
152-013-042	6264 CAMPOSA LN	1.00	6.26
152-013-043	6268 CAMPOSA LN	1.00	6.26
152-013-044	12587 RUVINA LN	1.00	6.26
152-013-045	12583 RUVINA LN	1.00	6.26
152-013-046	12579 RUVINA LN	1.00	6.26
152-013-047	12575 RUVINA LN	1.00	6.26
152-013-048	12571 RUVINA LN	1.00	6.26
152-013-049	12567 RUVINA LN	1.00	6.26
152-014-001	6358 ESTRELA LN	1.00	6.26
152-014-002	6362 ESTRELA LN	1.00	6.26
152-014-003	6366 ESTRELA LN	1.00	6.26
152-014-004	6370 ESTRELA LN	1.00	6.26
152-014-005	6374 ESTRELA LN	1.00	6.26
152-014-006	6378 ESTRELA LN	1.00	6.26
152-014-007	6359 ESTRELA LN	1.00	6.26
152-014-008	6363 ESTRELA LN	1.00	6.26
152-014-009	6369 ESTRELA LN	1.00	6.26
152-014-010	6371 ESTRELA LN	1.00	6.26
152-014-011	6375 ESTRELA LN	1.00	6.26
152-014-012	6360 TIVOLI LN	1.00	6.26
152-014-013	6364 TIVOLI LN	1.00	6.26
152-014-014	6368 TIVOLI LN	1.00	6.26
152-014-015	6372 TIVOLI LN	1.00	6.26
152-014-016	6376 TIVOLI LN	1.00	6.26
152-014-017	12541 CIPRIANO LN	1.00	6.26
152-014-018	12537 CIPRIANO LN	1.00	6.26
152-014-019	12533 CIPRIANO LN	1.00	6.26
152-014-020	12529 CIPRIANO LN	1.00	6.26

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-014-021	12561 CIPRIANO LN	1.00	6.26
152-014-022	12557 CIPRIANO LN	1.00	6.26
152-014-023	12553 CIPRIANO LN	1.00	6.26
152-014-024	12549 CIPRIANO LN	1.00	6.26
152-014-026	12581 CIPRIANO LN	1.00	6.26
152-014-027	12577 CIPRIANO LN	1.00	6.26
152-014-028	12573 CIPRIANO LN	1.00	6.26
152-014-029	12569 CIPRIANO LN	1.00	6.26
152-014-030	12584 CIPRIANO LN	1.00	6.26
152-014-031	12580 CIPRIANO LN	1.00	6.26
152-014-032	12576 CIPRIANO LN	1.00	6.26
152-014-033	12572 CIPRIANO LN	1.00	6.26
152-014-034	12568 CIPRIANO LN	1.00	6.26
152-014-035	12564 CIPRIANO LN	1.00	6.26
152-014-036	12587 MONTELLANO LN	1.00	6.26
152-014-037	12583 MONTELLANO LN	1.00	6.26
152-014-038	12579 MONTELLANO LN	1.00	6.26
152-014-039	12575 MONTELLANO LN	1.00	6.26
152-014-040	12571 MONTELLANO LN	1.00	6.26
152-014-041	12567 MONTELLANO LN	1.00	6.26
152-014-042	12586 MONTELLANO LN	1.00	6.26
152-014-043	12582 MONTELLANO LN	1.00	6.26
152-014-044	12578 MONTELLANO LN	1.00	6.26
152-014-045	12574 MONTELLANO LN	1.00	6.26
152-014-046	12570 MONTELLANO LN	1.00	6.26
152-014-047	12566 MONTELLANO LN	1.00	6.26
152-014-049	12555 TAVIRA LN	1.00	6.26
152-014-050	12551 TAVIRA LN	1.00	6.26
152-014-051	12547 TAVIRA LN	1.00	6.26
152-014-052	12543 TAVIRA LN	1.00	6.26
152-014-053	12539 TAVIRA LN	1.00	6.26
152-014-054	12535 TAVIRA LN	1.00	6.26
152-014-055	12550 TAVIRA LN	1.00	6.26
152-014-056	12546 TAVIRA LN	1.00	6.26
152-014-057	12542 TAVIRA LN	1.00	6.26
152-014-058	12538 TAVIRA LN	1.00	6.26
152-014-059	12534 TAVIRA LN	1.00	6.26
152-014-060	12549 MARCO LN	1.00	6.26
152-014-061	12545 MARCO LN	1.00	6.26
152-014-062	12541 MARCO LN	1.00	6.26
152-014-063	12537 MARCO LN	1.00	6.26

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-014-064	12552 MARCO LN	1.00	6.26
152-014-065	12548 MARCO LN	1.00	6.26
152-014-066	12544 MARCO LN	1.00	6.26
152-014-067	12540 MARCO LN	1.00	6.26
152-014-068	12536 MARCO LN	1.00	6.26
152-014-070	6335 MINDELO LN	1.00	6.26
152-014-071	6339 MINDELO LN	1.00	6.26
152-014-072	6343 MINDELO LN	1.00	6.26
152-014-073	6347 MINDELO LN	1.00	6.26
152-014-074	6351 MINDELO LN	1.00	6.26
152-014-075	6355 MINDELO LN	1.00	6.26
152-014-076	6334 MINDELO LN	1.00	6.26
152-014-077	6338 MINDELO LN	1.00	6.26
152-014-078	6342 MINDELO LN	1.00	6.26
152-014-079	6346 MINDELO LN	1.00	6.26
152-014-080	6350 MINDELO LN	1.00	6.26
152-014-081	6354 MINDELO LN	1.00	6.26
152-014-082	12585 MONTAIVO LN	1.00	6.26
152-014-083	12581 MONTAIVO LN	1.00	6.26
152-014-084	12577 MONTAIVO LN	1.00	6.26
152-014-085	12573 MONTAIVO LN	1.00	6.26
152-014-086	12569 MONTAIVO LN	1.00	6.26
152-014-087	12565 MONTAIVO LN	1.00	6.26
152-014-088	12584 MONTAIVO LN	1.00	6.26
152-014-089	12580 MONTAIVO LN	1.00	6.26
152-014-090	12576 MONTAIVO LN	1.00	6.26
152-014-091	12572 MONTAIVO LN	1.00	6.26
314 Accounts			**$1,965.64**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-2, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-650-001	12574 LIMONITE AVE	1.00	$5.00
152-650-002	12552 LIMONITE AVE	1.00	5.00
152-650-006	12464 LIMONITE AVE	1.00	5.00
152-650-013	12508 LIMONITE AVE	1.00	5.00
152-650-017	12530 LIMONITE AVE	1.00	5.00
152-650-018	12486 LIMONITE AVE	1.00	5.00
152-650-023	12376 LIMONITE AVE	1.00	5.00
152-650-031	12420 LIMONITE AVE	1.00	5.00
152-650-033	12442 LIMONITE AVE	1.00	5.00
152-650-034	12398 LIMONITE AVE	1.00	5.00
10 Accounts			**$50.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-210-001	6212 CEDAR CREEK RD	1.00	$92.12
164-210-002	6222 CEDAR CREEK RD	1.00	92.12
164-210-003	6232 CEDAR CREEK RD	1.00	92.12
164-210-004	6242 CEDAR CREEK RD	1.00	92.12
164-210-005	6252 CEDAR CREEK RD	1.00	92.12
164-210-006	13594 NECTARINE AVE	1.00	92.12
164-210-007	13584 NECTARINE AVE	1.00	92.12
164-210-008	13574 NECTARINE AVE	1.00	92.12
164-210-009	13564 NECTARINE AVE	1.00	92.12
164-210-010	13554 NECTARINE AVE	1.00	92.12
164-210-011	13525 APRICOT TREE LN	1.00	92.12
164-210-012	13535 APRICOT TREE LN	1.00	92.12
164-210-013	13545 APRICOT TREE LN	1.00	92.12
164-210-014	13555 APRICOT TREE LN	1.00	92.12
164-210-015	13565 APRICOT TREE LN	1.00	92.12
164-210-016	13575 APRICOT TREE LN	1.00	92.12
164-210-017	13585 APRICOT TREE LN	1.00	92.12
164-210-018	13595 APRICOT TREE LN	1.00	92.12
164-210-019	13592 APRICOT TREE LN	1.00	92.12
164-210-020	13582 APRICOT TREE LN	1.00	92.12
164-210-021	13552 APRICOT TREE LN	1.00	92.12
164-210-022	6247 PEACH AVE	1.00	92.12
164-210-023	6237 PEACH AVE	1.00	92.12
164-210-024	6227 PEACH AVE	1.00	92.12
164-210-025	6217 PEACH AVE	1.00	92.12
164-210-026	6214 PEACH AVE	1.00	92.12
164-210-027	6224 PEACH AVE	1.00	92.12
164-210-028	6234 PEACH AVE	1.00	92.12
164-210-029	6244 PEACH AVE	1.00	92.12
164-210-030	6254 PEACH AVE	1.00	92.12
164-211-001	6372 CEDAR CREEK RD	1.00	92.12
164-211-002	6362 CEDAR CREEK RD	1.00	92.12
164-211-003	6352 CEDAR CREEK RD	1.00	92.12
164-211-004	6342 CEDAR CREEK RD	1.00	92.12
164-211-005	6332 CEDAR CREEK RD	1.00	92.12
164-211-006	6322 CEDAR CREEK RD	1.00	92.12
164-211-007	6312 CEDAR CREEK RD	1.00	92.12
164-211-008	13587 NECTARINE AVE	1.00	92.12
164-211-009	13577 NECTARINE AVE	1.00	92.12
164-211-010	13567 NECTARINE AVE	1.00	92.12
164-211-011	13557 NECTARINE AVE	1.00	92.12

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-211-012	6327 PEACH AVE	1.00	92.12
164-211-013	6337 PEACH AVE	1.00	92.12
164-211-014	6347 PEACH AVE	1.00	92.12
164-211-015	6357 PEACH AVE	1.00	92.12
164-211-016	6367 PEACH AVE	1.00	92.12
164-211-017	6377 PEACH AVE	1.00	92.12
164-212-001	6374 PEACH AVE	1.00	92.12
164-212-002	6364 PEACH AVE	1.00	92.12
164-212-003	6354 PEACH AVE	1.00	92.12
164-212-004	6344 PEACH AVE	1.00	92.12
164-212-005	6334 PEACH AVE	1.00	92.12
164-212-006	6324 PEACH AVE	1.00	92.12
164-212-007	6314 PEACH AVE	1.00	92.12
164-212-008	6304 PEACH AVE	1.00	92.12
164-212-009	6294 PEACH AVE	1.00	92.12
164-212-010	6284 PEACH AVE	1.00	92.12
164-212-011	6274 PEACH AVE	1.00	92.12
164-213-003	13579 KIWI AVE	1.00	92.12
164-213-004	13569 KIWI AVE	1.00	92.12
164-213-005	13559 KIWI AVE	1.00	92.12
164-213-006	13549 KIWI AVE	1.00	92.12
164-213-007	13539 KIWI AVE	1.00	92.12
164-213-008	13529 KIWI AVE	1.00	92.12
164-213-009	13519 KIWI AVE	1.00	92.12
164-213-010	13509 KIWI AVE	1.00	92.12
164-213-011	13499 KIWI AVE	1.00	92.12
164-220-001	6273 PLUM AVE	1.00	92.12
164-220-002	6253 PLUM AVE	1.00	92.12
164-220-003	6243 PLUM AVE	1.00	92.12
164-220-004	6233 PLUM AVE	1.00	92.12
164-220-005	6223 PLUM AVE	1.00	92.12
164-220-006	6213 PLUM AVE	1.00	92.12
164-220-007	6210 PLUM AVE	1.00	92.12
164-220-008	6220 PLUM AVE	1.00	92.12
164-220-009	6230 PLUM AVE	1.00	92.12
164-220-010	6240 PLUM AVE	1.00	92.12
164-220-011	6250 PLUM AVE	1.00	92.12
164-220-012	6260 PLUM AVE	1.00	92.12
164-220-013	6270 PLUM AVE	1.00	92.12
164-220-014	6285 PEAR AVE	1.00	92.12
164-220-015	6275 PEAR AVE	1.00	92.12

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-220-016	6265 PEAR AVE	1.00	92.12
164-220-017	6255 PEAR AVE	1.00	92.12
164-220-018	6245 PEAR AVE	1.00	92.12
164-220-019	6235 PEAR AVE	1.00	92.12
164-220-020	6225 PEAR AVE	1.00	92.12
164-220-021	6215 PEAR AVE	1.00	92.12
164-220-022	6208 PEAR AVE	1.00	92.12
164-220-023	6218 PEAR AVE	1.00	92.12
164-220-024	6228 PEAR AVE	1.00	92.12
164-220-025	6238 PEAR AVE	1.00	92.12
164-220-026	6248 PEAR AVE	1.00	92.12
164-220-027	6258 PEAR AVE	1.00	92.12
164-220-028	6268 PEAR AVE	1.00	92.12
164-220-029	13432 APRICOT TREE LN	1.00	92.12
164-220-030	13422 APRICOT TREE LN	1.00	92.12
164-220-031	13412 APRICOT TREE LN	1.00	92.12
164-220-032	13405 APRICOT TREE LN	1.00	92.12
164-220-033	13415 APRICOT TREE LN	1.00	92.12
164-220-034	13425 APRICOT TREE LN	1.00	92.12
164-220-035	13435 APRICOT TREE LN	1.00	92.12
164-220-036	13448 ORCHARD DR	1.00	92.12
164-220-037	13438 ORCHARD DR	1.00	92.12
164-220-038	13428 ORCHARD DR	1.00	92.12
164-220-039	13418 ORCHARD DR	1.00	92.12
164-220-040	13408 ORCHARD DR	1.00	92.12
164-221-001	13431 ORCHARD DR	1.00	92.12
164-221-002	13441 ORCHARD DR	1.00	92.12
164-221-003	13456 KIWI AVE	1.00	92.12
164-221-004	13446 KIWI AVE	1.00	92.12
164-221-005	13436 KIWI AVE	1.00	92.12
164-221-006	13426 KIWI AVE	1.00	92.12
164-221-007	13416 KIWI AVE	1.00	92.12
164-221-008	13406 KIWI AVE	1.00	92.12
164-221-009	13409 KIWI AVE	1.00	92.12
164-221-010	13419 KIWI AVE	1.00	92.12
164-221-011	13429 KIWI AVE	1.00	92.12
164-221-012	13439 KIWI AVE	1.00	92.12
164-221-014	13489 KIWI AVE	1.00	92.12
164-221-015	13479 KIWI AVE	1.00	92.12
164-221-016	13469 KIWI AVE	1.00	92.12
164-221-017	13459 KIWI AVE	1.00	92.12

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone A

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-221-018	13449 KIWI AVE	1.00	92.12
164-222-001	6283 PLUM AVE	1.00	92.12
164-222-002	6293 PLUM AVE	1.00	92.12
164-222-003	6303 PLUM AVE	1.00	92.12
164-222-004	6313 PLUM AVE	1.00	92.12
164-222-005	6323 PLUM AVE	1.00	92.12
164-222-006	6333 PLUM AVE	1.00	92.12
164-222-007	6343 PLUM AVE	1.00	92.12
164-222-008	6353 PLUM AVE	1.00	92.12
164-222-009	6363 PLUM AVE	1.00	92.12
164-222-010	6373 PLUM AVE	1.00	92.12
164-223-001	6370 PLUM AVE	1.00	92.12
164-223-002	6360 PLUM AVE	1.00	92.12
164-223-003	6350 PLUM AVE	1.00	92.12
164-223-004	6340 PLUM AVE	1.00	92.12
164-223-005	6330 PLUM AVE	1.00	92.12
164-223-006	6320 PLUM AVE	1.00	92.12
164-223-007	6310 PLUM AVE	1.00	92.12
164-223-008	6300 PLUM AVE	1.00	92.12
164-223-009	6290 PLUM AVE	1.00	92.12
164-223-010	6305 PEAR AVE	1.00	92.12
164-223-011	6315 PEAR AVE	1.00	92.12
164-223-012	6325 PEAR AVE	1.00	92.12
164-223-013	6335 PEAR AVE	1.00	92.12
164-223-014	6345 PEAR AVE	1.00	92.12
164-223-015	6355 PEAR AVE	1.00	92.12
164-223-016	6365 PEAR AVE	1.00	92.12
164-223-017	6375 PEAR AVE	1.00	92.12
151 Accounts			**$13,910.12**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone AA
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-580-028	7511 SOARING BIRD CT	1.00	$5.00
152-580-029	7523 SOARING BIRD CT	1.00	5.00
152-580-030	7535 SOARING BIRD CT	1.00	5.00
152-580-031	7547 SOARING BIRD CT	1.00	5.00
152-580-032	7559 SOARING BIRD CT	1.00	5.00
152-580-033	7571 SOARING BIRD CT	1.00	5.00
152-580-034	7583 SOARING BIRD CT	1.00	5.00
152-580-035	7595 SOARING BIRD CT	1.00	5.00
152-580-036	7607 SOARING BIRD CT	1.00	5.00
152-581-001	7614 SOARING BIRD CT	1.00	5.00
152-581-002	7602 SOARING BIRD CT	1.00	5.00
152-581-003	7590 SOARING BIRD CT	1.00	5.00
152-581-004	13449 RUNNING DEER CIR	1.00	5.00
152-581-005	13437 RUNNING DEER CIR	1.00	5.00
152-581-006	13425 RUNNING DEER CIR	1.00	5.00
152-581-007	13413 RUNNING DEER CIR	1.00	5.00
152-581-008	13408 RUNNING DEER CIR	1.00	5.00
152-581-009	13420 RUNNING DEER CIR	1.00	5.00
152-581-010	13432 RUNNING DEER CIR	1.00	5.00
152-581-011	13444 RUNNING DEER CIR	1.00	5.00
152-581-012	7554 SOARING BIRD CT	1.00	5.00
152-581-013	7542 SOARING BIRD CT	1.00	5.00
152-581-014	13453 EAGLEBLUFF LN	1.00	5.00
152-581-015	13441 EAGLEBLUFF LN	1.00	5.00
152-581-016	13429 EAGLEBLUFF LN	1.00	5.00
152-581-017	13417 EAGLEBLUFF LN	1.00	5.00
152-581-018	13405 EAGLEBLUFF LN	1.00	5.00
152-582-001	13424 EAGLEBLUFF LN	1.00	5.00
152-582-002	13436 EAGLEBLUFF LN	1.00	5.00
152-582-003	13448 EAGLEBLUFF LN	1.00	5.00
152-590-007	7662 SOARING BIRD CT	1.00	5.00
152-590-008	7650 SOARING BIRD CT	1.00	5.00
152-590-009	7638 SOARING BIRD CT	1.00	5.00
152-590-010	7626 SOARING BIRD CT	1.00	5.00
152-590-040	7619 SOARING BIRD CT	1.00	5.00
152-590-041	7631 SOARING BIRD CT	1.00	5.00
152-590-042	7643 SOARING BIRD CT	1.00	5.00
152-590-043	7655 SOARING BIRD CT	1.00	5.00
152-590-044	7667 SOARING BIRD CT	1.00	5.00
152-590-045	7679 SOARING BIRD CT	1.00	5.00
40 Accounts			**$200.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-570-001	6851 WILD LUPINE RD	1.00	$5.00
144-570-002	6861 WILD LUPINE RD	1.00	5.00
144-570-003	6871 WILD LUPINE RD	1.00	5.00
144-570-004	6821 WILD LUPINE RD	1.00	5.00
144-570-005	6831 WILD LUPINE RD	1.00	5.00
144-570-006	6841 WILD LUPINE RD	1.00	5.00
144-571-001	14627 BLAZING STAR DR	1.00	5.00
144-571-002	14617 BLAZING STAR DR	1.00	5.00
144-572-001	14614 BLAZING STAR DR	1.00	5.00
144-572-002	14624 BLAZING STAR DR	1.00	5.00
144-572-003	14634 BLAZING STAR DR	1.00	5.00
144-572-004	6882 HOP CLOVER RD	1.00	5.00
144-572-005	6872 HOP CLOVER RD	1.00	5.00
144-572-006	6862 HOP CLOVER RD	1.00	5.00
144-572-007	6852 HOP CLOVER RD	1.00	5.00
144-573-001	6832 HOP CLOVER RD	1.00	5.00
144-573-002	6822 HOP CLOVER RD	1.00	5.00
144-573-003	6812 HOP CLOVER RD	1.00	5.00
144-573-004	6802 HOP CLOVER RD	1.00	5.00
144-573-005	6743 DOCK DR	1.00	5.00
144-573-006	6753 DOCK DR	1.00	5.00
144-573-007	6763 DOCK DR	1.00	5.00
144-573-008	6773 DOCK DR	1.00	5.00
144-573-009	6783 DOCK DR	1.00	5.00
144-573-010	6793 DOCK DR	1.00	5.00
144-573-011	6813 DOCK DR	1.00	5.00
144-573-012	6823 DOCK DR	1.00	5.00
144-573-013	6833 DOCK DR	1.00	5.00
144-573-014	6843 DOCK DR	1.00	5.00
144-573-015	6853 DOCK DR	1.00	5.00
144-573-016	6863 DOCK DR	1.00	5.00
144-573-017	6873 DOCK DR	1.00	5.00
144-573-018	6883 DOCK DR	1.00	5.00
144-573-019	6878 WILD LUPINE RD	1.00	5.00
144-573-020	6868 WILD LUPINE RD	1.00	5.00
144-573-021	6858 WILD LUPINE RD	1.00	5.00
144-573-022	6848 WILD LUPINE RD	1.00	5.00
144-573-023	6838 WILD LUPINE RD	1.00	5.00
144-573-024	6818 WILD LUPINE RD	1.00	5.00
144-573-025	6808 WILD LUPINE RD	1.00	5.00
144-573-026	6798 WILD LUPINE RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-573-027	14773 MEADOWSWEET DR	1.00	5.00
144-573-028	14763 MEADOWSWEET DR	1.00	5.00
144-573-029	14753 MEADOWSWEET DR	1.00	5.00
144-573-030	14743 MEADOWSWEET DR	1.00	5.00
144-573-031	14733 MEADOWSWEET DR	1.00	5.00
144-573-032	14723 MEADOWSWEET DR	1.00	5.00
144-573-033	14713 MEADOWSWEET DR	1.00	5.00
144-573-034	14693 MEADOWSWEET DR	1.00	5.00
144-573-035	14683 MEADOWSWEET DR	1.00	5.00
144-573-036	14673 MEADOWSWEET DR	1.00	5.00
144-573-037	14653 MEADOWSWEET DR	1.00	5.00
144-573-038	14643 MEADOWSWEET DR	1.00	5.00
144-573-039	14633 MEADOWSWEET DR	1.00	5.00
144-573-040	14623 MEADOWSWEET DR	1.00	5.00
144-573-041	14613 MEADOWSWEET DR	1.00	5.00
144-574-001	6780 DOCK DR	1.00	5.00
144-574-002	6770 DOCK DR	1.00	5.00
144-574-003	6815 HOP CLOVER RD	1.00	5.00
144-574-004	6825 HOP CLOVER RD	1.00	5.00
144-574-005	6835 HOP CLOVER RD	1.00	5.00
144-574-006	6845 HOP CLOVER RD	1.00	5.00
144-574-007	6855 HOP CLOVER RD	1.00	5.00
144-574-008	6865 HOP CLOVER RD	1.00	5.00
144-574-009	6875 HOP CLOVER RD	1.00	5.00
144-574-010	6885 HOP CLOVER RD	1.00	5.00
144-574-011	6880 DOCK DR	1.00	5.00
144-574-012	6870 DOCK DR	1.00	5.00
144-574-013	6860 DOCK DR	1.00	5.00
144-574-014	6850 DOCK DR	1.00	5.00
144-574-015	6840 DOCK DR	1.00	5.00
144-574-016	6830 DOCK DR	1.00	5.00
144-575-001	14622 AVEN CT	1.00	5.00
144-575-002	14612 AVEN CT	1.00	5.00
144-575-003	14620 MEADOWSWEET DR	1.00	5.00
144-575-004	14630 MEADOWSWEET DR	1.00	5.00
144-575-005	14640 MEADOWSWEET DR	1.00	5.00
144-575-006	14650 MEADOWSWEET DR	1.00	5.00
144-580-001	6901 WILD LUPINE RD	1.00	5.00
144-580-002	6911 WILD LUPINE RD	1.00	5.00
144-580-003	6931 WILD LUPINE RD	1.00	5.00
144-580-004	6951 WILD LUPINE RD	1.00	5.00

City of Eastvale
LMD No. 2001-3, Zone AAA
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-580-005	6971 WILD LUPINE RD	1.00	5.00
144-580-006	6981 WILD LUPINE RD	1.00	5.00
144-580-007	6991 WILD LUPINE RD	1.00	5.00
144-580-008	14787 BLAZING STAR DR	1.00	5.00
144-580-009	14777 BLAZING STAR DR	1.00	5.00
144-580-010	14767 BLAZING STAR DR	1.00	5.00
144-580-011	14757 BLAZING STAR DR	1.00	5.00
144-580-012	14747 BLAZING STAR DR	1.00	5.00
144-580-013	14737 BLAZING STAR DR	1.00	5.00
144-580-014	14727 BLAZING STAR DR	1.00	5.00
144-580-015	14717 BLAZING STAR DR	1.00	5.00
144-580-016	6989 SNOW BUNTING CT	1.00	5.00
144-580-017	6994 SNOW BUNTING CT	1.00	5.00
144-580-018	6984 SNOW BUNTING CT	1.00	5.00
144-580-019	14697 BLAZING STAR DR	1.00	5.00
144-580-020	14687 BLAZING STAR DR	1.00	5.00
144-580-021	14677 BLAZING STAR DR	1.00	5.00
144-580-022	14667 BLAZING STAR DR	1.00	5.00
144-580-023	14657 BLAZING STAR DR	1.00	5.00
144-580-024	14647 BLAZING STAR DR	1.00	5.00
144-580-025	14637 BLAZING STAR DR	1.00	5.00
144-581-001	14644 BLAZING STAR DR	1.00	5.00
144-581-002	14654 BLAZING STAR DR	1.00	5.00
144-581-003	14664 BLAZING STAR DR	1.00	5.00
144-581-004	14674 BLAZING STAR DR	1.00	5.00
144-581-005	14694 BLAZING STAR DR	1.00	5.00
144-581-006	14704 BLAZING STAR DR	1.00	5.00
144-581-007	14714 BLAZING STAR DR	1.00	5.00
144-581-008	14724 BLAZING STAR DR	1.00	5.00
144-581-009	14734 BLAZING STAR DR	1.00	5.00
144-581-010	14744 BLAZING STAR DR	1.00	5.00
144-581-011	14754 BLAZING STAR DR	1.00	5.00
144-581-012	14764 BLAZING STAR DR	1.00	5.00
144-581-013	14774 BLAZING STAR DR	1.00	5.00
144-581-014	14784 BLAZING STAR DR	1.00	5.00
144-581-015	14794 BLAZING STAR DR	1.00	5.00
144-581-016	14799 BITTERSWEET LN	1.00	5.00
144-581-017	14789 BITTERSWEET LN	1.00	5.00
144-581-018	14779 BITTERSWEET LN	1.00	5.00
144-581-019	14769 BITTERSWEET LN	1.00	5.00
144-581-020	14759 BITTERSWEET LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-581-021	14749 BITTERSWEET LN	1.00	5.00
144-581-022	14739 BITTERSWEET LN	1.00	5.00
144-581-023	14729 BITTERSWEET LN	1.00	5.00
144-581-024	6922 HOP CLOVER RD	1.00	5.00
144-581-025	6912 HOP CLOVER RD	1.00	5.00
144-581-026	6902 HOP CLOVER RD	1.00	5.00
144-581-027	6892 HOP CLOVER RD	1.00	5.00
144-582-001	6895 HOP CLOVER RD	1.00	5.00
144-582-002	6905 HOP CLOVER RD	1.00	5.00
144-582-003	6915 HOP CLOVER RD	1.00	5.00
144-582-004	6910 DOCK DR	1.00	5.00
144-582-005	6900 DOCK DR	1.00	5.00
144-582-006	6890 DOCK DR	1.00	5.00
144-583-001	6893 DOCK DR	1.00	5.00
144-583-002	6903 DOCK DR	1.00	5.00
144-583-003	6913 DOCK DR	1.00	5.00
144-583-004	6918 WILD LUPINE RD	1.00	5.00
144-583-005	6898 WILD LUPINE RD	1.00	5.00
144-590-001	14660 MEADOWSWEET DR	1.00	5.00
144-590-002	14670 MEADOWSWEET DR	1.00	5.00
144-590-003	6768 RUBY GIANT CT	1.00	5.00
144-590-004	6758 RUBY GIANT CT	1.00	5.00
144-590-005	6748 RUBY GIANT CT	1.00	5.00
144-590-006	6738 RUBY GIANT CT	1.00	5.00
144-590-007	6728 RUBY GIANT CT	1.00	5.00
144-591-002	14655 PRAIRIE SMOKE RD	1.00	5.00
144-591-003	14665 PRAIRIE SMOKE RD	1.00	5.00
144-591-004	14675 PRAIRIE SMOKE RD	1.00	5.00
144-591-005	14685 PRAIRIE SMOKE RD	1.00	5.00
144-591-006	14695 PRAIRIE SMOKE RD	1.00	5.00
144-591-007	14705 PRAIRIE SMOKE RD	1.00	5.00
144-591-008	14715 PRAIRIE SMOKE RD	1.00	5.00
144-591-009	14725 PRAIRIE SMOKE RD	1.00	5.00
144-591-010	14735 PRAIRIE SMOKE RD	1.00	5.00
144-591-011	14745 PRAIRIE SMOKE RD	1.00	5.00
144-591-012	14755 PRAIRIE SMOKE RD	1.00	5.00
144-591-013	14765 PRAIRIE SMOKE RD	1.00	5.00
144-591-014	14775 PRAIRIE SMOKE RD	1.00	5.00
144-591-015	14785 PRAIRIE SMOKE RD	1.00	5.00
144-591-016	14790 MEADOWSWEET DR	1.00	5.00
144-591-017	14780 MEADOWSWEET DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-591-018	14770 MEADOWSWEET DR	1.00	5.00
144-591-019	14760 MEADOWSWEET DR	1.00	5.00
144-591-020	14750 MEADOWSWEET DR	1.00	5.00
144-591-021	14740 MEADOWSWEET DR	1.00	5.00
144-591-022	14730 MEADOWSWEET DR	1.00	5.00
144-591-023	14720 MEADOWSWEET DR	1.00	5.00
144-591-024	14710 MEADOWSWEET DR	1.00	5.00
144-591-025	14700 MEADOWSWEET DR	1.00	5.00
144-591-026	14690 MEADOWSWEET DR	1.00	5.00
144-591-027	6761 RUBY GIANT CT	1.00	5.00
144-591-028	6751 RUBY GIANT CT	1.00	5.00
144-591-029	6771 WILD LUPINE RD	1.00	5.00
144-591-030	6781 WILD LUPINE RD	1.00	5.00
144-591-031	6791 WILD LUPINE RD	1.00	5.00
144-591-032	6801 WILD LUPINE RD	1.00	5.00
144-600-001	6718 RUBY GIANT CT	1.00	5.00
144-600-002	6708 RUBY GIANT CT	1.00	5.00
144-600-003	6698 RUBY GIANT CT	1.00	5.00
144-600-004	6688 RUBY GIANT CT	1.00	5.00
144-600-005	6678 RUBY GIANT CT	1.00	5.00
144-600-006	6658 RUBY GIANT CT	1.00	5.00
144-600-007	6648 RUBY GIANT CT	1.00	5.00
144-600-008	6638 RUBY GIANT CT	1.00	5.00
144-600-009	6628 RUBY GIANT CT	1.00	5.00
144-600-010	6618 RUBY GIANT CT	1.00	5.00
144-600-011	6608 RUBY GIANT CT	1.00	5.00
144-600-012	6601 RUBY GIANT CT	1.00	5.00
144-600-013	6611 RUBY GIANT CT	1.00	5.00
144-600-014	6621 RUBY GIANT CT	1.00	5.00
144-600-015	6631 RUBY GIANT CT	1.00	5.00
144-600-016	6641 RUBY GIANT CT	1.00	5.00
144-600-017	6651 RUBY GIANT CT	1.00	5.00
144-600-018	6671 RUBY GIANT CT	1.00	5.00
144-600-019	6681 RUBY GIANT CT	1.00	5.00
144-600-020	6691 RUBY GIANT CT	1.00	5.00
144-600-021	6701 RUBY GIANT CT	1.00	5.00
144-600-022	6711 RUBY GIANT CT	1.00	5.00
144-600-023	6710 BRIGHT GEM CT	1.00	5.00
144-600-024	6700 BRIGHT GEM CT	1.00	5.00
144-600-025	6690 BRIGHT GEM CT	1.00	5.00
144-600-026	6680 BRIGHT GEM CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-600-027	6670 BRIGHT GEM CT	1.00	5.00
144-600-028	6658 BRIGHT GEM CT	1.00	5.00
144-600-029	6650 BRIGHT GEM CT	1.00	5.00
144-600-030	6640 BRIGHT GEM CT	1.00	5.00
144-600-031	6630 BRIGHT GEM CT	1.00	5.00
144-600-032	6620 BRIGHT GEM CT	1.00	5.00
144-600-033	6610 BRIGHT GEM CT	1.00	5.00
144-600-034	6613 BRIGHT GEM CT	1.00	5.00
144-600-035	6623 BRIGHT GEM CT	1.00	5.00
144-600-036	6633 BRIGHT GEM CT	1.00	5.00
144-600-037	6643 BRIGHT GEM CT	1.00	5.00
144-600-038	6653 BRIGHT GEM CT	1.00	5.00
144-600-039	6659 BRIGHT GEM CT	1.00	5.00
144-600-040	6673 BRIGHT GEM CT	1.00	5.00
144-600-041	6683 BRIGHT GEM CT	1.00	5.00
144-600-042	6693 BRIGHT GEM CT	1.00	5.00
144-600-043	6703 BRIGHT GEM CT	1.00	5.00
144-600-044	6713 BRIGHT GEM CT	1.00	5.00
144-600-046	6725 ROSEBAY CT	1.00	5.00
144-600-047	6715 ROSEBAY CT	1.00	5.00
144-600-048	6705 ROSEBAY CT	1.00	5.00
144-600-049	6695 ROSEBAY CT	1.00	5.00
144-600-050	6685 ROSEBAY CT	1.00	5.00
144-600-051	6675 ROSEBAY CT	1.00	5.00
144-600-052	6645 ROSEBAY CT	1.00	5.00
144-600-053	6635 ROSEBAY CT	1.00	5.00
144-600-054	6625 ROSEBAY CT	1.00	5.00
144-600-055	6622 ROSEBAY CT	1.00	5.00
144-600-056	6632 ROSEBAY CT	1.00	5.00
144-600-057	6642 ROSEBAY CT	1.00	5.00
144-600-058	6652 ROSEBAY CT	1.00	5.00
144-600-059	6672 ROSEBAY CT	1.00	5.00
144-600-060	6682 ROSEBAY CT	1.00	5.00
144-600-061	6692 ROSEBAY CT	1.00	5.00
144-600-062	6702 ROSEBAY CT	1.00	5.00
144-600-063	6712 ROSEBAY CT	1.00	5.00
144-600-064	6722 ROSEBAY CT	1.00	5.00
144-600-065	6717 BULL THISTLE CT	1.00	5.00
144-600-066	6707 BULL THISTLE CT	1.00	5.00
144-600-067	6697 BULL THISTLE CT	1.00	5.00
144-600-068	6687 BULL THISTLE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-600-069	6677 BULL THISTLE CT	1.00	5.00
144-600-070	6657 BULL THISTLE CT	1.00	5.00
144-600-071	6647 BULL THISTLE CT	1.00	5.00
144-600-072	6637 BULL THISTLE CT	1.00	5.00
144-600-073	6627 BULL THISTLE CT	1.00	5.00
144-600-074	6617 BULL THISTLE CT	1.00	5.00
144-600-075	6604 BULL THISTLE CT	1.00	5.00
144-600-076	6614 BULL THISTLE CT	1.00	5.00
144-600-077	6624 BULL THISTLE CT	1.00	5.00
144-600-078	6634 BULL THISTLE CT	1.00	5.00
144-600-079	6644 BULL THISTLE CT	1.00	5.00
144-600-080	6654 BULL THISTLE CT	1.00	5.00
144-600-081	6674 BULL THISTLE CT	1.00	5.00
144-600-082	6684 BULL THISTLE CT	1.00	5.00
144-600-083	6694 BULL THISTLE CT	1.00	5.00
144-600-084	6704 BULL THISTLE CT	1.00	5.00
144-600-085	6714 BULL THISTLE CT	1.00	5.00
144-610-001	6745 GROUND IVY CT	1.00	5.00
144-610-002	6735 GROUND IVY CT	1.00	5.00
144-610-003	6725 GROUND IVY CT	1.00	5.00
144-610-004	6715 GROUND IVY CT	1.00	5.00
144-610-005	6702 GROUND IVY CT	1.00	5.00
144-610-006	6712 GROUND IVY CT	1.00	5.00
144-610-007	6722 GROUND IVY CT	1.00	5.00
144-610-008	6732 GROUND IVY CT	1.00	5.00
144-610-009	6742 GROUND IVY CT	1.00	5.00
144-610-010	6747 MUSK MALLOW CT	1.00	5.00
144-610-011	6737 MUSK MALLOW CT	1.00	5.00
144-610-012	6727 MUSK MALLOW CT	1.00	5.00
144-610-013	6717 MUSK MALLOW CT	1.00	5.00
144-610-014	6687 MUSK MALLOW CT	1.00	5.00
144-610-015	6677 MUSK MALLOW CT	1.00	5.00
144-610-016	6674 MUSK MALLOW CT	1.00	5.00
144-610-017	6684 MUSK MALLOW CT	1.00	5.00
144-610-018	6694 MUSK MALLOW CT	1.00	5.00
144-610-019	6714 MUSK MALLOW CT	1.00	5.00
144-610-020	6724 MUSK MALLOW CT	1.00	5.00
144-610-021	6734 MUSK MALLOW CT	1.00	5.00
144-610-022	6744 MUSK MALLOW CT	1.00	5.00
144-610-023	6743 WHITE CLOVER WAY	1.00	5.00
144-610-024	6733 WHITE CLOVER WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-610-025	6723 WHITE CLOVER WAY	1.00	5.00
144-610-026	6713 WHITE CLOVER WAY	1.00	5.00
144-610-027	6693 WHITE CLOVER WAY	1.00	5.00
144-610-028	6683 WHITE CLOVER WAY	1.00	5.00
144-610-029	6673 WHITE CLOVER WAY	1.00	5.00
144-611-001	6670 WHITE CLOVER WAY	1.00	5.00
144-611-002	6650 WHITE CLOVER WAY	1.00	5.00
144-611-003	6690 WHITE CLOVER WAY	1.00	5.00
144-611-004	6700 WHITE CLOVER WAY	1.00	5.00
144-611-005	6710 WHITE CLOVER WAY	1.00	5.00
144-611-006	6720 WHITE CLOVER WAY	1.00	5.00
144-611-007	6730 WHITE CLOVER WAY	1.00	5.00
144-611-008	6740 WHITE CLOVER WAY	1.00	5.00
144-611-009	6741 SILVERWEED WAY	1.00	5.00
144-611-010	6731 SILVERWEED WAY	1.00	5.00
144-611-011	6721 SILVERWEED WAY	1.00	5.00
144-611-012	6711 SILVERWEED WAY	1.00	5.00
144-611-013	6701 SILVERWEED WAY	1.00	5.00
144-611-014	6691 SILVERWEED WAY	1.00	5.00
144-611-015	6681 SILVERWEED WAY	1.00	5.00
144-611-016	6651 SILVERWEED WAY	1.00	5.00
144-612-001	6648 SILVERWEED WAY	1.00	5.00
144-612-002	6658 SILVERWEED WAY	1.00	5.00
144-612-003	6678 SILVERWEED WAY	1.00	5.00
144-612-004	6688 SILVERWEED WAY	1.00	5.00
144-612-005	6698 SILVERWEED WAY	1.00	5.00
144-612-006	6708 SILVERWEED WAY	1.00	5.00
144-612-007	6718 SILVERWEED WAY	1.00	5.00
144-612-008	6728 SILVERWEED WAY	1.00	5.00
144-612-009	6738 SILVERWEED WAY	1.00	5.00
144-612-010	6729 WHITEWELL RD	1.00	5.00
144-612-011	6719 WHITEWELL RD	1.00	5.00
144-612-012	6709 WHITEWELL RD	1.00	5.00
144-612-013	6699 WHITEWELL RD	1.00	5.00
144-612-014	6689 WHITEWELL RD	1.00	5.00
144-612-015	6679 WHITEWELL RD	1.00	5.00
144-612-016	6659 WHITEWELL RD	1.00	5.00
144-612-017	6649 WHITEWELL RD	1.00	5.00
144-613-001	6636 WHITEWELL RD	1.00	5.00
144-613-002	6646 WHITEWELL RD	1.00	5.00
144-613-003	6656 WHITEWELL RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone AAA

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-613-004	6676 WHITEWELL RD	1.00	5.00
144-613-005	6686 WHITEWELL RD	1.00	5.00
144-613-006	6696 WHITEWELL RD	1.00	5.00
144-613-007	6706 WHITEWELL RD	1.00	5.00
144-613-008	6716 WHITEWELL RD	1.00	5.00
144-613-009	6726 WHITEWELL RD	1.00	5.00
334 Accounts			**$1,670.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-090-008	12886 JERSEY ST	1.00	$10.20
164-090-009	12874 JERSEY ST	1.00	10.20
164-090-010	12862 JERSEY ST	1.00	10.20
164-090-011	12850 JERSEY ST	1.00	10.20
164-090-012	12838 JERSEY ST	1.00	10.20
164-090-013	12826 JERSEY ST	1.00	10.20
164-090-014	6598 ANGUS ST	1.00	10.20
164-090-015	6612 ANGUS ST	1.00	10.20
164-090-016	6626 ANGUS ST	1.00	10.20
164-090-017	6640 ANGUS ST	1.00	10.20
164-092-001	12841 JERSEY ST	1.00	10.20
164-092-002	12853 JERSEY ST	1.00	10.20
164-092-003	12865 JERSEY ST	1.00	10.20
164-092-004	12877 JERSEY ST	1.00	10.20
164-092-005	12889 JERSEY ST	1.00	10.20
164-092-006	12894 MUSTANG ST	1.00	10.20
164-092-007	12882 MUSTANG ST	1.00	10.20
164-092-008	12870 MUSTANG ST	1.00	10.20
164-092-009	12858 MUSTANG ST	1.00	10.20
164-092-010	12846 MUSTANG ST	1.00	10.20
164-093-012	6668 ANGUS ST	1.00	10.20
164-093-013	6682 ANGUS ST	1.00	10.20
164-093-014	6696 ANGUS ST	1.00	10.20
164-093-015	6710 ANGUS ST	1.00	10.20
164-093-016	6724 ANGUS ST	1.00	10.20
164-093-017	6738 ANGUS ST	1.00	10.20
164-093-018	6752 ANGUS ST	1.00	10.20
164-093-019	6766 ANGUS ST	1.00	10.20
164-093-020	6780 ANGUS ST	1.00	10.20
164-093-021	6794 ANGUS ST	1.00	10.20
164-094-001	6797 ANGUS ST	1.00	10.20
164-094-002	6783 ANGUS ST	1.00	10.20
164-094-003	6769 ANGUS ST	1.00	10.20
164-094-004	6755 ANGUS ST	1.00	10.20
164-094-005	6727 ANGUS ST	1.00	10.20
164-094-006	6713 ANGUS ST	1.00	10.20
164-094-007	6699 ANGUS ST	1.00	10.20
164-094-008	6685 ANGUS ST	1.00	10.20
164-094-009	12843 MUSTANG ST	1.00	10.20
164-094-010	12855 MUSTANG ST	1.00	10.20
164-094-011	12867 MUSTANG ST	1.00	10.20

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-094-012	12879 MUSTANG ST	1.00	10.20
164-094-013	12891 MUSTANG ST	1.00	10.20
164-094-014	12903 MUSTANG ST	1.00	10.20
164-094-015	6704 RICO CT	1.00	10.20
164-094-016	6718 RICO CT	1.00	10.20
164-094-017	6732 RICO CT	1.00	10.20
164-094-018	6746 RICO CT	1.00	10.20
164-094-019	6760 RICO CT	1.00	10.20
164-094-020	6774 RICO CT	1.00	10.20
164-094-021	6788 RICO CT	1.00	10.20
164-094-022	6795 SWISS CT	1.00	10.20
164-094-023	6781 SWISS CT	1.00	10.20
164-094-024	6767 SWISS CT	1.00	10.20
164-094-025	6753 SWISS CT	1.00	10.20
164-094-026	6739 SWISS CT	1.00	10.20
164-094-027	6725 SWISS CT	1.00	10.20
164-094-028	6711 SWISS CT	1.00	10.20
164-094-029	6698 SWISS CT	1.00	10.20
164-094-030	6708 SWISS CT	1.00	10.20
164-094-031	6722 SWISS CT	1.00	10.20
164-094-032	6736 SWISS CT	1.00	10.20
164-094-033	6750 SWISS CT	1.00	10.20
164-094-034	6764 SWISS CT	1.00	10.20
164-094-035	6778 SWISS CT	1.00	10.20
164-094-036	6792 SWISS CT	1.00	10.20
164-200-001	6793 BORGES ST	1.00	10.20
164-200-002	6779 BORGES ST	1.00	10.20
164-200-003	6765 BORGES ST	1.00	10.20
164-200-004	6751 BORGES ST	1.00	10.20
164-200-005	6737 BORGES ST	1.00	10.20
164-200-006	6723 BORGES ST	1.00	10.20
164-200-007	6709 BORGES ST	1.00	10.20
164-200-008	6695 BORGES ST	1.00	10.20
164-200-009	6681 BORGES ST	1.00	10.20
164-200-010	6667 BORGES ST	1.00	10.20
164-200-011	6653 BORGES ST	1.00	10.20
164-200-012	6639 BORGES ST	1.00	10.20
164-200-013	12994 JERSEY ST	1.00	10.20
164-200-014	12982 JERSEY ST	1.00	10.20
164-200-015	12970 JERSEY ST	1.00	10.20
164-200-016	12958 JERSEY ST	1.00	10.20

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-201-001	12934 JERSEY ST	1.00	10.20
164-201-002	12922 JERSEY ST	1.00	10.20
164-201-003	12910 JERSEY ST	1.00	10.20
164-201-004	12898 JERSEY ST	1.00	10.20
164-202-001	12901 JERSEY ST	1.00	10.20
164-202-002	12913 JERSEY ST	1.00	10.20
164-202-003	12925 JERSEY ST	1.00	10.20
164-202-004	12937 JERSEY ST	1.00	10.20
164-202-005	12949 JERSEY ST	1.00	10.20
164-202-006	12961 JERSEY ST	1.00	10.20
164-202-007	12973 JERSEY ST	1.00	10.20
164-202-008	6664 BORGES ST	1.00	10.20
164-202-009	6678 BORGES ST	1.00	10.20
164-202-010	6692 BORGES ST	1.00	10.20
164-202-011	6706 BORGES ST	1.00	10.20
164-202-012	6720 BORGES ST	1.00	10.20
164-202-013	6734 BORGES ST	1.00	10.20
164-202-014	6748 BORGES ST	1.00	10.20
164-202-015	6762 BORGES ST	1.00	10.20
164-202-016	6776 BORGES ST	1.00	10.20
164-202-017	6790 BORGES ST	1.00	10.20
164-202-018	6789 BRAMA ST	1.00	10.20
164-202-019	6775 BRAMA ST	1.00	10.20
164-202-020	6761 BRAMA ST	1.00	10.20
164-202-021	6747 BRAMA ST	1.00	10.20
164-202-022	6733 BRAMA ST	1.00	10.20
164-202-023	6719 BRAMA ST	1.00	10.20
164-202-024	6705 BRAMA ST	1.00	10.20
164-202-025	6691 BRAMA ST	1.00	10.20
164-202-026	12954 MUSTANG ST	1.00	10.20
164-202-027	12942 MUSTANG ST	1.00	10.20
164-202-028	12930 MUSTANG ST	1.00	10.20
164-202-029	12918 MUSTANG ST	1.00	10.20
164-202-030	12906 MUSTANG ST	1.00	10.20
164-203-001	12915 MUSTANG ST	1.00	10.20
164-203-002	12927 MUSTANG ST	1.00	10.20
164-203-003	12939 MUSTANG ST	1.00	10.20
164-203-004	6716 BRAMA ST	1.00	10.20
164-203-005	6730 BRAMA ST	1.00	10.20
164-203-006	6744 BRAMA ST	1.00	10.20
164-203-007	6758 BRAMA ST	1.00	10.20

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone B

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-203-008	6772 BRAMA ST	1.00	10.20
164-203-009	6786 BRAMA ST	1.00	10.20
164-203-010	6791 RICO CT	1.00	10.20
164-203-011	6777 RICO CT	1.00	10.20
164-203-012	6763 RICO CT	1.00	10.20
164-203-013	6749 RICO CT	1.00	10.20
164-203-014	6735 RICO CT	1.00	10.20
164-203-015	6721 RICO CT	1.00	10.20
131 Accounts			**$1,336.20**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-500-029	7289 CANOPY LN	1.00	$5.00
152-500-030	7279 CANOPY LN	1.00	5.00
152-500-031	7269 CANOPY LN	1.00	5.00
152-500-032	7259 CANOPY LN	1.00	5.00
152-500-033	7249 CANOPY LN	1.00	5.00
152-500-034	7239 CANOPY LN	1.00	5.00
152-500-035	7229 CANOPY LN	1.00	5.00
152-500-036	7219 CANOPY LN	1.00	5.00
152-500-037	7209 CANOPY LN	1.00	5.00
152-502-001	7206 CANOPY LN	1.00	5.00
152-502-002	7216 CANOPY LN	1.00	5.00
152-502-003	7226 CANOPY LN	1.00	5.00
152-502-004	7236 CANOPY LN	1.00	5.00
152-502-005	7246 CANOPY LN	1.00	5.00
152-502-006	7247 MIDNIGHT ROSE CIR	1.00	5.00
152-502-007	7237 MIDNIGHT ROSE CIR	1.00	5.00
152-502-008	7227 MIDNIGHT ROSE CIR	1.00	5.00
152-502-009	7217 MIDNIGHT ROSE CIR	1.00	5.00
152-502-010	7207 MIDNIGHT ROSE CIR	1.00	5.00
152-503-001	7204 MIDNIGHT ROSE CIR	1.00	5.00
152-503-002	7214 MIDNIGHT ROSE CIR	1.00	5.00
152-503-003	7224 MIDNIGHT ROSE CIR	1.00	5.00
152-503-004	7234 MIDNIGHT ROSE CIR	1.00	5.00
152-503-005	7244 MIDNIGHT ROSE CIR	1.00	5.00
152-503-006	7254 MIDNIGHT ROSE CIR	1.00	5.00
152-503-007	13227 CHARIOT RD	1.00	5.00
152-503-008	13237 CHARIOT RD	1.00	5.00
152-503-009	13247 CHARIOT RD	1.00	5.00
152-503-010	13257 CHARIOT RD	1.00	5.00
152-503-011	13267 CHARIOT RD	1.00	5.00
152-503-012	13277 CHARIOT RD	1.00	5.00
152-503-013	13278 WOODEN GATE WAY	1.00	5.00
152-503-014	13268 WOODEN GATE WAY	1.00	5.00
152-503-015	13258 WOODEN GATE WAY	1.00	5.00
152-503-016	13248 WOODEN GATE WAY	1.00	5.00
152-503-017	13238 WOODEN GATE WAY	1.00	5.00
152-503-018	13228 WOODEN GATE WAY	1.00	5.00
152-503-019	13218 WOODEN GATE WAY	1.00	5.00
38 Accounts			**$190.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BBB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-820-001	6834 WHISPERWIND DR	1.00	$5.00
144-820-002	6846 WHISPERWIND DR	1.00	5.00
144-820-003	6858 WHISPERWIND DR	1.00	5.00
144-820-004	6870 WHISPERWIND DR	1.00	5.00
144-820-005	6882 WHISPERWIND DR	1.00	5.00
144-820-006	6894 WHISPERWIND DR	1.00	5.00
144-820-007	6906 WHISPERWIND DR	1.00	5.00
144-820-008	6918 WHISPERWIND DR	1.00	5.00
144-820-009	6930 W WHISPERWIND DR	1.00	5.00
144-821-001	6891 WOODRUSH WAY	1.00	5.00
144-821-002	6879 WOODRUSH WAY	1.00	5.00
144-821-003	6867 WOODRUSH WAY	1.00	5.00
144-821-004	6855 WOODRUSH WAY	1.00	5.00
144-821-005	6843 WOODRUSH WAY	1.00	5.00
144-821-006	6831 WOODRUSH WAY	1.00	5.00
144-821-007	6819 WOODRUSH WAY	1.00	5.00
144-821-008	6807 WOODRUSH WAY	1.00	5.00
144-822-001	14928 EDGEWOOD DR	1.00	5.00
144-822-002	14940 EDGEWOOD DR	1.00	5.00
144-822-003	14964 EDGEWOOD DR	1.00	5.00
144-822-004	14976 EDGEWOOD DR	1.00	5.00
144-822-005	14988 EDGEWOOD DR	1.00	5.00
144-822-006	14983 OAKVALE CIR	1.00	5.00
144-822-007	14971 OAKVALE CIR	1.00	5.00
144-822-008	14959 OAKVALE CIR	1.00	5.00
144-823-001	14817 EDGEWOOD DR	1.00	5.00
144-823-002	14829 EDGEWOOD DR	1.00	5.00
144-823-003	14841 EDGEWOOD DR	1.00	5.00
144-823-004	14853 EDGEWOOD DR	1.00	5.00
144-823-005	14877 EDGEWOOD DR	1.00	5.00
144-823-006	14889 EDGEWOOD DR	1.00	5.00
144-823-007	14901 EDGEWOOD DR	1.00	5.00
144-823-008	14913 EDGEWOOD DR	1.00	5.00
144-823-009	14925 EDGEWOOD DR	1.00	5.00
144-823-010	14937 EDGEWOOD DR	1.00	5.00
144-823-011	14949 EDGEWOOD DR	1.00	5.00
144-823-012	14961 EDGEWOOD DR	1.00	5.00
144-823-013	14973 EDGEWOOD DR	1.00	5.00
144-823-014	14985 EDGEWOOD DR	1.00	5.00
144-823-015	14980 LANDERWOOD DR	1.00	5.00
144-823-016	14968 LANDERWOOD DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BBB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-823-017	14956 LANDERWOOD DR	1.00	5.00
144-823-018	14944 LANDERWOOD DR	1.00	5.00
144-823-019	14920 LANDERWOOD DR	1.00	5.00
144-823-020	14908 LANDERWOOD DR	1.00	5.00
144-823-021	14884 LANDERWOOD DR	1.00	5.00
144-823-022	14872 LANDERWOOD DR	1.00	5.00
144-823-023	14860 LANDERWOOD DR	1.00	5.00
144-823-024	14848 LANDERWOOD DR	1.00	5.00
144-823-025	14836 LANDERWOOD DR	1.00	5.00
144-823-026	14830 LANDERWOOD DR	1.00	5.00
144-823-027	14824 LANDERWOOD DR	1.00	5.00
144-823-028	14812 LANDERWOOD DR	1.00	5.00
144-824-001	6873 WHISPERWIND DR	1.00	5.00
144-824-002	6885 WHISPERWIND DR	1.00	5.00
144-824-003	6897 WHISPERWIND DR	1.00	5.00
144-824-004	6921 WHISPERWIND DR	1.00	5.00
144-824-005	6933 WHISPERWIND DR	1.00	5.00
144-824-006	6934 CHESTERFIELD CT	1.00	5.00
144-824-007		1.00	5.00
144-824-008	6910 CHESTERFIELD CT	1.00	5.00
144-824-009	6898 CHESTERFIELD CT	1.00	5.00
144-824-010	14857 LANDERWOOD DR	1.00	5.00
144-824-011	14833 LANDERWOOD DR	1.00	5.00
144-824-012	14821 LANDERWOOD DR	1.00	5.00
144-830-001	14807 MURWOOD LN	1.00	5.00
144-830-002	14819 MURWOOD LN	1.00	5.00
144-830-003	14831 MURWOOD LN	1.00	5.00
144-830-004	14843 MURWOOD LN	1.00	5.00
144-830-005	14855 MURWOOD LN	1.00	5.00
144-830-006	14867 MURWOOD LN	1.00	5.00
144-830-007	14879 MURWOOD LN	1.00	5.00
144-830-008	14891 MURWOOD LN	1.00	5.00
144-830-009	14903 MURWOOD LN	1.00	5.00
144-830-010	14915 MURWOOD LN	1.00	5.00
144-830-011	14927 MURWOOD LN	1.00	5.00
144-830-012	14951 MURWOOD LN	1.00	5.00
144-830-013	14963 MURWOOD LN	1.00	5.00
144-830-014	14975 MURWOOD LN	1.00	5.00
144-830-015	14987 MURWOOD LN	1.00	5.00
144-830-016	14999 MURWOOD LN	1.00	5.00
144-830-017	6975 WOODRUSH WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BBB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-830-018	6963 WOODRUSH WAY	1.00	5.00
144-830-019	6951 WOODRUSH WAY	1.00	5.00
144-830-020	6939 WOODRUSH WAY	1.00	5.00
144-830-021	6927 WOODRUSH WAY	1.00	5.00
144-831-001	6901 CHESTERFIELD CT	1.00	5.00
144-831-002	6925 CHESTERFIELD CT	1.00	5.00
144-831-003	14858 MURWOOD LN	1.00	5.00
144-831-004	14870 MURWOOD LN	1.00	5.00
144-831-005	14882 MURWOOD LN	1.00	5.00
144-831-006	14894 MURWOOD LN	1.00	5.00
144-831-007	14906 MURWOOD LN	1.00	5.00
144-831-008	14918 MURWOOD LN	1.00	5.00
144-831-009	14930 MURWOOD LN	1.00	5.00
144-831-010	14942 MURWOOD LN	1.00	5.00
144-831-011	14954 MURWOOD LN	1.00	5.00
144-831-012	6960 WOODRUSH WAY	1.00	5.00
144-831-013	6948 WOODRUSH WAY	1.00	5.00
144-831-014	6936 WOODRUSH WAY	1.00	5.00
144-831-015	6924 WOODRUSH WAY	1.00	5.00
144-831-016	14965 LANDERWOOD DR	1.00	5.00
144-831-017	14953 LANDERWOOD DR	1.00	5.00
144-831-018	14941 LANDERWOOD DR	1.00	5.00
144-831-019	14929 LANDERWOOD DR	1.00	5.00
144-831-020	14917 LANDERWOOD DR	1.00	5.00
144-831-021	14905 LANDERWOOD DR	1.00	5.00
144-831-022	14893 LANDERWOOD DR	1.00	5.00
144-831-023	14881 LANDERWOOD DR	1.00	5.00
144-840-001	6795 WOODRUSH WAY	1.00	5.00
144-840-002	6783 WOODRUSH WAY	1.00	5.00
144-840-003	6771 WOODRUSH WAY	1.00	5.00
144-840-004	6759 WOODRUSH WAY	1.00	5.00
144-840-005	6747 WOODRUSH WAY	1.00	5.00
144-840-006	6735 WOODRUSH WAY	1.00	5.00
144-840-007	6723 WOODRUSH WAY	1.00	5.00
144-840-008	14984 ROUNDWOOD DR	1.00	5.00
144-840-009	14972 ROUNDWOOD DR	1.00	5.00
144-840-010	14960 ROUNDWOOD DR	1.00	5.00
144-840-011		1.00	5.00
144-840-012	14936 ROUNDWOOD DR	1.00	5.00
144-840-013	14924 ROUNDWOOD DR	1.00	5.00
144-840-014		1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BBB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-840-015	14900 ROUNDWOOD DR	1.00	5.00
144-841-001	14876 ROUNDWOOD DR	1.00	5.00
144-841-002	14864 ROUNDWOOD DR	1.00	5.00
144-841-003	14852 ROUNDWOOD DR	1.00	5.00
144-841-004	14840 ROUNDWOOD DR	1.00	5.00
144-841-005	6745 RAMBLEWOOD CT	1.00	5.00
144-841-006	6733 RAMBLEWOOD CT	1.00	5.00
144-841-007	6721 RAMBLEWOOD CT	1.00	5.00
144-841-008	6718 RAMBLEWOOD CT	1.00	5.00
144-841-009	6730 RAMBLEWOOD CT	1.00	5.00
144-841-010	6742 RAMBLEWOOD CT	1.00	5.00
144-841-011	14828 ROUNDWOOD DR	1.00	5.00
144-841-012	14816 ROUNDWOOD DR	1.00	5.00
144-841-013	14804 ROUNDWOOD DR	1.00	5.00
144-842-001	14820 EDGEWOOD DR	1.00	5.00
144-842-002	14832 EDGEWOOD DR	1.00	5.00
144-842-003	6790 BLUESTONE CT	1.00	5.00
144-842-004	6778 BLUESTONE CT	1.00	5.00
144-842-005	6754 BLUESTONE CT	1.00	5.00
144-842-006	6757 BLUESTONE CT	1.00	5.00
144-842-007	6781 BLUESTONE CT	1.00	5.00
144-842-008	6793 BLUESTONE CT	1.00	5.00
144-842-009	14880 EDGEWOOD DR	1.00	5.00
144-842-010	14892 EDGEWOOD DR	1.00	5.00
144-842-011	14904 EDGEWOOD DR	1.00	5.00
144-842-012	14916 EDGEWOOD DR	1.00	5.00
144-842-013	14947 OAKVALE CIR	1.00	5.00
144-842-014	14962 OAKVALE CIR	1.00	5.00
144-842-015	14974 OAKVALE CIR	1.00	5.00
144-842-016	14986 OAKVALE CIR	1.00	5.00
144-842-017	6780 WOODRUSH WAY	1.00	5.00
144-842-018	6768 WOODRUSH WAY	1.00	5.00
144-842-019	14981 ROUNDWOOD DR	1.00	5.00
144-842-020	14969 ROUNDWOOD DR	1.00	5.00
144-842-021	14957 ROUNDWOOD DR	1.00	5.00
144-842-022	14945 ROUNDWOOD DR	1.00	5.00
144-842-023	6767 LONSDALE CT	1.00	5.00
144-842-024	6779 LONSDALE CT	1.00	5.00
144-842-025	6791 LONSDALE CT	1.00	5.00
144-842-026	6800 LONSDALE CT	1.00	5.00
144-842-027	6788 LONSDALE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone BBB

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-842-028	6764 LONSDALE CT	1.00	5.00
144-842-029	14921 ROUNDWOOD DR	1.00	5.00
144-842-030	14909 ROUNDWOOD DR	1.00	5.00
144-842-031	14897 ROUNDWOOD DR	1.00	5.00
144-842-032	14885 ROUNDWOOD DR	1.00	5.00
144-842-033	14873 ROUNDWOOD DR	1.00	5.00
144-842-034	14849 ROUNDWOOD DR	1.00	5.00
144-842-035	14837 ROUNDWOOD DR	1.00	5.00
144-842-036	14831 ROUNDWOOD DR	1.00	5.00
144-842-037		1.00	5.00
174 Accounts			**$870.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone C

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-230-001	6995 CEDAR CREEK RD	1.00	$5.00
164-230-002	6985 CEDAR CREEK RD	1.00	5.00
164-230-003	6975 CEDAR CREEK RD	1.00	5.00
164-230-004	6965 CEDAR CREEK RD	1.00	5.00
164-230-005	6955 CEDAR CREEK RD	1.00	5.00
164-230-006	6945 CEDAR CREEK RD	1.00	5.00
164-230-007	6935 CEDAR CREEK RD	1.00	5.00
164-230-008	6925 CEDAR CREEK RD	1.00	5.00
164-230-009	13637 SANDHILL CRANE RD	1.00	5.00
164-230-010	13647 SANDHILL CRANE RD	1.00	5.00
164-230-011	13657 SANDHILL CRANE RD	1.00	5.00
164-230-012	13667 SANDHILL CRANE RD	1.00	5.00
164-230-013	6944 GOLDFINCH CIR	1.00	5.00
164-230-014	6954 GOLDFINCH CIR	1.00	5.00
164-230-015	6964 GOLDFINCH CIR	1.00	5.00
164-230-016	6969 GOLDFINCH CIR	1.00	5.00
164-230-017	6959 GOLDFINCH CIR	1.00	5.00
164-230-018	6949 GOLDFINCH CIR	1.00	5.00
164-230-019	13697 SANDHILL CRANE RD	1.00	5.00
164-230-020	13707 SANDHILL CRANE RD	1.00	5.00
164-230-021	13717 SANDHILL CRANE RD	1.00	5.00
164-231-001	13733 SANDHILL CRANE RD	1.00	5.00
164-231-002	13741 SANDHILL CRANE RD	1.00	5.00
164-231-003	13749 SANDHILL CRANE RD	1.00	5.00
164-231-004	13757 SANDHILL CRANE RD	1.00	5.00
164-231-005	13765 SANDHILL CRANE RD	1.00	5.00
164-231-006	13773 SANDHILL CRANE RD	1.00	5.00
164-231-007	13781 SANDHILL CRANE RD	1.00	5.00
164-231-008	6995 SONG SPARROW RD	1.00	5.00
164-231-009	6987 SONG SPARROW RD	1.00	5.00
164-231-010	6979 SONG SPARROW RD	1.00	5.00
164-231-011	6971 SONG SPARROW RD	1.00	5.00
164-231-012	6963 SONG SPARROW RD	1.00	5.00
164-231-013	6955 SONG SPARROW RD	1.00	5.00
164-231-014	6947 SONG SPARROW RD	1.00	5.00
164-231-015	6939 SONG SPARROW RD	1.00	5.00
164-231-016	6931 SONG SPARROW RD	1.00	5.00
164-231-017	6879 RED CARDINAL CT	1.00	5.00
164-231-018	6871 RED CARDINAL CT	1.00	5.00
164-232-001	6896 SONG SPARROW RD	1.00	5.00
164-232-002	6904 SONG SPARROW RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone C

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-232-003	6912 SONG SPARROW RD	1.00	5.00
164-232-004	6928 SONG SPARROW RD	1.00	5.00
164-232-005	6936 SONG SPARROW RD	1.00	5.00
164-232-006	6944 SONG SPARROW RD	1.00	5.00
164-232-007	6952 SONG SPARROW RD	1.00	5.00
164-232-008	6968 SONG SPARROW RD	1.00	5.00
164-232-009	6976 SONG SPARROW RD	1.00	5.00
164-232-010	13774 GOLDEN EAGLE CT	1.00	5.00
164-232-011	13764 GOLDEN EAGLE CT	1.00	5.00
164-232-012	13754 GOLDEN EAGLE CT	1.00	5.00
164-232-013	13744 GOLDEN EAGLE CT	1.00	5.00
164-232-014	13734 GOLDEN EAGLE CT	1.00	5.00
164-232-015	13724 GOLDEN EAGLE CT	1.00	5.00
164-232-016	13714 GOLDEN EAGLE CT	1.00	5.00
164-232-017	13704 GOLDEN EAGLE CT	1.00	5.00
164-233-001	6876 RED CARDINAL CT	1.00	5.00
164-233-002	6915 SONG SPARROW RD	1.00	5.00
164-233-003	6907 SONG SPARROW RD	1.00	5.00
164-233-004	6899 SONG SPARROW RD	1.00	5.00
164-234-001	13732 SANDHILL CRANE RD	1.00	5.00
164-234-002	13722 SANDHILL CRANE RD	1.00	5.00
164-234-003	13712 SANDHILL CRANE RD	1.00	5.00
164-234-004	13692 SANDHILL CRANE RD	1.00	5.00
164-234-005	13682 SANDHILL CRANE RD	1.00	5.00
164-234-006	13672 SANDHILL CRANE RD	1.00	5.00
164-234-007	13662 SANDHILL CRANE RD	1.00	5.00
164-234-008	13652 SANDHILL CRANE RD	1.00	5.00
164-234-009	13642 SANDHILL CRANE RD	1.00	5.00
164-234-010	13622 SANDHILL CRANE RD	1.00	5.00
164-234-011	13612 SANDHILL CRANE RD	1.00	5.00
164-234-012	13669 GOLDEN EAGLE CT	1.00	5.00
164-234-013	6902 MOCKINGBIRD CT	1.00	5.00
164-234-014	6912 MOCKINGBIRD CT	1.00	5.00
164-234-015	6922 MOCKINGBIRD CT	1.00	5.00
164-234-016	6932 MOCKINGBIRD LN	1.00	5.00
164-234-017	6937 MOCKINGBIRD CT	1.00	5.00
164-234-018	6927 MOCKINGBIRD CT	1.00	5.00
164-234-019	6917 MOCKINGBIRD CT	1.00	5.00
164-234-020	6907 MOCKINGBIRD CT	1.00	5.00
164-234-021	13719 GOLDEN EAGLE CT	1.00	5.00
164-234-022	13739 GOLDEN EAGLE CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone C

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-234-023	13759 GOLDEN EAGLE CT	1.00	5.00
164-234-024	13769 GOLDEN EAGLE CT	1.00	5.00
164-240-001	6863 RED CARDINAL CT	1.00	5.00
164-240-002	6855 RED CARDINAL CT	1.00	5.00
164-240-003	6847 RED CARDINAL CT	1.00	5.00
164-240-004	6839 RED CARDINAL CT	1.00	5.00
164-240-005	6831 RED CARDINAL CT	1.00	5.00
164-240-006	6823 RED CARDINAL CT	1.00	5.00
164-240-007	6815 RED CARDINAL CT	1.00	5.00
164-240-008	6807 RED CARDINAL CT	1.00	5.00
164-240-009	6820 RED CARDINAL CT	1.00	5.00
164-240-010	6828 RED CARDINAL CT	1.00	5.00
164-240-011	6836 RED CARDINAL CT	1.00	5.00
164-240-012	6844 RED CARDINAL CT	1.00	5.00
164-240-013	6852 RED CARDINAL CT	1.00	5.00
164-240-014	6860 RED CARDINAL CT	1.00	5.00
164-240-015	6845 SAGE WREN CT	1.00	5.00
164-240-016	6837 SAGE WREN CT	1.00	5.00
164-240-017	6829 SAGE WREN CT	1.00	5.00
164-240-018	6821 SAGE WREN CT	1.00	5.00
164-240-019	6813 SAGE WREN CT	1.00	5.00
164-240-020	6805 SAGE WREN CT	1.00	5.00
164-240-021	6802 SAGE WREN CT	1.00	5.00
164-240-022	6810 SAGE WREN CT	1.00	5.00
164-240-023	6818 SAGE WREN CT	1.00	5.00
164-240-024	6826 SAGE WREN CT	1.00	5.00
164-240-025	6834 SAGE WREN CT	1.00	5.00
164-240-026	6883 SONG SPARROW RD	1.00	5.00
164-240-027	6875 SONG SPARROW RD	1.00	5.00
164-240-028	6867 SONG SPARROW RD	1.00	5.00
164-240-029	6859 SONG SPARROW RD	1.00	5.00
164-240-030	6817 HUMMINGBIRD CIR	1.00	5.00
164-240-031	6809 HUMMINGBIRD CIR	1.00	5.00
164-240-032	6806 HUMMINGBIRD CIR	1.00	5.00
164-240-033	6814 HUMMINGBIRD CIR	1.00	5.00
164-240-034	6822 HUMMINGBIRD CIR	1.00	5.00
164-240-035	6830 HUMMINGBIRD CIR	1.00	5.00
164-240-036	6843 SONG SPARROW RD	1.00	5.00
164-240-037	6835 SONG SPARROW RD	1.00	5.00
164-240-038	6827 SONG SPARROW RD	1.00	5.00
164-240-039	6819 SONG SPARROW RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone C
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-240-040	6811 SONG SPARROW RD	1.00	5.00
164-240-041	6803 SONG SPARROW RD	1.00	5.00
164-241-001	6825 CEDAR CREEK RD	1.00	5.00
164-241-002	6816 SONG SPARROW RD	1.00	5.00
164-241-003	6824 SONG SPARROW RD	1.00	5.00
164-241-004	6832 SONG SPARROW RD	1.00	5.00
164-241-005	6840 SONG SPARROW RD	1.00	5.00
164-241-006	6848 SONG SPARROW RD	1.00	5.00
164-241-007	6856 SONG SPARROW RD	1.00	5.00
164-241-008	6864 SONG SPARROW RD	1.00	5.00
164-241-009	6872 SONG SPARROW RD	1.00	5.00
164-241-010	6880 SONG SPARROW RD	1.00	5.00
164-241-011	6888 SONG SPARROW RD	1.00	5.00
164-241-012	13684 GOLDEN EAGLE CT	1.00	5.00
164-241-013	13674 GOLDEN EAGLE CT	1.00	5.00
164-241-014	13664 GOLDEN EAGLE CT	1.00	5.00
164-241-015	13654 GOLDEN EAGLE CT	1.00	5.00
164-241-016	13644 GOLDEN EAGLE CT	1.00	5.00
164-241-017	13634 GOLDEN EAGLE CT	1.00	5.00
164-241-018	13624 GOLDEN EAGLE CT	1.00	5.00
164-241-019	13614 GOLDEN EAGLE CT	1.00	5.00
164-241-020	13604 GOLDEN EAGLE CT	1.00	5.00
164-241-021	13609 GOLDEN EAGLE CT	1.00	5.00
164-241-022	13619 GOLDEN EAGLE CT	1.00	5.00
164-241-023	13629 GOLDEN EAGLE CT	1.00	5.00
164-241-024	13617 SANDHILL CRANE RD	1.00	5.00
164-241-025	13627 SANDHILL CRANE RD	1.00	5.00
164-241-026	6915 CEDAR CREEK RD	1.00	5.00
164-241-027	6905 CEDAR CREEK RD	1.00	5.00
164-241-028	6895 CEDAR CREEK RD	1.00	5.00
164-241-029	6885 CEDAR CREEK RD	1.00	5.00
164-241-030	6875 CEDAR CREEK RD	1.00	5.00
164-241-031	6865 CEDAR CREEK RD	1.00	5.00
164-241-032	6845 CEDAR CREEK RD	1.00	5.00
157 Accounts			**$785.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-520-001	7000 LANCELOT DR	1.00	$5.00
164-520-002	6986 LANCELOT DR	1.00	5.00
164-520-003	12939 THORNBURY LN	1.00	5.00
164-520-004	12913 THORNBURY LN	1.00	5.00
164-520-005	12887 THORNBURY LN	1.00	5.00
164-520-006	12861 THORNBURY LN	1.00	5.00
164-520-007	12835 THORNBURY LN	1.00	5.00
164-520-008	12809 THORNBURY LN	1.00	5.00
164-520-009	12783 THORNBURY LN	1.00	5.00
164-520-010	12757 THORNBURY LN	1.00	5.00
164-520-011	12731 THORNBURY LN	1.00	5.00
164-520-012	12705 THORNBURY LN	1.00	5.00
164-520-013	12679 THORNBURY LN	1.00	5.00
164-520-014	12653 THORNBURY LN	1.00	5.00
164-520-015	6930 EDINBURGH RD	1.00	5.00
164-520-016	6920 EDINBURGH RD	1.00	5.00
164-521-001	6949 LANCELOT DR	1.00	5.00
164-521-002	6963 LANCELOT DR	1.00	5.00
164-521-003	12962 THORNBURY LN	1.00	5.00
164-521-004	12992 THORNBURY LN	1.00	5.00
164-521-005	12987 THORNBURY LN	1.00	5.00
164-521-006	12957 THORNBURY LN	1.00	5.00
164-521-007	6991 LANCELOT DR	1.00	5.00
164-521-008	7005 LANCELOT DR	1.00	5.00
164-522-001	12938 THORNBURY LN	1.00	5.00
164-522-002	12912 THORNBURY LN	1.00	5.00
164-522-003	12886 THORNBURY LN	1.00	5.00
164-522-004	12860 THORNBURY LN	1.00	5.00
164-522-005	12834 THORNBURY LN	1.00	5.00
164-522-006	12808 THORNBURY LN	1.00	5.00
164-522-007	12782 THORNBURY LN	1.00	5.00
164-522-008	12756 THORNBURY LN	1.00	5.00
164-522-009	12730 THORNBURY LN	1.00	5.00
164-522-010	12704 THORNBURY LN	1.00	5.00
164-522-011	12678 THORNBURY LN	1.00	5.00
164-522-012	6945 EDINBURGH RD	1.00	5.00
164-522-013	6935 EDINBURGH RD	1.00	5.00
164-522-014	6925 EDINBURGH RD	1.00	5.00
164-522-015	6934 ARMOUR CIR	1.00	5.00
164-522-016	6948 ARMOUR CIR	1.00	5.00
164-522-017	12701 CASTLE RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-522-018	12731 CASTLE RD	1.00	5.00
164-522-019	12761 CASTLE RD	1.00	5.00
164-522-020	12791 CASTLE RD	1.00	5.00
164-522-021	12821 CASTLE RD	1.00	5.00
164-522-022	12851 CASTLE RD	1.00	5.00
164-522-023	12881 CASTLE RD	1.00	5.00
164-522-024	12911 CASTLE RD	1.00	5.00
164-530-001	6910 EDINBURGH RD	1.00	5.00
164-530-002	6900 EDINBURGH RD	1.00	5.00
164-530-003	6890 EDINBURGH RD	1.00	5.00
164-530-004	6880 EDINBURGH RD	1.00	5.00
164-530-005	6870 EDINBURGH RD	1.00	5.00
164-530-006	6860 EDINBURGH RD	1.00	5.00
164-530-007	6850 EDINBURGH RD	1.00	5.00
164-530-010	6800 KNIGHTSBRIDGE CT	1.00	5.00
164-530-011	6811 KNIGHTSBRIDGE CT	1.00	5.00
164-530-012	6821 KNIGHTSBRIDGE CT	1.00	5.00
164-530-013	6840 EDINBURGH RD	1.00	5.00
164-530-014	6830 EDINBURGH RD	1.00	5.00
164-530-015	6810 KNIGHTSBRIDGE CT	1.00	5.00
164-530-017	6820 KNIGHTSBRIDGE CT	1.00	5.00
164-531-001	6820 EDINBURGH RD	1.00	5.00
164-531-002	6810 EDINBURGH RD	1.00	5.00
164-531-003	6800 EDINBURGH RD	1.00	5.00
164-531-004	12730 EXCALIBUR DR	1.00	5.00
164-531-005	12760 EXCALIBUR DR	1.00	5.00
164-531-006	12790 EXCALIBUR DR	1.00	5.00
164-531-007	12820 EXCALIBUR DR	1.00	5.00
164-531-008	12850 EXCALIBUR DR	1.00	5.00
164-531-009	12880 EXCALIBUR DR	1.00	5.00
164-531-010	12910 EXCALIBUR DR	1.00	5.00
164-531-011	12940 EXCALIBUR DR	1.00	5.00
164-531-012	6888 LANCELOT DR	1.00	5.00
164-531-013	6874 LANCELOT DR	1.00	5.00
164-531-014	6860 LANCELOT DR	1.00	5.00
164-531-015	6846 LANCELOT DR	1.00	5.00
164-531-016	12921 ODYSSEY WAY	1.00	5.00
164-531-017	12901 ODYSSEY WAY	1.00	5.00
164-531-018	12900 ODYSSEY WAY	1.00	5.00
164-531-019	12920 ODYSSEY WAY	1.00	5.00
164-531-020	12940 ODYSSEY WAY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone CC
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-531-021	12960 ODYSSEY WAY	1.00	5.00
164-531-022	12980 ODYSSEY WAY	1.00	5.00
164-531-023	13000 ODYSSEY WAY	1.00	5.00
164-532-001	6837 LANCELOT DR	1.00	5.00
164-532-002	6851 LANCELOT DR	1.00	5.00
164-532-003	6865 LANCELOT DR	1.00	5.00
164-532-004	6879 LANCELOT DR	1.00	5.00
164-532-005	6893 LANCELOT DR	1.00	5.00
164-532-006	12970 EXCALIBUR DR	1.00	5.00
164-532-007	12990 EXCALIBUR DR	1.00	5.00
164-532-008	12995 EXCALIBUR DR	1.00	5.00
164-532-009	12985 EXCALIBUR DR	1.00	5.00
164-532-010	12975 EXCALIBUR DR	1.00	5.00
164-532-011	6935 LANCELOT DR	1.00	5.00
164-533-001	6915 EDINBURGH RD	1.00	5.00
164-533-002	6905 EDINBURGH RD	1.00	5.00
164-533-003	6895 EDINBURGH RD	1.00	5.00
164-533-004	6885 EDINBURGH RD	1.00	5.00
164-533-005	6875 EDINBURGH RD	1.00	5.00
164-533-006	6865 EDINBURGH RD	1.00	5.00
164-533-007	6855 EDINBURGH RD	1.00	5.00
164-533-008	6845 EDINBURGH RD	1.00	5.00
164-533-009	6835 EDINBURGH RD	1.00	5.00
164-533-010	6825 EDINBURGH RD	1.00	5.00
164-533-011	6815 EDINBURGH RD	1.00	5.00
164-533-012	6805 EDINBURGH RD	1.00	5.00
164-533-013	12795 EXCALIBUR DR	1.00	5.00
164-533-014	12825 EXCALIBUR DR	1.00	5.00
164-533-015	6870 GUINEVERE CT	1.00	5.00
164-533-016	6880 GUINEVERE CT	1.00	5.00
164-533-017	6890 GUINEVERE CT	1.00	5.00
164-533-018	6895 GUINEVERE CT	1.00	5.00
164-533-019	6885 GUINEVERE CT	1.00	5.00
164-533-020	6875 GUINEVERE CT	1.00	5.00
164-533-021	12915 EXCALIBUR DR	1.00	5.00
164-533-022	12945 EXCALIBUR DR	1.00	5.00
164-533-023	12910 CASTLE RD	1.00	5.00
164-533-024	12880 CASTLE RD	1.00	5.00
164-533-025	12850 CASTLE RD	1.00	5.00
164-533-026	12820 CASTLE RD	1.00	5.00
164-533-027	12790 CASTLE RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-533-028	12760 CASTLE RD	1.00	5.00
164-533-029	12730 CASTLE RD	1.00	5.00
164-533-030	6911 ARMOUR CIR	1.00	5.00
164-533-031	6897 ARMOUR CIR	1.00	5.00
164-533-032	6883 ARMOUR CIR	1.00	5.00
164-533-033	6869 ARMOUR CIR	1.00	5.00
164-533-034	6855 ARMOUR CIR	1.00	5.00
164-533-035	6850 ARMOUR CIR	1.00	5.00
164-533-036	6864 ARMOUR CIR	1.00	5.00
164-533-037	6878 ARMOUR CIR	1.00	5.00
164-533-038	6892 ARMOUR CIR	1.00	5.00
164-533-039	6906 ARMOUR CIR	1.00	5.00
164-533-040	6920 ARMOUR CIR	1.00	5.00
136 Accounts			**$680.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-590-001	6807 HIGHLAND DR	1.00	$5.00
164-590-002	6817 HIGHLAND DR	1.00	5.00
164-590-003	6827 HIGHLAND DR	1.00	5.00
164-590-004	6837 HIGHLAND DR	1.00	5.00
164-590-005	6847 HIGHLAND DR	1.00	5.00
164-590-006	13372 STANDARDBRED CIR	1.00	5.00
164-590-007	13382 STANDARDBRED CIR	1.00	5.00
164-590-008	13385 STANDARDBRED CIR	1.00	5.00
164-590-009	13375 STANDARDBRED CIR	1.00	5.00
164-590-010	13365 STANDARDBRED CIR	1.00	5.00
164-590-011	6877 HIGHLAND DR	1.00	5.00
164-590-012	6887 HIGHLAND DR	1.00	5.00
164-590-013	6897 HIGHLAND DR	1.00	5.00
164-590-014	6907 HIGHLAND DR	1.00	5.00
164-590-015	6917 HIGHLAND DR	1.00	5.00
164-590-016	6927 HIGHLAND DR	1.00	5.00
164-590-017	6937 HIGHLAND DR	1.00	5.00
164-590-018	6947 HIGHLAND DR	1.00	5.00
164-590-019	6957 HIGHLAND DR	1.00	5.00
164-590-020	6967 HIGHLAND DR	1.00	5.00
164-590-021	6977 HIGHLAND DR	1.00	5.00
164-590-022	6987 HIGHLAND DR	1.00	5.00
164-590-023	13389 BASHKIR ST	1.00	5.00
164-590-024	13379 BASHKIR ST	1.00	5.00
164-590-025	13369 BASHKIR ST	1.00	5.00
164-590-026	13359 BASHKIR ST	1.00	5.00
164-590-027	13349 BASHKIR ST	1.00	5.00
164-590-028	13339 BASHKIR ST	1.00	5.00
164-590-029	13329 BASHKIR ST	1.00	5.00
164-590-030	13319 BASHKIR ST	1.00	5.00
164-591-001	6961 PANTANERIO DR	1.00	5.00
164-591-002	6951 PANTANERIO DR	1.00	5.00
164-591-003	6941 PANTANERIO DR	1.00	5.00
164-591-004	6931 PANTANERIO DR	1.00	5.00
164-591-005	6921 PANTANERIO DR	1.00	5.00
164-591-006	6911 PANTANERIO DR	1.00	5.00
164-591-007	6901 PANTANERIO DR	1.00	5.00
164-591-008	6891 PANTANERIO DR	1.00	5.00
164-591-009	6881 PANTANERIO DR	1.00	5.00
164-591-010	6859 ESTONIAN DR	1.00	5.00
164-591-011	6849 ESTONIAN DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-591-012	6839 ESTONIAN DR	1.00	5.00
164-591-013	6829 ESTONIAN DR	1.00	5.00
164-591-014	6814 HIGHLAND DR	1.00	5.00
164-591-015	6824 HIGHLAND DR	1.00	5.00
164-591-016	6854 HIGHLAND DR	1.00	5.00
164-591-017	6864 HIGHLAND DR	1.00	5.00
164-591-018	6874 HIGHLAND DR	1.00	5.00
164-591-019	6894 HIGHLAND DR	1.00	5.00
164-591-020	6904 HIGHLAND DR	1.00	5.00
164-591-021	6914 HIGHLAND DR	1.00	5.00
164-591-022	6924 HIGHLAND DR	1.00	5.00
164-591-023	6934 HIGHLAND DR	1.00	5.00
164-591-024	6944 HIGHLAND DR	1.00	5.00
164-591-025	6954 HIGHLAND DR	1.00	5.00
164-591-026	6964 HIGHLAND DR	1.00	5.00
164-591-027	6974 HIGHLAND DR	1.00	5.00
164-591-028	6965 TIGER HORSE CIR	1.00	5.00
164-591-029	6955 TIGER HORSE CIR	1.00	5.00
164-591-030	6945 TIGER HORSE CIR	1.00	5.00
164-591-031	6935 TIGER HORSE CIR	1.00	5.00
164-591-032	6925 TIGER HORSE CIR	1.00	5.00
164-591-033	6915 TIGER HORSE CIR	1.00	5.00
164-591-034	6905 TIGER HORSE CIR	1.00	5.00
164-591-035	6895 TIGER HORSE CIR	1.00	5.00
164-591-036	6885 TIGER HORSE CIR	1.00	5.00
164-591-037	6875 TIGER HORSE CIR	1.00	5.00
164-591-038	6872 TIGER HORSE CIR	1.00	5.00
164-591-039	6882 TIGER HORSE CIR	1.00	5.00
164-591-040	6892 TIGER HORSE CIR	1.00	5.00
164-591-041	6902 TIGER HORSE CIR	1.00	5.00
164-591-042	6912 TIGER HORSE CIR	1.00	5.00
164-591-043	6922 TIGER HORSE CIR	1.00	5.00
164-591-044	6932 TIGER HORSE CIR	1.00	5.00
164-591-045	6942 TIGER HORSE CIR	1.00	5.00
164-591-046	6952 TIGER HORSE CIR	1.00	5.00
164-591-047	6962 TIGER HORSE CIR	1.00	5.00
164-600-001	6978 PANTANERIO DR	1.00	5.00
164-600-002	6968 PANTANERIO DR	1.00	5.00
164-600-003	6958 PANTANERIO DR	1.00	5.00
164-600-004	6948 PANTANERIO DR	1.00	5.00
164-600-005	6938 PANTANERIO DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-600-006	6928 PANTANERIO DR	1.00	5.00
164-600-007	6908 PANTANERIO DR	1.00	5.00
164-600-008	6889 ESTONIAN DR	1.00	5.00
164-600-009	6899 ESTONIAN DR	1.00	5.00
164-600-010	6909 ESTONIAN DR	1.00	5.00
164-600-011	6919 ESTONIAN DR	1.00	5.00
164-600-012	6929 ESTONIAN DR	1.00	5.00
164-600-013	6939 ESTONIAN DR	1.00	5.00
164-600-014	6949 ESTONIAN DR	1.00	5.00
164-600-015	13210 QUARTER HORSE DR	1.00	5.00
164-600-016	13220 QUARTER HORSE DR	1.00	5.00
164-600-017	13230 QUARTER HORSE DR	1.00	5.00
164-600-018	13268 CRIOLLA CIR	1.00	5.00
164-600-019	13278 CRIOLLA CIR	1.00	5.00
164-600-020	13288 CRIOLLA CIR	1.00	5.00
164-600-021	13298 CRIOLLA CIR	1.00	5.00
164-600-022	13291 CRIOLLA CIR	1.00	5.00
164-600-023	13281 CRIOLLA CIR	1.00	5.00
164-600-024	13271 CRIOLLA CIR	1.00	5.00
164-600-025	13261 CRIOLLA CIR	1.00	5.00
164-600-026	13251 CRIOLLA CIR	1.00	5.00
164-600-027	13241 CRIOLLA CIR	1.00	5.00
164-600-028	13231 CRIOLLA CIR	1.00	5.00
164-600-029	13221 CRIOLLA CIR	1.00	5.00
164-600-030	13211 CRIOLLA CIR	1.00	5.00
164-601-001	13160 QUARTER HORSE DR	1.00	5.00
164-601-002	13170 QUARTER HORSE DR	1.00	5.00
164-601-003	13180 QUARTER HORSE DR	1.00	5.00
164-601-004	13190 QUARTER HORSE DR	1.00	5.00
164-601-005	6936 ESTONIAN DR	1.00	5.00
164-601-006	6916 ESTONIAN DR	1.00	5.00
164-601-007	6878 LOKAI CT	1.00	5.00
164-601-008	6868 LOKAI CT	1.00	5.00
164-601-009	6858 LOKAI CT	1.00	5.00
164-601-010	6848 LOKAI CT	1.00	5.00
164-601-011	6838 LOKAI CT	1.00	5.00
164-601-012	6828 LOKAI CT	1.00	5.00
164-601-013	6818 LOKAI CT	1.00	5.00
164-601-014	6808 LOKAI CT	1.00	5.00
164-601-015	6811 LOKAI CT	1.00	5.00
164-601-016	6821 LOKAI CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-601-017	6831 LOKAI CT	1.00	5.00
164-601-018	6841 LOKAI CT	1.00	5.00
164-601-019	6851 LOKAI CT	1.00	5.00
164-601-020	6861 LOKAI CT	1.00	5.00
164-601-021	6871 LOKAI CT	1.00	5.00
164-601-022	6896 ESTONIAN DR	1.00	5.00
164-601-023	6886 ESTONIAN DR	1.00	5.00
164-601-024	6876 ESTONIAN DR	1.00	5.00
164-601-025	6866 ESTONIAN DR	1.00	5.00
164-601-026	6856 ESTONIAN DR	1.00	5.00
164-601-027	6846 ESTONIAN DR	1.00	5.00
164-601-028	6836 ESTONIAN DR	1.00	5.00
164-601-029	13285 ABYSSINIAN CT	1.00	5.00
164-601-030	13275 ABYSSINIAN CT	1.00	5.00
164-601-031	13265 ABYSSINIAN CT	1.00	5.00
164-601-032	13255 ABYSSINIAN CT	1.00	5.00
164-601-033	13252 ABYSSINIAN CT	1.00	5.00
164-601-034	13262 ABYSSINIAN CT	1.00	5.00
164-601-035	13272 ABYSSINIAN CT	1.00	5.00
164-601-036	13282 ABYSSINIAN CT	1.00	5.00
164-601-037	13292 ABYSSINIAN CT	1.00	5.00
164-601-038	13302 ABYSSINIAN CT	1.00	5.00
164-610-001	13191 NORDLAND DR	1.00	5.00
164-610-002	13181 NORDLAND DR	1.00	5.00
164-610-003	13171 NORDLAND DR	1.00	5.00
164-610-004	13161 NORDLAND DR	1.00	5.00
164-610-005	13151 NORDLAND DR	1.00	5.00
164-610-006	13141 NORDLAND DR	1.00	5.00
164-610-007	13131 NORDLAND DR	1.00	5.00
164-610-008	13121 NORDLAND DR	1.00	5.00
164-610-009	13111 NORDLAND DR	1.00	5.00
164-610-010	13101 NORDLAND DR	1.00	5.00
164-610-011	13091 NORDLAND DR	1.00	5.00
164-610-012	13081 NORDLAND DR	1.00	5.00
164-610-013	13071 NORDLAND DR	1.00	5.00
164-610-014	13049 CHEJU CIR	1.00	5.00
164-610-015	13039 CHEJU CIR	1.00	5.00
164-610-016	13029 CHEJU CIR	1.00	5.00
164-610-017	13016 CHEJU CIR	1.00	5.00
164-610-018	13026 CHEJU CIR	1.00	5.00
164-610-019	13036 CHEJU CIR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-610-020	13046 CHEJU CIR	1.00	5.00
164-610-021	13051 NORDLAND DR	1.00	5.00
164-610-022	13041 NORDLAND DR	1.00	5.00
164-610-023	13031 NORDLAND DR	1.00	5.00
164-610-024	13021 NORDLAND DR	1.00	5.00
164-610-025	13011 NORDLAND DR	1.00	5.00
164-610-026	13001 NORDLAND DR	1.00	5.00
164-611-001	13008 NORDLAND DR	1.00	5.00
164-611-002	13018 NORDLAND DR	1.00	5.00
164-611-003	13028 NORDLAND DR	1.00	5.00
164-611-004	13038 NORDLAND DR	1.00	5.00
164-611-005	13048 NORDLAND DR	1.00	5.00
164-611-006	13058 NORDLAND DR	1.00	5.00
164-611-007	13068 NORDLAND DR	1.00	5.00
164-611-008	13078 NORDLAND DR	1.00	5.00
164-611-009	13088 NORDLAND DR	1.00	5.00
164-611-010	13098 NORDLAND DR	1.00	5.00
164-611-011	13165 KISO CT	1.00	5.00
164-611-012	13155 KISO CT	1.00	5.00
164-611-013	13145 KISO CT	1.00	5.00
164-611-014	13135 KISO CT	1.00	5.00
164-611-015	13085 KISO CT	1.00	5.00
164-611-016	13075 KISO CT	1.00	5.00
164-611-017	13065 KISO CT	1.00	5.00
164-611-018	13055 KISO CT	1.00	5.00
164-611-019	13052 KISO CT	1.00	5.00
164-611-020	13062 KISO CT	1.00	5.00
164-611-021	13072 KISO CT	1.00	5.00
164-611-022	13082 KISO CT	1.00	5.00
164-611-023	13092 KISO CT	1.00	5.00
164-611-024	13102 KISO CT	1.00	5.00
164-611-025	13112 KISO CT	1.00	5.00
164-611-026	13122 KISO CT	1.00	5.00
164-611-027	13132 KISO CT	1.00	5.00
164-611-028	13142 KISO CT	1.00	5.00
164-611-029	13152 KISO CT	1.00	5.00
164-611-030	13162 KISO CT	1.00	5.00
164-611-031	6960 EGYPTIAN CT	1.00	5.00
164-611-032	6950 EGYPTIAN CT	1.00	5.00
164-611-033	6940 EGYPTIAN CT	1.00	5.00
164-611-034	6930 EGYPTIAN CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-611-035	6920 EGYPTIAN CT	1.00	5.00
164-611-036	6910 EGYPTIAN CT	1.00	5.00
164-611-037	6903 EGYPTIAN CT	1.00	5.00
164-611-038	6913 EGYPTIAN CT	1.00	5.00
164-611-039	6923 EGYPTIAN CT	1.00	5.00
164-611-040	6933 EGYPTIAN CT	1.00	5.00
164-611-041	6943 EGYPTIAN CT	1.00	5.00
164-611-042	6953 EGYPTIAN CT	1.00	5.00
164-611-043	6963 EGYPTIAN CT	1.00	5.00
164-611-044	13233 QUARTER HORSE DR	1.00	5.00
164-611-045	13223 QUARTER HORSE DR	1.00	5.00
164-611-046	13213 QUARTER HORSE DR	1.00	5.00
164-611-047	13203 QUARTER HORSE DR	1.00	5.00
164-611-048	13193 QUARTER HORSE DR	1.00	5.00
164-611-049	13183 QUARTER HORSE DR	1.00	5.00
164-611-050	13173 QUARTER HORSE DR	1.00	5.00
164-611-051	13153 QUARTER HORSE DR	1.00	5.00
164-611-052	13143 QUARTER HORSE DR	1.00	5.00
164-611-053	13133 QUARTER HORSE DR	1.00	5.00
164-611-054	13123 QUARTER HORSE DR	1.00	5.00
164-611-055	13113 QUARTER HORSE DR	1.00	5.00
164-611-056	13103 QUARTER HORSE DR	1.00	5.00
164-611-057	13093 QUARTER HORSE DR	1.00	5.00
164-611-058	13083 QUARTER HORSE DR	1.00	5.00
164-611-059	13073 QUARTER HORSE DR	1.00	5.00
164-611-060	13063 QUARTER HORSE DR	1.00	5.00
164-611-061	13053 QUARTER HORSE DR	1.00	5.00
164-611-062	13043 QUARTER HORSE DR	1.00	5.00
164-620-001	6866 CLEVELAND BAY CT	1.00	5.00
164-620-002	6856 CLEVELAND BAY CT	1.00	5.00
164-620-003	6846 CLEVELAND BAY CT	1.00	5.00
164-620-004	6836 CLEVELAND BAY CT	1.00	5.00
164-620-005	6826 CLEVELAND BAY CT	1.00	5.00
164-620-006	6816 CLEVELAND BAY CT	1.00	5.00
164-620-007	6819 CLEVELAND BAY CT	1.00	5.00
164-620-008	6829 CLEVELAND BAY CT	1.00	5.00
164-620-009	6839 CLEVELAND BAY CT	1.00	5.00
164-620-010	6849 CLEVELAND BAY CT	1.00	5.00
164-620-011	13030 QUARTER HORSE DR	1.00	5.00
164-620-012	13040 QUARTER HORSE DR	1.00	5.00
164-620-013	13050 QUARTER HORSE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-620-014	6854 ANDARAVIDA RD	1.00	5.00
164-620-015	6838 ANDARAVIDA RD	1.00	5.00
164-620-016	6834 ANDARAVIDA RD	1.00	5.00
164-620-017	6824 ANDARAVIDA RD	1.00	5.00
164-620-018	6814 ANDARAVIDA RD	1.00	5.00
164-621-001	6817 ANDARAVIDA RD	1.00	5.00
164-621-002	6827 ANDARAVIDA RD	1.00	5.00
164-621-003	6837 ANDARAVIDA RD	1.00	5.00
164-621-004	6847 ANDARAVIDA RD	1.00	5.00
164-621-005	6857 ANDARAVIDA RD	1.00	5.00
164-621-006	13070 QUARTER HORSE DR	1.00	5.00
164-621-007	13080 QUARTER HORSE DR	1.00	5.00
164-621-008	13090 QUARTER HORSE DR	1.00	5.00
164-621-009	6842 NORIC CIR	1.00	5.00
164-621-010	6832 NORIC CIR	1.00	5.00
164-621-011	6822 NORIC CIR	1.00	5.00
164-621-012	6812 NORIC CIR	1.00	5.00
164-621-013	6815 NORIC CIR	1.00	5.00
164-621-014	6825 NORIC CIR	1.00	5.00
164-621-015	6835 NORIC CIR	1.00	5.00
164-621-016	6845 NORIC CIR	1.00	5.00
164-621-017	13110 QUARTER HORSE DR	1.00	5.00
164-621-018	13120 QUARTER HORSE DR	1.00	5.00
164-621-019	13130 QUARTER HORSE DR	1.00	5.00
164-621-020	6850 TARPAN CT	1.00	5.00
164-621-021	6840 TARPAN CT	1.00	5.00
164-621-022	6830 TARPAN CT	1.00	5.00
164-621-023	6820 TARPAN CT	1.00	5.00
164-621-024	6810 TARPAN CT	1.00	5.00
164-621-025	6813 TARPAN CT	1.00	5.00
164-621-026	6823 TARPAN CT	1.00	5.00
164-621-027	6833 TARPAN CT	1.00	5.00
164-621-028	6843 TARPAN CT	1.00	5.00
164-621-029	6853 TARPAN CT	1.00	5.00
164-621-030	6863 TARPAN CT	1.00	5.00
164-630-001	6690 BLACK FOREST DR	1.00	5.00
164-630-002	6680 BLACK FOREST DR	1.00	5.00
164-630-003	6670 BLACK FOREST DR	1.00	5.00
164-630-004	6650 BLACK FOREST DR	1.00	5.00
164-630-005	6640 BLACK FOREST DR	1.00	5.00
164-630-006	6630 BLACK FOREST DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone CCC
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-630-007	6620 BLACK FOREST DR	1.00	5.00
164-630-008	6610 BLACK FOREST DR	1.00	5.00
164-630-009	6603 BLACK FOREST DR	1.00	5.00
164-630-010	6613 BLACK FOREST DR	1.00	5.00
164-630-011	6623 BLACK FOREST DR	1.00	5.00
164-630-012	6633 BLACK FOREST DR	1.00	5.00
164-630-013	6643 BLACK FOREST DR	1.00	5.00
164-630-014	6653 BLACK FOREST DR	1.00	5.00
164-630-015	6673 BLACK FOREST DR	1.00	5.00
164-630-016	6683 BLACK FOREST DR	1.00	5.00
164-630-017	6693 BLACK FOREST DR	1.00	5.00
164-630-018	6641 FRENCH TROTTER DR	1.00	5.00
164-630-019	6651 FRENCH TROTTER DR	1.00	5.00
164-630-020	6671 FRENCH TROTTER DR	1.00	5.00
164-630-021	6681 FRENCH TROTTER DR	1.00	5.00
164-630-022	13366 KIGER MUSTANG CIR	1.00	5.00
164-630-023	13376 KIGER MUSTANG CIR	1.00	5.00
164-630-024	13386 KIGER MUSTANG CIR	1.00	5.00
164-630-025	13389 KIGER MUSTANG CIR	1.00	5.00
164-630-026	13379 KIGER MUSTANG CIR	1.00	5.00
164-630-027	6701 FRENCH TROTTER DR	1.00	5.00
164-630-028	6711 FRENCH TROTTER DR	1.00	5.00
164-631-001	6698 FRENCH TROTTER DR	1.00	5.00
164-631-002	6688 FRENCH TROTTER DR	1.00	5.00
164-631-003	6678 FRENCH TROTTER DR	1.00	5.00
164-631-004	6658 FRENCH TROTTER DR	1.00	5.00
164-631-005	6648 FRENCH TROTTER DR	1.00	5.00
164-631-006	6638 FRENCH TROTTER DR	1.00	5.00
164-631-007	6628 FRENCH TROTTER DR	1.00	5.00
164-631-008	6618 FRENCH TROTTER DR	1.00	5.00
164-631-009	6608 FRENCH TROTTER DR	1.00	5.00
164-631-010	6601 FRENCH TROTTER DR	1.00	5.00
164-631-011	6611 FRENCH TROTTER DR	1.00	5.00
164-631-012	6621 FRENCH TROTTER DR	1.00	5.00
164-631-013	6631 FRENCH TROTTER DR	1.00	5.00
164-631-014	6697 BLACK FOREST DR	1.00	5.00
164-631-015	6703 BLACK FOREST DR	1.00	5.00
164-631-016	6707 BLACK FOREST DR	1.00	5.00
164-631-017	6713 BLACK FOREST DR	1.00	5.00
164-631-018	6717 BLACK FOREST DR	1.00	5.00
164-631-019	6723 BLACK FOREST DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-631-020	6727 BLACK FOREST DR	1.00	5.00
164-631-021	6737 BLACK FOREST DR	1.00	5.00
164-632-001	6740 BLACK FOREST DR	1.00	5.00
164-632-002	6734 BLACK FOREST DR	1.00	5.00
164-632-003	6730 BLACK FOREST DR	1.00	5.00
164-632-004	6724 BLACK FOREST DR	1.00	5.00
164-632-005	6720 BLACK FOREST DR	1.00	5.00
164-632-006	13229 FINISH DRAFT CT	1.00	5.00
164-632-007	13219 FINISH DRAFT CT	1.00	5.00
164-632-008	13216 FINISH DRAFT CT	1.00	5.00
164-632-009	13226 FINISH DRAFT CT	1.00	5.00
164-632-010	13236 FINISH DRAFT CT	1.00	5.00
164-632-011	6710 BLACK FOREST DR	1.00	5.00
164-632-012	6704 BLACK FOREST DR	1.00	5.00
164-632-013	6700 BLACK FOREST DR	1.00	5.00
164-632-014	6694 BLACK FOREST DR	1.00	5.00
164-640-001	6721 FRENCH TROTTER DR	1.00	5.00
164-640-002	6731 FRENCH TROTTER DR	1.00	5.00
164-640-003	6741 FRENCH TROTTER DR	1.00	5.00
164-640-004	6751 FRENCH TROTTER DR	1.00	5.00
164-640-005	6761 FRENCH TROTTER DR	1.00	5.00
164-640-006	6771 FRENCH TROTTER DR	1.00	5.00
164-640-007	6781 FRENCH TROTTER DR	1.00	5.00
164-640-008	13367 CAMPOLINA DR	1.00	5.00
164-640-009	13357 CAMPOLINA DR	1.00	5.00
164-640-010	13347 CAMPOLINA DR	1.00	5.00
164-640-011	13337 CAMPOLINA DR	1.00	5.00
164-640-012	13327 CAMPOLINA DR	1.00	5.00
164-640-013	13317 CAMPOLINA DR	1.00	5.00
164-640-014	13307 CAMPOLINA DR	1.00	5.00
164-641-001	13304 CAMPOLINA DR	1.00	5.00
164-641-002	13314 CAMPOLINA DR	1.00	5.00
164-641-003	13324 CAMPOLINA DR	1.00	5.00
164-641-004	13334 CAMPOLINA DR	1.00	5.00
164-641-005	13344 CAMPOLINA DR	1.00	5.00
164-641-006	13354 CAMPOLINA DR	1.00	5.00
164-641-007	13359 BRETON CT	1.00	5.00
164-641-008	13349 BRETON CT	1.00	5.00
164-641-009	13339 BRETON CT	1.00	5.00
164-641-010	13336 BRETON CT	1.00	5.00
164-641-011	13346 BRETON CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-641-012	13356 BRETON CT	1.00	5.00
164-641-013	6743 BLACK FOREST DR	1.00	5.00
164-641-014	6747 BLACK FOREST DR	1.00	5.00
164-641-015	6753 BLACK FOREST DR	1.00	5.00
164-641-016	6757 BLACK FOREST DR	1.00	5.00
164-641-017	6763 BLACK FOREST DR	1.00	5.00
164-641-018	6767 BLACK FOREST DR	1.00	5.00
164-641-019		1.00	5.00
164-641-020	6772 FLEUVE CIR	1.00	5.00
164-641-021	6762 FLEUVE CIR	1.00	5.00
164-641-022	6752 FLEUVE CIR	1.00	5.00
164-641-023	6742 FLEUVE CIR	1.00	5.00
164-641-024	6732 FLEUVE CIR	1.00	5.00
164-641-025	6722 FLEUVE CIR	1.00	5.00
164-641-026	6712 FLEUVE CIR	1.00	5.00
164-641-027	6715 FLEUVE CIR	1.00	5.00
164-641-028	6725 FLEUVE CIR	1.00	5.00
164-641-029	6735 FLEUVE CIR	1.00	5.00
164-641-030	6745 FLEUVE CIR	1.00	5.00
164-641-031	6755 FLEUVE CIR	1.00	5.00
164-641-032	13264 CAMPOLINA DR	1.00	5.00
164-641-033	13274 CAMPOLINA DR	1.00	5.00
164-641-034	13284 CAMPOLINA DR	1.00	5.00
164-641-035	6756 ESTONIAN DR	1.00	5.00
164-641-036	6746 ESTONIAN DR	1.00	5.00
164-641-037	6736 ESTONIAN DR	1.00	5.00
164-641-038	6726 ESTONIAN DR	1.00	5.00
164-641-039	6716 ESTONIAN DR	1.00	5.00
164-641-040	6706 ESTONIAN DR	1.00	5.00
164-641-041	6719 ESTONIAN DR	1.00	5.00
164-641-042	6729 ESTONIAN DR	1.00	5.00
164-641-043	6739 ESTONIAN DR	1.00	5.00
164-641-044	6749 ESTONIAN DR	1.00	5.00
164-641-045	6759 ESTONIAN DR	1.00	5.00
164-642-001	13287 CAMPOLINA DR	1.00	5.00
164-642-002	13277 CAMPOLINA DR	1.00	5.00
164-642-003	13267 CAMPOLINA DR	1.00	5.00
164-642-004	13257 CAMPOLINA DR	1.00	5.00
164-642-005	13247 CAMPOLINA DR	1.00	5.00
164-642-006	13237 CAMPOLINA DR	1.00	5.00
164-642-007	13227 CAMPOLINA DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone CCC

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-642-008	13217 CAMPOLINA DR	1.00	5.00
164-642-009	13207 CAMPOLINA DR	1.00	5.00
164-642-010	6774 BLACK FOREST DR	1.00	5.00
164-642-011	6770 BLACK FOREST DR	1.00	5.00
164-642-012	6764 BLACK FOREST DR	1.00	5.00
164-642-013	6760 BLACK FOREST DR	1.00	5.00
164-642-014	6754 BLACK FOREST DR	1.00	5.00
164-642-015	6750 BLACK FOREST DR	1.00	5.00
164-642-016	6744 BLACK FOREST DR	1.00	5.00
419 Accounts			**$2,095.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-291-001	13549 FOREST WIND DR	1.00	$5.00
164-291-002	13521 SHADY KNOLL DR	1.00	5.00
164-291-003	13511 SHADY KNOLL DR	1.00	5.00
164-291-004	13501 SHADY KNOLL DR	1.00	5.00
164-291-005	13491 SHADY KNOLL DR	1.00	5.00
164-291-006	13481 SHADY KNOLL DR	1.00	5.00
164-291-007	13471 SHADY KNOLL DR	1.00	5.00
164-291-008	13461 SHADY KNOLL DR	1.00	5.00
164-291-009	13451 SHADY KNOLL DR	1.00	5.00
164-291-010	13441 SHADY KNOLL DR	1.00	5.00
164-291-011	13431 SHADY KNOLL DR	1.00	5.00
164-291-012	13421 SHADY KNOLL DR	1.00	5.00
164-291-013	6798 JASPER DR	1.00	5.00
164-291-014	6788 JASPER DR	1.00	5.00
164-291-015	6778 JASPER DR	1.00	5.00
164-291-016	6768 JASPER DR	1.00	5.00
164-291-017	6758 JASPER DR	1.00	5.00
164-291-018	6748 JASPER DR	1.00	5.00
164-291-019	6738 JASPER DR	1.00	5.00
164-291-020	6728 JASPER DR	1.00	5.00
164-291-021	6718 JASPER DR	1.00	5.00
164-292-001	6762 CEDAR CREEK RD	1.00	5.00
164-292-002	6752 CEDAR CREEK RD	1.00	5.00
164-292-003	6742 CEDAR CREEK RD	1.00	5.00
164-292-004	6732 CEDAR CREEK RD	1.00	5.00
164-292-005	6722 CEDAR CREEK RD	1.00	5.00
164-292-006	6712 CEDAR CREEK RD	1.00	5.00
164-292-007	6667 BLACK HAWK RD	1.00	5.00
164-292-008	6677 BLACK HAWK RD	1.00	5.00
164-292-009	6687 BLACK HAWK RD	1.00	5.00
164-292-010	6697 BLACK HAWK RD	1.00	5.00
164-292-011	6707 BLACK HAWK RD	1.00	5.00
164-292-012	6717 BLACK HAWK RD	1.00	5.00
164-292-013	6727 BLACK HAWK RD	1.00	5.00
164-292-014	6737 BLACK HAWK RD	1.00	5.00
164-292-015	6747 BLACK HAWK RD	1.00	5.00
164-292-016	6757 BLACK HAWK RD	1.00	5.00
164-292-017	6767 BLACK HAWK RD	1.00	5.00
164-292-018	6777 BLACK HAWK RD	1.00	5.00
164-292-019	6787 BLACK HAWK RD	1.00	5.00
164-292-020	6797 BLACK HAWK RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-292-021	13434 SHADY KNOLL DR	1.00	5.00
164-292-022	13444 SHADY KNOLL DR	1.00	5.00
164-292-023	13454 SHADY KNOLL DR	1.00	5.00
164-292-024	13464 SHADY KNOLL DR	1.00	5.00
164-292-025	13474 SHADY KNOLL DR	1.00	5.00
164-292-026	13494 SHADY KNOLL DR	1.00	5.00
164-292-027	13504 SHADY KNOLL DR	1.00	5.00
164-292-028	13514 SHADY KNOLL DR	1.00	5.00
164-292-029	13524 SHADY KNOLL DR	1.00	5.00
164-293-001	6720 BLACK HAWK RD	1.00	5.00
164-293-002	6710 BLACK HAWK RD	1.00	5.00
164-293-003	6700 BLACK HAWK RD	1.00	5.00
164-293-004	6715 JASPER DR	1.00	5.00
164-293-005	6725 JASPER DR	1.00	5.00
164-293-006	6800 BLACK HAWK RD	1.00	5.00
164-293-007	6790 BLACK HAWK RD	1.00	5.00
164-293-008	6780 BLACK HAWK RD	1.00	5.00
164-293-009	6760 BLACK HAWK RD	1.00	5.00
164-293-010	6744 NAPA VALLEY CT	1.00	5.00
164-293-011	6734 NAPA VALLEY CT	1.00	5.00
164-293-012	6724 NAPA VALLEY CT	1.00	5.00
164-293-013	6721 NAPA VALLEY CT	1.00	5.00
164-293-014	6731 NAPA VALLEY CT	1.00	5.00
164-293-015	6730 BLACK HAWK RD	1.00	5.00
164-300-001	13498 ASPEN GROVE RD	1.00	5.00
164-300-002	13508 ASPEN GROVE RD	1.00	5.00
164-300-003	13518 ASPEN GROVE RD	1.00	5.00
164-300-004	13528 ASPEN GROVE RD	1.00	5.00
164-300-005	13538 ASPEN GROVE RD	1.00	5.00
164-300-006	13548 ASPEN GROVE RD	1.00	5.00
164-300-007	13558 ASPEN GROVE RD	1.00	5.00
164-300-008	6607 BLACK HAWK RD	1.00	5.00
164-300-009	6617 BLACK HAWK RD	1.00	5.00
164-300-010	6627 BLACK HAWK RD	1.00	5.00
164-300-011	6637 BLACK HAWK RD	1.00	5.00
164-300-012	6647 BLACK HAWK RD	1.00	5.00
164-300-013	6657 BLACK HAWK RD	1.00	5.00
164-300-014	6692 CEDAR CREEK RD	1.00	5.00
164-300-015	6682 CEDAR CREEK RD	1.00	5.00
164-300-016	6672 CEDAR CREEK RD	1.00	5.00
164-300-017	6662 CEDAR CREEK RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-300-018	6652 CEDAR CREEK RD	1.00	5.00
164-300-019	6642 CEDAR CREEK RD	1.00	5.00
164-300-020	6632 CEDAR CREEK RD	1.00	5.00
164-300-021	6622 CEDAR CREEK RD	1.00	5.00
164-300-022	6612 CEDAR CREEK RD	1.00	5.00
164-300-023	6602 CEDAR CREEK RD	1.00	5.00
164-301-001	6690 BLACK HAWK RD	1.00	5.00
164-301-002	6680 BLACK HAWK RD	1.00	5.00
164-301-003	6670 BLACK HAWK RD	1.00	5.00
164-301-004	13503 PROSPECTOR CT	1.00	5.00
164-301-005	13493 PROSPECTOR CT	1.00	5.00
164-301-006	13483 PROSPECTOR CT	1.00	5.00
164-301-007	13473 PROSPECTOR CT	1.00	5.00
164-301-008	13463 PROSPECTOR CT	1.00	5.00
164-301-009	13453 PROSPECTOR CT	1.00	5.00
164-301-010	13443 PROSPECTOR CT	1.00	5.00
164-301-011	13456 PROSPECTOR CT	1.00	5.00
164-301-012	13466 PROSPECTOR CT	1.00	5.00
164-301-013	13476 PROSPECTOR CT	1.00	5.00
164-301-014	13486 PROSPECTOR CT	1.00	5.00
164-301-015	13496 PROSPECTOR CT	1.00	5.00
164-301-016	13506 PROSPECTOR CT	1.00	5.00
164-301-017	13516 PROSPECTOR CT	1.00	5.00
164-301-018	13526 PROSPECTOR CT	1.00	5.00
164-301-019	13536 PROSPECTOR CT	1.00	5.00
164-301-020	6620 BLACK HAWK RD	1.00	5.00
164-301-021	13535 ASPEN GROVE RD	1.00	5.00
164-301-022	13525 ASPEN GROVE RD	1.00	5.00
164-301-023	13515 ASPEN GROVE RD	1.00	5.00
164-301-024	13505 ASPEN GROVE RD	1.00	5.00
164-301-025	13495 ASPEN GROVE RD	1.00	5.00
164-301-026	13485 ASPEN GROVE RD	1.00	5.00
164-301-027	13475 ASPEN GROVE RD	1.00	5.00
164-301-028	13465 ASPEN GROVE RD	1.00	5.00
164-301-029	13455 ASPEN GROVE RD	1.00	5.00
164-301-030	13445 ASPEN GROVE RD	1.00	5.00
164-301-031	13435 ASPEN GROVE RD	1.00	5.00
164-301-032	13425 ASPEN GROVE RD	1.00	5.00
164-301-033	6655 JASPER DR	1.00	5.00
164-301-034	6675 JASPER DR	1.00	5.00
164-301-035	6685 JASPER DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-301-036	6695 JASPER DR	1.00	5.00
164-301-037	6705 JASPER DR	1.00	5.00
164-302-001	6698 JASPER DR	1.00	5.00
164-302-002	6688 JASPER DR	1.00	5.00
164-302-003	6678 JASPER DR	1.00	5.00
164-302-004	6658 JASPER DR	1.00	5.00
164-302-005	13427 CASCADE CT	1.00	5.00
164-302-006	13417 CASCADE CT	1.00	5.00
164-302-007	13407 CASCADE CT	1.00	5.00
164-302-008	13410 CASCADE CT	1.00	5.00
164-302-009	13420 CASCADE CT	1.00	5.00
164-302-010	13430 CASCADE CT	1.00	5.00
164-302-011	13438 ASPEN GROVE RD	1.00	5.00
164-302-012	13448 ASPEN GROVE RD	1.00	5.00
164-302-013	13458 ASPEN GROVE RD	1.00	5.00
164-302-014	13468 ASPEN GROVE RD	1.00	5.00
164-302-015	13478 ASPEN GROVE RD	1.00	5.00
164-310-001	6577 DIAMONDBACK RD	1.00	5.00
164-310-002	6567 DIAMONDBACK RD	1.00	5.00
164-310-003	6557 DIAMONDBACK RD	1.00	5.00
164-310-004	6547 DIAMONDBACK RD	1.00	5.00
164-310-005	6527 DIAMONDBACK RD	1.00	5.00
164-310-006	6517 DIAMONDBACK RD	1.00	5.00
164-310-007	13555 ELK RIDGE CT	1.00	5.00
164-310-008	13565 ELK RIDGE CT	1.00	5.00
164-310-009	13575 ELK RIDGE CT	1.00	5.00
164-310-010	13588 ELK RIDGE CT	1.00	5.00
164-310-011	13578 ELK RIDGE CT	1.00	5.00
164-310-012	13568 ELK RIDGE CT	1.00	5.00
164-310-013	13558 ELK RIDGE CT	1.00	5.00
164-310-014	6502 CEDAR CREEK RD	1.00	5.00
164-310-015	6512 CEDAR CREEK RD	1.00	5.00
164-310-016	6522 CEDAR CREEK RD	1.00	5.00
164-310-017	6532 CEDAR CREEK RD	1.00	5.00
164-310-018	6542 CEDAR CREEK RD	1.00	5.00
164-310-019	13596 GRAY HAWK CT	1.00	5.00
164-310-020	13586 GRAY HAWK CT	1.00	5.00
164-310-021	13576 GRAY HAWK CT	1.00	5.00
164-310-022	13566 GRAY HAWK CT	1.00	5.00
164-310-023	13556 GRAY HAWK CT	1.00	5.00
164-310-024	13546 GRAY HAWK CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-310-025	13536 GRAY HAWK CT	1.00	5.00
164-310-026	13543 GRAY HAWK CT	1.00	5.00
164-310-027	13553 GRAY HAWK CT	1.00	5.00
164-310-028	13563 GRAY HAWK CT	1.00	5.00
164-310-029	13573 GRAY HAWK CT	1.00	5.00
164-310-030	13583 GRAY HAWK CT	1.00	5.00
164-310-031	13593 GRAY HAWK CT	1.00	5.00
164-311-001	6504 DIAMONDBACK RD	1.00	5.00
164-311-002	6514 DIAMONDBACK RD	1.00	5.00
164-311-003	6524 DIAMONDBACK RD	1.00	5.00
164-311-004	6534 DIAMONDBACK RD	1.00	5.00
164-311-005	6544 DIAMONDBACK RD	1.00	5.00
164-311-006	6554 DIAMONDBACK RD	1.00	5.00
164-311-007	6564 DIAMONDBACK RD	1.00	5.00
164-311-008	6569 AMBER SKY WAY	1.00	5.00
164-311-009	6559 AMBER SKY WAY	1.00	5.00
164-311-010	6549 AMBER SKY WAY	1.00	5.00
164-311-011	6529 AMBER SKY WAY	1.00	5.00
164-311-012	6519 AMBER SKY WAY	1.00	5.00
164-311-013	6509 AMBER SKY WAY	1.00	5.00
164-311-014	6499 AMBER SKY WAY	1.00	5.00
164-312-001	6526 AMBER SKY WAY	1.00	5.00
164-312-002	6536 AMBER SKY WAY	1.00	5.00
164-312-003	6546 AMBER SKY WAY	1.00	5.00
164-312-004	6556 AMBER SKY WAY	1.00	5.00
164-312-005	6566 AMBER SKY WAY	1.00	5.00
164-312-006	6576 AMBER SKY WAY	1.00	5.00
164-312-007	6565 RED OAK DR	1.00	5.00
164-312-008	6545 RED OAK DR	1.00	5.00
164-312-009	6535 RED OAK DR	1.00	5.00
164-312-010	6525 RED OAK DR	1.00	5.00
164-312-011	6515 RED OAK DR	1.00	5.00
164-312-012	6505 RED OAK DR	1.00	5.00
164-312-013	6495 RED OAK DR	1.00	5.00
164-313-001	6518 RED OAK DR	1.00	5.00
164-313-002	6528 RED OAK DR	1.00	5.00
164-313-003	6538 RED OAK DR	1.00	5.00
164-313-004	6548 RED OAK DR	1.00	5.00
164-313-005	6558 RED OAK DR	1.00	5.00
164-313-006	6568 RED OAK DR	1.00	5.00
164-313-007	13417 BEAVER CREEK DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-313-008	13427 BEAVER CREEK DR	1.00	5.00
164-313-009	13437 BEAVER CREEK DR	1.00	5.00
164-313-010	13447 BEAVER CREEK DR	1.00	5.00
164-313-011	13457 BEAVER CREEK DR	1.00	5.00
164-313-012	13467 BEAVER CREEK DR	1.00	5.00
164-313-013	13477 BEAVER CREEK DR	1.00	5.00
164-313-014	13487 BEAVER CREEK DR	1.00	5.00
164-313-015	13497 BEAVER CREEK DR	1.00	5.00
164-320-001	13590 HIDDEN VALLEY ST	1.00	5.00
164-320-002	13580 HIDDEN VALLEY ST	1.00	5.00
164-320-003	13570 HIDDEN VALLEY ST	1.00	5.00
164-320-004	13560 HIDDEN VALLEY ST	1.00	5.00
164-320-005	13550 HIDDEN VALLEY ST	1.00	5.00
164-320-006	13540 HIDDEN VALLEY ST	1.00	5.00
164-320-007	13530 HIDDEN VALLEY ST	1.00	5.00
164-320-008	13520 HIDDEN VALLEY ST	1.00	5.00
164-320-009	13510 HIDDEN VALLEY ST	1.00	5.00
164-320-010	13500 HIDDEN VALLEY ST	1.00	5.00
164-320-011	13490 HIDDEN VALLEY ST	1.00	5.00
164-320-012	13480 HIDDEN VALLEY ST	1.00	5.00
164-320-013	13470 HIDDEN VALLEY ST	1.00	5.00
164-320-014	13460 HIDDEN VALLEY ST	1.00	5.00
164-320-015	13450 HIDDEN VALLEY ST	1.00	5.00
164-320-016	13440 HIDDEN VALLEY ST	1.00	5.00
164-320-017	13430 HIDDEN VALLEY ST	1.00	5.00
164-320-018	13420 HIDDEN VALLEY ST	1.00	5.00
164-320-019	13423 HIDDEN VALLEY ST	1.00	5.00
164-320-020	13433 HIDDEN VALLEY ST	1.00	5.00
164-320-021	13443 HIDDEN VALLEY ST	1.00	5.00
164-320-022	13453 HIDDEN VALLEY ST	1.00	5.00
164-320-023	13463 HIDDEN VALLEY ST	1.00	5.00
164-320-024	6418 RED OAK DR	1.00	5.00
164-320-025	6428 RED OAK DR	1.00	5.00
164-320-026	6448 RED OAK DR	1.00	5.00
164-320-027	6458 RED OAK DR	1.00	5.00
164-320-028	13452 FOX HOLLOW CIR	1.00	5.00
164-320-029	13442 FOX HOLLOW CIR	1.00	5.00
164-320-030	13432 FOX HOLLOW CIR	1.00	5.00
164-320-031	13422 FOX HOLLOW CIR	1.00	5.00
164-320-032	13425 FOX HOLLOW CIR	1.00	5.00
164-320-033	13435 FOX HOLLOW CIR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-320-034	13445 FOX HOLLOW CIR	1.00	5.00
164-320-035	6478 RED OAK DR	1.00	5.00
164-320-036	6488 RED OAK DR	1.00	5.00
164-320-037	6498 RED OAK DR	1.00	5.00
164-320-038	6508 RED OAK DR	1.00	5.00
164-320-039	13444 FOOTHILL DR	1.00	5.00
164-321-001	6416 AMBER SKY WAY	1.00	5.00
164-321-002	6426 AMBER SKY WAY	1.00	5.00
164-321-003	6436 AMBER SKY WAY	1.00	5.00
164-321-004	6456 AMBER SKY WAY	1.00	5.00
164-321-005	6466 AMBER SKY WAY	1.00	5.00
164-321-006	6476 AMBER SKY WAY	1.00	5.00
164-321-007	6496 AMBER SKY WAY	1.00	5.00
164-321-008	6506 AMBER SKY WAY	1.00	5.00
164-321-009	6516 AMBER SKY WAY	1.00	5.00
164-321-010	6485 RED OAK DR	1.00	5.00
164-321-011	6475 RED OAK DR	1.00	5.00
164-321-012	6465 RED OAK DR	1.00	5.00
164-321-013	6455 RED OAK DR	1.00	5.00
164-321-014	6445 RED OAK DR	1.00	5.00
164-321-015	6435 RED OAK DR	1.00	5.00
164-321-016	6425 RED OAK DR	1.00	5.00
164-321-017	6415 RED OAK DR	1.00	5.00
164-322-001	6424 DIAMONDBACK RD	1.00	5.00
164-322-002	6434 DIAMONDBACK RD	1.00	5.00
164-322-003	6444 DIAMONDBACK RD	1.00	5.00
164-322-004	6454 DIAMONDBACK RD	1.00	5.00
164-322-005	6464 DIAMONDBACK RD	1.00	5.00
164-322-006	6474 DIAMONDBACK RD	1.00	5.00
164-322-007	6484 DIAMONDBACK RD	1.00	5.00
164-322-008	6494 DIAMONDBACK RD	1.00	5.00
164-322-009	6489 AMBER SKY RD	1.00	5.00
164-322-010	6479 AMBER SKY RD	1.00	5.00
164-322-011	6469 AMBER SKY WAY	1.00	5.00
164-322-012	6459 AMBER SKY RD	1.00	5.00
164-322-013	6449 AMBER SKY WAY	1.00	5.00
164-322-014	6439 AMBER SKY WAY	1.00	5.00
164-322-015	6429 AMBER SKY WAY	1.00	5.00
164-322-016	6419 AMBER SKY WAY	1.00	5.00
164-323-001	6477 DIAMONDBACK RD	1.00	5.00
164-323-002	6467 DIAMONDBACK RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone D

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-323-003	6457 DIAMONDBACK RD	1.00	5.00
164-323-004	6447 DIAMONDBACK RD	1.00	5.00
164-323-005	6437 DIAMONDBACK RD	1.00	5.00
164-323-006	6427 DIAMONDBACK RD	1.00	5.00
164-323-007	6417 DIAMONDBACK RD	1.00	5.00
164-323-008	6422 CEDAR CREEK RD	1.00	5.00
164-323-009	6432 CEDAR CREEK RD	1.00	5.00
164-323-010	6442 CEDAR CREEK RD	1.00	5.00
164-323-011	6452 CEDAR CREEK RD	1.00	5.00
164-323-012	6462 CEDAR CREEK RD	1.00	5.00
164-323-013	6472 CEDAR CREEK RD	1.00	5.00
164-323-014	6482 CEDAR CREEK RD	1.00	5.00
164-323-015	6492 CEDAR CREEK RD	1.00	5.00
300 Accounts			**$1,500.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-390-001	6219 CEDAR CREEK RD	1.00	$5.00
144-390-002	6229 CEDAR CREEK RD	1.00	5.00
144-390-003	6239 CEDAR CREEK RD	1.00	5.00
144-390-004	6249 CEDAR CREEK RD	1.00	5.00
144-390-005	6259 CEDAR CREEK RD	1.00	5.00
144-390-006	6269 CEDAR CREEK RD	1.00	5.00
144-390-007	13634 NECTARINE AVE	1.00	5.00
144-390-008	13644 NECTARINE AVE	1.00	5.00
144-390-009	13654 NECTARINE AVE	1.00	5.00
144-390-010	13664 NECTARINE AVE	1.00	5.00
144-390-011	13674 NECTARINE AVE	1.00	5.00
144-390-012	13684 NECTARINE AVE	1.00	5.00
144-390-013	6242 ARCADIA ST	1.00	5.00
144-390-014	6234 ARCADIA ST	1.00	5.00
144-390-015	6226 ARCADIA ST	1.00	5.00
144-390-016	6218 ARCADIA ST	1.00	5.00
144-390-017	6210 ARCADIA ST	1.00	5.00
144-390-018	6202 ARCADIA ST	1.00	5.00
144-390-019	6205 ARCADIA ST	1.00	5.00
144-390-020	6213 ARCADIA ST	1.00	5.00
144-390-021	6221 ARCADIA ST	1.00	5.00
144-390-022	6229 ARCADIA ST	1.00	5.00
144-390-023	6237 ARCADIA ST	1.00	5.00
144-390-024	6245 ARCADIA ST	1.00	5.00
144-390-025	6253 ARCADIA ST	1.00	5.00
144-390-026	6261 ARCADIA ST	1.00	5.00
144-390-027	6269 ARCADIA ST	1.00	5.00
144-390-028	6277 ARCADIA ST	1.00	5.00
144-390-029	6285 ARCADIA ST	1.00	5.00
144-390-030	6293 ARCADIA ST	1.00	5.00
144-390-031	13752 MIRADA CT	1.00	5.00
144-390-032	13762 MIRADA CT	1.00	5.00
144-390-033	13772 MIRADA CT	1.00	5.00
144-390-034	13782 MIRADA CT	1.00	5.00
144-390-035	13785 MIRADA CT	1.00	5.00
144-390-036	13775 MIRADA CT	1.00	5.00
144-390-037	13765 MIRADA CT	1.00	5.00
144-390-038	6317 ARCADIA ST	1.00	5.00
144-390-039	6325 ARCADIA ST	1.00	5.00
144-390-040	6333 ARCADIA ST	1.00	5.00
144-390-041	6341 ARCADIA ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-390-042	6349 ARCADIA ST	1.00	5.00
144-390-043	6359 ARCADIA ST	1.00	5.00
144-390-044	6369 ARCADIA ST	1.00	5.00
144-391-001	6382 ARCADIA ST	1.00	5.00
144-391-002	6372 ARCADIA ST	1.00	5.00
144-391-003	6362 ARCADIA ST	1.00	5.00
144-391-004	6354 ARCADIA ST	1.00	5.00
144-391-005	6346 ARCADIA ST	1.00	5.00
144-391-006	6338 ARCADIA ST	1.00	5.00
144-391-007	6322 ARCADIA ST	1.00	5.00
144-391-008	6314 ARCADIA ST	1.00	5.00
144-391-009	6306 ARCADIA ST	1.00	5.00
144-391-010	6298 ARCADIA ST	1.00	5.00
144-391-011	6290 ARCADIA ST	1.00	5.00
144-391-012	6282 ARCADIA ST	1.00	5.00
144-391-013	6274 ARCADIA ST	1.00	5.00
144-391-014	6266 ARCADIA ST	1.00	5.00
144-391-015	6258 ARCADIA ST	1.00	5.00
144-391-016	13704 NECTARINE AVE	1.00	5.00
144-391-017	13714 NECTARINE AVE	1.00	5.00
144-391-018	13724 NECTARINE AVE	1.00	5.00
144-391-019	13734 NECTARINE AVE	1.00	5.00
144-391-020	13744 NECTARINE AVE	1.00	5.00
144-391-021	6297 LA MESA ST	1.00	5.00
144-391-022	6307 LA MESA ST	1.00	5.00
144-391-023	6317 LA MESA ST	1.00	5.00
144-391-024	6327 LA MESA ST	1.00	5.00
144-391-025	6337 LA MESA ST	1.00	5.00
144-391-026	6347 LA MESA ST	1.00	5.00
144-391-027	6357 LA MESA ST	1.00	5.00
144-392-001	6360 LA MESA ST	1.00	5.00
144-392-002	6350 LA MESA ST	1.00	5.00
144-392-003	6340 LA MESA ST	1.00	5.00
144-392-004	6330 LA MESA ST	1.00	5.00
144-392-005	6320 LA MESA ST	1.00	5.00
144-392-006	6310 LA MESA ST	1.00	5.00
144-392-007	6300 LA MESA ST	1.00	5.00
144-392-008	13717 NECTARINE AVE	1.00	5.00
144-392-009	13707 NECTARINE AVE	1.00	5.00
144-392-010	13697 NECTARINE AVE	1.00	5.00
144-392-011	13687 NECTARINE AVE	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-392-012	13677 NECTARINE AVE	1.00	5.00
144-392-013	13667 NECTARINE AVE	1.00	5.00
144-392-014	13657 NECTARINE AVE	1.00	5.00
144-392-015	13647 NECTARINE AVE	1.00	5.00
144-392-016	13637 NECTARINE AVE	1.00	5.00
144-392-017	6309 CEDAR CREEK RD	1.00	5.00
144-400-001	13616 KIWI AVE	1.00	5.00
144-400-002	13626 KIWI AVE	1.00	5.00
144-400-003	13636 KIWI AVE	1.00	5.00
144-401-001	13646 KIWI AVE	1.00	5.00
144-401-002	13656 KIWI AVE	1.00	5.00
144-401-003	13676 KIWI AVE	1.00	5.00
144-401-004	13686 KIWI AVE	1.00	5.00
144-401-005	13696 KIWI AVE	1.00	5.00
144-401-006	13706 KIWI AVE	1.00	5.00
144-401-007	13716 KIWI AVE	1.00	5.00
144-401-008	13726 KIWI AVE	1.00	5.00
144-401-009	13736 KIWI AVE	1.00	5.00
144-401-010	13746 KIWI AVE	1.00	5.00
144-401-011	6422 ARCADIA ST	1.00	5.00
144-402-001	6429 ARCADIA ST	1.00	5.00
144-402-002	6419 ARCADIA ST	1.00	5.00
144-402-003	6409 ARCADIA ST	1.00	5.00
144-402-004	6399 ARCADIA ST	1.00	5.00
144-402-005	6389 ARCADIA ST	1.00	5.00
144-403-001	6392 ARCADIA ST	1.00	5.00
144-403-002	6402 ARCADIA ST	1.00	5.00
144-403-003	6412 ARCADIA ST	1.00	5.00
144-403-004	6387 LA MESA ST	1.00	5.00
144-403-005	6377 LA MESA ST	1.00	5.00
144-403-006	6367 LA MESA ST	1.00	5.00
144-404-001	6370 LA MESA ST	1.00	5.00
144-404-002	6380 LA MESA ST	1.00	5.00
144-404-003	6385 MADERA CT	1.00	5.00
144-404-004	6375 MADERA CT	1.00	5.00
144-404-005	6365 MADERA CT	1.00	5.00
144-404-006	6355 MADERA CT	1.00	5.00
144-404-007	6345 MADERA CT	1.00	5.00
144-404-008	6335 MADERA CT	1.00	5.00
144-404-009	6325 MADERA CT	1.00	5.00
144-404-010	6328 MADERA CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-404-011	6338 MADERA CT	1.00	5.00
144-404-012	6348 MADERA CT	1.00	5.00
144-404-013	6358 MADERA CT	1.00	5.00
144-404-014	6368 MADERA CT	1.00	5.00
144-404-015	6378 MADERA CT	1.00	5.00
144-404-016	6388 MADERA CT	1.00	5.00
144-404-017	6383 BODEGA CT	1.00	5.00
144-404-018	6373 BODEGA CT	1.00	5.00
144-404-019	6363 BODEGA CT	1.00	5.00
144-404-020	6353 BODEGA CT	1.00	5.00
144-404-021	6343 BODEGA CT	1.00	5.00
144-404-022	6333 BODEGA CT	1.00	5.00
144-404-023	6323 BODEGA CT	1.00	5.00
144-404-024	6326 BODEGA CT	1.00	5.00
144-404-025	6336 BODEGA CT	1.00	5.00
144-404-026	6346 BODEGA CT	1.00	5.00
144-404-027	6356 BODEGA CT	1.00	5.00
144-404-028	6366 BODEGA CT	1.00	5.00
144-404-029	6376 BODEGA CT	1.00	5.00
144-404-030	6386 BODEGA CT	1.00	5.00
144-404-031	6319 CEDAR CREEK RD	1.00	5.00
144-404-032	6329 CEDAR CREEK RD	1.00	5.00
144-404-033	6339 CEDAR CREEK RD	1.00	5.00
144-404-034	6349 CEDAR CREEK RD	1.00	5.00
144-404-035	6359 CEDAR CREEK RD	1.00	5.00
144-404-036	6369 CEDAR CREEK RD	1.00	5.00
144-404-037	6379 CEDAR CREEK RD	1.00	5.00
164-540-001	6107 STAMPEDE ST	1.00	5.00
164-540-002	6097 STAMPEDE ST	1.00	5.00
164-540-003	6087 STAMPEDE ST	1.00	5.00
164-540-004	6077 STAMPEDE ST	1.00	5.00
164-540-005	6067 STAMPEDE ST	1.00	5.00
164-540-006	6057 STAMPEDE ST	1.00	5.00
164-540-007	6047 STAMPEDE ST	1.00	5.00
164-540-008	6037 STAMPEDE ST	1.00	5.00
164-540-009	13784 RIVER DOWNS ST	1.00	5.00
164-540-010	13774 RIVER DOWNS ST	1.00	5.00
164-540-011	13764 RIVER DOWNS ST	1.00	5.00
164-540-012	13754 RIVER DOWNS ST	1.00	5.00
164-540-013	13744 RIVER DOWNS ST	1.00	5.00
164-540-014	13734 RIVER DOWNS ST	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-540-015	13724 RIVER DOWNS ST	1.00	5.00
164-540-016	13714 RIVER DOWNS ST	1.00	5.00
164-540-017	13704 RIVER DOWNS ST	1.00	5.00
164-540-018	6028 COLONIAL DOWNS ST	1.00	5.00
164-540-019	6038 COLONIAL DOWNS ST	1.00	5.00
164-540-020	6048 COLONIAL DOWNS ST	1.00	5.00
164-540-021	6058 COLONIAL DOWNS ST	1.00	5.00
164-540-022	6068 COLONIAL DOWNS ST	1.00	5.00
164-540-023	6078 COLONIAL DOWNS ST	1.00	5.00
164-540-024	6073 DELAWARE PARK CT	1.00	5.00
164-540-025	6063 DELAWARE PARK CT	1.00	5.00
164-540-026	6053 DELAWARE PARK CT	1.00	5.00
164-540-027	6043 DELAWARE PARK CT	1.00	5.00
164-540-028	6033 DELAWARE PARK CT	1.00	5.00
164-540-029	6023 DELAWARE PARK CT	1.00	5.00
164-540-030	6013 DELAWARE PARK CT	1.00	5.00
164-540-031	6016 DELAWARE PARK CT	1.00	5.00
164-540-032	6026 DELAWARE PARK CT	1.00	5.00
164-540-033	6036 DELAWARE PARK CT	1.00	5.00
164-540-034	6046 DELAWARE PARK CT	1.00	5.00
164-540-035	6056 DELAWARE PARK CT	1.00	5.00
164-540-036	6066 DELAWARE PARK CT	1.00	5.00
164-540-037	6071 GOLD SPIRIT ST	1.00	5.00
164-540-038	6061 GOLD SPIRIT ST	1.00	5.00
164-540-039	6051 GOLD SPIRIT ST	1.00	5.00
164-540-040	6041 GOLD SPIRIT ST	1.00	5.00
164-540-041	6021 GOLD SPIRIT ST	1.00	5.00
164-540-042	6011 GOLD SPIRIT ST	1.00	5.00
164-540-043	6014 GOLD SPIRIT ST	1.00	5.00
164-540-044	6024 GOLD SPIRIT ST	1.00	5.00
164-540-045	6034 GOLD SPIRIT ST	1.00	5.00
164-540-046	6044 GOLD SPIRIT ST	1.00	5.00
164-540-047	6054 GOLD SPIRIT ST	1.00	5.00
164-540-048	6064 GOLD SPIRIT ST	1.00	5.00
164-540-049	6074 GOLD SPIRIT ST	1.00	5.00
164-540-050	6049 CEDAR CREEK RD	1.00	5.00
164-540-051	6059 CEDAR CREEK RD	1.00	5.00
164-540-052	6069 CEDAR CREEK RD	1.00	5.00
164-540-053	6079 CEDAR CREEK RD	1.00	5.00
164-540-054	6089 CEDAR CREEK RD	1.00	5.00
164-540-055	6099 CEDAR CREEK RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-541-001	6100 STAMPEDE ST	1.00	5.00
164-541-002	6090 STAMPEDE ST	1.00	5.00
164-541-003	6080 STAMPEDE ST	1.00	5.00
164-541-004	13745 GULFSTREAM CT	1.00	5.00
164-541-005	13735 GULFSTREAM CT	1.00	5.00
164-541-006	13738 GULFSTREAM CT	1.00	5.00
164-541-007	6060 STAMPEDE ST	1.00	5.00
164-541-008	6050 STAMPEDE ST	1.00	5.00
164-541-009	13761 RIVER DOWNS ST	1.00	5.00
164-541-010	13751 RIVER DOWNS ST	1.00	5.00
164-541-011	13741 RIVER DOWNS ST	1.00	5.00
164-541-012	6035 COLONIAL DOWNS ST	1.00	5.00
164-541-013	6045 COLONIAL DOWNS ST	1.00	5.00
164-541-014	6055 COLONIAL DOWNS ST	1.00	5.00
164-541-015	6065 COLONIAL DOWNS ST	1.00	5.00
164-541-016	6075 COLONIAL DOWNS ST	1.00	5.00
164-541-017	6085 COLONIAL DOWNS ST	1.00	5.00
164-541-018	13720 GREAT FALLS ST	1.00	5.00
164-541-019	13740 GREAT FALLS ST	1.00	5.00
164-550-001	6084 GOLD SPIRIT ST	1.00	5.00
164-550-002	6094 GOLD SPIRIT ST	1.00	5.00
164-550-003	6104 GOLD SPIRIT ST	1.00	5.00
164-550-004	6114 GOLD SPIRIT ST	1.00	5.00
164-550-005	6109 CEDAR CREEK RD	1.00	5.00
164-550-006	6119 CEDAR CREEK RD	1.00	5.00
164-550-007	6129 CEDAR CREEK RD	1.00	5.00
164-550-008	6139 CEDAR CREEK RD	1.00	5.00
164-551-001	6134 GOLD SPIRIT ST	1.00	5.00
164-551-002	6144 GOLD SPIRIT ST	1.00	5.00
164-551-003	6154 GOLD SPIRIT ST	1.00	5.00
164-551-004	13633 TURF PARADISE ST	1.00	5.00
164-551-005	13643 TURF PARADISE ST	1.00	5.00
164-551-006	13653 TURF PARADISE ST	1.00	5.00
164-551-007	13663 TURF PARADISE ST	1.00	5.00
164-551-008	13673 TURF PARADISE ST	1.00	5.00
164-551-009	13683 TURF PARADISE ST	1.00	5.00
164-551-010	13693 TURF PARADISE ST	1.00	5.00
164-551-011	13703 TURF PARADISE ST	1.00	5.00
164-551-012	13713 TURF PARADISE ST	1.00	5.00
164-551-013	13723 TURF PARADISE ST	1.00	5.00
164-551-014	13733 TURF PARADISE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-551-015	13743 TURF PARADISE ST	1.00	5.00
164-551-016	13753 TURF PARADISE ST	1.00	5.00
164-551-017	13763 TURF PARADISE ST	1.00	5.00
164-551-018	13773 TURF PARADISE ST	1.00	5.00
164-551-019	13783 TURF PARADISE ST	1.00	5.00
164-551-020	13786 TURF PARADISE ST	1.00	5.00
164-551-021	13766 TURF PARADISE ST	1.00	5.00
164-551-022	13756 TURF PARADISE ST	1.00	5.00
164-551-023	6137 PLAYFAIR WAY	1.00	5.00
164-551-024	6127 PLAYFAIR WAY	1.00	5.00
164-551-025	6159 CEDAR CREEK RD	1.00	5.00
164-551-026	6169 CEDAR CREEK RD	1.00	5.00
164-551-027	6179 CEDAR CREEK RD	1.00	5.00
164-551-028	6189 CEDAR CREEK RD	1.00	5.00
164-552-001	13717 GREAT FALLS ST	1.00	5.00
164-552-002	13707 GREAT FALLS ST	1.00	5.00
164-552-003	13697 GREAT FALLS ST	1.00	5.00
164-552-004	13687 GREAT FALLS ST	1.00	5.00
164-552-005	13677 GREAT FALLS ST	1.00	5.00
164-552-006	13667 GREAT FALLS ST	1.00	5.00
164-552-007	13657 GREAT FALLS ST	1.00	5.00
164-552-008	6091 GOLD SPIRIT ST	1.00	5.00
164-552-009	6101 GOLD SPIRIT ST	1.00	5.00
164-552-010	6111 GOLD SPIRIT ST	1.00	5.00
164-552-011	6121 GOLD SPIRIT ST	1.00	5.00
164-552-012	6131 GOLD SPIRIT ST	1.00	5.00
164-552-013	6141 GOLD SPIRIT ST	1.00	5.00
164-552-014	6146 FOXPOINT CT	1.00	5.00
164-552-015	6136 FOXPOINT CT	1.00	5.00
164-552-016	6126 FOXPOINT CT	1.00	5.00
164-552-017	6116 FOXPOINT CT	1.00	5.00
164-552-018	6123 FOXPOINT CT	1.00	5.00
164-552-019	13676 TURF PARADISE ST	1.00	5.00
164-552-020	13696 TURF PARADISE ST	1.00	5.00
164-552-021	13706 TURF PARADISE ST	1.00	5.00
164-552-022	13716 TURF PARADISE ST	1.00	5.00
282 Accounts			**$1,410.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-760-001	7093 BARWICK CT	1.00	$5.00
144-760-002	7081 BARWICK CT	1.00	5.00
144-760-003	7069 BARWICK CT	1.00	5.00
144-760-004	7057 BARWICK CT	1.00	5.00
144-760-005	7045 BARWICK CT	1.00	5.00
144-760-006	7033 BARWICK CT	1.00	5.00
144-760-007	7021 BARWICK CT	1.00	5.00
144-760-008	7006 BARWICK CT	1.00	5.00
144-760-009	7018 BARWICK CT	1.00	5.00
144-760-010	7030 BARWICK CT	1.00	5.00
144-760-011	7042 BARWICK CT	1.00	5.00
144-760-012	7054 BARWICK CT	1.00	5.00
144-760-013	7066 BARWICK CT	1.00	5.00
144-760-014	7078 BARWICK CT	1.00	5.00
144-760-015	7090 BARWICK CT	1.00	5.00
144-760-016	7075 OAKHURST ST	1.00	5.00
144-760-017	7063 OAKHURST ST	1.00	5.00
144-760-018	7051 OAKHURST ST	1.00	5.00
144-760-019	7039 OAKHURST ST	1.00	5.00
144-760-020	7027 OAKHURST ST	1.00	5.00
144-760-021	7015 OAKHURST ST	1.00	5.00
144-760-022	14724 PROMONTORY LN	1.00	5.00
144-760-023	14712 PROMONTORY LN	1.00	5.00
144-760-024	14700 PROMONTORY LN	1.00	5.00
144-760-025	14688 PROMONTORY LN	1.00	5.00
144-760-026	14676 PROMONTORY LN	1.00	5.00
144-760-027	14664 PROMONTORY LN	1.00	5.00
144-760-028	14652 PROMONTORY LN	1.00	5.00
144-760-029	14640 PROMONTORY LN	1.00	5.00
144-760-030	14628 PROMONTORY LN	1.00	5.00
144-760-031	14616 PROMONTORY LN	1.00	5.00
144-760-033	14607 PROMONTORY LN	1.00	5.00
144-760-034	14619 PROMONTORY LN	1.00	5.00
144-760-035	14631 PROMONTORY LN	1.00	5.00
144-760-036	14643 PROMONTORY LN	1.00	5.00
144-760-037	7014 TIBURON DR	1.00	5.00
144-760-038	7026 TIBURON DR	1.00	5.00
144-760-039	7038 TIBURON DR	1.00	5.00
144-760-040	14650 SANSOME CT	1.00	5.00
144-760-041	14638 SANSOME CT	1.00	5.00
144-760-042	14626 SANSOME CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-760-043	14614 SANSOME CT	1.00	5.00
144-760-044	14629 SANSOME CT	1.00	5.00
144-760-045	14641 SANSOME CT	1.00	5.00
144-760-046	14653 SANSOME CT	1.00	5.00
144-760-047	14665 SANSOME CT	1.00	5.00
144-761-001	7077 TIBURON DR	1.00	5.00
144-761-002	7065 TIBURON DR	1.00	5.00
144-761-003	7053 TIBURON DR	1.00	5.00
144-761-004	7041 TIBURON DR	1.00	5.00
144-761-005	7029 TIBURON DR	1.00	5.00
144-761-006	7017 TIBURON DR	1.00	5.00
144-761-007	7024 OAKHURST ST	1.00	5.00
144-761-008	7036 OAKHURST ST	1.00	5.00
144-761-009	7048 OAKHURST ST	1.00	5.00
144-761-010	7060 OAKHURST ST	1.00	5.00
144-761-011	7072 OAKHURST ST	1.00	5.00
144-761-012	7084 OAKHURST ST	1.00	5.00
144-770-001	14642 GREENWARD CT	1.00	5.00
144-770-002	14630 GREENWARD CT	1.00	5.00
144-770-003	14618 GREENWARD CT	1.00	5.00
144-770-004	14621 GREENWARD CT	1.00	5.00
144-770-005	14633 GREENWARD CT	1.00	5.00
144-770-006	7134 TIBURON DR	1.00	5.00
144-770-007	7146 TIBURON DR	1.00	5.00
144-770-008	7158 TIBURON DR	1.00	5.00
144-770-009	7170 TIBURON DR	1.00	5.00
144-770-010	7182 TIBURON DR	1.00	5.00
144-770-011	7194 TIBURON DR	1.00	5.00
144-770-012	7200 TIBURON DR	1.00	5.00
144-771-001	7185 TIBURON DR	1.00	5.00
144-771-002	7173 TIBURON DR	1.00	5.00
144-771-003	7149 TIBURON DR	1.00	5.00
144-771-004	7137 TIBURON DR	1.00	5.00
144-771-005	7125 TIBURON DR	1.00	5.00
144-771-006	7113 TIBURON DR	1.00	5.00
144-771-007	7101 TIBURON DR	1.00	5.00
144-771-008	7089 TIBURON DR	1.00	5.00
144-771-009	14783 MEADOWS WAY	1.00	5.00
144-771-010	14789 MEADOWS WAY	1.00	5.00
144-771-011	14795 MEADOWS WAY	1.00	5.00
144-771-012	14801 MEADOWS WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone DDD
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-771-013	14807 MEADOWS WAY	1.00	5.00
144-771-014	14813 MEADOWS WAY	1.00	5.00
144-771-015	14819 MEADOWS WAY	1.00	5.00
144-771-016	14825 MEADOWS WAY	1.00	5.00
144-772-001	7096 SHEFFIELD ST	1.00	5.00
144-772-002	7108 SHEFFIELD ST	1.00	5.00
144-772-003	7120 SHEFFIELD ST	1.00	5.00
144-772-004	7132 SHEFFIELD ST	1.00	5.00
144-772-005	7138 SHEFFIELD ST	1.00	5.00
144-772-006	7156 SHEFFIELD ST	1.00	5.00
144-772-007	7168 SHEFFIELD ST	1.00	5.00
144-772-008	7180 SHEFFIELD ST	1.00	5.00
144-772-009	7192 SHEFFIELD ST	1.00	5.00
144-772-010	7204 SHEFFIELD ST	1.00	5.00
144-772-011	7216 SHEFFIELD ST	1.00	5.00
144-772-012	7228 SHEFFIELD ST	1.00	5.00
144-772-013	14888 MEADOWS WAY	1.00	5.00
144-772-014	14864 MEADOWS WAY	1.00	5.00
144-772-015	14852 MEADOWS WAY	1.00	5.00
144-772-016	14840 MEADOWS WAY	1.00	5.00
144-772-017	14834 MEADOWS WAY	1.00	5.00
144-772-018	14828 MEADOWS WAY	1.00	5.00
144-772-019	14822 MEADOWS WAY	1.00	5.00
144-772-020	14816 MEADOWS WAY	1.00	5.00
144-772-021	14810 MEADOWS WAY	1.00	5.00
144-772-022	14798 MEADOWS WAY	1.00	5.00
144-772-023	14792 MEADOWS WAY	1.00	5.00
144-772-024	14780 MEADOWS WAY	1.00	5.00
144-772-025	14774 MEADOWS WAY	1.00	5.00
144-772-026	14768 MEADOWS WAY	1.00	5.00
144-772-027	14762 MEADOWS WAY	1.00	5.00
144-772-028	14756 MEADOWS WAY	1.00	5.00
144-772-029	14750 MEADOWS WAY	1.00	5.00
144-773-001	7087 SHEFFIELD ST	1.00	5.00
144-773-002	7099 SHEFFIELD ST	1.00	5.00
144-773-003	7111 SHEFFIELD ST	1.00	5.00
144-773-004	7123 SHEFFIELD ST	1.00	5.00
144-773-005	7195 SHEFFIELD ST	1.00	5.00
144-773-006	7219 SHEFFIELD ST	1.00	5.00
144-773-007	7231 SHEFFIELD ST	1.00	5.00
144-773-008	7243 SHEFFIELD ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone DDD
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-773-009	7255 SHEFFIELD ST	1.00	5.00
144-773-010	7267 SHEFFIELD ST	1.00	5.00
144-780-001	7206 TIBURON DR	1.00	5.00
144-780-002	7212 TIBURON DR	1.00	5.00
144-780-003	7218 TIBURON DR	1.00	5.00
144-780-004	7224 TIBURON DR	1.00	5.00
144-780-005	7230 TIBURON DR	1.00	5.00
144-780-006	7236 TIBURON DR	1.00	5.00
144-780-007	7254 TIBURON DR	1.00	5.00
144-780-008	7260 TIBURON DR	1.00	5.00
144-780-009	7266 TIBURON DR	1.00	5.00
144-780-010	7272 TIBURON DR	1.00	5.00
144-780-011	7278 TIBURON DR	1.00	5.00
144-781-001	14930 WHIMBREL DR	1.00	5.00
144-781-002	14922 WHIMBREL DR	1.00	5.00
144-781-003	14914 WHIMBREL DR	1.00	5.00
144-781-004	14906 WHIMBREL DR	1.00	5.00
144-781-005	14896 WHIMBREL DR	1.00	5.00
144-781-006	14884 WHIMBREL DR	1.00	5.00
144-781-007	14860 WHIMBREL DR	1.00	5.00
144-781-008	14848 WHIMBREL DR	1.00	5.00
144-781-009	14836 WHIMBREL DR	1.00	5.00
144-781-010	14824 WHIMBREL DR	1.00	5.00
144-781-011	14812 WHIMBREL DR	1.00	5.00
144-781-012	7281 TIBURON DR	1.00	5.00
144-781-013	7275 TIBURON DR	1.00	5.00
144-781-014	7269 TIBURON DR	1.00	5.00
144-781-015	7263 TIBURON DR	1.00	5.00
144-781-016	7251 TIBURON DR	1.00	5.00
144-781-017	7245 TIBURON DR	1.00	5.00
144-781-018	7239 TIBURON DR	1.00	5.00
144-781-019	7227 TIBURON DR	1.00	5.00
144-781-020	7215 TIBURON DR	1.00	5.00
144-781-021	7209 TIBURON DR	1.00	5.00
144-781-022	7203 TIBURON DR	1.00	5.00
144-781-023	7197 TIBURON DR	1.00	5.00
144-781-024	14831 MEADOWS WAY	1.00	5.00
144-781-025	14837 MEADOWS WAY	1.00	5.00
144-781-026	14843 MEADOWS WAY	1.00	5.00
144-781-027	14849 MEADOWS WAY	1.00	5.00
144-781-028	14855 MEADOWS WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-781-029	14867 MEADOWS WAY	1.00	5.00
144-781-030	14879 MEADOWS WAY	1.00	5.00
144-781-031	14891 MEADOWS WAY	1.00	5.00
144-781-032	14903 MEADOWS WAY	1.00	5.00
144-781-033	14915 MEADOWS WAY	1.00	5.00
144-781-034	14927 MEADOWS WAY	1.00	5.00
144-781-035	14939 MEADOWS WAY	1.00	5.00
144-781-036	14951 MEADOWS WAY	1.00	5.00
144-781-037	14963 MEADOWS WAY	1.00	5.00
144-781-038	14969 MEADOWS WAY	1.00	5.00
144-781-039	14975 MEADOWS WAY	1.00	5.00
144-781-040	14981 MEADOWS WAY	1.00	5.00
144-781-041	14987 MEADOWS WAY	1.00	5.00
144-781-042	14993 MEADOWS WAY	1.00	5.00
144-790-001	14815 WHIMBREL DR	1.00	5.00
144-790-002	14827 WHIMBREL DR	1.00	5.00
144-790-003	14839 WHIMBREL DR	1.00	5.00
144-790-004	14851 WHIMBREL DR	1.00	5.00
144-790-005	14863 WHIMBREL DR	1.00	5.00
144-790-006	14875 WHIMBREL DR	1.00	5.00
144-790-007	14887 WHIMBREL DR	1.00	5.00
144-790-008	14899 BROOKTREE ST	1.00	5.00
144-790-009	14905 BROOKTREE ST	1.00	5.00
144-790-010	14911 BROOKTREE ST	1.00	5.00
144-790-011	14917 BROOKTREE ST	1.00	5.00
144-790-012	14923 BROOKTREE ST	1.00	5.00
144-790-013	14929 BROOKTREE ST	1.00	5.00
144-790-014	14935 BROOKTREE ST	1.00	5.00
144-790-015	14941 BROOKTREE ST	1.00	5.00
144-790-016	14947 BROOKTREE ST	1.00	5.00
144-790-017	14953 BROOKTREE ST	1.00	5.00
144-790-018	14959 BROOKTREE ST	1.00	5.00
144-790-019	14971 BROOKTREE ST	1.00	5.00
144-790-020	14977 BROOKTREE ST	1.00	5.00
144-790-021	14983 BROOKTREE ST	1.00	5.00
144-790-022	14989 BROOKTREE ST	1.00	5.00
144-790-023	14995 BROOKTREE ST	1.00	5.00
144-790-024	14996 FRANKLIN LN	1.00	5.00
144-790-025	14984 FRANKLIN LN	1.00	5.00
144-790-026	14972 FRANKLIN LN	1.00	5.00
144-790-027	14960 FRANKLIN LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone DDD
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-790-028	14948 FRANKLIN LN	1.00	5.00
144-790-029	14936 FRANKLIN LN	1.00	5.00
144-790-030	14924 FRANKLIN LN	1.00	5.00
144-790-031	14912 FRANKLIN LN	1.00	5.00
144-791-001	14903 FRANKLIN LN	1.00	5.00
144-791-002	14915 FRANKLIN LN	1.00	5.00
144-791-003	14927 FRANKLIN LN	1.00	5.00
144-791-004	14939 FRANKLIN LN	1.00	5.00
144-791-005	14951 FRANKLIN LN	1.00	5.00
144-791-006	14975 FRANKLIN LN	1.00	5.00
144-791-007	14987 FRANKLIN LN	1.00	5.00
144-791-008	14950 BROOKTREE ST	1.00	5.00
144-791-009	14944 BROOKTREE ST	1.00	5.00
144-791-010	14938 BROOKTREE ST	1.00	5.00
144-791-011	14932 BROOKTREE ST	1.00	5.00
144-791-012	14926 BROOKTREE ST	1.00	5.00
144-791-013	14920 BROOKTREE ST	1.00	5.00
144-791-014	14908 BROOKTREE ST	1.00	5.00
144-791-015	14902 BROOKTREE ST	1.00	5.00
144-800-001	7020 LEIGHTON DR	1.00	5.00
144-800-002	7008 LEIGHTON DR	1.00	5.00
144-800-003	14796 BAYRIDGE ST	1.00	5.00
144-800-004	14808 BAYRIDGE ST	1.00	5.00
144-800-005	14820 BAYRIDGE ST	1.00	5.00
144-800-006	14832 BAYRIDGE ST	1.00	5.00
144-800-007	14844 BAYRIDGE ST	1.00	5.00
144-800-008	14856 BAYRIDGE ST	1.00	5.00
144-800-009	14868 BAYRIDGE ST	1.00	5.00
144-800-010	14880 BAYRIDGE ST	1.00	5.00
144-800-011	14892 BAYRIDGE ST	1.00	5.00
144-800-012	14904 BAYRIDGE ST	1.00	5.00
144-800-013	14907 BAYRIDGE ST	1.00	5.00
144-800-014	14895 BAYRIDGE ST	1.00	5.00
144-800-015	14814 BURROWS WAY	1.00	5.00
144-800-016	14826 BURROWS WAY	1.00	5.00
144-800-017	14838 BURROWS WAY	1.00	5.00
144-800-018	14862 BURROWS WAY	1.00	5.00
144-800-019	14886 BURROWS WAY	1.00	5.00
144-800-020	14898 BURROWS WAY	1.00	5.00
144-800-021	14910 BURROWS WAY	1.00	5.00
144-800-022	14934 BURROWS WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-800-023	14946 BURROWS WAY	1.00	5.00
144-800-024	14958 BURROWS WAY	1.00	5.00
144-800-025	14955 COLEMAN CT	1.00	5.00
144-800-026	14943 COLEMAN CT	1.00	5.00
144-800-027	14931 COLEMAN CT	1.00	5.00
144-800-028	14919 COLEMAN CT	1.00	5.00
144-800-029	14916 COLEMAN CT	1.00	5.00
144-800-030	14928 COLEMAN CT	1.00	5.00
144-800-031	14948 COLEMAN CT	1.00	5.00
144-800-032	14952 COLEMAN CT	1.00	5.00
144-800-033	7014 CAYUGA WAY	1.00	5.00
144-800-034	7002 CAYUGA WAY	1.00	5.00
144-800-035	7007 STOCKTON DR	1.00	5.00
144-800-036	7019 STOCKTON DR	1.00	5.00
144-800-037	7031 STOCKTON DR	1.00	5.00
144-800-038	7043 STOCKTON DR	1.00	5.00
144-800-039	7055 STOCKTON DR	1.00	5.00
144-800-040	7067 STOCKTON DR	1.00	5.00
144-800-041	7079 STOCKTON DR	1.00	5.00
144-800-042	7091 STOCKTON DR	1.00	5.00
144-800-043	7103 STOCKTON DR	1.00	5.00
144-800-044	7115 STOCKTON DR	1.00	5.00
144-800-045	7127 STOCKTON DR	1.00	5.00
144-800-046	7139 STOCKTON DR	1.00	5.00
144-800-047	7151 STOCKTON DR	1.00	5.00
144-800-048	7032 LEIGHTON DR	1.00	5.00
144-801-001	7148 STOCKTON DR	1.00	5.00
144-801-002	7136 STOCKTON DR	1.00	5.00
144-801-003	7124 STOCKTON DR	1.00	5.00
144-801-004	7112 STOCKTON DR	1.00	5.00
144-801-005	7100 STOCKTON DR	1.00	5.00
144-801-006	7088 STOCKTON DR	1.00	5.00
144-801-007	7017 CAYUGA WAY	1.00	5.00
144-801-008	7029 CAYUGA WAY	1.00	5.00
144-801-009	7041 CAYUGA WAY	1.00	5.00
144-801-010	7053 CAYUGA WAY	1.00	5.00
144-801-011	7065 CAYUGA WAY	1.00	5.00
144-801-012	7077 CAYUGA WAY	1.00	5.00
144-802-001	7011 LEIGHTON DR	1.00	5.00
144-802-002	7023 LEIGHTON DR	1.00	5.00
144-802-003	7035 LEIGHTON DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-802-004	7047 LEIGHTON DR	1.00	5.00
144-802-005	7059 LEIGHTON DR	1.00	5.00
144-802-006	7071 LEIGHTON DR	1.00	5.00
144-802-007	14853 BURROWS WAY	1.00	5.00
144-802-008	14841 BURROWS WAY	1.00	5.00
144-802-009	14829 BURROWS WAY	1.00	5.00
144-802-010	14817 BURROWS WAY	1.00	5.00
144-802-011	14805 BURROWS WAY	1.00	5.00
144-810-001	7163 STOCKTON DR	1.00	5.00
144-810-002	14964 CORVALIS CT	1.00	5.00
144-810-003	14976 CORVALIS CT	1.00	5.00
144-810-004	14988 CORVALIS CT	1.00	5.00
144-810-005	14991 CORVALIS CT	1.00	5.00
144-810-006	14979 CORVALIS CT	1.00	5.00
144-810-007	14967 CORVALIS CT	1.00	5.00
144-811-001	7083 LEIGHTON DR	1.00	5.00
144-811-002	7095 LEIGHTON DR	1.00	5.00
144-811-003	7119 LEIGHTON DR	1.00	5.00
144-811-004	7131 LEIGHTON DR	1.00	5.00
144-811-005	7143 LEIGHTON DR	1.00	5.00
144-811-006	7155 LEIGHTON DR	1.00	5.00
144-811-007	7179 LEIGHTON DR	1.00	5.00
144-811-008	7191 LEIGHTON DR	1.00	5.00
144-811-009	7215 LEIGHTON DR	1.00	5.00
144-811-010	7227 LEIGHTON DR	1.00	5.00
144-811-011	7239 LEIGHTON DR	1.00	5.00
144-811-012	7251 LEIGHTON DR	1.00	5.00
144-811-013	7196 STOCKTON DR	1.00	5.00
144-811-014	7184 STOCKTON DR	1.00	5.00
144-811-015	7172 STOCKTON DR	1.00	5.00
144-811-016	7089 CAYUGA WAY	1.00	5.00
144-811-017	14961 BURROWS WAY	1.00	5.00
144-811-018	14949 BURROWS WAY	1.00	5.00
144-811-019	14937 BURROWS WAY	1.00	5.00
144-811-020	14925 BURROWS WAY	1.00	5.00
144-811-021	14913 BURROWS WAY	1.00	5.00
144-811-022	14901 BURROWS WAY	1.00	5.00
144-811-023	14889 BURROWS WAY	1.00	5.00
144-811-024	14877 BURROWS WAY	1.00	5.00
144-811-025	14865 BURROWS WAY	1.00	5.00
144-812-001	7260 LEIGHTON DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone DDD

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-812-002	7245 LEIGHTON DR	1.00	5.00
144-812-003	7236 LEIGHTON DR	1.00	5.00
144-812-004	7224 LEIGHTON DR	1.00	5.00
144-812-005	7212 LEIGHTON DR	1.00	5.00
144-812-006	7200 LEIGHTON DR	1.00	5.00
144-812-007	7188 LEIGHTON DR	1.00	5.00
144-812-008	7176 LEIGHTON DR	1.00	5.00
144-812-009	7164 LEIGHTON DR	1.00	5.00
144-812-010	7152 LEIGHTON DR	1.00	5.00
144-812-011	7140 LEIGHTON DR	1.00	5.00
144-812-012	7128 LEIGHTON DR	1.00	5.00
144-812-013	7116 LEIGHTON DR	1.00	5.00
144-812-014	7104 LEIGHTON DR	1.00	5.00
144-812-015	7092 LEIGHTON DR	1.00	5.00
144-812-016	7080 LEIGHTON DR	1.00	5.00
144-812-017	7068 LEIGHTON DR	1.00	5.00
144-812-018	7056 LEIGHTON DR	1.00	5.00
144-812-019	7044 LEIGHTON DR	1.00	5.00
346 Accounts			**$1,730.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-310-001	14186 BAY CIR	1.00	$5.00
144-310-002	14176 BAY CIR	1.00	5.00
144-310-003	14166 BAY CIR	1.00	5.00
144-310-005	14159 BAY CIR	1.00	5.00
144-310-006	14169 BAY CIR	1.00	5.00
144-310-007	14179 BAY CIR	1.00	5.00
144-310-008	14189 BAY CIR	1.00	5.00
144-311-001	14136 BAY CIR	1.00	5.00
144-311-002	14126 BAY CIR	1.00	5.00
144-311-003	14116 BAY CIR	1.00	5.00
144-311-004	14106 BAY CIR	1.00	5.00
144-311-005	14096 BAY CIR	1.00	5.00
144-311-006	14086 BAY CIR	1.00	5.00
144-311-007	14076 BAY CIR	1.00	5.00
144-311-008	14066 BAY CIR	1.00	5.00
144-311-009	14056 BAY CIR	1.00	5.00
144-311-010	14059 BAY CIR	1.00	5.00
144-311-011	14069 BAY CIR	1.00	5.00
144-311-012	14079 BAY CIR	1.00	5.00
144-311-013	14089 BAY CIR	1.00	5.00
144-311-014	14099 BAY CIR	1.00	5.00
144-311-015	14109 BAY CIR	1.00	5.00
144-311-016	14119 BAY CIR	1.00	5.00
144-311-017	14129 BAY CIR	1.00	5.00
144-311-018	14139 BAY CIR	1.00	5.00
144-312-001	14071 POST ST	1.00	5.00
144-312-002	14081 POST ST	1.00	5.00
144-312-003	14091 POST ST	1.00	5.00
144-312-004	14101 POST ST	1.00	5.00
144-312-005	14111 POST ST	1.00	5.00
144-312-006	14121 POST ST	1.00	5.00
144-312-007	14131 POST ST	1.00	5.00
144-312-008	14141 POST ST	1.00	5.00
144-313-001	14161 POST ST	1.00	5.00
144-313-002	14171 POST ST	1.00	5.00
144-313-003	14181 POST ST	1.00	5.00
144-313-004	14191 POST ST	1.00	5.00
144-313-005	14198 POST ST	1.00	5.00
144-313-006	14188 POST ST	1.00	5.00
144-313-007	14178 POST ST	1.00	5.00
144-313-008	14168 POST ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-313-009	14167 CAVALRY CIR	1.00	5.00
144-313-010	14177 CAVALRY CIR	1.00	5.00
144-313-011	14187 CAVALRY CIR	1.00	5.00
144-313-012	14197 CAVALRY CIR	1.00	5.00
144-313-013	14194 CAVALRY CIR	1.00	5.00
144-313-014	14184 CAVALRY CIR	1.00	5.00
144-313-015	14174 CAVALRY CIR	1.00	5.00
144-313-016	14164 CAVALRY CIR	1.00	5.00
144-313-017	14165 TRADING POST CT	1.00	5.00
144-313-018	14175 TRADING POST CT	1.00	5.00
144-313-019	14185 TRADING POST CT	1.00	5.00
144-313-020	14195 TRADING POST CT	1.00	5.00
144-313-021	14192 TRADING POST CT	1.00	5.00
144-313-022	14182 TRADING POST CT	1.00	5.00
144-313-023	14172 TRADING POST CT	1.00	5.00
144-313-024	14162 TRADING POST CT	1.00	5.00
144-314-001	6478 LONGBRANCH ST	1.00	5.00
144-314-002	6488 LONGBRANCH ST	1.00	5.00
144-314-003	6498 LONGBRANCH ST	1.00	5.00
144-314-004	6508 LONGBRANCH ST	1.00	5.00
144-314-005	6518 LONGBRANCH ST	1.00	5.00
144-314-006	6528 LONGBRANCH ST	1.00	5.00
144-314-007	6538 LONGBRANCH ST	1.00	5.00
144-314-008	6548 LONGBRANCH ST	1.00	5.00
144-314-009	6558 LONGBRANCH ST	1.00	5.00
144-314-010	6568 LONGBRANCH ST	1.00	5.00
144-314-011	6567 ANGEL CAMP CT	1.00	5.00
144-314-012	6557 ANGEL CAMP CT	1.00	5.00
144-314-013	6547 ANGEL CAMP CT	1.00	5.00
144-314-014	6537 ANGEL CAMP CT	1.00	5.00
144-314-015	6527 ANGEL CAMP CT	1.00	5.00
144-314-016	6517 ANGEL CAMP CT	1.00	5.00
144-314-017	6507 ANGEL CAMP CT	1.00	5.00
144-314-018	6504 ANGEL CAMP CT	1.00	5.00
144-314-019	6514 ANGEL CAMP CT	1.00	5.00
144-314-020	6524 ANGEL CAMP CT	1.00	5.00
144-314-021	6534 ANGEL CAMP CT	1.00	5.00
144-314-022	6544 ANGEL CAMP CT	1.00	5.00
144-314-023	6554 ANGEL CAMP CT	1.00	5.00
144-314-024	6564 ANGEL CAMP CT	1.00	5.00
144-314-025	6565 GOLD DUST ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-314-026	6555 GOLD DUST ST	1.00	5.00
144-314-027	6545 GOLD DUST ST	1.00	5.00
144-314-028	6535 GOLD DUST ST	1.00	5.00
144-314-029	6525 GOLD DUST ST	1.00	5.00
144-314-030	6515 GOLD DUST ST	1.00	5.00
144-314-031	6495 GOLD DUST ST	1.00	5.00
144-314-032	6475 GOLD DUST ST	1.00	5.00
144-314-033	14115 PIONEER CT	1.00	5.00
144-314-034	14125 PIONEER CT	1.00	5.00
144-314-035	14135 PIONEER CT	1.00	5.00
144-314-036	14145 PIONEER CT	1.00	5.00
144-314-037	14142 PIONEER CT	1.00	5.00
144-314-038	14132 PIONEER CT	1.00	5.00
144-314-039	14122 PIONEER CT	1.00	5.00
144-314-040	14112 PIONEER CT	1.00	5.00
144-320-001	14044 BLUE RIBBON LN	1.00	5.00
144-320-002	14034 BLUE RIBBON LN	1.00	5.00
144-320-003	14024 BLUE RIBBON LN	1.00	5.00
144-320-004	14018 BLUE RIBBON LN	1.00	5.00
144-320-005	14004 BLUE RIBBON LN	1.00	5.00
144-320-006	13994 BLUE RIBBON LN	1.00	5.00
144-320-007	13984 BLUE RIBBON LN	1.00	5.00
144-320-008	13974 BLUE RIBBON LN	1.00	5.00
144-320-009	13964 BLUE RIBBON LN	1.00	5.00
144-320-010	13957 BLUE RIBBON LN	1.00	5.00
144-320-011	13967 BLUE RIBBON LN	1.00	5.00
144-320-012	13977 BLUE RIBBON LN	1.00	5.00
144-320-013	13987 BLUE RIBBON LN	1.00	5.00
144-320-014	13997 BLUE RIBBON LN	1.00	5.00
144-320-015	14007 BLUE RIBBON LN	1.00	5.00
144-320-016	14017 BLUE RIBBON LN	1.00	5.00
144-320-017	14027 BLUE RIBBON LN	1.00	5.00
144-320-018	14037 BLUE RIBBON LN	1.00	5.00
144-320-019	14047 BLUE RIBBON LN	1.00	5.00
144-321-001	13983 ELLIS PARK TRL	1.00	5.00
144-321-002	13973 ELLIS PARK TRL	1.00	5.00
144-321-003	13963 ELLIS PARK TRL	1.00	5.00
144-321-004	13953 ELLIS PARK TRL	1.00	5.00
144-321-005	13943 ELLIS PARK TRL	1.00	5.00
144-321-006	13933 ELLIS PARK TRL	1.00	5.00
144-322-001	6455 EMERALD DOWNS ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-322-002	6465 EMERALD DOWNS ST	1.00	5.00
144-322-003	6475 EMERALD DOWNS ST	1.00	5.00
144-322-004	6485 EMERALD DOWNS ST	1.00	5.00
144-322-005	6495 EMERALD DOWNS ST	1.00	5.00
144-322-006	6505 EMERALD DOWNS ST	1.00	5.00
144-322-007	6515 EMERALD DOWNS ST	1.00	5.00
144-322-008	6525 EMERALD DOWNS ST	1.00	5.00
144-322-009	6535 EMERALD DOWNS ST	1.00	5.00
144-322-010	6545 EMERALD DOWNS ST	1.00	5.00
144-322-011	6555 EMERALD DOWNS ST	1.00	5.00
144-322-012	6565 EMERALD DOWNS ST	1.00	5.00
144-323-001	6562 EMERALD DOWNS ST	1.00	5.00
144-323-002	6552 EMERALD DOWNS ST	1.00	5.00
144-323-003	6542 EMERALD DOWNS ST	1.00	5.00
144-323-004	6532 EMERALD DOWNS ST	1.00	5.00
144-323-005	6512 EMERALD DOWNS ST	1.00	5.00
144-323-006	6502 EMERALD DOWNS ST	1.00	5.00
144-323-007	6492 EMERALD DOWNS ST	1.00	5.00
144-323-008	6482 EMERALD DOWNS ST	1.00	5.00
144-323-009	6472 EMERALD DOWNS ST	1.00	5.00
144-324-001	6490 LOST FORT PL	1.00	5.00
144-324-002	6500 LOST FORT PL	1.00	5.00
144-324-003	6510 LOST FORT PL	1.00	5.00
144-324-004	6520 LOST FORT PL	1.00	5.00
144-324-005	6530 LOST FORT PL	1.00	5.00
144-324-006	6540 LOST FORT PL	1.00	5.00
144-324-007	6550 LOST FORT PL	1.00	5.00
144-324-008	6560 LOST FORT PL	1.00	5.00
144-324-009	6570 LOST FORT PL	1.00	5.00
144-324-010	14031 POST ST	1.00	5.00
144-324-011	14041 POST ST	1.00	5.00
144-324-012	14051 POST ST	1.00	5.00
144-324-013	14061 POST ST	1.00	5.00
144-325-001	6442 GOLD DUST ST	1.00	5.00
144-325-002	6452 GOLD DUST ST	1.00	5.00
144-325-003	6462 GOLD DUST ST	1.00	5.00
144-325-004	6472 GOLD DUST ST	1.00	5.00
144-325-005	6482 GOLD DUST ST	1.00	5.00
144-325-006	6492 GOLD DUST ST	1.00	5.00
144-325-007	6502 GOLD DUST ST	1.00	5.00
144-325-008	6512 GOLD DUST ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-325-009	6522 GOLD DUST ST	1.00	5.00
144-325-010	6532 GOLD DUST ST	1.00	5.00
144-325-011	6542 GOLD DUST ST	1.00	5.00
144-325-012	6552 GOLD DUST ST	1.00	5.00
144-325-013	6562 GOLD DUST ST	1.00	5.00
144-325-014	6563 LOST FORT PL	1.00	5.00
144-325-015	6553 LOST FORT PL	1.00	5.00
144-325-016	6543 LOST FORT PL	1.00	5.00
144-325-017	6533 LOST FORT PL	1.00	5.00
144-325-018	6523 LOST FORT PL	1.00	5.00
144-325-019	6513 LOST FORT PL	1.00	5.00
144-325-020	6503 LOST FORT PL	1.00	5.00
144-325-021	6493 LOST FORT PL	1.00	5.00
144-325-022	14007 KASSELL RD	1.00	5.00
144-325-023	14017 KASSELL RD	1.00	5.00
144-325-024	14027 KASSELL RD	1.00	5.00
144-325-025	14037 KASSELL RD	1.00	5.00
144-325-026	14047 KASSELL RD	1.00	5.00
144-325-027	14057 KASSELL RD	1.00	5.00
144-326-001	14054 KASSELL RD	1.00	5.00
144-326-002	14034 KASSELL RD	1.00	5.00
144-326-003	14024 KASSELL RD	1.00	5.00
144-326-004	14014 KASSELL RD	1.00	5.00
144-326-005	14004 KASSELL RD	1.00	5.00
144-326-006	13994 KASSELL RD	1.00	5.00
144-326-007	13984 KASSELL RD	1.00	5.00
144-326-008	13979 RIO LOBO CIR	1.00	5.00
144-326-009	13989 RIO LOBO CIR	1.00	5.00
144-326-010	13999 RIO LOBO CIR	1.00	5.00
144-326-011	14009 RIO LOBO CIR	1.00	5.00
144-326-012	14019 RIO LOBO CIR	1.00	5.00
144-330-001	13944 BLUE RIBBON LN	1.00	5.00
144-330-002	13934 BLUE RIBBON LN	1.00	5.00
144-330-003	13924 BLUE RIBBON LN	1.00	5.00
144-330-004	13914 BLUE RIBBON LN	1.00	5.00
144-330-005	13904 BLUE RIBBON LN	1.00	5.00
144-330-006	13894 BLUE RIBBON LN	1.00	5.00
144-330-007	13884 BLUE RIBBON LN	1.00	5.00
144-330-008	13874 BLUE RIBBON LN	1.00	5.00
144-330-009	13864 BLUE RIBBON LN	1.00	5.00
144-330-010	13854 BLUE RIBBON LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-330-012	13834 BLUE RIBBON LN	1.00	5.00
144-330-013	13824 BLUE RIBBON LN	1.00	5.00
144-330-014	13814 BLUE RIBBON LN	1.00	5.00
144-330-015	13827 BLUE RIBBON LN	1.00	5.00
144-330-016	13837 BLUE RIBBON LN	1.00	5.00
144-330-017	13847 BLUE RIBBON LN	1.00	5.00
144-330-018	13857 BLUE RIBBON LN	1.00	5.00
144-331-001	13877 BLUE RIBBON LN	1.00	5.00
144-331-002	13887 BLUE RIBBON LN	1.00	5.00
144-331-003	13897 BLUE RIBBON LN	1.00	5.00
144-331-004	13907 BLUE RIBBON LN	1.00	5.00
144-331-005	13917 BLUE RIBBON LN	1.00	5.00
144-331-006	13927 BLUE RIBBON LN	1.00	5.00
144-331-007	13937 BLUE RIBBON LN	1.00	5.00
144-331-008	13947 BLUE RIBBON LN	1.00	5.00
144-332-001	13923 ELLIS PARK TRL	1.00	5.00
144-332-002	13913 ELLIS PARK TRL	1.00	5.00
144-332-003	13903 ELLIS PARK TRL	1.00	5.00
144-332-004	13893 ELLIS PARK TRL	1.00	5.00
144-332-005	13883 ELLIS PARK TRL	1.00	5.00
144-332-006	13873 ELLIS PARK TRL	1.00	5.00
144-332-007	13863 ELLIS PARK TRL	1.00	5.00
144-332-008	13853 ELLIS PARK TRL	1.00	5.00
144-332-009	13843 ELLIS PARK TRL	1.00	5.00
144-332-010	13833 ELLIS PARK TRL	1.00	5.00
144-332-011	13823 ELLIS PARK TRL	1.00	5.00
144-332-012	13813 ELLIS PARK TRL	1.00	5.00
144-332-013	13810 ELLIS PARK TRL	1.00	5.00
144-332-014	13820 ELLIS PARK TRL	1.00	5.00
144-332-015	13830 ELLIS PARK TRL	1.00	5.00
144-332-016	13840 ELLIS PARK TRL	1.00	5.00
144-332-017	13849 DELTA DOWNS CIR	1.00	5.00
144-332-018	13839 DELTA DOWNS CIR	1.00	5.00
144-332-019	13829 DELTA DOWNS CIR	1.00	5.00
144-332-020	13819 DELTA DOWNS CIR	1.00	5.00
144-332-021	13816 DELTA DOWNS CIR	1.00	5.00
144-332-022	13826 DELTA DOWNS CIR	1.00	5.00
144-332-023	13836 DELTA DOWNS CIR	1.00	5.00
144-332-024	13846 DELTA DOWNS CIR	1.00	5.00
144-332-025	13847 OAK TREE LN	1.00	5.00
144-332-026	13837 OAK TREE LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-332-027	13827 OAK TREE LN	1.00	5.00
144-332-028	13817 OAK TREE LN	1.00	5.00
144-332-029	13814 OAK TREE LN	1.00	5.00
144-332-030	13824 OAK TREE LN	1.00	5.00
144-332-031	13834 OAK TREE LN	1.00	5.00
144-332-032	13844 OAK TREE LN	1.00	5.00
144-333-001	13864 OAK TREE LN	1.00	5.00
144-333-002	13884 OAK TREE LN	1.00	5.00
144-333-003	13894 OAK TREE LN	1.00	5.00
144-333-004	13904 OAK TREE LN	1.00	5.00
144-333-005	13914 OAK TREE LN	1.00	5.00
144-333-006	13924 OAK TREE LN	1.00	5.00
144-333-007	13934 OAK TREE LN	1.00	5.00
144-333-008	13944 OAK TREE LN	1.00	5.00
144-334-001	6489 PIMLICO PL	1.00	5.00
144-334-002	6499 PIMLICO PL	1.00	5.00
144-334-003	6509 PIMLICO PL	1.00	5.00
144-334-004	6519 PIMLICO PL	1.00	5.00
144-334-005	6529 PIMLICO PL	1.00	5.00
144-334-006	6539 PIMLICO PL	1.00	5.00
144-334-007	6549 PIMLICO PL	1.00	5.00
144-334-008	6559 PIMLICO PL	1.00	5.00
144-334-009	6569 PIMLICO PL	1.00	5.00
144-335-001	13920 ELLIS PARK TRL	1.00	5.00
144-335-002	13910 ELLIS PARK TRL	1.00	5.00
144-335-003	13900 ELLIS PARK TRL	1.00	5.00
144-335-004	13890 ELLIS PARK TRL	1.00	5.00
144-335-005	13880 ELLIS PARK TRL	1.00	5.00
144-335-006	13870 ELLIS PARK TRL	1.00	5.00
144-335-007	13860 ELLIS PARK TRL	1.00	5.00
144-335-008	6541 THISTLEDOWN ST	1.00	5.00
144-335-009	6531 THISTLEDOWN ST	1.00	5.00
144-335-010	6521 THISTLEDOWN ST	1.00	5.00
144-335-011	6511 THISTLEDOWN ST	1.00	5.00
144-335-012	13867 OAK TREE LN	1.00	5.00
144-335-013	13877 OAK TREE LN	1.00	5.00
144-335-014	13887 OAK TREE LN	1.00	5.00
144-335-015	13897 OAK TREE LN	1.00	5.00
144-335-016	13907 OAK TREE LN	1.00	5.00
144-335-017	13916 FAIR MEADOWS CT	1.00	5.00
144-335-018	13906 FAIR MEADOWS CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-335-019	13896 FAIR MEADOWS CT	1.00	5.00
144-335-020	13886 FAIR MEADOWS CT	1.00	5.00
144-335-021	13876 FAIR MEADOWS CT	1.00	5.00
144-335-022	13879 FAIR MEADOWS CT	1.00	5.00
144-335-023	13889 FAIR MEADOWS CT	1.00	5.00
144-335-024	13899 FAIR MEADOWS CT	1.00	5.00
144-335-025	6526 PIMLICO PL	1.00	5.00
144-335-026	6536 PIMLICO PL	1.00	5.00
144-335-027	6556 PIMLICO PL	1.00	5.00
144-340-001	13845 CAMP ROCK ST	1.00	5.00
144-340-002	13835 CAMP ROCK ST	1.00	5.00
144-340-003	13825 CAMP ROCK ST	1.00	5.00
144-340-004	13815 CAMP ROCK ST	1.00	5.00
144-340-005	13812 CAMP ROCK ST	1.00	5.00
144-340-006	13822 CAMP ROCK ST	1.00	5.00
144-340-007	13832 CAMP ROCK ST	1.00	5.00
144-340-008	13842 CAMP ROCK ST	1.00	5.00
144-340-009	13852 CAMP ROCK ST	1.00	5.00
144-340-010	13862 CAMP ROCK ST	1.00	5.00
144-340-011	13872 CAMP ROCK ST	1.00	5.00
144-340-012	13882 CAMP ROCK ST	1.00	5.00
144-340-013	13902 CAMP ROCK ST	1.00	5.00
144-340-014	13912 CAMP ROCK ST	1.00	5.00
144-340-015	13922 CAMP ROCK ST	1.00	5.00
144-340-016	13932 CAMP ROCK ST	1.00	5.00
144-341-001	13935 CAMP ROCK ST	1.00	5.00
144-341-002	13925 CAMP ROCK ST	1.00	5.00
144-341-003	13915 CAMP ROCK ST	1.00	5.00
144-341-004	13905 CAMP ROCK ST	1.00	5.00
144-341-005	13895 CAMP ROCK ST	1.00	5.00
144-341-006	13885 CAMP ROCK ST	1.00	5.00
144-341-007	13875 CAMP ROCK ST	1.00	5.00
144-341-008	13865 CAMP ROCK ST	1.00	5.00
144-341-009	13855 CAMP ROCK ST	1.00	5.00
144-342-001	14026 RIO LOBO CIR	1.00	5.00
144-342-002	14016 RIO LOBO CIR	1.00	5.00
144-342-003	14006 RIO LOBO CIR	1.00	5.00
144-342-004	13996 RIO LOBO CIR	1.00	5.00
144-342-005	13986 RIO LOBO CIR	1.00	5.00
144-342-006	13976 RIO LOBO CIR	1.00	5.00
144-342-007	13955 CAMP ROCK ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-342-008	13965 CAMP ROCK ST	1.00	5.00
144-342-009	13975 CAMP ROCK ST	1.00	5.00
144-342-010	13985 CAMP ROCK ST	1.00	5.00
144-342-011	13982 CAMP ROCK ST	1.00	5.00
144-342-012	13972 CAMP ROCK ST	1.00	5.00
144-342-013	13962 CAMP ROCK ST	1.00	5.00
144-342-014	13952 CAMP ROCK ST	1.00	5.00
144-343-001	13971 BURRAGE ST	1.00	5.00
144-343-002	13981 BURRAGE ST	1.00	5.00
144-343-003	13991 BURRAGE ST	1.00	5.00
144-343-004	13998 BURRAGE ST	1.00	5.00
144-343-005	13988 BURRAGE ST	1.00	5.00
144-343-006	13978 BURRAGE ST	1.00	5.00
144-344-001	6378 ROLLING MEADOW ST	1.00	5.00
144-344-002	6368 ROLLING MEADOW ST	1.00	5.00
144-344-003	6358 ROLLING MEADOW ST	1.00	5.00
144-344-004	13934 BUCKHART ST	1.00	5.00
144-344-005	13944 BUCKHART ST	1.00	5.00
144-344-006	13954 BUCKHART ST	1.00	5.00
144-345-001	13957 BUCKHART ST	1.00	5.00
144-345-002	13947 BUCKHART ST	1.00	5.00
144-345-003	13937 BUCKHART ST	1.00	5.00
144-345-004	13917 BUCKHART ST	1.00	5.00
144-345-005	6353 GOLDEN BIT ST	1.00	5.00
144-345-006	6363 GOLDEN BIT ST	1.00	5.00
144-345-007	6373 GOLDEN BIT ST	1.00	5.00
144-345-008	6383 GOLDEN BIT ST	1.00	5.00
144-346-001	13961 BURRAGE ST	1.00	5.00
144-346-002	13951 BURRAGE ST	1.00	5.00
144-346-003	13941 BURRAGE ST	1.00	5.00
144-346-004	13931 BURRAGE ST	1.00	5.00
144-346-005	13921 BURRAGE ST	1.00	5.00
144-346-006	13911 BURRAGE ST	1.00	5.00
144-346-007	13901 BURRAGE ST	1.00	5.00
144-346-008	13891 BURRAGE ST	1.00	5.00
144-346-009	13881 BURRAGE ST	1.00	5.00
144-346-010	13871 BURRAGE ST	1.00	5.00
144-346-011	13861 BURRAGE ST	1.00	5.00
144-346-012	13851 BURRAGE ST	1.00	5.00
144-346-013	13841 BURRAGE ST	1.00	5.00
144-346-014	13831 BURRAGE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-346-015	13821 BURRAGE ST	1.00	5.00
144-346-016	6402 MICAH ST	1.00	5.00
144-346-017	6392 MICAH ST	1.00	5.00
144-346-018	6382 MICAH ST	1.00	5.00
144-346-019	6372 MICAH ST	1.00	5.00
144-346-020	6362 MICAH ST	1.00	5.00
144-346-021	6352 MICAH ST	1.00	5.00
144-346-022	6342 MICAH ST	1.00	5.00
144-347-001	6310 GOLDEN BIT ST	1.00	5.00
144-347-002	6320 GOLDEN BIT ST	1.00	5.00
144-347-003	6340 GOLDEN BIT ST	1.00	5.00
144-347-004	6350 GOLDEN BIT ST	1.00	5.00
144-347-005	6370 GOLDEN BIT ST	1.00	5.00
144-347-006	13868 BURRAGE ST	1.00	5.00
144-347-007	13858 BURRAGE ST	1.00	5.00
144-347-008	13848 BURRAGE ST	1.00	5.00
144-347-009	13838 BURRAGE ST	1.00	5.00
144-347-010	13828 BURRAGE ST	1.00	5.00
144-347-011	6365 MICAH ST	1.00	5.00
144-347-012	6355 MICAH ST	1.00	5.00
144-350-001	6322 MICAH ST	1.00	5.00
144-350-002	6312 MICAH ST	1.00	5.00
144-350-003	6302 MICAH ST	1.00	5.00
144-350-004	6292 MICAH ST	1.00	5.00
144-350-005	6282 MICAH ST	1.00	5.00
144-350-006	6272 MICAH ST	1.00	5.00
144-350-007	6262 MICAH ST	1.00	5.00
144-350-008	6252 MICAH ST	1.00	5.00
144-350-009	6242 MICAH ST	1.00	5.00
144-350-010	6232 MICAH ST	1.00	5.00
144-350-011	6222 MICAH ST	1.00	5.00
144-350-012	6212 MICAH ST	1.00	5.00
144-350-013	6215 MICAH ST	1.00	5.00
144-350-014	6225 MICAH ST	1.00	5.00
144-350-015	6235 MICAH ST	1.00	5.00
144-350-016	6245 MICAH ST	1.00	5.00
144-350-017	6244 CROSSFIRE CT	1.00	5.00
144-350-018	6234 CROSSFIRE CT	1.00	5.00
144-350-019	6224 CROSSFIRE CT	1.00	5.00
144-350-020	6214 CROSSFIRE CT	1.00	5.00
144-350-021	6217 CROSSFIRE CT	1.00	5.00

City of Eastvale
LMD No. 2001-3, Zone E
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-350-022	6227 CROSSFIRE CT	1.00	5.00
144-350-023	6237 CROSSFIRE CT	1.00	5.00
144-350-024	6247 CROSSFIRE CT	1.00	5.00
144-350-025	6256 WINCHESTER CIR	1.00	5.00
144-350-026	6246 WINCHESTER CIR	1.00	5.00
144-350-027	6236 WINCHESTER CIR	1.00	5.00
144-350-028	6226 WINCHESTER CIR	1.00	5.00
144-350-029	6216 WINCHESTER CIR	1.00	5.00
144-350-030	6209 WINCHESTER CIR	1.00	5.00
144-350-031	6219 WINCHESTER CIR	1.00	5.00
144-350-032	6229 WINCHESTER CIR	1.00	5.00
144-350-033	6239 WINCHESTER CIR	1.00	5.00
144-350-034	6249 WINCHESTER CIR	1.00	5.00
144-350-035	6259 WINCHESTER CIR	1.00	5.00
144-350-036	13912 FLINT CIR	1.00	5.00
144-350-037	13922 FLINT CIR	1.00	5.00
144-350-038	13932 FLINT CIR	1.00	5.00
144-350-039	13942 FLINT CIR	1.00	5.00
144-350-040	13935 FLINT CIR	1.00	5.00
144-350-041	13925 FLINT CIR	1.00	5.00
144-350-042	13915 FLINT CIR	1.00	5.00
144-350-043	13936 CLEAR WATER CIR	1.00	5.00
144-350-044	13946 CLEAR WATER CIR	1.00	5.00
144-350-045	13956 CLEAR WATER CIR	1.00	5.00
144-350-046	13959 CLEAR WATER CIR	1.00	5.00
144-350-047	13949 CLEAR WATER CIR	1.00	5.00
144-350-048	13939 CLEAR WATER CIR	1.00	5.00
144-351-001	6348 ROLLING MEADOW ST	1.00	5.00
144-351-002	6338 ROLLING MEADOW ST	1.00	5.00
144-351-003	6328 ROLLING MEADOW ST	1.00	5.00
144-351-004	6318 ROLLING MEADOW ST	1.00	5.00
144-351-005	6308 ROLLING MEADOW ST	1.00	5.00
144-351-006	6298 ROLLING MEADOW ST	1.00	5.00
144-351-007	6288 ROLLING MEADOW ST	1.00	5.00
144-351-008	6278 ROLLING MEADOW ST	1.00	5.00
144-351-009	6268 ROLLING MEADOW ST	1.00	5.00
144-351-010	6258 ROLLING MEADOW ST	1.00	5.00
144-351-011	6248 ROLLING MEADOW ST	1.00	5.00
144-351-012	6238 ROLLING MEADOW ST	1.00	5.00
144-351-013	13824 BUCKHART ST	1.00	5.00
144-351-014	13834 BUCKHART ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-351-015	13844 BUCKHART ST	1.00	5.00
144-351-016	13854 BUCKHART ST	1.00	5.00
144-351-017	13864 BUCKHART ST	1.00	5.00
144-351-018	13874 BUCKHART ST	1.00	5.00
144-351-019	13884 BUCKHART ST	1.00	5.00
144-351-020	13894 BUCKHART ST	1.00	5.00
144-351-021	13904 BUCKHART ST	1.00	5.00
144-351-022	13914 BUCKHART ST	1.00	5.00
144-351-023	13924 BUCKHART ST	1.00	5.00
144-352-001	13907 BUCKHART ST	1.00	5.00
144-352-002	13887 BUCKHART ST	1.00	5.00
144-352-003	13877 BUCKHART ST	1.00	5.00
144-352-004	13867 BUCKHART ST	1.00	5.00
144-352-005	13847 BUCKHART ST	1.00	5.00
144-352-006	13837 BUCKHART ST	1.00	5.00
144-352-007	13827 BUCKHART ST	1.00	5.00
144-352-008	6303 GOLDEN BIT ST	1.00	5.00
144-352-009	6313 GOLDEN BIT ST	1.00	5.00
144-352-010	6323 GOLDEN BIT ST	1.00	5.00
144-352-011	6333 GOLDEN BIT ST	1.00	5.00
144-352-012	6343 GOLDEN BIT ST	1.00	5.00
144-380-002	6457 CEDAR CREEK RD	1.00	5.00
144-380-003	6467 CEDAR CREEK RD	1.00	5.00
144-380-004	6477 CEDAR CREEK RD	1.00	5.00
144-380-005	6487 CEDAR CREEK RD	1.00	5.00
144-380-006	6497 CEDAR CREEK RD	1.00	5.00
144-380-007	6507 CEDAR CREEK RD	1.00	5.00
144-380-008	6517 CEDAR CREEK RD	1.00	5.00
144-380-009	6527 CEDAR CREEK RD	1.00	5.00
144-380-010	6537 CEDAR CREEK RD	1.00	5.00
144-380-011	6547 CEDAR CREEK RD	1.00	5.00
144-380-012	6557 CEDAR CREEK RD	1.00	5.00
144-380-013	6567 CEDAR CREEK RD	1.00	5.00
144-380-015	13681 NORTHLANDS RD	1.00	5.00
144-380-016	13671 NORTHLANDS RD	1.00	5.00
144-380-017	13661 NORTHLANDS RD	1.00	5.00
144-380-018	13651 NORTHLANDS RD	1.00	5.00
144-380-019	13641 NORTHLANDS RD	1.00	5.00
144-380-020	13631 NORTHLANDS RD	1.00	5.00
144-380-021	13621 NORTHLANDS RD	1.00	5.00
144-380-022	13611 NORTHLANDS RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-380-023	13601 NORTHLANDS RD	1.00	5.00
144-380-024	13604 WOODLANDS ST	1.00	5.00
144-380-025	13614 WOODLANDS ST	1.00	5.00
144-380-026	13624 WOODLANDS ST	1.00	5.00
144-380-027	13634 WOODLANDS ST	1.00	5.00
144-380-028	13644 WOODLANDS ST	1.00	5.00
144-380-029	13654 WOODLANDS ST	1.00	5.00
144-380-030	13664 WOODLANDS ST	1.00	5.00
144-380-031	13674 WOODLANDS ST	1.00	5.00
144-380-032	6452 HIGH COUNTRY CIR	1.00	5.00
144-380-033	6442 HIGH COUNTRY CIR	1.00	5.00
144-380-034	6432 HIGH COUNTRY CIR	1.00	5.00
144-380-035	6422 HIGH COUNTRY CIR	1.00	5.00
144-380-036	6425 HIGH COUNTRY CIR	1.00	5.00
144-380-037	6435 HIGH COUNTRY CIR	1.00	5.00
144-380-038	6445 HIGH COUNTRY CIR	1.00	5.00
144-380-039	13694 WOODLANDS ST	1.00	5.00
144-380-040	13704 WOODLANDS ST	1.00	5.00
144-380-041	13714 WOODLANDS ST	1.00	5.00
144-380-042	13724 WOODLANDS ST	1.00	5.00
144-380-043	13734 WOODLANDS ST	1.00	5.00
144-380-044	13744 WOODLANDS ST	1.00	5.00
144-380-045	13754 WOODLANDS ST	1.00	5.00
144-380-046	13764 WOODLANDS ST	1.00	5.00
144-380-047	13774 WOODLANDS ST	1.00	5.00
144-380-048	13784 WOODLANDS ST	1.00	5.00
144-380-049	13794 WOODLANDS ST	1.00	5.00
144-380-050	13791 NORTHLANDS RD	1.00	5.00
144-380-051	13781 NORTHLANDS RD	1.00	5.00
144-380-052	13771 NORTHLANDS RD	1.00	5.00
144-380-053	13761 NORTHLANDS RD	1.00	5.00
144-380-054	6447 CEDAR CREEK RD	1.00	5.00
144-381-001	13751 NORTHLANDS RD	1.00	5.00
144-381-002	13741 NORTHLANDS RD	1.00	5.00
144-381-003	13731 NORTHLANDS RD	1.00	5.00
144-381-004	6545 MALLORY CT	1.00	5.00
144-381-005	6555 MALLORY CT	1.00	5.00
144-381-006	6565 MALLORY CT	1.00	5.00
144-381-007	6575 MALLORY CT	1.00	5.00
144-381-008	6582 MALLORY CT	1.00	5.00
144-381-009	6572 MALLORY CT	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-381-010	6562 MALLORY CT	1.00	5.00
144-381-011	6552 MALLORY CT	1.00	5.00
144-381-012	6542 MALLORY CT	1.00	5.00
144-381-013	13701 NORTHLANDS RD	1.00	5.00
144-381-014	6589 VALLEY CREEK ST	1.00	5.00
144-382-001	13607 WOODLANDS ST	1.00	5.00
144-382-002	13617 WOODLANDS ST	1.00	5.00
144-382-003	13627 WOODLANDS ST	1.00	5.00
144-382-004	13637 WOODLANDS ST	1.00	5.00
144-382-005	13647 WOODLANDS ST	1.00	5.00
144-382-006	13657 WOODLANDS ST	1.00	5.00
144-382-007	13667 WOODLANDS ST	1.00	5.00
144-382-008	13677 WOODLANDS ST	1.00	5.00
144-382-009	13687 WOODLANDS ST	1.00	5.00
144-382-010	13697 WOODLANDS ST	1.00	5.00
144-382-011	13707 WOODLANDS ST	1.00	5.00
144-382-012	13717 WOODLANDS ST	1.00	5.00
144-382-013	13727 WOODLANDS ST	1.00	5.00
144-382-014	13737 WOODLANDS ST	1.00	5.00
144-382-015	13747 WOODLANDS ST	1.00	5.00
144-382-016	6470 HUNTER RD	1.00	5.00
144-382-017	6490 HUNTER RD	1.00	5.00
144-382-018	6510 HUNTER RD	1.00	5.00
144-382-019	6499 PLEASANT HILL CIR	1.00	5.00
144-382-020	6489 PLEASANT HILL CIR	1.00	5.00
144-382-021	6479 PLEASANT HILL CIR	1.00	5.00
144-382-022	6469 PLEASANT HILL CIR	1.00	5.00
144-382-023	6476 PLEASANT HILL CIR	1.00	5.00
144-382-024	6486 PLEASANT HILL CIR	1.00	5.00
144-382-025	6496 PLEASANT HILL CIR	1.00	5.00
144-382-026	6506 PLEASANT HILL CIR	1.00	5.00
144-382-027	6516 PLEASANT HILL CIR	1.00	5.00
144-382-028	6526 PLEASANT HILL CIR	1.00	5.00
144-382-029	6536 PLEASANT HILL CIR	1.00	5.00
144-383-001	13658 NORTHLANDS RD	1.00	5.00
144-383-002	13668 NORTHLANDS RD	1.00	5.00
144-383-003	13678 NORTHLANDS RD	1.00	5.00
144-383-004	13688 NORTHLANDS RD	1.00	5.00
144-383-005	13698 NORTHLANDS RD	1.00	5.00
144-383-006	13708 NORTHLANDS RD	1.00	5.00
144-383-007	13718 NORTHLANDS RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone E

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-383-008	13728 NORTHLANDS RD	1.00	5.00
144-383-009	13738 NORTHLANDS RD	1.00	5.00
144-383-010	13748 NORTHLANDS RD	1.00	5.00
144-383-011	13758 NORTHLANDS RD	1.00	5.00
144-383-012	13768 NORTHLANDS RD	1.00	5.00
144-383-013	13778 NORTHLANDS RD	1.00	5.00
144-383-014	6453 HUNTER RD	1.00	5.00
144-383-015	6463 HUNTER RD	1.00	5.00
144-383-016	6473 HUNTER RD	1.00	5.00
144-383-017	6483 HUNTER RD	1.00	5.00
144-383-018	6493 HUNTER RD	1.00	5.00
144-383-019	6503 HUNTER RD	1.00	5.00
144-383-020	6513 HUNTER RD	1.00	5.00
144-383-021	6523 HUNTER RD	1.00	5.00
144-383-022	6533 HUNTER RD	1.00	5.00
144-383-023	6543 HUNTER RD	1.00	5.00
590 Accounts			**$2,950.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-471-001	7591 STONEGATE DR	1.00	$5.00
152-471-002	7581 STONEGATE DR	1.00	5.00
152-471-003	7571 STONEGATE DR	1.00	5.00
152-471-004	7561 STONEGATE DR	1.00	5.00
152-471-005	7551 STONEGATE DR	1.00	5.00
152-471-006	7541 STONEGATE DR	1.00	5.00
152-471-007	7531 STONEGATE DR	1.00	5.00
152-471-008	7521 STONEGATE DR	1.00	5.00
152-471-009	13770 HUNTERS RUN CT	1.00	5.00
152-471-010	13760 HUNTERS RUN CT	1.00	5.00
152-471-011	13750 HUNTERS RUN CT	1.00	5.00
152-471-012	13740 HUNTERS RUN CT	1.00	5.00
152-471-013	13730 HUNTERS RUN CT	1.00	5.00
152-471-014	13720 HUNTERS RUN CT	1.00	5.00
152-471-015	13710 HUNTERS RUN DR	1.00	5.00
152-472-001	13713 HUNTERS RUN CT	1.00	5.00
152-472-002	13723 HUNTERS RUN CT	1.00	5.00
152-472-003	13733 HUNTERS RUN CT	1.00	5.00
152-472-004	13743 HUNTERS RUN CT	1.00	5.00
152-472-005	13753 HUNTERS RUN CT	1.00	5.00
152-472-006	13763 HUNTERS RUN CT	1.00	5.00
152-472-007	13762 BRIGHT WATER CIR	1.00	5.00
152-472-008	13752 BRIGHT WATER CIR	1.00	5.00
152-472-009	13742 BRIGHT WATER CIR	1.00	5.00
152-472-010	13732 BRIGHT WATER CIR	1.00	5.00
152-472-011	13735 BRIGHT WATER CIR	1.00	5.00
152-472-012	13745 BRIGHT WATER CIR	1.00	5.00
152-472-013	7588 STONEGATE DR	1.00	5.00
152-472-014	7598 STONEGATE DR	1.00	5.00
152-472-015	7595 SHADYSIDE WAY	1.00	5.00
152-472-016	7585 SHADYSIDE WAY	1.00	5.00
152-472-017	7575 SHADYSIDE WAY	1.00	5.00
152-472-018	7565 SHADYSIDE WAY	1.00	5.00
152-472-019	7555 SHADYSIDE WAY	1.00	5.00
152-560-001	7651 STONEGATE DR	1.00	5.00
152-560-002	7641 STONEGATE DR	1.00	5.00
152-560-003	7631 STONEGATE DR	1.00	5.00
152-560-004	7621 STONEGATE DR	1.00	5.00
152-560-005	7611 STONEGATE DR	1.00	5.00
152-560-006	7601 STONEGATE DR	1.00	5.00
152-561-001	7608 STONEGATE DR	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone EE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-561-002	13748 BLUE SKY CT	1.00	5.00
152-561-003	13741 BLUE SKY CT	1.00	5.00
152-561-004	13751 BLUE SKY CT	1.00	5.00
152-561-005	7628 STONEGATE DR	1.00	5.00
152-561-006	7638 STONEGATE DR	1.00	5.00
152-561-007	7648 STONEGATE DR	1.00	5.00
152-561-008	13764 STAR RUBY AVE	1.00	5.00
152-561-009	13754 STAR RUBY AVE	1.00	5.00
152-561-010	13744 STAR RUBY AVE	1.00	5.00
152-561-011	13734 STAR RUBY AVE	1.00	5.00
152-561-012	13724 STAR RUBY AVE	1.00	5.00
152-561-013	7625 SHADYSIDE WAY	1.00	5.00
152-561-014	7605 SHADYSIDE WAY	1.00	5.00
152-562-001	7602 SHADYSIDE WAY	1.00	5.00
152-562-002	13704 STAR RUBY AVE	1.00	5.00
152-562-003	13698 STAR RUBY AVE	1.00	5.00
152-562-004	13688 STAR RUBY AVE	1.00	5.00
152-562-005	13674 STAR RUBY AVE	1.00	5.00
152-562-006	13664 STAR RUBY AVE	1.00	5.00
152-562-007	13654 STAR RUBY AVE	1.00	5.00
152-562-008	13644 STAR RUBY AVE	1.00	5.00
152-562-009	13634 STAR RUBY AVE	1.00	5.00
152-562-010	13624 STAR RUBY AVE	1.00	5.00
152-562-011	13627 STAR RUBY AVE	1.00	5.00
152-562-012	13637 STAR RUBY AVE	1.00	5.00
152-562-013	13647 STAR RUBY AVE	1.00	5.00
152-562-014	13657 STAR RUBY AVE	1.00	5.00
152-562-015	13667 STAR RUBY AVE	1.00	5.00
152-562-016	13677 STAR RUBY AVE	1.00	5.00
152-562-017	13687 STAR RUBY AVE	1.00	5.00
152-562-018	13697 STAR RUBY AVE	1.00	5.00
152-562-019	13682 PERRY ANN CIR	1.00	5.00
152-562-020	13672 PERRY ANN CIR	1.00	5.00
152-562-021	13662 PERRY ANN CIR	1.00	5.00
152-562-022	13652 PERRY ANN CIR	1.00	5.00
152-562-023	13642 PERRY ANN CIR	1.00	5.00
152-562-024	13632 PERRY ANN CIR	1.00	5.00
152-562-025	13622 PERRY ANN CIR	1.00	5.00
152-562-026	13612 PERRY ANN CIR	1.00	5.00
152-562-027	13615 PERRY ANN CIR	1.00	5.00
152-562-028	13625 PERRY ANN CIR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-562-029	13655 PERRY ANN CIR	1.00	5.00
152-563-001	13717 STAR RUBY AVE	1.00	5.00
152-563-002	13727 STAR RUBY AVE	1.00	5.00
152-563-003	13737 STAR RUBY AVE	1.00	5.00
152-563-004	13747 STAR RUBY AVE	1.00	5.00
152-563-005	13757 STAR RUBY AVE	1.00	5.00
152-563-006	13767 STAR RUBY AVE	1.00	5.00
152-563-007	13777 STAR RUBY AVE	1.00	5.00
152-563-008	13787 STAR RUBY AVE	1.00	5.00
152-570-001	7671 STONEGATE DR	1.00	5.00
152-570-002	7681 STONEGATE DR	1.00	5.00
152-570-003	7691 STONEGATE DR	1.00	5.00
152-570-004	7701 STONEGATE DR	1.00	5.00
152-570-005	7711 STONEGATE DR	1.00	5.00
152-570-006	7721 STONEGATE DR	1.00	5.00
152-570-007	7731 STONEGATE DR	1.00	5.00
152-570-008	7741 STONEGATE DR	1.00	5.00
152-570-009	7751 STONEGATE DR	1.00	5.00
152-570-010	7761 STONEGATE DR	1.00	5.00
152-570-011	7771 STONEGATE DR	1.00	5.00
152-570-012	7781 STONEGATE DR	1.00	5.00
152-570-013	7791 STONEGATE DR	1.00	5.00
152-570-014	13781 AMBERVIEW PL	1.00	5.00
152-570-015	13771 AMBERVIEW PL	1.00	5.00
152-570-016	13761 AMBERVIEW PL	1.00	5.00
152-570-017	13751 AMBERVIEW PL	1.00	5.00
152-570-018	13741 AMBERVIEW PL	1.00	5.00
152-570-019	13731 AMBERVIEW PL	1.00	5.00
152-570-020	13721 AMBERVIEW PL	1.00	5.00
152-570-021	13711 AMBERVIEW PL	1.00	5.00
152-570-022	13701 AMBERVIEW PL	1.00	5.00
152-570-023	13691 AMBERVIEW PL	1.00	5.00
152-570-024	13681 AMBERVIEW PL	1.00	5.00
152-570-025	13671 AMBERVIEW PL	1.00	5.00
152-570-026	13661 AMBERVIEW PL	1.00	5.00
152-570-027	13651 AMBERVIEW PL	1.00	5.00
152-570-028	13641 AMBERVIEW PL	1.00	5.00
152-570-029	13631 AMBERVIEW PL	1.00	5.00
152-570-030	13621 AMBERVIEW PL	1.00	5.00
152-570-031	13611 AMBERVIEW PL	1.00	5.00
152-570-032	7747 COBBLE CREEK DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-570-033	7757 COBBLE CREEK DR	1.00	5.00
152-570-034	7767 COBBLE CREEK DR	1.00	5.00
152-570-035	7777 COBBLE CREEK DR	1.00	5.00
152-571-001	7792 SHADYSIDE WAY	1.00	5.00
152-571-002	7782 SHADYSIDE WAY	1.00	5.00
152-571-003	7772 SHADYSIDE WAY	1.00	5.00
152-571-004	7762 SHADYSIDE WAY	1.00	5.00
152-571-005	7742 SHADYSIDE WAY	1.00	5.00
152-571-006	7722 SHADYSIDE WAY	1.00	5.00
152-571-007	7712 SHADYSIDE WAY	1.00	5.00
152-572-001	7685 SHADYSIDE WAY	1.00	5.00
152-572-002	7695 SHADYSIDE WAY	1.00	5.00
152-572-003	7705 SHADYSIDE WAY	1.00	5.00
152-572-004	7715 SHADYSIDE WAY	1.00	5.00
152-572-005	7725 SHADYSIDE WAY	1.00	5.00
152-572-006	7735 SHADYSIDE WAY	1.00	5.00
152-572-007	7745 SHADYSIDE WAY	1.00	5.00
152-572-008	7755 SHADYSIDE WAY	1.00	5.00
152-572-009	13638 AMBERVIEW PL	1.00	5.00
152-572-010	13648 AMBERVIEW PL	1.00	5.00
152-572-011	13658 AMBERVIEW PL	1.00	5.00
152-572-012	13668 AMBERVIEW PL	1.00	5.00
152-572-013	13688 AMBERVIEW PL	1.00	5.00
152-572-014	13698 AMBERVIEW PL	1.00	5.00
152-572-015	13718 AMBERVIEW PL	1.00	5.00
152-572-016	13728 AMBERVIEW PL	1.00	5.00
152-572-017	13738 AMBERVIEW PL	1.00	5.00
152-572-018	13748 AMBERVIEW PL	1.00	5.00
152-572-019	13758 AMBERVIEW PL	1.00	5.00
152-572-020	13768 AMBERVIEW PL	1.00	5.00
152-572-021	13773 DEERPATH CIR	1.00	5.00
152-572-022	13763 DEERPATH CIR	1.00	5.00
152-572-023	13753 DEERPATH CIR	1.00	5.00
152-572-024	13743 DEERPATH CIR	1.00	5.00
152-572-025	13733 DEERPATH CIR	1.00	5.00
152-572-026	13723 DEERPATH CIR	1.00	5.00
152-572-027	13713 DEERPATH CIR	1.00	5.00
152-572-028	13703 DEERPATH CIR	1.00	5.00
152-572-029	13693 DEERPATH CIR	1.00	5.00
152-572-030	13690 DEERPATH CIR	1.00	5.00
152-572-031	13700 DEERPATH CIR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-572-032	13710 DEERPATH CIR	1.00	5.00
152-572-033	13730 DEERPATH CIR	1.00	5.00
152-572-034	13740 DEERPATH CIR	1.00	5.00
152-572-035	13750 DEERPATH CIR	1.00	5.00
152-572-036	13760 DEERPATH CIR	1.00	5.00
152-572-037	13770 DEERPATH CIR	1.00	5.00
152-572-038	13779 COLDWATER CT	1.00	5.00
152-572-039	13769 COLDWATER CT	1.00	5.00
152-572-040	13759 COLDWATER CT	1.00	5.00
152-572-041	13749 COLDWATER CT	1.00	5.00
152-572-042	13739 COLDWATER CT	1.00	5.00
152-572-043	13719 COLDWATER CT	1.00	5.00
152-572-044	13716 COLDWATER CT	1.00	5.00
152-572-045	13726 COLDWATER CT	1.00	5.00
152-572-046	13736 COLDWATER CT	1.00	5.00
152-572-047	13746 COLDWATER CT	1.00	5.00
152-572-048	13756 COLDWATER CT	1.00	5.00
152-572-049	13766 COLDWATER CT	1.00	5.00
152-572-050	13776 COLDWATER CT	1.00	5.00
183 Accounts			**$915.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EEE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-650-001	NONE	1.00	$5.00
164-650-002	NONE	1.00	5.00
164-650-003	6289 SHORTHORN DR	1.00	5.00
164-650-004	12947 SALERS CT	1.00	5.00
164-650-005	12955 SALERS CT	1.00	5.00
164-650-006	12963 SALERS CT	1.00	5.00
164-650-007	12962 SALERS CT	1.00	5.00
164-650-008	12954 SALERS CT	1.00	5.00
164-650-009	12946 SALERS CT	1.00	5.00
164-650-010	12938 SHORTHORN DR	1.00	5.00
164-650-011	12930 SHORTHORN DR	1.00	5.00
164-650-012	12922 SHORTHORN DR	1.00	5.00
164-650-013	12914 SHORTHORN DR	1.00	5.00
164-650-014	12906 SHORTHORN DR	1.00	5.00
164-651-001	12898 SHORTHORN DR	1.00	5.00
164-651-002	12890 SHORTHORN DR	1.00	5.00
164-651-003	12882 SHORTHORN DR	1.00	5.00
164-651-004	12874 SHORTHORN DR	1.00	5.00
164-651-005	12866 SHORTHORN DR	1.00	5.00
164-651-006	12858 SHORTHORN DR	1.00	5.00
164-651-007	12850 SHORTHORN DR	1.00	5.00
164-651-008	12842 SHORTHORN DR	1.00	5.00
164-651-009	12834 SHORTHORN DR	1.00	5.00
164-651-010	12826 SHORTHORN DR	1.00	5.00
164-651-011	12818 SHORTHORN DR	1.00	5.00
164-651-012	6248 HEREFORD LN	1.00	5.00
164-651-013	6256 HEREFORD LN	1.00	5.00
164-651-014	6264 HEREFORD LN	1.00	5.00
164-651-015	6272 HEREFORD LN	1.00	5.00
164-651-016	6280 HEREFORD LN	1.00	5.00
164-651-017	6288 HEREFORD LN	1.00	5.00
164-651-018	6296 HEREFORD LN	1.00	5.00
164-652-001	12830 PRAIRIE CIR	1.00	5.00
164-652-002	6293 HEREFORD LN	1.00	5.00
164-652-003	6285 HEREFORD LN	1.00	5.00
164-652-004	6277 HEREFORD LN	1.00	5.00
164-652-005	6269 HEREFORD LN	1.00	5.00
164-652-006	12829 SHORTHORN DR	1.00	5.00
164-652-007	12837 SHORTHORN DR	1.00	5.00
164-652-008	12845 SHORTHORN DR	1.00	5.00
164-652-009	12853 SHORTHORN DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone EEE

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-652-010	12861 SHORTHORN DR	1.00	5.00
164-652-011	12869 SHORTHORN DR	1.00	5.00
164-652-012	12877 SHORTHORN DR	1.00	5.00
164-652-013	12885 SHORTHORN DR	1.00	5.00
164-652-014	12893 SHORTHORN DR	1.00	5.00
164-652-015	12901 SHORTHORN DR	1.00	5.00
164-652-016	12909 SHORTHORN DR	1.00	5.00
164-652-017	12917 SHORTHORN DR	1.00	5.00
164-652-018	12925 SHORTHORN DR	1.00	5.00
164-652-019	12933 SHORTHORN DR	1.00	5.00
164-652-020	12941 SHORTHORN DR	1.00	5.00
164-652-021	12949 SHORTHORN DR	1.00	5.00
164-652-022	12957 SHORTHORN DR	1.00	5.00
164-652-023	12965 SHORTHORN DR	1.00	5.00
164-652-024	6300 SHORTHORN DR	1.00	5.00
164-652-025	6308 SHORTHORN DR	1.00	5.00
164-652-026	6307 NUFFIELD CT	1.00	5.00
164-652-027	6291 NUFFIELD CT	1.00	5.00
164-652-028	6275 NUFFIELD CT	1.00	5.00
164-652-029	6272 NUFFIELD CT	1.00	5.00
164-652-030	6288 NUFFIELD CT	1.00	5.00
164-652-031	6304 NUFFIELD CT	1.00	5.00
164-652-032	6305 NOBURY CT	1.00	5.00
164-652-033	6289 NOBURY CT	1.00	5.00
164-652-034	6273 NOBURY CT	1.00	5.00
164-652-035	6257 NOBURY CT	1.00	5.00
164-652-036	6254 NOBURY CT	1.00	5.00
164-652-037	6270 NOBURY CT	1.00	5.00
164-652-038	6286 NOBURY CT	1.00	5.00
164-652-039	6302 NOBURY CT	1.00	5.00
164-652-040	6299 CHAROLAIS CT	1.00	5.00
164-652-041	6291 CHAROLAIS CT	1.00	5.00
164-652-042	6283 CHAROLAIS CT	1.00	5.00
164-652-043	6275 CHAROLAIS CT	1.00	5.00
164-652-044	6272 CHAROLAIS CT	1.00	5.00
164-652-045	6280 CHAROLAIS CT	1.00	5.00
164-652-046	6288 CHAROLAIS CT	1.00	5.00
164-652-047	6296 CHAROLAIS CT	1.00	5.00
79 Accounts			**$395.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-250-001	6001 MILANA DR	1.00	$5.00
164-250-002	5991 MILANA DR	1.00	5.00
164-250-003	5981 MILANA DR	1.00	5.00
164-250-004	5971 MILANA DR	1.00	5.00
164-250-005	5961 MILANA DR	1.00	5.00
164-250-006	5951 MILANA DR	1.00	5.00
164-250-007	5941 MILANA DR	1.00	5.00
164-250-008	13579 CARNIVAL CT	1.00	5.00
164-250-009	13589 CARNIVAL CT	1.00	5.00
164-250-010	13599 CARNIVAL CT	1.00	5.00
164-250-011	13596 CARNIVAL CT	1.00	5.00
164-250-012	13586 CARNIVAL CT	1.00	5.00
164-250-013	13576 CARNIVAL CT	1.00	5.00
164-250-014	5911 MILANA DR	1.00	5.00
164-250-015	5901 MILANA DR	1.00	5.00
164-250-016	5891 MILANA DR	1.00	5.00
164-250-017	5881 MILANA DR	1.00	5.00
164-250-018	5871 MILANA DR	1.00	5.00
164-250-019	5861 MILANA DR	1.00	5.00
164-250-020	5851 MILANA DR	1.00	5.00
164-250-021	5841 MILANA DR	1.00	5.00
164-250-022	5831 MILANA DR	1.00	5.00
164-250-023	5821 MILANA DR	1.00	5.00
164-250-024	5811 MILANA DR	1.00	5.00
164-250-029	5848 MILANA DR	1.00	5.00
164-250-030	5858 MILANA DR	1.00	5.00
164-250-032	5801 MILANA DR	1.00	5.00
164-250-034	5838 MILANA DR	1.00	5.00
164-250-035	5828 MILANA DR	1.00	5.00
164-250-036	5818 MILANA DR	1.00	5.00
164-251-001	5878 MILANA DR	1.00	5.00
164-251-002	5888 MILANA DR	1.00	5.00
164-251-003	5898 MILANA DR	1.00	5.00
164-251-004	5908 MILANA DR	1.00	5.00
164-251-005	5918 MILANA DR	1.00	5.00
164-251-006	5928 MILANA DR	1.00	5.00
164-251-007	5938 MILANA DR	1.00	5.00
164-251-008	5948 MILANA DR	1.00	5.00
164-251-009	5958 MILANA DR	1.00	5.00
164-251-010	5968 MILANA DR	1.00	5.00
164-251-011	5978 MILANA DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-251-012	5988 MILANA DR	1.00	5.00
164-251-013	5998 MILANA DR	1.00	5.00
164-251-014	5999 MAYCREST AVE	1.00	5.00
164-251-015	5989 MAYCREST AVE	1.00	5.00
164-251-016	5979 MAYCREST AVE	1.00	5.00
164-251-017	5969 MAYCREST AVE	1.00	5.00
164-251-018	5959 MAYCREST AVE	1.00	5.00
164-251-019	5949 MAYCREST AVE	1.00	5.00
164-251-020	5939 MAYCREST AVE	1.00	5.00
164-251-021	5929 MAYCREST AVE	1.00	5.00
164-251-022	5919 MAYCREST AVE	1.00	5.00
164-251-023	5909 MAYCREST AVE	1.00	5.00
164-251-024	5899 MAYCREST AVE	1.00	5.00
164-252-001	5896 MAYCREST AVE	1.00	5.00
164-252-002	5916 MAYCREST AVE	1.00	5.00
164-252-003	5926 MAYCREST AVE	1.00	5.00
164-252-004	5946 MAYCREST AVE	1.00	5.00
164-252-005	5956 MAYCREST AVE	1.00	5.00
164-252-006	5976 MAYCREST AVE	1.00	5.00
164-252-007	5986 MAYCREST AVE	1.00	5.00
164-252-008	5996 MAYCREST AVE	1.00	5.00
164-252-009	5987 GOLDEN NECTAR CT	1.00	5.00
164-252-010	5977 GOLDEN NECTAR CT	1.00	5.00
164-252-011	5967 GOLDEN NECTAR CT	1.00	5.00
164-252-012	5957 GOLDEN NECTAR CT	1.00	5.00
164-252-013	5947 GOLDEN NECTAR CT	1.00	5.00
164-252-014	5954 GOLDEN NECTAR CT	1.00	5.00
164-252-015	5964 GOLDEN NECTAR CT	1.00	5.00
164-252-016	5974 GOLDEN NECTAR CT	1.00	5.00
164-252-017	5984 GOLDEN NECTAR CT	1.00	5.00
164-260-001	13553 CATALINA ST	1.00	5.00
164-260-002	13563 CATALINA ST	1.00	5.00
164-260-003	13573 CATALINA ST	1.00	5.00
164-260-004	13583 CATALINA ST	1.00	5.00
164-260-005	13593 CATALINA ST	1.00	5.00
164-260-006	6031 MILANA DR	1.00	5.00
164-260-007	6021 MILANA DR	1.00	5.00
164-260-008	6011 MILANA DR	1.00	5.00
164-261-001	6008 MILANA DR	1.00	5.00
164-261-002	6018 MILANA DR	1.00	5.00
164-261-003	6019 MAYCREST AVE	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-261-004	6009 MAYCREST AVE	1.00	5.00
164-262-001	6006 MAYCREST AVE	1.00	5.00
164-262-002	5997 GOLDEN NECTAR AVE	1.00	5.00
164-263-001	5994 GOLDEN NECTAR CT	1.00	5.00
164-263-002	6004 GOLDEN NECTAR CT	1.00	5.00
164-263-003	13503 CATALINA ST	1.00	5.00
164-263-004	13513 CATALINA ST	1.00	5.00
164-263-005	13523 CATALINA ST	1.00	5.00
164-263-006	13533 CATALINA ST	1.00	5.00
164-264-001	6042 CEDAR CREEK RD	1.00	5.00
164-264-002	6052 CEDAR CREEK RD	1.00	5.00
164-264-003	6062 CEDAR CREEK RD	1.00	5.00
164-264-004	6072 CEDAR CREEK RD	1.00	5.00
164-264-005	6082 CEDAR CREEK RD	1.00	5.00
164-264-006	6092 CEDAR CREEK RD	1.00	5.00
164-264-007	6097 RISINGSTAR DR	1.00	5.00
164-264-008	6087 RISINGSTAR DR	1.00	5.00
164-264-009	6077 RISINGSTAR DR	1.00	5.00
164-264-010	6067 RISINGSTAR DR	1.00	5.00
164-264-011	6057 RISINGSTAR DR	1.00	5.00
164-264-012	13584 RAINIER AVE	1.00	5.00
164-264-013	13574 RAINIER AVE	1.00	5.00
164-264-014	13564 RAINIER AVE	1.00	5.00
164-264-015	13554 RAINIER AVE	1.00	5.00
164-265-001	13534 RAINIER AVE	1.00	5.00
164-265-002	13524 RAINIER AVE	1.00	5.00
164-265-003	13514 RAINIER AVE	1.00	5.00
164-265-004	13504 RAINIER AVE	1.00	5.00
164-265-005	13494 RAINIER AVE	1.00	5.00
164-265-006	13484 RAINIER AVE	1.00	5.00
164-265-007	13474 RAINIER AVE	1.00	5.00
164-265-008	13464 RAINIER AVE	1.00	5.00
164-265-009	13454 RAINIER AVE	1.00	5.00
164-265-010	13444 RAINIER AVE	1.00	5.00
164-265-011	5930 FAIRLANE AVE	1.00	5.00
164-265-012	5940 FAIRLANE AVE	1.00	5.00
164-265-013	5950 FAIRLANE AVE	1.00	5.00
164-265-014	5960 FAIRLANE AVE	1.00	5.00
164-265-015	5970 FAIRLANE AVE	1.00	5.00
164-265-016	5980 FAIRLANE AVE	1.00	5.00
164-265-017	5990 FAIRLANE AVE	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-265-018	6000 FAIRLANE AVE	1.00	5.00
164-266-001	13457 RAINIER AVE	1.00	5.00
164-266-002	13467 RAINIER AVE	1.00	5.00
164-266-003	13487 RAINIER AVE	1.00	5.00
164-266-004	13497 RAINIER AVE	1.00	5.00
164-266-005	13507 RAINIER AVE	1.00	5.00
164-266-006	13517 RAINIER AVE	1.00	5.00
164-266-007	13527 RAINIER AVE	1.00	5.00
164-266-008	13537 RAINIER AVE	1.00	5.00
164-266-009	13547 RAINIER AVE	1.00	5.00
164-266-010	13557 RAINIER AVE	1.00	5.00
164-266-011	13567 RAINIER AVE	1.00	5.00
164-266-012	13577 RAINIER AVE	1.00	5.00
164-266-013	6084 RISINGSTAR DR	1.00	5.00
164-266-014	6094 RISINGSTAR AVE	1.00	5.00
164-266-015	6099 EL DORADO DR	1.00	5.00
164-266-016	13552 BRYSON AVE	1.00	5.00
164-266-017	13542 BRYSON AVE	1.00	5.00
164-266-018	13532 BRYSON AVE	1.00	5.00
164-266-019	13522 BRYSON AVE	1.00	5.00
164-266-020	13512 BRYSON AVE	1.00	5.00
164-266-021	13502 BRYSON AVE	1.00	5.00
164-266-022	13492 BRYSON AVE	1.00	5.00
164-266-023	13482 BRYSON AVE	1.00	5.00
164-266-024	13472 BRYSON AVE	1.00	5.00
164-266-025	13462 BRYSON AVE	1.00	5.00
164-267-001	5973 FAIRLANE AVE	1.00	5.00
164-267-002	13485 BRYSON AVE	1.00	5.00
164-267-003	13495 BRYSON AVE	1.00	5.00
164-267-004	13505 BRYSON AVE	1.00	5.00
164-267-005	13515 BRYSON AVE	1.00	5.00
164-267-006	13525 BRYSON AVE	1.00	5.00
164-267-007	13535 BRYSON AVE	1.00	5.00
164-267-008	5993 FAIRLANE AVE	1.00	5.00
164-267-009	5983 FAIRLANE AVE	1.00	5.00
164-270-001	6010 FAIRLANE AVE	1.00	5.00
164-270-002	6020 FAIRLANE AVE	1.00	5.00
164-270-003	6030 FAIRLANE AVE	1.00	5.00
164-270-004	6040 FAIRLANE AVE	1.00	5.00
164-270-005	6050 FAIRLANE AVE	1.00	5.00
164-270-006	6060 FAIRLANE AVE	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-270-007	13448 FALLINGSTAR CT	1.00	5.00
164-270-008	13438 FALLINGSTAR CT	1.00	5.00
164-270-009	13428 FALLINGSTAR CT	1.00	5.00
164-270-010	13421 FALLINGSTAR CT	1.00	5.00
164-270-011	13431 FALLINGSTAR CT	1.00	5.00
164-270-012	13441 FALLINGSTAR CT	1.00	5.00
164-270-013	13451 FALLINGSTAR CT	1.00	5.00
164-270-014	6090 FAIRLANE AVE	1.00	5.00
164-270-015	6100 FAIRLANE AVE	1.00	5.00
164-270-016	6110 FAIRLANE AVE	1.00	5.00
164-270-017	6120 FAIRLANE AVE	1.00	5.00
164-270-018	6130 FAIRLANE AVE	1.00	5.00
164-270-019	6140 FAIRLANE AVE	1.00	5.00
164-270-020	6150 FAIRLANE AVE	1.00	5.00
164-270-021	6160 FAIRLANE AVE	1.00	5.00
164-270-022	6170 FAIRLANE AVE	1.00	5.00
164-270-023	6180 FAIRLANE AVE	1.00	5.00
164-270-024	6190 FAIRLANE AVE	1.00	5.00
164-270-025	6187 RISINGSTAR DR	1.00	5.00
164-270-026	6177 RISINGSTAR DR	1.00	5.00
164-270-027	6167 RISINGSTAR DR	1.00	5.00
164-270-028	6162 CEDAR CREEK RD	1.00	5.00
164-270-029	6172 CEDAR CREEK RD	1.00	5.00
164-270-030	6182 CEDAR CREEK RD	1.00	5.00
164-270-031	6192 CEDAR CREEK RD	1.00	5.00
164-271-001	6102 CEDAR CREEK RD	1.00	5.00
164-271-002	6112 CEDAR CREEK RD	1.00	5.00
164-271-003	6122 CEDAR CREEK RD	1.00	5.00
164-271-004	6132 CEDAR CREEK RD	1.00	5.00
164-271-005	6142 CEDAR CREEK RD	1.00	5.00
164-271-006	6147 RISINGSTAR DR	1.00	5.00
164-271-007	6137 RISINGSTAR DR	1.00	5.00
164-271-008	6127 RISINGSTAR DR	1.00	5.00
164-271-009	6117 RISINGSTAR DR	1.00	5.00
164-271-010	6107 RISINGSTAR DR	1.00	5.00
164-272-001	6104 RISINGSTAR DR	1.00	5.00
164-272-002	6114 RISINGSTAR DR	1.00	5.00
164-272-003	6124 RISINGSTAR DR	1.00	5.00
164-272-004	6134 RISINGSTAR DR	1.00	5.00
164-272-005	6144 RISINGSTAR DR	1.00	5.00
164-272-006	6154 RISINGSTAR DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone F

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-272-007	6164 RISINGSTAR DR	1.00	5.00
164-272-008	6174 RISINGSTAR DR	1.00	5.00
164-272-009	6179 EL DORADO DR	1.00	5.00
164-272-010	6169 EL DORADO DR	1.00	5.00
164-272-011	6159 EL DORADO DR	1.00	5.00
164-272-012	6149 EL DORADO DR	1.00	5.00
164-272-013	6139 EL DORADO DR	1.00	5.00
164-272-014	6129 EL DORADO DR	1.00	5.00
164-272-015	6119 EL DORADO DR	1.00	5.00
164-272-016	6109 EL DORADO DR	1.00	5.00
164-273-001	6116 EL DORADO DR	1.00	5.00
164-273-002	6126 EL DORADO DR	1.00	5.00
164-273-003	6136 EL DORADO DR	1.00	5.00
164-273-004	6146 EL DORADO DR	1.00	5.00
164-273-005	6156 EL DORADO DR	1.00	5.00
164-273-006	6166 EL DORADO DR	1.00	5.00
164-273-007	6176 EL DORADO DR	1.00	5.00
164-273-008	6181 ROYAL DIAMOND CT	1.00	5.00
164-273-009	6171 ROYAL DIAMOND CT	1.00	5.00
164-273-010	6161 ROYAL DIAMOND CT	1.00	5.00
164-273-011	6151 ROYAL DIAMOND CT	1.00	5.00
164-273-012	6141 ROYAL DIAMOND CT	1.00	5.00
164-273-013	6131 ROYAL DIAMOND CT	1.00	5.00
164-273-014	6121 ROYAL DIAMOND CT	1.00	5.00
164-273-015	6111 ROYAL DIAMOND CT	1.00	5.00
164-273-016	6108 ROYAL DIAMOND CT	1.00	5.00
164-273-017	6118 ROYAL DIAMOND CT	1.00	5.00
164-273-018	6128 ROYAL DIAMOND CT	1.00	5.00
164-273-019	6138 ROYAL DIAMOND CT	1.00	5.00
164-273-020	6148 ROYAL DIAMOND CT	1.00	5.00
164-273-021	6158 ROYAL DIAMOND CT	1.00	5.00
164-273-022	6083 FAIRLANE AVE	1.00	5.00
164-273-023	6073 FAIRLANE AVE	1.00	5.00
164-273-024	6063 FAIRLANE AVE	1.00	5.00
164-273-025	6053 FAIRLANE AVE	1.00	5.00
164-273-026	6043 FAIRLANE AVE	1.00	5.00
164-273-027	6033 FAIRLANE AVE	1.00	5.00
164-273-028	6023 FAIRLANE AVE	1.00	5.00
164-273-029	6013 FAIRLANE AVE	1.00	5.00
244 Accounts			**$1,220.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-380-003	6249 BAY ST	1.00	$5.00
164-380-004	6239 BAY ST	1.00	5.00
164-380-005	6229 BAY ST	1.00	5.00
164-380-006	6219 BAY ST	1.00	5.00
164-380-007	13148 JARDENE ST	1.00	5.00
164-460-001	6233 HAZEL ST	1.00	5.00
164-460-002	13261 HEATHER LEE ST	1.00	5.00
164-460-003	13271 HEATHER LEE ST	1.00	5.00
164-460-004	13281 HEATHER LEE ST	1.00	5.00
164-460-005	13291 HEATHER LEE ST	1.00	5.00
164-460-006	13301 HEATHER LEE ST	1.00	5.00
164-460-007	13311 HEATHER LEE ST	1.00	5.00
164-461-001	13331 HEATHER LEE ST	1.00	5.00
164-461-002	13341 HEATHER LEE ST	1.00	5.00
164-461-003	13351 HEATHER LEE ST	1.00	5.00
164-461-004	13361 HEATHER LEE ST	1.00	5.00
164-461-005	13371 HEATHER LEE ST	1.00	5.00
164-461-006	13381 HEATHER LEE ST	1.00	5.00
164-461-007	13388 HEATHER LEE ST	1.00	5.00
164-461-008	13378 HEATHER LEE ST	1.00	5.00
164-461-009	13358 HEATHER LEE ST	1.00	5.00
164-461-010	13348 HEATHER LEE ST	1.00	5.00
164-461-011	13338 HEATHER LEE ST	1.00	5.00
164-461-012	13328 HEATHER LEE ST	1.00	5.00
164-461-013	13318 HEATHER LEE ST	1.00	5.00
164-461-014	13308 HEATHER LEE ST	1.00	5.00
164-461-015	13298 HEATHER LEE ST	1.00	5.00
164-461-016	13288 HEATHER LEE ST	1.00	5.00
164-461-017	13278 HEATHER LEE ST	1.00	5.00
164-461-018	13268 HEATHER LEE ST	1.00	5.00
164-461-019	13258 HEATHER LEE ST	1.00	5.00
164-461-020	13248 HEATHER LEE ST	1.00	5.00
164-461-021	13238 HEATHER LEE ST	1.00	5.00
164-461-022	13228 HEATHER LEE ST	1.00	5.00
164-461-023	6220 HAZEL ST	1.00	5.00
164-461-024	6230 HAZEL ST	1.00	5.00
164-461-025	6245 MULAN ST	1.00	5.00
164-461-026	6235 MULAN ST	1.00	5.00
164-461-027	6225 MULAN ST	1.00	5.00
164-461-028	6215 MULAN ST	1.00	5.00
164-462-001	6212 MULAN ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-462-002	6222 MULAN ST	1.00	5.00
164-462-003	6232 MULAN ST	1.00	5.00
164-462-004	6242 MULAN ST	1.00	5.00
164-470-001	13104 SNOWDROP ST	1.00	5.00
164-470-002	13094 SNOWDROP ST	1.00	5.00
164-470-003	6575 HOLLIS ST	1.00	5.00
164-470-004	6565 HOLLIS ST	1.00	5.00
164-470-005	6555 HOLLIS ST	1.00	5.00
164-470-006	6545 HOLLIS ST	1.00	5.00
164-470-007	6535 HOLLIS ST	1.00	5.00
164-470-008	6525 HOLLIS ST	1.00	5.00
164-470-009	6522 HOLLIS ST	1.00	5.00
164-470-010	6532 HOLLIS ST	1.00	5.00
164-470-011	6542 HOLLIS ST	1.00	5.00
164-470-012	6552 HOLLIS ST	1.00	5.00
164-470-013	6562 HOLLIS ST	1.00	5.00
164-470-014	6572 HOLLIS ST	1.00	5.00
164-470-015	6582 HOLLIS ST	1.00	5.00
164-470-016	6592 HOLLIS ST	1.00	5.00
164-470-017	6602 HOLLIS ST	1.00	5.00
164-470-018	6603 ACEY ST	1.00	5.00
164-470-019	6593 ACEY ST	1.00	5.00
164-470-020	6583 ACEY ST	1.00	5.00
164-470-021	6573 ACEY ST	1.00	5.00
164-470-022	6563 ACEY ST	1.00	5.00
164-470-023	6553 ACEY ST	1.00	5.00
164-470-024	6543 ACEY ST	1.00	5.00
164-470-025	6533 ACEY ST	1.00	5.00
164-470-026	6523 ACEY ST	1.00	5.00
164-470-027	6513 ACEY ST	1.00	5.00
164-470-028	6503 ACEY ST	1.00	5.00
164-470-029	6426 WHITELILY ST	1.00	5.00
164-470-030	6436 WHITELILY ST	1.00	5.00
164-470-031	6446 WHITELILY ST	1.00	5.00
164-470-032	6456 WHITELILY ST	1.00	5.00
164-470-033	6476 WHITELILY ST	1.00	5.00
164-471-001	6500 ACEY ST	1.00	5.00
164-471-002	6510 ACEY ST	1.00	5.00
164-471-003	6520 ACEY ST	1.00	5.00
164-471-004	6530 ACEY ST	1.00	5.00
164-471-005	6540 ACEY ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-471-006	6550 ACEY ST	1.00	5.00
164-471-007	6560 ACEY ST	1.00	5.00
164-471-008	6570 ACEY ST	1.00	5.00
164-471-009	6580 ACEY ST	1.00	5.00
164-471-010	6590 ACEY ST	1.00	5.00
164-471-011	6600 ACEY ST	1.00	5.00
164-471-012	6610 ACEY ST	1.00	5.00
164-471-013	6620 ACEY ST	1.00	5.00
164-471-014	13027 SNOWDROP ST	1.00	5.00
164-471-015	13037 SNOWDROP ST	1.00	5.00
164-471-016	13047 SNOWDROP ST	1.00	5.00
164-471-017	13057 SNOWDROP ST	1.00	5.00
164-471-018	13067 SNOWDROP ST	1.00	5.00
164-480-001	6469 WHITELILY ST	1.00	5.00
164-480-002	6459 WHITELILY ST	1.00	5.00
164-480-003	6449 WHITELILY ST	1.00	5.00
164-480-004	6439 WHITELILY ST	1.00	5.00
164-480-005	6429 WHITELILY ST	1.00	5.00
164-480-006	6419 WHITELILY ST	1.00	5.00
164-480-007	6409 WHITELILY ST	1.00	5.00
164-480-008	6342 LOTUS ST	1.00	5.00
164-480-009	6352 LOTUS ST	1.00	5.00
164-480-010	6362 LOTUS ST	1.00	5.00
164-480-011	6372 LOTUS ST	1.00	5.00
164-480-012	6382 LOTUS ST	1.00	5.00
164-480-013	6392 LOTUS ST	1.00	5.00
164-480-014	6402 LOTUS ST	1.00	5.00
164-481-001	6345 LOTUS ST	1.00	5.00
164-481-002	6355 LOTUS ST	1.00	5.00
164-481-003	6365 LOTUS ST	1.00	5.00
164-481-004	6375 LOTUS ST	1.00	5.00
164-481-005	6385 LOTUS ST	1.00	5.00
164-481-006	6395 LOTUS ST	1.00	5.00
164-481-007	6397 LOTUS ST	1.00	5.00
164-481-008	6344 KAISHA ST	1.00	5.00
164-481-009	6334 KAISHA ST	1.00	5.00
164-481-010	6324 KAISHA ST	1.00	5.00
164-481-011	6314 KAISHA ST	1.00	5.00
164-481-012	6304 KAISHA ST	1.00	5.00
164-481-013	6294 KAISHA ST	1.00	5.00
164-481-014	6284 KAISHA ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-481-015	6274 KAISHA ST	1.00	5.00
164-482-001	6337 KAISHA ST	1.00	5.00
164-482-002	6327 KAISHA ST	1.00	5.00
164-482-003	6317 KAISHA ST	1.00	5.00
164-482-004	6307 KAISHA ST	1.00	5.00
164-482-005	6297 KAISHA ST	1.00	5.00
164-482-006	6287 KAISHA ST	1.00	5.00
164-482-007	6277 KAISHA ST	1.00	5.00
164-482-008	6267 KAISHA ST	1.00	5.00
164-482-009	6257 KAISHA ST	1.00	5.00
164-482-010	6400 ACEY ST	1.00	5.00
164-482-011	6410 ACEY ST	1.00	5.00
164-482-012	6420 ACEY ST	1.00	5.00
164-482-013	6430 ACEY ST	1.00	5.00
164-482-014	6440 ACEY ST	1.00	5.00
164-482-015	6450 ACEY ST	1.00	5.00
164-482-016	6460 ACEY ST	1.00	5.00
164-482-017	6470 ACEY ST	1.00	5.00
164-482-018	6480 ACEY ST	1.00	5.00
164-482-019	6300 PEACH BLOSSOM ST	1.00	5.00
164-482-020	6290 PEACH BLOSSOM ST	1.00	5.00
164-482-021	6280 PEACH BLOSSOM ST	1.00	5.00
164-482-022	6270 PEACH BLOSSOM ST	1.00	5.00
164-482-023	6260 PEACH BLOSSOM ST	1.00	5.00
164-482-024	6250 PEACH BLOSSOM ST	1.00	5.00
164-482-025	6240 PEACH BLOSSOM ST	1.00	5.00
164-482-026	6230 PEACH BLOSSOM ST	1.00	5.00
164-482-027	6220 PEACH BLOSSOM ST	1.00	5.00
164-482-028	6210 PEACH BLOSSOM ST	1.00	5.00
164-482-029	6200 PEACH BLOSSOM ST	1.00	5.00
164-490-001	6370 COSMOS ST	1.00	5.00
164-490-002	6360 COSMOS ST	1.00	5.00
164-490-003	6350 COSMOS ST	1.00	5.00
164-490-004	6340 COSMOS ST	1.00	5.00
164-490-005	6330 COSMOS ST	1.00	5.00
164-490-006	6320 COSMOS ST	1.00	5.00
164-490-007	6310 COSMOS ST	1.00	5.00
164-490-008	6300 COSMOS ST	1.00	5.00
164-490-009	6290 COSMOS ST	1.00	5.00
164-490-010	6280 COSMOS ST	1.00	5.00
164-490-011	6270 COSMOS ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-490-012	6260 COSMOS ST	1.00	5.00
164-490-013	6250 COSMOS ST	1.00	5.00
164-490-014	6240 COSMOS ST	1.00	5.00
164-490-015	6230 COSMOS ST	1.00	5.00
164-490-016	6214 TANCY ST	1.00	5.00
164-490-017	6204 TANCY ST	1.00	5.00
164-490-018	6207 TANCY ST	1.00	5.00
164-490-019	6217 TANCY ST	1.00	5.00
164-490-020	6227 TANCY ST	1.00	5.00
164-490-021	13048 JARDENE ST	1.00	5.00
164-490-022	13058 JARDENE ST	1.00	5.00
164-490-023	13068 JARDENE ST	1.00	5.00
164-490-024	13078 JARDENE ST	1.00	5.00
164-490-025	13088 JARDENE ST	1.00	5.00
164-490-026	13098 JARDENE ST	1.00	5.00
164-490-027	13108 JARDENE ST	1.00	5.00
164-490-028	13118 JARDENE ST	1.00	5.00
164-490-029	13128 JARDENE ST	1.00	5.00
164-490-030	13138 JARDENE ST	1.00	5.00
164-491-001	13131 JARDENE ST	1.00	5.00
164-491-002	13121 JARDENE ST	1.00	5.00
164-491-003	13111 JARDENE ST	1.00	5.00
164-491-004	13101 JARDENE ST	1.00	5.00
164-491-005	13091 JARDENE ST	1.00	5.00
164-491-006	13081 JARDENE ST	1.00	5.00
164-491-007	13071 JARDENE ST	1.00	5.00
164-491-008	13061 JARDENE ST	1.00	5.00
164-491-009	13051 JARDENE ST	1.00	5.00
164-491-010	13041 JARDENE ST	1.00	5.00
164-491-011	13031 JARDENE ST	1.00	5.00
164-491-012	6233 COSMOS ST	1.00	5.00
164-491-013	6253 COSMOS ST	1.00	5.00
164-491-014	6263 COSMOS ST	1.00	5.00
164-491-015	6273 COSMOS ST	1.00	5.00
164-491-016	6283 COSMOS ST	1.00	5.00
164-491-017	6293 COSMOS ST	1.00	5.00
164-491-018	6303 COSMOS ST	1.00	5.00
164-491-019	6313 COSMOS ST	1.00	5.00
164-491-020	6323 COSMOS ST	1.00	5.00
164-491-021	6333 COSMOS ST	1.00	5.00
164-491-022	6343 COSMOS ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-491-023	6353 COSMOS ST	1.00	5.00
164-491-024	6363 COSMOS ST	1.00	5.00
164-491-025	6373 COSMOS ST	1.00	5.00
164-491-026	6374 LYNDSEY ST	1.00	5.00
164-491-027	6364 LYNDSEY ST	1.00	5.00
164-491-028	6354 LYNDSEY ST	1.00	5.00
164-491-029	6344 LYNDSEY ST	1.00	5.00
164-491-030	6334 LYNDSEY ST	1.00	5.00
164-491-031	6324 LYNDSEY ST	1.00	5.00
164-491-032	6314 LYNDSEY ST	1.00	5.00
164-491-033	6304 LYNDSEY ST	1.00	5.00
164-491-034	6294 LYNDSEY ST	1.00	5.00
164-491-035	6284 LYNDSEY ST	1.00	5.00
164-491-036	6274 LYNDSEY ST	1.00	5.00
164-491-037	6264 LYNDSEY ST	1.00	5.00
164-491-038	6254 LYNDSEY ST	1.00	5.00
164-491-039	13070 LAVONDA ST	1.00	5.00
164-491-040	13080 LAVONDA ST	1.00	5.00
164-491-041	13090 LAVONDA ST	1.00	5.00
164-491-042	13100 LAVONDA ST	1.00	5.00
164-491-043	13110 LAVONDA ST	1.00	5.00
164-492-001	13103 LAVONDA ST	1.00	5.00
164-492-002	13093 LAVONDA ST	1.00	5.00
164-492-003	6267 LYNDSEY ST	1.00	5.00
164-492-004	6277 LYNDSEY ST	1.00	5.00
164-492-005	6287 LYNDSEY ST	1.00	5.00
164-492-006	6297 LYNDSEY ST	1.00	5.00
164-492-007	6307 LYNDSEY ST	1.00	5.00
164-492-008	6317 LYNDSEY ST	1.00	5.00
164-492-009	6327 LYNDSEY ST	1.00	5.00
164-492-010	6337 LYNDSEY ST	1.00	5.00
164-492-011	6347 LYNDSEY ST	1.00	5.00
164-492-012	6357 LYNDSEY ST	1.00	5.00
164-492-013	6367 LYNDSEY ST	1.00	5.00
239 Accounts			**$1,195.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-690-001	14398 CHERRY CREEK CIR	1.00	$5.00
130-690-002	14392 CHERRY CREEK CIR	1.00	5.00
130-690-003	14386 CHERRY CREEK CIR	1.00	5.00
130-690-004	14380 CHERRY CREEK CIR	1.00	5.00
130-690-005	14374 CHERRY CREEK CIR	1.00	5.00
130-690-006	14368 CHERRY CREEK CIR	1.00	5.00
130-690-007	14362 CHERRY CREEK CIR	1.00	5.00
130-690-008	14356 CHERRY CREEK CIR	1.00	5.00
130-690-009	14350 CHERRY CREEK CIR	1.00	5.00
130-690-010	14344 CHERRY CREEK CIR	1.00	5.00
130-690-011	14346 SUNNY BROOK LN	1.00	5.00
130-690-012	14334 SUNNY BROOK LN	1.00	5.00
130-690-013	14322 SUNNY BROOK LN	1.00	5.00
130-690-014	14310 SUNNY BROOK LN	1.00	5.00
130-691-001	8273 GAMEBIRD ST	1.00	5.00
130-691-002	8265 GAMEBIRD ST	1.00	5.00
130-691-003	8257 GAMEBIRD ST	1.00	5.00
130-691-004	8249 GAMEBIRD ST	1.00	5.00
130-691-005	8241 GAMEBIRD ST	1.00	5.00
130-691-006	8233 GAMEBIRD ST	1.00	5.00
130-691-007	8225 GAMEBIRD ST	1.00	5.00
130-691-008	8217 GAMEBIRD ST	1.00	5.00
130-691-009	14332 CHERRY CREEK CIR	1.00	5.00
130-691-010	14326 CHERRY CREEK CIR	1.00	5.00
130-691-011	14320 CHERRY CREEK CIR	1.00	5.00
130-691-012	14314 CHERRY CREEK CIR	1.00	5.00
130-691-013	14308 CHERRY CREEK CIR	1.00	5.00
130-691-014	14302 CHERRY CREEK CIR	1.00	5.00
130-700-001	14292 SUNNY BROOK LN	1.00	5.00
130-700-002	14280 SUNNY BROOK LN	1.00	5.00
130-700-003	14268 SUNNY BROOK LN	1.00	5.00
130-700-004	14256 SUNNY BROOK LN	1.00	5.00
130-700-005	14244 SUNNY BROOK LN	1.00	5.00
130-700-006	14232 SUNNY BROOK LN	1.00	5.00
130-700-007	14220 SUNNY BROOK LN	1.00	5.00
130-700-008	8210 ANGELINE FALLS WAY	1.00	5.00
130-700-009	8218 ANGELINE FALLS WAY	1.00	5.00
130-700-010	8226 ANGELINE FALLS WAY	1.00	5.00
130-700-011	8234 ANGELINE FALLS WAY	1.00	5.00
130-700-012	8242 ANGELINE FALLS WAY	1.00	5.00
130-700-013	8250 ANGELINE FALLS WAY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-700-014	8258 ANGELINE FALLS WAY	1.00	5.00
130-700-015	8266 ANGELINE FALLS WAY	1.00	5.00
130-700-016	8274 ANGELINE FALLS WAY	1.00	5.00
130-700-017	8277 ANGELINE FALLS WAY	1.00	5.00
130-700-018	8269 ANGELINE FALLS WAY	1.00	5.00
130-700-019	8261 ANGELINE FALLS WAY	1.00	5.00
130-700-020	8264 PEBBLE CREEK DR	1.00	5.00
130-700-021	8272 PEBBLE CREEK DR	1.00	5.00
130-700-022	8280 PEBBLE CREEK DR	1.00	5.00
130-701-001	8245 ANGELINE FALLS WAY	1.00	5.00
130-701-002	8237 ANGELINE FALLS WAY	1.00	5.00
130-701-003	8229 ANGELINE FALLS WAY	1.00	5.00
130-701-004	8221 ANGELINE FALLS WAY	1.00	5.00
130-701-005	8224 PEBBLE CREEK DR	1.00	5.00
130-701-006	8232 PEBBLE CREEK DR	1.00	5.00
130-701-007	8240 PEBBLE CREEK DR	1.00	5.00
130-701-008	8248 PEBBLE CREEK DR	1.00	5.00
130-702-001	8275 PEBBLE CREEK DR	1.00	5.00
130-702-002	8267 PEBBLE CREEK DR	1.00	5.00
130-702-003	8259 PEBBLE CREEK DR	1.00	5.00
130-702-004	8251 PEBBLE CREEK DR	1.00	5.00
130-702-005	8243 PEBBLE CREEK DR	1.00	5.00
130-702-006	8235 PEBBLE CREEK DR	1.00	5.00
130-702-007	8227 PEBBLE CREEK DR	1.00	5.00
130-702-008	8219 PEBBLE CREEK DR	1.00	5.00
130-702-009	8222 GAMEBIRD ST	1.00	5.00
130-702-010	8230 GAMEBIRD ST	1.00	5.00
130-702-011	8238 GAMEBIRD ST	1.00	5.00
130-702-012	8246 GAMEBIRD ST	1.00	5.00
130-702-013	8254 GAMEBIRD ST	1.00	5.00
130-702-014	8262 GAMEBIRD ST	1.00	5.00
130-702-015	8270 GAMEBIRD ST	1.00	5.00
130-702-016	8278 GAMEBIRD ST	1.00	5.00
130-710-001	14311 ROLLING STREAM PL	1.00	5.00
130-710-002	14303 ROLLING STREAM PL	1.00	5.00
130-710-003	14295 ROLLING STREAM PL	1.00	5.00
130-711-001	8337 DEW DROP CT	1.00	5.00
130-711-002	8329 DEW DROP CT	1.00	5.00
130-711-003	8321 DEW DROP CT	1.00	5.00
130-711-004	8313 DEW DROP CT	1.00	5.00
130-711-005	8305 DEW DROP CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-711-006	14290 CHERRY CREEK CIR	1.00	5.00
130-711-007	14284 CHERRY CREEK CIR	1.00	5.00
130-711-008	14278 CHERRY CREEK CIR	1.00	5.00
130-711-009	14272 CHERRY CREEK CIR	1.00	5.00
130-712-002	8302 DEW DROP CT	1.00	5.00
130-712-003	8310 DEW DROP CT	1.00	5.00
130-712-004	8318 DEW DROP CT	1.00	5.00
130-712-005	8326 DEW DROP CT	1.00	5.00
130-712-006	8334 DEW DROP CT	1.00	5.00
130-712-007	8342 DEW DROP CT	1.00	5.00
130-712-008	8367 FISKE DR	1.00	5.00
130-712-009	8359 FISKE DR	1.00	5.00
130-712-010	8351 FISKE DR	1.00	5.00
130-712-011	8343 FISKE DR	1.00	5.00
130-712-012	8327 FISKE DR	1.00	5.00
130-712-013	8319 FISKE DR	1.00	5.00
130-712-014	8311 FISKE DR	1.00	5.00
130-712-015	8308 FISKE DR	1.00	5.00
130-712-016	8316 FISKE DR	1.00	5.00
130-712-017	8324 FISKE DR	1.00	5.00
130-712-018	8332 FISKE DR	1.00	5.00
130-712-019	8340 FISKE DR	1.00	5.00
130-712-020	8348 FISKE DR	1.00	5.00
130-712-021	8364 FISKE DR	1.00	5.00
130-712-022	14252 ROLLING STREAM PL	1.00	5.00
130-712-023	14236 ROLLING STREAM PL	1.00	5.00
130-712-024	14228 ROLLING STREAM PL	1.00	5.00
130-712-025	14220 ROLLING STREAM PL	1.00	5.00
130-712-026	14212 ROLLING STREAM PL	1.00	5.00
130-712-027	14207 ROLLING STREAM PL	1.00	5.00
130-712-028	14215 ROLLING STREAM PL	1.00	5.00
130-712-029	14223 ROLLING STREAM PL	1.00	5.00
130-712-030	14231 ROLLING STREAM PL	1.00	5.00
130-712-031	14238 SHADY CREEK CIR	1.00	5.00
130-712-032	14230 SHADY CREEK CIR	1.00	5.00
130-712-033	14222 SHADY CREEK CIR	1.00	5.00
130-712-034	14233 SHADY CREEK CIR	1.00	5.00
130-712-035	14241 SHADY CREEK CIR	1.00	5.00
130-712-036	14263 ROLLING STREAM PL	1.00	5.00
130-712-037	14271 ROLLING STREAM PL	1.00	5.00
130-712-038	14279 ROLLING STREAM PL	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-720-001	8350 DEW DROP CT	1.00	5.00
130-720-002	8358 DEW DROP CT	1.00	5.00
130-720-003	8366 DEW DROP CT	1.00	5.00
130-720-004	8374 DEW DROP CT	1.00	5.00
130-720-005	8382 DEW DROP CT	1.00	5.00
130-720-006	8398 DEW DROP CT	1.00	5.00
130-720-007	8393 DEW DROP CT	1.00	5.00
130-720-008	8385 DEW DROP CT	1.00	5.00
130-720-009	8377 DEW DROP CT	1.00	5.00
130-720-010	8369 DEW DROP CT	1.00	5.00
130-720-011	8361 DEW DROP CT	1.00	5.00
130-720-012	8353 DEW DROP CT	1.00	5.00
130-720-013	14260 CHERRY CREEK CIR	1.00	5.00
130-720-014	14254 CHERRY CREEK CIR	1.00	5.00
130-720-015	14248 CHERRY CREEK CIR	1.00	5.00
130-720-016	14242 CHERRY CREEK CIR	1.00	5.00
130-720-017	14236 CHERRY CREEK CIR	1.00	5.00
130-720-018	14230 CHERRY CREEK CIR	1.00	5.00
130-720-019	14337 FERN CREEK CT	1.00	5.00
130-720-020	14349 FERN CREEK CT	1.00	5.00
130-720-021	14361 FERN CREEK CT	1.00	5.00
130-720-022	14373 FERN CREEK CT	1.00	5.00
130-720-023	14385 FERN CREEK CT	1.00	5.00
130-720-024	14397 FERN CREEK CT	1.00	5.00
130-720-025	14409 FERN CREEK CT	1.00	5.00
130-720-026	14421 FERN CREEK CT	1.00	5.00
130-720-027	14433 FERN CREEK CT	1.00	5.00
130-720-028	14430 FERN CREEK CT	1.00	5.00
130-720-029	14418 FERN CREEK CT	1.00	5.00
130-720-030	14394 FERN CREEK CT	1.00	5.00
130-720-031	14382 FERN CREEK CT	1.00	5.00
130-720-032	14218 CHERRY CREEK CIR	1.00	5.00
130-720-033	14212 CHERRY CREEK CIR	1.00	5.00
130-720-034	14206 CHERRY CREEK CIR	1.00	5.00
130-720-035	14200 CHERRY CREEK CIR	1.00	5.00
130-730-001	8288 IVY SPRINGS CT	1.00	5.00
130-730-002	8276 IVY SPRINGS CT	1.00	5.00
130-730-003	8264 IVY SPRINGS CT	1.00	5.00
130-730-004	8252 IVY SPRINGS CT	1.00	5.00
130-730-005	8240 IVY SPRINGS CT	1.00	5.00
130-730-006	8228 IVY SPRINGS CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-730-007	8216 IVY SPRINGS CT	1.00	5.00
130-730-008	8204 IVY SPRINGS CT	1.00	5.00
130-730-009	14460 MEADOWBROOK LN	1.00	5.00
130-730-010	14472 MEADOWBROOK LN	1.00	5.00
130-730-011	14484 MEADOWBROOK LN	1.00	5.00
130-730-012	14496 MEADOWBROOK LN	1.00	5.00
130-730-013	14508 MEADOWBROOK LN	1.00	5.00
130-730-014	14520 MEADOWBROOK LN	1.00	5.00
130-730-015	14532 MEADOWBROOK LN	1.00	5.00
130-730-016	14544 MEADOWBROOK LN	1.00	5.00
130-730-017	14556 MEADOWBROOK LN	1.00	5.00
130-730-018	14568 MEADOWBROOK LN	1.00	5.00
130-730-019	14580 MEADOWBROOK LN	1.00	5.00
130-730-020	14592 MEADOWBROOK LN	1.00	5.00
130-730-021	14604 MEADOWBROOK LN	1.00	5.00
130-730-022	14616 MEADOWBROOK LN	1.00	5.00
130-730-023	8209 BROOKSHIRE CT	1.00	5.00
130-730-024	8221 BROOKSHIRE CT	1.00	5.00
130-730-025	8233 BROOKSHIRE CT	1.00	5.00
130-730-026	8245 BROOKSHIRE CT	1.00	5.00
130-730-027	8257 BROOKSHIRE CT	1.00	5.00
130-730-028	8297 FALL CREEK DR	1.00	5.00
130-730-029	8303 FALL CREEK DR	1.00	5.00
130-730-030	8266 BROOKSHIRE CT	1.00	5.00
130-730-031	8242 BROOKSHIRE CT	1.00	5.00
130-730-032	8230 BROOKSHIRE CT	1.00	5.00
130-730-033	8218 BROOKSHIRE CT	1.00	5.00
130-730-034	8208 BROOKSHIRE CT	1.00	5.00
130-730-035	8211 ALDER BROOK LN	1.00	5.00
130-730-036	8233 ALDER BROOK LN	1.00	5.00
130-730-037	8235 ALDER BROOK LN	1.00	5.00
130-730-038	8283 FALL CREEK DR	1.00	5.00
130-730-039	8212 LOST RIVER RD	1.00	5.00
130-730-040	8224 LOST RIVER RD	1.00	5.00
130-730-041	8236 LOST RIVER RD	1.00	5.00
130-730-042	8248 LOST RIVER RD	1.00	5.00
130-730-043	8260 LOST RIVER RD	1.00	5.00
130-730-044	8272 LOST RIVER RD	1.00	5.00
130-730-045	8284 LOST RIVER RD	1.00	5.00
130-730-046	8219 IVY SPRINGS CT	1.00	5.00
130-730-047	8231 IVY SPRINGS CT	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-730-048	8243 IVY SPRINGS CT	1.00	5.00
130-730-049	8255 IVY SPRINGS CT	1.00	5.00
130-730-050	8267 IVY SPRINGS CT	1.00	5.00
130-730-051	8279 IVY SPRINGS CT	1.00	5.00
130-730-052	8291 IVY SPRINGS CT	1.00	5.00
130-731-001	8237 FALL CREEK DR	1.00	5.00
130-731-002	8243 FALL CREEK DR	1.00	5.00
130-731-003	8249 FALL CREEK DR	1.00	5.00
130-731-004	8255 FALL CREEK DR	1.00	5.00
130-731-005	8263 FALL CREEK DR	1.00	5.00
130-731-006	8269 FALL CREEK DR	1.00	5.00
130-731-007	8275 FALL CREEK DR	1.00	5.00
130-731-008	8238 ALDER BROOK LN	1.00	5.00
130-731-009	8226 ALDER BROOK LN	1.00	5.00
130-731-010	14595 MEADOWBROOK LN	1.00	5.00
130-731-011	14583 MEADOWBROOK LN	1.00	5.00
130-731-012	14571 MEADOWBROOK LN	1.00	5.00
130-731-013	14559 MEADOWBROOK LN	1.00	5.00
130-731-014	8229 HONEY BROOK CT	1.00	5.00
130-731-015	8241 HONEY BROOK CT	1.00	5.00
130-731-016	8250 HONEY BROOK CT	1.00	5.00
130-731-017	8238 HONEY BROOK CT	1.00	5.00
130-731-018	8226 HONEY BROOK CT	1.00	5.00
130-731-019	8214 HONEY BROOK CT	1.00	5.00
130-731-020	8215 LOST RIVER RD	1.00	5.00
130-731-021	8227 LOST RIVER RD	1.00	5.00
130-731-022	8239 LOST RIVER RD	1.00	5.00
130-731-023	8251 LOST RIVER RD	1.00	5.00
130-731-024	8263 LOST RIVER RD	1.00	5.00
130-740-001	8309 FALL CREEK DR	1.00	5.00
130-740-002	8315 FALL CREEK DR	1.00	5.00
130-740-003	8327 FALL CREEK DR	1.00	5.00
130-740-004	8339 FALL CREEK DR	1.00	5.00
130-740-005	8351 FALL CREEK DR	1.00	5.00
130-740-006	8363 FALL CREEK DR	1.00	5.00
130-740-007	8375 FALL CREEK DR	1.00	5.00
130-740-008	8387 FALL CREEK DR	1.00	5.00
130-740-009	8399 FALL CREEK DR	1.00	5.00
130-740-010	14697 EAGLE RIVER RD	1.00	5.00
130-740-011	14685 EAGLE RIVER RD	1.00	5.00
130-740-012	14673 EAGLE RIVER RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-740-013	14661 EAGLE RIVER RD	1.00	5.00
130-740-014	14649 EAGLE RIVER RD	1.00	5.00
130-740-015	14637 EAGLE RIVER RD	1.00	5.00
130-740-016	14625 EAGLE RIVER RD	1.00	5.00
130-740-017	14613 EAGLE RIVER RD	1.00	5.00
130-740-018	14601 EAGLE RIVER RD	1.00	5.00
130-740-019	14589 EAGLE RIVER RD	1.00	5.00
130-740-020	14577 EAGLE RIVER RD	1.00	5.00
130-740-021		1.00	5.00
130-741-001	8390 FALL CREEK DR	1.00	5.00
130-741-002	8378 FALL CREEK DR	1.00	5.00
130-741-003	8366 FALL CREEK DR	1.00	5.00
130-741-004	8354 FALL CREEK DR	1.00	5.00
130-741-005	8342 FALL CREEK DR	1.00	5.00
130-741-006	8330 FALL CREEK DR	1.00	5.00
130-741-007	8318 FALL CREEK DR	1.00	5.00
130-741-008	8306 FALL CREEK DR	1.00	5.00
130-741-009	8294 FALL CREEK DR	1.00	5.00
130-741-010	8286 FALL CREEK DR	1.00	5.00
130-741-011	8280 FALL CREEK DR	1.00	5.00
130-741-012	8277 STONE BROOK DR	1.00	5.00
130-741-013	8289 STONE BROOK DR	1.00	5.00
130-741-014	8301 STONE BROOK DR	1.00	5.00
130-741-015	8313 STONE BROOK DR	1.00	5.00
130-741-016	8325 STONE BROOK DR	1.00	5.00
130-741-017	8337 STONE BROOK DR	1.00	5.00
130-741-018	8349 STONE BROOK DR	1.00	5.00
130-741-019	8361 STONE BROOK DR	1.00	5.00
130-741-020	8373 STONE BROOK DR	1.00	5.00
130-741-021	8385 STONE BROOK DR	1.00	5.00
130-741-022	8397 STONE BROOK DR	1.00	5.00
130-742-001	14596 FOUNTAINBROOK LN	1.00	5.00
130-742-002	14584 FOUNTAINBROOK LN	1.00	5.00
130-742-003	14572 FOUNTAINBROOK LN	1.00	5.00
130-742-004	8335 LOST RIVER RD	1.00	5.00
130-742-005	8317 LOST RIVER RD	1.00	5.00
130-742-006	8311 LOST RIVER RD	1.00	5.00
130-742-007	8246 FALL CREEK DR	1.00	5.00
130-742-008	8252 FALL CREEK DR	1.00	5.00
130-742-009	8258 FALL CREEK DR	1.00	5.00
130-743-001	8334 STONE BROOK DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone FFF

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-743-002	14575 FOUNTAINBROOK LN	1.00	5.00
130-743-003	14587 FOUNTAINBROOK LN	1.00	5.00
130-743-004	14599 FOUNTAINBROOK LN	1.00	5.00
130-744-001	14646 EAGLE RIVER RD	1.00	5.00
130-744-002	14634 EAGLE RIVER RD	1.00	5.00
130-744-003	14622 EAGLE RIVER RD	1.00	5.00
130-744-004	14610 EAGLE RIVER RD	1.00	5.00
130-744-005	14598 EAGLE RIVER RD	1.00	5.00
130-744-006	14586 EAGLE RIVER RD	1.00	5.00
130-744-007	8350 LOST RIVER RD	1.00	5.00
130-744-008	8362 LOST RIVER RD	1.00	5.00
130-744-009	8374 LOST RIVER RD	1.00	5.00
130-744-010	8380 LOST RIVER RD	1.00	5.00
130-744-011	8398 LOST RIVER RD	1.00	5.00
130-745-001	8308 LOST RIVER RD	1.00	5.00
130-745-002	8314 LOST RIVER RD	1.00	5.00
130-745-003	8320 LOST RIVER RD	1.00	5.00
130-745-004	8326 LOST RIVER RD	1.00	5.00
130-745-005	8332 LOST RIVER RD	1.00	5.00
130-745-006	8338 LOST RIVER RD	1.00	5.00
130-745-007	14550 EAGLE RIVER RD	1.00	5.00
130-745-008	14538 EAGLE RIVER RD	1.00	5.00
130-745-009	14514 EAGLE RIVER RD	1.00	5.00
130-745-010	14502 EAGLE RIVER RD	1.00	5.00
130-745-011	14490 EAGLE RIVER RD	1.00	5.00
130-745-012	14478 EAGLE RIVER RD	1.00	5.00
130-745-013	14454 EAGLE RIVER RD	1.00	5.00
130-745-014	14442 EAGLE RIVER RD	1.00	5.00
130-745-015	14433 EAGLE RIVER RD	1.00	5.00
130-745-016	14445 EAGLE RIVER RD	1.00	5.00
130-745-017	14457 EAGLE RIVER RD	1.00	5.00
130-745-018	14469 EAGLE RIVER RD	1.00	5.00
130-745-019	14481 EAGLE RIVER RD	1.00	5.00
130-745-020	14493 EAGLE RIVER RD	1.00	5.00
130-745-021	14505 EAGLE RIVER RD	1.00	5.00
130-745-022	14517 EAGLE RIVER RD	1.00	5.00
130-745-023	14529 EAGLE RIVER RD	1.00	5.00
130-745-024	14541 EAGLE RIVER RD	1.00	5.00
130-745-025	14553 EAGLE RIVER RD	1.00	5.00
326 Accounts			**$1,630.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-240-001	13413 QUAIL RUN RD	1.00	$26.36
152-240-002	13425 QUAIL RUN RD	1.00	26.36
152-240-003	13437 QUAIL RUN RD	1.00	26.36
152-240-004	13449 QUAIL RUN RD	1.00	26.36
152-240-005	13461 QUAIL RUN RD	1.00	26.36
152-240-006	13473 QUAIL RUN RD	1.00	26.36
152-240-007	13485 QUAIL RUN RD	1.00	26.36
152-240-008	13497 QUAIL RUN RD	1.00	26.36
152-240-009	13509 QUAIL RUN RD	1.00	26.36
152-240-010	13521 QUAIL RUN RD	1.00	26.36
152-240-011	13533 QUAIL RUN RD	1.00	26.36
152-240-012	13545 QUAIL RUN RD	1.00	26.36
152-240-013	7310 WOODPIGEON RD	1.00	26.36
152-240-014	7320 WOODPIGEON RD	1.00	26.36
152-240-015	7330 WOODPIGEON RD	1.00	26.36
152-240-016	13522 JASPER LOOP	1.00	26.36
152-240-017	13510 JASPER LOOP	1.00	26.36
152-240-018	13498 JASPER LOOP	1.00	26.36
152-240-019	13486 JASPER LOOP	1.00	26.36
152-240-020	13474 JASPER LOOP	1.00	26.36
152-240-021	13462 JASPER LOOP	1.00	26.36
152-240-022	13450 JASPER LOOP	1.00	26.36
152-240-023	7341 MAPLEWOOD CT	1.00	26.36
152-240-024	7331 MAPLEWOOD CT	1.00	26.36
152-240-025	7321 MAPLEWOOD CT	1.00	26.36
152-240-026	7326 MAPLEWOOD CT	1.00	26.36
152-240-027	7336 MAPLEWOOD CT	1.00	26.36
152-240-028	7346 MAPLEWOOD CT	1.00	26.36
152-240-029	13414 JASPER LOOP	1.00	26.36
152-240-030	13402 JASPER LOOP	1.00	26.36
152-241-001	13407 JASPER LOOP	1.00	26.36
152-241-002	13419 JASPER LOOP	1.00	26.36
152-241-003	13431 JASPER LOOP	1.00	26.36
152-241-004	13443 JASPER LOOP	1.00	26.36
152-241-005	13455 JASPER LOOP	1.00	26.36
152-241-006	13467 JASPER LOOP	1.00	26.36
152-241-007	13479 JASPER LOOP	1.00	26.36
152-241-008	13491 JASPER LOOP	1.00	26.36
152-241-009	13519 JASPER LOOP	1.00	26.36
152-241-010	13527 JASPER LOOP	1.00	26.36
152-241-011	13539 JASPER LOOP	1.00	26.36

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-241-012	13551 JASPER LOOP	1.00	26.36
152-241-013	13563 JASPER LOOP	1.00	26.36
152-241-014	13575 JASPER LOOP	1.00	26.36
152-241-015	13512 ASPEN LEAF LN	1.00	26.36
152-241-016	7379 CALLA LILY CIR	1.00	26.36
152-241-017	7369 CALLA LILY CIR	1.00	26.36
152-241-018	7359 CALLA LILY CIR	1.00	26.36
152-241-019	7349 CALLA LILY CIR	1.00	26.36
152-241-020	7354 CALLA LILY CIR	1.00	26.36
152-241-021	7364 CALLA LILY CIR	1.00	26.36
152-241-022	7374 CALLA LILY CIR	1.00	26.36
152-241-023	13452 ASPEN LEAF LN	1.00	26.36
152-242-001	13582 JASPER LOOP	1.00	26.36
152-242-002	13570 JASPER LOOP	1.00	26.36
152-242-003	13558 JASPER LOOP	1.00	26.36
152-242-004	13546 JASPER LOOP	1.00	26.36
152-242-005	13534 JASPER LOOP	1.00	26.36
152-250-001	7408 ROCK CREEK DR	1.00	26.36
152-250-002	7418 ROCK CREEK CT	1.00	26.36
152-250-003	7428 ROCK CREEK DR	1.00	26.36
152-250-004	7438 ROCK CREEK CT	1.00	26.36
152-250-005	7448 ROCK CREEK CT	1.00	26.36
152-250-006	7458 ROCK CREEK CT	1.00	26.36
152-250-007	7468 ROCK CREEK CT	1.00	26.36
152-250-008	7478 ROCK CREEK CT	1.00	26.36
152-250-009	7488 ROCK CREEK CT	1.00	26.36
152-250-010	7498 ROCK CREEK CT	1.00	26.36
152-250-011	7485 ROCK CREEK CT	1.00	26.36
152-250-012	7475 ROCK CREEK CT	1.00	26.36
152-250-013	7465 ROCK CREEK CT	1.00	26.36
152-250-014	7455 ROCK CREEK CT	1.00	26.36
152-250-015	7445 ROCK CREEK CT	1.00	26.36
152-250-016	7435 ROCK CREEK CT	1.00	26.36
152-250-017	7425 ROCK CREEK CT	1.00	26.36
152-250-018	7415 ROCK CREEK CT	1.00	26.36
152-250-019	7405 ROCK CREEK CT	1.00	26.36
152-250-020	7406 FOUR WINDS CT	1.00	26.36
152-250-021	7416 FOUR WINDS CT	1.00	26.36
152-250-022	7426 FOUR WINDS CT	1.00	26.36
152-250-023	7436 FOUR WINDS CT	1.00	26.36
152-250-024	7446 FOUR WINDS CT	1.00	26.36

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-250-025	7456 FOUR WINDS CT	1.00	26.36
152-250-026	7466 FOUR WINDS CT	1.00	26.36
152-250-027	7476 FOUR WINDS CT	1.00	26.36
152-250-028	7486 FOUR WINDS CT	1.00	26.36
152-250-029	7493 FOUR WINDS CT	1.00	26.36
152-250-030	7483 FOUR WINDS CT	1.00	26.36
152-250-031	7473 FOUR WINDS CT	1.00	26.36
152-250-032	7463 FOUR WINDS CT	1.00	26.36
152-250-033	7453 FOUR WINDS CT	1.00	26.36
152-250-034	7443 FOUR WINDS CT	1.00	26.36
152-250-035	7433 FOUR WINDS CT	1.00	26.36
152-250-036	7423 FOUR WINDS CT	1.00	26.36
152-250-037	7413 FOUR WINDS CT	1.00	26.36
152-250-038	13564 SHALLOW BROOK CT	1.00	26.36
152-250-039	13554 SHALLOW BROOK CT	1.00	26.36
152-250-040	13544 SHALLOW BROOK CT	1.00	26.36
152-250-041	13534 SHALLOW BROOK CT	1.00	26.36
152-250-042	13524 SHALLOW BROOK CT	1.00	26.36
152-250-043	13514 SHALLOW BROOK CT	1.00	26.36
152-250-044	13504 SHALLOW BROOK CT	1.00	26.36
152-250-045	13501 SHALLOW BROOK CT	1.00	26.36
152-250-046	13511 SHALLOW BROOK CT	1.00	26.36
152-250-047	13521 SHALLOW BROOK CT	1.00	26.36
152-250-048	13531 SHALLOW BROOK CT	1.00	26.36
152-250-049	13541 SHALLOW BROOK CT	1.00	26.36
152-250-050	13551 SHALLOW BROOK CT	1.00	26.36
152-250-051	13561 SHALLOW BROOK CT	1.00	26.36
152-250-052	13562 LAUREL CT	1.00	26.36
152-250-053	13552 LAUREL CT	1.00	26.36
152-250-054	13542 LAUREL CT	1.00	26.36
152-250-055	13532 LAUREL CT	1.00	26.36
152-250-056	13522 LAUREL CT	1.00	26.36
152-250-057	13512 LAUREL CT	1.00	26.36
152-250-058	13502 LAUREL CT	1.00	26.36
152-250-059	13509 LAUREL CT	1.00	26.36
152-250-060	13519 LAUREL CT	1.00	26.36
152-250-061	13529 LAUREL CT	1.00	26.36
152-250-062	13539 LAUREL CT	1.00	26.36
152-250-063	13549 LAUREL CT	1.00	26.36
152-250-064	13559 LAUREL CT	1.00	26.36
152-250-065	13569 LAUREL CT	1.00	26.36

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone G

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-250-066	13579 LAUREL CT	1.00	26.36
152-250-067	7481 WILD ROSE DR	1.00	26.36
152-250-068	7471 WILD ROSE DR	1.00	26.36
152-250-069	7461 WILD ROSE DR	1.00	26.36
152-250-070	7451 WILD ROSE DR	1.00	26.36
152-250-071	7441 WILD ROSE DR	1.00	26.36
152-250-072	7431 WILD ROSE AVE	1.00	26.36
152-250-073	7421 WILD ROSE DR	1.00	26.36
152-250-074	7422 COBBLE CREEK DR	1.00	26.36
152-250-075	7432 COBBLE CREEK DR	1.00	26.36
152-250-076	7442 COBBLE CREEK DR	1.00	26.36
152-250-077	7452 COBBLE CREEK DR	1.00	26.36
152-250-078	7462 COBBLE CREEK DR	1.00	26.36
152-250-079	7472 COBBLE CREEK DR	1.00	26.36
152-250-080	7482 COBBLE CREEK DR	1.00	26.36
152-250-081	7492 COBBLE CREEK DR	1.00	26.36
139 Accounts			**$3,664.04**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone GG
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-580-019	7502 MORNING MIST DR	1.00	$5.00
152-580-020	7514 MORNING MIST DR	1.00	5.00
152-580-021	7526 MORNING MIST DR	1.00	5.00
152-580-022	7538 MORNING MIST DR	1.00	5.00
152-580-023	7550 MORNING MIST DR	1.00	5.00
152-580-024	7562 MORNING MIST DR	1.00	5.00
152-580-025	7574 MORNING MIST DR	1.00	5.00
152-580-026	7586 MORNING MIST DR	1.00	5.00
152-580-027	7598 MORNING MIST DR	1.00	5.00
152-583-001	13586 GOLD CREEK DR	1.00	5.00
152-583-002	13574 GOLD CREEK DR	1.00	5.00
152-583-003	13562 GOLD CREEK DR	1.00	5.00
152-583-004	13550 GOLD CREEK DR	1.00	5.00
152-583-005	13565 PLUMMER CREEK CT	1.00	5.00
152-583-006	13577 PLUMMER CREEK CT	1.00	5.00
152-583-007	13589 PLUMMER CREEK CT	1.00	5.00
152-583-008	13596 PLUMMER CREEK CT	1.00	5.00
152-583-009	13580 PLUMMER CREEK CT	1.00	5.00
152-583-010	13572 PLUMMER CREEK CT	1.00	5.00
152-583-011	13560 PLUMMER CREEK CT	1.00	5.00
152-583-012	13548 PLUMMER CREEK CT	1.00	5.00
152-583-013	13536 PLUMMER CREEK CT	1.00	5.00
152-583-014	13524 PLUMMER CREEK CT	1.00	5.00
152-583-015	13512 PLUMMER CREEK CT	1.00	5.00
152-583-016	7543 MORNING MIST DR	1.00	5.00
152-583-017	7531 MORNING MIST DR	1.00	5.00
152-583-018	7519 MORNING MIST DR	1.00	5.00
152-583-019	7507 MORNING MIST DR	1.00	5.00
152-584-001	7591 MORNING MIST DR	1.00	5.00
152-584-002	7579 MORNING MIST DR	1.00	5.00
152-584-003	7567 MORNING MIST DR	1.00	5.00
152-584-004	7555 MORNING MIST DR	1.00	5.00
152-584-005	13531 GOLD CREEK DR	1.00	5.00
152-584-006	13543 GOLD CREEK DR	1.00	5.00
152-584-007	13555 GOLD CREEK DR	1.00	5.00
152-584-008	13567 GOLD CREEK DR	1.00	5.00
152-584-009	13579 GOLD CREEK DR	1.00	5.00
152-584-010	13591 GOLD CREEK DR	1.00	5.00
152-584-011	13600 E CREEK CT	1.00	5.00
152-584-012	13588 E CREEK CT	1.00	5.00
152-584-013	13576 E CREEK CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone GG

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-584-014	13564 E CREEK CT	1.00	5.00
152-584-015	13540 E CREEK CT	1.00	5.00
152-584-016	13528 E CREEK CT	1.00	5.00
152-584-017	13533 E CREEK CT	1.00	5.00
152-584-018	13545 E CREEK CT	1.00	5.00
152-584-019	13557 E CREEK CT	1.00	5.00
152-584-020	13569 E CREEK CT	1.00	5.00
152-584-021	13581 E CREEK CT	1.00	5.00
152-584-022	13593 E CREEK CT	1.00	5.00
152-590-022	13515 POTTER CREEK DR	1.00	5.00
152-590-023	13527 POTTER CREEK DR	1.00	5.00
152-590-024	13539 POTTER CREEK DR	1.00	5.00
152-590-025	13551 POTTER CREEK DR	1.00	5.00
152-590-026	13563 POTTER CREEK DR	1.00	5.00
152-590-027	13575 POTTER CREEK DR	1.00	5.00
152-590-028	13587 POTTER CREEK DR	1.00	5.00
152-590-029	13599 POTTER CREEK DR	1.00	5.00
152-590-030	7610 MORNING MIST DR	1.00	5.00
152-590-031	7622 MORNING MIST DR	1.00	5.00
152-590-032	7634 MORNING MIST DR	1.00	5.00
152-590-033	7646 MORNING MIST DR	1.00	5.00
152-590-034	7658 MORNING MIST DR	1.00	5.00
152-590-035	7670 MORNING MIST DR	1.00	5.00
152-590-036	7682 MORNING MIST DR	1.00	5.00
152-590-037	7694 MORNING MIST DR	1.00	5.00
152-590-038	7706 MORNING MIST DR	1.00	5.00
152-590-039	13503 POTTER CREEK DR	1.00	5.00
152-591-001	7699 MORNING MIST DR	1.00	5.00
152-591-002	7687 MORNING MIST DR	1.00	5.00
152-591-003	7675 MORNING MIST DR	1.00	5.00
152-591-004	7663 MORNING MIST DR	1.00	5.00
152-591-005	7651 MORNING MIST DR	1.00	5.00
152-591-006	7639 MORNING MIST DR	1.00	5.00
152-591-007	7627 MORNING MIST DR	1.00	5.00
152-591-008	7603 MORNING MIST DR	1.00	5.00
152-591-009	13590 TWIN CREEK CT	1.00	5.00
152-591-010	13578 TWIN CREEK CT	1.00	5.00
152-591-011	13566 TWIN CREEK CT	1.00	5.00
152-591-012	13554 TWIN CREEK CT	1.00	5.00
152-591-013	13542 TWIN CREEK CT	1.00	5.00
152-591-014	13530 TWIN CREEK CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone GG

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-591-015	13535 TWIN CREEK CT	1.00	5.00
152-591-016	13547 TWIN CREEK CT	1.00	5.00
152-591-017	13559 TWIN CREEK CT	1.00	5.00
152-591-018	13571 TWIN CREEK CT	1.00	5.00
152-591-019	13583 TWIN CREEK CT	1.00	5.00
152-591-020	13595 TWIN CREEK CT	1.00	5.00
152-591-021	13592 BRUSH CREEK CT	1.00	5.00
152-591-022	13580 BRUSH CREEK CT	1.00	5.00
152-591-023	13568 BRUSH CREEK CT	1.00	5.00
152-591-024	13556 BRUSH CREEK CT	1.00	5.00
152-591-025	13544 BRUSH CREEK CT	1.00	5.00
152-591-026	13532 BRUSH CREEK CT	1.00	5.00
152-591-027	13537 BRUSH CREEK CT	1.00	5.00
152-591-028	13549 BRUSH CREEK CT	1.00	5.00
152-591-029	13561 BRUSH CREEK CT	1.00	5.00
152-591-030	13573 BRUSH CREEK CT	1.00	5.00
152-591-031	13585 BRUSH CREEK CT	1.00	5.00
152-591-032	13597 BRUSH CREEK CT	1.00	5.00
152-591-033	13594 POTTER CREEK DR	1.00	5.00
152-591-034	13582 POTTER CREEK DR	1.00	5.00
152-591-035	13570 POTTER CREEK DR	1.00	5.00
152-591-036	13558 POTTER CREEK DR	1.00	5.00
152-591-037	13546 POTTER CREEK DR	1.00	5.00
152-591-038	13534 POTTER CREEK DR	1.00	5.00
106 Accounts			**$530.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone GGG
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-750-001	14456 ARCTIC FOX AVE	1.00	$5.00
130-750-002	14444 ARCTIC FOX AVE	1.00	5.00
130-750-003	14432 ARCTIC FOX AVE	1.00	5.00
130-750-004	14420 ARCTIC FOX AVE	1.00	5.00
130-750-005	14408 ARCTIC FOX AVE	1.00	5.00
130-750-006	8706 ARMADILLO DR	1.00	5.00
130-750-007	8718 ARMADILLO DR	1.00	5.00
130-750-008	8730 ARMADILLO DR	1.00	5.00
130-750-009	8742 ARMADILLO DR	1.00	5.00
130-750-010	8754 ARMADILLO DR	1.00	5.00
130-750-011	8766 ARMADILLO DR	1.00	5.00
130-750-012	8778 ARMADILLO DR	1.00	5.00
130-750-013	8790 ARMADILLO DR	1.00	5.00
130-750-014	8802 ARMADILLO DR	1.00	5.00
130-750-015	8814 ARMADILLO DR	1.00	5.00
130-750-016	8826 ARMADILLO DR	1.00	5.00
130-750-017	14417 BADGER LN	1.00	5.00
130-750-018	14429 BADGER LN	1.00	5.00
130-751-001	14453 BADGER LN	1.00	5.00
130-751-002	14465 BADGER LN	1.00	5.00
130-751-003	14477 BADGER LN	1.00	5.00
130-751-004	14489 BADGER LN	1.00	5.00
130-751-005	14501 BADGER LN	1.00	5.00
130-751-006	14513 BADGER LN	1.00	5.00
130-752-001	14421 ARCTIC FOX AVE	1.00	5.00
130-752-002	14433 ARCTIC FOX AVE	1.00	5.00
130-752-003	14445 ARCTIC FOX AVE	1.00	5.00
130-752-004	14457 ARCTIC FOX AVE	1.00	5.00
130-752-005	14469 ARCTIC FOX AVE	1.00	5.00
130-752-006	14478 BISON CT	1.00	5.00
130-752-007	14466 BISON CT	1.00	5.00
130-752-008	14454 BISON CT	1.00	5.00
130-752-009	14442 BISON CT	1.00	5.00
130-752-010	14445 BISON CT	1.00	5.00
130-752-011	14457 BISON CT	1.00	5.00
130-752-012	14469 BISON CT	1.00	5.00
130-752-013	14481 BISON CT	1.00	5.00
130-752-014	14502 BADGER LN	1.00	5.00
130-752-015	14488 BADGER LN	1.00	5.00
130-752-016	14476 BADGER LN	1.00	5.00
130-752-017	14464 BADGER LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone GGG
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-752-018	14454 BADGER LN	1.00	5.00
130-752-019	14430 BADGER LN	1.00	5.00
130-752-020	14418 BADGER LN	1.00	5.00
130-752-021	8801 ARMADILLO DR	1.00	5.00
130-752-022	8789 ARMADILLO DR	1.00	5.00
130-752-023	8777 ARMADILLO DR	1.00	5.00
130-752-024	8765 ARMADILLO DR	1.00	5.00
130-752-025	8753 ARMADILLO DR	1.00	5.00
130-752-026	8741 ARMADILLO DR	1.00	5.00
130-760-001	14525 BADGER LN	1.00	5.00
130-760-002	14537 BADGER LN	1.00	5.00
130-760-003	14549 BADGER LN	1.00	5.00
130-760-004	14561 BADGER LN	1.00	5.00
130-760-005	14603 BADGER LN	1.00	5.00
130-760-006	8781 BALD EAGLE DR	1.00	5.00
130-760-007	8769 BALD EAGLE DR	1.00	5.00
130-760-008	8757 BALD EAGLE DR	1.00	5.00
130-760-009	8745 BALD EAGLE DR	1.00	5.00
130-760-010	8733 BALD EAGLE DR	1.00	5.00
130-760-011	8721 BALD EAGLE DR	1.00	5.00
130-760-012	8709 BALD EAGLE DR	1.00	5.00
130-760-013	14540 ARCTIC FOX AVE	1.00	5.00
130-760-014	14528 ARCTIC FOX AVE	1.00	5.00
130-760-015	14516 ARCTIC FOX AVE	1.00	5.00
130-760-016	14504 ARCTIC FOX AVE	1.00	5.00
130-760-017	14492 ARCTIC FOX AVE	1.00	5.00
130-760-018	14480 ARCTIC FOX AVE	1.00	5.00
130-761-001	14481 ARCTIC FOX AVE	1.00	5.00
130-761-002	14493 ARCTIC FOX AVE	1.00	5.00
130-761-003	14505 ARCTIC FOX AVE	1.00	5.00
130-761-004	8722 BALD EAGLE DR	1.00	5.00
130-761-005	8734 BALD EAGLE DR	1.00	5.00
130-761-006	8746 BALD EAGLE DR	1.00	5.00
130-761-007	8756 BALD EAGLE DR	1.00	5.00
130-761-008	14550 BADGER LN	1.00	5.00
130-761-009	14538 BADGER LN	1.00	5.00
130-761-010	14526 BADGER LN	1.00	5.00
130-761-011	14526 BISON CT	1.00	5.00
130-761-012	14514 BISON CT	1.00	5.00
130-761-013	14502 BISON CT	1.00	5.00
130-761-014	14490 BISON CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone GGG

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-762-001	14655 ALPACA CT	1.00	5.00
130-762-002	14667 ALPACA CT	1.00	5.00
130-762-003	14679 ALPACA CT	1.00	5.00
130-762-004	14680 ALPACA CT	1.00	5.00
130-762-005	14668 ALPACA CT	1.00	5.00
130-762-006	14656 ALPACA CT	1.00	5.00
130-762-007	14644 ALPACA CT	1.00	5.00
130-762-008	14632 ALPACA CT	1.00	5.00
130-762-009	14620 ALPACA CT	1.00	5.00
130-762-010	14608 ALPACA CT	1.00	5.00
92 Accounts			**$460.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-270-001	13395 COOL MEADOW DR	1.00	$5.00
152-270-002	13385 COOL MEADOW DR	1.00	5.00
152-270-003	13375 COOL MEADOW DR	1.00	5.00
152-270-004	13365 COOL MEADOW DR	1.00	5.00
152-270-005	13354 BABBLING BROOK WAY	1.00	5.00
152-270-006	13364 BABBLING BROOK WAY	1.00	5.00
152-270-007	13394 BABBLING BROOK WAY	1.00	5.00
152-270-008	13397 BABBLING BROOK WAY	1.00	5.00
152-270-009	13387 BABBLING BROOK WAY	1.00	5.00
152-270-010	13377 BABBLING BROOK WAY	1.00	5.00
152-270-011	13367 BABBLING BROOK WAY	1.00	5.00
152-270-012	13357 BABBLING BROOK WAY	1.00	5.00
152-270-013	13347 BABBLING BROOK WAY	1.00	5.00
152-270-014	13336 WAGON CREEK WAY	1.00	5.00
152-270-015	13346 WAGON CREEK WAY	1.00	5.00
152-270-016	13356 WAGON CREEK WAY	1.00	5.00
152-270-017	13366 WAGON CREEK WAY	1.00	5.00
152-270-018	13376 WAGON CREEK WAY	1.00	5.00
152-270-019	13386 WAGON CREEK WAY	1.00	5.00
152-270-020	13399 WAGON CREEK WAY	1.00	5.00
152-270-021	13389 WAGON CREEK WAY	1.00	5.00
152-270-022	13379 WAGON CREEK WAY	1.00	5.00
152-270-023	13369 WAGON CREEK WAY	1.00	5.00
152-270-024	13359 WAGON CREEK WAY	1.00	5.00
152-270-025	13349 WAGON CREEK WAY	1.00	5.00
152-270-026	13339 WAGON CREEK WAY	1.00	5.00
152-270-027	13329 WAGON CREEK WAY	1.00	5.00
152-270-028	7471 FOREST WOOD ST	1.00	5.00
152-270-029	7488 FOREST WOOD ST	1.00	5.00
152-270-030	7468 FOREST WOOD ST	1.00	5.00
152-270-031	13309 WAGON CREEK WAY	1.00	5.00
152-270-032	13299 WAGON CREEK WAY	1.00	5.00
152-270-033	13289 WAGON CREEK WAY	1.00	5.00
152-270-034	13279 WAGON CREEK WAY	1.00	5.00
152-270-035	13269 WAGON CREEK WAY	1.00	5.00
152-270-036	13249 WAGON CREEK WAY	1.00	5.00
152-270-037	7427 COUNTRY FAIR DR	1.00	5.00
152-270-038	7447 COUNTRY FAIR DR	1.00	5.00
152-270-039	7457 COUNTRY FAIR DR	1.00	5.00
152-270-040	7467 COUNTRY FAIR DR	1.00	5.00
152-270-041	13280 BUTTERWOOD CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-270-042	13283 BUTTERWOOD CT	1.00	5.00
152-270-043	13273 BUTTERWOOD CT	1.00	5.00
152-270-044	13263 BUTTERWOOD CT	1.00	5.00
152-271-001	7484 COUNTRY FAIR DR	1.00	5.00
152-271-002	7474 COUNTRY FAIR DR	1.00	5.00
152-271-003	7464 COUNTRY FAIR DR	1.00	5.00
152-271-004	7454 COUNTRY FAIR DR	1.00	5.00
152-271-005	7444 COUNTRY FAIR DR	1.00	5.00
152-271-006	7434 COUNTRY FAIR DR	1.00	5.00
152-271-007	7424 COUNTRY FAIR DR	1.00	5.00
152-271-008	7414 COUNTRY FAIR DR	1.00	5.00
152-271-009	7404 COUNTRY FAIR DR	1.00	5.00
152-271-010	7394 COUNTRY FAIR DR	1.00	5.00
152-272-001	7387 COUNTRY FAIR DR	1.00	5.00
152-272-002	7397 COUNTRY FAIR DR	1.00	5.00
152-272-003	7407 COUNTRY FAIR DR	1.00	5.00
152-272-004	13246 WAGON CREEK WAY	1.00	5.00
152-272-005	13256 WAGON CREEK WAY	1.00	5.00
152-272-006	13266 WAGON CREEK WAY	1.00	5.00
152-272-007	13276 WAGON CREEK WAY	1.00	5.00
152-272-008	13286 WAGON CREEK WAY	1.00	5.00
152-272-009	13296 WAGON CREEK WAY	1.00	5.00
152-272-010	13306 WAGON CREEK WAY	1.00	5.00
152-272-011	13316 WAGON CREEK WAY	1.00	5.00
152-272-012	13337 BABBLING BROOK WAY	1.00	5.00
152-272-013	13327 BABBLING BROOK WAY	1.00	5.00
152-272-014	13317 BABBLING BROOK WAY	1.00	5.00
152-272-015	13307 BABBLING BROOK WAY	1.00	5.00
152-272-016	13297 BABBLING BROOK WAY	1.00	5.00
152-272-017	13287 BABBLING BROOK WAY	1.00	5.00
152-272-018	13267 BABBLING BROOK WAY	1.00	5.00
152-272-019	13257 BABBLING BROOK WAY	1.00	5.00
152-272-020	13247 BABBLING BROOK WAY	1.00	5.00
152-280-001	7384 COUNTRY FAIR DR	1.00	5.00
152-280-002	7374 COUNTRY FAIR DR	1.00	5.00
152-280-003	7364 COUNTRY FAIR DR	1.00	5.00
152-280-004	7354 COUNTRY FAIR DR	1.00	5.00
152-280-005	7344 COUNTRY FAIR DR	1.00	5.00
152-280-006	7334 COUNTRY FAIR DR	1.00	5.00
152-280-007	7324 COUNTRY FAIR DR	1.00	5.00
152-280-008	7314 COUNTRY FAIR DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-280-012	7304 COUNTRY FAIR DR	1.00	5.00
152-281-001	7307 COUNTRY FAIR DR	1.00	5.00
152-281-002	7317 COUNTRY FAIR DR	1.00	5.00
152-281-003	7327 COUNTRY FAIR DR	1.00	5.00
152-281-004	13242 COOL MEADOW DR	1.00	5.00
152-281-005	13252 COOL MEADOW DR	1.00	5.00
152-281-006	13262 COOL MEADOW DR	1.00	5.00
152-281-007	13272 COOL MEADOW DR	1.00	5.00
152-281-008	13291 WOODEN GATE WAY	1.00	5.00
152-281-009	13281 WOODEN GATE WAY	1.00	5.00
152-281-010	13271 WOODEN GATE WAY	1.00	5.00
152-281-011	13261 WOODEN GATE WAY	1.00	5.00
152-281-012	13251 WOODEN GATE WAY	1.00	5.00
152-281-013	13392 COOL MEADOW DR	1.00	5.00
152-281-014	13382 COOL MEADOW DR	1.00	5.00
152-281-015	13372 COOL MEADOW DR	1.00	5.00
152-281-016	13352 COOL MEADOW DR	1.00	5.00
152-281-017	13332 COOL MEADOW DR	1.00	5.00
152-281-018	13333 CLEAR CANYON CT	1.00	5.00
152-281-019	13353 CLEAR CANYON CT	1.00	5.00
152-281-020	13363 CLEAR CANYON CT	1.00	5.00
152-281-021	13373 CLEAR CANYON CT	1.00	5.00
152-281-022	13383 CLEAR CANYON CT	1.00	5.00
152-281-023	13393 CLEAR CANYON CT	1.00	5.00
152-281-024	13390 CLEAR CANYON CT	1.00	5.00
152-281-025	13380 CLEAR CANYON CT	1.00	5.00
152-281-026	13370 CLEAR CANYON CT	1.00	5.00
152-281-027	13360 CLEAR CANYON CT	1.00	5.00
152-281-028	13350 CLEAR CANYON CT	1.00	5.00
152-281-029	13340 CLEAR CANYON CT	1.00	5.00
152-281-030	13330 CLEAR CANYON CT	1.00	5.00
152-281-031	13320 CLEAR CANYON CT	1.00	5.00
152-281-032	13310 CLEAR CANYON CT	1.00	5.00
152-281-033	13300 CLEAR CANYON CT	1.00	5.00
152-281-034	13292 COOL MEADOW DR	1.00	5.00
152-281-035	13282 COOL MEADOW DR	1.00	5.00
152-281-036	13301 WOODEN GATE WAY	1.00	5.00
152-281-037	13311 WOODEN GATE WAY	1.00	5.00
152-281-038	13321 WOODEN GATE WAY	1.00	5.00
152-281-039	13331 WOODEN GATE WAY	1.00	5.00
152-281-040	13341 WOODEN GATE WAY	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone H

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-281-041	13351 WOODEN GATE WAY	1.00	5.00
152-281-042	13361 WOODEN GATE WAY	1.00	5.00
152-281-043	13371 WOODEN GATE WAY	1.00	5.00
152-281-044	13381 WOODEN GATE WAY	1.00	5.00
152-281-045	13391 WOODEN GATE WAY	1.00	5.00
152-282-001	7347 COUNTRY FAIR DR	1.00	5.00
152-282-002	7357 COUNTRY FAIR DR	1.00	5.00
152-282-003	7367 COUNTRY FAIR DR	1.00	5.00
152-282-004	13244 BABBLING BROOK WAY	1.00	5.00
152-282-005	13254 BABBLING BROOK WAY	1.00	5.00
152-282-006	13264 BABBLING BROOK WAY	1.00	5.00
152-282-007	13274 BABBLING BROOK WAY	1.00	5.00
152-282-008	13284 BABBLING BROOK WAY	1.00	5.00
152-282-009	13294 BABBLING BROOK WAY	1.00	5.00
152-282-010	13304 BABBLING BROOK WAY	1.00	5.00
152-282-011	13314 BABBLING BROOK WAY	1.00	5.00
152-282-012	13324 BABBLING BROOK WAY	1.00	5.00
152-282-013	13334 BABBLING BROOK WAY	1.00	5.00
152-282-014	13345 COOL MEADOW DR	1.00	5.00
152-282-015	13335 COOL MEADOW DR	1.00	5.00
152-282-016	13325 COOL MEADOW DR	1.00	5.00
152-282-017	13315 COOL MEADOW DR	1.00	5.00
152-282-018	13305 COOL MEADOW DR	1.00	5.00
152-282-019	13295 COOL MEADOW DR	1.00	5.00
152-282-020	13285 COOL MEADOW DR	1.00	5.00
152-282-021	13265 COOL MEADOW DR	1.00	5.00
152-282-022	13255 COOL MEADOW DR	1.00	5.00
152-282-023	13245 COOL MEADOW DR	1.00	5.00
151 Accounts			**$755.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-610-001	7791 PORT ARTHUR DR	1.00	$5.00
130-610-002	7781 PORT ARTHUR DR	1.00	5.00
130-610-003	7771 PORT ARTHUR DR	1.00	5.00
130-610-004	7761 PORT ARTHUR DR	1.00	5.00
130-610-005	7751 PORT ARTHUR DR	1.00	5.00
130-610-006	7741 PORT ARTHUR DR	1.00	5.00
130-610-007	7731 PORT ARTHUR DR	1.00	5.00
130-610-008	7721 PORT ARTHUR DR	1.00	5.00
130-610-009	7711 PORT ARTHUR DR	1.00	5.00
130-610-010	7701 PORT ARTHUR DR	1.00	5.00
130-610-011	7704 PORT ARTHUR DR	1.00	5.00
130-610-012	7714 PORT ARTHUR DR	1.00	5.00
130-610-013	7734 PORT ARTHUR DR	1.00	5.00
130-610-014	7744 PORT ARTHUR DR	1.00	5.00
130-610-015	7860 WITHERS WAY	1.00	5.00
130-610-016	7870 WITHERS WAY	1.00	5.00
130-610-017	7880 WITHERS WAY	1.00	5.00
130-610-018	7890 WITHERS WAY	1.00	5.00
130-610-019	7900 WITHERS WAY	1.00	5.00
130-610-020	7910 WITHERS WAY	1.00	5.00
130-610-021	7920 WITHERS WAY	1.00	5.00
130-610-022	7930 WITHERS WAY	1.00	5.00
130-610-023	7940 WITHERS WAY	1.00	5.00
130-610-024	7950 WITHERS WAY	1.00	5.00
130-610-025	7960 WITHERS WAY	1.00	5.00
130-610-026	7965 SADDLETREE CT	1.00	5.00
130-610-027	7955 SADDLETREE CT	1.00	5.00
130-610-028	7945 SADDLETREE CT	1.00	5.00
130-610-029	7935 SADDLETREE CT	1.00	5.00
130-610-030	7925 SADDLETREE CT	1.00	5.00
130-610-031	7915 SADDLETREE CT	1.00	5.00
130-610-032	7905 SADDLETREE CT	1.00	5.00
130-610-033	7895 SADDLETREE CT	1.00	5.00
130-610-034	7885 SADDLETREE CT	1.00	5.00
130-610-035	7875 SADDLETREE CT	1.00	5.00
130-610-036	7868 SADDLETREE CT	1.00	5.00
130-610-037	7878 SADDLETREE CT	1.00	5.00
130-610-038	7888 SADDLETREE CT	1.00	5.00
130-610-039	7898 SADDLETREE CT	1.00	5.00
130-610-040	7908 SADDLETREE CT	1.00	5.00
130-610-041	7918 SADDLETREE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-610-042	7928 SADDLETREE CT	1.00	5.00
130-610-043	7938 SADDLETREE CT	1.00	5.00
130-610-044	7948 SADDLETREE CT	1.00	5.00
130-610-045	7958 SADDLETREE CT	1.00	5.00
130-610-046	7968 SADDLETREE CT	1.00	5.00
130-611-001	14605 RICK LN	1.00	5.00
130-611-002	14615 RICK LN	1.00	5.00
130-611-003	14625 RICK LN	1.00	5.00
130-611-004	14635 RICK LN	1.00	5.00
130-611-005	14645 RICK LN	1.00	5.00
130-611-006	14655 RICK LN	1.00	5.00
130-611-007	14665 RICK LN	1.00	5.00
130-611-008	14675 RICK LN	1.00	5.00
130-611-009	14685 RICK LN	1.00	5.00
130-612-001	7956 HALL AVE	1.00	5.00
130-612-002	7946 HALL AVE	1.00	5.00
130-612-003	7936 HALL AVE	1.00	5.00
130-612-004	7926 HALL AVE	1.00	5.00
130-612-005	7916 HALL AVE	1.00	5.00
130-612-006	7906 HALL AVE	1.00	5.00
130-612-007	7896 HALL AVE	1.00	5.00
130-612-008	7886 HALL AVE	1.00	5.00
130-612-009	7876 HALL AVE	1.00	5.00
130-612-010	7866 HALL AVE	1.00	5.00
130-612-011	7856 HALL AVE	1.00	5.00
130-612-012	7846 HALL AVE	1.00	5.00
130-612-013	7847 WITHERS WAY	1.00	5.00
130-612-014	7857 WITHERS WAY	1.00	5.00
130-612-015	7867 WITHERS WAY	1.00	5.00
130-612-016	7877 WITHERS WAY	1.00	5.00
130-612-017	7887 WITHERS WAY	1.00	5.00
130-612-018	7897 WITHERS WAY	1.00	5.00
130-612-019	7907 WITHERS WAY	1.00	5.00
130-612-020	7917 WITHERS WAY	1.00	5.00
130-612-021	7927 WITHERS WAY	1.00	5.00
130-612-022	7937 WITHERS WAY	1.00	5.00
130-612-023	7947 WITHERS WAY	1.00	5.00
130-612-024	7957 WITHERS WAY	1.00	5.00
79 Accounts			**$395.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-711-001	6148 SNAPDRAGON ST	1.00	$8.14
164-711-002	6152 SNAPDRAGON ST	1.00	8.14
164-711-003	6156 SNAPDRAGON ST	1.00	8.14
164-711-004	6160 SNAPDRAGON ST	1.00	8.14
164-711-005	6134 SNAPDRAGON ST	1.00	8.14
164-711-006	6138 SNAPDRAGON ST	1.00	8.14
164-711-007	6142 SNAPDRAGON ST	1.00	8.14
164-711-008	6146 SNAPDRAGON ST	1.00	8.14
164-711-009	6132 SNAPDRAGON ST	1.00	8.14
164-711-010	6136 SNAPDRAGON ST	1.00	8.14
164-711-011	6140 SNAPDRAGON ST	1.00	8.14
164-711-012	6144 SNAPDRAGON ST	1.00	8.14
164-711-014	6103 SNAPDRAGON ST	1.00	8.14
164-711-015	6109 SNAPDRAGON ST	1.00	8.14
164-711-016	6115 SNAPDRAGON ST	1.00	8.14
164-711-017	6113 SNAPDRAGON ST	1.00	8.14
164-711-018	6107 SNAPDRAGON ST	1.00	8.14
164-711-019	6101 SNAPDRAGON ST	1.00	8.14
164-711-020	6104 ROSEWOOD WAY	1.00	8.14
164-711-021	6110 ROSEWOOD WAY	1.00	8.14
164-711-022	6116 ROSEWOOD WAY	1.00	8.14
164-711-023	6114 ROSEWOOD WAY	1.00	8.14
164-711-024	6108 ROSEWOOD WAY	1.00	8.14
164-711-025	6102 ROSEWOOD WAY	1.00	8.14
164-711-027	13055 GOLDENROD DR	1.00	8.14
164-711-028	13061 GOLDENROD DR	1.00	8.14
164-711-029	13049 GOLDENROD DR	1.00	8.14
164-711-030	13043 GOLDENROD DR	1.00	8.14
164-711-031	13031 SNAPDRAGON DR	1.00	8.14
164-711-032	13037 GOLDENROD DR	1.00	8.14
164-711-033	13025 GOLDENROD DR	1.00	8.14
164-711-034	13019 GOLDENROD DR	1.00	8.14
164-711-036	6118 SNAPDRAGON ST	1.00	8.14
164-711-037	6122 SNAPDRAGON ST	1.00	8.14
164-711-038	6126 SNAPDRAGON ST	1.00	8.14
164-711-039	6130 SNAPDRAGON ST	1.00	8.14
164-711-040	6116 SNAPDRAGON ST	1.00	8.14
164-711-041	6120 SNAPDRAGON ST	1.00	8.14
164-711-042	6124 SNAPDRAGON ST	1.00	8.14
164-711-043	6128 SNAPDRAGON ST	1.00	8.14
164-711-044	6102 SNAPDRAGON ST	1.00	8.14

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-711-045	6106 SNAPDRAGON ST	1.00	8.14
164-711-046	6110 SNAPDRAGON ST	1.00	8.14
164-711-047	6114 SNAPDRAGON ST	1.00	8.14
164-711-048	6100 SNAPDRAGON ST	1.00	8.14
164-711-049	6104 SNAPDRAGON ST	1.00	8.14
164-711-050	6108 SNAPDRAGON ST	1.00	8.14
164-711-051	6112 SNAPDRAGON ST	1.00	8.14
164-711-053	6121 SNAPDRAGON ST	1.00	8.14
164-711-054	6127 SNAPDRAGON ST	1.00	8.14
164-711-055	6133 SNAPDRAGON ST	1.00	8.14
164-711-056	6131 SNAPDRAGON ST	1.00	8.14
164-711-057	6125 SNAPDRAGON ST	1.00	8.14
164-711-058	6119 SNAPDRAGON ST	1.00	8.14
164-711-059	6120 ROSEWOOD WAY	1.00	8.14
164-711-060	6126 ROSEWOOD WAY	1.00	8.14
164-711-061	6132 ROSEWOOD WAY	1.00	8.14
164-711-062	6118 ROSEWOOD WAY	1.00	8.14
164-711-063	6124 ROSEWOOD WAY	1.00	8.14
164-711-064	6130 ROSEWOOD WAY	1.00	8.14
164-712-001	6068 SNAPDRAGON ST	1.00	8.14
164-712-002	6072 SNAPDRAGON ST	1.00	8.14
164-712-003	6076 SNAPDRAGON ST	1.00	8.14
164-712-004	6080 SNAPDRAGON ST	1.00	8.14
164-712-005	6078 SNAPDRAGON ST	1.00	8.14
164-712-006	6074 SNAPDRAGON ST	1.00	8.14
164-712-007	6070 SNAPDRAGON ST	1.00	8.14
164-712-008	6066 SNAPDRAGON ST	1.00	8.14
164-712-009	6052 SNAPDRAGON ST	1.00	8.14
164-712-010	6056 SNAPDRAGON ST	1.00	8.14
164-712-011	6060 SNAPDRAGON ST	1.00	8.14
164-712-012	6064 SNAPDRAGON ST	1.00	8.14
164-712-013	6062 SNAPDRAGON ST	1.00	8.14
164-712-014	6058 SNAPDRAGON ST	1.00	8.14
164-712-015	6054 SNAPDRAGON ST	1.00	8.14
164-712-016	6050 SNAPDRAGON ST	1.00	8.14
164-712-018	6070 ROSEWOOD WAY	1.00	8.14
164-712-019	6076 ROSEWOOD WAY	1.00	8.14
164-712-020	6082 ROSEWOOD WAY	1.00	8.14
164-712-021	6080 ROSEWOOD WAY	1.00	8.14
164-712-022	6074 ROSEWOOD WAY	1.00	8.14
164-712-023	6068 ROSEWOOD WAY	1.00	8.14

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone HHH
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-712-025	6050 ROSEWOOD WAY	1.00	8.14
164-712-026	6056 ROSEWOOD WAY	1.00	8.14
164-712-027	6062 ROSEWOOD WAY	1.00	8.14
164-712-028	6060 ROSEWOOD WAY	1.00	8.14
164-712-029	6054 ROSEWOOD WAY	1.00	8.14
164-712-030	6048 ROSEWOOD WAY	1.00	8.14
164-712-031	6055 SNAPDRAGON ST	1.00	8.14
164-712-032	6061 SNAPDRAGON ST	1.00	8.14
164-712-033	6067 SNAPDRAGON ST	1.00	8.14
164-712-034	6065 SNAPDRAGON ST	1.00	8.14
164-712-035	6059 SNAPDRAGON ST	1.00	8.14
164-712-036	6053 SNAPDRAGON ST	1.00	8.14
164-712-038	6034 ROSEWOOD WAY	1.00	8.14
164-712-039	6040 ROSEWOOD WAY	1.00	8.14
164-712-040	6046 ROSEWOOD WAY	1.00	8.14
164-712-041	6044 ROSEWOOD WAY	1.00	8.14
164-712-042	6038 ROSEWOOD WAY	1.00	8.14
164-712-043	6032 ROSEWOOD WAY	1.00	8.14
164-712-044	6037 SNAPDRAGON WAY	1.00	8.14
164-712-045	6043 SNAPDRAGON WAY	1.00	8.14
164-712-046	6049 SNAPDRAGON WAY	1.00	8.14
164-712-047	6047 SNAPDRAGON WAY	1.00	8.14
164-712-048	6041 SNAPGRAGON WAY	1.00	8.14
164-712-049	6035 SNAPDRAGON WAY	1.00	8.14
164-712-051	6036 SNAPDRAGON ST	1.00	8.14
164-712-052	6040 SNAPDRAGON ST	1.00	8.14
164-712-053	6044 SNAPDRAGON ST	1.00	8.14
164-712-054	6048 SNAPDRAGON ST	1.00	8.14
164-712-055	6046 SNAPDRAGON ST	1.00	8.14
164-712-056	6042 SNAPDRAGON ST	1.00	8.14
164-712-057	6038 SNAPDRAGON ST	1.00	8.14
164-712-058	6034 SNAPDRAGON ST	1.00	8.14
164-712-059	6020 LIMONIUM LN	1.00	8.14
164-712-060	6024 LIMONIUM LN	1.00	8.14
164-712-061	6028 LIMONIUM LN	1.00	8.14
164-712-062	6032 LIMONIUM LN	1.00	8.14
164-712-063	6030 LIMONIUM LN	1.00	8.14
164-712-064	6026 LIMONIUM LN	1.00	8.14
164-712-065	6022 LIMONIUM LN	1.00	8.14
164-712-066	6018 LIMONIUM LN	1.00	8.14
164-713-001	13103 GOLDENROD DR	1.00	8.14

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-713-002	13109 GOLDENROD DR	1.00	8.14
164-713-003	13097 GOLDENROD DR	1.00	8.14
164-713-004	13091 GOLDENROD DR	1.00	8.14
164-713-005	13079 GOLDENROD DR	1.00	8.14
164-713-006	13085 GOLDENROD DR	1.00	8.14
164-713-007	13073 GOLDENROD DR	1.00	8.14
164-713-008	13067 GOLDENROD DR	1.00	8.14
164-713-010	6119 ROSEWOOD WAY	1.00	8.14
164-713-011	6125 ROSEWOOD WAY	1.00	8.14
164-713-012	6135 ROSEWOOD WAY	1.00	8.14
164-713-013	6129 ROSEWOOD WAY	1.00	8.14
164-713-014	6139 ROSEWOOD WAY	1.00	8.14
164-713-015	6145 ROSEWOOD WAY	1.00	8.14
164-713-016	6155 ROSEWOOD WAY	1.00	8.14
164-713-017	6149 ROSEWOOD WAY	1.00	8.14
164-713-019	6029 ROSEWOOD WAY	1.00	8.14
164-713-020	6031 ROSEWOOD WAY	1.00	8.14
164-713-021	6039 ROSEWOOD WAY	1.00	8.14
164-713-022	6033 ROSEWOOD WAY	1.00	8.14
164-713-023	6035 ROSEWOOD WAY	1.00	8.14
164-713-024	6041 ROSEWOOD WAY	1.00	8.14
164-713-025	6043 ROSEWOOD WAY	1.00	8.14
164-713-026	6037 ROSEWOOD WAY	1.00	8.14
164-713-028	6069 ROSEWOOD WAY	1.00	8.14
164-713-029	6075 ROSEWOOD WAY	1.00	8.14
164-713-030	6083 ROSEWOOD WAY	1.00	8.14
164-713-031	6077 ROSEWOOD WAY	1.00	8.14
164-713-032	6105 ROSEWOOD WAY	1.00	8.14
164-713-033	6111 ROSEWOOD WAY	1.00	8.14
164-713-034	6115 ROSEWOOD WAY	1.00	8.14
164-713-035	6109 ROSEWOOD WAY	1.00	8.14
164-713-037	6045 ROSEWOOD WAY	1.00	8.14
164-713-038	6051 ROSEWOOD WAY	1.00	8.14
164-713-039	6055 ROSEWOOD WAY	1.00	8.14
164-713-040	6049 ROSEWOOD WAY	1.00	8.14
164-713-041	6053 ROSEWOOD WAY	1.00	8.14
164-713-042	6059 ROSEWOOD WAY	1.00	8.14
164-713-043	6071 ROSEWOOD WAY	1.00	8.14
164-713-044	6065 ROSEWOOD WAY	1.00	8.14
164-721-001	5968 LIMONIUM LN	1.00	8.14
164-721-002	5972 LIMONIUM LN	1.00	8.14

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-721-003	5976 LIMONIUM LN	1.00	8.14
164-721-004	5980 LIMONIUM LN	1.00	8.14
164-721-005	5978 LIMONIUM LN	1.00	8.14
164-721-006	5974 LIMONIUM LN	1.00	8.14
164-721-007	5970 LIMONIUM LN	1.00	8.14
164-721-008	5966 LIMONIUM LN	1.00	8.14
164-721-009	5952 GINGER DR	1.00	8.14
164-721-010	5956 GINGER DR	1.00	8.14
164-721-011	5960 GINGER DR	1.00	8.14
164-721-012	5964 GINGER DR	1.00	8.14
164-721-013	5962 GINGER DR	1.00	8.14
164-721-014	5958 GINGER DR	1.00	8.14
164-721-015	5954 GINGER DR	1.00	8.14
164-721-016	5950 GINGER DR	1.00	8.14
164-721-018	5936 GINGER DR	1.00	8.14
164-721-019	5940 GINGER DR	1.00	8.14
164-721-020	5944 GINGER DR	1.00	8.14
164-721-021	5948 GINGER DR	1.00	8.14
164-721-022	5946 GINGER DR	1.00	8.14
164-721-023	5942 GINGER DR	1.00	8.14
164-721-024	5938 GINGER DR	1.00	8.14
164-721-025	5934 GINGER DR	1.00	8.14
164-721-026	5920 GINGER DR	1.00	8.14
164-721-027	5924 GINGER DR	1.00	8.14
164-721-028	5928 GINGER DR	1.00	8.14
164-721-029	5932 GINGER DR	1.00	8.14
164-721-030	5930 GINGER DR	1.00	8.14
164-721-031	5926 GINGER DR	1.00	8.14
164-721-032	5922 GINGER DR	1.00	8.14
164-721-033	5918 GINGER DR	1.00	8.14
164-721-035	13068 IRISBEND AVE	1.00	8.14
164-721-036	13074 IRISBEND AVE	1.00	8.14
164-721-037	13078 IRISBEND AVE	1.00	8.14
164-721-038	13072 IRISBEND AVE	1.00	8.14
164-721-039	13080 IRISBEND AVE	1.00	8.14
164-721-040	13086 IRISBEND AVE	1.00	8.14
164-721-041	13090 IRISBEND AVE	1.00	8.14
164-721-042	13084 IRISBEND AVE	1.00	8.14
164-721-044	13088 IRISBEND AVE	1.00	8.14
164-721-045	13094 IRISBEND AVE	1.00	8.14
164-721-046	13106 IRISBEND AVE	1.00	8.14

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-721-047	13100 IRISBEND AVE	1.00	8.14
164-721-049	13105 SUGARLOAF DR	1.00	8.14
164-721-050	13099 SUGARLOAF DR	1.00	8.14
164-721-051	13087 SUGARLOAF DR	1.00	8.14
164-721-052	13093 SUGARLOAF DR	1.00	8.14
164-721-053	13089 SUGARLOAF DR	1.00	8.14
164-721-054	13083 SUGARLOAF DR	1.00	8.14
164-721-055	13079 SUGARLOAF DR	1.00	8.14
164-721-056	13085 SUGARLOAF DR	1.00	8.14
164-721-057	13077 SUGARLOAF DR	1.00	8.14
164-721-058	13071 SUGARLOAF DR	1.00	8.14
164-721-059	13067 SUGARLOAF DR	1.00	8.14
164-721-060	13073 SUGARLOAF DR	1.00	8.14
164-722-001	5878 GINGER DR	1.00	8.14
164-722-002	5882 GINGER DR	1.00	8.14
164-722-003	5886 GINGER DR	1.00	8.14
164-722-004	5890 GINGER DR	1.00	8.14
164-722-005	5888 GINGER DR	1.00	8.14
164-722-006	5884 GINGER DR	1.00	8.14
164-722-007	5880 GINGER DR	1.00	8.14
164-722-008	5876 GINGER DR	1.00	8.14
164-722-010	5862 GINGER DR	1.00	8.14
164-722-011	5866 GINGER DR	1.00	8.14
164-722-012	5870 GINGER DR	1.00	8.14
164-722-013	5874 GINGER DR	1.00	8.14
164-722-014	5872 GINGER DR	1.00	8.14
164-722-015	5868 GINGER DR	1.00	8.14
164-722-016	5864 GINGER DR	1.00	8.14
164-722-017	5860 GINGER DR	1.00	8.14
164-722-019	5846 GINGER DR	1.00	8.14
164-722-020	5850 GINGER DR	1.00	8.14
164-722-021	5854 GINGER DR	1.00	8.14
164-722-022	5858 GINGER DR	1.00	8.14
164-722-023	5856 GINGER DR	1.00	8.14
164-722-024	5852 GINGER DR	1.00	8.14
164-722-025	5848 GINGER DR	1.00	8.14
164-722-026	5844 GINGER DR	1.00	8.14
164-722-028	13048 58TH ST	1.00	8.14
164-722-029	13042 58TH ST	1.00	8.14
164-722-030	13038 58TH ST	1.00	8.14
164-722-031	13032 58TH ST	1.00	8.14

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-722-032	13010 58TH ST	1.00	8.14
164-722-033	13016 58TH ST	1.00	8.14
164-722-034	13020 58TH ST	1.00	8.14
164-722-035	13026 58TH ST	1.00	8.14
164-722-037	13056 58TH ST	1.00	8.14
164-722-038	13050 58TH ST	1.00	8.14
164-722-039	13046 58TH ST	1.00	8.14
164-722-040	13058 58TH ST	1.00	8.14
164-722-041	13062 58TH ST	1.00	8.14
164-722-042	13068 58TH ST	1.00	8.14
164-722-043	13042 BRAMBLE ST	1.00	8.14
164-722-044	13050 BRAMBLE ST	1.00	8.14
164-722-045	13058 BRAMBLE ST	1.00	8.14
164-722-046	13062 BRAMBLE ST	1.00	8.14
164-722-047	13054 BRAMBLE ST	1.00	8.14
164-722-048	13046 BRAMBLE ST	1.00	8.14
164-722-050	13086 58TH ST	1.00	8.14
164-722-051	13080 58TH ST	1.00	8.14
164-722-052	13076 58TH ST	1.00	8.14
164-722-053	13088 58TH ST	1.00	8.14
164-722-054	13092 58TH ST	1.00	8.14
164-722-055	13098 58TH ST	1.00	8.14
164-722-056	13044 BRAMBLE ST	1.00	8.14
164-722-057	13052 BRAMBLE ST	1.00	8.14
164-722-058	13060 BRAMBLE ST	1.00	8.14
164-722-059	13056 BRAMBLE ST	1.00	8.14
164-722-060	13048 BRAMBLE ST	1.00	8.14
164-722-061	13038 BRAMBLE ST	1.00	8.14
164-723-001	5985 GINGER DR	1.00	8.14
164-723-002	5979 GINGER DR	1.00	8.14
164-723-003	5973 GINGER DR	1.00	8.14
164-723-004	5971 GINGER DR	1.00	8.14
164-723-005	5977 GINGER DR	1.00	8.14
164-723-006	5983 GINGER DR	1.00	8.14
164-723-008	13043 BRAMBLE ST	1.00	8.14
164-723-009	13037 BRAMBLE ST	1.00	8.14
164-723-010	13035 BRAMBLE ST	1.00	8.14
164-723-011	13041 BRAMBLE ST	1.00	8.14
164-723-013	5938 SILVEIRA ST	1.00	8.14
164-723-014	5942 SILVEIRA ST	1.00	8.14
164-723-015	5946 SILVEIRA ST	1.00	8.14

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-723-016	5944 SILVEIRA ST	1.00	8.14
164-723-017	5940 SILVEIRA ST	1.00	8.14
164-723-018	5936 SILVEIRA ST	1.00	8.14
164-723-020	5969 GINGER DR	1.00	8.14
164-723-021	5963 GINGER DR	1.00	8.14
164-723-022	5957 GINGER DR	1.00	8.14
164-723-023	5955 GINGER DR	1.00	8.14
164-723-024	5961 GINGER DR	1.00	8.14
164-723-025	5967 GINGER DR	1.00	8.14
164-723-027	5952 SILVEIRA ST	1.00	8.14
164-723-028	5958 SILVEIRA ST	1.00	8.14
164-723-029	5964 SILVEIRA ST	1.00	8.14
164-723-030	5962 SILVEIRA ST	1.00	8.14
164-723-031	5956 SILVEIRA ST	1.00	8.14
164-723-032	5950 SILVEIRA ST	1.00	8.14
164-723-034	5863 GINGER DR	1.00	8.14
164-723-035	5859 GINGER DR	1.00	8.14
164-723-036	5855 GINGER DR	1.00	8.14
164-723-037	5853 GINGER DR	1.00	8.14
164-723-038	5857 GINGER DR	1.00	8.14
164-723-039	5861 GINGER DR	1.00	8.14
164-723-041	5858 SILVEIRA ST	1.00	8.14
164-723-042	5862 SILVEIRA ST	1.00	8.14
164-723-043	5866 SILVEIRA ST	1.00	8.14
164-723-044	5864 SILVEIRA ST	1.00	8.14
164-723-045	5860 SILVEIRA ST	1.00	8.14
164-723-046	5856 SILVEIRA ST	1.00	8.14
164-723-048	5968 SILVEIRA ST	1.00	8.14
164-723-049	5974 SILVEIRA ST	1.00	8.14
164-723-050	5980 SILVEIRA ST	1.00	8.14
164-723-051	5978 SILVEIRA ST	1.00	8.14
164-723-052	5972 SILVEIRA ST	1.00	8.14
164-723-053	5966 SILVEIRA ST	1.00	8.14
164-724-001	5855 SILVEIRA ST	1.00	8.14
164-724-002	5853 SILVEIRA ST	1.00	8.14
164-724-003	5863 SILVEIRA ST	1.00	8.14
164-724-004	5861 SILVEIRA ST	1.00	8.14
164-724-005	5869 SILVEIRA ST	1.00	8.14
164-724-006	5871 SILVEIRA ST	1.00	8.14
164-724-007	5879 SILVEIRA ST	1.00	8.14
164-724-008	5877 SILVEIRA ST	1.00	8.14

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone HHH

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-724-009	5885 SILVEIRA ST	1.00	8.14
164-724-010	5887 SILVEIRA ST	1.00	8.14
164-724-012	5921 SILVEIRA ST	1.00	8.14
164-724-013	5919 SILVEIRA ST	1.00	8.14
164-724-014	5927 SILVEIRA ST	1.00	8.14
164-724-015	5929 SILVEIRA ST	1.00	8.14
164-724-016	5937 SILVEIRA ST	1.00	8.14
164-724-017	5935 SILVEIRA ST	1.00	8.14
164-724-018	5943 SILVEIRA ST	1.00	8.14
164-724-019	5945 SILVEIRA ST	1.00	8.14
164-724-021	5953 SILVEIRA ST	1.00	8.14
164-724-022	5951 SILVEIRA ST	1.00	8.14
164-724-023	5959 SILVEIRA ST	1.00	8.14
164-724-024	5961 SILVEIRA ST	1.00	8.14
164-724-025	5969 SILVEIRA ST	1.00	8.14
164-724-026	5967 SILVEIRA ST	1.00	8.14
164-724-027	5975 SILVEIRA ST	1.00	8.14
164-724-028	5977 SILVEIRA ST	1.00	8.14
164-724-029	5985 SILVEIRA ST	1.00	8.14
164-724-030	5983 SILVEIRA ST	1.00	8.14
164-724-031	5991 SILVEIRA ST	1.00	8.14
164-724-032	5993 SILVEIRA ST	1.00	8.14
350 Accounts			**$2,849.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-350-001	13377 LINNEA CT	1.00	$5.00
164-350-002	13367 LINNEA CT	1.00	5.00
164-350-003	13357 LINNEA ST	1.00	5.00
164-350-004	13347 LINNEA ST	1.00	5.00
164-350-005	13337 LINNEA ST	1.00	5.00
164-350-006	13327 LINNEA ST	1.00	5.00
164-350-007	13317 LINNEA ST	1.00	5.00
164-350-008	13316 ROWEN CT	1.00	5.00
164-350-009	13326 ROWEN CT	1.00	5.00
164-350-010	13336 ROWEN CT	1.00	5.00
164-350-011	13346 ROWEN CT	1.00	5.00
164-350-012	13356 ROWEN CT	1.00	5.00
164-350-013	13366 ROWEN CT	1.00	5.00
164-350-014	13376 ROWEN CT	1.00	5.00
164-350-015	13386 ROWEN CT	1.00	5.00
164-350-016	13379 ROWEN CT	1.00	5.00
164-350-017	13369 ROWEN CT	1.00	5.00
164-350-018	13359 ROWEN CT	1.00	5.00
164-350-019	13349 ROWEN CT	1.00	5.00
164-350-020	13339 ROWEN CT	1.00	5.00
164-350-021	13329 ROWEN CT	1.00	5.00
164-350-022	13319 ROWEN CT	1.00	5.00
164-350-023	13318 KAMELIA ST	1.00	5.00
164-350-024	13328 KAMELIA ST	1.00	5.00
164-350-025	6449 LAUREL ST	1.00	5.00
164-350-026	6439 LAUREL ST	1.00	5.00
164-350-027	13378 KAMELIA ST	1.00	5.00
164-350-028	13368 KAMELIA ST	1.00	5.00
164-350-029	13358 KAMELIA ST	1.00	5.00
164-350-030	13348 KAMELIA ST	1.00	5.00
164-350-031	13338 KAMELIA ST	1.00	5.00
164-351-001	13311 KAMELIA ST	1.00	5.00
164-351-002	13321 KAMELIA ST	1.00	5.00
164-351-003	13331 KAMELIA ST	1.00	5.00
164-351-004	13341 KAMELIA ST	1.00	5.00
164-351-005	13351 KAMELIA ST	1.00	5.00
164-351-006	13361 KAMELIA ST	1.00	5.00
164-352-001	6418 BLUEBELL ST	1.00	5.00
164-352-002	6408 BLUEBELL ST	1.00	5.00
164-352-003	6398 BLUEBELL ST	1.00	5.00
164-352-004	6388 BLUEBELL ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-352-005	6378 BLUEBELL ST	1.00	5.00
164-352-006	6368 BLUEBELL ST	1.00	5.00
164-352-007	6358 BLUEBELL ST	1.00	5.00
164-352-008	6348 BLUEBELL ST	1.00	5.00
164-352-009	6338 BLUEBELL ST	1.00	5.00
164-352-010	6328 BLUEBELL ST	1.00	5.00
164-352-011	6428 BLUEBELL ST	1.00	5.00
164-352-012	6438 BLUEBELL ST	1.00	5.00
164-352-013	6448 BLUEBELL ST	1.00	5.00
164-352-014	6458 BLUEBELL ST	1.00	5.00
164-353-001	6308 BLUEBELL ST	1.00	5.00
164-353-002	6298 BLUEBELL ST	1.00	5.00
164-353-003	6288 BLUEBELL ST	1.00	5.00
164-353-004	6278 BLUEBELL ST	1.00	5.00
164-353-005	6268 BLUEBELL ST	1.00	5.00
164-353-006	6258 BLUEBELL ST	1.00	5.00
164-353-007	6261 BLUEBELL ST	1.00	5.00
164-353-008	6271 BLUEBELL ST	1.00	5.00
164-353-009	6281 BLUEBELL ST	1.00	5.00
164-353-010	6291 BLUEBELL ST	1.00	5.00
164-353-011	6301 BLUEBELL ST	1.00	5.00
164-353-012	6311 BLUEBELL ST	1.00	5.00
164-353-013	6321 BLUEBELL ST	1.00	5.00
164-353-014	6331 BLUEBELL ST	1.00	5.00
164-353-015	6341 BLUEBELL ST	1.00	5.00
164-353-016	6334 ELIAS ST	1.00	5.00
164-353-017	6324 ELIAS ST	1.00	5.00
164-353-018	6314 ELIAS ST	1.00	5.00
164-353-019	6304 ELIAS ST	1.00	5.00
164-353-020	6294 ELIAS ST	1.00	5.00
164-353-021	6284 ELIAS ST	1.00	5.00
164-353-022	6274 ELIAS ST	1.00	5.00
164-353-023	6264 ELIAS ST	1.00	5.00
164-353-024	6254 ELIAS ST	1.00	5.00
164-354-001	13340 JIMSON CT	1.00	5.00
164-354-002	13350 JIMSON CT	1.00	5.00
164-354-003	13360 JIMSON CT	1.00	5.00
164-354-004	13370 JIMSON CT	1.00	5.00
164-354-005	13380 JIMSON CT	1.00	5.00
164-354-006	13383 JIMSON CT	1.00	5.00
164-354-007	13373 JIMSON CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-354-008	13363 JIMSON CT	1.00	5.00
164-354-009	13353 JIMSON CT	1.00	5.00
164-354-010	13343 JIMSON CT	1.00	5.00
164-354-011	13352 KALY CT	1.00	5.00
164-354-012	13362 KALY CT	1.00	5.00
164-354-013	13372 KALY CT	1.00	5.00
164-354-014	13382 KALY CT	1.00	5.00
164-354-015	13385 KALY CT	1.00	5.00
164-354-016	13375 KALY CT	1.00	5.00
164-354-017	13365 KALY CT	1.00	5.00
164-354-018	13355 KALY CT	1.00	5.00
164-354-019	13354 LINNEA ST	1.00	5.00
164-354-020	13364 LINNEA ST	1.00	5.00
164-354-021	13374 LINNEA ST	1.00	5.00
164-354-022	13384 LINNEA ST	1.00	5.00
164-360-001	13313 LILYROSE ST	1.00	5.00
164-360-002	13323 LILYROSE ST	1.00	5.00
164-360-003	13333 LILYROSE ST	1.00	5.00
164-360-004	13343 LILYROSE ST	1.00	5.00
164-360-005	13353 LILYROSE ST	1.00	5.00
164-360-006	13363 LILYROSE ST	1.00	5.00
164-360-007	13373 LILYROSE ST	1.00	5.00
164-360-008	6579 LAUREL ST	1.00	5.00
164-360-009	6569 LAUREL ST	1.00	5.00
164-360-010	6559 LAUREL ST	1.00	5.00
164-360-011	6549 LAUREL ST	1.00	5.00
164-360-012	6539 LAUREL ST	1.00	5.00
164-360-013	6529 LAUREL ST	1.00	5.00
164-360-014	6519 LAUREL ST	1.00	5.00
164-360-015	6509 LAUREL ST	1.00	5.00
164-360-016	6499 LAUREL ST	1.00	5.00
164-360-017	6489 LAUREL ST	1.00	5.00
164-360-018	6479 LAUREL ST	1.00	5.00
164-360-019	6469 LAUREL ST	1.00	5.00
164-360-020	6459 LAUREL ST	1.00	5.00
164-361-001	6466 LAUREL ST	1.00	5.00
164-361-002	6476 LAUREL ST	1.00	5.00
164-361-003	6486 LAUREL ST	1.00	5.00
164-361-004	6496 LAUREL ST	1.00	5.00
164-361-005	6506 LAUREL ST	1.00	5.00
164-361-006	6516 LAUREL ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-361-007	6526 LAUREL ST	1.00	5.00
164-361-008	6536 LAUREL ST	1.00	5.00
164-361-009	6546 LAUREL ST	1.00	5.00
164-361-010	6556 LAUREL ST	1.00	5.00
164-361-011	6566 LAUREL ST	1.00	5.00
164-361-012	6567 BRANCH CT	1.00	5.00
164-361-013	6557 BRANCH CT	1.00	5.00
164-361-014	6547 BRANCH CT	1.00	5.00
164-361-015	6537 BRANCH CT	1.00	5.00
164-361-016	6527 BRANCH CT	1.00	5.00
164-361-017	6517 BRANCH CT	1.00	5.00
164-361-018	6507 BRANCH CT	1.00	5.00
164-361-019	6497 BRANCH CT	1.00	5.00
164-361-020	6487 BRANCH CT	1.00	5.00
164-361-021	6477 BRANCH CT	1.00	5.00
164-361-022	6467 BRANCH CT	1.00	5.00
164-361-023	6464 BRANCH CT	1.00	5.00
164-361-024	6474 BRANCH CT	1.00	5.00
164-361-025	6484 BRANCH CT	1.00	5.00
164-361-026	6494 BRANCH CT	1.00	5.00
164-361-027	6504 BRANCH CT	1.00	5.00
164-361-028	6514 BRANCH CT	1.00	5.00
164-361-029	6524 BRANCH CT	1.00	5.00
164-361-030	6534 BRANCH CT	1.00	5.00
164-361-031	6544 BRANCH CT	1.00	5.00
164-361-032	6554 BRANCH CT	1.00	5.00
164-361-033	6564 BRANCH CT	1.00	5.00
164-361-034	6583 PEACH BLOSSOM ST	1.00	5.00
164-361-035	6573 PEACH BLOSSOM ST	1.00	5.00
164-361-036	6563 PEACH BLOSSOM ST	1.00	5.00
164-361-037	6553 PEACH BLOSSOM ST	1.00	5.00
164-361-038	6543 PEACH BLOSSOM ST	1.00	5.00
164-361-039	6533 PEACH BLOSSOM ST	1.00	5.00
164-361-040	6523 PEACH BLOSSOM ST	1.00	5.00
164-361-041	6513 PEACH BLOSSOM ST	1.00	5.00
164-361-042	6503 PEACH BLOSSOM ST	1.00	5.00
164-361-043	6451 BLUEBELL ST	1.00	5.00
164-361-044	6441 BLUEBELL ST	1.00	5.00
164-361-045	6431 BLUEBELL ST	1.00	5.00
164-370-001	6433 HAZEL ST	1.00	5.00
164-370-002	6423 HAZEL ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-370-003	6413 HAZEL ST	1.00	5.00
164-370-004	6403 HAZEL ST	1.00	5.00
164-370-005	6393 HAZEL ST	1.00	5.00
164-370-006	6383 HAZEL ST	1.00	5.00
164-370-007	6373 HAZEL ST	1.00	5.00
164-370-008	6363 HAZEL ST	1.00	5.00
164-370-009	6353 HAZEL ST	1.00	5.00
164-370-010	6343 HAZEL ST	1.00	5.00
164-370-011	6333 HAZEL ST	1.00	5.00
164-370-012	6323 HAZEL ST	1.00	5.00
164-371-001	6303 HAZEL ST	1.00	5.00
164-371-002	6293 HAZEL ST	1.00	5.00
164-371-003	6283 HAZEL ST	1.00	5.00
164-371-004	6273 HAZEL ST	1.00	5.00
164-371-005	6263 HAZEL ST	1.00	5.00
164-371-006	6253 HAZEL ST	1.00	5.00
164-371-007	6243 HAZEL ST	1.00	5.00
164-372-001	6240 HAZEL ST	1.00	5.00
164-372-002	6250 HAZEL ST	1.00	5.00
164-372-003	6260 HAZEL ST	1.00	5.00
164-372-004	6275 MULAN ST	1.00	5.00
164-372-005	6265 MULAN ST	1.00	5.00
164-372-006	6255 MULAN ST	1.00	5.00
164-373-001	6280 HAZEL ST	1.00	5.00
164-373-002	6290 HAZEL ST	1.00	5.00
164-373-003	6300 HAZEL ST	1.00	5.00
164-373-004	6310 HAZEL ST	1.00	5.00
164-373-005	6320 HAZEL ST	1.00	5.00
164-373-006	6330 HAZEL ST	1.00	5.00
164-373-007	6340 HAZEL ST	1.00	5.00
164-373-008	6350 HAZEL ST	1.00	5.00
164-373-009	6360 HAZEL ST	1.00	5.00
164-373-010	6370 HAZEL ST	1.00	5.00
164-373-011	6380 HAZEL ST	1.00	5.00
164-373-012	6400 HAZEL ST	1.00	5.00
164-373-013	6410 HAZEL ST	1.00	5.00
164-373-014	6420 HAZEL ST	1.00	5.00
164-373-015	6430 HAZEL ST	1.00	5.00
164-373-016	6415 MULAN ST	1.00	5.00
164-373-017	6405 MULAN ST	1.00	5.00
164-373-018	6395 MULAN ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-373-019	6385 MULAN ST	1.00	5.00
164-373-020	6375 MULAN ST	1.00	5.00
164-373-021	6365 MULAN ST	1.00	5.00
164-373-022	6355 MULAN ST	1.00	5.00
164-373-023	6345 MULAN ST	1.00	5.00
164-373-024	6335 MULAN ST	1.00	5.00
164-373-025	6325 MULAN ST	1.00	5.00
164-373-026	6315 MULAN ST	1.00	5.00
164-373-027	6305 MULAN ST	1.00	5.00
164-373-028	6295 MULAN ST	1.00	5.00
164-374-001	13165 BRIAR ST	1.00	5.00
164-374-002	13175 BRIAR ST	1.00	5.00
164-374-003	13185 BRIAR ST	1.00	5.00
164-374-004	13195 BRIAR ST	1.00	5.00
164-374-005	6312 MULAN ST	1.00	5.00
164-374-006	6322 MULAN ST	1.00	5.00
164-374-007	6332 MULAN ST	1.00	5.00
164-374-008	6352 MULAN ST	1.00	5.00
164-374-009	6362 MULAN ST	1.00	5.00
164-374-010	6372 MULAN ST	1.00	5.00
164-374-011	6382 MULAN ST	1.00	5.00
164-374-012	6392 MULAN ST	1.00	5.00
164-374-013	6402 MULAN ST	1.00	5.00
164-374-014	6412 MULAN ST	1.00	5.00
164-374-015	6407 ERICA CT	1.00	5.00
164-374-016	6397 ERICA CT	1.00	5.00
164-374-017	6387 ERICA CT	1.00	5.00
164-374-018	6377 ERICA CT	1.00	5.00
164-374-019	6367 ERICA CT	1.00	5.00
164-374-020	6357 ERICA CT	1.00	5.00
164-374-021	6347 ERICA CT	1.00	5.00
164-374-022	6337 ERICA CT	1.00	5.00
164-374-023	6334 ERICA CT	1.00	5.00
164-374-024	6344 ERICA CT	1.00	5.00
164-374-025	6354 ERICA CT	1.00	5.00
164-374-026	6364 ERICA CT	1.00	5.00
164-374-027	6384 ERICA CT	1.00	5.00
164-374-028	6394 ERICA CT	1.00	5.00
164-374-029	6404 ERICA CT	1.00	5.00
164-380-001	6252 MULAN ST	1.00	5.00
164-380-002	6259 BAY ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-381-001	13150 LAVONDA ST	1.00	5.00
164-381-002	13140 LAVONDA ST	1.00	5.00
164-381-003	13130 LAVONDA ST	1.00	5.00
164-381-004	13120 LAVONDA ST	1.00	5.00
164-382-001	13113 LAVONDA ST	1.00	5.00
164-382-002	13123 LAVONDA ST	1.00	5.00
164-382-003	13133 LAVONDA ST	1.00	5.00
164-382-004	13143 LAVONDA ST	1.00	5.00
164-382-005	13153 LAVONDA ST	1.00	5.00
164-382-006	13163 LAVONDA ST	1.00	5.00
164-382-007	13173 LAVONDA ST	1.00	5.00
164-382-008	13183 LAVONDA ST	1.00	5.00
164-382-009	13193 LAVONDA ST	1.00	5.00
164-382-010	13192 BRIAR ST	1.00	5.00
164-382-011	13182 BRIAR ST	1.00	5.00
164-382-012	13172 BRIAR ST	1.00	5.00
164-382-013	13162 BRIAR ST	1.00	5.00
164-382-014	13152 BRIAR ST	1.00	5.00
164-382-015	13142 BRIAR ST	1.00	5.00
164-382-016	13132 BRIAR ST	1.00	5.00
164-382-017	13122 BRIAR ST	1.00	5.00
164-382-018	13112 BRIAR ST	1.00	5.00
164-382-019	6308 DAPHNE ST	1.00	5.00
164-382-020	6318 DAPHNE ST	1.00	5.00
164-382-021	6328 DAPHNE ST	1.00	5.00
164-382-022	6338 DAPHNE ST	1.00	5.00
164-382-023	6348 DAPHNE ST	1.00	5.00
164-382-024	6358 DAPHNE ST	1.00	5.00
164-382-025	6368 DAPHNE ST	1.00	5.00
164-382-026	6378 DAPHNE ST	1.00	5.00
164-383-001	6381 DAPHNE ST	1.00	5.00
164-383-002	6371 DAPHNE ST	1.00	5.00
164-383-003	6361 DAPHNE ST	1.00	5.00
164-383-004	6351 DAPHNE ST	1.00	5.00
164-383-005	6341 DAPHNE ST	1.00	5.00
164-383-006	13115 BRIAR ST	1.00	5.00
164-383-007	13125 BRIAR ST	1.00	5.00
164-383-008	13135 BRIAR ST	1.00	5.00
164-383-009	13145 BRIAR ST	1.00	5.00
164-383-010	13155 BRIAR ST	1.00	5.00
164-383-011	6389 FERN CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-383-012	6379 FERN CT	1.00	5.00
164-383-013	6369 FERN CT	1.00	5.00
164-383-014	6359 FERN CT	1.00	5.00
164-383-015	6349 FERN CT	1.00	5.00
164-383-016	6339 FERN CT	1.00	5.00
164-383-017	6346 FERN CT	1.00	5.00
164-383-018	6356 FERN CT	1.00	5.00
164-383-019	6366 FERN CT	1.00	5.00
164-383-020	6376 FERN CT	1.00	5.00
164-383-021	6386 FERN CT	1.00	5.00
164-390-001	6492 LOTUS ST	1.00	5.00
164-390-002	6502 LOTUS ST	1.00	5.00
164-390-003	6512 LOTUS ST	1.00	5.00
164-390-004	6522 LOTUS ST	1.00	5.00
164-390-005	6532 LOTUS ST	1.00	5.00
164-390-006	6552 LOTUS ST	1.00	5.00
164-390-007	6562 LOTUS ST	1.00	5.00
164-390-008	6582 LOTUS ST	1.00	5.00
164-390-009	6589 WHITELILY ST	1.00	5.00
164-390-010	6579 WHITELILY ST	1.00	5.00
164-390-011	6569 WHITELILY ST	1.00	5.00
164-390-012	6559 WHITELILY ST	1.00	5.00
164-390-013	6549 WHITELILY ST	1.00	5.00
164-390-014	6539 WHITELILY ST	1.00	5.00
164-391-001	6486 WHITELILY ST	1.00	5.00
164-391-002	6496 WHITELILY ST	1.00	5.00
164-391-003	6506 WHITELILY ST	1.00	5.00
164-391-004	6516 WHITELILY ST	1.00	5.00
164-391-005	6526 WHITELILY ST	1.00	5.00
164-391-006	6536 WHITELILY ST	1.00	5.00
164-391-007	6546 WHITELILY ST	1.00	5.00
164-391-008	6556 WHITELILY ST	1.00	5.00
164-391-009	6576 WHITELILY ST	1.00	5.00
164-391-010	6586 WHITELILY ST	1.00	5.00
164-391-011	6571 CHLOE CT	1.00	5.00
164-391-012	6561 CHLOE CT	1.00	5.00
164-391-013	6551 CHLOE CT	1.00	5.00
164-391-014	6541 CHLOE CT	1.00	5.00
164-391-015	6531 CHLOE CT	1.00	5.00
164-391-016	6521 CHLOE CT	1.00	5.00
164-391-017	6518 CHLOE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-391-018	6528 CHLOE CT	1.00	5.00
164-391-019	6548 CHLOE CT	1.00	5.00
164-391-020	13134 SNOWDROP ST	1.00	5.00
164-391-021	13124 SNOWDROP ST	1.00	5.00
164-391-022	13114 SNOWDROP ST	1.00	5.00
164-392-001	13087 SNOWDROP ST	1.00	5.00
164-392-002	13097 SNOWDROP ST	1.00	5.00
164-392-003	13107 SNOWDROP ST	1.00	5.00
164-392-004	13117 SNOWDROP ST	1.00	5.00
164-392-005	13127 SNOWDROP ST	1.00	5.00
164-392-006	13137 SNOWDROP ST	1.00	5.00
164-392-007	13147 SNOWDROP ST	1.00	5.00
164-392-008	13157 SNOWDROP ST	1.00	5.00
164-392-009	13167 SNOWDROP ST	1.00	5.00
164-392-010	13177 SNOWDROP ST	1.00	5.00
164-392-011	13187 SNOWDROP ST	1.00	5.00
164-392-012	13197 SNOWDROP ST	1.00	5.00
164-392-013	13207 SNOWDROP ST	1.00	5.00
164-392-014	13217 SNOWDROP ST	1.00	5.00
164-392-015	13227 SNOWDROP ST	1.00	5.00
164-392-016	13237 SNOWDROP ST	1.00	5.00
164-392-017	6595 LOTUS ST	1.00	5.00
164-392-018	6585 LOTUS ST	1.00	5.00
164-392-019	6575 LOTUS ST	1.00	5.00
164-392-020	6565 LOTUS ST	1.00	5.00
164-392-021	6555 LOTUS ST	1.00	5.00
164-392-022	6545 LOTUS ST	1.00	5.00
164-392-023	6535 LOTUS ST	1.00	5.00
164-392-024	6514 KAISHA ST	1.00	5.00
164-392-025	6534 KAISHA ST	1.00	5.00
164-392-026	6544 KAISHA ST	1.00	5.00
164-392-027	6554 KAISHA ST	1.00	5.00
164-392-028	6564 KAISHA ST	1.00	5.00
164-392-029	6574 KAISHA ST	1.00	5.00
164-392-030	6584 KAISHA ST	1.00	5.00
164-392-031	6594 KAISHA ST	1.00	5.00
164-392-032	13253 LILYROSE ST	1.00	5.00
164-392-033	13263 LILYROSE ST	1.00	5.00
164-392-034	13273 LILYROSE ST	1.00	5.00
164-392-035	13283 LILYROSE ST	1.00	5.00
164-392-036	13293 LILYROSE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-393-001	6580 PEACH BLOSSOM ST	1.00	5.00
164-393-002	6570 PEACH BLOSSOM ST	1.00	5.00
164-393-003	6560 PEACH BLOSSOM ST	1.00	5.00
164-393-004	6550 PEACH BLOSSOM ST	1.00	5.00
164-393-005	6540 PEACH BLOSSOM ST	1.00	5.00
164-393-006	6530 PEACH BLOSSOM ST	1.00	5.00
164-393-007	6520 PEACH BLOSSOM ST	1.00	5.00
164-393-008	6510 PEACH BLOSSOM ST	1.00	5.00
164-393-009	6527 KAISHA ST	1.00	5.00
164-393-010	6537 KAISHA ST	1.00	5.00
164-393-011	6547 KAISHA ST	1.00	5.00
164-393-012	6557 KAISHA ST	1.00	5.00
164-393-013	6567 KAISHA ST	1.00	5.00
164-393-014	6577 KAISHA ST	1.00	5.00
164-393-015	6587 KAISHA ST	1.00	5.00
164-400-001	6310 PEACH BLOSSOM ST	1.00	5.00
164-400-002	6320 PEACH BLOSSOM ST	1.00	5.00
164-400-003	6330 PEACH BLOSSOM ST	1.00	5.00
164-400-004	6340 PEACH BLOSSOM ST	1.00	5.00
164-400-005	6350 PEACH BLOSSOM ST	1.00	5.00
164-400-006	6360 PEACH BLOSSOM ST	1.00	5.00
164-400-007	6370 PEACH BLOSSOM ST	1.00	5.00
164-400-008	6380 PEACH BLOSSOM ST	1.00	5.00
164-400-009	6390 PEACH BLOSSOM ST	1.00	5.00
164-400-010	6400 PEACH BLOSSOM ST	1.00	5.00
164-400-011	6410 PEACH BLOSSOM ST	1.00	5.00
164-400-012	6437 KAISHA ST	1.00	5.00
164-400-013	6427 KAISHA ST	1.00	5.00
164-400-014	6417 KAISHA ST	1.00	5.00
164-400-015	6407 KAISHA ST	1.00	5.00
164-400-016	6397 KAISHA ST	1.00	5.00
164-400-017	6387 KAISHA ST	1.00	5.00
164-400-018	6377 KAISHA ST	1.00	5.00
164-400-019	6367 KAISHA ST	1.00	5.00
164-400-020	6357 KAISHA ST	1.00	5.00
164-400-021	6347 KAISHA ST	1.00	5.00
164-401-001	6354 KAISHA ST	1.00	5.00
164-401-002	6364 KAISHA ST	1.00	5.00
164-401-003	6374 KAISHA ST	1.00	5.00
164-401-004	6384 KAISHA ST	1.00	5.00
164-401-005	6394 KAISHA ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-401-006	6404 KAISHA ST	1.00	5.00
164-401-007	6414 KAISHA ST	1.00	5.00
164-401-008	6424 KAISHA ST	1.00	5.00
164-401-009	6434 KAISHA ST	1.00	5.00
164-401-010	6475 LOTUS ST	1.00	5.00
164-401-011	6465 LOTUS ST	1.00	5.00
164-401-012	6455 LOTUS ST	1.00	5.00
164-401-013	6445 LOTUS ST	1.00	5.00
164-401-014	6435 LOTUS ST	1.00	5.00
164-401-015	6425 LOTUS ST	1.00	5.00
164-401-016	6415 LOTUS ST	1.00	5.00
164-401-017	6405 LOTUS ST	1.00	5.00
164-402-001	6412 LOTUS ST	1.00	5.00
164-402-002	6422 LOTUS ST	1.00	5.00
164-402-003	6432 LOTUS ST	1.00	5.00
164-402-004	6442 LOTUS ST	1.00	5.00
164-402-005	6452 LOTUS ST	1.00	5.00
164-402-006	6462 LOTUS ST	1.00	5.00
164-402-007	6472 LOTUS ST	1.00	5.00
164-402-008	6482 LOTUS ST	1.00	5.00
164-402-009	6529 WHITELILY ST	1.00	5.00
164-402-010	6519 WHITELILY ST	1.00	5.00
164-402-011	6509 WHITELILY ST	1.00	5.00
164-402-012	6499 WHITELILY ST	1.00	5.00
164-402-013	6489 WHITELILY ST	1.00	5.00
164-402-014	6479 WHITELILY ST	1.00	5.00
164-403-001	6525 LOTUS ST	1.00	5.00
164-403-002	6515 LOTUS ST	1.00	5.00
164-403-003	6505 LOTUS ST	1.00	5.00
164-403-004	6495 LOTUS ST	1.00	5.00
164-403-005	6464 KAISHA ST	1.00	5.00
164-403-006	6474 KAISHA ST	1.00	5.00
164-403-007	6484 KAISHA ST	1.00	5.00
164-403-008	6494 KAISHA ST	1.00	5.00
164-403-009	6504 KAISHA ST	1.00	5.00
164-404-001	6500 PEACH BLOSSOM ST	1.00	5.00
164-404-002	6490 PEACH BLOSSOM ST	1.00	5.00
164-404-003	6480 PEACH BLOSSOM ST	1.00	5.00
164-404-004	6470 PEACH BLOSSOM ST	1.00	5.00
164-404-005	6460 PEACH BLOSSOM ST	1.00	5.00
164-404-006	6450 PEACH BLOSSOM ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone I

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-404-007	6440 PEACH BLOSSOM ST	1.00	5.00
164-404-008	6430 PEACH BLOSSOM ST	1.00	5.00
164-404-009	6457 KAISHA ST	1.00	5.00
164-404-010	6467 KAISHA ST	1.00	5.00
164-404-011	6477 KAISHA ST	1.00	5.00
164-404-012	6487 KAISHA ST	1.00	5.00
164-404-013	6497 KAISHA ST	1.00	5.00
164-404-014	6507 KAISHA ST	1.00	5.00
164-404-015	6517 KAISHA ST	1.00	5.00
460 Accounts			**$2,300.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone II

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-440-001	6792 OLD PEAK LN	1.00	$5.00
144-440-002	6780 OLD PEAK LN	1.00	5.00
144-440-003	6768 OLD PEAK LN	1.00	5.00
144-440-004	6756 OLD PEAK LN	1.00	5.00
144-440-005	6744 OLD PEAK LN	1.00	5.00
144-440-006	6732 OLD PEAK LN	1.00	5.00
144-440-007	6720 OLD PEAK LN	1.00	5.00
144-440-008	6708 OLD PEAK LN	1.00	5.00
144-440-009	6696 OLD PEAK LN	1.00	5.00
144-440-010	6684 OLD PEAK LN	1.00	5.00
144-440-011	6672 OLD PEAK LN	1.00	5.00
144-440-012	6648 OLD PEAK LN	1.00	5.00
144-440-013	6636 OLD PEAK LN	1.00	5.00
144-440-014	6639 OLD PEAK LN	1.00	5.00
144-440-015	6651 OLD PEAK LN	1.00	5.00
144-440-016	6675 OLD PEAK LN	1.00	5.00
144-440-017	6687 OLD PEAK LN	1.00	5.00
144-440-018	6699 OLD PEAK LN	1.00	5.00
144-440-019	6673 DUSTY TRAIL RD	1.00	5.00
144-440-020	6685 DUSTY TRAIL RD	1.00	5.00
144-440-021	6697 DUSTY TRAIL RD	1.00	5.00
144-440-022	6709 DUSTY TRAIL RD	1.00	5.00
144-440-023	6721 DUSTY TRAIL RD	1.00	5.00
144-440-024	6733 DUSTY TRAIL RD	1.00	5.00
144-440-025	6745 DUSTY TRAIL RD	1.00	5.00
144-440-026	6757 DUSTY TRAIL RD	1.00	5.00
144-440-027	6769 DUSTY TRAIL RD	1.00	5.00
144-440-028	6781 DUSTY TRAIL RD	1.00	5.00
144-440-029	6782 IRON HORSE LN	1.00	5.00
144-440-030	6770 IRON HORSE LN	1.00	5.00
144-440-031	6758 IRON HORSE LN	1.00	5.00
144-440-032	6746 IRON HORSE LN	1.00	5.00
144-440-033	6734 IRON HORSE LN	1.00	5.00
144-440-034	6722 IRON HORSE LN	1.00	5.00
144-440-035	6698 IRON HORSE LN	1.00	5.00
144-440-036	6686 IRON HORSE LN	1.00	5.00
144-440-037	6670 IRON HORSE LN	1.00	5.00
144-440-038	6650 IRON HORSE LN	1.00	5.00
144-440-039	6638 IRON HORSE LN	1.00	5.00
144-440-040	6614 IRON HORSE LN	1.00	5.00
144-440-041	6602 IRON HORSE LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone II
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-440-042	6605 IRON HORSE LN	1.00	5.00
144-440-043	6617 IRON HORSE LN	1.00	5.00
144-440-044	6639 IRON HORSE LN	1.00	5.00
144-440-045	6641 IRON HORSE LN	1.00	5.00
144-440-046	14297 SETTLERS RIDGE CT	1.00	5.00
144-440-047	14285 SETTLERS RIDGE CT	1.00	5.00
144-440-048	14273 SETTLERS RIDGE CT	1.00	5.00
144-440-049	14261 SETTLERS RIDGE CT	1.00	5.00
144-440-050	14249 SETTLERS RIDGE CT	1.00	5.00
144-440-051	14237 SETTLERS RIDGE CT	1.00	5.00
144-440-052	14225 SETTLERS RIDGE CT	1.00	5.00
144-440-053	14213 SETTLERS RIDGE CT	1.00	5.00
144-440-054	14201 SETTLERS RIDGE CT	1.00	5.00
144-440-055	14204 SETTLERS RIDGE CT	1.00	5.00
144-440-056	14216 SETTLERS RIDGE CT	1.00	5.00
144-440-057	14228 SETTLERS RIDGE CT	1.00	5.00
144-440-058	14240 SETTLERS RIDGE CT	1.00	5.00
144-441-001	14335 LOST HORSE RD	1.00	5.00
144-441-002	14323 LOST HORSE RD	1.00	5.00
144-441-003	14311 LOST HORSE RD	1.00	5.00
144-441-004	14299 LOST HORSE RD	1.00	5.00
144-441-005	14287 LOST HORSE RD	1.00	5.00
144-441-006	14275 LOST HORSE RD	1.00	5.00
144-441-007	14263 LOST HORSE RD	1.00	5.00
144-441-008	14251 LOST HORSE RD	1.00	5.00
144-441-009	14239 LOST HORSE RD	1.00	5.00
144-441-010	6795 OLD PEAK LN	1.00	5.00
144-441-011	6783 OLD PEAK LN	1.00	5.00
144-441-012	6771 OLD PEAK LN	1.00	5.00
144-442-001	6747 OLD PEAK LN	1.00	5.00
144-442-002	6735 OLD PEAK LN	1.00	5.00
144-442-003	6723 OLD PEAK LN	1.00	5.00
144-442-004	6674 DUSTY TRAIL RD	1.00	5.00
144-442-005	6706 DUSTY TRAIL RD	1.00	5.00
144-442-006	6742 DUSTY TRAIL RD	1.00	5.00
144-442-007	6754 DUSTY TRAIL RD	1.00	5.00
144-442-008	14272 LOST HORSE RD	1.00	5.00
144-442-009	14260 LOST HORSE RD	1.00	5.00
144-442-010	14248 LOST HORSE RD	1.00	5.00
144-442-011	14236 LOST HORSE RD	1.00	5.00
144-450-001	6653 IRON HORSE LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone II
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-450-002	6677 IRON HORSE LN	1.00	5.00
144-450-003	6689 IRON HORSE LN	1.00	5.00
144-450-004	6701 IRON HORSE LN	1.00	5.00
144-450-005	6713 IRON HORSE LN	1.00	5.00
144-450-006	6725 IRON HORSE LN	1.00	5.00
144-450-007	6737 IRON HORSE LN	1.00	5.00
144-450-008	6749 IRON HORSE LN	1.00	5.00
144-450-009	14399 SETTLERS RIDGE CT	1.00	5.00
144-450-010	14391 SETTLERS RIDGE CT	1.00	5.00
144-450-011	14383 SETTLERS RIDGE CT	1.00	5.00
144-450-012	14375 SETTLERS RIDGE CT	1.00	5.00
144-450-013	14367 SETTLERS RIDGE CT	1.00	5.00
144-450-014	14359 SETTLERS RIDGE CT	1.00	5.00
144-450-015	14351 SETTLERS RIDGE CT	1.00	5.00
144-450-016	14343 SETTLERS RIDGE CT	1.00	5.00
144-450-017	14335 SETTLERS RIDGE CT	1.00	5.00
144-450-018	14327 SETTLERS RIDGE CT	1.00	5.00
144-451-001	14252 SETTLERS RIDGE CT	1.00	5.00
144-451-002	14264 SETTLERS RIDGE CT	1.00	5.00
144-451-003	14276 SETTLERS RIDGE CT	1.00	5.00
144-451-004	14288 SETTLERS RIDGE CT	1.00	5.00
144-451-005	14300 SETTLERS RIDGE CT	1.00	5.00
144-451-006	14312 SETTLERS RIDGE CT	1.00	5.00
144-451-007	14324 SETTLERS RIDGE CT	1.00	5.00
144-451-008	6644 CANTER COVE CT	1.00	5.00
144-451-009	6636 CANTER COVE CT	1.00	5.00
144-451-010	6628 CANTER COVE CT	1.00	5.00
144-451-011	6620 CANTER COVE CT	1.00	5.00
144-451-012	6612 CANTER COVE CT	1.00	5.00
144-451-013	6604 CANTER COVE CT	1.00	5.00
144-451-014	6607 CANTER COVE CT	1.00	5.00
144-451-015	6615 CANTER COVE CT	1.00	5.00
144-451-016	6623 CANTER COVE CT	1.00	5.00
144-451-017	6631 CANTER COVE CT	1.00	5.00
144-451-018	14346 SETTLERS RIDGE CT	1.00	5.00
144-451-019	14354 SETTLERS RIDGE CT	1.00	5.00
144-451-020	14380 CAMPFIRE PL	1.00	5.00
144-451-021	14388 CAMPFIRE PL	1.00	5.00
144-451-022	14396 CAMPFIRE PL	1.00	5.00
144-452-002	14370 SETTLERS RIDGE CT	1.00	5.00
144-452-003	14378 SETTLERS RIDGE CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone II

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-452-004	14386 SETTLERS RIDGE CT	1.00	5.00
144-452-005	14394 SETTLERS RIDGE CT	1.00	5.00
144-460-001	6616 COYOTE TRAIL LN	1.00	5.00
144-460-002	6628 COYOTE TRAIL LN	1.00	5.00
144-460-003	6640 COYOTE TRAIL LN	1.00	5.00
144-460-004	6652 COYOTE TRAIL LN	1.00	5.00
144-460-005	6676 COYOTE TRAIL LN	1.00	5.00
144-460-006	6688 COYOTE TRAIL LN	1.00	5.00
144-460-007	6683 ASHFORD MILL CT	1.00	5.00
144-460-008	6671 ASHFORD MILL CT	1.00	5.00
144-460-009	6647 ASHFORD MILL CT	1.00	5.00
144-460-010	6635 ASHFORD MILL CT	1.00	5.00
144-460-011	6623 ASHFORD MILL CT	1.00	5.00
144-460-012	6611 ASHFORD MILL CT	1.00	5.00
144-460-013	6614 ASHFORD MILL CT	1.00	5.00
144-460-014	6626 ASHFORD MILL CT	1.00	5.00
144-460-015	6638 ASHFORD MILL CT	1.00	5.00
144-460-016	6650 ASHFORD MILL CT	1.00	5.00
144-460-017	6674 ASHFORD MILL CT	1.00	5.00
144-460-018	6686 ASHFORD MILL CT	1.00	5.00
144-460-019	6677 YUMA TERRACE CT	1.00	5.00
144-460-020	6653 YUMA TERRACE CT	1.00	5.00
144-460-021	6641 YUMA TERRACE CT	1.00	5.00
144-460-022	6629 YUMA TERRACE CT	1.00	5.00
144-460-023	6617 YUMA TERRACE CT	1.00	5.00
144-460-024	6605 YUMA TERRACE CT	1.00	5.00
144-460-025	6608 YUMA TERRACE CT	1.00	5.00
144-460-026	6620 YUMA TERRACE CT	1.00	5.00
144-460-027	6632 YUMA TERRACE CT	1.00	5.00
144-460-028	6644 YUMA TERRACE CT	1.00	5.00
144-460-029	6672 YUMA TERRACE CT	1.00	5.00
144-460-030	6680 YUMA TERRACE CT	1.00	5.00
144-460-031	6679 WOOD CANYON CT	1.00	5.00
144-460-032	6655 WOOD CANYON CT	1.00	5.00
144-460-033	6643 WOOD CANYON CT	1.00	5.00
144-460-034	6631 WOOD CANYON CT	1.00	5.00
144-460-035	6619 WOOD CANYON CT	1.00	5.00
144-460-036	6607 WOOD CANYON CT	1.00	5.00
144-460-037	6610 WOOD CANYON CT	1.00	5.00
144-460-038	6622 WOOD CANYON CT	1.00	5.00
144-460-039	6634 WOOD CANYON CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone II

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-460-040	6646 WOOD CANYON CT	1.00	5.00
144-460-041	6658 WOOD CANYON CT	1.00	5.00
144-460-042	6682 WOOD CANYON CT	1.00	5.00
144-461-001	14403 CAMPFIRE PL	1.00	5.00
144-461-002	14415 CAMPFIRE PL	1.00	5.00
144-461-003	14427 CAMPFIRE PL	1.00	5.00
144-461-004	14439 CAMPFIRE PL	1.00	5.00
144-461-005	14451 CAMPFIRE PL	1.00	5.00
144-461-006	14463 CAMPFIRE PL	1.00	5.00
144-462-001	14487 CAMPFIRE PL	1.00	5.00
144-462-002	14499 CAMPFIRE PL	1.00	5.00
144-462-003	14511 CAMPFIRE PL	1.00	5.00
144-462-004	14523 CAMPFIRE PL	1.00	5.00
144-462-005	14535 CAMPFIRE PL	1.00	5.00
144-462-006	14547 CAMPFIRE PL	1.00	5.00
144-462-007	14559 CAMPFIRE PL	1.00	5.00
144-462-008	14577 CAMPFIRE PL	1.00	5.00
144-462-009	14583 CAMPFIRE PL	1.00	5.00
144-462-010	6697 COYOTE TRAIL LN	1.00	5.00
144-462-011	6685 COYOTE TRAIL LN	1.00	5.00
144-462-012	6673 COYOTE TRAIL LN	1.00	5.00
144-462-013	6649 COYOTE TRAIL LN	1.00	5.00
144-462-014	6637 COYOTE TRAIL LN	1.00	5.00
144-462-015	6625 COYOTE TRAIL LN	1.00	5.00
144-462-016	6613 COYOTE TRAIL LN	1.00	5.00
144-462-017	6601 COYOTE TRAIL LN	1.00	5.00
190 Accounts			**$950.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone III

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-660-001	13168 BERTS WAY	1.00	$77.12
152-660-002	13156 BERTS WAY	1.00	77.12
152-660-003	13144 BERTS WAY	1.00	77.12
152-660-004	13132 BERTS WAY	1.00	77.12
152-660-005	13120 BERTS WAY	1.00	77.12
152-660-006	13108 BERTS WAY	1.00	77.12
152-660-007	7534 HERTZ PL	1.00	77.12
152-660-008	7546 HERTZ PL	1.00	77.12
152-660-009	7558 HERTZ PL	1.00	77.12
152-660-010	7570 HERTZ PL	1.00	77.12
152-660-011	7582 HERTZ PL	1.00	77.12
152-660-012	7594 HERTZ PL	1.00	77.12
152-660-013	7606 HERTZ PL	1.00	77.12
152-660-014	7618 HERTZ PL	1.00	77.12
152-660-015	7630 HERTZ PL	1.00	77.12
152-660-016	7675 GRANJA VISTA DEL RIO	1.00	77.12
152-660-017	7663 GRANJA VISTA DEL RIO	1.00	77.12
152-660-018	7651 GRANJA VISTA DEL RIO	1.00	77.12
152-660-019	7639 GRANJA VISTA DEL RIO	1.00	77.12
152-661-001	13143 DEL REY CT	1.00	77.12
152-661-002	13155 DEL REY CT	1.00	77.12
152-661-003	13167 DEL REY CT	1.00	77.12
152-661-004	13179 DEL REY CT	1.00	77.12
152-661-005	13172 DEL REY CT	1.00	77.12
152-661-006	13160 DEL REY CT	1.00	77.12
152-661-007	13148 DEL REY CT	1.00	77.12
152-661-008	13143 ORTEGA CT	1.00	77.12
152-661-009	13155 ORTEGA CT	1.00	77.12
152-661-010	13167 ORTEGA CT	1.00	77.12
152-661-011	13168 ORTEGA CT	1.00	77.12
152-661-012	13156 ORTEGA CT	1.00	77.12
152-661-013	13144 ORTEGA CT	1.00	77.12
152-661-014	13132 ORTEGA CT	1.00	77.12
152-661-015	13129 BERTS WAY	1.00	77.12
152-661-016	13149 BERTS WAY	1.00	77.12
152-661-017	13153 BERTS WAY	1.00	77.12
152-661-018	13165 BERTS WAY	1.00	77.12
152-661-019	7570 GRANJA VISTA DEL RIO	1.00	77.12
152-661-020	7582 GRANJA VISTA DEL RIO	1.00	77.12
152-661-021	7594 GRANJA VISTA DEL RIO	1.00	77.12
152-661-022	7606 GRANJA VISTA DEL RIO	1.00	77.12

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone III

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-661-023	7618 GRANJA VISTA DEL RIO	1.00	77.12
152-661-024	7630 GRANJA VISTA DEL RIO	1.00	77.12
152-661-025	7642 GRANJA VISTA DEL RIO	1.00	77.12
152-661-026	7654 GRANJA VISTA DEL RIO	1.00	77.12
152-661-027	7664 GRANJA VISTA DEL RIO	1.00	77.12
152-662-001	7585 GRANJA VISTA DEL RIO	1.00	77.12
152-662-002	7573 GRANJA VISTA DEL RIO	1.00	77.12
152-662-003	7561 GRANJA VISTA DEL RIO	1.00	77.12
152-662-004	7549 GRANJA VISTA DEL RIO	1.00	77.12
152-670-001	7588 PRESIDIO RD	1.00	77.12
152-670-002	7600 PRESIDIO RD	1.00	77.12
152-670-003	7612 PRESIDIO RD	1.00	77.12
152-670-004	7624 PRESIDIO RD	1.00	77.12
152-670-005	7636 PRESIDIO RD	1.00	77.12
152-670-006	7648 PRESIDIO RD	1.00	77.12
152-670-007	7660 PRESIDIO RD	1.00	77.12
152-670-008	7672 PRESIDIO RD	1.00	77.12
152-670-009	7655 CABRILLO WAY	1.00	77.12
152-670-010	7643 CABRILLO WAY	1.00	77.12
152-670-011	7631 CABRILLO WAY	1.00	77.12
152-670-012	7632 VILLA ROSA CT	1.00	77.12
152-670-013	7644 VILLA ROSA CT	1.00	77.12
152-670-014	7656 VILLA ROSA CT	1.00	77.12
152-670-015	7668 VILLA ROSA CT	1.00	77.12
152-670-016	7665 VILLA ROSA CT	1.00	77.12
152-670-017	7653 VILLA ROSA CT	1.00	77.12
152-670-018	7641 VILLA ROSA CT	1.00	77.12
152-670-019	7629 VILLA ROSA CT	1.00	77.12
152-670-020	7628 LAS BRISAS CT	1.00	77.12
152-670-021	7640 LAS BRISAS CT	1.00	77.12
152-670-022	7652 LAS BRISAS CT	1.00	77.12
152-670-023	7664 LAS BRISAS CT	1.00	77.12
152-670-024	7676 LAS BRISAS CT	1.00	77.12
152-670-025	7699 LAS BRISAS CT	1.00	77.12
152-670-026	7687 LAS BRISAS CT	1.00	77.12
152-670-027	7675 LAS BRISAS CT	1.00	77.12
152-670-028	7663 LAS BRISAS CT	1.00	77.12
152-670-029	7651 LAS BRISAS CT	1.00	77.12
152-670-030	7639 LAS BRISAS CT	1.00	77.12
152-670-031	7627 LAS BRISAS CT	1.00	77.12
152-670-032	7626 CASA DE MARIA CT	1.00	77.12

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone III
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-670-033	7638 CASA DE MARIA CT	1.00	77.12
152-670-034	7650 CASA DE MARIA CT	1.00	77.12
152-670-035	7662 CASA DE MARIA CT	1.00	77.12
152-670-036	7674 CASA DE MARIA CT	1.00	77.12
152-670-037	7686 CASA DE MARIA CT	1.00	77.12
152-670-038	7698 CASA DE MARIA CT	1.00	77.12
152-670-039	7697 CASA DE MARIA CT	1.00	77.12
152-670-040	7685 CASA DE MARIA CT	1.00	77.12
152-670-041	7673 CASA DE MARIA CT	1.00	77.12
152-670-042	7661 CASA DE MARIA CT	1.00	77.12
152-670-043	7649 CASA DE MARIA CT	1.00	77.12
152-670-044	7637 CASA DE MARIA CT	1.00	77.12
152-670-045	7625 CASA DE MARIA CT	1.00	77.12
152-671-001	13468 CACTUS FLOWER ST	1.00	77.12
152-671-002	13456 CACTUS FLOWER ST	1.00	77.12
152-671-003	13448 CACTUS FLOWER ST	1.00	77.12
152-671-004	13432 CACTUS FLOWER ST	1.00	77.12
152-671-005	13420 CACTUS FLOWER ST	1.00	77.12
152-671-006	13408 CACTUS FLOWER ST	1.00	77.12
152-671-007	13396 CACTUS FLOWER ST	1.00	77.12
152-671-008	13384 CACTUS FLOWER ST	1.00	77.12
152-671-009	13372 CACTUS FLOWER ST	1.00	77.12
152-671-010	13360 CACTUS FLOWER ST	1.00	77.12
152-671-011	13348 CACTUS FLOWER ST	1.00	77.12
152-671-012	13336 CACTUS FLOWER ST	1.00	77.12
152-671-013	13324 CACTUS FLOWER ST	1.00	77.12
152-671-014	13312 CACTUS FLOWER ST	1.00	77.12
152-671-015	13300 CACTUS FLOWER ST	1.00	77.12
152-671-016	13288 CACTUS FLOWER ST	1.00	77.12
152-671-017	13276 CACTUS FLOWER ST	1.00	77.12
152-671-018	13264 CACTUS FLOWER ST	1.00	77.12
152-672-001	7614 CABRILLO WAY	1.00	77.12
152-672-002	7626 CABRILLO WAY	1.00	77.12
152-672-003	7638 CABRILLO WAY	1.00	77.12
152-672-004	7650 CABRILLO WAY	1.00	77.12
152-672-005	7662 CABRILLO WAY	1.00	77.12
152-672-006	7661 PRESIDIO RD	1.00	77.12
152-672-007	7649 PRESIDIO RD	1.00	77.12
152-672-008	7637 PRESIDIO RD	1.00	77.12
152-672-009	7625 PRESIDIO RD	1.00	77.12
152-672-010	7613 PRESIDIO RD	1.00	77.12

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone III

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-680-001	13217 BERTS WAY	1.00	77.12
152-680-002	13225 BERTS WAY	1.00	77.12
152-680-003	13237 BERTS WAY	1.00	77.12
152-680-004	13238 ALTFILLISCH CT	1.00	77.12
152-680-005	13226 ALTFILLISCH CT	1.00	77.12
152-680-006	13214 ALTFILLISCH CT	1.00	77.12
152-681-001	13263 LOS ROBLES CT	1.00	77.12
152-681-002	13275 LOS ROBLES CT	1.00	77.12
152-681-003	13287 LOS ROBLES CT	1.00	77.12
152-681-004	13299 LOS ROBLES CT	1.00	77.12
152-681-005	13311 LOS ROBLES CT	1.00	77.12
152-681-006	13323 LOS ROBLES CT	1.00	77.12
152-681-007	13335 LOS ROBLES CT	1.00	77.12
152-681-008	13347 LOS ROBLES CT	1.00	77.12
152-681-009	13359 LOS ROBLES CT	1.00	77.12
152-681-010	13371 LOS ROBLES CT	1.00	77.12
152-681-011	13383 LOS ROBLES CT	1.00	77.12
152-681-012	13395 LOS ROBLES CT	1.00	77.12
152-681-013	13394 LOS ROBLES CT	1.00	77.12
152-681-014	13382 LOS ROBLES CT	1.00	77.12
152-681-015	13370 LOS ROBLES CT	1.00	77.12
152-681-016	13358 LOS ROBLES CT	1.00	77.12
152-681-017	13346 LOS ROBLES CT	1.00	77.12
152-681-018	13334 LOS ROBLES CT	1.00	77.12
152-681-019	13322 LOS ROBLES CT	1.00	77.12
152-681-020	13310 LOS ROBLES CT	1.00	77.12
152-681-021	13298 LOS ROBLES CT	1.00	77.12
152-681-022	13286 LOS ROBLES CT	1.00	77.12
152-681-023	13274 LOS ROBLES CT	1.00	77.12
152-681-024	13262 LOS ROBLES CT	1.00	77.12
152-681-025	13261 EAGLEBLUFF LN	1.00	77.12
152-681-026	13273 EAGLEBLUFF LN	1.00	77.12
152-681-027	13285 EAGLEBLUFF LN	1.00	77.12
152-681-028	13297 EAGLEBLUFF LN	1.00	77.12
152-681-029	13309 EAGLEBLUFF LN	1.00	77.12
152-681-030	13321 EAGLEBLUFF LN	1.00	77.12
152-681-031	13333 EAGLEBLUFF LN	1.00	77.12
152-681-032	13345 EAGLEBLUFF LN	1.00	77.12
152-681-033	13357 EAGLEBLUFF LN	1.00	77.12
152-681-034	13369 EAGLEBLUFF LN	1.00	77.12
152-681-035	13381 EAGLEBLUFF LN	1.00	77.12

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone III

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-681-036	13393 EAGLEBLUFF LN	1.00	77.12
152-682-001	13400 EAGLEBLUFF LN	1.00	77.12
152-682-002	13388 EAGLEBLUFF LN	1.00	77.12
152-682-003	13376 EAGLEBLUFF LN	1.00	77.12
152-682-004	13364 EAGLEBLUFF LN	1.00	77.12
152-682-005	13352 EAGLEBLUFF LN	1.00	77.12
152-682-006	13340 EAGLEBLUFF LN	1.00	77.12
152-682-007	13328 EAGLEBLUFF LN	1.00	77.12
152-682-008	13316 EAGLEBLUFF LN	1.00	77.12
152-682-009	13308 EAGLEBLUFF LN	1.00	77.12
152-682-010	13292 EAGLEBLUFF LN	1.00	77.12
152-682-011	13280 EAGLEBLUFF LN	1.00	77.12
152-682-012	13268 EAGLEBLUFF LN	1.00	77.12
152-682-013	13256 EAGLEBLUFF LN	1.00	77.12
152-682-014	7530 CABRILLO WAY	1.00	77.12
152-682-015	7542 CABRILLO WAY	1.00	77.12
152-682-016	7554 CABRILLO WAY	1.00	77.12
152-682-017	7566 CABRILLO WAY	1.00	77.12
152-682-018	7578 CABRILLO WAY	1.00	77.12
152-682-019	7590 CABRILLO WAY	1.00	77.12
152-682-020	7602 CABRILLO WAY	1.00	77.12
152-682-021	7601 PRESIDIO RD	1.00	77.12
152-682-022	7589 PRESIDIO RD	1.00	77.12
152-682-023	7577 PRESIDIO RD	1.00	77.12
152-682-024	7565 PRESIDIO RD	1.00	77.12
152-682-025	7553 PRESIDIO RD	1.00	77.12
152-682-026	7541 PRESIDIO RD	1.00	77.12
152-682-027	7529 PRESIDIO RD	1.00	77.12
152-682-028	13240 BERTS WAY	1.00	77.12
152-682-029	13228 BERTS WAY	1.00	77.12
152-682-030	13216 BERTS WAY	1.00	77.12
152-682-031	13204 BERTS WAY	1.00	77.12
152-682-032	13192 BERTS WAY	1.00	77.12
197 Accounts			**$15,192.64**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-410-001	6393 SHORTHORN DR	1.00	$5.00
164-410-002	6385 SHORTHORN DR	1.00	5.00
164-410-003	6377 SHORTHORN DR	1.00	5.00
164-410-004	6369 SHORTHORN DR	1.00	5.00
164-410-005	6361 SHORTHORN DR	1.00	5.00
164-410-006	6353 SHORTHORN DR	1.00	5.00
164-410-007	6345 SHORTHORN DR	1.00	5.00
164-410-008	6337 SHORTHORN DR	1.00	5.00
164-410-009	6329 SHORTHORN DR	1.00	5.00
164-410-010	6313 SHORTHORN DR	1.00	5.00
164-411-001	6315 SHORTHORN DR	1.00	5.00
164-411-002	6336 SHORTHORN DR	1.00	5.00
164-411-003	6339 NUFFIELD CT	1.00	5.00
164-411-004	6323 NUFFIELD CT	1.00	5.00
164-412-001	6320 NUFFIELD CT	1.00	5.00
164-412-002	6336 NUFFIELD CT	1.00	5.00
164-412-003	6337 NOBURY CT	1.00	5.00
164-412-004	6321 NOBURY CT	1.00	5.00
164-413-001	6318 NOBURY CT	1.00	5.00
164-413-002	6334 NOBURY CT	1.00	5.00
164-413-003	6331 CHAROLAIS CT	1.00	5.00
164-413-004	6315 CHAROLAIS CT	1.00	5.00
164-413-005	6307 CHAROLAIS CT	1.00	5.00
164-414-001	6304 CHAROLAIS CT	1.00	5.00
164-414-002	6312 CHAROLAIS CT	1.00	5.00
164-414-003	6328 CHAROLAIS CT	1.00	5.00
164-414-004	6344 CHAROLAIS CT	1.00	5.00
164-414-005	12860 PATTISON ST	1.00	5.00
164-414-006	12852 PATTISON ST	1.00	5.00
164-414-007	12844 PATTISON ST	1.00	5.00
164-414-008	12836 PATTISON ST	1.00	5.00
164-414-009	12828 PATTISON ST	1.00	5.00
164-414-010	12827 PRAIRIE CIR	1.00	5.00
164-414-011	12835 PRAIRIE CIR	1.00	5.00
164-414-012	12843 PRAIRIE CIR	1.00	5.00
164-414-013	12846 PRAIRIE CIR	1.00	5.00
164-414-014	12838 PRAIRIE CIR	1.00	5.00
164-415-001	6308 HEREFORD LN	1.00	5.00
164-415-002	6316 HEREFORD LN	1.00	5.00
164-415-003	6324 HEREFORD LN	1.00	5.00
164-415-004	6332 HEREFORD LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-415-005	6340 HEREFORD LN	1.00	5.00
164-415-006	6348 HEREFORD LN	1.00	5.00
164-415-007	6356 HEREFORD LN	1.00	5.00
164-415-008	6364 HEREFORD LN	1.00	5.00
164-415-009	6327 HEREFORD LN	1.00	5.00
164-415-010	6380 HEREFORD LN	1.00	5.00
164-415-011	6388 HEREFORD LN	1.00	5.00
164-416-001	12830 OAKDALE ST	1.00	5.00
164-416-002	12824 OAKDALE ST	1.00	5.00
164-416-003	12818 OAKDALE ST	1.00	5.00
164-416-004	12812 OAKDALE ST	1.00	5.00
164-416-005	6375 HEREFORD LN	1.00	5.00
164-416-006	6367 HEREFORD LN	1.00	5.00
164-416-007	12833 PATTISON ST	1.00	5.00
164-416-008	12841 PATTISON ST	1.00	5.00
164-416-009	12849 PATTISON ST	1.00	5.00
164-416-010	12857 PATTISON ST	1.00	5.00
164-416-011	12865 PATTISON ST	1.00	5.00
164-416-012	12873 PATTISON ST	1.00	5.00
164-416-013	12881 PATTISON ST	1.00	5.00
164-416-014	12889 PATTISON ST	1.00	5.00
164-416-015	12897 PATTISON ST	1.00	5.00
164-416-016	12905 PATTISON ST	1.00	5.00
164-416-017	12913 PATTISON ST	1.00	5.00
164-416-018	12921 PATTISON ST	1.00	5.00
164-416-019	12929 PATTISON ST	1.00	5.00
164-416-020	12937 PATTISON ST	1.00	5.00
164-416-021	12945 PATTISON ST	1.00	5.00
164-416-022	12953 PATTISON ST	1.00	5.00
164-416-023	12961 PATTISON ST	1.00	5.00
164-416-024	12969 PATTISON ST	1.00	5.00
164-416-025	6274 CATTLEMAN DR	1.00	5.00
164-416-026	6282 CATTLEMAN DR	1.00	5.00
164-416-027	6290 CATTLEMAN DR	1.00	5.00
164-416-028	6298 CATTLEMAN DR	1.00	5.00
164-416-029	6306 CATTLEMAN DR	1.00	5.00
164-416-030	6314 CATTLEMAN DR	1.00	5.00
164-416-031	6322 CATTLEMAN DR	1.00	5.00
164-416-032	6330 CATTLEMAN DR	1.00	5.00
164-416-033	6338 CATTLEMAN DR	1.00	5.00
164-416-034	6346 CATTLEMAN DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone J

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-416-035	6354 CATTLEMAN DR	1.00	5.00
164-416-036	6362 CATTLEMAN DR	1.00	5.00
164-416-037	6370 CATTLEMAN DR	1.00	5.00
164-416-038	6378 CATTLEMAN DR	1.00	5.00
164-416-039	6386 CATTLEMAN DR	1.00	5.00
164-416-040	6394 CATTLEMAN DR	1.00	5.00
164-417-001	6405 CATTLEMAN DR	1.00	5.00
164-417-002	6397 CATTLEMAN DR	1.00	5.00
164-417-003	6389 CATTLEMAN DR	1.00	5.00
164-417-004	6381 CATTLEMAN DR	1.00	5.00
164-417-005	6365 CATTLEMAN DR	1.00	5.00
164-417-006	6357 CATTLEMAN DR	1.00	5.00
164-417-007	6349 CATTLEMAN DR	1.00	5.00
164-417-008	6341 CATTLEMAN DR	1.00	5.00
164-417-009	6333 CATTLEMAN DR	1.00	5.00
164-417-010	6317 CATTLEMAN DR	1.00	5.00
164-417-011	6309 CATTLEMAN DR	1.00	5.00
164-417-012	6301 CATTLEMAN DR	1.00	5.00
164-417-013	6293 CATTLEMAN DR	1.00	5.00
164-417-014	6285 CATTLEMAN DR	1.00	5.00
164-417-015	6277 CATTLEMAN DR	1.00	5.00
164-417-016	12966 MERRY MEADOWS DR	1.00	5.00
164-417-017	12958 MERRY MEADOWS DR	1.00	5.00
164-417-018	12950 MERRY MEADOWS DR	1.00	5.00
164-417-019	12942 MERRY MEADOWS DR	1.00	5.00
164-417-020	12934 MERRY MEADOWS DR	1.00	5.00
164-417-021	12926 MERRY MEADOWS DR	1.00	5.00
164-417-022	12918 MERRY MEADOWS DR	1.00	5.00
164-417-023	12910 MERRY MEADOWS DR	1.00	5.00
164-417-024	12902 MERRY MEADOWS DR	1.00	5.00
164-417-025	12894 MERRY MEADOWS DR	1.00	5.00
164-417-026	12886 MERRY MEADOWS DR	1.00	5.00
164-417-027	12878 MERRY MEADOWS DR	1.00	5.00
164-417-028	12870 MERRY MEADOWS DR	1.00	5.00
116 Accounts			**$580.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-410-001	6439 ARCADIA ST	1.00	$5.00
144-410-002	6449 ARCADIA ST	1.00	5.00
144-411-001	13781 NORTHFORK DR	1.00	5.00
144-411-002	13771 NORTHFORK DR	1.00	5.00
144-411-003	13761 NORTHFORK DR	1.00	5.00
144-411-004	13751 NORTHFORK DR	1.00	5.00
144-411-005	13741 NORTHFORK DR	1.00	5.00
144-411-006	13731 NORTHFORK DR	1.00	5.00
144-411-007	13721 NORTHFORK DR	1.00	5.00
144-411-008	13711 NORTHFORK DR	1.00	5.00
144-411-009	13701 NORTHFORK DR	1.00	5.00
144-411-010	13691 NORTHFORK DR	1.00	5.00
144-411-011	13681 NORTHFORK DR	1.00	5.00
144-411-012	13671 NORTHFORK DR	1.00	5.00
144-411-013	13661 NORTHFORK DR	1.00	5.00
144-411-014	13651 NORTHFORK DR	1.00	5.00
144-411-015	13641 NORTHFORK DR	1.00	5.00
144-411-016	6436 BODEGA CT	1.00	5.00
144-411-017	6426 BODEGA CT	1.00	5.00
144-411-018	6416 BODEGA CT	1.00	5.00
144-411-019	6401 CEDAR CREEK RD	1.00	5.00
144-411-020	6411 CEDAR CREEK RD	1.00	5.00
144-411-021	6421 CEDAR CREEK RD	1.00	5.00
144-411-022	6431 CEDAR CREEK RD	1.00	5.00
144-411-023	6441 CEDAR CREEK RD	1.00	5.00
144-412-001	6423 BODEGA CT	1.00	5.00
144-412-002	6413 BODEGA CT	1.00	5.00
144-412-003	13668 NORTHFORK DR	1.00	5.00
144-412-004	13678 NORTHFORK DR	1.00	5.00
144-412-005	13688 NORTHFORK DR	1.00	5.00
144-412-006	13698 NORTHFORK DR	1.00	5.00
144-412-007	13708 NORTHFORK DR	1.00	5.00
144-412-008	13718 NORTHFORK DR	1.00	5.00
144-412-009	13728 NORTHFORK DR	1.00	5.00
144-412-010	13738 NORTHFORK DR	1.00	5.00
144-412-011	13748 NORTHFORK DR	1.00	5.00
144-412-012	6452 ARCADIA ST	1.00	5.00
144-412-013	6442 ARCADIA ST	1.00	5.00
144-412-014	6432 ARCADIA ST	1.00	5.00
39 Accounts			**$195.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-890-001	14734 SYMPHONY DR	1.00	$5.00
144-890-002	14722 SYMPHONY DR	1.00	5.00
144-890-003	14710 SYMPHONY DR	1.00	5.00
144-890-004	14698 SYMPHONY DR	1.00	5.00
144-890-005	14686 SYMPHONY DR	1.00	5.00
144-890-006	14674 SYMPHONY DR	1.00	5.00
144-890-007	14662 SYMPHONY DR	1.00	5.00
144-890-008	14650 SYMPHONY DR	1.00	5.00
144-890-009	14638 SYMPHONY DR	1.00	5.00
144-890-010	14626 SYMPHONY DR	1.00	5.00
144-890-011	14614 SYMPHONY DR	1.00	5.00
144-890-012	14602 SYMPHONY DR	1.00	5.00
144-890-013	14590 SYMPHONY DR	1.00	5.00
144-890-014	14578 SYMPHONY DR	1.00	5.00
144-890-015	14566 SYMPHONY DR	1.00	5.00
144-890-016	14554 SYMPHONY DR	1.00	5.00
144-890-017	14542 SYMPHONY DR	1.00	5.00
144-890-018	14530 SYMPHONY DR	1.00	5.00
144-890-019	14518 SYMPHONY DR	1.00	5.00
144-890-020	14506 SYMPHONY DR	1.00	5.00
144-890-021	14494 SYMPHONY DR	1.00	5.00
144-891-001	6515 LARGO DR	1.00	5.00
144-891-002	6527 LARGO DR	1.00	5.00
144-891-003	6539 LARGO DR	1.00	5.00
144-891-004	6551 LARGO DR	1.00	5.00
144-891-005	6563 LARGO DR	1.00	5.00
144-891-006	6575 LARGO DR	1.00	5.00
144-891-007	6587 LARGO DR	1.00	5.00
144-891-008	6599 LARGO DR	1.00	5.00
144-891-009	6598 CRESCENDO CT	1.00	5.00
144-891-010	6586 CRESCENDO CT	1.00	5.00
144-891-011	6574 CRESCENDO CT	1.00	5.00
144-891-012	6562 CRESCENDO CT	1.00	5.00
144-891-013	6550 CRESCENDO CT	1.00	5.00
144-891-014	6538 CRESCENDO CT	1.00	5.00
144-891-015	6526 CRESCENDO CT	1.00	5.00
144-891-016	6514 CRESCENDO CT	1.00	5.00
144-891-017	6502 CRESCENDO CT	1.00	5.00
144-891-018	6523 CRESCENDO CT	1.00	5.00
144-891-019	6535 CRESCENDO CT	1.00	5.00
144-891-020	6547 CRESCENDO CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-891-021	6559 CRESCENDO CT	1.00	5.00
144-891-022	6571 CRESCENDO CT	1.00	5.00
144-891-023	6583 CRESCENDO CT	1.00	5.00
144-891-024	6595 CRESCENDO CT	1.00	5.00
144-891-025	6594 OPERA CT	1.00	5.00
144-891-026	6582 OPERA CT	1.00	5.00
144-891-027	6570 OPERA CT	1.00	5.00
144-891-028	6558 OPERA CT	1.00	5.00
144-891-029	6546 OPERA CT	1.00	5.00
144-891-030	6534 OPERA CT	1.00	5.00
144-891-031	6522 OPERA CT	1.00	5.00
144-891-032	6549 OPERA CT	1.00	5.00
144-891-033	6561 OPERA CT	1.00	5.00
144-891-034	6573 OPERA CT	1.00	5.00
144-891-035	6585 OPERA CT	1.00	5.00
144-891-036	6597 OPERA CT	1.00	5.00
144-891-037	6596 ADAGIO CT	1.00	5.00
144-891-038	6584 ADAGIO CT	1.00	5.00
144-891-039	6572 ADAGIO CT	1.00	5.00
144-891-040	6560 ADAGIO CT	1.00	5.00
144-891-041	6573 ADAGIO CT	1.00	5.00
144-891-042	6585 ADAGIO CT	1.00	5.00
144-891-043	6597 ADAGIO CT	1.00	5.00
144-891-044	14693 SYMPHONY DR	1.00	5.00
144-891-045	14705 SYMPHONY DR	1.00	5.00
144-891-046	14717 SYMPHONY DR	1.00	5.00
144-891-047	14729 SYMPHONY DR	1.00	5.00
144-891-048	14741 SYMPHONY DR	1.00	5.00
144-891-049	6541 COYOTE TRAIL LN	1.00	5.00
144-891-050	6553 COYOTE TRAIL LN	1.00	5.00
144-891-051	6565 COYOTE TRAIL LN	1.00	5.00
144-891-052	6577 COYOTE TRAIL LN	1.00	5.00
144-900-001	14470 SYMPHONY DR	1.00	5.00
144-900-002	14458 SYMPHONY DR	1.00	5.00
144-900-003	14446 SYMPHONY DR	1.00	5.00
144-900-004	14434 SYMPHONY DR	1.00	5.00
144-900-005	14422 SYMPHONY DR	1.00	5.00
144-900-006	14410 SYMPHONY DR	1.00	5.00
144-900-007	143980 SYMPHONY DR	1.00	5.00
144-900-008	14386 SYMPHONY DR	1.00	5.00
144-900-009	14374 SYMPHONY DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-900-010	14362 SYMPHONY DR	1.00	5.00
144-900-011	14350 SYMPHONY DR	1.00	5.00
144-900-012	14338 SYMPHONY DR	1.00	5.00
144-900-013	14326 SYMPHONY DR	1.00	5.00
144-901-001	14302 SYMPHONY CT	1.00	5.00
144-901-002	14290 SYMPHONY CT	1.00	5.00
144-901-003	14276 SYMPHONY CT	1.00	5.00
144-901-004	14264 SYMPHONY CT	1.00	5.00
144-901-005	14252 SYMPHONY CT	1.00	5.00
144-901-006	14240 SYMPHONY CT	1.00	5.00
144-901-007	14238 SYMPHONY CT	1.00	5.00
144-901-008	14226 SYMPHONY CT	1.00	5.00
144-901-009	14214 SYMPHONY CT	1.00	5.00
144-901-010	14187 SYMPHONY CT	1.00	5.00
144-901-011	14199 SYMPHONY CT	1.00	5.00
144-901-012	14211 SYMPHONY CT	1.00	5.00
144-901-013	14233 SYMPHONY CT	1.00	5.00
144-901-014	14235 SYMPHONY CT	1.00	5.00
144-901-015	14247 SYMPHONY CT	1.00	5.00
144-901-016	14259 SYMPHONY CT	1.00	5.00
144-901-017	14271 SYMPHONY CT	1.00	5.00
144-901-018	14283 SYMPHONY CT	1.00	5.00
144-901-019	14295 SYMPHONY CT	1.00	5.00
144-901-020	14307 SYMPHONY CT	1.00	5.00
144-901-021	14306 LEGATO CT	1.00	5.00
144-901-022	14294 LEGATO CT	1.00	5.00
144-901-023	14282 LEGATO CT	1.00	5.00
144-901-024	14270 LEGATO CT	1.00	5.00
144-901-025	14258 LEGATO CT	1.00	5.00
144-901-026	14246 LEGATO CT	1.00	5.00
144-901-027	14234 LEGATO CT	1.00	5.00
144-901-028	14222 LEGATO CT	1.00	5.00
144-901-029	14210 LEGATO CT	1.00	5.00
144-901-030	14198 LEGATO CT	1.00	5.00
144-901-031	14197 LEGATO CT	1.00	5.00
144-901-032	14209 LEGATO CT	1.00	5.00
144-901-033	14221 LEGATO CT	1.00	5.00
144-901-034	14233 LEGATO CT	1.00	5.00
144-901-035	14245 LEGATO CT	1.00	5.00
144-901-036	14257 LEGATO CT	1.00	5.00
144-901-037	14269 LEGATO CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-901-038	14281 LEGATO CT	1.00	5.00
144-901-039	14293 LEGATO CT	1.00	5.00
144-901-040	14305 LEGATO CT	1.00	5.00
144-901-041	14308 BALLAD DR	1.00	5.00
144-901-042	14292 BALLAD DR	1.00	5.00
144-901-043	14280 BALLAD DR	1.00	5.00
144-901-044	14268 BALLAD DR	1.00	5.00
144-901-045	14256 BALLAD DR	1.00	5.00
144-901-046	14244 BALLAD DR	1.00	5.00
144-901-047	14232 BALLAD DR	1.00	5.00
144-901-048	14220 BALLAD DR	1.00	5.00
144-901-049	14208 BALLAD DR	1.00	5.00
144-901-050	6536 BALLAD DR	1.00	5.00
144-902-001	6527 CONCERTO DR	1.00	5.00
144-902-002	6539 CONCERTO DR	1.00	5.00
144-902-003	6551 CONCERTO DR	1.00	5.00
144-902-004	6563 CONCERTO DR	1.00	5.00
144-902-005	6575 CONCERTO DR	1.00	5.00
144-902-006	6587 CONCERTO DR	1.00	5.00
144-902-007	6599 CONCERTO DR	1.00	5.00
144-902-008	6596 CADENZA DR	1.00	5.00
144-902-009	6584 CADENZA DR	1.00	5.00
144-902-010	6572 CADENZA DR	1.00	5.00
144-902-011	6560 CADENZA DR	1.00	5.00
144-902-012	6548 CADENZA DR	1.00	5.00
144-902-013	6536 CADENZA DR	1.00	5.00
144-902-014	6524 CADENZA DR	1.00	5.00
144-903-001	6525 CADENZA DR	1.00	5.00
144-903-002	6537 CADENZA DR	1.00	5.00
144-903-003	6549 CADENZA DR	1.00	5.00
144-903-004	6561 CADENZA DR	1.00	5.00
144-903-005	6573 CADENZA DR	1.00	5.00
144-903-006	6585 CADENZA DR	1.00	5.00
144-903-007	6597 CADENZA DR	1.00	5.00
144-903-008	6598 CANTATA DR	1.00	5.00
144-903-009	6586 CANTATA DR	1.00	5.00
144-903-010	6574 CANTATA DR	1.00	5.00
144-903-011	6562 CANTATA DR	1.00	5.00
144-903-012	6550 CANTATA DR	1.00	5.00
144-903-013	6538 CANTATA DR	1.00	5.00
144-903-014	6526 CANTATA DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-904-001	6523 CANTATA DR	1.00	5.00
144-904-002	6535 CANTATA DR	1.00	5.00
144-904-003	6547 CANTATA DR	1.00	5.00
144-904-004	6559 CANTATA DR	1.00	5.00
144-904-005	6571 CANTATA DR	1.00	5.00
144-904-006	6583 CANTATA DR	1.00	5.00
144-904-007	6595 CANTATA DR	1.00	5.00
144-904-008	6594 LARGO DR	1.00	5.00
144-904-009	6582 LARGO DR	1.00	5.00
144-904-010	6570 LARGO DR	1.00	5.00
144-904-011	6558 LARGO DR	1.00	5.00
144-904-012	6546 LARGO DR	1.00	5.00
144-904-013	6534 LARGO DR	1.00	5.00
144-910-001	6524 BALLAD DR	1.00	5.00
144-910-002	6512 BALLAD DR	1.00	5.00
144-910-003	6500 BALLAD DR	1.00	5.00
144-910-004	6488 BALLAD DR	1.00	5.00
144-910-005	6476 BALLAD DR	1.00	5.00
144-910-006	6464 BALLAD DR	1.00	5.00
144-910-007	6452 BALLAD DR	1.00	5.00
144-910-008	6440 BALLAD DR	1.00	5.00
144-910-009	13205 CADENZA DR	1.00	5.00
144-910-010	13217 CADENZA DR	1.00	5.00
144-910-011	13229 CADENZA DR	1.00	5.00
144-910-012	13241 CADENZA DR	1.00	5.00
144-910-013	13253 CADENZA DR	1.00	5.00
144-910-014	13265 CADENZA DR	1.00	5.00
144-910-015	13277 CADENZA DR	1.00	5.00
144-910-016	13289 CADENZA DR	1.00	5.00
144-910-017	13301 CADENZA DR	1.00	5.00
144-910-018	13313 CADENZA DR	1.00	5.00
144-910-019	13325 CADENZA DR	1.00	5.00
144-910-020	13337 CADENZA DR	1.00	5.00
144-910-021	13349 CADENZA DR	1.00	5.00
144-910-022	13361 CADENZA DR	1.00	5.00
144-911-001	6477 BALLAD DR	1.00	5.00
144-911-002	6489 BALLAD DR	1.00	5.00
144-911-003	6501 BALLAD DR	1.00	5.00
144-911-004	6513 BALLAD DR	1.00	5.00
144-911-005	6525 BALLAD DR	1.00	5.00
144-911-006	6526 PRELUDE ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone JJJ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-911-007	6514 PRELUDE ST	1.00	5.00
144-911-008	6502 PRELUDE ST	1.00	5.00
144-911-009	6490 PRELUDE ST	1.00	5.00
144-911-010	6478 PRELUDE ST	1.00	5.00
144-912-001	6493 PRELUDE ST	1.00	5.00
144-912-002	6505 PRELUDE ST	1.00	5.00
144-912-003	6517 PRELUDE ST	1.00	5.00
144-912-004	6529 PRELUDE ST	1.00	5.00
144-912-005	14295 BALLAD DR	1.00	5.00
144-912-006	14307 BALLAD DR	1.00	5.00
144-912-007	14294 CADENZA DR	1.00	5.00
144-912-008	14306 CADENZA DR	1.00	5.00
144-913-001	6479 CONCERTO DR	1.00	5.00
144-913-002	6491 CONCERTO DR	1.00	5.00
144-913-003	6503 CONCERTO DR	1.00	5.00
144-913-004	6515 CONCERTO DR	1.00	5.00
144-913-005	6512 CADENZA DR	1.00	5.00
144-913-006	6500 CADENZA DR	1.00	5.00
144-913-007	6488 CADENZA DR	1.00	5.00
224 Accounts			**$1,120.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-330-001	12803 OAKDALE ST	1.00	$5.00
164-330-002	12809 OAKDALE ST	1.00	5.00
164-330-003	12815 OAKDALE ST	1.00	5.00
164-330-004	12821 OAKDALE ST	1.00	5.00
164-330-005	12827 OAKDALE ST	1.00	5.00
164-330-006	6425 GLADIOLA ST	1.00	5.00
164-330-007	6417 GLADIOLA ST	1.00	5.00
164-330-008	6409 GLADIOLA ST	1.00	5.00
164-330-009	6401 GLADIOLA ST	1.00	5.00
164-330-010	6406 GLADIOLA ST	1.00	5.00
164-330-011	6414 GLADIOLA ST	1.00	5.00
164-330-012	6422 GLADIOLA ST	1.00	5.00
164-330-013	6458 CATTLEMAN DR	1.00	5.00
164-330-014	6466 CATTLEMAN DR	1.00	5.00
164-330-015	6474 CATTLEMAN DR	1.00	5.00
164-330-016	6482 CATTLEMAN DR	1.00	5.00
164-330-017	6490 CATTLEMAN DR	1.00	5.00
164-330-018	6498 CATTLEMAN DR	1.00	5.00
164-331-001	12839 OAKDALE ST	1.00	5.00
164-331-002	12845 OAKDALE ST	1.00	5.00
164-331-003	12851 OAKDALE ST	1.00	5.00
164-331-004	12857 OAKDALE ST	1.00	5.00
164-331-005	12863 OAKDALE ST	1.00	5.00
164-331-006	12869 OAKDALE ST	1.00	5.00
164-331-007	12875 OAKDALE ST	1.00	5.00
164-331-008	12881 OAKDALE ST	1.00	5.00
164-331-009	6497 GLADIOLA ST	1.00	5.00
164-331-010	6489 GLADIOLA ST	1.00	5.00
164-331-011	6481 GLADIOLA ST	1.00	5.00
164-331-012	6473 GLADIOLA ST	1.00	5.00
164-331-013	6465 GLADIOLA ST	1.00	5.00
164-331-014	6457 GLADIOLA ST	1.00	5.00
164-331-015	6449 GLADIOLA ST	1.00	5.00
164-331-016	6441 GLADIOLA ST	1.00	5.00
164-332-001	6438 GLADIOLA ST	1.00	5.00
164-332-002	6454 GLADIOLA ST	1.00	5.00
164-332-003	6462 GLADIOLA ST	1.00	5.00
164-332-004	6470 GLADIOLA ST	1.00	5.00
164-332-005	6478 GLADIOLA ST	1.00	5.00
164-332-006	6486 GLADIOLA ST	1.00	5.00
164-332-007	6494 GLADIOLA ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-332-008	6502 GLADIOLA ST	1.00	5.00
164-332-009	6499 PERIDOT CT	1.00	5.00
164-332-010	6491 PERIDOT CT	1.00	5.00
164-332-011	6483 PERIDOT CT	1.00	5.00
164-332-012	6475 PERIDOT CT	1.00	5.00
164-332-013	6467 PERIDOT CT	1.00	5.00
164-332-014	6464 PERIDOT CT	1.00	5.00
164-332-015	6472 PERIDOT CT	1.00	5.00
164-332-016	6480 PERIDOT CT	1.00	5.00
164-332-017	6488 PERIDOT CT	1.00	5.00
164-332-018	6496 PERIDOT CT	1.00	5.00
164-332-019	6504 PERIDOT CT	1.00	5.00
164-332-020	6512 PERIDOT CT	1.00	5.00
164-332-021	6520 PERIDOT CT	1.00	5.00
164-332-022	6528 PERIDOT CT	1.00	5.00
164-332-023	6544 PERIDOT CT	1.00	5.00
164-332-024	6552 PERIDOT CT	1.00	5.00
164-332-025	6560 PERIDOT CT	1.00	5.00
164-332-026	6551 JADE CT	1.00	5.00
164-332-027	6543 JADE CT	1.00	5.00
164-332-028	6535 JADE CT	1.00	5.00
164-332-029	6527 JADE CT	1.00	5.00
164-332-030	6530 JADE CT	1.00	5.00
164-332-031	6538 JADE CT	1.00	5.00
164-332-032	6546 JADE CT	1.00	5.00
164-332-033	6533 CATTLEMAN DR	1.00	5.00
164-332-034	6525 CATTLEMAN DR	1.00	5.00
164-332-035	6517 CATTLEMAN DR	1.00	5.00
164-332-036	6509 CATTLEMAN DR	1.00	5.00
164-332-037	6501 CATTLEMAN DR	1.00	5.00
164-332-038	6493 CATTLEMAN DR	1.00	5.00
164-332-039	6485 CATTLEMAN DR	1.00	5.00
164-332-040	6469 CATTLEMAN DR	1.00	5.00
164-332-041	6461 CATTLEMAN DR	1.00	5.00
164-332-042	6453 CATTLEMAN DR	1.00	5.00
164-333-001	6514 CATTLEMAN DR	1.00	5.00
164-333-002	6522 CATTLEMAN DR	1.00	5.00
164-333-003	6532 CATTLEMAN DR	1.00	5.00
164-333-004	6540 CATTLEMAN DR	1.00	5.00
164-333-005	12805 OSPREY ST	1.00	5.00
164-333-006	12813 OSPREY ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-333-007	12829 OSPREY ST	1.00	5.00
164-333-008	12837 OSPREY ST	1.00	5.00
164-333-009	12847 OSPREY ST	1.00	5.00
164-333-010	12853 OSPREY ST	1.00	5.00
164-333-011	12861 OSPREY ST	1.00	5.00
164-333-012	12873 OSPREY ST	1.00	5.00
164-333-013	12877 OSPREY ST	1.00	5.00
164-333-014	12885 OSPREY ST	1.00	5.00
164-340-001	12973 OSPREY ST	1.00	5.00
164-340-002	12981 OSPREY ST	1.00	5.00
164-340-003	12989 OSPREY ST	1.00	5.00
164-340-004	12997 OSPREY ST	1.00	5.00
164-340-005	12994 OSPREY ST	1.00	5.00
164-340-006	12986 OSPREY ST	1.00	5.00
164-340-007	12974 OAKDALE ST	1.00	5.00
164-340-008	12968 OAKDALE ST	1.00	5.00
164-340-009	12962 OAKDALE ST	1.00	5.00
164-340-010	12956 OAKDALE ST	1.00	5.00
164-340-011	12987 KITE CT	1.00	5.00
164-340-012	12995 KITE CT	1.00	5.00
164-340-013	12992 KITE CT	1.00	5.00
164-340-014	12984 KITE CT	1.00	5.00
164-340-015	12976 KITE CT	1.00	5.00
164-340-016	12961 ONYX CT	1.00	5.00
164-340-017	12969 ONYX CT	1.00	5.00
164-340-018	12985 ONYX CT	1.00	5.00
164-340-019	12993 ONYX CT	1.00	5.00
164-340-020	12996 ONYX CT	1.00	5.00
164-340-021	12980 ONYX CT	1.00	5.00
164-340-022	12972 ONYX CT	1.00	5.00
164-340-023	12926 OAKDALE ST	1.00	5.00
164-340-024	12920 OAKDALE ST	1.00	5.00
164-341-001	12887 OAKDALE ST	1.00	5.00
164-341-002	12893 OAKDALE ST	1.00	5.00
164-341-003	12899 OAKDALE ST	1.00	5.00
164-341-004	12905 OAKDALE ST	1.00	5.00
164-341-005	12911 OAKDALE ST	1.00	5.00
164-341-006	12917 OAKDALE ST	1.00	5.00
164-341-007	12923 OAKDALE ST	1.00	5.00
164-341-008	12929 OAKDALE ST	1.00	5.00
164-341-009	12935 OAKDALE ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-341-010	12941 OAKDALE ST	1.00	5.00
164-341-011	12947 OAKDALE ST	1.00	5.00
164-341-012	12953 OAKDALE ST	1.00	5.00
164-341-013	12959 OAKDALE ST	1.00	5.00
164-341-014	12965 OAKDALE ST	1.00	5.00
164-341-015	12971 OAKDALE ST	1.00	5.00
164-341-016	12977 OAKDALE ST	1.00	5.00
164-341-017	6599 GLADIOLA ST	1.00	5.00
164-341-018	6593 GLADIOLA ST	1.00	5.00
164-341-019	6585 GLADIOLA ST	1.00	5.00
164-341-020	6577 GLADIOLA ST	1.00	5.00
164-341-021	6569 GLADIOLA ST	1.00	5.00
164-341-022	6561 GLADIOLA ST	1.00	5.00
164-341-023	6553 GLADIOLA ST	1.00	5.00
164-341-024	6545 GLADIOLA ST	1.00	5.00
164-341-025	6537 GLADIOLA ST	1.00	5.00
164-341-026	6529 GLADIOLA ST	1.00	5.00
164-341-027	6521 GLADIOLA ST	1.00	5.00
164-341-028	6513 GLADIOLA ST	1.00	5.00
164-341-029	6505 GLADIOLA ST	1.00	5.00
164-342-001	6510 GLADIOLA ST	1.00	5.00
164-342-002	6518 GLADIOLA ST	1.00	5.00
164-342-003	6526 GLADIOLA ST	1.00	5.00
164-342-004	6534 GLADIOLA ST	1.00	5.00
164-342-005	6542 GLADIOLA ST	1.00	5.00
164-342-006	6558 GLADIOLA ST	1.00	5.00
164-342-007	6566 GLADIOLA ST	1.00	5.00
164-342-008	6574 GLADIOLA ST	1.00	5.00
164-342-009	6582 GLADIOLA ST	1.00	5.00
164-342-010	6590 GLADIOLA ST	1.00	5.00
164-342-011	6598 GLADIOLA ST	1.00	5.00
164-342-012	6563 PERIDOT CT	1.00	5.00
164-342-013	6555 PERIDOT CT	1.00	5.00
164-342-014	6547 PERIDOT CT	1.00	5.00
164-342-015	6539 PERIDOT CT	1.00	5.00
164-342-016	6531 PERIDOT CT	1.00	5.00
164-342-017	6523 PERIDOT CT	1.00	5.00
164-342-018	6515 PERIDOT CT	1.00	5.00
164-342-019	6507 PERIDOT CT	1.00	5.00
164-343-001	12891 OSPREY ST	1.00	5.00
164-343-002	12903 OSPREY ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone K

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-343-003	12919 OSPREY ST	1.00	5.00
164-343-004	12927 OSPREY ST	1.00	5.00
164-343-005	12943 OSPREY ST	1.00	5.00
164-343-006	12951 OSPREY ST	1.00	5.00
164-343-007	12963 OSPREY ST	1.00	5.00
169 Accounts			**$845.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone KK

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-170-038	7056 ARCHIBALD AVE	1.00	$341.74
144-170-039	7070 ARCHIBALD AVE	1.00	341.74
144-170-040	7084 ARCHIBALD AVE	1.00	341.74
144-170-041	7042 ARCHIBALD AVE	1.00	341.74
144-170-042	7056 ARCHIBALD AVE	1.00	341.74
144-170-043		1.00	341.74
6 Accounts			**$2,050.44**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone L

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-500-001	6861 PERKINS CT	1.00	$5.00
164-500-002	6849 PERKINS CT	1.00	5.00
164-500-003	6837 PERKINS CT	1.00	5.00
164-500-004	6825 PERKINS CT	1.00	5.00
164-500-005	6813 PERKINS CT	1.00	5.00
164-500-006	6801 PERKINS CT	1.00	5.00
164-500-007	6804 PERKINS CT	1.00	5.00
164-500-008	6816 PERKINS CT	1.00	5.00
164-500-009	6828 PERKINS CT	1.00	5.00
164-500-010	6840 PERKINS CT	1.00	5.00
164-500-011	6852 PERKINS CT	1.00	5.00
164-500-012	6864 PERKINS CT	1.00	5.00
164-500-013	6863 FARMALL WAY	1.00	5.00
164-500-014	6851 FARMALL WAY	1.00	5.00
164-500-015	6839 FARMALL WAY	1.00	5.00
164-500-016	6835 FARMALL WAY	1.00	5.00
164-500-017	6815 FARMALL WAY	1.00	5.00
164-500-018	6803 FARMALL WAY	1.00	5.00
164-500-019	6806 FARMALL WAY	1.00	5.00
164-500-020	6818 FARMALL WAY	1.00	5.00
164-500-021	6830 FARMALL WAY	1.00	5.00
164-500-022	6842 FARMALL WAY	1.00	5.00
164-500-023	6854 FARMALL WAY	1.00	5.00
164-500-024	6866 FARMALL WAY	1.00	5.00
164-500-025	6913 GERTRUDIS CT	1.00	5.00
164-500-026	6901 GERTRUDIS CT	1.00	5.00
164-500-027	6889 GERTRUDIS CT	1.00	5.00
164-500-028	6877 GERTRUDIS CT	1.00	5.00
164-500-029	6865 GERTRUDIS CT	1.00	5.00
164-500-030	6853 GERTRUDIS CT	1.00	5.00
164-500-031	6841 GERTRUDIS CT	1.00	5.00
164-500-032	6829 GERTRUDIS CT	1.00	5.00
164-500-033	6817 GERTRUDIS CT	1.00	5.00
164-500-034	6805 GERTRUDIS CT	1.00	5.00
164-500-035	6802 GERTRUDIS CT	1.00	5.00
164-500-036	6808 GERTRUDIS CT	1.00	5.00
164-500-037	6820 GERTRUDIS CT	1.00	5.00
164-500-038	6826 GERTRUDIS CT	1.00	5.00
164-500-039	6868 GERTRUDIS CT	1.00	5.00
164-500-040	6892 GERTRUDIS CT	1.00	5.00
164-500-041	12908 RIMMON RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone L

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-500-042	12896 RIMMON RD	1.00	5.00
164-500-043	12884 RIMMON RD	1.00	5.00
164-500-044	12878 RIMMON RD	1.00	5.00
164-500-045	12872 RIMMON RD	1.00	5.00
164-500-046	12860 RIMMON RD	1.00	5.00
164-500-047	12848 RIMMON RD	1.00	5.00
164-500-048	12830 RIMMON RD	1.00	5.00
164-500-049	12824 RIMMON RD	1.00	5.00
164-501-001	12808 ODYSSEY WAY	1.00	5.00
164-502-001	12839 RIMMON RD	1.00	5.00
164-502-002	12851 RIMMON RD	1.00	5.00
164-502-003	6800 MASSY HARRIS WAY	1.00	5.00
164-502-004	6814 MASSY HARRIS WAY	1.00	5.00
164-503-001	12875 RIMMON RD	1.00	5.00
164-503-002	12881 RIMMON RD	1.00	5.00
164-503-003	12887 RIMMON RD	1.00	5.00
164-503-004	12893 RIMMON RD	1.00	5.00
164-503-005	12899 RIMMON RD	1.00	5.00
164-503-006	12905 RIMMON RD	1.00	5.00
164-503-007	12911 RIMMON RD	1.00	5.00
164-503-008	12917 RIMMON RD	1.00	5.00
164-503-009	12923 RIMMON RD	1.00	5.00
164-504-001	12947 RIMMON RD	1.00	5.00
164-504-002	12959 RIMMON RD	1.00	5.00
164-504-003	12971 RIMMON RD	1.00	5.00
164-504-004	12987 RIMMON RD	1.00	5.00
164-504-005	12995 RIMMON RD	1.00	5.00
164-510-001	6832 MASSY HARRIS WAY	1.00	5.00
164-510-002	6838 MASSY HARRIS WAY	1.00	5.00
164-510-003	6850 MASSY HARRIS WAY	1.00	5.00
164-510-004	6862 MASSY HARRIS WAY	1.00	5.00
164-510-005	6874 MASSY HARRIS WAY	1.00	5.00
164-510-006	6880 MASSY HARRIS WAY	1.00	5.00
164-510-007	6886 MASSY HARRIS WAY	1.00	5.00
164-510-008	12850 MARE MEADOWS CT	1.00	5.00
164-510-009	12826 MARE MEADOWS CT	1.00	5.00
164-510-010	12814 MARE MEADOWS CT	1.00	5.00
164-510-011	12811 MARE MEADOWS CT	1.00	5.00
164-510-012	12823 MARE MEADOWS CT	1.00	5.00
164-510-013	12835 MARE MEADOWS CT	1.00	5.00
164-510-014	12847 MARE MEADOWS CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone L

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-510-015	12859 MARE MEADOWS CT	1.00	5.00
164-510-016	6910 MASSY HARRIS WAY	1.00	5.00
164-510-017	6970 MASSY HARRIS WAY	1.00	5.00
164-510-018	6982 MASSY HARRIS WAY	1.00	5.00
164-510-019	6994 MASSY HARRIS WAY	1.00	5.00
164-511-001	6991 MASSY HARRIS WAY	1.00	5.00
164-511-002	6979 MASSY HARRIS WAY	1.00	5.00
164-511-003	6967 MASSY HARRIS WAY	1.00	5.00
164-511-004	6955 MASSY HARRIS WAY	1.00	5.00
164-511-005	6943 MASSY HARRIS WAY	1.00	5.00
164-511-006	6931 MASSY HARRIS WAY	1.00	5.00
164-511-007	6919 MASSY HARRIS WAY	1.00	5.00
164-511-008	6907 MASSY HARRIS WAY	1.00	5.00
164-511-009	6895 MASSY HARRIS WAY	1.00	5.00
164-511-010	6883 MASSY HARRIS WAY	1.00	5.00
164-511-011	6871 MASSY HARRIS WAY	1.00	5.00
164-511-012	6859 MASSY HARRIS WAY	1.00	5.00
164-511-013	6847 MASSY HARRIS WAY	1.00	5.00
164-511-014	6835 MASSY HARRIS WAY	1.00	5.00
164-511-015	12924 SKOKORAT CT	1.00	5.00
164-511-016	12912 SKOKORAT CT	1.00	5.00
164-511-017	12900 SKOKORAT CT	1.00	5.00
164-511-018	12888 SKOKORAT CT	1.00	5.00
164-511-019	12876 SKOKORAT CT	1.00	5.00
164-511-020	12864 SKOKORAT CT	1.00	5.00
164-511-021	12852 SKOKORAT CT	1.00	5.00
164-511-022	12843 SKOKORAT CT	1.00	5.00
164-511-023	12855 SKOKORAT CT	1.00	5.00
164-511-024	12867 SKOKORAT CT	1.00	5.00
164-511-025	12879 SKOKORAT CT	1.00	5.00
164-511-026	12891 SKOKORAT CT	1.00	5.00
164-511-027	12903 SKOKORAT CT	1.00	5.00
164-511-028	12915 SKOKORAT CT	1.00	5.00
164-511-029	12927 SKOKORAT CT	1.00	5.00
164-511-030	6938 FARMALL WAY	1.00	5.00
164-511-031	6950 FARMALL WAY	1.00	5.00
164-511-032	6962 FARMALL WAY	1.00	5.00
164-511-034	6971 FARMALL WAY	1.00	5.00
164-511-045	6995 FARMALL WAY	1.00	5.00
164-512-001	6945 ALTAIR CT	1.00	5.00
164-512-002	6933 ALTAIR CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone L

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-512-003	6921 ALTAIR CT	1.00	5.00
164-512-004	6909 ALTAIR CT	1.00	5.00
164-512-005	6897 ALTAIR CT	1.00	5.00
164-512-006	6885 ALTAIR CT	1.00	5.00
164-512-007	6900 ALTAIR CT	1.00	5.00
164-512-008	6912 ALTAIR CT	1.00	5.00
164-512-009	6924 ALTAIR CT	1.00	5.00
164-512-010	6936 ALTAIR CT	1.00	5.00
164-512-011	6948 ALTAIR CT	1.00	5.00
164-512-012	6947 FARMALL WAY	1.00	5.00
164-512-013	6935 FARMALL WAY	1.00	5.00
164-512-014	6923 FARMALL WAY	1.00	5.00
164-512-015	6911 FARMALL WAY	1.00	5.00
164-512-016	6899 FARMALL WAY	1.00	5.00
137 Accounts			**$685.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-570-002	13746 APPLE MOSS CT	1.00	$5.00
164-570-003	13738 APPLE MOSS CT	1.00	5.00
164-570-004	13730 APPLE MOSS CT	1.00	5.00
164-570-005	13722 APPLE MOSS CT	1.00	5.00
164-570-006	13714 APPLE MOSS CT	1.00	5.00
164-570-007	13706 APPLE MOSS CT	1.00	5.00
164-570-008	13698 APPLE MOSS CT	1.00	5.00
164-570-009	13690 APPLE MOSS CT	1.00	5.00
164-570-010	13682 APPLE MOSS CT	1.00	5.00
164-570-011	13674 APPLE MOSS CT	1.00	5.00
164-570-012	13666 APPLE MOSS CT	1.00	5.00
164-570-013	13658 APPLE MOSS CT	1.00	5.00
164-570-014	13650 APPLE MOSS CT	1.00	5.00
164-570-015	13642 APPLE MOSS CT	1.00	5.00
164-570-016	13634 APPLE MOSS CT	1.00	5.00
164-570-017	13626 APPLE MOSS CT	1.00	5.00
164-570-018	13618 APPLE MOSS CT	1.00	5.00
164-570-019	13610 APPLE MOSS CT	1.00	5.00
164-570-020	13602 APPLE MOSS CT	1.00	5.00
164-570-021	5864 PINEGROVE PL	1.00	5.00
164-570-022	5876 PINEGROVE PL	1.00	5.00
164-570-023	5888 PINEGROVE PL	1.00	5.00
164-570-024	5900 PINEGROVE PL	1.00	5.00
164-570-025	5912 PINEGROVE PL	1.00	5.00
164-571-001	13684 HILL GROVE ST	1.00	5.00
164-571-002	13672 HILL GROVE ST	1.00	5.00
164-571-003	13660 HILL GROVE ST	1.00	5.00
164-571-004	13648 HILL GROVE ST	1.00	5.00
164-571-005	13636 HILL GROVE ST	1.00	5.00
164-571-006	13624 HILL GROVE ST	1.00	5.00
164-571-007	13612 HILL GROVE ST	1.00	5.00
164-571-008	5891 PINEGROVE PL	1.00	5.00
164-571-009	5879 PINEGROVE PL	1.00	5.00
164-571-010	13629 APPLE MOSS CT	1.00	5.00
164-571-011	13637 APPLE MOSS CT	1.00	5.00
164-571-012	13645 APPLE MOSS CT	1.00	5.00
164-571-013	13653 APPLE MOSS CT	1.00	5.00
164-571-014	13661 APPLE MOSS CT	1.00	5.00
164-571-015	13669 APPLE MOSS CT	1.00	5.00
164-580-001	13770 APPLE MOSS CT	1.00	5.00
164-580-002	13762 APPLE MOSS CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-580-003	13754 APPLE MOSS CT	1.00	5.00
164-580-004	13768 HILL GROVE ST	1.00	5.00
164-580-005	13756 HILL GROVE ST	1.00	5.00
164-580-006	13744 HILL GROVE ST	1.00	5.00
164-580-007	13732 HILL GROVE ST	1.00	5.00
164-580-008	13720 HILL GROVE ST	1.00	5.00
164-580-009	13708 HILL GROVE ST	1.00	5.00
164-580-010	13696 HILL GROVE ST	1.00	5.00
164-580-011	13685 APPLE MOSS CT	1.00	5.00
164-580-012	13693 APPLE MOSS CT	1.00	5.00
164-580-013	13709 APPLE MOSS CT	1.00	5.00
164-580-014	13717 APPLE MOSS CT	1.00	5.00
164-580-015	13725 APPLE MOSS CT	1.00	5.00
164-580-016	13741 APPLE MOSS CT	1.00	5.00
164-580-017	13749 APPLE MOSS CT	1.00	5.00
164-580-018	13757 APPLE MOSS CT	1.00	5.00
164-580-019	13765 APPLE MOSS CT	1.00	5.00
164-581-001	5924 PINEGROVE PL	1.00	5.00
164-581-002	5936 PINEGROVE PL	1.00	5.00
164-581-003	5948 PINEGROVE PL	1.00	5.00
164-581-004	5960 PINEGROVE PL	1.00	5.00
164-581-005	5972 PINEGROVE PL	1.00	5.00
164-581-006	5984 PINEGROVE PL	1.00	5.00
164-581-007	5996 PINEGROVE PL	1.00	5.00
164-582-001	5999 PINEGROVE PL	1.00	5.00
164-582-002	5987 PINEGROVE PL	1.00	5.00
164-582-003	5975 PINEGROVE PL	1.00	5.00
164-582-004	5963 PINEGROVE PL	1.00	5.00
164-582-005	5951 PINEGROVE PL	1.00	5.00
164-582-006	13615 HILL GROVE PL	1.00	5.00
164-582-007	13627 HILL GROVE ST	1.00	5.00
164-582-008	13639 HILL GROVE ST	1.00	5.00
164-582-009	13651 HILL GROVE ST	1.00	5.00
164-582-010	13663 HILL GROVE ST	1.00	5.00
164-582-011	13675 HILL GROVE ST	1.00	5.00
164-582-012	13687 HILL GROVE ST	1.00	5.00
164-582-013	13699 HILL GROVE ST	1.00	5.00
164-582-014	13680 OLD GROVE CIR	1.00	5.00
164-582-015	13656 OLD GROVE CIR	1.00	5.00
164-582-016	13644 OLD GROVE CIR	1.00	5.00
164-582-017	13632 OLD GROVE CIR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-582-018	13623 OLD GROVE CIR	1.00	5.00
164-582-019	13635 OLD GROVE CIR	1.00	5.00
164-582-020	13647 OLD GROVE CIR	1.00	5.00
164-582-021	13659 OLD GROVE CIR	1.00	5.00
164-582-022	13671 OLD GROVE CIR	1.00	5.00
164-582-023	13683 OLD GROVE CIR	1.00	5.00
164-582-024	13695 OLD GROVE CIR	1.00	5.00
164-582-025	13735 HILL GROVE ST	1.00	5.00
164-582-026	13759 HILL GROVE ST	1.00	5.00
91 Accounts			**$455.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-691-001	7163 COPPER SKY	1.00	$5.00
152-691-002	7173 COPPER SKY	1.00	5.00
152-691-003	7183 COPPER SKY	1.00	5.00
152-691-004	7193 COPPER SKY	1.00	5.00
152-691-005	12997 LUNA ST	1.00	5.00
152-691-007	12987 LUNA ST	1.00	5.00
152-691-008	7174 COPPER SKY	1.00	5.00
152-691-009	7164 COPPER SKY	1.00	5.00
152-691-011	12977 LUNA ST	1.00	5.00
152-691-012	12967 LUNA ST	1.00	5.00
152-691-013	12957 LUNA ST	1.00	5.00
152-691-014	12947 LUNA ST	1.00	5.00
152-691-015	7176 MYSTIC CLOUD CT	1.00	5.00
152-691-016	7166 MYSTIC CLOUD CT	1.00	5.00
152-691-018	7165 MYSTIC CLOUD CT	1.00	5.00
152-691-019	7175 MYSTIC CLOUD CT	1.00	5.00
152-691-021	12937 LUNA ST	1.00	5.00
152-691-022	12927 LUNA ST	1.00	5.00
152-691-023	12917 LUNA ST	1.00	5.00
152-691-024	7178 MORNING DAWN CT	1.00	5.00
152-691-025	7168 MORNING DAWN CT	1.00	5.00
152-691-026	7158 MORNING DAWN CT	1.00	5.00
152-691-029	7157 MORNING DAWN CT	1.00	5.00
152-691-030	7167 MORNING DAWN CT	1.00	5.00
152-691-031	7177 MORNING DAWN CT	1.00	5.00
152-691-033	12907 LUNA ST	1.00	5.00
152-691-034	12897 LUNA ST	1.00	5.00
152-691-035	12887 LUNA ST	1.00	5.00
152-691-036	12877 LUNA ST	1.00	5.00
152-691-037	7181 STARDUST CT	1.00	5.00
152-691-038	7171 STARDUST CT	1.00	5.00
152-691-041	7159 STARDUST CT	1.00	5.00
152-691-042	7169 STARDUST CT	1.00	5.00
152-691-043	7179 STARDUST CT	1.00	5.00
152-691-045	12867 LUNA ST	1.00	5.00
152-691-046	12857 LUNA ST	1.00	5.00
152-691-047	12847 LUNA ST	1.00	5.00
152-691-048	12837 LUNA ST	1.00	5.00
152-691-049	12827 LUNA ST	1.00	5.00
152-691-050	12817 LUNA ST	1.00	5.00
152-691-051	12807 LUNA ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-691-052	12816 LUNA ST	1.00	5.00
152-691-053	12836 LUNA ST	1.00	5.00
152-691-054	12846 LUNA ST	1.00	5.00
152-691-056	7177 BECKETT FIELD LN	1.00	5.00
152-691-057	7187 BECKETT FIELD LN	1.00	5.00
152-691-058	7197 BECKETT FIELD LN	1.00	5.00
152-691-059	7194 BECKETT FIELD LN	1.00	5.00
152-691-060	7184 BECKETT FIELD LN	1.00	5.00
152-691-061	7174 BECKETT FIELD LN	1.00	5.00
152-691-062	7164 BECKETT FIELD LN	1.00	5.00
152-691-063	7154 BECKETT FIELD LN	1.00	5.00
152-691-064	7144 BECKETT FIELD LN	1.00	5.00
152-691-065	7134 BECKETT FIELD LN	1.00	5.00
152-691-066	7124 BECKETT FIELD LN	1.00	5.00
152-691-067	7114 BECKETT FIELD LN	1.00	5.00
152-691-068	7137 BECKETT FIELD LN	1.00	5.00
152-691-069	7147 BECKETT FIELD LN	1.00	5.00
152-691-070	7157 BECKETT FIELD LN	1.00	5.00
152-691-072	7161 STARDUST CT	1.00	5.00
152-691-073	7149 STARDUST CT	1.00	5.00
152-691-074	7148 MORNING DAWN CT	1.00	5.00
152-691-075	7147 MORNING DAWN CT	1.00	5.00
152-691-076	7156 MYSTIC CLOUD CT	1.00	5.00
152-692-001	7104 BECKETT FIELD LN	1.00	5.00
152-692-002	7094 BECKETT FIELD LN	1.00	5.00
152-692-003	7084 BECKETT FIELD LN	1.00	5.00
152-692-004	7074 BECKETT FIELD LN	1.00	5.00
152-692-005	7064 BECKETT FIELD LN	1.00	5.00
152-692-006	7077 BECKETT FIELD LN	1.00	5.00
152-692-007	7087 BECKETT FIELD LN	1.00	5.00
152-692-008	7097 BECKETT FIELD LN	1.00	5.00
152-692-009	7107 BECKETT FIELD LN	1.00	5.00
152-692-010	7117 BECKETT FIELD LN	1.00	5.00
152-692-012	7124 COPPER SKY	1.00	5.00
152-692-013	7114 COPPER SKY	1.00	5.00
152-692-014	7104 COPPER SKY	1.00	5.00
152-692-016	7105 EVENING SUN CT	1.00	5.00
152-692-017	7115 EVENING SUN CT	1.00	5.00
152-692-020	7126 EVENING SUN CT	1.00	5.00
152-692-021	7116 EVENING SUN CT	1.00	5.00
152-692-022	7106 EVENING SUN CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-692-023	7107 ESTRELLA CT	1.00	5.00
152-692-024	7117 ESTRELLA CT	1.00	5.00
152-692-025	7127 ESTRELLA CT	1.00	5.00
152-692-028	7128 ESTRELLA CT	1.00	5.00
152-692-029	7118 ESTRELLA CT	1.00	5.00
152-692-030	7108 ESTRELLA CT	1.00	5.00
152-692-032	12987 DIAMOND DUST CT	1.00	5.00
152-692-033	12997 DIAMOND DUST CT	1.00	5.00
152-692-034	12996 DIAMOND DUST CT	1.00	5.00
152-692-035	12986 DIAMOND DUST CT	1.00	5.00
152-692-037	12975 MORNING DEW CT	1.00	5.00
152-692-038	12985 MORNING DEW CT	1.00	5.00
152-692-039	12995 MORNING DEW CT	1.00	5.00
152-692-040	12998 MORNING DEW CT	1.00	5.00
152-692-041	12988 MORNING DEW CT	1.00	5.00
152-692-042	12978 MORNING DEW CT	1.00	5.00
152-692-043	12968 MORNING DEW CT	1.00	5.00
152-692-045	7085 LUMINAIRE CT	1.00	5.00
152-692-046	7075 LUMINAIRE CT	1.00	5.00
152-692-047	7065 LUMINAIRE CT	1.00	5.00
152-692-048	7076 LUMINAIRE CT	1.00	5.00
152-692-049	7086 LUMINAIRE CT	1.00	5.00
152-692-051	7087 CIELO CT	1.00	5.00
152-692-052	7077 CIELO CT	1.00	5.00
152-692-053	7068 CIELO CT	1.00	5.00
152-692-054	7078 CIELO CT	1.00	5.00
152-692-055	7088 CIELO CT	1.00	5.00
152-692-057	7092 MOON SHADOW CT	1.00	5.00
152-692-058	7082 MOON SHADOW CT	1.00	5.00
152-692-059	7072 MOON SHADOW CT	1.00	5.00
152-692-060	7079 MOON SHADOW CT	1.00	5.00
152-692-061	7089 MOON SHADOW CT	1.00	5.00
152-692-062	7054 BECKETT FIELD LN	1.00	5.00
152-692-063	7090 ESTRELLA ST	1.00	5.00
152-692-064	7080 ESTRELLA ST	1.00	5.00
152-692-065	7070 ESTRELLA ST	1.00	5.00
152-692-067	7125 EVENING SUN CT	1.00	5.00
152-692-068	7136 EVENING SUN CT	1.00	5.00
152-692-069	7137 ESTRELLA CT	1.00	5.00
152-692-070	7138 ESTRELLA CT	1.00	5.00
152-701-008	12908 MERIDIAN CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-701-009	12918 MERIDIAN CT	1.00	5.00
152-701-010	12928 MERIDIAN CT	1.00	5.00
152-701-011	12938 MERIDIAN CT	1.00	5.00
152-701-012	12948 MERIDIAN CT	1.00	5.00
152-701-013	12929 MERIDIAN CT	1.00	5.00
152-701-014	12919 MERIDIAN CT	1.00	5.00
152-701-015	12909 MERIDIAN ST	1.00	5.00
152-701-016	12848 MERIDIAN ST	1.00	5.00
152-701-017	12858 MERIDIAN ST	1.00	5.00
152-701-018	12868 MERIDIAN ST	1.00	5.00
152-701-019	12878 MERIDIAN ST	1.00	5.00
152-701-020	12877 MERIDIAN ST	1.00	5.00
152-701-021	12867 MERIDIAN ST	1.00	5.00
152-701-022	12857 MERIDIAN ST	1.00	5.00
152-701-023	12847 MERIDIAN ST	1.00	5.00
152-701-025	7005 TERRAPIN WAY	1.00	5.00
152-701-026	7015 TERRAPIN WAY	1.00	5.00
152-701-027	7025 TERRAPIN WAY	1.00	5.00
152-701-028	7035 TERRAPIN WAY	1.00	5.00
152-701-029	7045 TERRAPIN WAY	1.00	5.00
152-701-030	7055 TERRAPIN WAY	1.00	5.00
152-701-031	7065 TERRAPIN WAY	1.00	5.00
152-701-032	7075 TERRAPIN WAY	1.00	5.00
152-701-033		1.00	5.00
152-701-034	7048 TERRAPIN WAY	1.00	5.00
152-701-035	7038 TERRAPIN WAY	1.00	5.00
152-701-036	7028 TERRAPIN WAY	1.00	5.00
152-701-038	7085 TERRAPIN WAY	1.00	5.00
152-701-039	7095 TERRAPIN WAY	1.00	5.00
152-701-040	7087 STRATUS CT	1.00	5.00
152-701-041	7097 STRATUS ST	1.00	5.00
152-701-042	7096 STRATUS ST	1.00	5.00
152-701-043	7086 STRATUS ST	1.00	5.00
152-701-044	7078 TERRAPIN WAY	1.00	5.00
152-701-045	7068 TERRAPIN WAY	1.00	5.00
152-701-047	7107 STRATUS ST	1.00	5.00
152-701-048	7117 STRATUS ST	1.00	5.00
152-701-049	7116 STRATUS ST	1.00	5.00
152-701-050	7106 STRATUS ST	1.00	5.00
152-701-052	7076 STRATUS ST	1.00	5.00
152-701-053	7066 STRATUS ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-701-054	7056 STRATUS ST	1.00	5.00
152-701-055	7046 STRATUS ST	1.00	5.00
152-701-056	7036 STRATUS ST	1.00	5.00
152-701-057	7026 STRATUS ST	1.00	5.00
152-701-058	7016 STRATUS ST	1.00	5.00
152-701-059	7035 STRATUS ST	1.00	5.00
152-701-060	7025 STRATUS ST	1.00	5.00
152-701-061		1.00	5.00
152-701-063	7006 STRATUS ST	1.00	5.00
152-701-064	12788 MERIDIAN ST	1.00	5.00
152-701-065	12798 MERIDIAN ST	1.00	5.00
152-701-066	12808 MERIDIAN ST	1.00	5.00
152-701-067	12818 MERIDIAN ST	1.00	5.00
152-701-068	12828 MERIDIAN ST	1.00	5.00
152-701-069	12838 MERIDIAN ST	1.00	5.00
152-701-070	12837 MERIDIAN ST	1.00	5.00
152-701-071	12827 MERIDIAN ST	1.00	5.00
152-701-072	12817 MERIDIAN ST	1.00	5.00
152-702-001	7050 ESTRELLA ST	1.00	5.00
152-702-002	12865 SUNRISE CT	1.00	5.00
152-702-003	12855 SUNRISE CT	1.00	5.00
152-702-004	12861 SUNRISE CT	1.00	5.00
152-702-005	7040 ESTRELLA CT	1.00	5.00
152-702-007	7052 STARRY NIGHT CT	1.00	5.00
152-702-008	7062 STARRY NIGHT CT	1.00	5.00
152-702-009	7072 STARRY NIGHT CT	1.00	5.00
152-702-010	7063 STARRY NIGHT CT	1.00	5.00
152-702-011	7053 STARRY NIGHT CT	1.00	5.00
152-702-013	7046 SNOWBURST CT	1.00	5.00
152-702-014	7036 SNOWBURST CT	1.00	5.00
152-702-015	7026 SNOWBURST CT	1.00	5.00
152-702-016	7025 SNOWBURST CT	1.00	5.00
152-702-017	7035 SNOWBURST CT	1.00	5.00
152-702-019	7044 MOONRAY CT	1.00	5.00
152-702-020	7034 MOONRAY CT	1.00	5.00
152-702-021	7024 MOONRAY CT	1.00	5.00
152-702-022	7023 MOONRAY CT	1.00	5.00
152-702-023	7033 MOONRAY CT	1.00	5.00
152-702-025	12994 MOUNTAIN BREEZE CT	1.00	5.00
152-702-026	12984 MOUNTAIN BREEZE CT	1.00	5.00
152-702-027	7043 COPPER SKY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone LLL

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-702-028	7053 COPPER SKY	1.00	5.00
152-702-030	12967 RADIANCE CT	1.00	5.00
152-702-031	12977 RADIANCE CT	1.00	5.00
152-702-032	12987 RADIANCE CT	1.00	5.00
152-702-033	12997 RADIANCE CT	1.00	5.00
152-702-034	12996 RADIANCE CT	1.00	5.00
152-702-035	12986 RADIANCE CT	1.00	5.00
152-702-036	12976 RADIANCE CT	1.00	5.00
152-702-038	12946 RADIANCE CT	1.00	5.00
152-702-039	12936 RADIANCE CT	1.00	5.00
152-702-040	12927 RADIANCE CT	1.00	5.00
152-702-041	12937 RADIANCE CT	1.00	5.00
152-702-042	12947 RADIANCE CT	1.00	5.00
152-702-043	12957 RADIANCE CT	1.00	5.00
152-702-044	7050 COPPER SKY	1.00	5.00
152-702-046	7038 STARRY NIGHT CT	1.00	5.00
152-702-047	7048 STARRY NIGHT CT	1.00	5.00
152-702-048	7058 STARRY NIGHT CT	1.00	5.00
152-702-049	7047 STARRY NIGHT CT	1.00	5.00
224 Accounts			**$1,120.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-341-001	12712 KRISTI LYNN CT	1.00	$5.00
152-341-002	12722 KRISTI LYNN CT	1.00	5.00
152-341-003	7176 RAYMOND DR	1.00	5.00
152-341-004	12733 JACK LN	1.00	5.00
152-341-005	12723 JACK LN	1.00	5.00
152-341-006	12713 JACK LN	1.00	5.00
152-341-007	12735 KRISTI LYNN CT	1.00	5.00
152-341-008	12725 KRISTI LYNN CT	1.00	5.00
152-341-009	12715 KRISTI LYNN CT	1.00	5.00
152-341-010	12705 KRISTI LYNN CT	1.00	5.00
152-341-011	12710 JACK LN	1.00	5.00
152-341-012	12720 JACK LN	1.00	5.00
152-341-013	12730 JACK LN	1.00	5.00
152-343-001	12750 JACK LN	1.00	5.00
152-343-002	12760 JACK LN	1.00	5.00
152-343-003	12770 JACK LN	1.00	5.00
152-343-004	12780 JACK LN	1.00	5.00
152-343-005	12790 JACK LN	1.00	5.00
152-343-006	12793 JACK LN	1.00	5.00
152-343-007	12783 JACK LN	1.00	5.00
152-343-008	12773 JACK LN	1.00	5.00
152-343-009	12763 JACK LN	1.00	5.00
152-343-010	12753 JACK LN	1.00	5.00
152-343-011	7179 RAYMOND DR	1.00	5.00
152-343-012	7189 RAYMOND DR	1.00	5.00
152-350-001	12731 TERRAPIN WAY	1.00	5.00
152-350-002	12721 TERRAPIN WAY	1.00	5.00
152-350-003	12711 TERRAPIN WAY	1.00	5.00
152-350-004	12701 TERRAPIN WAY	1.00	5.00
152-350-005	12691 TERRAPIN WAY	1.00	5.00
152-350-006	12681 TERRAPIN WAY	1.00	5.00
152-350-007	12671 TERRAPIN WAY	1.00	5.00
152-350-008	12661 TERRAPIN WAY	1.00	5.00
152-350-009	12651 TERRAPIN WAY	1.00	5.00
152-350-013	7062 COLLEGE PARK DR	1.00	5.00
152-350-014	7052 COLLEGE PARK DR	1.00	5.00
152-350-015	7042 COLLEGE PARK DR	1.00	5.00
152-350-016	7032 COLLEGE PARK DR	1.00	5.00
152-350-017	7022 COLLEGE PARK DR	1.00	5.00
152-350-018	7012 COLLEGE PARK DR	1.00	5.00
152-352-001	7015 COLLEGE PARK DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-352-002	7025 COLLEGE PARK DR	1.00	5.00
152-352-003	7035 COLLEGE PARK DR	1.00	5.00
152-352-004	7045 COLLEGE PARK DR	1.00	5.00
152-352-005	7055 COLLEGE PARK DR	1.00	5.00
152-352-006	7065 COLLEGE PARK DR	1.00	5.00
152-352-007	7064 SYDNEY CT	1.00	5.00
152-352-008	7054 SYDNEY CT	1.00	5.00
152-352-009	7044 SYDNEY CT	1.00	5.00
152-352-010	7034 SYDNEY CT	1.00	5.00
152-352-011	7024 SYDNEY CT	1.00	5.00
152-352-012	7014 SYDNEY CT	1.00	5.00
152-352-013	7017 SYDNEY CT	1.00	5.00
152-352-014	7027 SYDNEY CT	1.00	5.00
152-352-015	7037 SYDNEY CT	1.00	5.00
152-352-016	7047 SYDNEY CT	1.00	5.00
152-352-017	7057 SYDNEY CT	1.00	5.00
152-352-018	7067 SYDNEY CT	1.00	5.00
152-352-019	7066 RAYMOND DR	1.00	5.00
152-352-020	7056 RAYMOND DR	1.00	5.00
152-352-021	7046 RAYMOND DR	1.00	5.00
152-352-022	7036 RAYMOND DR	1.00	5.00
152-352-023	7026 RAYMOND DR	1.00	5.00
152-352-024	7016 RAYMOND DR	1.00	5.00
152-352-025	7019 RAYMOND DR	1.00	5.00
152-352-026	7029 RAYMOND DR	1.00	5.00
152-352-027	7039 RAYMOND DR	1.00	5.00
152-352-028	7049 RAYMOND DR	1.00	5.00
152-352-029	7059 RAYMOND DR	1.00	5.00
152-352-030	7069 RAYMOND DR	1.00	5.00
152-352-031	7068 BETHANY CT	1.00	5.00
152-352-032	7058 BETHANY CT	1.00	5.00
152-352-033	7048 BETHANY CT	1.00	5.00
152-352-034	7038 BETHANY CT	1.00	5.00
152-352-035	7028 BETHANY CT	1.00	5.00
152-352-036	7018 BETHANY CT	1.00	5.00
152-352-037	7021 BETHANY CT	1.00	5.00
152-352-038	7031 BETHANY CT	1.00	5.00
152-352-039	7041 BETHANY CT	1.00	5.00
152-352-040	7051 BETHANY CT	1.00	5.00
152-352-041	7061 BETHANY CT	1.00	5.00
152-352-042	7071 BETHANY CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-353-001	12791 TERRAPIN WAY	1.00	5.00
152-353-002	12781 TERRAPIN WAY	1.00	5.00
152-353-003	12771 TERRAPIN WAY	1.00	5.00
152-353-004	12761 TERRAPIN WAY	1.00	5.00
152-353-005	12751 TERRAPIN WAY	1.00	5.00
152-400-001	12799 EASTERN SHORE DR	1.00	5.00
152-400-002	12809 EASTERN SHORE DR	1.00	5.00
152-400-003	12819 EASTERN SHORE DR	1.00	5.00
152-400-004	12829 EASTERN SHORE DR	1.00	5.00
152-400-005	12839 EASTERN SHORE DR	1.00	5.00
152-400-006	12849 EASTERN SHORE DR	1.00	5.00
152-400-007	12859 EASTERN SHORE DR	1.00	5.00
152-400-008	12869 EASTERN SHORE DR	1.00	5.00
152-400-009	12879 EASTERN SHORE DR	1.00	5.00
152-400-010	7258 BLUE CRAB CT	1.00	5.00
152-400-011	7268 BLUE CRAB CT	1.00	5.00
152-400-012	7278 BLUE CRAB CT	1.00	5.00
152-400-013	7271 BLUE CRAB CT	1.00	5.00
152-400-014	7261 BLUE CRAB CT	1.00	5.00
152-400-015	7251 BLUE CRAB CT	1.00	5.00
152-400-016	7241 BLUE CRAB CT	1.00	5.00
152-400-017	7236 TERP CT	1.00	5.00
152-400-018	7246 TERP CT	1.00	5.00
152-400-019	7256 TERP CT	1.00	5.00
152-400-020	7266 TERP CT	1.00	5.00
152-400-021	7279 TERP CT	1.00	5.00
152-400-022	7269 TERP CT	1.00	5.00
152-400-023	7259 TERP CT	1.00	5.00
152-400-024	7249 TERP CT	1.00	5.00
152-400-025	7239 TERP CT	1.00	5.00
152-400-026	7230 BAY BRIDGE RD	1.00	5.00
152-400-027	7240 BAY BRIDGE RD	1.00	5.00
152-400-028	7250 BAY BRIDGE RD	1.00	5.00
152-400-029	7260 BAY BRIDGE RD	1.00	5.00
152-400-030	7270 BAY BRIDGE RD	1.00	5.00
152-401-001	7273 BAY BRIDGE RD	1.00	5.00
152-401-002	7243 BAY BRIDGE RD	1.00	5.00
152-401-003	7233 BAY BRIDGE RD	1.00	5.00
152-401-004	7223 BAY BRIDGE RD	1.00	5.00
152-401-005	7213 BAY BRIDGE RD	1.00	5.00
152-401-006	7203 BAY BRIDGE RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone M
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-402-001	12966 EASTERN SHORE DR	1.00	5.00
152-402-002	12956 EASTERN SHORE DR	1.00	5.00
152-402-003	12946 EASTERN SHORE DR	1.00	5.00
152-402-004	12936 EASTERN SHORE DR	1.00	5.00
152-402-005	12926 EASTERN SHORE DR	1.00	5.00
152-402-006	12916 EASTERN SHORE DR	1.00	5.00
152-402-007	12906 EASTERN SHORE DR	1.00	5.00
152-402-008	12896 EASTERN SHORE DR	1.00	5.00
152-402-009	12886 EASTERN SHORE DR	1.00	5.00
152-402-010	12876 EASTERN SHORE DR	1.00	5.00
152-402-011	12866 EASTERN SHORE DR	1.00	5.00
152-402-012	12856 EASTERN SHORE DR	1.00	5.00
152-402-013	7237 BECKETT FIELD LN	1.00	5.00
152-402-014	7227 BECKETT FIELD LN	1.00	5.00
152-402-015	7217 BECKETT FIELD LN	1.00	5.00
152-402-016	7207 BECKETT FIELD LN	1.00	5.00
152-403-001	7204 BECKETT FIELD LN	1.00	5.00
152-403-002	7214 BECKETT FIELD LN	1.00	5.00
152-403-003	7224 BECKETT FIELD LN	1.00	5.00
152-403-004	12806 EASTERN SHORE DR	1.00	5.00
152-403-005	12796 EASTERN SHORE DR	1.00	5.00
152-410-001	12758 DAIRY ST	1.00	5.00
152-410-002	12748 DAIRY ST	1.00	5.00
152-410-003	12738 DAIRY ST	1.00	5.00
152-410-004	12728 DAIRY ST	1.00	5.00
152-410-005	12718 DAIRY ST	1.00	5.00
152-410-006	12708 DAIRY ST	1.00	5.00
152-410-007	12698 DAIRY ST	1.00	5.00
152-411-001	12794 BURBANK RD	1.00	5.00
152-411-002	12784 BURBANK RD	1.00	5.00
152-411-003	12774 BURBANK RD	1.00	5.00
152-411-004	12764 BURBANK RD	1.00	5.00
152-411-005	12752 BURBANK RD	1.00	5.00
152-411-006	12744 BURBANK RD	1.00	5.00
152-411-007	12734 BURBANK RD	1.00	5.00
152-411-008	12724 BURBANK RD	1.00	5.00
152-411-009	12714 BURBANK RD	1.00	5.00
152-411-010	7304 MORNING HILLS DR	1.00	5.00
152-411-011	7314 MORNING HILLS DR	1.00	5.00
152-411-012	7324 MORNING HILLS DR	1.00	5.00
152-411-013	7334 MORNING HILLS DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-411-014	7344 MORNING HILLS DR	1.00	5.00
152-411-015	7354 MORNING HILLS DR	1.00	5.00
152-411-016	7364 MORNING HILLS DR	1.00	5.00
152-412-001	7313 ALTIZER CT	1.00	5.00
152-412-002	7303 ALTIZER CT	1.00	5.00
152-412-003	7293 ALTIZER CT	1.00	5.00
152-412-004	7283 ALTIZER CT	1.00	5.00
152-412-005	7290 ALTIZER CT	1.00	5.00
152-412-006	7300 ALTIZER CT	1.00	5.00
152-412-007	7327 MORNING HILLS DR	1.00	5.00
152-412-008	7317 MORNING HILLS DR	1.00	5.00
152-412-009	7307 MORNING HILLS DR	1.00	5.00
152-412-010	7297 MORNING HILLS DR	1.00	5.00
152-412-011	12719 EASTERN SHORE DR	1.00	5.00
152-412-012	12729 EASTERN SHORE DR	1.00	5.00
152-412-013	12739 EASTERN SHORE DR	1.00	5.00
152-412-014	12749 EASTERN SHORE DR	1.00	5.00
152-412-015	12759 EASTERN SHORE DR	1.00	5.00
152-412-016	12769 EASTERN SHORE DR	1.00	5.00
152-412-017	12779 EASTERN SHORE DR	1.00	5.00
152-412-018	12789 EASTERN SHORE DR	1.00	5.00
152-413-001	12786 EASTERN SHORE DR	1.00	5.00
152-413-002	12776 EASTERN SHORE DR	1.00	5.00
152-413-003	12766 EASTERN SHORE DR	1.00	5.00
152-413-004	12756 EASTERN SHORE DR	1.00	5.00
152-413-005	12746 EASTERN SHORE DR	1.00	5.00
152-413-006	12736 EASTERN SHORE DR	1.00	5.00
152-413-007	12726 EASTERN SHORE DR	1.00	5.00
152-413-008	12716 EASTERN SHORE DR	1.00	5.00
152-413-009	12691 DAIRY ST	1.00	5.00
152-413-010	12701 DAIRY ST	1.00	5.00
152-413-011	12711 DAIRY ST	1.00	5.00
152-413-012	12721 DAIRY ST	1.00	5.00
152-413-013	12731 DAIRY ST	1.00	5.00
152-413-014	12741 DAIRY ST	1.00	5.00
152-413-015	12751 DAIRY ST	1.00	5.00
152-413-016	12761 DAIRY ST	1.00	5.00
152-413-017	12771 DAIRY ST	1.00	5.00
152-413-018	12781 DAIRY ST	1.00	5.00
152-413-019	12791 DAIRY ST	1.00	5.00
152-420-001	12688 DAIRY ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-420-002	12678 DAIRY ST	1.00	5.00
152-420-003	12668 DAIRY ST	1.00	5.00
152-420-004	12658 DAIRY ST	1.00	5.00
152-420-005	12648 DAIRY ST	1.00	5.00
152-420-006	12638 DAIRY ST	1.00	5.00
152-420-007	12628 DAIRY ST	1.00	5.00
152-420-008	12618 DAIRY ST	1.00	5.00
152-420-009	7212 EXCELSIOR DR	1.00	5.00
152-420-010	7222 EXCELSIOR DR	1.00	5.00
152-420-011	7232 EXCELSIOR DR	1.00	5.00
152-420-012	7242 EXCELSIOR DR	1.00	5.00
152-420-013	7252 EXCELSIOR DR	1.00	5.00
152-420-014	7262 EXCELSIOR DR	1.00	5.00
152-420-015	7272 EXCELSIOR DR	1.00	5.00
152-420-016	7282 EXCELSIOR DR	1.00	5.00
152-420-017	7292 EXCELSIOR DR	1.00	5.00
152-420-018	7302 EXCELSIOR DR	1.00	5.00
152-420-019	7312 EXCELSIOR DR	1.00	5.00
152-420-020	7322 EXCELSIOR DR	1.00	5.00
152-420-021	7332 EXCELSIOR DR	1.00	5.00
152-421-001	7375 EXCELSIOR DR	1.00	5.00
152-421-002	7365 EXCELSIOR DR	1.00	5.00
152-421-003	7345 EXCELSIOR DR	1.00	5.00
152-421-004	7335 EXCELSIOR DR	1.00	5.00
152-421-005	7325 EXCELSIOR DR	1.00	5.00
152-421-006	7315 EXCELSIOR DR	1.00	5.00
152-421-007	7305 EXCELSIOR DR	1.00	5.00
152-421-008	7295 EXCELSIOR DR	1.00	5.00
152-421-009	7285 EXCELSIOR DR	1.00	5.00
152-421-010	7265 EXCELSIOR DR	1.00	5.00
152-421-011	7255 EXCELSIOR DR	1.00	5.00
152-421-012	7245 EXCELSIOR DR	1.00	5.00
152-421-013	7235 EXCELSIOR DR	1.00	5.00
152-421-014	7225 EXCELSIOR DR	1.00	5.00
152-421-015	7215 EXCELSIOR DR	1.00	5.00
152-421-016	12651 DAIRY ST	1.00	5.00
152-421-017	12661 DAIRY ST	1.00	5.00
152-421-018	12671 DAIRY ST	1.00	5.00
152-421-019	7234 MORNING HILLS DR	1.00	5.00
152-421-020	7244 MORNING HILLS DR	1.00	5.00
152-421-021	7254 MORNING HILLS DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-421-022	7264 MORNING HILLS DR	1.00	5.00
152-421-023	7274 MORNING HILLS DR	1.00	5.00
152-421-024	7284 MORNING HILLS DR	1.00	5.00
152-421-025	7294 MORNING HILLS DR	1.00	5.00
152-421-026	12678 BURBANK RD	1.00	5.00
152-421-027	12654 BURBANK RD	1.00	5.00
152-421-028	12644 BURBANK RD	1.00	5.00
152-421-029	12634 BURBANK RD	1.00	5.00
152-421-030	12624 BURBANK RD	1.00	5.00
152-421-031	12614 BURBANK RD	1.00	5.00
152-421-032	12617 BURBANK RD	1.00	5.00
152-421-033	12627 BURBANK RD	1.00	5.00
152-421-034	12637 BURBANK RD	1.00	5.00
152-421-035	12647 BURBANK RD	1.00	5.00
152-421-036	12657 BURBANK RD	1.00	5.00
152-421-037	12667 BURBANK RD	1.00	5.00
152-421-038	12677 BURBANK RD	1.00	5.00
152-421-039	12687 BURBANK RD	1.00	5.00
152-421-040	12697 BURBANK RD	1.00	5.00
152-421-041	12707 BURBANK RD	1.00	5.00
152-430-001	7342 EXCELSIOR DR	1.00	5.00
152-430-002	7352 EXCELSIOR DR	1.00	5.00
152-430-003	7362 EXCELSIOR DR	1.00	5.00
152-430-004	7372 EXCELSIOR DR	1.00	5.00
152-430-005	7382 EXCELSIOR DR	1.00	5.00
152-430-006	7392 EXCELSIOR DR	1.00	5.00
152-430-007	7402 EXCELSIOR DR	1.00	5.00
152-430-008	7412 EXCELSIOR DR	1.00	5.00
152-430-009	7456 WESTCLIFF WAY	1.00	5.00
152-430-010	7466 WESTCLIFF WAY	1.00	5.00
152-430-011	7476 WESTCLIFF WAY	1.00	5.00
152-430-012	7486 WESTCLIFF WAY	1.00	5.00
152-430-013	12682 GREENBELT RD	1.00	5.00
152-430-014	12672 GREENBELT RD	1.00	5.00
152-430-015	12662 GREENBELT RD	1.00	5.00
152-430-016	12652 GREENBELT RD	1.00	5.00
152-430-017	12642 GREENBELT RD	1.00	5.00
152-430-018	12632 GREENBELT RD	1.00	5.00
152-430-019	12622 GREENBELT RD	1.00	5.00
152-430-020	12623 DOLLY CT	1.00	5.00
152-430-021	12633 DOLLY CT	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-430-022	12643 DOLLY CT	1.00	5.00
152-430-023	12653 DOLLY CT	1.00	5.00
152-430-024	12663 DOLLY CT	1.00	5.00
152-430-025	12673 DOLLY CT	1.00	5.00
152-430-026	12683 DOLLY CT	1.00	5.00
152-430-027	12680 DOLLY CT	1.00	5.00
152-430-028	12660 DOLLY CT	1.00	5.00
152-430-029	12650 DOLLY CT	1.00	5.00
152-430-030	12640 DOLLY CT	1.00	5.00
152-430-031	12630 DOLLY CT	1.00	5.00
152-430-032	12620 DOLLY CT	1.00	5.00
152-430-033	7421 SHADY TREE ST	1.00	5.00
152-430-034	7411 SHADY TREE ST	1.00	5.00
152-430-035	7401 SHADY TREE ST	1.00	5.00
152-430-036	7408 SHADY TREE ST	1.00	5.00
152-430-037	7428 SHADY TREE ST	1.00	5.00
152-430-038	7438 SHADY TREE ST	1.00	5.00
152-430-039	7448 SHADY TREE ST	1.00	5.00
152-430-040	7458 SHADY TREE ST	1.00	5.00
152-430-041	7468 SHADY TREE ST	1.00	5.00
152-430-042	7478 SHADY TREE ST	1.00	5.00
152-430-043	7488 SHADY TREE ST	1.00	5.00
152-430-044	12605 GREENBELT RD	1.00	5.00
152-430-045	12615 GREENBELT RD	1.00	5.00
152-430-046	12625 GREENBELT RD	1.00	5.00
152-430-047	12635 GREENBELT RD	1.00	5.00
152-430-048	12645 GREENBELT RD	1.00	5.00
152-430-049	12655 GREENBELT RD	1.00	5.00
152-431-001	12675 GREENBELT RD	1.00	5.00
152-431-002	12685 GREENBELT RD	1.00	5.00
152-431-003	12695 GREENBELT RD	1.00	5.00
152-431-004	12705 GREENBELT RD	1.00	5.00
152-431-005	12715 GREENBELT RD	1.00	5.00
152-431-006	7489 WESTCLIFF WAY	1.00	5.00
152-431-007	7479 WESTCLIFF WAY	1.00	5.00
152-431-008	7469 WESTCLIFF WAY	1.00	5.00
152-431-009	7459 WESTCLIFF WAY	1.00	5.00
152-431-010	7449 WESTCLIFF WAY	1.00	5.00
152-431-011	7439 WESTCLIFF WAY	1.00	5.00
152-431-012	7434 CARROLLTON PL	1.00	5.00
152-431-013	7444 CARROLLTON PL	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone M

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-431-014	7454 CARROLLTON PL	1.00	5.00
152-431-015	7464 CARROLLTON PL	1.00	5.00
152-431-016	7474 CARROLLTON PL	1.00	5.00
152-431-017	7484 CARROLLTON PL	1.00	5.00
152-431-018	7494 CARROLLTON PL	1.00	5.00
152-432-001	7497 CARROLLTON PL	1.00	5.00
152-432-002	7487 CARROLLTON PL	1.00	5.00
152-432-003	7477 CARROLLTON PL	1.00	5.00
152-432-004	7467 CARROLLTON PL	1.00	5.00
152-432-005	7457 CARROLLTON PL	1.00	5.00
152-432-006	7447 CARROLLTON PL	1.00	5.00
152-432-007	7437 CARROLLTON PL	1.00	5.00
152-432-008	7427 CARROLLTON PL	1.00	5.00
152-432-009	7417 CARROLLTON PL	1.00	5.00
152-432-010	7407 CARROLLTON PL	1.00	5.00
152-432-011	7397 CARROLLTON PL	1.00	5.00
152-432-012	7387 CARROLLTON PL	1.00	5.00
152-433-001	7385 EXCELSIOR DR	1.00	5.00
152-433-002	7395 EXCELSIOR DR	1.00	5.00
152-433-003	7405 EXCELSIOR DR	1.00	5.00
152-433-004	7415 EXCELSIOR DR	1.00	5.00
152-433-005	7425 EXCELSIOR DR	1.00	5.00
152-433-006	7435 EXCELSIOR DR	1.00	5.00
152-433-007	7445 EXCELSIOR DR	1.00	5.00
152-433-008	12767 BURBANK RD	1.00	5.00
152-433-009	12757 BURBANK RD	1.00	5.00
152-433-010	12747 BURBANK RD	1.00	5.00
152-433-011	12737 BURBANK RD	1.00	5.00
152-433-012	12727 BURBANK RD	1.00	5.00
152-433-013	12717 BURBANK RD	1.00	5.00
358 Accounts			**$1,790.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-560-001	5800 ASHWELL CT	1.00	$5.00
164-560-002	5788 ASHWELL CT	1.00	5.00
164-560-003	5776 ASHWELL CT	1.00	5.00
164-560-004	5764 ASHWELL CT	1.00	5.00
164-560-005	5752 ASHWELL CT	1.00	5.00
164-560-006	5740 ASHWELL CT	1.00	5.00
164-560-007	5728 ASHWELL CT	1.00	5.00
164-560-008	5716 ASHWELL CT	1.00	5.00
164-560-009	5704 ASHWELL CT	1.00	5.00
164-560-010	5692 ASHWELL CT	1.00	5.00
164-560-011	5680 ASHWELL CT	1.00	5.00
164-561-001	5656 ASHWELL CT	1.00	5.00
164-561-002	5644 ASHWELL CT	1.00	5.00
164-561-003	5632 ASHWELL CT	1.00	5.00
164-561-004	5620 ASHWELL CT	1.00	5.00
164-561-005	5605 ASHWELL CT	1.00	5.00
164-561-006	5617 ASHWELL CT	1.00	5.00
164-561-007	5629 ASHWELL CT	1.00	5.00
164-561-008	5641 ASHWELL CT	1.00	5.00
164-561-009	5653 ASHWELL CT	1.00	5.00
164-561-010	5665 ASHWELL CT	1.00	5.00
164-561-011	5677 ASHWELL CT	1.00	5.00
164-561-012	5689 ASHWELL CT	1.00	5.00
164-561-013	5701 ASHWELL CT	1.00	5.00
164-561-014	5713 ASHWELL CT	1.00	5.00
164-561-015	5725 ASHWELL CT	1.00	5.00
164-561-016	5758 CALITERRA CT	1.00	5.00
164-561-017	5746 CALITERRA CT	1.00	5.00
164-561-018	5734 CALITERRA CT	1.00	5.00
164-561-019	5722 CALITERRA CT	1.00	5.00
164-561-020	5710 CALITERRA CT	1.00	5.00
164-561-021	5698 CALITERRA CT	1.00	5.00
164-561-022	5686 CALITERRA CT	1.00	5.00
164-561-023	5674 CALITERRA CT	1.00	5.00
164-561-024	5662 CALITERRA CT	1.00	5.00
164-561-025	5650 CALITERRA CT	1.00	5.00
164-561-026	5671 CALITERRA CT	1.00	5.00
164-561-027	5683 CALITERRA CT	1.00	5.00
164-561-028	5695 CALITERRA CT	1.00	5.00
164-561-029	5707 CALITERRA CT	1.00	5.00
164-561-030	5719 CALITERRA CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-561-031	5731 CALITERRA CT	1.00	5.00
164-561-032	5743 CALITERRA CT	1.00	5.00
164-561-033	5755 CALITERRA CT	1.00	5.00
164-561-034	5767 CALITERRA CT	1.00	5.00
164-561-035	5779 CALITERRA CT	1.00	5.00
164-561-036	5791 CALITERRA CT	1.00	5.00
47 Accounts			**$235.00**

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MMM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-770-001	14985 SHOREHAM ST	1.00	$5.00
130-770-002	14975 SHOREHAM ST	1.00	5.00
130-770-003	14965 SHOREHAM ST	1.00	5.00
130-770-004	14955 SHOREHAM ST	1.00	5.00
130-770-005	14945 SHOREHAM ST	1.00	5.00
130-770-006	14935 SHOREHAM ST	1.00	5.00
130-770-007	14925 SHOREHAM ST	1.00	5.00
130-770-008	14915 SHOREHAM ST	1.00	5.00
130-770-009	14905 SHOREHAM ST	1.00	5.00
130-770-010	14895 SHOREHAM ST	1.00	5.00
130-770-011	14885 SHOREHAM ST	1.00	5.00
130-770-012	14875 SHOREHAM ST	1.00	5.00
130-770-013	14865 SHOREHAM ST	1.00	5.00
130-770-014	14855 SHOREHAM ST	1.00	5.00
130-770-015	14845 SHOREHAM ST	1.00	5.00
130-770-016	7962 BLAISDELL CT	1.00	5.00
130-770-017	7972 BLAISDELL CT	1.00	5.00
130-770-018	7982 BLAISDELL CT	1.00	5.00
130-770-019	7983 BLAISDELL CT	1.00	5.00
130-770-020	7973 BLAISDELL CT	1.00	5.00
130-770-021	7963 BLAISDELL CT	1.00	5.00
130-770-022	7945 SHOREHAM ST	1.00	5.00
130-770-023	7935 SHOREHAM ST	1.00	5.00
130-770-024	7925 SHOREHAM ST	1.00	5.00
130-770-025	7915 SHOREHAM ST	1.00	5.00
130-770-026	7905 SHOREHAM ST	1.00	5.00
130-770-027	7895 SHOREHAM ST	1.00	5.00
130-770-028	7885 SHOREHAM ST	1.00	5.00
130-770-029	14801 HENRY ST	1.00	5.00
130-771-001	7943 BURRINGTON ST	1.00	5.00
130-771-002	7933 BURRINGTON ST	1.00	5.00
130-771-003	7923 BURRINGTON ST	1.00	5.00
130-771-004	7913 BURRINGTON ST	1.00	5.00
130-771-005	7903 BURRINGTON ST	1.00	5.00
130-771-006	14961 HENRY ST	1.00	5.00
130-771-007	14951 HENRY ST	1.00	5.00
130-771-008	14941 HENRY ST	1.00	5.00
130-771-009	14931 HENRY ST	1.00	5.00
130-771-010	14921 HENRY ST	1.00	5.00
130-771-011	14911 HENRY ST	1.00	5.00
130-771-012	14901 HENRY ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MMM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-771-013	14891 HENRY ST	1.00	5.00
130-771-014	14881 HENRY ST	1.00	5.00
130-771-015	14871 HENRY ST	1.00	5.00
130-771-016	14861 HENRY ST	1.00	5.00
130-771-017	14851 HENRY ST	1.00	5.00
130-771-018	14841 HENRY ST	1.00	5.00
130-771-019	7882 SHOREHAM ST	1.00	5.00
130-771-020	7892 SHOREHAM ST	1.00	5.00
130-771-021	7902 SHOREHAM ST	1.00	5.00
130-771-022	7912 SHOREHAM ST	1.00	5.00
130-771-023	7922 SHOREHAM ST	1.00	5.00
130-771-024	7932 SHOREHAM ST	1.00	5.00
130-771-025	7942 SHOREHAM ST	1.00	5.00
130-771-026	7952 SHOREHAM ST	1.00	5.00
130-771-027	7962 SHOREHAM ST	1.00	5.00
130-771-028	7935 SEQUIN CT	1.00	5.00
130-771-029	7925 SEQUIN CT	1.00	5.00
130-771-030	7915 SEQUIN CT	1.00	5.00
130-771-031	7905 SEQUIN CT	1.00	5.00
130-771-032	7904 SEQUIN CT	1.00	5.00
130-771-033	7914 SEQUIN CT	1.00	5.00
130-771-034	7924 SEQUIN CT	1.00	5.00
130-771-035	7934 SEQUIN CT	1.00	5.00
130-771-036	7944 SEQUIN CT	1.00	5.00
130-771-037	7941 SWIFTWATER CT	1.00	5.00
130-771-038	7931 SWIFTWATER CT	1.00	5.00
130-771-039	7921 SWIFTWATER CT	1.00	5.00
130-771-040	7911 SWIFTWATER CT	1.00	5.00
130-771-041	7901 SWIFTWATER CT	1.00	5.00
130-771-042	7902 SWIFTWATER CT	1.00	5.00
130-771-043	7912 SWIFTWATER CT	1.00	5.00
130-771-044	7922 SWIFTWATER CT	1.00	5.00
130-771-045	7932 SWIFTWATER CT	1.00	5.00
130-771-046	7942 SWIFTWATER CT	1.00	5.00
130-771-047	7945 KINGSLEY CT	1.00	5.00
130-771-048	7935 KINGSLEY CT	1.00	5.00
130-771-049	7925 KINGSLEY CT	1.00	5.00
130-771-050	7915 KINGSLEY CT	1.00	5.00
130-771-051	7905 KINGSLEY CT	1.00	5.00
130-771-052	7904 KINGSLEY CT	1.00	5.00
130-771-053	7914 KINGSLEY CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MMM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-771-054	7924 KINGSLEY CT	1.00	5.00
130-771-055	7934 KINGSLEY CT	1.00	5.00
130-771-056	7944 KINGSLEY CT	1.00	5.00
130-772-001	7880 BURRINGTON ST	1.00	5.00
130-772-002	7890 BURRINGTON ST	1.00	5.00
130-772-003	7900 BURRINGTON ST	1.00	5.00
130-772-004	7910 BURRINGTON ST	1.00	5.00
130-772-005	7920 BURRINGTON ST	1.00	5.00
130-772-006	7930 BURRINGTON ST	1.00	5.00
130-772-007	7940 BURRINGTON ST	1.00	5.00
130-780-001	14802 HENRY ST	1.00	5.00
130-780-002	14812 HENRY ST	1.00	5.00
130-780-003	14822 HENRY ST	1.00	5.00
130-780-004	14831 SHELBURNE CT	1.00	5.00
130-780-005	14821 SHELBURNE CT	1.00	5.00
130-780-006	14811 SHELBURNE CT	1.00	5.00
130-780-007	14810 SHELBURNE CT	1.00	5.00
130-780-008	14820 SHELBURNE CT	1.00	5.00
130-780-009	14830 SHELBURNE CT	1.00	5.00
130-780-010	14840 SHELBURNE CT	1.00	5.00
130-781-001	7818 SHOREHAM ST	1.00	5.00
130-781-002	7828 SHOREHAM ST	1.00	5.00
130-781-003	7838 SHOREHAM ST	1.00	5.00
130-781-004	7848 SHOREHAM ST	1.00	5.00
130-781-005	7858 SHOREHAM ST	1.00	5.00
130-781-006	7868 SHOREHAM ST	1.00	5.00
130-781-007	14840 HENRY ST	1.00	5.00
130-781-008	14850 HENRY ST	1.00	5.00
130-781-009	14860 HENRY ST	1.00	5.00
130-781-010	14870 HENRY ST	1.00	5.00
130-781-011	14880 HENRY ST	1.00	5.00
130-781-012	14890 HENRY ST	1.00	5.00
130-781-013	14900 HENRY ST	1.00	5.00
130-781-014	14910 HENRY ST	1.00	5.00
130-781-015	14920 HENRY ST	1.00	5.00
130-781-016	14930 HENRY ST	1.00	5.00
130-781-017	14940 HENRY ST	1.00	5.00
130-781-018	14950 HENRY ST	1.00	5.00
130-781-019	14960 HENRY ST	1.00	5.00
130-781-020	7870 BURRINGTON ST	1.00	5.00
130-781-021	14970 CHANDLER ST	30.45	152.24

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone MMM

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
123 Accounts			**$762.24**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-030-035		8.58	$42.90
164-030-036	13334 LIMONITE AVE	3.55	17.74
164-030-037		2.27	11.34
164-030-038	13340 LIMONITE AVE	2.02	10.10
164-030-039	13394 LIMONITE AVE	4.84	24.20
164-030-040	13382 LIMONITE AVE	2.53	12.64
164-030-041	13370 LIMONITE AVE	4.21	21.04
164-420-001	13228 DANCY ST	1.00	5.00
164-420-002	13238 DANCY ST	1.00	5.00
164-420-003	13248 DANCY ST	1.00	5.00
164-420-004	13258 DANCY ST	1.00	5.00
164-420-005	13235 RUBY CT	1.00	5.00
164-420-006	13225 RUBY CT	1.00	5.00
164-420-007	13215 RUBY CT	1.00	5.00
164-420-008	13202 RUBY CT	1.00	5.00
164-420-009	13212 RUBY CT	1.00	5.00
164-420-010	13222 RUBY CT	1.00	5.00
164-420-011	13232 RUBY CT	1.00	5.00
164-420-012	13239 KARA CT	1.00	5.00
164-420-013	13229 KARA CT	1.00	5.00
164-420-014	13219 KARA CT	1.00	5.00
164-420-015	13209 KARA CT	1.00	5.00
164-420-016	13216 KARA CT	1.00	5.00
164-420-017	13226 KARA CT	1.00	5.00
164-420-018	13236 KARA CT	1.00	5.00
164-420-019	13237 DORSETT GOLDEN ST	1.00	5.00
164-420-020	13227 DORSETT GOLDEN ST	1.00	5.00
164-420-021	13217 DORSETT GOLDEN ST	1.00	5.00
164-420-022	13207 DORSETT GOLDEN ST	1.00	5.00
164-420-023	13204 DORSETT GOLDEN ST	1.00	5.00
164-420-024	13214 DORSETT GOLDEN ST	1.00	5.00
164-420-025	13224 DORSETT GOLDEN ST	1.00	5.00
164-420-026	13234 DORSETT GOLDEN ST	1.00	5.00
164-420-027	13244 DORSETT GOLDEN ST	1.00	5.00
164-420-028	13254 DORSETT GOLDEN ST	1.00	5.00
164-420-029	13264 DORSETT GOLDEN ST	1.00	5.00
164-420-030	13274 DORSETT GOLDEN ST	1.00	5.00
164-420-031	5864 SPRINGCREST ST	1.00	5.00
164-420-032	5854 SPRINGCREST ST	1.00	5.00
164-420-033	5844 SPRINGCREST ST	1.00	5.00
164-420-034	5824 SPRINGCREST ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-420-035	5814 SPRINGCREST ST	1.00	5.00
164-420-036	5804 SPRINGCREST ST	1.00	5.00
164-420-037	5794 SPRINGCREST ST	1.00	5.00
164-420-038	5784 SPRINGCREST ST	1.00	5.00
164-420-039	5787 SPRINGCREST ST	1.00	5.00
164-420-040	5797 SPRINGCREST ST	1.00	5.00
164-420-041	5807 SPRINGCREST ST	1.00	5.00
164-420-042	5817 SPRINGCREST ST	1.00	5.00
164-420-043	5827 SPRINGCREST ST	1.00	5.00
164-420-044	5837 SPRINGCREST ST	1.00	5.00
164-421-001	5929 RED GOLD ST	1.00	5.00
164-421-002	5939 RED GOLD ST	1.00	5.00
164-421-003	5949 RED GOLD ST	1.00	5.00
164-421-004	5959 RED GOLD ST	1.00	5.00
164-421-005	5969 RED GOLD ST	1.00	5.00
164-421-006	5979 RED GOLD ST	1.00	5.00
164-421-007	5989 RED GOLD ST	1.00	5.00
164-421-008	5999 RED GOLD ST	1.00	5.00
164-421-009	6009 RED GOLD ST	1.00	5.00
164-421-010	6019 RED GOLD ST	1.00	5.00
164-421-011	6004 SPRINGCREST ST	1.00	5.00
164-421-012	5994 SPRINGCREST ST	1.00	5.00
164-421-013	5984 SPRINGCREST ST	1.00	5.00
164-421-014	5974 SPRINGCREST ST	1.00	5.00
164-421-015	5964 SPRINGCREST ST	1.00	5.00
164-421-016	5954 SPRINGCREST ST	1.00	5.00
164-421-017	5944 SPRINGCREST ST	1.00	5.00
164-421-018	5934 SPRINGCREST ST	1.00	5.00
164-421-019	5924 SPRINGCREST ST	1.00	5.00
164-422-001	5857 SPRINGCREST ST	1.00	5.00
164-422-002	5867 SPRINGCREST ST	1.00	5.00
164-422-003	5877 SPRINGCREST ST	1.00	5.00
164-422-004	5887 SPRINGCREST ST	1.00	5.00
164-422-005	5897 SPRINGCREST ST	1.00	5.00
164-422-006	5907 SPRINGCREST ST	1.00	5.00
164-422-007	5917 SPRINGCREST ST	1.00	5.00
164-422-008	5927 SPRINGCREST ST	1.00	5.00
164-422-009	5937 SPRINGCREST ST	1.00	5.00
164-422-010	5947 SPRINGCREST ST	1.00	5.00
164-422-011	5957 SPRINGCREST ST	1.00	5.00
164-422-012	5967 SPRINGCREST ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-422-013	5977 SPRINGCREST ST	1.00	5.00
164-422-014	5987 SPRINGCREST ST	1.00	5.00
164-422-015	5997 SPRINGCREST ST	1.00	5.00
164-430-001	5782 LARRY DEAN ST	1.00	5.00
164-430-002	5772 LARRY DEAN ST	1.00	5.00
164-430-003	5762 LARRY DEAN ST	1.00	5.00
164-430-004	5752 LARRY DEAN ST	1.00	5.00
164-430-005	5742 LARRY DEAN ST	1.00	5.00
164-430-006	5722 LARRY DEAN ST	1.00	5.00
164-430-007	5712 LARRY DEAN ST	1.00	5.00
164-430-008	5715 LARRY DEAN ST	1.00	5.00
164-430-009	5725 LARRY DEAN ST	1.00	5.00
164-430-010	5735 LARRY DEAN ST	1.00	5.00
164-430-011	5745 LARRY DEAN ST	1.00	5.00
164-430-012	5755 LARRY DEAN ST	1.00	5.00
164-430-013	5765 LARRY DEAN ST	1.00	5.00
164-430-014	5775 LARRY DEAN ST	1.00	5.00
164-430-015	5785 LARRY DEAN ST	1.00	5.00
164-430-016	5780 REDHAVEN ST	1.00	5.00
164-430-017	5770 REDHAVEN ST	1.00	5.00
164-430-018	5760 REDHAVEN ST	1.00	5.00
164-430-019	5750 REDHAVEN ST	1.00	5.00
164-430-020	5740 REDHAVEN ST	1.00	5.00
164-430-021	5730 REDHAVEN ST	1.00	5.00
164-430-022	5720 REDHAVEN ST	1.00	5.00
164-430-023	5710 REDHAVEN ST	1.00	5.00
164-430-024	5700 REDHAVEN ST	1.00	5.00
164-430-025	5693 REDHAVEN ST	1.00	5.00
164-430-026	5703 REDHAVEN ST	1.00	5.00
164-430-027	5713 REDHAVEN ST	1.00	5.00
164-430-028	5723 REDHAVEN ST	1.00	5.00
164-430-029	5733 REDHAVEN ST	1.00	5.00
164-430-030	5743 REDHAVEN ST	1.00	5.00
164-430-031	5753 REDHAVEN ST	1.00	5.00
164-430-032	5763 REDHAVEN ST	1.00	5.00
164-430-033	5773 REDHAVEN ST	1.00	5.00
164-431-001	5805 LARRY DEAN ST	1.00	5.00
164-431-002	5815 LARRY DEAN ST	1.00	5.00
164-431-003	5825 LARRY DEAN ST	1.00	5.00
164-431-004	5835 LARRY DEAN ST	1.00	5.00
164-431-005	5845 LARRY DEAN ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-431-006	5855 LARRY DEAN ST	1.00	5.00
164-431-007	5865 LARRY DEAN ST	1.00	5.00
164-431-008	5875 LARRY DEAN ST	1.00	5.00
164-431-009	5885 LARRY DEAN ST	1.00	5.00
164-431-010	5900 REDHAVEN ST	1.00	5.00
164-431-011	5890 REDHAVEN ST	1.00	5.00
164-431-012	5880 REDHAVEN ST	1.00	5.00
164-431-013	5870 REDHAVEN ST	1.00	5.00
164-431-014	5860 REDHAVEN ST	1.00	5.00
164-431-015	5850 REDHAVEN ST	1.00	5.00
164-431-016	5840 REDHAVEN ST	1.00	5.00
164-431-017	5830 REDHAVEN ST	1.00	5.00
164-431-018	5820 REDHAVEN ST	1.00	5.00
164-431-019	5810 REDHAVEN ST	1.00	5.00
164-431-020	5800 REDHAVEN ST	1.00	5.00
164-432-001	5793 REDHAVEN ST	1.00	5.00
164-432-002	5803 REDHAVEN ST	1.00	5.00
164-432-003	5813 REDHAVEN ST	1.00	5.00
164-432-004	5823 REDHAVEN ST	1.00	5.00
164-432-005	5833 REDHAVEN ST	1.00	5.00
164-432-006	13370 BEVERLY HILLS CT	1.00	5.00
164-432-007	13380 BEVERLY HILLS CT	1.00	5.00
164-432-008	13390 BEVERLY HILLS CT	1.00	5.00
164-432-009	13393 BEVERLY HILLS CT	1.00	5.00
164-432-010	13383 BEVERLY HILLS CT	1.00	5.00
164-432-011	13373 BEVERLY HILLS CT	1.00	5.00
164-432-012	5863 REDHAVEN ST	1.00	5.00
164-432-013	5873 REDHAVEN ST	1.00	5.00
164-432-014	5883 REDHAVEN ST	1.00	5.00
164-432-015	5893 REDHAVEN ST	1.00	5.00
164-432-016	5903 REDHAVEN ST	1.00	5.00
164-433-001	5892 LARRY DEAN ST	1.00	5.00
164-433-002	5872 LARRY DEAN ST	1.00	5.00
164-433-003	5852 LARRY DEAN ST	1.00	5.00
164-433-004	5832 LARRY DEAN ST	1.00	5.00
164-433-005	5822 LARRY DEAN ST	1.00	5.00
164-433-006	5802 LARRY DEAN ST	1.00	5.00
164-440-001	5895 LARRY DEAN ST	1.00	5.00
164-440-002	5905 LARRY DEAN ST	1.00	5.00
164-440-003	5915 LARRY DEAN ST	1.00	5.00
164-440-004	5940 REDHAVEN ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-440-005	5930 REDHAVEN ST	1.00	5.00
164-440-006	5920 REDHAVEN ST	1.00	5.00
164-441-001	5913 REDHAVEN ST	1.00	5.00
164-441-002	5923 REDHAVEN ST	1.00	5.00
164-441-003	5933 REDHAVEN ST	1.00	5.00
164-441-004	5943 REDHAVEN ST	1.00	5.00
164-441-005	5953 REDHAVEN ST	1.00	5.00
164-441-006	5963 REDHAVEN ST	1.00	5.00
164-441-007	5973 REDHAVEN ST	1.00	5.00
164-441-008	5983 REDHAVEN ST	1.00	5.00
164-441-009	5993 REDHAVEN ST	1.00	5.00
164-441-010	13348 EMPIRE CT	1.00	5.00
164-441-011	13358 EMPIRE CT	1.00	5.00
164-441-012	13368 EMPIRE CT	1.00	5.00
164-441-013	13378 EMPIRE CT	1.00	5.00
164-441-014	13388 EMPIRE CT	1.00	5.00
164-441-015	13398 EMPIRE CT	1.00	5.00
164-441-016	13391 EMPIRE CT	1.00	5.00
164-441-017	13381 EMPIRE CT	1.00	5.00
164-441-018	13371 EMPIRE CT	1.00	5.00
164-441-019	13361 EMPIRE CT	1.00	5.00
164-441-020	13351 EMPIRE CT	1.00	5.00
164-442-001	5992 LARRY DEAN ST	1.00	5.00
164-442-002	5982 LARRY DEAN ST	1.00	5.00
164-442-003	5972 LARRY DEAN ST	1.00	5.00
164-442-004	5962 LARRY DEAN ST	1.00	5.00
164-442-005	5952 LARRY DEAN ST	1.00	5.00
164-442-006	5942 LARRY DEAN ST	1.00	5.00
164-442-007	5932 LARRY DEAN ST	1.00	5.00
164-442-008	5922 LARRY DEAN ST	1.00	5.00
164-442-009	5912 LARRY DEAN ST	1.00	5.00
164-442-010	5902 LARRY DEAN ST	1.00	5.00
164-443-001	13321 DANCY ST	1.00	5.00
164-443-002	13311 DANCY ST	1.00	5.00
164-443-003	13320 CORTLAND ST	1.00	5.00
164-443-004	13330 CORTLAND ST	1.00	5.00
164-443-005	6032 LARRY DEAN ST	1.00	5.00
164-443-006	6022 LARRY DEAN ST	1.00	5.00
164-443-007	6012 LARRY DEAN ST	1.00	5.00
164-444-001	6110 VALENCIA ST	1.00	5.00
164-444-002	6102 ANNA CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-444-003	6092 ANNA CT	1.00	5.00
164-444-004	6082 ANNA CT	1.00	5.00
164-444-005	6072 ANNA CT	1.00	5.00
164-444-006	6075 ANNA CT	1.00	5.00
164-444-007	6085 ANNA CT	1.00	5.00
164-444-008	6095 ANNA CT	1.00	5.00
164-444-009	6100 VALENCIA ST	1.00	5.00
164-444-010	6090 VALENCIA ST	1.00	5.00
164-444-011	6070 VALENCIA ST	1.00	5.00
164-444-012	6060 VALENCIA ST	1.00	5.00
164-444-013	6050 VALENCIA ST	1.00	5.00
164-444-014	6040 VALENCIA ST	1.00	5.00
164-444-015	13363 CORTLAND ST	1.00	5.00
164-444-016	13353 CORTLAND ST	1.00	5.00
164-444-017	13343 CORTLAND ST	1.00	5.00
164-444-018	13333 CORTLAND ST	1.00	5.00
164-444-019	13323 CORTLAND ST	1.00	5.00
164-445-001	6015 LARRY DEAN ST	1.00	5.00
164-445-002	6025 LARRY DEAN ST	1.00	5.00
164-445-003	6035 LARRY DEAN ST	1.00	5.00
164-445-004	6030 VALENCIA ST	1.00	5.00
164-445-005	6010 VALENCIA ST	1.00	5.00
164-445-006	6003 VALENCIA ST	1.00	5.00
164-445-007	6013 VALENCIA ST	1.00	5.00
164-445-008	6023 VALENCIA ST	1.00	5.00
164-445-009	6033 VALENCIA ST	1.00	5.00
164-445-010	6043 VALENCIA ST	1.00	5.00
164-445-011	6053 VALENCIA ST	1.00	5.00
164-445-012	6063 VALENCIA ST	1.00	5.00
164-445-013	6073 VALENCIA ST	1.00	5.00
164-445-014	6083 VALENCIA ST	1.00	5.00
164-445-015	6093 VALENCIA ST	1.00	5.00
164-450-001	13301 DANCY ST	1.00	5.00
164-450-002	13291 DANCY ST	1.00	5.00
164-450-003	13281 DANCY ST	1.00	5.00
164-450-004	13271 DANCY ST	1.00	5.00
164-450-005	13261 DANCY ST	1.00	5.00
164-450-006	6031 FUJI ST	1.00	5.00
164-450-007	6041 FUJI ST	1.00	5.00
164-450-008	6051 FUJI ST	1.00	5.00
164-450-009	13260 CORTLAND ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-450-010	13280 CORTLAND ST	1.00	5.00
164-450-011	13290 CORTLAND ST	1.00	5.00
164-450-012	13300 CORTLAND ST	1.00	5.00
164-450-013	13310 CORTLAND ST	1.00	5.00
164-451-001	6071 FUJI ST	1.00	5.00
164-451-002	6081 FUJI ST	1.00	5.00
164-451-003	6091 FUJI ST	1.00	5.00
164-451-004	6101 FUJI ST	1.00	5.00
164-451-005	6111 FUJI ST	1.00	5.00
164-451-006	6121 FUJI ST	1.00	5.00
164-451-007	6131 FUJI ST	1.00	5.00
164-451-008	6141 FUJI ST	1.00	5.00
164-451-009	6151 FUJI ST	1.00	5.00
164-451-010	13242 EARLY CRIMSON ST	1.00	5.00
164-451-011	13252 EARLY CRIMSON ST	1.00	5.00
164-451-012	13262 EARLY CRIMSON ST	1.00	5.00
164-451-013	13272 EARLY CRIMSON ST	1.00	5.00
164-451-014	13282 EARLY CRIMSON ST	1.00	5.00
164-451-015	6180 VALENCIA ST	1.00	5.00
164-451-016	6170 VALENCIA ST	1.00	5.00
164-451-017	6156 MCINTOSH CT	1.00	5.00
164-451-018	6146 MCINTOSH CT	1.00	5.00
164-451-019	6136 MCINTOSH CT	1.00	5.00
164-451-020	6126 MCINTOSH CT	1.00	5.00
164-451-021	6116 MCINTOSH CT	1.00	5.00
164-451-022	6119 MCINTOSH CT	1.00	5.00
164-451-023	6129 MCINTOSH CT	1.00	5.00
164-451-024	6139 MCINTOSH CT	1.00	5.00
164-451-025	6149 MCINTOSH CT	1.00	5.00
164-451-026	6150 VALENCIA ST	1.00	5.00
164-451-027	6140 VALENCIA ST	1.00	5.00
164-451-028	6124 HOLLAND CT	1.00	5.00
164-451-029	6114 HOLLAND CT	1.00	5.00
164-451-030	6104 HOLLAND CT	1.00	5.00
164-451-031	6094 HOLLAND CT	1.00	5.00
164-451-032	6084 HOLLAND CT	1.00	5.00
164-451-033	6097 HOLLAND CT	1.00	5.00
164-451-034	6107 HOLLAND CT	1.00	5.00
164-451-035	6117 HOLLAND CT	1.00	5.00
164-451-036	6127 HOLLAND CT	1.00	5.00
164-451-037	6120 VALENCIA ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone N

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-451-038	13313 CORTLAND ST	1.00	5.00
164-451-039	13303 CORTLAND ST	1.00	5.00
164-451-040	13293 CORTLAND ST	1.00	5.00
164-451-041	13283 CORTLAND ST	1.00	5.00
164-451-042	13273 CORTLAND ST	1.00	5.00
164-451-043	13263 CORTLAND ST	1.00	5.00
164-452-001	13295 EARLY CRIMSON ST	1.00	5.00
164-452-002	13285 EARLY CRIMSON ST	1.00	5.00
164-452-003	13275 EARLY CRIMSON ST	1.00	5.00
164-452-004	13265 EARLY CRIMSON ST	1.00	5.00
164-452-005	13255 EARLY CRIMSON ST	1.00	5.00
164-452-006	13245 EARLY CRIMSON ST	1.00	5.00
164-452-007	13235 EARLY CRIMSON ST	1.00	5.00
164-452-008	13225 EARLY CRIMSON ST	1.00	5.00
164-452-009	13215 EARLY CRIMSON ST	1.00	5.00
164-453-001	6168 FUJI ST	1.00	5.00
164-453-002	6158 FUJI ST	1.00	5.00
164-453-003	6148 FUJI ST	1.00	5.00
164-453-004	6138 FUJI ST	1.00	5.00
164-453-005	6128 FUJI ST	1.00	5.00
164-453-006	6118 FUJI ST	1.00	5.00
164-453-007	6108 FUJI ST	1.00	5.00
164-453-008	6098 FUJI ST	1.00	5.00
164-453-009	6088 FUJI ST	1.00	5.00
164-453-010	6078 FUJI ST	1.00	5.00
164-453-011	6068 FUJI ST	1.00	5.00
164-453-012	6058 FUJI ST	1.00	5.00
164-453-013	6048 FUJI ST	1.00	5.00
164-453-014	6038 FUJI ST	1.00	5.00
316 Accounts			**$1,684.96**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone NN

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-500-001	7456 JAKE ST	1.00	$5.00
144-500-002	14807 SADDLE CIR	1.00	5.00
144-500-003	14795 SADDLE CIR	1.00	5.00
144-500-004	14783 SADDLE CIR	1.00	5.00
144-500-005	14759 SADDLE CIR	1.00	5.00
144-500-006	14744 SADDLE CIR	1.00	5.00
144-500-007	14756 SADDLE CIR	1.00	5.00
144-500-008	14768 SADDLE CIR	1.00	5.00
144-500-009	14780 SADDLE CIR	1.00	5.00
144-500-010	14792 SADDLE CIR	1.00	5.00
144-500-011	7420 JAKE ST	1.00	5.00
144-500-012	7408 JAKE ST	1.00	5.00
144-501-001	7405 JAKE ST	1.00	5.00
144-501-002	7417 JAKE ST	1.00	5.00
144-501-003	7429 JAKE ST	1.00	5.00
144-501-004	7441 JAKE ST	1.00	5.00
144-501-005	7453 JAKE ST	1.00	5.00
144-501-006	7465 JAKE ST	1.00	5.00
144-501-007	7477 JAKE ST	1.00	5.00
144-501-008	7476 KAWEAH CT	1.00	5.00
144-501-009	7464 KAWEAH CT	1.00	5.00
144-501-010	7452 KAWEAH CT	1.00	5.00
144-501-011	7440 KAWEAH CT	1.00	5.00
144-501-012	7428 KAWEAH CT	1.00	5.00
144-501-013	7416 KAWEAH CT	1.00	5.00
144-501-014	7404 KAWEAH CT	1.00	5.00
144-501-015	7401 KAWEAH CT	1.00	5.00
144-501-016	7413 KAWEAH CT	1.00	5.00
144-501-017	7425 KAWEAH CT	1.00	5.00
144-501-018	7437 KAWEAH CT	1.00	5.00
144-501-019	7449 KAWEAH CT	1.00	5.00
144-501-020	7461 KAWEAH CT	1.00	5.00
144-501-021	7473 KAWEAH CT	1.00	5.00
144-501-022	7486 SILVER SADDLE CT	1.00	5.00
144-501-023	7468 SILVER SADDLE CT	1.00	5.00
144-501-024	7462 SILVER SADDLE CT	1.00	5.00
144-501-025	7450 SILVER SADDLE CT	1.00	5.00
144-501-026	7438 SILVER SADDLE CT	1.00	5.00
144-501-027	7426 SILVER SADDLE CT	1.00	5.00
144-501-028	7414 SILVER SADDLE CT	1.00	5.00
144-501-029	7411 SILVER SADDLE CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone NN

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-501-030	7423 SILVER SADDLE CT	1.00	5.00
144-501-031	7435 SILVER SADDLE CT	1.00	5.00
144-501-032	7447 SILVER SADDLE CT	1.00	5.00
144-501-033	7459 SILVER SADDLE CT	1.00	5.00
144-501-034	7471 SILVER SADDLE CT	1.00	5.00
144-501-035	7483 SILVER SADDLE CT	1.00	5.00
144-510-001	14793 ELLA DR	1.00	5.00
144-510-002	14787 ELLA DR	1.00	5.00
144-510-003	14781 ELLA DR	1.00	5.00
144-510-004	14775 ELLA DR	1.00	5.00
144-510-005	14769 ELLA DR	1.00	5.00
144-510-006	14763 ELLA DR	1.00	5.00
144-510-007	14757 ELLA DR	1.00	5.00
144-510-008	14751 ELLA DR	1.00	5.00
144-510-009	14745 ELLA DR	1.00	5.00
144-510-010	14739 ELLA DR	1.00	5.00
144-510-011	14733 ELLA DR	1.00	5.00
144-510-012	14727 ELLA DR	1.00	5.00
144-510-013	14721 ELLA DR	1.00	5.00
144-510-014	14715 ELLA DR	1.00	5.00
144-510-015	14709 ELLA DR	1.00	5.00
144-510-016	14703 ELLA DR	1.00	5.00
144-510-017	14712 ELLA DR	1.00	5.00
144-510-018	14718 ELLA DR	1.00	5.00
144-510-019	14724 ELLA DR	1.00	5.00
144-510-020	14730 ELLA DR	1.00	5.00
144-510-021	14742 ELLA DR	1.00	5.00
144-510-022	14748 ELLA DR	1.00	5.00
144-510-023	14754 ELLA DR	1.00	5.00
144-510-024	14766 ELLA DR	1.00	5.00
144-510-025	14731 OAK LEAF DR	1.00	5.00
144-510-026	14719 OAK LEAF DR	1.00	5.00
144-510-027	14707 OAK LEAF DR	1.00	5.00
144-510-028	14704 OAK LEAF DR	1.00	5.00
144-510-029	14716 OAK LEAF DR	1.00	5.00
144-510-030	14728 OAK LEAF DR	1.00	5.00
144-511-001	14752 OAK LEAF DR	1.00	5.00
144-511-002	14764 OAK LEAF DR	1.00	5.00
144-511-003	14770 OAK LEAF DR	1.00	5.00
144-511-004	14788 OAK LEAF DR	1.00	5.00
144-511-005	14800 OAK LEAF DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone NN

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-511-006	14812 OAK LEAF DR	1.00	5.00
144-512-001	14803 OAK LEAF DR	1.00	5.00
144-512-002	14791 OAK LEAF DR	1.00	5.00
144-512-003	14779 OAK LEAF DR	1.00	5.00
144-512-004	14767 OAK LEAF DR	1.00	5.00
144-512-005	7321 MAX WAY	1.00	5.00
144-512-006	7333 MAX WAY	1.00	5.00
144-512-007	7345 MAX WAY	1.00	5.00
144-512-008	7357 MAX WAY	1.00	5.00
144-512-009	14784 ELLA DR	1.00	5.00
144-512-010	14790 ELLA DR	1.00	5.00
144-512-011	14796 ELLA DR	1.00	5.00
144-512-012	7369 JAKE ST	1.00	5.00
144-512-013	7381 JAKE ST	1.00	5.00
144-512-014	7393 JAKE ST	1.00	5.00
144-520-001	14824 OAK LEAF DR	1.00	5.00
144-520-002	14836 OAK LEAF DR	1.00	5.00
144-520-003	14848 OAK LEAF DR	1.00	5.00
144-520-004	14860 OAK LEAF DR	1.00	5.00
144-520-005	14872 OAK LEAF DR	1.00	5.00
144-520-006	14884 OAK LEAF DR	1.00	5.00
144-520-007	14896 OAK LEAF DR	1.00	5.00
144-520-008	14908 OAK LEAF DR	1.00	5.00
144-520-009	7317 FALL WAY	1.00	5.00
144-520-010	7329 FALL WAY	1.00	5.00
144-520-011	7341 FALL WAY	1.00	5.00
144-520-012	7353 FALL WAY	1.00	5.00
144-520-013	7365 FALL WAY	1.00	5.00
144-520-014	7377 FALL WAY	1.00	5.00
144-520-015	7366 MADDOX CT	1.00	5.00
144-520-016	7354 MADDOX CT	1.00	5.00
144-520-017	7342 MADDOX CT	1.00	5.00
144-520-018	7330 MADDOX CT	1.00	5.00
144-520-019	7318 MADDOX CT	1.00	5.00
144-520-020	7306 MADDOX CT	1.00	5.00
144-520-021	7303 MADDOX CT	1.00	5.00
144-520-022	7315 MADDOX CT	1.00	5.00
144-520-023	7327 MADDOX CT	1.00	5.00
144-521-001	7351 MADDOX CT	1.00	5.00
144-521-004	14975 BRIDAL TRAIL CIR	1.00	5.00
144-521-005	14963 BRIDAL TRAIL CIR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone NN

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-521-006	14951 BRIDAL TRAIL CIR	1.00	5.00
144-521-007	14939 BRIDAL TRAIL CIR	1.00	5.00
144-521-008	14927 BRIDAL TRAIL CIR	1.00	5.00
144-521-009	14915 BRIDAL TRAIL CIR	1.00	5.00
144-521-010	14903 BRIDAL TRAIL CIR	1.00	5.00
144-521-011	14891 BRIDAL TRAIL CIR	1.00	5.00
144-521-012	14879 BRIDAL TRAIL CIR	1.00	5.00
144-521-013	14867 BRIDAL TRAIL CIR	1.00	5.00
144-521-014	14855 BRIDAL TRAIL CIR	1.00	5.00
144-521-015	14843 BRIDAL TRAIL CIR	1.00	5.00
144-521-016	14831 BRIDAL TRAIL CIR	1.00	5.00
144-521-017	14840 BRIDAL TRAIL CIR	1.00	5.00
144-521-018	14852 BRIDAL TRAIL CIR	1.00	5.00
144-521-019	14864 BRIDAL TRAIL CIR	1.00	5.00
144-521-020	14876 BRIDAL TRAIL CIR	1.00	5.00
144-521-021	14888 BRIDAL TRAIL CIR	1.00	5.00
144-521-022	7380 FALL WAY	1.00	5.00
144-521-023	7368 FALL WAY	1.00	5.00
144-521-024	7356 FALL WAY	1.00	5.00
144-521-025	7344 FALL WAY	1.00	5.00
144-521-026	14875 OAK LEAF DR	1.00	5.00
144-521-027	14863 OAK LEAF DR	1.00	5.00
144-521-028	14851 OAK LEAF DR	1.00	5.00
144-521-029	14839 OAK LEAF DR	1.00	5.00
144-521-030	14827 OAK LEAF DR	1.00	5.00
144-521-031	14815 OAK LEAF DR	1.00	5.00
144-521-032	7363 MADDOX CT	1.00	5.00
144-521-033	7375 MADDOX CT	1.00	5.00
151 Accounts			**$755.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone O

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-470-001	13692 HUNTERS RUN CT	1.00	$5.00
152-470-002	13682 HUNTERS RUN CT	1.00	5.00
152-470-003	13672 HUNTERS RUN CT	1.00	5.00
152-470-004	13662 HUNTERS RUN CT	1.00	5.00
152-470-005	13652 HUNTERS RUN CT	1.00	5.00
152-470-006	13642 HUNTERS RUN CT	1.00	5.00
152-470-007	13632 HUNTERS RUN CT	1.00	5.00
152-470-008	13622 HUNTERS RUN CT	1.00	5.00
152-470-009	13617 HUNTERS RUN CT	1.00	5.00
152-470-010	13627 HUNTERS RUN CT	1.00	5.00
152-470-011	13637 HUNTERS RUN CT	1.00	5.00
152-470-012	13647 HUNTERS RUN CT	1.00	5.00
152-470-013	13657 HUNTERS RUN CT	1.00	5.00
152-470-014	13667 HUNTERS RUN CT	1.00	5.00
152-470-015	13677 HUNTERS RUN CT	1.00	5.00
152-470-016	13687 HUNTERS RUN CT	1.00	5.00
152-470-017	13697 HUNTERS RUN CT	1.00	5.00
152-470-018	7550 SHADYSIDE WAY	1.00	5.00
152-470-019	7560 SHADYSIDE WAY	1.00	5.00
152-470-020	13678 SAGEMONT CT	1.00	5.00
152-470-021	13668 SAGEMONT CT	1.00	5.00
152-470-022	13658 SAGEMONT CT	1.00	5.00
152-470-023	13648 SAGEMONT CT	1.00	5.00
152-470-024	13638 SAGEMONT CT	1.00	5.00
152-470-025	13628 SAGEMONT CT	1.00	5.00
152-470-026	13618 SAGEMONT CT	1.00	5.00
152-470-027	13608 SAGEMONT CT	1.00	5.00
152-470-028	13613 SAGEMONT CT	1.00	5.00
152-470-029	13623 SAGEMONT CT	1.00	5.00
152-470-030	13633 SAGEMONT CT	1.00	5.00
152-470-031	13643 SAGEMONT CT	1.00	5.00
152-470-032	13653 SAGEMONT CT	1.00	5.00
152-470-033	13663 SAGEMONT CT	1.00	5.00
152-470-034	13673 SAGEMONT CT	1.00	5.00
152-470-035	13683 SAGEMONT CT	1.00	5.00
152-470-036	13693 SAGEMONT CT	1.00	5.00
36 Accounts			**$180.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone OO

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-420-001	6603 CEDAR CREEK RD	1.00	$5.00
144-420-002	6615 CEDAR CREEK RD	1.00	5.00
144-420-003	6627 CEDAR CREEK RD	1.00	5.00
144-420-004	6639 CEDAR CREEK RD	1.00	5.00
144-420-005	6636 EVERGLADES ST	1.00	5.00
144-420-006	6624 EVERGLADES ST	1.00	5.00
144-420-007	6612 EVERGLADES ST	1.00	5.00
144-420-008	13626 HEISLER ST	1.00	5.00
144-420-009	13638 HEISLER ST	1.00	5.00
144-420-010	13650 HEISLER ST	1.00	5.00
144-420-011	13662 HEISLER ST	1.00	5.00
144-421-001	13683 WOODSIDE ST	1.00	5.00
144-421-002	13671 WOODSIDE ST	1.00	5.00
144-421-003	13659 WOODSIDE ST	1.00	5.00
144-421-004	6795 EVERGLADES ST	1.00	5.00
144-421-005	6783 EVERGLADES ST	1.00	5.00
144-422-001	6675 EVERGLADES ST	1.00	5.00
144-422-002	6687 EVERGLADES ST	1.00	5.00
144-422-003	6699 EVERGLADES ST	1.00	5.00
144-422-004	6711 EVERGLADES ST	1.00	5.00
144-422-005	6723 EVERGLADES ST	1.00	5.00
144-422-006	6735 EVERGLADES ST	1.00	5.00
144-422-007	6747 EVERGLADES ST	1.00	5.00
144-422-008	6759 EVERGLADES ST	1.00	5.00
144-422-009	6766 ELYSIAN CT	1.00	5.00
144-422-010	6754 ELYSIAN CT	1.00	5.00
144-422-011	6742 ELYSIAN CT	1.00	5.00
144-422-012	6730 ELYSIAN CT	1.00	5.00
144-422-013	6718 ELYSIAN CT	1.00	5.00
144-422-014	6706 ELYSIAN CT	1.00	5.00
144-422-015	6694 ELYSIAN CT	1.00	5.00
144-422-016	13685 LOWELL ST	1.00	5.00
144-422-017	13673 LOWELL ST	1.00	5.00
144-422-018	13661 LOWELL ST	1.00	5.00
144-423-001	13646 LOWELL ST	1.00	5.00
144-423-002	13658 LOWELL ST	1.00	5.00
144-423-003	13670 LOWELL ST	1.00	5.00
144-423-004	13682 LOWELL ST	1.00	5.00
144-423-005	13694 LOWELL ST	1.00	5.00
144-423-006	13689 HEISLER ST	1.00	5.00
144-423-007	13677 HEISLER ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone OO

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-423-008	13665 HEISLER ST	1.00	5.00
144-423-009	13653 HEISLER ST	1.00	5.00
144-423-010	13641 HEISLER ST	1.00	5.00
144-430-001	13686 HEISLER ST	1.00	5.00
144-430-002	13698 HEISLER ST	1.00	5.00
144-430-003	13710 HEISLER ST	1.00	5.00
144-430-004	13722 HEISLER ST	1.00	5.00
144-430-005	13734 HEISLER ST	1.00	5.00
144-430-006	13746 HEISLER ST	1.00	5.00
144-430-007	6638 KENIA CT	1.00	5.00
144-430-008	6626 KENIA CT	1.00	5.00
144-430-009	6614 KENIA CT	1.00	5.00
144-430-010	6605 KENIA CT	1.00	5.00
144-430-011	6617 KENIA CT	1.00	5.00
144-430-012	6629 KENIA CT	1.00	5.00
144-430-013	13782 HEISLER ST	1.00	5.00
144-430-014	13794 HEISLER ST	1.00	5.00
144-431-001	6677 SAND DUNES ST	1.00	5.00
144-431-002	6689 SAND DUNES ST	1.00	5.00
144-431-003	6701 SAND DUNES ST	1.00	5.00
144-431-004	6713 SAND DUNES ST	1.00	5.00
144-431-005	6725 SAND DUNES ST	1.00	5.00
144-431-006	6737 SAND DUNES ST	1.00	5.00
144-431-007	6749 SAND DUNES ST	1.00	5.00
144-431-008	6761 SAND DUNES ST	1.00	5.00
144-431-009	6773 SAND DUNES ST	1.00	5.00
144-431-010	6785 SAND DUNES ST	1.00	5.00
144-431-011	13779 WOODSIDE ST	1.00	5.00
144-431-012	13767 WOODSIDE ST	1.00	5.00
144-431-013	13755 WOODSIDE ST	1.00	5.00
144-431-014	13743 WOODSIDE ST	1.00	5.00
144-431-015	13731 WOODSIDE ST	1.00	5.00
144-431-016	13719 WOODSIDE ST	1.00	5.00
144-431-017	13707 WOODSIDE ST	1.00	5.00
144-431-018	13695 WOODSIDE ST	1.00	5.00
144-432-001	6697 ELYSIAN CT	1.00	5.00
144-432-002	6709 ELYSIAN CT	1.00	5.00
144-432-003	6721 ELYSIAN CT	1.00	5.00
144-432-004	6733 ELYSIAN CT	1.00	5.00
144-432-005	6745 ELYSIAN CT	1.00	5.00
144-432-006	6757 ELYSIAN CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone OO

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-432-007	6769 ELYSIAN CT	1.00	5.00
144-432-008	6764 SEASIDE ST	1.00	5.00
144-432-009	6752 SEASIDE ST	1.00	5.00
144-432-010	6740 SEASIDE ST	1.00	5.00
144-432-011	6728 SEASIDE ST	1.00	5.00
144-432-012	6716 SEASIDE ST	1.00	5.00
144-432-013	6704 SEASIDE ST	1.00	5.00
144-432-014	6692 SEASIDE ST	1.00	5.00
144-432-015	6680 SEASIDE ST	1.00	5.00
144-432-016	6656 SEASIDE ST	1.00	5.00
144-432-017	13697 LOWELL ST	1.00	5.00
144-433-001	13706 LOWELL ST	1.00	5.00
144-433-002	13718 LOWELL ST	1.00	5.00
144-433-003	13730 LOWELL ST	1.00	5.00
144-433-004	6659 SEASIDE ST	1.00	5.00
144-433-005	6671 SEASIDE ST	1.00	5.00
144-433-006	6683 SEASIDE ST	1.00	5.00
144-433-007	6695 SEASIDE ST	1.00	5.00
144-433-008	6707 SEASIDE ST	1.00	5.00
144-433-009	6719 SEASIDE ST	1.00	5.00
144-433-010	6731 SEASIDE ST	1.00	5.00
144-433-011	6743 SEASIDE ST	1.00	5.00
144-433-012	6755 SEASIDE ST	1.00	5.00
144-433-013	6767 SEASIDE ST	1.00	5.00
144-433-014	6770 SAND DUNES ST	1.00	5.00
144-433-015	6758 SAND DUNES ST	1.00	5.00
144-433-016	6746 SAND DUNES ST	1.00	5.00
144-433-017	6734 SAND DUNES ST	1.00	5.00
144-433-018	6722 SAND DUNES ST	1.00	5.00
144-433-019	6710 SAND DUNES ST	1.00	5.00
144-433-020	6698 SAND DUNES ST	1.00	5.00
144-433-021	6686 SAND DUNES ST	1.00	5.00
144-433-022	6674 SAND DUNES ST	1.00	5.00
144-433-023	13797 HEISLER ST	1.00	5.00
144-433-024	13785 HEISLER ST	1.00	5.00
144-433-025	13773 HEISLER ST	1.00	5.00
144-433-026	13749 HEISLER ST	1.00	5.00
144-433-027	13725 HEISLER ST	1.00	5.00
144-433-028	13713 HEISLER ST	1.00	5.00
144-433-029	13701 HEISLER ST	1.00	5.00
122 Accounts			**$610.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-440-001	13944 DELLBROOK ST	1.00	$5.00
130-440-002	13954 DELLBROOK ST	1.00	5.00
130-440-003	13964 DELLBROOK ST	1.00	5.00
130-440-004	13974 DELLBROOK ST	1.00	5.00
130-440-005	13984 DELLBROOK ST	1.00	5.00
130-440-006	13994 DELLBROOK ST	1.00	5.00
130-440-007	13991 DELLBROOK ST	1.00	5.00
130-440-008	13981 DELLBROOK ST	1.00	5.00
130-440-009	13971 DELLBROOK ST	1.00	5.00
130-440-010	13961 DELLBROOK ST	1.00	5.00
130-440-011	13951 DELLBROOK ST	1.00	5.00
130-440-012	13941 DELLBROOK ST	1.00	5.00
130-440-013	13946 TOPEKA CT	1.00	5.00
130-440-014	13956 TOPEKA CT	1.00	5.00
130-440-015	13966 TOPEKA CT	1.00	5.00
130-440-016	13976 TOPEKA CT	1.00	5.00
130-440-017	13986 TOPEKA CT	1.00	5.00
130-440-018	13996 TOPEKA CT	1.00	5.00
130-440-019	13993 TOPEKA CT	1.00	5.00
130-440-020	13983 TOPEKA CT	1.00	5.00
130-440-021	13973 TOPEKA CT	1.00	5.00
130-440-022	13963 TOPEKA CT	1.00	5.00
130-440-023	13953 TOPEKA CT	1.00	5.00
130-440-024	13943 TOPEKA CT	1.00	5.00
130-441-001	7862 NATOMA ST	1.00	5.00
130-441-002	7852 NATOMA ST	1.00	5.00
130-441-003	7842 NATOMA ST	1.00	5.00
130-441-004	7832 NATOMA ST	1.00	5.00
130-442-001	7835 NATOMA ST	1.00	5.00
130-442-002	7845 NATOMA ST	1.00	5.00
130-442-003	7855 NATOMA ST	1.00	5.00
130-442-004	13856 GLOVER CT	1.00	5.00
130-442-005	13866 GLOVER CT	1.00	5.00
130-442-006	13876 GLOVER CT	1.00	5.00
130-442-007	13886 GLOVER CT	1.00	5.00
130-442-008	13896 GLOVER CT	1.00	5.00
130-442-009	13906 GLOVER CT	1.00	5.00
130-442-010	7868 TISDALE ST	1.00	5.00
130-442-011	7858 TISDALE ST	1.00	5.00
130-442-012	7848 TISDALE ST	1.00	5.00
130-442-013	13921 DELLBROOK ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-442-014	13911 DELLBROOK ST	1.00	5.00
130-442-015	13901 DELLBROOK ST	1.00	5.00
130-442-016	13891 DELLBROOK ST	1.00	5.00
130-442-017	13881 DELLBROOK ST	1.00	5.00
130-442-018	13871 DELLBROOK ST	1.00	5.00
130-442-019	13861 DELLBROOK ST	1.00	5.00
130-442-020	13851 DELLBROOK ST	1.00	5.00
130-443-008	13884 DELLBROOK ST	1.00	5.00
130-443-009	13894 DELLBROOK ST	1.00	5.00
130-443-010	13904 DELLBROOK ST	1.00	5.00
130-443-011	13914 DELLBROOK ST	1.00	5.00
130-443-012	13924 DELLBROOK ST	1.00	5.00
130-443-013	13814 DELLBROOK ST	1.00	5.00
130-443-014	13824 DELLBROOK ST	1.00	5.00
130-443-015	13834 DELLBROOK ST	1.00	5.00
130-443-016	13844 DELLBROOK ST	1.00	5.00
130-443-017	13854 DELLBROOK ST	1.00	5.00
130-443-018	13864 DELLBROOK ST	1.00	5.00
130-443-019	13874 DELLBROOK ST	1.00	5.00
130-450-001	13928 WATERVILLE CT	1.00	5.00
130-450-002	13938 WATERVILLE CT	1.00	5.00
130-450-003	13948 WATERVILLE CT	1.00	5.00
130-450-004	13958 WATERVILLE CT	1.00	5.00
130-450-005	13968 WATERVILLE CT	1.00	5.00
130-450-006	13978 WATERVILLE CT	1.00	5.00
130-450-007	13988 WATERVILLE CT	1.00	5.00
130-450-008	13995 WATERVILLE CT	1.00	5.00
130-450-009	13985 WATERVILLE CT	1.00	5.00
130-450-010	13975 WATERVILLE CT	1.00	5.00
130-450-011	13965 WATERVILLE CT	1.00	5.00
130-450-012	13955 WATERVILLE CT	1.00	5.00
130-450-013	13945 WATERVILLE CT	1.00	5.00
130-450-014	13935 WATERVILLE CT	1.00	5.00
130-450-015	13925 WATERVILLE CT	1.00	5.00
130-450-016	13900 SAN ALISO CT	1.00	5.00
130-450-017	13910 SAN ALISO CT	1.00	5.00
130-450-018	13930 SAN ALISO CT	1.00	5.00
130-450-019	13940 SAN ALISO CT	1.00	5.00
130-450-020	13950 SAN ALISO CT	1.00	5.00
130-450-021	13960 SAN ALISO CT	1.00	5.00
130-450-022	13970 SAN ALISO CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-450-023	13980 SAN ALISO CT	1.00	5.00
130-450-024	13990 SAN ALISO CT	1.00	5.00
130-450-025	13997 SAN ALISO CT	1.00	5.00
130-450-026	13987 SAN ALISO CT	1.00	5.00
130-450-027	13977 SAN ALISO CT	1.00	5.00
130-450-028	13967 SAN ALISO CT	1.00	5.00
130-450-029	13957 SAN ALISO CT	1.00	5.00
130-450-030	13947 SAN ALISO CT	1.00	5.00
130-450-031	13937 SAN ALISO CT	1.00	5.00
130-450-032	13927 SAN ALISO CT	1.00	5.00
130-450-033	13917 SAN ALISO CT	1.00	5.00
130-450-034	13907 SAN ALISO CT	1.00	5.00
130-450-035	13897 SAN ALISO CT	1.00	5.00
130-450-036	7985 NATOMA ST	1.00	5.00
130-450-037	7995 NATOMA ST	1.00	5.00
130-450-038	8005 NATOMA ST	1.00	5.00
130-450-039	8015 NATOMA ST	1.00	5.00
130-450-040	8025 NATOMA ST	1.00	5.00
130-450-041	8035 NATOMA ST	1.00	5.00
130-450-042	8045 NATOMA ST	1.00	5.00
130-450-043	8055 NATOMA ST	1.00	5.00
130-450-044	8065 NATOMA ST	1.00	5.00
130-450-045	8075 NATOMA ST	1.00	5.00
130-450-046	8085 NATOMA ST	1.00	5.00
130-450-047	8095 NATOMA ST	1.00	5.00
130-450-048	8105 NATOMA ST	1.00	5.00
130-451-001	7922 NATOMA ST	1.00	5.00
130-451-002	7912 NATOMA ST	1.00	5.00
130-451-003	7902 NATOMA ST	1.00	5.00
130-451-004	7892 NATOMA ST	1.00	5.00
130-451-005	7882 NATOMA ST	1.00	5.00
130-451-006	7872 NATOMA ST	1.00	5.00
130-452-001	13903 GLOVER CT	1.00	5.00
130-452-002	13893 GLOVER CT	1.00	5.00
130-452-003	13883 GLOVER CT	1.00	5.00
130-452-004	13873 GLOVER CT	1.00	5.00
130-452-005	13863 GLOVER CT	1.00	5.00
130-452-006	13853 GLOVER CT	1.00	5.00
130-452-007	7875 NATOMA ST	1.00	5.00
130-452-008	7885 NATOMA ST	1.00	5.00
130-452-009	7895 NATOMA ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-452-010	7905 NATOMA ST	1.00	5.00
130-452-011	13858 REPOSA CT	1.00	5.00
130-452-012	13868 REPOSA CT	1.00	5.00
130-452-013	13878 REPOSA CT	1.00	5.00
130-452-014	13888 REPOSA CT	1.00	5.00
130-452-015	13898 REPOSA CT	1.00	5.00
130-452-016	13865 REPOSA CT	1.00	5.00
130-452-017	13855 REPOSA CT	1.00	5.00
130-452-018	13845 REPOSA CT	1.00	5.00
130-452-019	7958 TISDALE ST	1.00	5.00
130-452-020	7948 TISDALE ST	1.00	5.00
130-452-021	7938 TISDALE ST	1.00	5.00
130-452-022	7928 TISDALE ST	1.00	5.00
130-452-023	7918 TISDALE ST	1.00	5.00
130-452-024	7908 TISDALE ST	1.00	5.00
130-452-025	7898 TISDALE ST	1.00	5.00
130-452-026	7888 TISDALE ST	1.00	5.00
130-452-027	7878 TISDALE ST	1.00	5.00
130-460-001	8115 NATOMA ST	1.00	5.00
130-460-002	8125 NATOMA ST	1.00	5.00
130-460-003	8135 NATOMA ST	1.00	5.00
130-460-004	8145 NATOMA ST	1.00	5.00
130-460-005	8142 NATOMA ST	1.00	5.00
130-460-006	8132 NATOMA ST	1.00	5.00
130-460-007	8122 NATOMA ST	1.00	5.00
130-460-008	8112 NATOMA ST	1.00	5.00
130-460-009	7977 ANZA VISTA CT	1.00	5.00
130-460-010	7987 ANZA VISTA CT	1.00	5.00
130-460-011	7997 ANZA VISTA CT	1.00	5.00
130-460-012	8007 ANZA VISTA CT	1.00	5.00
130-460-013	8004 ANZA VISTA CT	1.00	5.00
130-460-014	7994 ANZA VISTA CT	1.00	5.00
130-460-015	7984 ANZA VISTA CT	1.00	5.00
130-460-016	7974 ANZA VISTA CT	1.00	5.00
130-460-017	7979 BYXBEE CT	1.00	5.00
130-460-018	7989 BYXBEE CT	1.00	5.00
130-460-019	7999 BYXBEE CT	1.00	5.00
130-460-020	8009 BYXBEE CT	1.00	5.00
130-460-021	8006 BYXBEE CT	1.00	5.00
130-460-022	7996 BYXBEE CT	1.00	5.00
130-460-023	7986 BYXBEE CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-460-024	7976 BYXBEE CT	1.00	5.00
130-460-025	7981 TISDALE ST	1.00	5.00
130-460-026	7991 TISDALE ST	1.00	5.00
130-460-027	8001 TISDALE ST	1.00	5.00
130-460-028	8011 TISDALE ST	1.00	5.00
130-460-029	13852 DEARBORN ST	1.00	5.00
130-460-030	13862 DEARBORN ST	1.00	5.00
130-460-031	13872 DEARBORN ST	1.00	5.00
130-460-032	13882 DEARBORN ST	1.00	5.00
130-460-033	13892 DEARBORN ST	1.00	5.00
130-460-034	13902 DEARBORN ST	1.00	5.00
130-460-035	13912 DEARBORN ST	1.00	5.00
130-460-036	13922 DEARBORN ST	1.00	5.00
130-460-037	13932 DEARBORN ST	1.00	5.00
130-460-038	13942 DEARBORN ST	1.00	5.00
130-460-039	13952 DEARBORN ST	1.00	5.00
130-460-040	13962 DEARBORN ST	1.00	5.00
130-460-041	13972 DEARBORN ST	1.00	5.00
130-460-042	13982 DEARBORN ST	1.00	5.00
130-460-043	13992 DEARBORN ST	1.00	5.00
130-460-044	13989 DEARBORN ST	1.00	5.00
130-460-045	13979 DEARBORN ST	1.00	5.00
130-460-046	13969 DEARBORN ST	1.00	5.00
130-460-047	13959 DEARBORN ST	1.00	5.00
130-460-048	13949 DEARBORN ST	1.00	5.00
130-460-049	13939 DEARBORN ST	1.00	5.00
130-460-050	13929 DEARBORN ST	1.00	5.00
130-460-051	13919 DEARBORN ST	1.00	5.00
130-460-052	13909 DEARBORN ST	1.00	5.00
130-460-053	13899 DEARBORN ST	1.00	5.00
130-460-054	13889 DEARBORN ST	1.00	5.00
130-460-055	13879 DEARBORN ST	1.00	5.00
130-460-056	13869 DEARBORN ST	1.00	5.00
130-460-057	13859 DEARBORN ST	1.00	5.00
130-460-058	13839 DEARBORN ST	1.00	5.00
130-460-059	13829 DEARBORN ST	1.00	5.00
130-461-001	13822 DEARBORN ST	1.00	5.00
130-461-002	8038 TISDALE ST	1.00	5.00
130-461-003	8028 TISDALE ST	1.00	5.00
130-461-004	8018 TISDALE ST	1.00	5.00
130-461-005	8010 VANDEWATER ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-461-006	8000 VANDEWATER ST	1.00	5.00
130-461-007	7990 VANDEWATER ST	1.00	5.00
130-462-001	7983 VANDEWATER ST	1.00	5.00
130-462-002	7993 VANDEWATER ST	1.00	5.00
130-462-003	8003 VANDEWATER ST	1.00	5.00
130-462-004	7998 TISDALE ST	1.00	5.00
130-462-005	7988 TISDALE ST	1.00	5.00
130-462-006	7978 TISDALE ST	1.00	5.00
130-462-007	7952 NATOMA ST	1.00	5.00
130-462-008	7942 NATOMA ST	1.00	5.00
130-462-009	7932 NATOMA ST	1.00	5.00
130-590-001	13794 DELLBROOK ST	1.00	5.00
130-590-002	13784 DELLBROOK ST	1.00	5.00
130-590-003	13674 DELLBROOK ST	1.00	5.00
130-590-004	13684 DELLBROOK ST	1.00	5.00
130-590-005	13694 DELLBROOK ST	1.00	5.00
130-590-006	13704 DELLBROOK ST	1.00	5.00
130-590-007	13714 DELLBROOK ST	1.00	5.00
130-590-008	13724 DELLBROOK ST	1.00	5.00
130-590-009	13734 DELLBROOK ST	1.00	5.00
130-590-010	13744 DELLBROOK ST	1.00	5.00
130-590-011	13754 DELLBROOK ST	1.00	5.00
130-590-012	13764 DELLBROOK ST	1.00	5.00
130-590-013	13774 DELLBROOK ST	1.00	5.00
130-591-001	13791 DELLBROOK ST	1.00	5.00
130-591-002	13781 DELLBROOK ST	1.00	5.00
130-591-003	13771 DELLBROOK ST	1.00	5.00
130-591-004	13761 DELLBROOK ST	1.00	5.00
130-591-005	13751 DELLBROOK ST	1.00	5.00
130-591-006	13741 DELLBROOK ST	1.00	5.00
130-591-007	13731 DELLBROOK ST	1.00	5.00
130-591-008	13602 DEARBORN ST	1.00	5.00
130-591-009	13612 DEARBORN ST	1.00	5.00
130-591-010	13622 DEARBORN ST	1.00	5.00
130-591-011	13736 HAVENSIDE CT	1.00	5.00
130-591-012	13746 HAVENSIDE CT	1.00	5.00
130-591-013	13756 HAVENSIDE CT	1.00	5.00
130-591-014	13766 HAVENSIDE CT	1.00	5.00
130-591-015	13776 HAVENSIDE CT	1.00	5.00
130-591-016	13786 HAVENSIDE CT	1.00	5.00
130-591-017	13796 HAVENSIDE CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-591-018	13793 HAVENSIDE CT	1.00	5.00
130-591-019	13783 HAVENSIDE CT	1.00	5.00
130-591-020	7873 VANDEWATER ST	1.00	5.00
130-591-021	7883 VANDEWATER ST	1.00	5.00
130-591-022	7893 VANDEWATER ST	1.00	5.00
130-591-023	7903 VANDEWATER ST	1.00	5.00
130-591-024	13788 NIGHTINGALE CT	1.00	5.00
130-591-025	13798 NIGHTINGALE CT	1.00	5.00
130-592-001	7910 VANDEWATER ST	1.00	5.00
130-592-002	7900 VANDEWATER ST	1.00	5.00
130-592-003	7890 VANDEWATER ST	1.00	5.00
130-592-004	7880 VANDEWATER ST	1.00	5.00
130-592-005	7870 VANDEWATER ST	1.00	5.00
130-592-006	13642 DEARBORN ST	1.00	5.00
130-592-007	13652 DEARBORN ST	1.00	5.00
130-592-008	13662 DEARBORN ST	1.00	5.00
130-592-009	13672 DEARBORN ST	1.00	5.00
130-593-001	13669 DEARBORN ST	1.00	5.00
130-593-002	13659 DEARBORN ST	1.00	5.00
130-593-003	13649 DEARBORN ST	1.00	5.00
130-593-004	13639 DEARBORN ST	1.00	5.00
130-593-005	13629 DEARBORN ST	1.00	5.00
130-593-006	13619 DEARBORN ST	1.00	5.00
130-593-007	13691 DELLBROOK ST	1.00	5.00
130-593-008	13681 DELLBROOK ST	1.00	5.00
130-600-001	13795 NIGHTINGALE CT	1.00	5.00
130-600-002	13785 NIGHTINGALE CT	1.00	5.00
130-600-003	7923 VANDEWATER ST	1.00	5.00
130-600-004	7943 VANDEWATER ST	1.00	5.00
130-600-005	7963 VANDEWATER ST	1.00	5.00
130-600-006	7973 VANDEWATER ST	1.00	5.00
130-601-001	7980 VANDEWATER ST	1.00	5.00
130-601-002	7970 VANDEWATER ST	1.00	5.00
130-601-003	7960 VANDEWATER ST	1.00	5.00
130-601-004	7950 VANDEWATER ST	1.00	5.00
130-601-005	7940 VANDEWATER ST	1.00	5.00
130-601-006	7930 VANDEWATER ST	1.00	5.00
130-601-007	7920 VANDEWATER ST	1.00	5.00
130-601-008	13682 DEARBORN ST	1.00	5.00
130-601-009	13692 DEARBORN ST	1.00	5.00
130-601-010	13702 DEARBORN ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone P

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-601-011	13712 DEARBORN ST	1.00	5.00
130-601-012	13732 DEARBORN ST	1.00	5.00
130-601-013	13752 DEARBORN ST	1.00	5.00
130-601-014	13762 DEARBORN ST	1.00	5.00
130-601-015	13772 DEARBORN ST	1.00	5.00
130-601-016	13782 DEARBORN ST	1.00	5.00
130-601-017	13792 DEARBORN ST	1.00	5.00
130-601-018	13802 DEARBORN ST	1.00	5.00
130-601-019	13812 DEARBORN ST	1.00	5.00
130-602-001	13819 DEARBORN ST	1.00	5.00
130-602-002	13809 DEARBORN ST	1.00	5.00
130-602-003	13799 DEARBORN ST	1.00	5.00
130-602-004	13789 DEARBORN ST	1.00	5.00
130-602-005	13779 DEARBORN ST	1.00	5.00
130-602-006	13769 DEARBORN ST	1.00	5.00
130-602-007	13759 DEARBORN ST	1.00	5.00
130-602-008	13749 DEARBORN ST	1.00	5.00
130-602-009	13739 DEARBORN ST	1.00	5.00
130-602-010	13729 DEARBORN ST	1.00	5.00
130-602-011	13719 DEARBORN ST	1.00	5.00
130-602-012	13709 DEARBORN ST	1.00	5.00
130-602-013	13699 DEARBORN ST	1.00	5.00
130-602-014	13689 DEARBORN ST	1.00	5.00
130-602-015	13679 DEARBORN ST	1.00	5.00
311 Accounts			**$1,555.00**

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone PP

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-470-001	14588 EMERALD CANYON CT	1.00	$5.00
144-470-002	14576 EMERALD CANYON CT	1.00	5.00
144-470-003	14564 EMERALD CANYON CT	1.00	5.00
144-470-004	14552 EMERALD CANYON CT	1.00	5.00
144-470-005	14540 EMERALD CANYON CT	1.00	5.00
144-470-006	14528 EMERALD CANYON CT	1.00	5.00
144-470-007	14516 EMERALD CANYON CT	1.00	5.00
144-470-008	14513 PAINTED CANYON DR	1.00	5.00
144-470-009	14525 PAINTED CANYON DR	1.00	5.00
144-470-010	14537 PAINTED CANYON DR	1.00	5.00
144-470-011	14549 PAINTED CANYON DR	1.00	5.00
144-470-012	14561 PAINTED CANYON DR	1.00	5.00
144-470-013	14573 PAINTED CANYON DR	1.00	5.00
144-470-014	14585 PAINTED CANYON DR	1.00	5.00
144-470-015	14597 PAINTED CANYON DR	1.00	5.00
144-470-016	6797 RUBY CANYON DR	1.00	5.00
144-470-017	6785 RUBY CANYON DR	1.00	5.00
144-470-018	6773 RUBY CANYON DR	1.00	5.00
144-470-019	6761 RUBY CANYON DR	1.00	5.00
144-470-020	6749 RUBY CANYON DR	1.00	5.00
144-470-021	6737 RUBY CANYON DR	1.00	5.00
144-470-022	6725 RUBY CANYON DR	1.00	5.00
144-470-023	6713 RUBY CANYON DR	1.00	5.00
144-470-024	6701 RUBY CANYON DR	1.00	5.00
144-470-025	14584 SLEEPY CREEK DR	1.00	5.00
144-470-026	14572 SLEEPY CREEK DR	1.00	5.00
144-470-027	14560 SLEEPY CREEK DR	1.00	5.00
144-470-028	14548 SLEEPY CREEK DR	1.00	5.00
144-470-029	14536 SLEEPY CREEK DR	1.00	5.00
144-470-030	14524 SLEEPY CREEK DR	1.00	5.00
144-470-031	14512 SLEEPY CREEK DR	1.00	5.00
144-470-032	14500 SLEEPY CREEK DR	1.00	5.00
144-470-033	14488 SLEEPY CREEK DR	1.00	5.00
144-471-001	14464 SLEEPY CREEK DR	1.00	5.00
144-471-002	14452 SLEEPY CREEK DR	1.00	5.00
144-471-003	14440 SLEEPY CREEK DR	1.00	5.00
144-471-004	14428 SLEEPY CREEK DR	1.00	5.00
144-471-005	14416 SLEEPY CREEK DR	1.00	5.00
144-471-006	14404 SLEEPY CREEK DR	1.00	5.00
144-471-007	14407 SLEEPY CREEK DR	1.00	5.00
144-471-008	14419 SLEEPY CREEK DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone PP

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-471-009	14431 SLEEPY CREEK DR	1.00	5.00
144-471-010	14443 SLEEPY CREEK DR	1.00	5.00
144-471-011	14455 SLEEPY CREEK DR	1.00	5.00
144-471-012	14467 SLEEPY CREEK DR	1.00	5.00
144-471-013	14479 SLEEPY CREEK DR	1.00	5.00
144-471-014	14491 SLEEPY CREEK DR	1.00	5.00
144-471-015	14503 SLEEPY CREEK DR	1.00	5.00
144-471-016	14515 SLEEPY CREEK DR	1.00	5.00
144-471-017	14527 SLEEPY CREEK DR	1.00	5.00
144-471-018	14539 SLEEPY CREEK DR	1.00	5.00
144-471-019	14551 SLEEPY CREEK DR	1.00	5.00
144-471-020	6734 RUBY CANYON DR	1.00	5.00
144-471-021	6746 RUBY CANYON DR	1.00	5.00
144-471-022	6758 RUBY CANYON DR	1.00	5.00
144-471-023	6770 RUBY CANYON DR	1.00	5.00
144-471-024	6782 RUBY CANYON DR	1.00	5.00
144-471-025	6783 PEBBLE CANYON CT	1.00	5.00
144-471-026	6771 PEBBLE CANYON CT	1.00	5.00
144-471-027	6759 PEBBLE CANYON CT	1.00	5.00
144-471-028	6747 PEBBLE CANYON CT	1.00	5.00
144-471-029	6756 PEBBLE CANYON CT	1.00	5.00
144-471-030	6768 PEBBLE CANYON CT	1.00	5.00
144-471-031	6780 PEBBLE CANYON CT	1.00	5.00
144-471-032	6787 GYPSUM CREEK DR	1.00	5.00
144-471-033	6775 GYPSUM CREEK DR	1.00	5.00
144-471-034	6763 GYPSUM CREEK DR	1.00	5.00
144-471-035	6751 GYPSUM CREEK DR	1.00	5.00
144-471-036	6739 GYPSUM CREEK DR	1.00	5.00
144-471-037	6736 GYPSUM CREEK DR	1.00	5.00
144-480-001	14553 STONYBROOK CT	1.00	5.00
144-480-002	14565 STONYBROOK CT	1.00	5.00
144-480-003	14577 STONYBROOK CT	1.00	5.00
144-480-004	14589 STONYBROOK CT	1.00	5.00
144-480-005	14598 STONYBROOK CT	1.00	5.00
144-480-006	14586 STONYBROOK CT	1.00	5.00
144-480-007	14574 STONYBROOK CT	1.00	5.00
144-480-008	14562 STONYBROOK CT	1.00	5.00
144-480-009	6883 GYPSUM CREEK DR	1.00	5.00
144-480-010	6871 GYPSUM CREEK DR	1.00	5.00
144-480-011	6859 GYPSUM CREEK DR	1.00	5.00
144-480-012	14543 EMERALD CANYON CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone PP

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-480-013	14555 EMERALD CANYON CT	1.00	5.00
144-480-014	14567 EMERALD CANYON CT	1.00	5.00
144-480-015	14579 EMERALD CANYON CT	1.00	5.00
144-480-016	14591 EMERALD CANYON CT	1.00	5.00
144-481-001	14405 QUARRY CREEK CT	1.00	5.00
144-481-002	14417 QUARRY CREEK CT	1.00	5.00
144-481-003	14429 QUARRY CREEK CT	1.00	5.00
144-481-004	14441 QUARRY CREEK CT	1.00	5.00
144-481-005	14453 QUARRY CREEK CT	1.00	5.00
144-481-006	14465 QUARRY CREEK CT	1.00	5.00
144-481-007	14477 QUARRY CREEK CT	1.00	5.00
144-481-008	14489 QUARRY CREEK CT	1.00	5.00
144-481-009	14514 COLEBROOK DR	1.00	5.00
144-481-010	14502 COLEBROOK DR	1.00	5.00
144-481-011	14490 COLEBROOK DR	1.00	5.00
144-481-012	14478 COLEBROOK DR	1.00	5.00
144-481-013	14466 COLEBROOK DR	1.00	5.00
144-481-014	14454 COLEBROOK DR	1.00	5.00
144-481-015	14442 COLEBROOK DR	1.00	5.00
144-481-016	14418 COLEBROOK DR	1.00	5.00
144-481-017	14406 COLEBROOK DR	1.00	5.00
144-481-018	14409 COLEBROOK DR	1.00	5.00
144-481-019	14421 COLEBROOK DR	1.00	5.00
144-481-020	14433 COLEBROOK DR	1.00	5.00
144-481-021	14445 COLEBROOK DR	1.00	5.00
144-481-022	14457 COLEBROOK DR	1.00	5.00
144-481-023	14469 COLEBROOK DR	1.00	5.00
144-481-024	14504 ROCK CANYON CT	1.00	5.00
144-481-025	14492 ROCK CANYON CT	1.00	5.00
144-481-026	14480 ROCK CANYON CT	1.00	5.00
144-481-027	14468 ROCK CANYON CT	1.00	5.00
144-481-028	14444 ROCK CANYON CT	1.00	5.00
144-481-029	14432 ROCK CANYON CT	1.00	5.00
144-481-030	14420 ROCK CANYON CT	1.00	5.00
144-481-031	14408 ROCK CANYON CT	1.00	5.00
144-482-001	6916 GYPSUM CREEK DR	1.00	5.00
144-482-002	6904 GYPSUM CREEK DR	1.00	5.00
144-482-003	6892 GYPSUM CREEK DR	1.00	5.00
144-482-004	6880 GYPSUM CREEK DR	1.00	5.00
144-482-005	6868 GYPSUM CREEK DR	1.00	5.00
144-482-006	6856 GYPSUM CREEK DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone PP

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-482-007	6873 BOULDER CREEK DR	1.00	5.00
144-482-008	6885 BOULDER CREEK DR	1.00	5.00
144-482-009	6897 BOULDER CREEK DR	1.00	5.00
144-482-010	6909 BOULDER CREEK DR	1.00	5.00
144-482-011	6921 BOULDER CREEK DR	1.00	5.00
144-490-001	6997 GYPSUM CREEK DR	1.00	5.00
144-490-002	6991 GYPSUM CREEK DR	1.00	5.00
144-490-003	6985 GYPSUM CREEK DR	1.00	5.00
144-490-004	6979 GYPSUM CREEK DR	1.00	5.00
144-490-005	6973 GYPSUM CREEK DR	1.00	5.00
144-490-006	6967 GYPSUM CREEK DR	1.00	5.00
144-490-007	6955 GYPSUM CREEK DR	1.00	5.00
144-490-008	6943 GYPSUM CREEK DR	1.00	5.00
144-491-001	14411 ROCK CANYON CT	1.00	5.00
144-491-002	14423 ROCK CANYON CT	1.00	5.00
144-491-003	14435 ROCK CANYON CT	1.00	5.00
144-491-004	14447 ROCK CANYON CT	1.00	5.00
144-491-005	14459 ROCK CANYON CT	1.00	5.00
144-491-006	14471 ROCK CANYON CT	1.00	5.00
144-491-007	14483 ROCK CANYON CT	1.00	5.00
144-491-008	6930 BOULDER CREEK DR	1.00	5.00
144-491-009	6942 BOULDER CREEK DR	1.00	5.00
144-491-010	6954 BOULDER CREEK DR	1.00	5.00
144-491-011	6978 BOULDER CREEK DR	1.00	5.00
144-491-012	6990 BOULDER CREEK DR	1.00	5.00
144-491-013	14494 DALEBROOK DR	1.00	5.00
144-491-014	14482 DALEBROOK DR	1.00	5.00
144-491-015	14470 DALEBROOK DR	1.00	5.00
144-491-016	14458 DALEBROOK DR	1.00	5.00
144-491-017	14446 DALEBROOK DR	1.00	5.00
144-491-018	14434 DALEBROOK DR	1.00	5.00
144-491-019	14422 DALEBROOK DR	1.00	5.00
144-491-020	14410 DALEBROOK DR	1.00	5.00
144-491-021	14401 DALEBROOK DR	1.00	5.00
144-491-022	14413 DALEBROOK DR	1.00	5.00
144-491-023	14425 DALEBROOK DR	1.00	5.00
144-491-024	14437 DALEBROOK DR	1.00	5.00
144-491-025	14449 DALEBROOK DR	1.00	5.00
144-491-026	14461 DALEBROOK DR	1.00	5.00
144-491-027	14473 DALEBROOK DR	1.00	5.00
144-491-028	14485 DALEBROOK DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone PP

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-491-029	14497 DALEBROOK DR	1.00	5.00
144-491-030	14509 DALEBROOK DR	1.00	5.00
144-491-031	14521 DALEBROOK DR	1.00	5.00
144-491-032	14533 DALEBROOK DR	1.00	5.00
144-491-033	14545 DALEBROOK DR	1.00	5.00
144-491-034	14557 DALEBROOK DR	1.00	5.00
144-491-035	14569 DALEBROOK DR	1.00	5.00
144-492-001	6988 GYPSUM CREEK DR	1.00	5.00
144-492-002	6976 GYPSUM CREEK DR	1.00	5.00
144-492-003	6964 GYPSUM CREEK DR	1.00	5.00
144-492-004	6952 GYPSUM CREEK DR	1.00	5.00
144-492-005	6940 GYPSUM CREEK DR	1.00	5.00
144-492-006	6928 GYPSUM CREEK DR	1.00	5.00
144-492-007	6933 BOULDER CREEK DR	1.00	5.00
144-492-008	6945 BOULDER CREEK DR	1.00	5.00
144-492-009	6957 BOULDER CREEK DR	1.00	5.00
144-492-010	6969 BOULDER CREEK DR	1.00	5.00
144-492-011	6981 BOULDER CREEK DR	1.00	5.00
144-492-012	6993 BOULDER CREEK DR	1.00	5.00
183 Accounts			**$915.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Q

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-480-001	12917 CLEMSON DR	1.00	$5.00
152-480-002	12927 CLEMSON DR	1.00	5.00
152-480-003	12937 CLEMSON DR	1.00	5.00
152-480-004	12947 CLEMSON DR	1.00	5.00
152-480-005	12957 CLEMSON DR	1.00	5.00
152-480-006	12967 CLEMSON DR	1.00	5.00
152-480-007	12977 CLEMSON DR	1.00	5.00
152-480-008	12987 CLEMSON DR	1.00	5.00
152-480-009	12997 CLEMSON DR	1.00	5.00
152-480-010	12992 CLEMSON DR	1.00	5.00
152-480-011	12982 CLEMSON DR	1.00	5.00
152-480-012	12972 CLEMSON DR	1.00	5.00
152-480-013	12962 CLEMSON DR	1.00	5.00
152-480-014	12952 CLEMSON DR	1.00	5.00
152-480-015	12951 RAE CT	1.00	5.00
152-480-016	12961 RAE CT	1.00	5.00
152-480-017	12971 RAE CT	1.00	5.00
152-480-018	12981 RAE CT	1.00	5.00
152-480-019	12991 RAE CT	1.00	5.00
152-480-020	12996 RAE CT	1.00	5.00
152-480-021	12986 RAE CT	1.00	5.00
152-480-022	12976 RAE CT	1.00	5.00
152-480-023	12966 RAE CT	1.00	5.00
152-480-024	12956 RAE CT	1.00	5.00
152-481-001	12757 CLEMSON DR	1.00	5.00
152-481-002	12767 CLEMSON DR	1.00	5.00
152-481-003	12777 CLEMSON DR	1.00	5.00
152-481-004	12787 CLEMSON DR	1.00	5.00
152-481-005	12797 CLEMSON DR	1.00	5.00
152-481-006	12807 CLEMSON DR	1.00	5.00
152-481-007	12817 CLEMSON DR	1.00	5.00
152-481-008	12827 CLEMSON DR	1.00	5.00
152-481-009	7470 COCO CT	1.00	5.00
152-481-010	7480 COCO CT	1.00	5.00
152-481-011	7490 COCO CT	1.00	5.00
152-481-012	7495 COCO CT	1.00	5.00
152-481-013	7485 COCO CT	1.00	5.00
152-481-014	7475 COCO CT	1.00	5.00
152-481-015	12857 CLEMSON DR	1.00	5.00
152-481-016	12867 CLEMSON DR	1.00	5.00
152-481-017	12877 CLEMSON DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Q

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-481-018	12887 CLEMSON DR	1.00	5.00
152-481-019	12897 CLEMSON DR	1.00	5.00
152-482-001	12892 CLEMSON DR	1.00	5.00
152-482-002	12882 CLEMSON DR	1.00	5.00
152-482-003	12872 CLEMSON DR	1.00	5.00
152-482-004	12862 CLEMSON DR	1.00	5.00
152-482-005	12852 CLEMSON DR	1.00	5.00
152-482-006	12842 CLEMSON DR	1.00	5.00
152-482-007	12832 CLEMSON DR	1.00	5.00
152-482-008	12822 CLEMSON DR	1.00	5.00
152-482-009	12812 CLEMSON DR	1.00	5.00
152-482-010	12802 CLEMSON DR	1.00	5.00
152-482-011	12782 CLEMSON DR	1.00	5.00
152-482-012	12772 CLEMSON DR	1.00	5.00
152-482-013	12762 CLEMSON DR	1.00	5.00
152-482-014	12752 CLEMSON DR	1.00	5.00
152-482-015	7378 MAGGIE LN	1.00	5.00
152-482-016	7388 MAGGIE LN	1.00	5.00
152-482-017	7398 MAGGIE LN	1.00	5.00
152-482-018	7408 MAGGIE LN	1.00	5.00
152-482-019	7418 MAGGIE LN	1.00	5.00
152-482-020	7428 MAGGIE LN	1.00	5.00
152-482-021	7438 MAGGIE LN	1.00	5.00
152-482-022	7448 MAGGIE LN	1.00	5.00
152-482-023	7458 MAGGIE LN	1.00	5.00
152-482-024	7468 MAGGIE LN	1.00	5.00
152-482-025	7478 MAGGIE LN	1.00	5.00
152-483-001	7426 MAYFIELD ST	1.00	5.00
152-483-002	7416 MAYFIELD ST	1.00	5.00
152-483-003	7406 MAYFIELD ST	1.00	5.00
152-483-004	7411 MAYFIELD ST	1.00	5.00
152-483-005	7421 MAYFIELD ST	1.00	5.00
152-483-006	7431 MAYFIELD ST	1.00	5.00
152-483-007	7441 MAYFIELD ST	1.00	5.00
152-483-008	7451 MAYFIELD ST	1.00	5.00
152-483-009	7461 MAYFIELD ST	1.00	5.00
152-483-010	7471 MAYFIELD ST	1.00	5.00
152-483-011	7494 WAKE FOREST DR	1.00	5.00
152-483-012	7484 WAKE FOREST DR	1.00	5.00
152-483-013	7474 WAKE FOREST DR	1.00	5.00
152-483-014	7464 WAKE FOREST DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Q

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-483-015	7454 WAKE FOREST DR	1.00	5.00
152-483-016	7444 WAKE FOREST DR	1.00	5.00
152-483-017	7434 WAKE FOREST DR	1.00	5.00
152-483-018	7424 WAKE FOREST DR	1.00	5.00
152-483-019	7404 WAKE FOREST DR	1.00	5.00
152-483-020	7384 WAKE FOREST DR	1.00	5.00
152-483-021	7374 WAKE FOREST DR	1.00	5.00
152-483-022	7364 WAKE FOREST DR	1.00	5.00
152-483-023	7354 WAKE FOREST DR	1.00	5.00
152-483-024	7344 WAKE FOREST DR	1.00	5.00
152-483-025	7393 MAGGIE LN	1.00	5.00
152-483-026	7403 MAGGIE LN	1.00	5.00
152-483-027	7413 MAGGIE LN	1.00	5.00
152-483-028	7423 MAGGIE LN	1.00	5.00
152-490-001	7395 PATTI ANN CT	1.00	5.00
152-490-002	7385 PATTI ANN CT	1.00	5.00
152-490-003	7375 PATTI ANN CT	1.00	5.00
152-490-004	7365 PATTI ANN CT	1.00	5.00
152-490-005	7360 PATTI ANN CT	1.00	5.00
152-490-006	7370 PATTI ANN CT	1.00	5.00
152-490-007	7380 PATTI ANN CT	1.00	5.00
152-490-008	7390 PATTI ANN CT	1.00	5.00
152-490-009	7429 WAKE FOREST DR	1.00	5.00
152-490-010	7419 WAKE FOREST DR	1.00	5.00
152-490-011	7409 WAKE FOREST DR	1.00	5.00
152-490-012	7399 WAKE FOREST DR	1.00	5.00
152-490-013	7389 WAKE FOREST DR	1.00	5.00
152-490-014	7379 WAKE FOREST DR	1.00	5.00
152-490-015	7369 WAKE FOREST DR	1.00	5.00
152-490-016	7359 WAKE FOREST DR	1.00	5.00
152-490-017	7349 WAKE FOREST DR	1.00	5.00
152-490-018	7339 WAKE FOREST DR	1.00	5.00
152-491-001	12844 BURBANK RD	1.00	5.00
152-491-002	12834 BURBANK RD	1.00	5.00
152-491-003	12824 BURBANK RD	1.00	5.00
152-491-004	12814 BURBANK RD	1.00	5.00
152-491-005	12804 BURBANK RD	1.00	5.00
119 Accounts			**$595.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone QQ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-670-001	8717 KENDRA LN	1.00	$5.00
130-670-002	8703 KENDRA LN	1.00	5.00
130-670-003	8689 KENDRA LN	1.00	5.00
130-670-004	8675 KENDRA LN	1.00	5.00
130-670-005	8661 KENDRA LN	1.00	5.00
130-670-006	8647 KENDRA LN	1.00	5.00
130-670-007	8633 KENDRA LN	1.00	5.00
130-671-001	8628 KENDRA LN	1.00	5.00
130-671-003	8656 KENDRA LN	1.00	5.00
130-671-004	8670 KENDRA LN	1.00	5.00
130-671-005	8684 KENDRA LN	1.00	5.00
130-671-006	8698 KENDRA LN	1.00	5.00
130-671-007	8712 KENDRA LN	1.00	5.00
130-671-008	8726 KENDRA LN	1.00	5.00
130-671-009	8740 KENDRA LN	1.00	5.00
130-671-011	8754 KENDRA LN	1.00	5.00
130-671-013	8642 KENDRA LN	1.00	5.00
130-680-001	8619 KENDRA LN	1.00	5.00
130-680-002	8605 KENDRA LN	1.00	5.00
130-680-003	8591 KENDRA LN	1.00	5.00
130-680-004	8577 KENDRA LN	1.00	5.00
130-680-005	8563 KENDRA LN	1.00	5.00
130-680-006	8549 KENDRA LN	1.00	5.00
130-680-007	8535 KENDRA LN	1.00	5.00
130-680-008	8521 KENDRA LN	1.00	5.00
130-680-009	8507 KENDRA LN	1.00	5.00
130-681-001	8502 KENDRA LN	1.00	5.00
130-681-002	8516 KENDRA LN	1.00	5.00
130-681-003	8530 KENDRA LN	1.00	5.00
130-681-004	8544 KENDRA LN	1.00	5.00
130-681-005	8558 KENDRA LN	1.00	5.00
130-681-006	8572 KENDRA LN	1.00	5.00
130-681-007	8586 KENDRA LN	1.00	5.00
130-681-009	8614 KENDRA LN	1.00	5.00
130-681-010	8600 KENDRA LN	1.00	5.00
35 Accounts			**$175.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone R

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-700-001	12782 LIMONITE AVE	1.00	$5.00
164-700-002	12734 LIMONITE AVE	1.00	5.00
164-700-003	12710 LIMONITE AVE	1.00	5.00
164-700-004	12672 LIMONITE AVE	1.00	5.00
164-700-005	12732 LIMONITE AVE	1.00	5.00
164-700-006	12660 LIMONITE AVE	1.00	5.00
164-700-007	12648 LIMONITE AVE	1.00	5.00
164-700-008	12612 LIMONITE AVE	1.00	5.00
164-700-009	12614 LIMONITE AVE	1.00	5.00
164-700-010	12636 LIMONITE AVE	1.00	5.00
164-700-011	LIMONITE AVE	1.00	5.00
11 Accounts			**$55.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-620-001	8514 LOURENCO LN	1.00	$5.00
130-620-002	8502 LOURENCO LN	1.00	5.00
130-620-003	8490 LOURENCO LN	1.00	5.00
130-620-004	8478 LOURENCO LN	1.00	5.00
130-620-005	8466 LOURENCO LN	1.00	5.00
130-620-006	8454 LOURENCO LN	1.00	5.00
130-620-007	8442 LOURENCO LN	1.00	5.00
130-620-008	8430 LOURENCO LN	1.00	5.00
130-620-009	8418 LOURENCO LN	1.00	5.00
130-620-010	8406 LOURENCO LN	1.00	5.00
130-620-011	8403 LOURENCO LN	1.00	5.00
130-620-012	8415 LOURENCO LN	1.00	5.00
130-620-013	8427 LOURENCO LN	1.00	5.00
130-620-014	8439 LOURENCO LN	1.00	5.00
130-620-015	14254 WISMAN DR	1.00	5.00
130-620-016	14266 WISMAN DR	1.00	5.00
130-620-017	14278 WISMAN DR	1.00	5.00
130-620-018	8422 FISKE DR	1.00	5.00
130-620-019	8410 FISKE DR	1.00	5.00
130-621-001	8419 FISKE DR	1.00	5.00
130-621-002	8431 FISKE DR	1.00	5.00
130-621-003	14302 WISMAN DR	1.00	5.00
130-621-004	14314 WISMAN DR	1.00	5.00
130-621-005	14326 WISMAN DR	1.00	5.00
130-621-006	14338 WISMAN DR	1.00	5.00
130-621-007	14335 WISMAN DR	1.00	5.00
130-621-008	14323 WISMAN DR	1.00	5.00
130-621-009	14311 WISMAN DR	1.00	5.00
130-621-010	14299 WISMAN DR	1.00	5.00
130-621-011	14287 WISMAN DR	1.00	5.00
130-621-012	14275 WISMAN DR	1.00	5.00
130-621-013	14263 WISMAN DR	1.00	5.00
130-621-014	14251 WISMAN DR	1.00	5.00
130-621-015	14298 CORBIN DR	1.00	5.00
130-621-016	14310 CORBIN DR	1.00	5.00
130-621-017	14322 CORBIN DR	1.00	5.00
130-621-018	14334 CORBIN DR	1.00	5.00
130-621-019	14346 CORBIN DR	1.00	5.00
130-621-020	14358 CORBIN DR	1.00	5.00
130-621-021	14355 CORBIN DR	1.00	5.00
130-621-022	14343 CORBIN DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-621-023	14331 CORBIN DR	1.00	5.00
130-621-024	14307 CORBIN DR	1.00	5.00
130-621-025	14285 CORBIN DR	1.00	5.00
130-621-026	14324 SALINE DR	1.00	5.00
130-621-027	14336 SALINE DR	1.00	5.00
130-621-028	14348 SALINE DR	1.00	5.00
130-621-029	14360 SALINE DR	1.00	5.00
130-622-001	8536 VIENNA DR	1.00	5.00
130-622-002	14393 SALINE DR	1.00	5.00
130-622-003	14381 SALINE DR	1.00	5.00
130-622-004	14369 SALINE DR	1.00	5.00
130-622-005	14345 SALINE DR	1.00	5.00
130-622-006	14333 SALINE DR	1.00	5.00
130-622-007	8607 LOURENCO LN	1.00	5.00
130-622-008	8610 LOURENCO LN	1.00	5.00
130-622-009	8598 LOURENCO LN	1.00	5.00
130-622-010	8586 LOURENCO LN	1.00	5.00
130-622-011	8574 LOURENCO LN	1.00	5.00
130-622-012	8562 LOURENCO LN	1.00	5.00
130-622-013	8550 LOURENCO LN	1.00	5.00
130-622-014	8538 LOURENCO LN	1.00	5.00
130-630-001	14350 WISMAN DR	1.00	5.00
130-630-002	14362 WISMAN DR	1.00	5.00
130-630-003	14359 WISMAN DR	1.00	5.00
130-630-004	14347 WISMAN DR	1.00	5.00
130-630-005	14370 CORBIN DR	1.00	5.00
130-630-006	14382 CORBIN DR	1.00	5.00
130-630-007	14367 CORBIN DR	1.00	5.00
130-630-008	14372 SALINE DR	1.00	5.00
130-630-009	8512 VIENNA DR	1.00	5.00
130-630-010	8500 VIENNA DR	1.00	5.00
130-630-011	8488 VIENNA DR	1.00	5.00
130-630-012	8476 VIENNA DR	1.00	5.00
130-630-013	8452 VIENNA DR	1.00	5.00
130-630-014	8440 VIENNA DR	1.00	5.00
130-630-015	8428 VIENNA DR	1.00	5.00
130-630-016	8416 VIENNA DR	1.00	5.00
130-630-017	8404 VIENNA DR	1.00	5.00
130-630-018	8401 VIENNA DR	1.00	5.00
130-630-019	8413 VIENNA DR	1.00	5.00
130-630-020	8425 VIENNA DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-630-021	8437 VIENNA DR	1.00	5.00
130-630-022	8449 VIENNA DR	1.00	5.00
130-630-023	8461 VIENNA DR	1.00	5.00
130-630-024	8473 VIENNA DR	1.00	5.00
130-630-025	8497 VIENNA DR	1.00	5.00
130-630-026	8509 VIENNA DR	1.00	5.00
130-630-027	14456 SALINE DR	1.00	5.00
130-630-028	14468 SALINE DR	1.00	5.00
130-630-029	14467 ITHICA DR	1.00	5.00
130-630-030	14455 ITHICA DR	1.00	5.00
130-630-031	14443 ITHICA DR	1.00	5.00
130-630-032	14431 ITHICA DR	1.00	5.00
130-630-033	14419 ITHICA DR	1.00	5.00
130-630-034	14407 ITHICA DR	1.00	5.00
130-630-035	14395 ITHICA DR	1.00	5.00
130-630-036	14383 ITHICA DR	1.00	5.00
130-630-037	14371 ITHICA DR	1.00	5.00
130-631-001	14503 ITHICA DR	1.00	5.00
130-631-002	14491 ITHICA DR	1.00	5.00
130-631-003	14479 ITHICA DR	1.00	5.00
130-631-004	14477 SALINE DR	1.00	5.00
130-631-005	14465 SALINE DR	1.00	5.00
130-631-006	14453 SALINE DR	1.00	5.00
130-631-007	14441 SALINE DR	1.00	5.00
130-631-008	14429 SALINE DR	1.00	5.00
130-631-009	14406 EVERT DR	1.00	5.00
130-631-010	14418 EVERT DR	1.00	5.00
130-631-011	14430 EVERT DR	1.00	5.00
130-631-012	14442 EVERT DR	1.00	5.00
130-631-013	14454 EVERT DR	1.00	5.00
130-631-014	14466 EVERT DR	1.00	5.00
130-631-015	14478 EVERT DR	1.00	5.00
130-640-001	14374 ITHICA DR	1.00	5.00
130-640-002	14386 ITHICA DR	1.00	5.00
130-640-003	14398 ITHICA DR	1.00	5.00
130-640-004	14410 ITHICA DR	1.00	5.00
130-640-005	14422 ITHICA DR	1.00	5.00
130-640-006	14434 ITHICA DR	1.00	5.00
130-640-007	14446 ITHICA DR	1.00	5.00
130-640-008	14458 ITHICA DR	1.00	5.00
130-640-009	14482 ITHICA DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-640-010	14494 ITHICA DR	1.00	5.00
130-640-011	14506 ITHICA DR	1.00	5.00
130-640-012	14518 ITHICA DR	1.00	5.00
130-640-013	14530 ITHICA DR	1.00	5.00
130-640-014	14542 ITHICA DR	1.00	5.00
130-640-015	14554 ITHICA DR	1.00	5.00
130-640-016	14566 ITHICA DR	1.00	5.00
130-640-017	14549 BECKER DR	1.00	5.00
130-640-018	14537 BECKER DR	1.00	5.00
130-640-019	14525 BECKER DR	1.00	5.00
130-640-020	14513 BECKER DR	1.00	5.00
130-640-021	14501 BECKER DR	1.00	5.00
130-640-022	14489 BECKER DR	1.00	5.00
130-640-023	8480 FOWLER LN	1.00	5.00
130-640-024	8468 FOWLER LN	1.00	5.00
130-640-025	8456 FOWLER LN	1.00	5.00
130-640-026	8444 FOWLER LN	1.00	5.00
130-640-027	8432 FOWLER LN	1.00	5.00
130-640-028	8420 FOWLER LN	1.00	5.00
130-640-029	8408 FOWLER LN	1.00	5.00
130-640-030	14502 FABIOLA LN	1.00	5.00
130-640-031	14514 FABIOLA LN	1.00	5.00
130-640-032	14526 FABIOLA LN	1.00	5.00
130-640-033	14538 FABIOLA LN	1.00	5.00
130-640-034	14550 FABIOLA LN	1.00	5.00
130-640-035	14562 FABIOLA LN	1.00	5.00
130-640-036	14574 FABIOLA LN	1.00	5.00
130-640-037	14586 FABIOLA LN	1.00	5.00
130-640-038	14598 FABIOLA LN	1.00	5.00
130-641-001	14622 FABIOLA LN	1.00	5.00
130-641-002	14634 FABIOLA LN	1.00	5.00
130-641-003	14646 FABIOLA LN	1.00	5.00
130-641-004	14658 FABIOLA LN	1.00	5.00
130-641-005	14670 FABIOLA LN	1.00	5.00
130-641-006	14682 FABIOLA LN	1.00	5.00
130-641-007	14694 FABIOLA LN	1.00	5.00
130-641-008	14691 FABIOLA LN	1.00	5.00
130-641-009	14679 FABIOLA LN	1.00	5.00
130-641-010	14667 FABIOLA LN	1.00	5.00
130-641-011	14655 FABIOLA LN	1.00	5.00
130-641-012	14643 FABIOLA LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-641-013	14631 FABIOLA LN	1.00	5.00
130-641-014	14619 FABIOLA LN	1.00	5.00
130-641-015	14624 BECKER DR	1.00	5.00
130-641-016	14636 BECKER DR	1.00	5.00
130-641-017	14648 BECKER DR	1.00	5.00
130-641-018	14660 BECKER DR	1.00	5.00
130-641-019	14672 BECKER DR	1.00	5.00
130-641-020	14684 BECKER DR	1.00	5.00
130-641-021	14696 BECKER DR	1.00	5.00
130-641-022	14693 BECKER DR	1.00	5.00
130-641-023	14681 BECKER DR	1.00	5.00
130-641-024	14669 BECKER DR	1.00	5.00
130-641-025	14657 BECKER DR	1.00	5.00
130-641-026	14645 BECKER DR	1.00	5.00
130-641-027	14633 BECKER DR	1.00	5.00
130-641-028	14621 BECKER DR	1.00	5.00
130-641-029	14609 BECKER DR	1.00	5.00
130-641-030	14597 BECKER DR	1.00	5.00
130-641-031	14585 BECKER DR	1.00	5.00
130-641-032	14573 BECKER DR	1.00	5.00
130-641-033	14590 ITHICA DR	1.00	5.00
130-641-034	14602 ITHICA DR	1.00	5.00
130-641-035	14614 ITHICA DR	1.00	5.00
130-641-036	14626 ITHICA DR	1.00	5.00
130-641-037	14638 ITHICA DR	1.00	5.00
130-641-038	14650 ITHICA DR	1.00	5.00
130-641-039	14662 ITHICA DR	1.00	5.00
130-641-040	14674 ITHICA DR	1.00	5.00
130-641-041	14686 ITHICA DR	1.00	5.00
130-641-042	14698 ITHICA DR	1.00	5.00
130-642-001	8434 GLAZIER LN	1.00	5.00
130-642-002	14583 FABIOLA LN	1.00	5.00
130-642-003	14571 FABIOLA LN	1.00	5.00
130-642-004	14559 FABIOLA LN	1.00	5.00
130-642-005	14547 FABIOLA LN	1.00	5.00
130-642-006	14535 FABIOLA LN	1.00	5.00
130-642-007	14523 FABIOLA LN	1.00	5.00
130-642-008	8429 FOWLER LN	1.00	5.00
130-642-009	8441 FOWLER LN	1.00	5.00
130-642-010	8465 FOWLER LN	1.00	5.00
130-642-011	14516 BECKER DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-642-012	14528 BECKER DR	1.00	5.00
130-642-013	14540 BECKER DR	1.00	5.00
130-642-014	14552 BECKER DR	1.00	5.00
130-642-015	14564 BECKER DR	1.00	5.00
130-642-016	14576 BECKER DR	1.00	5.00
130-642-017	8458 GLAZIER LN	1.00	5.00
130-642-018	8446 GLAZIER LN	1.00	5.00
130-650-001	8527 SHINKLE DR	1.00	5.00
130-650-002	8539 SHINKLE DR	1.00	5.00
130-650-003	8551 SHINKLE DR	1.00	5.00
130-650-004	8563 SHINKLE DR	1.00	5.00
130-650-005	8575 SHINKLE DR	1.00	5.00
130-650-006	8589 SHINKLE DR	1.00	5.00
130-650-007	14673 SAN REMO DR	1.00	5.00
130-650-008	14661 SAN REMO DR	1.00	5.00
130-650-009	14649 SAN REMO DR	1.00	5.00
130-650-010	14637 SAN REMO DR	1.00	5.00
130-650-011	14625 SAN REMO DR	1.00	5.00
130-650-012	14613 SAN REMO DR	1.00	5.00
130-650-013	14601 SAN REMO DR	1.00	5.00
130-650-014	14589 SAN REMO DR	1.00	5.00
130-651-001	14565 SAN REMO DR	1.00	5.00
130-651-002	14553 SAN REMO DR	1.00	5.00
130-651-003	14541 SAN REMO DR	1.00	5.00
130-651-004	14529 SAN REMO DR	1.00	5.00
130-651-005	14517 SAN REMO DR	1.00	5.00
130-651-006	14505 SAN REMO DR	1.00	5.00
130-651-007	14493 SAN REMO DR	1.00	5.00
130-651-008	14481 SAN REMO DR	1.00	5.00
130-651-011		1.00	5.00
130-652-001	8633 CEDANO LN	1.00	5.00
130-652-002	8621 CEDANO LN	1.00	5.00
130-652-003	8609 CEDANO LN	1.00	5.00
130-652-004	8597 CEDANO LN	1.00	5.00
130-652-005	8585 CEDANO LN	1.00	5.00
130-652-006	8573 CEDANO LN	1.00	5.00
130-652-007	8561 CEDANO LN	1.00	5.00
130-652-008	8549 CEDANO LN	1.00	5.00
130-652-009	8537 CEDANO LN	1.00	5.00
130-652-010	8525 CEDANO LN	1.00	5.00
130-660-001	14475 EVERT DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-660-002	14463 EVERT DR	1.00	5.00
130-660-003	14451 EVERT DR	1.00	5.00
130-660-004	14439 EVERT DR	1.00	5.00
130-660-005	14427 EVERT DR	1.00	5.00
130-660-006	14415 EVERT DR	1.00	5.00
130-660-007	8581 VIENNA DR	1.00	5.00
130-660-008	8593 VIENNA DR	1.00	5.00
130-660-009	8605 VIENNA DR	1.00	5.00
130-660-010	8617 VIENNA DR	1.00	5.00
130-660-011	8629 VIENNA DR	1.00	5.00
130-660-012	8641 VIENNA DR	1.00	5.00
130-660-013	8653 VIENNA DR	1.00	5.00
130-660-014	8665 VIENNA DR	1.00	5.00
130-660-015	8677 VIENNA DR	1.00	5.00
130-660-016	14464 SEAVER CT	1.00	5.00
130-660-017	14452 SEAVER CT	1.00	5.00
130-660-018	14440 SEAVER CT	1.00	5.00
130-660-019	14437 SEAVER CT	1.00	5.00
130-660-020	14449 SEAVER CT	1.00	5.00
130-660-021	14461 SEAVER CT	1.00	5.00
130-660-022	8636 CEDANO LN	1.00	5.00
130-660-023	8648 CEDANO LN	1.00	5.00
130-661-004	14457 SAN REMO DR	1.00	5.00
130-661-005	14445 SAN REMO DR	1.00	5.00
130-661-006	14433 SAN REMO DR	1.00	5.00
130-661-007	14421 SAN REMO DR	1.00	5.00
130-661-008	14409 SAN REMO DR	1.00	5.00
130-661-009	8692 VIENNA DR	1.00	5.00
130-661-010	8680 VIENNA DR	1.00	5.00
130-661-011	8668 VIENNA DR	1.00	5.00
130-661-012	8656 VIENNA DR	1.00	5.00
130-661-013	8644 VIENNA DR	1.00	5.00
130-661-014	8632 VIENNA DR	1.00	5.00
130-661-015	8620 VIENNA DR	1.00	5.00
130-661-016	8608 VIENNA DR	1.00	5.00
130-661-017	14353 SIMAS CT	1.00	5.00
130-661-018	14341 SIMAS CT	1.00	5.00
130-661-019	14332 SIMAS CT	1.00	5.00
130-661-020	14344 SIMAS CT	1.00	5.00
130-661-021	14356 SIMAS CT	1.00	5.00
130-661-022	8572 VIENNA DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone RR

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-661-023	8560 VIENNA DR	1.00	5.00
130-661-024	8548 VIENNA DR	1.00	5.00
130-661-025	8619 LOURENCO LN	1.00	5.00
130-661-026	8634 LOURENCO LN	1.00	5.00
130-661-027	8622 LOURENCO LN	1.00	5.00
292 Accounts			**$1,460.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone S
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-490-019	7283 BAY BRIDGE RD	1.00	$5.00
152-490-020	7293 BAY BRIDGE RD	1.00	5.00
152-490-021	7303 BAY BRIDGE RD	1.00	5.00
152-490-022	7313 BAY BRIDGE RD	1.00	5.00
152-490-023	7323 BAY BRIDGE RD	1.00	5.00
152-490-024	7333 BAY BRIDGE RD	1.00	5.00
152-490-025	7428 MORNING HILLS DR	1.00	5.00
152-490-026	7424 MORNING HILLS DR	1.00	5.00
152-490-027	7420 MORNING HILLS DR	1.00	5.00
152-490-028	7416 MORNING HILLS DR	1.00	5.00
152-490-029	7412 MORNING HILLS DR	1.00	5.00
152-490-030	7408 MORNING HILLS DR	1.00	5.00
152-490-031	7404 MORNING HILLS DR	1.00	5.00
152-490-032	7400 MORNING HILLS DR	1.00	5.00
152-490-033	7396 MORNING HILLS DR	1.00	5.00
152-490-034	7392 MORNING HILLS DR	1.00	5.00
152-490-035	7388 MORNING HILLS DR	1.00	5.00
152-491-006	7384 MORNING HILLS DR	1.00	5.00
152-491-007	7380 MORNING HILLS DR	1.00	5.00
152-491-008	7376 MORNING HILLS DR	1.00	5.00
152-491-009	7372 MORNING HILLS DR	1.00	5.00
152-491-010	7368 MORNING HILLS DR	1.00	5.00
152-492-001	7318 HOLLYHEATH CT	1.00	5.00
152-492-002	7308 HOLLYHEATH CT	1.00	5.00
152-492-003	7298 HOLLYHEATH CT	1.00	5.00
152-492-004	7288 HOLLYHEATH CT	1.00	5.00
152-492-005	7281 HOLLYHEATH CT	1.00	5.00
152-492-006	7291 HOLLYHEATH CT	1.00	5.00
152-492-007	7301 HOLLYHEATH CT	1.00	5.00
152-492-008	7311 HOLLYHEATH CT	1.00	5.00
152-492-009	7321 HOLLYHEATH CT	1.00	5.00
152-492-010	12955 GINGERWOOD CT	1.00	5.00
152-492-011	12905 GINGERWOOD CT	1.00	5.00
152-492-012	12895 GINGERWOOD CT	1.00	5.00
152-492-013	12885 GINGERWOOD CT	1.00	5.00
152-492-014	12872 GINGERWOOD CT	1.00	5.00
152-492-015	12882 GINGERWOOD CT	1.00	5.00
152-492-016	12892 GINGERWOOD CT	1.00	5.00
152-492-017	12902 GINGERWOOD CT	1.00	5.00
152-492-018	12912 GINGERWOOD CT	1.00	5.00
152-492-019	12922 GINGERWOOD CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone S

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-492-020	12932 GINGERWOOD CT	1.00	5.00
152-492-021	12942 GINGERWOOD CT	1.00	5.00
152-492-022	12952 GINGERWOOD CT	1.00	5.00
152-492-023	7326 CANTERWOOD CT	1.00	5.00
152-492-024	7316 CANTERWOOD CT	1.00	5.00
152-492-025	7306 CANTERWOOD CT	1.00	5.00
152-492-026	7296 CANTERWOOD CT	1.00	5.00
152-492-027	7286 CANTERWOOD CT	1.00	5.00
152-492-028	7289 CANTERWOOD CT	1.00	5.00
152-492-029	7299 CANTERWOOD CT	1.00	5.00
152-492-030	7309 CANTERWOOD CT	1.00	5.00
152-492-031	7319 CANTERWOOD CT	1.00	5.00
152-492-032	7329 CANTERWOOD CT	1.00	5.00
152-492-033	7320 BAY BRIDGE RD	1.00	5.00
152-492-034	7310 BAY BRIDGE RD	1.00	5.00
152-492-035	7300 BAY BRIDGE RD	1.00	5.00
152-492-036	7290 BAY BRIDGE RD	1.00	5.00
152-492-037	7280 BAY BRIDGE RD	1.00	5.00
59 Accounts			**$295.00**

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone SS

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-530-001	13804 HUNTERVALE DR	1.00	$5.00
144-530-002	13814 HUNTERVALE DR	1.00	5.00
144-530-003	13824 HUNTERVALE DR	1.00	5.00
144-530-004	13834 HUNTERVALE DR	1.00	5.00
144-531-001	13854 HUNTERVALE DR	1.00	5.00
144-531-002	13864 HUNTERVALE DR	1.00	5.00
144-531-003	13874 HUNTERVALE DR	1.00	5.00
144-531-004	13884 HUNTERVALE DR	1.00	5.00
144-531-005	13894 HUNTERVALE DR	1.00	5.00
144-531-006	13904 HUNTERVALE DR	1.00	5.00
144-531-007	13914 HUNTERVALE DR	1.00	5.00
144-532-001	13927 AVENLY GLEN WAY	1.00	5.00
144-532-002	13917 AVENLY GLEN WAY	1.00	5.00
144-532-003	13907 AVENLY GLEN WAY	1.00	5.00
144-532-004	6796 ANNEBURY DR	1.00	5.00
144-532-005	6786 ANNEBURY DR	1.00	5.00
144-532-006	6776 ANNEBURY DR	1.00	5.00
144-532-007	6766 ANNEBURY DR	1.00	5.00
144-532-008	6756 ANNEBURY DR	1.00	5.00
144-532-009	6746 ANNEBURY DR	1.00	5.00
144-532-010	6736 ANNEBURY DR	1.00	5.00
144-532-011	6726 ANNEBURY DR	1.00	5.00
144-532-012	6716 ANNEBURY DR	1.00	5.00
144-532-013	13891 HUNTERVALE DR	1.00	5.00
144-532-014	13881 HUNTERVALE DR	1.00	5.00
144-532-015	13871 HUNTERVALE DR	1.00	5.00
144-532-016	13861 HUNTERVALE DR	1.00	5.00
144-532-017	13851 HUNTERVALE DR	1.00	5.00
144-532-018	13841 HUNTERVALE DR	1.00	5.00
144-532-019	13831 HUNTERVALE DR	1.00	5.00
144-532-020	13821 HUNTERVALE DR	1.00	5.00
144-532-021	13811 HUNTERVALE DR	1.00	5.00
144-532-022	13801 HUNTERVALE DR	1.00	5.00
144-533-001	6699 ANNEBURY DR	1.00	5.00
144-533-002	6709 ANNEBURY DR	1.00	5.00
144-533-003	6719 ANNEBURY DR	1.00	5.00
144-533-004	6729 ANNEBURY DR	1.00	5.00
144-533-005	6739 ANNEBURY DR	1.00	5.00
144-533-006	6749 ANNEBURY DR	1.00	5.00
144-533-007	6759 ANNEBURY DR	1.00	5.00
144-533-008	6769 ANNEBURY DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone SS

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-533-009	6779 ANNEBURY DR	1.00	5.00
144-540-001	13924 HUNTERVALE DR	1.00	5.00
144-540-002	13934 HUNTERVALE DR	1.00	5.00
144-540-003	13944 HUNTERVALE DR	1.00	5.00
144-540-004	13954 HUNTERVALE DR	1.00	5.00
144-540-005	13964 HUNTERVALE DR	1.00	5.00
144-540-006	6656 SPRINGVALE CT	1.00	5.00
144-540-007	6646 SPRINGVALE CT	1.00	5.00
144-540-008	6649 SPRINGVALE CT	1.00	5.00
144-540-009	6659 SPRINGVALE CT	1.00	5.00
144-540-010	13974 HUNTERVALE DR	1.00	5.00
144-540-011	13984 HUNTERVALE DR	1.00	5.00
144-540-012	13994 HUNTERVALE DR	1.00	5.00
144-540-013	14004 HUNTERVALE DR	1.00	5.00
144-540-014	14014 HUNTERVALE DR	1.00	5.00
144-540-015	14024 HUNTERVALE DR	1.00	5.00
144-540-016	14034 HUNTERVALE DR	1.00	5.00
144-540-017	14044 HUNTERVALE DR	1.00	5.00
144-540-018	14054 HUNTERVALE DR	1.00	5.00
144-540-019	14064 HUNTERVALE DR	1.00	5.00
144-540-020	14078 HUNTERVALE DR	1.00	5.00
144-540-021	6798 HEATHGROVE DR	1.00	5.00
144-540-022	6788 HEATHGROVE DR	1.00	5.00
144-540-023	6778 HEATHGROVE DR	1.00	5.00
144-540-024	6768 HEATHGROVE DR	1.00	5.00
144-540-025	6758 HEATHGROVE DR	1.00	5.00
144-540-026	6748 HEATHGROVE DR	1.00	5.00
144-540-027	6738 HEATHGROVE DR	1.00	5.00
144-540-028	6728 HEATHGROVE DR	1.00	5.00
144-540-029	6718 HEATHGROVE DR	1.00	5.00
144-540-030	14059 WOODSHIRE GLEN CT	1.00	5.00
144-540-031	14049 WOODSHIRE GLEN CT	1.00	5.00
144-540-032	14039 WOODSHIRE GLEN CT	1.00	5.00
144-540-033	14026 WOODSHIRE GLEN CT	1.00	5.00
144-540-034	14036 WOODSHIRE GLEN CT	1.00	5.00
144-540-035	14046 WOODSHIRE GLEN CT	1.00	5.00
144-540-036	14056 WOODSHIRE GLEN CT	1.00	5.00
144-541-001	13987 AVENLY GLEN WAY	1.00	5.00
144-541-002	13977 AVENLY GLEN WAY	1.00	5.00
144-541-003	13967 AVENLY GLEN WAY	1.00	5.00
144-541-004	13957 AVENLY GLEN WAY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone SS

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-541-005	13947 AVENLY GLEN WAY	1.00	5.00
144-541-006	13937 AVENLY GLEN WAY	1.00	5.00
144-542-001	6774 BLUEFIELD CT	1.00	5.00
144-542-002	6764 BLUEFIELD CT	1.00	5.00
144-542-003	6754 BLUEFIELD CT	1.00	5.00
144-542-004	6750 BLUEFIELD CT	1.00	5.00
144-542-005	6734 BLUEFIELD CT	1.00	5.00
144-542-006	6724 BLUEFIELD CT	1.00	5.00
144-542-007	6727 BLUEFIELD CT	1.00	5.00
144-542-008	6737 BLUEFIELD CT	1.00	5.00
144-542-009	6747 BLUEFIELD CT	1.00	5.00
144-542-010	6757 BLUEFIELD CT	1.00	5.00
144-542-011	6767 BLUEFIELD CT	1.00	5.00
144-542-012	6777 BLUEFIELD CT	1.00	5.00
144-542-013	14051 HUNTERVALE DR	1.00	5.00
144-542-014	14041 HUNTERVALE DR	1.00	5.00
144-542-015	14031 HUNTERVALE DR	1.00	5.00
144-542-016	14021 HUNTERVALE DR	1.00	5.00
144-542-017	14001 HUNTERVALE DR	1.00	5.00
144-542-018	13991 HUNTERVALE DR	1.00	5.00
144-542-019	13981 HUNTERVALE DR	1.00	5.00
144-542-020	13971 HUNTERVALE DR	1.00	5.00
144-542-021	13951 HUNTERVALE DR	1.00	5.00
144-542-022	13931 HUNTERVALE DR	1.00	5.00
144-542-023	13921 HUNTERVALE DR	1.00	5.00
144-550-001	6698 HEATHGROVE DR	1.00	5.00
144-550-002	6688 HEATHGROVE DR	1.00	5.00
144-550-003	6678 HEATHGROVE DR	1.00	5.00
144-550-004	6658 HEATHGROVE DR	1.00	5.00
144-550-005	6648 HEATHGROVE DR	1.00	5.00
144-550-006	6638 HEATHGROVE DR	1.00	5.00
144-551-001	6618 HEATHGROVE DR	1.00	5.00
144-551-002	6608 HEATHGROVE DR	1.00	5.00
144-551-003	6677 HAVENHURST ST	1.00	5.00
144-551-004	6687 HAVENHURST ST	1.00	5.00
144-551-005	6697 HAVENHURST ST	1.00	5.00
144-551-006	6707 HAVENHURST ST	1.00	5.00
144-551-007	6717 HAVENHURST ST	1.00	5.00
144-551-008	6727 HAVENHURST ST	1.00	5.00
144-551-009	6737 HAVENHURST ST	1.00	5.00
144-551-010	6747 HAVENHURST ST	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone SS

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-551-011	6757 HAVENHURST ST	1.00	5.00
144-551-012	6767 HAVENHURST ST	1.00	5.00
144-551-013	6777 HAVENHURST ST	1.00	5.00
144-551-014	6787 HAVENHURST ST	1.00	5.00
144-551-015	14189 EMMERGLEN WAY	1.00	5.00
144-551-016	14179 EMMERGLEN WAY	1.00	5.00
144-551-017	14169 EMMERGLEN WAY	1.00	5.00
144-551-018	14159 EMMERGLEN WAY	1.00	5.00
144-552-001	14139 EMMERGLEN WAY	1.00	5.00
144-552-002	14129 EMMERGLEN WAY	1.00	5.00
144-552-003	14119 EMMERGLEN WAY	1.00	5.00
144-552-004	14109 EMMERGLEN WAY	1.00	5.00
144-552-005	14099 EMMERGLEN WAY	1.00	5.00
144-552-006	14089 EMMERGLEN WAY	1.00	5.00
144-552-007	14079 EMMERGLEN WAY	1.00	5.00
144-553-001	6771 HEATHGROVE DR	1.00	5.00
144-553-002	6761 HEATHGROVE DR	1.00	5.00
144-553-003	6751 HEATHGROVE DR	1.00	5.00
144-553-004	6741 HEATHGROVE DR	1.00	5.00
144-553-005	6731 HEATHGROVE DR	1.00	5.00
144-553-006	6721 HEATHGROVE DR	1.00	5.00
144-553-007	6711 HEATHGROVE DR	1.00	5.00
144-553-008	6701 HEATHGROVE DR	1.00	5.00
144-553-009	6691 HEATHGROVE DR	1.00	5.00
144-553-010	6681 HEATHGROVE DR	1.00	5.00
144-553-011	6671 HEATHGROVE DR	1.00	5.00
144-553-012	6651 HEATHGROVE DR	1.00	5.00
144-553-013	6641 HEATHGROVE DR	1.00	5.00
144-553-014	6631 HEATHGROVE DR	1.00	5.00
144-553-015	6621 HEATHGROVE DR	1.00	5.00
144-553-016	6611 HEATHGROVE DR	1.00	5.00
144-553-017	6714 HAVENHURST ST	1.00	5.00
144-553-018	6724 HAVENHURST ST	1.00	5.00
144-553-019	6734 HAVENHURST ST	1.00	5.00
144-553-020	6744 HAVENHURST ST	1.00	5.00
144-553-021	6754 HAVENHURST ST	1.00	5.00
144-553-022	6764 HAVENHURST ST	1.00	5.00
144-553-023	6774 HAVENHURST ST	1.00	5.00
144-553-024	6775 STILLBROOK WAY	1.00	5.00
144-553-025	6765 STILLBROOK WAY	1.00	5.00
144-553-026	6755 STILLBROOK WAY	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone SS

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-553-027	6745 STILLBROOK WAY	1.00	5.00
144-553-028	6735 STILLBROOK WAY	1.00	5.00
144-553-029	6725 STILLBROOK WAY	1.00	5.00
144-553-030	6715 STILLBROOK WAY	1.00	5.00
144-553-031	6712 STILLBROOK WAY	1.00	5.00
144-553-032	6722 STILLBROOK WAY	1.00	5.00
144-553-033	6732 STILLBROOK WAY	1.00	5.00
144-553-034	6742 STILLBROOK WAY	1.00	5.00
144-553-035	6752 STILLBROOK WAY	1.00	5.00
144-553-036	6762 STILLBROOK WAY	1.00	5.00
144-553-037	6772 STILLBROOK WAY	1.00	5.00
144-553-038	6773 BELYNN CT	1.00	5.00
144-553-039	6763 BELYNN CT	1.00	5.00
144-553-040	6753 BELYNN CT	1.00	5.00
144-553-041	6743 BELYNN CT	1.00	5.00
144-553-042	6733 BELYNN CT	1.00	5.00
144-553-043	6723 BELYNN CT	1.00	5.00
144-553-044	6720 BELYNN CT	1.00	5.00
144-553-045	6730 BELYNN CT	1.00	5.00
144-553-046	6740 BELYNN CT	1.00	5.00
144-553-047	6750 BELYNN CT	1.00	5.00
144-553-048	6760 BELYNN CT	1.00	5.00
144-553-049	6770 BELYNN CT	1.00	5.00
187 Accounts			**$935.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-690-001	14353 REDWOOD VALLEY RD	1.00	$5.00
144-690-002	14343 REDWOOD VALLEY RD	1.00	5.00
144-690-003	14333 REDWOOD VALLEY RD	1.00	5.00
144-690-004	14323 REDWOOD VALLEY RD	1.00	5.00
144-690-005	14313 REDWOOD VALLEY RD	1.00	5.00
144-690-006	14293 REDWOOD VALLEY RD	1.00	5.00
144-690-007	14283 REDWOOD VALLEY RD	1.00	5.00
144-690-008	14273 REDWOOD VALLEY RD	1.00	5.00
144-690-009	14263 REDWOOD VALLEY RD	1.00	5.00
144-690-010	14253 REDWOOD VALLEY RD	1.00	5.00
144-690-011	14243 REDWOOD VALLEY RD	1.00	5.00
144-690-012	14233 REDWOOD VALLEY RD	1.00	5.00
144-690-013	14223 REDWOOD VALLEY RD	1.00	5.00
144-690-014	14213 REDWOOD VALLEY RD	1.00	5.00
144-690-015	14203 REDWOOD VALLEY RD	1.00	5.00
144-690-016	7680 BRISTOL BAY CIR	1.00	5.00
144-690-017	7670 BRISTOL BAY CIR	1.00	5.00
144-690-018	7660 BRISTOL BAY CIR	1.00	5.00
144-690-019	7650 BRISTOL BAY CIR	1.00	5.00
144-690-020	7640 BRISTOL BAY CIR	1.00	5.00
144-690-021	7630 BRISTOL BAY CIR	1.00	5.00
144-690-022	7620 BRISTOL BAY CIR	1.00	5.00
144-690-023	7610 BRISTOL BAY CIR	1.00	5.00
144-690-024	7600 BRISTOL BAY CIR	1.00	5.00
144-690-025	7590 BRISTOL BAY CIR	1.00	5.00
144-690-026	7580 BRISTOL BAY CIR	1.00	5.00
144-690-027	7583 BRISTOL BAY CIR	1.00	5.00
144-690-028	7593 BRISTOL BAY CIR	1.00	5.00
144-690-029	7603 BRISTOL BAY CIR	1.00	5.00
144-690-030	7613 BRISTOL BAY CIR	1.00	5.00
144-690-031	7623 BRISTOL BAY CIR	1.00	5.00
144-690-032	7633 BRISTOL BAY CIR	1.00	5.00
144-690-033	7643 BRISTOL BAY CIR	1.00	5.00
144-690-034	7653 BRISTOL BAY CIR	1.00	5.00
144-690-035	7663 BRISTOL BAY CIR	1.00	5.00
144-690-036	7672 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-037	7662 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-038	7652 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-039	7642 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-040	7632 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-041	7622 TURTLE MOUNTAIN CIR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-690-042	7612 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-043	7602 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-044	7592 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-045	7595 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-046	7605 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-047	7615 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-048	7625 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-049	7635 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-050	7645 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-051	7655 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-052	7665 TURTLE MOUNTAIN CIR	1.00	5.00
144-690-053	7674 POTTER VALLEY DR	1.00	5.00
144-690-054	7664 POTTER VALLEY DR	1.00	5.00
144-690-055	7654 POTTER VALLEY DR	1.00	5.00
144-690-056	7644 POTTER VALLEY DR	1.00	5.00
144-690-057	7634 POTTER VALLEY DR	1.00	5.00
144-690-058	7624 POTTER VALLEY DR	1.00	5.00
144-690-059	7614 POTTER VALLEY DR	1.00	5.00
144-690-060	7604 POTTER VALLEY DR	1.00	5.00
144-691-001	14319 FAIRCHILD DR	1.00	5.00
144-691-002	14329 FAIRCHILD DR	1.00	5.00
144-691-003	14339 FAIRCHILD DR	1.00	5.00
144-691-004	14349 FAIRCHILD DR	1.00	5.00
144-691-005	14359 FAIRCHILD DR	1.00	5.00
144-691-006	14369 FAIRCHILD DR	1.00	5.00
144-691-007	14379 FAIRCHILD DR	1.00	5.00
144-691-008	7679 WHITE MESA CIR	1.00	5.00
144-691-009	7669 WHITE MESA CIR	1.00	5.00
144-691-010	7659 WHITE MESA CIR	1.00	5.00
144-691-011	7649 WHITE MESA CIR	1.00	5.00
144-691-012	7639 WHITE MESA CIR	1.00	5.00
144-691-013	7646 WHITE MESA CIR	1.00	5.00
144-691-014	7656 WHITE MESA CIR	1.00	5.00
144-691-015	7676 WHITE MESA CIR	1.00	5.00
144-691-016	7686 WHITE MESA CIR	1.00	5.00
144-691-017	7677 POTTER VALLEY RD	1.00	5.00
144-691-018	7667 POTTER VALLEY DR	1.00	5.00
144-691-019	7657 POTTER VALLEY DR	1.00	5.00
144-691-020	7647 POTTER VALLEY DR	1.00	5.00
144-691-021	7637 POTTER VALLEY DR	1.00	5.00
144-691-022	7617 POTTER VALLEY DR	1.00	5.00

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-700-001	7635 SWAN CREEK DR	1.00	5.00
144-700-002	7645 SWAN CREEK DR	1.00	5.00
144-700-003	7655 SWAN CREEK DR	1.00	5.00
144-700-004	7665 SWAN CREEK DR	1.00	5.00
144-700-005	7675 SWAN CREEK DR	1.00	5.00
144-700-006	7685 SWAN CREEK DR	1.00	5.00
144-701-001	14483 REDWOOD VALLEY RD	1.00	5.00
144-701-002	14473 REDWOOD VALLEY RD	1.00	5.00
144-701-003	14463 REDWOOD VALLEY RD	1.00	5.00
144-701-004	14453 REDWOOD VALLEY RD	1.00	5.00
144-701-005	14443 REDWOOD VALLEY RD	1.00	5.00
144-701-006	14433 REDWOOD VALLEY RD	1.00	5.00
144-701-007	14423 REDWOOD VALLEY RD	1.00	5.00
144-701-008	14413 REDWOOD VALLEY RD	1.00	5.00
144-701-009	14403 REDWOOD VALLEY RD	1.00	5.00
144-701-010	14393 REDWOOD VALLEY RD	1.00	5.00
144-701-011	14383 REDWOOD VALLEY RD	1.00	5.00
144-701-012	14373 REDWOOD VALLEY RD	1.00	5.00
144-701-013	14363 REDWOOD VALLEY RD	1.00	5.00
144-702-001	14389 FAIRCHILD DR	1.00	5.00
144-702-002	14399 FAIRCHILD DR	1.00	5.00
144-702-003	14409 FAIRCHILD DR	1.00	5.00
144-702-004	14419 FAIRCHILD DR	1.00	5.00
144-702-005	14429 FAIRCHILD DR	1.00	5.00
144-702-006	14439 FAIRCHILD DR	1.00	5.00
144-702-007	14449 FAIRCHILD DR	1.00	5.00
144-702-008	14459 FAIRCHILD DR	1.00	5.00
144-702-009	14469 FAIRCHILD DR	1.00	5.00
144-702-010	7652 SWAN CREEK DR	1.00	5.00
144-702-011	7662 SWAN CREEK DR	1.00	5.00
144-702-012	7672 SWAN CREEK DR	1.00	5.00
144-702-013	7682 SWAN CREEK DR	1.00	5.00
144-702-014	7683 GRAND RIVER CIR	1.00	5.00
144-702-015	7673 GRAND RIVER CIR	1.00	5.00
144-702-016	7663 GRAND RIVER CIR	1.00	5.00
144-702-017	7650 GRAND RIVER CIR	1.00	5.00
144-702-018	7660 GRAND RIVER CIR	1.00	5.00
144-702-019	7670 GRAND RIVER CIR	1.00	5.00
144-702-020	7680 GRAND RIVER CIR	1.00	5.00
144-702-021	7681 INDIAN CANYON CIR	1.00	5.00
144-702-022	7671 INDIAN CANYON CIR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-702-023	7661 INDIAN CANYON CIR	1.00	5.00
144-702-024	7651 INDIAN CANYON CIR	1.00	5.00
144-702-025	7648 INDIAN CANYON CIR	1.00	5.00
144-702-026	7658 INDIAN CANYON DR	1.00	5.00
144-702-027	7668 INDIAN CANYON DR	1.00	5.00
144-702-028	7678 INDIAN CANYON CIR	1.00	5.00
144-710-001	7447 LARSEN BAY ST	1.00	5.00
144-710-002	7437 LARSEN BAY ST	1.00	5.00
144-710-003	7427 LARSEN BAY ST	1.00	5.00
144-710-004	7417 LARSEN BAY ST	1.00	5.00
144-710-005	14294 GRAYLING DR	1.00	5.00
144-710-006	14284 GRAYLING DR	1.00	5.00
144-710-007	14274 GRAYLING DR	1.00	5.00
144-710-008	14264 GRAYLING DR	1.00	5.00
144-710-009	14254 GRAYLING DR	1.00	5.00
144-710-010	14244 GRAYLING DR	1.00	5.00
144-710-011	14234 GRAYLING DR	1.00	5.00
144-710-012	14224 GRAYLING DR	1.00	5.00
144-710-013	7420 STANDING ROCK RD	1.00	5.00
144-710-014	7430 STANDING ROCK RD	1.00	5.00
144-710-015	7440 STANDING ROCK RD	1.00	5.00
144-710-016	7450 STANDING ROCK RD	1.00	5.00
144-710-017	7540 STANDING ROCK RD	1.00	5.00
144-710-018	7530 STANDING ROCK RD	1.00	5.00
144-710-019	7520 STANDING ROCK RD	1.00	5.00
144-710-020	7510 STANDING ROCK RD	1.00	5.00
144-710-021	7500 STANDING ROCK RD	1.00	5.00
144-710-022	7490 STANDING ROCK RD	1.00	5.00
144-710-023	7480 STANDING ROCK RD	1.00	5.00
144-710-024	7470 STANDING ROCK RD	1.00	5.00
144-710-025	7460 STANDING ROCK RD	1.00	5.00
144-711-001	7453 STANDING ROCK RD	1.00	5.00
144-711-002	7443 STANDING ROCK RD	1.00	5.00
144-711-003	14237 GRAYLING DR	1.00	5.00
144-711-004	14247 GRAYLING DR	1.00	5.00
144-711-005	14257 GRAYLING DR	1.00	5.00
144-711-006	14267 GRAYLING DR	1.00	5.00
144-711-007	14277 GRAYLING DR	1.00	5.00
144-711-008	14287 GRAYLING DR	1.00	5.00
144-711-009	7422 HOOPER BAY RD	1.00	5.00
144-711-010	7432 HOOPER BAY RD	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-711-011	7442 HOOPER BAY RD	1.00	5.00
144-711-012	7452 HOOPER BAY RD	1.00	5.00
144-711-013	7463 STANDING ROCK RD	1.00	5.00
144-711-014	7473 STANDING ROCK RD	1.00	5.00
144-711-015	7483 STANDING ROCK RD	1.00	5.00
144-711-016	7493 STANDING ROCK RD	1.00	5.00
144-711-017	7492 HOOPER BAY RD	1.00	5.00
144-711-018	7482 HOOPER BAY RD	1.00	5.00
144-711-019	7462 HOOPER BAY RD	1.00	5.00
144-712-001	7435 HOOPER BAY RD	1.00	5.00
144-712-002	7485 HOOPER BAY RD	1.00	5.00
144-712-003	7495 HOOPER BAY RD	1.00	5.00
144-712-004	7505 HOOPER BAY RD	1.00	5.00
144-720-001	14346 FAIRCHILD DR	1.00	5.00
144-720-002	14326 FAIRCHILD DR	1.00	5.00
144-720-003	14316 FAIRCHILD DR	1.00	5.00
144-720-004	14306 FAIRCHILD DR	1.00	5.00
144-720-005	14296 FAIRCHILD DR	1.00	5.00
144-720-006	14286 FAIRCHILD DR	1.00	5.00
144-720-007	14276 FAIRCHILD DR	1.00	5.00
144-720-008	7534 LARSEN BAY ST	1.00	5.00
144-720-009	7524 LARSEN BAY ST	1.00	5.00
144-720-010	7514 LARSEN BAY ST	1.00	5.00
144-720-011	7504 LARSEN BAY ST	1.00	5.00
144-720-012	7494 LARSEN BAY ST	1.00	5.00
144-720-013	7484 LARSEN BAY ST	1.00	5.00
144-720-014	7474 LARSEN BAY ST	1.00	5.00
144-720-015	7425 HOOPER BAY RD	1.00	5.00
144-721-001	7457 LARSEN BAY ST	1.00	5.00
144-721-002	7467 LARSEN BAY ST	1.00	5.00
144-721-003	7477 LARSEN BAY ST	1.00	5.00
144-721-004	7487 LARSEN BAY ST	1.00	5.00
144-721-005	7496 LOWER CREEK ST	1.00	5.00
144-721-006	7486 LOWER CREEK ST	1.00	5.00
144-721-007	7476 LOWER CREEK ST	1.00	5.00
144-721-008	7466 LOWER CREEK ST	1.00	5.00
144-721-009	7456 LOWER CREEK ST	1.00	5.00
144-721-010	7446 LOWER CREEK ST	1.00	5.00
144-721-011	7436 LOWER CREEK ST	1.00	5.00
144-721-012	7426 LOWER CREEK ST	1.00	5.00
144-721-013	7416 LOWER CREEK ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-722-001	7449 LOWER CREEK ST	1.00	5.00
144-722-002	7459 LOWER CREEK ST	1.00	5.00
144-722-003	7469 LOWER CREEK ST	1.00	5.00
144-722-004	7479 LOWER CREEK ST	1.00	5.00
144-722-005	7489 LOWER CREEK ST	1.00	5.00
144-722-006	7499 LOWER CREEK ST	1.00	5.00
144-722-007	7509 LOWER CREEK ST	1.00	5.00
144-722-008	7519 LOWER CREEK ST	1.00	5.00
144-730-001	14365 SERENADE DR	1.00	5.00
144-730-002	14369 SERENADE DR	1.00	5.00
144-730-003	14373 SERENADE DR	1.00	5.00
144-730-004	14377 SERENADE DR	1.00	5.00
144-730-005	14381 SERENADE DR	1.00	5.00
144-730-006	14385 SERENADE DR	1.00	5.00
144-731-001	14366 SERENADE DR	1.00	5.00
144-731-002	14370 SERENADE DR	1.00	5.00
144-731-003	14424 HEALY LAKE ST	1.00	5.00
144-731-004	14414 HEALY LAKE ST	1.00	5.00
144-731-005	14404 HEALY LAKE ST	1.00	5.00
144-731-006	14394 HEALY LAKE ST	1.00	5.00
144-731-007	14384 HEALY LAKE ST	1.00	5.00
144-731-008	14375 SMITH RIVER RD	1.00	5.00
144-731-009	14385 SMITH RIVER RD	1.00	5.00
144-731-010	14395 SMITH RIVER RD	1.00	5.00
144-731-011	14405 SMITH RIVER RD	1.00	5.00
144-731-012	14415 SMITH RIVER RD	1.00	5.00
144-731-013	14425 SMITH RIVER RD	1.00	5.00
144-731-014	14435 SMITH RIVER RD	1.00	5.00
144-732-001	14432 SMITH RIVER RD	1.00	5.00
144-732-002	14422 SMITH RIVER RD	1.00	5.00
144-732-003	14412 SMITH RIVER RD	1.00	5.00
144-732-004	14402 SMITH RIVER RD	1.00	5.00
144-732-005	14392 SMITH RIVER RD	1.00	5.00
144-732-006	14382 SMITH RIVER RD	1.00	5.00
144-733-001	14366 FAIRCHILD DR	1.00	5.00
144-733-002	14376 FAIRCHILD DR	1.00	5.00
144-733-003	14396 FAIRCHILD DR	1.00	5.00
144-733-004	14406 FAIRCHILD DR	1.00	5.00
144-733-005	14416 FAIRCHILD DR	1.00	5.00
144-733-006	14426 FAIRCHILD DR	1.00	5.00
144-733-007	14433 STONY RIVER CIR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-733-008	14423 STONY RIVER CIR	1.00	5.00
144-733-009	14413 STONY RIVER CIR	1.00	5.00
144-733-010	14400 STONY RIVER CIR	1.00	5.00
144-733-011	14410 STONY RIVER CIR	1.00	5.00
144-733-012	14420 STONY RIVER CIR	1.00	5.00
144-733-013	14430 STONY RIVER CIR	1.00	5.00
144-733-014	14431 TABLE BLUFF CIR	1.00	5.00
144-733-015	14421 TABLE BLUFF CIR	1.00	5.00
144-733-016	14411 TABLE BLUFF CIR	1.00	5.00
144-733-017	14401 TABLE BLUFF CIR	1.00	5.00
144-733-018	14408 TABLE BLUFF CIR	1.00	5.00
144-733-019	14418 TABLE BLUFF CIR	1.00	5.00
144-733-020	14428 TABLE BLUFF CIR	1.00	5.00
144-733-021	14427 HEALY LAKE ST	1.00	5.00
144-733-022	14407 HEALY LAKE ST	1.00	5.00
144-733-023	14387 HEALY LAKE ST	1.00	5.00
144-740-001	7379 LOWER CREEK ST	1.00	5.00
144-740-002	7369 LOWER CREEK ST	1.00	5.00
144-740-003	7359 LOWER CREEK ST	1.00	5.00
144-740-004	7349 LOWER CREEK ST	1.00	5.00
144-740-005	7339 LOWER CREEK ST	1.00	5.00
144-740-006	7329 LOWER CREEK ST	1.00	5.00
144-740-007	7319 LOWER CREEK ST	1.00	5.00
144-740-008	7316 LOWER CREEK ST	1.00	5.00
144-740-009	7326 LOWER CREEK ST	1.00	5.00
144-740-010	7336 LOWER CREEK ST	1.00	5.00
144-740-011	7346 LOWER CREEK ST	1.00	5.00
144-740-012	7356 LOWER CREEK ST	1.00	5.00
144-740-013	7366 LOWER CREEK ST	1.00	5.00
144-740-014	7376 LOWER CREEK ST	1.00	5.00
144-740-015	7396 LOWER CREEK ST	1.00	5.00
144-740-016	7387 BERRY CREEK ST	1.00	5.00
144-740-017	7377 BERRY CREEK ST	1.00	5.00
144-740-018	7367 BERRY CREEK ST	1.00	5.00
144-740-019	7357 BERRY CREEK ST	1.00	5.00
144-740-020	7347 BERRY CREEK ST	1.00	5.00
144-740-021	7337 BERRY CREEK ST	1.00	5.00
144-740-022	7327 BERRY CREEK ST	1.00	5.00
144-740-023	7317 BERRY CREEK ST	1.00	5.00
144-741-001	7324 BERRY CREEK ST	1.00	5.00
144-741-002	7334 BERRY CREEK ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone T

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-741-003	7344 BERRY CREEK ST	1.00	5.00
144-741-004	14322 COYOTE VALLEY ST	1.00	5.00
144-741-005	14312 COYOTE VALLEY ST	1.00	5.00
144-741-006	14302 COYOTE VALLEY ST	1.00	5.00
144-741-007	7335 ROARING CREEK CIR	1.00	5.00
144-741-008	7325 ROARING CREEK CIR	1.00	5.00
144-741-009	7315 ROARING CREEK CIR	1.00	5.00
144-741-010	7322 ROARING CREEK CIR	1.00	5.00
144-741-011	7332 ROARING CREEK CIR	1.00	5.00
144-741-012	7342 ROARING CREEK CIR	1.00	5.00
144-741-013	7352 ROARING CREEK CIR	1.00	5.00
144-741-014	7353 PRAIRIE ISLAND CIR	1.00	5.00
144-741-015	7343 PRAIRIE ISLAND CIR	1.00	5.00
144-741-016	7333 PRAIRIE ISLAND CIR	1.00	5.00
144-741-017	7323 PRAIRIE ISLAND CIR	1.00	5.00
144-741-018	7320 PRAIRIE ISLAND CIR	1.00	5.00
144-741-019	7330 PRAIRIE ISLAND CIR	1.00	5.00
144-741-020	7340 PRAIRIE ISLAND CIR	1.00	5.00
144-741-021	7350 PRAIRIE ISLAND CIR	1.00	5.00
144-741-022	7360 PRAIRIE ISLAND CIR	1.00	5.00
144-741-023	7370 PRAIRIE ISLAND CIR	1.00	5.00
144-741-024	14265 COYOTE VALLEY ST	1.00	5.00
144-741-025	14275 COYOTE VALLEY ST	1.00	5.00
144-741-026	14285 COYOTE VALLEY ST	1.00	5.00
144-741-027	14295 COYOTE VALLEY ST	1.00	5.00
144-741-028	14305 COYOTE VALLEY ST	1.00	5.00
144-741-029	14315 COYOTE VALLEY ST	1.00	5.00
144-741-030	14325 COYOTE VALLEY ST	1.00	5.00
315 Accounts			**$1,575.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone TT

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-491-036	6957 KENTON PL	1.00	$5.00
144-491-037	6965 KENTON PL	1.00	5.00
144-493-001	14385 FLORENCE ST	1.00	5.00
144-493-002	14373 FLORENCE ST	1.00	5.00
144-493-003	14361 FLORENCE ST	1.00	5.00
144-493-004	14349 FLORENCE ST	1.00	5.00
144-494-001	14358 FLORENCE ST	1.00	5.00
144-494-002	14370 FLORENCE ST	1.00	5.00
144-494-003	14382 FLORENCE ST	1.00	5.00
144-494-004	14375 TONY CT	1.00	5.00
144-494-005	14363 TONY CT	1.00	5.00
144-494-006	14351 TONY CT	1.00	5.00
144-560-001	6924 OLD PEAK LN	1.00	5.00
144-560-002	6912 OLD PEAK LN	1.00	5.00
144-560-003	6900 OLD PEAK LN	1.00	5.00
144-560-004	6888 OLD PEAK LN	1.00	5.00
144-560-005	6876 OLD PEAK LN	1.00	5.00
144-560-006	6864 OLD PEAK LN	1.00	5.00
144-560-007	6852 OLD PEAK LN	1.00	5.00
144-560-008	6840 OLD PEAK LN	1.00	5.00
144-560-009	6828 OLD PEAK LN	1.00	5.00
144-560-010	6816 OLD PEAK LN	1.00	5.00
144-561-001	6807 OLD PEAK LN	1.00	5.00
144-561-002	6819 OLD PEAK LN	1.00	5.00
144-561-003	6831 OLD PEAK LN	1.00	5.00
144-561-004	6843 OLD PEAK LN	1.00	5.00
144-561-005	6855 OLD PEAK LN	1.00	5.00
144-561-006	6867 OLD PEAK LN	1.00	5.00
144-561-007	6879 OLD PEAK LN	1.00	5.00
144-561-008	6891 OLD PEAK LN	1.00	5.00
144-561-009	6886 THISTLE ST	1.00	5.00
144-561-010	6874 THISTLE ST	1.00	5.00
144-561-011	6862 THISTLE ST	1.00	5.00
144-561-012	6850 THISTLE ST	1.00	5.00
144-561-013	6838 THISTLE ST	1.00	5.00
144-561-014	6826 THISTLE ST	1.00	5.00
144-561-015	6814 THISTLE ST	1.00	5.00
144-561-016	6802 THISTLE ST	1.00	5.00
144-561-017	6801 KENTON PL	1.00	5.00
144-561-018	6809 KENTON PL	1.00	5.00
144-561-019	6817 KENTON PL	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone TT

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-561-020	6825 KENTON PL	1.00	5.00
144-561-021	6833 KENTON PL	1.00	5.00
144-561-022	6841 KENTON PL	1.00	5.00
144-561-023	6849 KENTON PL	1.00	5.00
144-561-024	6877 KENTON PL	1.00	5.00
144-561-025	6885 KENTON PL	1.00	5.00
144-561-026	6893 KENTON PL	1.00	5.00
144-561-027	6901 KENTON PL	1.00	5.00
144-561-028	6909 KENTON PL	1.00	5.00
144-561-029	6917 KENTON PL	1.00	5.00
144-561-030	6925 KENTON PL	1.00	5.00
144-561-031	6933 KENTON PL	1.00	5.00
144-561-032	6941 KENTON PL	1.00	5.00
144-561-033	6949 KENTON PL	1.00	5.00
144-562-001	14348 TONY CT	1.00	5.00
144-562-002	14360 TONY CT	1.00	5.00
144-562-003	14372 TONY CT	1.00	5.00
144-562-004	14371 BRIDGE ST	1.00	5.00
144-562-005	14359 BRIDGE ST	1.00	5.00
144-562-006	14347 BRIDGE ST	1.00	5.00
144-562-007	14335 BRIDGE ST	1.00	5.00
144-562-008	14323 BRIDGE ST	1.00	5.00
144-562-009	14311 BRIDGE ST	1.00	5.00
144-562-010	14299 BRIDGE ST	1.00	5.00
144-562-011	14287 BRIDGE ST	1.00	5.00
144-562-012	14275 BRIDGE ST	1.00	5.00
144-562-013	14263 BRIDGE ST	1.00	5.00
144-562-014	14251 BRIDGE ST	1.00	5.00
144-562-015	14239 BRIDGE ST	1.00	5.00
144-562-016	14227 BRIDGE ST	1.00	5.00
144-562-017	14215 BRIDGE ST	1.00	5.00
144-563-001	6877 THISTLE ST	1.00	5.00
144-563-002	6865 THISTLE ST	1.00	5.00
144-563-003	6853 THISTLE ST	1.00	5.00
144-563-004	6841 THISTLE ST	1.00	5.00
144-563-005	6806 KENTON PL	1.00	5.00
144-563-006	6812 KENTON PL	1.00	5.00
144-563-007	6820 KENTON PL	1.00	5.00
144-563-008	6830 KENTON PL	1.00	5.00
144-563-009	6836 KENTON PL	1.00	5.00
144-563-010	6844 KENTON PL	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone TT

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-563-011	6858 KENTON PL	1.00	5.00
144-563-012	6874 KENTON PL	1.00	5.00
144-563-013	6890 KENTON PL	1.00	5.00
144-563-014	6898 KENTON PL	1.00	5.00
144-563-015	14356 BRIDGE ST	1.00	5.00
144-563-016	14344 BRIDGE ST	1.00	5.00
144-563-017	6881 MONTE VISTA CT	1.00	5.00
144-563-018	6869 MONTE VISTA CT	1.00	5.00
144-563-019	6857 MONTE VISTA CT	1.00	5.00
144-563-020	6854 MONTE VISTA CT	1.00	5.00
144-563-021	6866 MONTE VISTA CT	1.00	5.00
144-563-022	6878 MONTE VISTA CT	1.00	5.00
144-563-023	6890 MONTE VISTA CT	1.00	5.00
95 Accounts			**$475.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-470-001	14152 SPRINGWATER LN	1.00	$5.00
130-470-002	14142 SPRINGWATER LN	1.00	5.00
130-470-003	14132 SPRINGWATER LN	1.00	5.00
130-470-004	14122 SPRINGWATER LN	1.00	5.00
130-470-005	14112 SPRINGWATER LN	1.00	5.00
130-470-006	14125 PRAIRIE CREEK PL	1.00	5.00
130-470-007	14135 PRAIRIE CREEK PL	1.00	5.00
130-470-008	14145 PRAIRIE CREEK PL	1.00	5.00
130-470-009	14155 PRAIRIE CREEK PL	1.00	5.00
130-470-010	7914 SLATE CREEK RD	1.00	5.00
130-470-011	7934 SLATE CREEK RD	1.00	5.00
130-470-012	7944 SLATE CREEK RD	1.00	5.00
130-470-013	7954 SLATE CREEK RD	1.00	5.00
130-470-014	7933 WATERLINE RD	1.00	5.00
130-470-015	7943 WATERLINE RD	1.00	5.00
130-470-016	14127 DEEPWATER BEND RD	1.00	5.00
130-470-017	14117 DEEPWATER BEND RD	1.00	5.00
130-471-001	7951 SLATE CREEK RD	1.00	5.00
130-471-002	7941 SLATE CREEK RD	1.00	5.00
130-471-003	7931 SLATE CREEK RD	1.00	5.00
130-471-004	7921 SLATE CREEK RD	1.00	5.00
130-471-005	7911 SLATE CREEK RD	1.00	5.00
130-471-006	7901 SLATE CREEK RD	1.00	5.00
130-471-007	7891 SLATE CREEK RD	1.00	5.00
130-471-008	7881 SLATE CREEK RD	1.00	5.00
130-471-009	7871 SLATE CREEK RD	1.00	5.00
130-471-010	7861 SLATE CREEK RD	1.00	5.00
130-471-011	7851 SLATE CREEK RD	1.00	5.00
130-471-012	7841 SLATE CREEK RD	1.00	5.00
130-471-013	14186 COLDBROOK CIR	1.00	5.00
130-471-014	14176 COLDBROOK CIR	1.00	5.00
130-471-015	14166 COLDBROOK CIR	1.00	5.00
130-471-016	14156 COLDBROOK CIR	1.00	5.00
130-471-017	14146 COLDBROOK CIR	1.00	5.00
130-471-018	14143 COLDBROOK CIR	1.00	5.00
130-471-019	14163 COLDBROOK CIR	1.00	5.00
130-471-020	14173 COLDBROOK CIR	1.00	5.00
130-471-021	14158 PRAIRIE CREEK PL	1.00	5.00
130-471-022	14148 PRAIRIE CREEK PL	1.00	5.00
130-471-023	14138 PRAIRIE CREEK PL	1.00	5.00
130-471-024	14128 PRAIRIE CREEK PL	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-471-025	7893 WATERLINE RD	1.00	5.00
130-471-026	7883 WATERLINE RD	1.00	5.00
130-471-027	7873 WATERLINE RD	1.00	5.00
130-471-028	7863 WATERLINE RD	1.00	5.00
130-471-029	7853 WATERLINE RD	1.00	5.00
130-471-030	7843 WATERLINE RD	1.00	5.00
130-471-031	14111 WARM CREEK CT	1.00	5.00
130-471-032	14121 WARM CREEK CT	1.00	5.00
130-471-033	14131 WARM CREEK CT	1.00	5.00
130-471-034	14141 WARM CREEK CT	1.00	5.00
130-471-035	14151 WARM CREEK CT	1.00	5.00
130-471-036	14161 WARM CREEK CT	1.00	5.00
130-471-037	14171 WARM CREEK CT	1.00	5.00
130-471-038	14181 WARM CREEK CT	1.00	5.00
130-471-039	14191 WARM CREEK CT	1.00	5.00
130-471-040	14194 WARM CREEK CT	1.00	5.00
130-471-041	14184 WARM CREEK CT	1.00	5.00
130-471-042	14174 WARM CREEK CT	1.00	5.00
130-471-043	14164 WARM CREEK CT	1.00	5.00
130-471-044	14154 WARM CREEK CT	1.00	5.00
130-471-045	14144 WARM CREEK CT	1.00	5.00
130-471-046	14134 WARM CREEK CT	1.00	5.00
130-471-047	14124 WARM CREEK CT	1.00	5.00
130-471-048	14114 WARM CREEK CT	1.00	5.00
130-480-001	14102 SPRINGWATER LN	1.00	5.00
130-480-002	14092 SPRINGWATER LN	1.00	5.00
130-480-003	14082 SPRINGWATER LN	1.00	5.00
130-480-004	14072 SPRINGWATER LN	1.00	5.00
130-480-005	14062 SPRINGWATER LN	1.00	5.00
130-480-006	14052 SPRINGWATER LN	1.00	5.00
130-480-007	14042 SPRINGWATER LN	1.00	5.00
130-480-008	14032 SPRINGWATER LN	1.00	5.00
130-480-009	14022 SPRINGWATER LN	1.00	5.00
130-480-010	14107 DEEPWATER BEND RD	1.00	5.00
130-480-011	14097 DEEPWATER BEND RD	1.00	5.00
130-480-012	14087 DEEPWATER BEND RD	1.00	5.00
130-480-013	14077 DEEPWATER BEND RD	1.00	5.00
130-480-014	14067 DEEPWATER BEND RD	1.00	5.00
130-480-015	14057 DEEPWATER BEND RD	1.00	5.00
130-480-016	14047 DEEPWATER BEND RD	1.00	5.00
130-480-017	14037 DEEPWATER BEND RD	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-480-018	14027 DEEPWATER BEND RD	1.00	5.00
130-480-019	7950 SERENITY FALLS RD	1.00	5.00
130-480-020	7940 SERENITY FALLS RD	1.00	5.00
130-480-021	7930 SERENITY FALLS RD	1.00	5.00
130-480-022	7920 SERENITY FALLS RD	1.00	5.00
130-480-023	7910 SERENITY FALLS RD	1.00	5.00
130-480-024	7900 SERENITY FALLS RD	1.00	5.00
130-480-025	7890 SERENITY FALLS RD	1.00	5.00
130-480-026	7880 SERENITY FALLS RD	1.00	5.00
130-480-027	7870 SERENITY FALLS RD	1.00	5.00
130-480-028	7860 SERENITY FALLS RD	1.00	5.00
130-480-029	7850 SERENITY FALLS RD	1.00	5.00
130-480-030	7840 SERENITY FALLS RD	1.00	5.00
130-480-031	7830 SERENITY FALLS RD	1.00	5.00
130-480-032	7820 SERENITY FALLS RD	1.00	5.00
130-480-033	7810 SERENITY FALLS RD	1.00	5.00
130-480-034	14044 WANDERING RILL CT	1.00	5.00
130-480-035	14058 WANDERING RILL CT	1.00	5.00
130-480-036	14064 WANDERING RILL CT	1.00	5.00
130-480-037	14074 WANDERING RILL CT	1.00	5.00
130-480-038	14084 WANDERING RILL CT	1.00	5.00
130-480-039	14094 WANDERING RILL CT	1.00	5.00
130-480-040	14091 WANDERING RILL CT	1.00	5.00
130-480-041	14081 WANDERING RILL CT	1.00	5.00
130-480-042	14071 WANDERING RILL CT	1.00	5.00
130-480-043	14061 WANDERING RILL CT	1.00	5.00
130-480-044	14051 WANDERING RILL CT	1.00	5.00
130-480-045	14036 COMFORT COVE LN	1.00	5.00
130-480-046	14046 COMFORT COVE LN	1.00	5.00
130-480-047	14056 COMFORT COVE LN	1.00	5.00
130-480-048	14066 COMFORT COVE LN	1.00	5.00
130-480-049	14086 COMFORT COVE LN	1.00	5.00
130-481-001	14093 COMFORT COVE LN	1.00	5.00
130-481-002	14083 COMFORT COVE LN	1.00	5.00
130-481-003	14073 COMFORT COVE LN	1.00	5.00
130-481-004	14063 COMFORT COVE LN	1.00	5.00
130-481-005	14053 COMFORT COVE LN	1.00	5.00
130-481-006	14043 COMFORT COVE LN	1.00	5.00
130-481-007	14038 SILENT STREAM CT	1.00	5.00
130-481-008	14048 SILENT STREAM CT	1.00	5.00
130-481-009	14058 SILENT STREAM CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-481-010	14068 SILENT STREAM CT	1.00	5.00
130-481-011	14078 SILENT STREAM CT	1.00	5.00
130-481-012	14088 SILENT STREAM CT	1.00	5.00
130-481-013	14098 SILENT STREAM CT	1.00	5.00
130-481-014	14105 SILENT STREAM CT	1.00	5.00
130-481-015	14095 SILENT STREAM CT	1.00	5.00
130-481-016	14085 SILENT STREAM CT	1.00	5.00
130-481-017	14075 SILENT STREAM CT	1.00	5.00
130-481-018	14065 SILENT STREAM CT	1.00	5.00
130-481-019	14055 SILENT STREAM CT	1.00	5.00
130-481-020	14045 SILENT STREAM CT	1.00	5.00
130-481-021	14030 DEEPWATER BEND RD	1.00	5.00
130-481-022	14040 DEEPWATER BEND RD	1.00	5.00
130-481-023	14050 DEEPWATER BEND RD	1.00	5.00
130-481-024	14060 DEEPWATER BEND RD	1.00	5.00
130-481-025	14070 DEEPWATER BEND RD	1.00	5.00
130-481-026	14090 DEEPWATER BEND RD	1.00	5.00
130-481-027	14100 DEEPWATER BEND RD	1.00	5.00
130-481-028	14110 DEEPWATER BEND RD	1.00	5.00
130-490-001	14019 SPRINGWATER LN	1.00	5.00
130-490-002	14029 SPRINGWATER LN	1.00	5.00
130-490-003	14039 SPRINGWATER LN	1.00	5.00
130-490-004	14059 SPRINGWATER LN	1.00	5.00
130-490-005	14069 SPRINGWATER LN	1.00	5.00
130-490-006	14079 SPRINGWATER LN	1.00	5.00
130-490-007	14089 SPRINGWATER LN	1.00	5.00
130-490-008	14099 SPRINGWATER LN	1.00	5.00
130-490-009	14109 SPRINGWATER LN	1.00	5.00
130-490-010	14094 VERNAL SPRING CT	1.00	5.00
130-490-011	14084 VERNAL SPRING CT	1.00	5.00
130-490-012	14074 VERNAL SPRING CT	1.00	5.00
130-490-013	14064 VERNAL SPRING CT	1.00	5.00
130-490-014	14054 VERNAL SPRING CT	1.00	5.00
130-490-015	14044 VERNAL SPRING CT	1.00	5.00
130-490-016	14034 VERNAL SPRING CT	1.00	5.00
130-490-017	14024 VERNAL SPRING CT	1.00	5.00
130-490-018	14014 VERNAL SPRING CT	1.00	5.00
130-490-019	14011 VERNAL SPRING CT	1.00	5.00
130-490-020	14021 VERNAL SPRING CT	1.00	5.00
130-490-021	14031 VERNAL SPRING CT	1.00	5.00
130-490-022	14041 VERNAL SPRING CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-490-023	14061 VERNAL SPRING CT	1.00	5.00
130-490-024	14071 VERNAL SPRING CT	1.00	5.00
130-490-025	14081 VERNAL SPRING CT	1.00	5.00
130-490-026	14091 VERNAL SPRING CT	1.00	5.00
130-490-027	8066 BLUFF VIEW LN	1.00	5.00
130-490-028	8076 BLUFF VIEW LN	1.00	5.00
130-490-029	8086 BLUFF VIEW LN	1.00	5.00
130-490-030	8069 RIVER BLUFFS LN	1.00	5.00
130-490-031	8049 RIVER BLUFFS LN	1.00	5.00
130-490-032	8042 RIVER BLUFFS LN	1.00	5.00
130-490-033	8052 RIVER BLUFFS LN	1.00	5.00
130-490-034	8062 RIVER BLUFFS LN	1.00	5.00
130-490-035	8072 RIVER BLUFFS LN	1.00	5.00
130-490-036	8082 RIVER BLUFFS LN	1.00	5.00
130-490-037	8092 RIVER BLUFFS LN	1.00	5.00
130-491-001	14196 CREEK SAND CT	1.00	5.00
130-491-002	14176 CREEK SAND CT	1.00	5.00
130-491-003	14166 CREEK SAND CT	1.00	5.00
130-491-004	14156 CREEK SAND CIR	1.00	5.00
130-491-005	14161 SUGARCREEK CIR	1.00	5.00
130-491-006	14171 SUGARCREEK CIR	1.00	5.00
130-491-007	14184 SUGARCREEK CIR	1.00	5.00
130-491-008	14174 SUGARCREEK CIR	1.00	5.00
130-491-009	14164 SUGARCREEK CIR	1.00	5.00
130-491-010	8001 SLATE CREEK RD	1.00	5.00
130-491-011	7991 SLATE CREEK RD	1.00	5.00
130-491-012	7981 SLATE CREEK RD	1.00	5.00
130-491-013	7971 SLATE CREEK RD	1.00	5.00
130-492-001	8004 SLATE CREEK RD	1.00	5.00
130-492-002	8014 SLATE CREEK RD	1.00	5.00
130-492-003	8024 SLATE CREEK RD	1.00	5.00
130-492-004	8034 SLATE CREEK RD	1.00	5.00
130-492-005	8048 SLATE CREEK RD	1.00	5.00
130-492-006	8054 SLATE CREEK RD	1.00	5.00
130-492-007	8064 SLATE CREEK RD	1.00	5.00
130-492-008	8074 SLATE CREEK RD	1.00	5.00
130-492-009	8073 BLUFF VIEW LN	1.00	5.00
130-492-010	8063 BLUFF VIEW LN	1.00	5.00
130-492-011	8053 BLUFF VIEW LN	1.00	5.00
130-492-012	8043 BLUFF VIEW LN	1.00	5.00
130-492-013	8033 BLUFF VIEW LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-492-014	8023 BLUFF VIEW LN	1.00	5.00
130-492-015	8013 BLUFF VIEW LN	1.00	5.00
130-492-016	8003 BLUFF VIEW LN	1.00	5.00
130-500-001	8112 RIVER BLUFFS LN	1.00	5.00
130-500-002	8122 RIVER BLUFFS LN	1.00	5.00
130-500-003	8132 RIVER BLUFFS LN	1.00	5.00
130-500-004	8142 RIVER BLUFFS LN	1.00	5.00
130-500-005	8152 RIVER BLUFFS LN	1.00	5.00
130-500-006	8162 RIVER BLUFFS LN	1.00	5.00
130-500-007	8172 RIVER BLUFFS LN	1.00	5.00
130-500-008	8182 RIVER BLUFFS LN	1.00	5.00
130-500-009	14160 CRYSTAL POOL CT	1.00	5.00
130-500-010	14150 CRYSTAL POOL CT	1.00	5.00
130-500-011	14140 CRYSTAL POOL CT	1.00	5.00
130-500-012	14137 CRYSTAL POOL CT	1.00	5.00
130-500-013	14147 CRYSTAL POOL CT	1.00	5.00
130-500-014	14157 CRYSTAL POOL CT	1.00	5.00
130-500-015	8214 FIELDSTREAM CT	1.00	5.00
130-500-016	8224 FIELDSTREAM CT	1.00	5.00
130-500-017	8231 FIELDSTREAM CT	1.00	5.00
130-500-018	8221 FIELDSTREAM CT	1.00	5.00
130-500-019	8211 FIELDSTREAM CT	1.00	5.00
130-500-020	8201 FIELDSTREAM CT	1.00	5.00
130-500-021	8191 FIELDSTREAM CT	1.00	5.00
130-500-022	8181 FIELDSTREAM CT	1.00	5.00
130-500-023	8171 FIELDSTREAM CT	1.00	5.00
130-501-001	14135 AUTUMN CREEK CT	1.00	5.00
130-501-002	14145 AUTUMN CREEK CT	1.00	5.00
130-501-003	14155 AUTUMN CREEK CT	1.00	5.00
130-501-004	14165 AUTUMN CREEK CT	1.00	5.00
130-501-005	14175 AUTUMN CREEK CT	1.00	5.00
130-501-006	14185 AUTUMN CREEK CT	1.00	5.00
130-501-007	14195 AUTUMN CREEK CT	1.00	5.00
130-501-008	14198 AUTUMN CREEK CT	1.00	5.00
130-501-009	14178 AUTUMN CREEK CT	1.00	5.00
130-501-010	14158 AUTUMN CREEK CT	1.00	5.00
130-501-011	14148 AUTUMN CREEK CT	1.00	5.00
130-501-012	14138 AUTUMN CREEK CT	1.00	5.00
130-501-013	14153 CREEK SAND CT	1.00	5.00
130-501-014	14163 CREEK SAND CT	1.00	5.00
130-501-015	14173 CREEK SAND CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone U

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-501-016	14183 CREEK SAND CT	1.00	5.00
130-501-017	14193 CREEK SAND CT	1.00	5.00
130-502-001	8084 SLATE CREEK RD	1.00	5.00
130-502-002	8094 SLATE CREEK RD	1.00	5.00
130-502-003	8104 SLATE CREEK RD	1.00	5.00
130-502-004	8114 SLATE CREEK RD	1.00	5.00
130-502-005	8103 BLUFF VIEW LN	1.00	5.00
130-502-006	8093 BLUFF VIEW LN	1.00	5.00
130-502-007	8083 BLUFF VIEW LN	1.00	5.00
255 Accounts			**$1,275.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone UU

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-600-001	7095 GALE LN	1.00	$5.00
152-600-002	7083 GALE LN	1.00	5.00
152-600-003	7071 GALE LN	1.00	5.00
152-600-004	7059 GALE LN	1.00	5.00
152-600-005	7047 GALE LN	1.00	5.00
152-600-006	7035 GALE LN	1.00	5.00
152-600-007	7023 GALE LN	1.00	5.00
152-600-008	13282 MILTON ST	1.00	5.00
152-600-009	13270 MILTON ST	1.00	5.00
152-600-010	13258 MILTON ST	1.00	5.00
152-600-011	13246 MILTON ST	1.00	5.00
152-600-012	13234 MILTON ST	1.00	5.00
152-600-013	13222 MILTON ST	1.00	5.00
152-600-014	7020 CALINA LN	1.00	5.00
152-600-015	7032 CALINA LN	1.00	5.00
152-600-016	7044 CALINA LN	1.00	5.00
152-600-017	7056 CALINA LN	1.00	5.00
152-600-018	7068 CALINA LN	1.00	5.00
152-600-019	7080 CALINA LN	1.00	5.00
152-600-020	7092 CALINA LN	1.00	5.00
152-601-001	13225 MILTON ST	1.00	5.00
152-601-002	13237 MILTON ST	1.00	5.00
152-601-003	13249 MILTON ST	1.00	5.00
152-601-004	13261 MILTON ST	1.00	5.00
152-601-005	13273 MILTON ST	1.00	5.00
152-601-006	13276 PAUL ST	1.00	5.00
152-601-007	13268 PAUL ST	1.00	5.00
152-601-008	13252 PAUL ST	1.00	5.00
152-601-009	13240 PAUL ST	1.00	5.00
152-601-010	13228 PAUL ST	1.00	5.00
152-602-001	13231 PAUL ST	1.00	5.00
152-602-002	13243 PAUL ST	1.00	5.00
152-602-003	13255 PAUL ST	1.00	5.00
152-602-004	13267 PAUL ST	1.00	5.00
152-602-005	13279 PAUL ST	1.00	5.00
35 Accounts			**$175.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-530-015	7825 RETRIEVER ST	1.00	$5.00
130-530-016	7835 RETRIEVER ST	1.00	5.00
130-530-017	7845 RETRIEVER ST	1.00	5.00
130-530-018	7855 RETRIEVER ST	1.00	5.00
130-530-019	7865 RETRIEVER ST	1.00	5.00
130-530-020	7875 RETRIEVER ST	1.00	5.00
130-530-021	7885 RETRIEVER ST	1.00	5.00
130-531-012	7905 RETRIEVER ST	1.00	5.00
130-531-013	7915 RETRIEVER ST	1.00	5.00
130-531-014	7925 RETRIEVER ST	1.00	5.00
130-531-015	7935 RETRIEVER ST	1.00	5.00
130-531-016	7945 RETRIEVER ST	1.00	5.00
130-531-017	7955 RETRIEVER ST	1.00	5.00
130-531-018	7965 RETRIEVER ST	1.00	5.00
130-531-019	7975 RETRIEVER ST	1.00	5.00
130-531-020	7985 RETRIEVER ST	1.00	5.00
130-531-021	7995 RETRIEVER ST	1.00	5.00
130-540-001	14223 POINTER LOOP	1.00	5.00
130-540-002	14227 POINTER LOOP	1.00	5.00
130-540-003	14231 POINTER LOOP	1.00	5.00
130-540-004	14235 POINTER LOOP	1.00	5.00
130-540-005	14239 POINTER LOOP	1.00	5.00
130-540-006	14243 POINTER LOOP	1.00	5.00
130-540-007	14247 POINTER LOOP	1.00	5.00
130-540-008	14251 POINTER LOOP	1.00	5.00
130-540-009	14255 POINTER LOOP	1.00	5.00
130-540-010	14259 POINTER LOOP	1.00	5.00
130-540-011	14263 POINTER LOOP	1.00	5.00
130-540-012	14267 POINTER LOOP	1.00	5.00
130-540-013	14271 POINTER LOOP	1.00	5.00
130-540-014	14275 POINTER LOOP	1.00	5.00
130-540-015	14279 POINTER LOOP	1.00	5.00
130-540-016	7821 BASSET CT	1.00	5.00
130-540-017	7811 BASSET CT	1.00	5.00
130-540-018	7818 BASSET CT	1.00	5.00
130-540-019	7828 BASSET CT	1.00	5.00
130-540-020	7838 BASSET CT	1.00	5.00
130-540-021	14291 POINTER LOOP	1.00	5.00
130-540-022	14295 POINTER LOOP	1.00	5.00
130-540-023	14299 POINTER LOOP	1.00	5.00
130-540-024	14303 POINTER LOOP	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-540-025	14307 POINTER LOOP	1.00	5.00
130-540-026	14311 POINTER LOOP	1.00	5.00
130-541-001	14312 POINTER LOOP	1.00	5.00
130-541-002	14308 POINTER LOOP	1.00	5.00
130-541-003	14304 POINTER LOOP	1.00	5.00
130-541-004	14300 POINTER LOOP	1.00	5.00
130-541-005	14296 POINTER LOOP	1.00	5.00
130-541-006	14292 POINTER LOOP	1.00	5.00
130-541-007	14288 POINTER LOOP	1.00	5.00
130-541-008	14280 POINTER LOOP	1.00	5.00
130-541-009	14276 POINTER LOOP	1.00	5.00
130-541-010	14272 POINTER LOOP	1.00	5.00
130-541-011	14268 POINTER LOOP	1.00	5.00
130-541-012	14260 POINTER LOOP	1.00	5.00
130-541-013	7846 WHIPPET ST	1.00	5.00
130-541-014	7856 WHIPPET ST	1.00	5.00
130-541-015	7866 WHIPPET ST	1.00	5.00
130-541-016	7876 WHIPPET ST	1.00	5.00
130-541-017	7886 WHIPPET ST	1.00	5.00
130-541-018	7889 BRACE ST	1.00	5.00
130-541-019	7879 BRACE ST	1.00	5.00
130-541-020	7869 BRACE ST	1.00	5.00
130-541-021	7864 BRACE ST	1.00	5.00
130-541-022	7874 BRACE ST	1.00	5.00
130-541-023	7884 BRACE ST	1.00	5.00
130-541-024	7894 BRACE ST	1.00	5.00
130-541-025	7904 BRACE ST	1.00	5.00
130-541-026	7914 BRACE ST	1.00	5.00
130-541-027	7924 BRACE ST	1.00	5.00
130-542-001	14372 ENGLISH SETTER ST	1.00	5.00
130-542-002	14362 ENGLISH SETTER ST	1.00	5.00
130-542-003	14352 ENGLISH SETTER ST	1.00	5.00
130-542-004	14342 ENGLISH SETTER ST	1.00	5.00
130-542-005	14332 ENGLISH SETTER ST	1.00	5.00
130-542-006	14322 ENGLISH SETTER ST	1.00	5.00
130-542-007	14312 ENGLISH SETTER ST	1.00	5.00
130-542-008	14302 ENGLISH SETTER ST	1.00	5.00
130-542-009	14292 ENGLISH SETTER ST	1.00	5.00
130-542-010	14282 ENGLISH SETTER ST	1.00	5.00
130-542-011	14272 ENGLISH SETTER ST	1.00	5.00
130-542-012	14271 ASTERLEAF LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-542-013	14281 ASTERLEAF LN	1.00	5.00
130-542-014	14291 ASTERLEAF LN	1.00	5.00
130-542-015	14301 ASTERLEAF LN	1.00	5.00
130-542-016	14311 ASTERLEAF LN	1.00	5.00
130-542-017	14321 ASTERLEAF LN	1.00	5.00
130-542-018	14331 ASTERLEAF LN	1.00	5.00
130-542-019	14341 ASTERLEAF LN	1.00	5.00
130-542-020	14351 ASTERLEAF LN	1.00	5.00
130-542-021	14361 ASTERLEAF LN	1.00	5.00
130-542-022	14371 ASTERLEAF LN	1.00	5.00
130-543-001	7881 WARBLER CT	1.00	5.00
130-543-002	7871 WARBLER CT	1.00	5.00
130-543-003	7861 WARBLER CT	1.00	5.00
130-543-004	7868 WARBLER CT	1.00	5.00
130-543-005	7878 WARBLER CT	1.00	5.00
130-543-006	7888 WARBLER CT	1.00	5.00
130-543-007	7883 WHIPPET ST	1.00	5.00
130-543-008	7873 WHIPPET ST	1.00	5.00
130-543-009	7863 WHIPPET ST	1.00	5.00
130-543-010	7853 WHIPPET ST	1.00	5.00
130-543-011	7843 WHIPPET ST	1.00	5.00
130-543-012	14240 POINTER LOOP	1.00	5.00
130-543-013	14236 POINTER LOOP	1.00	5.00
130-543-014	14232 POINTER LOOP	1.00	5.00
130-543-015	14228 POINTER LOOP	1.00	5.00
130-543-016	14224 POINTER LOOP	1.00	5.00
130-543-017	14220 POINTER ST	1.00	5.00
130-543-018	7862 RETRIEVER ST	1.00	5.00
130-543-019	7872 RETRIEVER ST	1.00	5.00
130-543-020	7882 RETRIEVER ST	1.00	5.00
130-550-001	14315 POINTER LOOP	1.00	5.00
130-550-002	14319 POINTER LOOP	1.00	5.00
130-550-003	7968 SPANIEL CT	1.00	5.00
130-550-004	7978 SPANIEL CT	1.00	5.00
130-550-005	7988 SPANIEL CT	1.00	5.00
130-550-006	7981 SPANIEL CT	1.00	5.00
130-550-007	7971 SPANIEL CT	1.00	5.00
130-550-008	7961 SPANIEL CT	1.00	5.00
130-550-009	14335 POINTER LOOP	1.00	5.00
130-550-010	14339 POINTER LOOP	1.00	5.00
130-550-011	14343 POINTER LOOP	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone V

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-550-012	14347 POINTER LOOP	1.00	5.00
130-550-013	14351 POINTER LOOP	1.00	5.00
130-550-014	14355 POINTER LOOP	1.00	5.00
130-550-015	14359 POINTER LOOP	1.00	5.00
130-550-016	14363 POINTER LOOP	1.00	5.00
130-550-017	14367 POINTER ST	1.00	5.00
130-550-018	14371 POINTER LOOP	1.00	5.00
130-550-019	14375 POINTER LOOP	1.00	5.00
130-550-020	14379 POINTER LOOP	1.00	5.00
130-550-021	14383 POINTER LOOP	1.00	5.00
130-550-022	14387 POINTER LOOP	1.00	5.00
130-551-001	14388 POINTER LOOP	1.00	5.00
130-551-002	14384 POINTER LOOP	1.00	5.00
130-551-003	14380 POINTER LOOP	1.00	5.00
130-551-004	14376 POINTER LOOP	1.00	5.00
130-551-005	14372 POINTER LOOP	1.00	5.00
130-551-006	14368 POINTER LOOP	1.00	5.00
130-551-007	14364 POINTER LOOP	1.00	5.00
130-551-008	14360 POINTER LOOP	1.00	5.00
130-551-009	14356 POINTER LOOP	1.00	5.00
130-551-010	14352 POINTER LOOP	1.00	5.00
130-551-011	14348 POINTER LOOP	1.00	5.00
130-551-012	14344 POINTER LOOP	1.00	5.00
130-551-013	14340 POINTER LOOP	1.00	5.00
130-551-014	14332 POINTER LOOP	1.00	5.00
130-551-015	14328 POINTER LOOP	1.00	5.00
130-551-016	14324 POINTER LOOP	1.00	5.00
130-551-017	14320 POINTER LOOP	1.00	5.00
130-551-018	7934 BRACE ST	1.00	5.00
130-551-019	14255 ENGLISH SETTER ST	1.00	5.00
130-551-020	14265 ENGLISH SETTER ST	1.00	5.00
130-551-021	14275 ENGLISH SETTER ST	1.00	5.00
130-551-022	14285 ENGLISH SETTER ST	1.00	5.00
130-551-023	14295 ENGLISH SETTER ST	1.00	5.00
130-551-024	14305 ENGLISH SETTER ST	1.00	5.00
130-551-025	14315 ENGLISH SETTER ST	1.00	5.00
130-551-026	14325 ENGLISH SETTER ST	1.00	5.00
130-551-027	14335 ENGLISH SETTER ST	1.00	5.00
130-551-028	14345 ENGLISH SETTER ST	1.00	5.00
130-551-029	14355 ENGLISH SETTER ST	1.00	5.00
130-551-030	14365 ENGLISH SETTER ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone V

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-551-031	14375 ENGLISH SETTER ST	1.00	5.00
130-552-001	14354 PINTAIL LOOP	1.00	5.00
130-552-002	14348 PINTAIL LOOP	1.00	5.00
130-552-003	14342 PINTAIL LOOP	1.00	5.00
130-552-004	14336 PINTAIL LOOP	1.00	5.00
130-552-005	14330 PINTAIL LOOP	1.00	5.00
130-553-001	14318 PINTAIL LOOP	1.00	5.00
130-553-002	14312 PINTAIL LOOP	1.00	5.00
130-553-003	14306 PINTAIL LOOP	1.00	5.00
130-553-004	14300 PINTAIL LOOP	1.00	5.00
130-553-005	14294 PINTAIL LOOP	1.00	5.00
130-553-006	14288 PINTAIL LOOP	1.00	5.00
130-553-007	14282 PINTAIL LOOP	1.00	5.00
130-553-008	14276 PINTAIL LOOP	1.00	5.00
130-553-009	14270 PINTAIL LOOP	1.00	5.00
130-553-010	8051 BENELLI CT	1.00	5.00
130-553-011	8035 BENELLI CT	1.00	5.00
130-553-012	8019 BENELLI CT	1.00	5.00
130-553-013	8014 BENELLI CT	1.00	5.00
130-553-014	8030 BENELLI CT	1.00	5.00
130-553-015	8046 BENELLI CT	1.00	5.00
130-554-001	14259 PINTAIL LOOP	1.00	5.00
130-554-002	14265 PINTAIL LOOP	1.00	5.00
130-554-003	14271 PINTAIL LOOP	1.00	5.00
130-554-004	14277 PINTAIL LOOP	1.00	5.00
130-554-005	14283 PINTAIL LOOP	1.00	5.00
130-554-006	14289 PINTAIL LOOP	1.00	5.00
130-554-007	14295 PINTAIL LOOP	1.00	5.00
130-554-008	14301 PINTAIL LOOP	1.00	5.00
130-554-009	14307 PINTAIL LOOP	1.00	5.00
130-554-010	8050 BUSHMASTER ST	1.00	5.00
130-555-001	14329 PINTAIL LOOP	1.00	5.00
130-555-002	14335 PINTAIL LOOP	1.00	5.00
130-555-003	14347 PINTAIL LOOP	1.00	5.00
130-555-004	14353 PINTAIL LOOP	1.00	5.00
130-555-005	14359 PINTAIL LOOP	1.00	5.00
130-560-017	8059 ROSS ST	1.00	5.00
130-560-018	8085 ELDERKIN ST	1.00	5.00
130-560-019	8099 ELDERKIN ST	1.00	5.00
130-560-020	8113 ELDERKIN ST	1.00	5.00
130-560-021	8127 ELDERKIN ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone V

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-560-022	8141 ELDERKIN ST	1.00	5.00
130-560-023	14580 PIAZZA CT	1.00	5.00
130-562-001	8187 ROSS ST	1.00	5.00
130-562-002	8171 ROSS ST	1.00	5.00
130-562-003	8155 ROSS ST	1.00	5.00
130-562-004	8139 ROSS ST	1.00	5.00
130-562-005	8123 ROSS ST	1.00	5.00
130-562-006	8107 ROSS ST	1.00	5.00
130-562-007	8108 ELDERKIN ST	1.00	5.00
130-562-008	8122 ELDERKIN ST	1.00	5.00
130-562-009	8136 ELDERKIN ST	1.00	5.00
130-562-010	8150 ELDERKIN ST	1.00	5.00
130-562-011	8164 ELDERKIN ST	1.00	5.00
130-562-012	8178 ELDERKIN ST	1.00	5.00
130-563-002	14585 PIAZZA CT	1.00	5.00
130-563-003	14569 PIAZZA CT	1.00	5.00
130-563-004	14553 PIAZZA CT	1.00	5.00
130-563-005	14570 GANNET ST	1.00	5.00
130-563-006	14582 GANNET ST	1.00	5.00
130-563-007	14594 GANNET ST	1.00	5.00
130-563-008	14606 GANNET ST	1.00	5.00
130-563-009	14623 GANNET ST	1.00	5.00
130-563-010	14611 GANNET ST	1.00	5.00
130-563-011	14599 GANNET ST	1.00	5.00
130-563-012	14587 GANNET ST	1.00	5.00
130-563-013	14575 GANNET ST	1.00	5.00
130-563-014	14563 GANNET ST	1.00	5.00
130-563-015	14551 GANNET ST	1.00	5.00
130-563-016	14539 GANNET ST	1.00	5.00
130-563-017	14527 GANNET ST	1.00	5.00
130-563-018	14515 GANNET ST	1.00	5.00
130-570-008	8012 FINCH ST	1.00	5.00
130-570-009	8024 FINCH ST	1.00	5.00
130-570-010	8036 FINCH ST	1.00	5.00
130-570-011	8075 FINCH ST	1.00	5.00
130-570-012	8065 FINCH ST	1.00	5.00
130-570-013	8051 FINCH ST	1.00	5.00
130-570-014	8039 FINCH ST	1.00	5.00
130-570-015	8043 ROSS ST	1.00	5.00
130-572-001	8060 FINCH ST	1.00	5.00
130-572-002	8072 FINCH ST	1.00	5.00

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-572-003	8084 FINCH ST	1.00	5.00
130-572-004	8096 FINCH ST	1.00	5.00
130-572-005	8108 FINCH ST	1.00	5.00
130-572-006	8120 FINCH ST	1.00	5.00
130-572-007	8132 FINCH ST	1.00	5.00
130-572-008	8144 FINCH ST	1.00	5.00
130-572-009	8156 FINCH ST	1.00	5.00
130-572-010	8168 FINCH ST	1.00	5.00
130-572-011	8180 FINCH ST	1.00	5.00
130-573-001	8183 FINCH ST	1.00	5.00
130-573-002	8171 FINCH ST	1.00	5.00
130-573-003	8159 FINCH ST	1.00	5.00
130-573-004	8147 FINCH ST	1.00	5.00
130-573-005	8135 FINCH ST	1.00	5.00
130-573-006	8123 FINCH ST	1.00	5.00
130-573-007	8111 FINCH ST	1.00	5.00
130-573-008	8099 FINCH ST	1.00	5.00
130-573-009	8048 ROSS ST	1.00	5.00
130-573-010	8064 ROSS ST	1.00	5.00
130-573-011	8080 ROSS ST	1.00	5.00
130-573-012	8096 ROSS ST	1.00	5.00
130-573-013	8112 ROSS ST	1.00	5.00
130-573-014	8128 ROSS ST	1.00	5.00
130-573-015	8144 ROSS ST	1.00	5.00
130-573-016	8160 ROSS ST	1.00	5.00
130-573-017	8176 ROSS ST	1.00	5.00
130-574-001	14503 GANNET ST	1.00	5.00
130-574-002	14491 GANNET ST	1.00	5.00
130-574-003	14479 GANNET ST	1.00	5.00
130-574-004	14467 GANNET ST	1.00	5.00
130-574-005	14455 GANNET ST	1.00	5.00
130-574-006	14443 GANNET ST	1.00	5.00
130-575-001	14414 PINTAIL LOOP	1.00	5.00
130-575-002	14408 PINTAIL LOOP	1.00	5.00
130-575-003	14402 PINTAIL LOOP	1.00	5.00
130-575-004	14396 PINTAIL LOOP	1.00	5.00
130-575-005	14390 PINTAIL LOOP	1.00	5.00
130-575-006	14384 PINTAIL LOOP	1.00	5.00
130-575-007	14378 PINTAIL LOOP	1.00	5.00
130-575-008	14372 PINTAIL LOOP	1.00	5.00
130-575-009	14366 PINTAIL LOOP	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-575-010	14360 PINTAIL LOOP	1.00	5.00
130-576-001	14371 PINTAIL LOOP	1.00	5.00
130-576-002	14377 PINTAIL LOOP	1.00	5.00
130-576-003	14383 PINTAIL LOOP	1.00	5.00
130-576-004	14389 PINTAIL ST	1.00	5.00
130-576-005	14395 PINTAIL LOOP	1.00	5.00
130-576-006	14401 PINTAIL LOOP	1.00	5.00
130-576-007	14407 PINTAIL LOOP	1.00	5.00
130-576-008	14413 PINTAIL LOOP	1.00	5.00
130-576-009	14419 PINTAIL LOOP	1.00	5.00
130-576-010	14425 PINTAIL LOOP	1.00	5.00
130-576-011	14410 WOLFHOUND ST	1.00	5.00
130-576-012	14402 WOLFHOUND ST	1.00	5.00
130-576-013	14394 WOLFHOUND ST	1.00	5.00
130-576-014	14386 WOLFHOUND ST	1.00	5.00
130-576-015	14378 WOLFHOUND ST	1.00	5.00
130-576-016	14370 WOLFHOUND ST	1.00	5.00
130-577-001	14369 GOOSE ST	1.00	5.00
130-577-002	14377 GOOSE ST	1.00	5.00
130-577-003	14385 GOOSE ST	1.00	5.00
130-577-004	14393 GOOSE ST	1.00	5.00
130-577-005	14415 GOOSE ST	1.00	5.00
130-577-006	14438 PINTAIL LOOP	1.00	5.00
130-577-007	14432 PINTAIL LOOP	1.00	5.00
130-577-008	14426 PINTAIL LOOP	1.00	5.00
130-580-001	14252 PINTAIL LOOP	1.00	5.00
130-580-002	14246 PINTAIL LOOP	1.00	5.00
130-580-003	14240 PINTAIL LOOP	1.00	5.00
130-580-004	14234 PINTAIL LOOP	1.00	5.00
130-580-005	14228 PINTAIL LOOP	1.00	5.00
130-580-006	14222 PINTAIL LOOP	1.00	5.00
130-580-007	14216 PINTAIL LOOP	1.00	5.00
130-580-008	14210 PINTAIL LOOP	1.00	5.00
130-580-009	14204 PINTAIL LOOP	1.00	5.00
130-581-001	14205 PINTAIL LOOP	1.00	5.00
130-581-002	14211 PINTAIL LOOP	1.00	5.00
130-581-003	14217 PINTAIL LOOP	1.00	5.00
130-581-004	14223 PINTAIL LOOP	1.00	5.00
130-581-005	14229 PINTAIL LOOP	1.00	5.00
130-581-006	14235 PINTAIL LOOP	1.00	5.00
130-581-007	14241 PINTAIL LOOP	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-581-008	14247 PINTAIL LOOP	1.00	5.00
130-581-009	14253 PINTAIL LOOP	1.00	5.00
130-581-010	8060 BUSHMASTER ST	1.00	5.00
130-581-011	8070 BUSHMASTER ST	1.00	5.00
130-581-012	14306 WOLFHOUND ST	1.00	5.00
130-581-013	14298 WOLFHOUND ST	1.00	5.00
130-581-014	14290 WOLFHOUND ST	1.00	5.00
130-581-015	14282 WOLFHOUND ST	1.00	5.00
130-581-016	14274 WOLFHOUND ST	1.00	5.00
130-581-017	14266 WOLFHOUND ST	1.00	5.00
130-581-018	14258 WOLFHOUND ST	1.00	5.00
130-581-019	14253 WOLFHOUND ST	1.00	5.00
130-581-020	14261 WOLFHOUND ST	1.00	5.00
130-581-021	14269 WOLFHOUND ST	1.00	5.00
130-581-022	14277 WOLFHOUND ST	1.00	5.00
130-581-023	14285 WOLFHOUND ST	1.00	5.00
130-581-024	14293 WOLFHOUND ST	1.00	5.00
130-581-025	14296 BRANT CT	1.00	5.00
130-581-026	14288 BRANT CT	1.00	5.00
130-581-027	14280 BRANT CT	1.00	5.00
130-581-028	14272 BRANT CT	1.00	5.00
130-581-029	14264 BRANT CT	1.00	5.00
130-581-030	14256 BRANT CT	1.00	5.00
130-581-031	14248 BRANT CT	1.00	5.00
130-581-032	14255 BRANT CT	1.00	5.00
130-581-033	14263 BRANT CT	1.00	5.00
130-581-034	14271 BRANT CT	1.00	5.00
130-581-035	14279 BRANT CT	1.00	5.00
130-581-036	14287 BRANT CT	1.00	5.00
130-581-037	14295 BRANT CT	1.00	5.00
130-581-038	14286 GOOSE ST	1.00	5.00
130-581-039	14278 GOOSE ST	1.00	5.00
130-581-040	14270 GOOSE ST	1.00	5.00
130-581-041	14262 GOOSE ST	1.00	5.00
130-581-042	14254 GOOSE ST	1.00	5.00
130-581-043	14246 GOOSE ST	1.00	5.00
130-582-001	14362 WOLFHOUND ST	1.00	5.00
130-582-002	14354 WOLFHOUND ST	1.00	5.00
130-582-003	14346 WOLFHOUND ST	1.00	5.00
130-582-004	14338 WOLFHOUND ST	1.00	5.00
130-582-005	14330 WOLFHOUND ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone V
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-583-001	14209 GOOSE ST	1.00	5.00
130-583-002	14217 GOOSE ST	1.00	5.00
130-583-003	14225 GOOSE ST	1.00	5.00
130-583-004	14233 GOOSE ST	1.00	5.00
130-583-005	14241 GOOSE ST	1.00	5.00
130-583-006	14249 GOOSE ST	1.00	5.00
130-583-007	14257 GOOSE ST	1.00	5.00
130-583-008	14265 GOOSE ST	1.00	5.00
130-583-009	14273 GOOSE ST	1.00	5.00
130-583-010	14281 GOOSE ST	1.00	5.00
130-584-001	14297 GOOSE ST	1.00	5.00
130-584-002	14305 GOOSE ST	1.00	5.00
130-584-003	14313 GOOSE ST	1.00	5.00
130-584-004	14321 GOOSE ST	1.00	5.00
130-584-005	14329 GOOSE ST	1.00	5.00
130-584-006	14337 GOOSE ST	1.00	5.00
130-584-007	14345 GOOSE ST	1.00	5.00
130-584-008	14353 GOOSE ST	1.00	5.00
130-584-009	14361 GOOSE ST	1.00	5.00
130-585-001	14405 WOLFHOUND ST	1.00	5.00
130-585-002	14397 WOLFHOUND ST	1.00	5.00
130-585-003	14389 WOLFHOUND ST	1.00	5.00
130-585-004	14381 WOLFHOUND ST	1.00	5.00
130-585-005	14373 WOLFHOUND ST	1.00	5.00
130-585-006	14365 WOLFHOUND ST	1.00	5.00
130-585-007	14357 WOLFHOUND ST	1.00	5.00
130-585-008	14341 WOLFHOUND ST	1.00	5.00
130-585-009	14333 WOLFHOUND ST	1.00	5.00
130-585-010	14325 WOLFHOUND ST	1.00	5.00
130-585-011	8091 GAMEBIRD ST	1.00	5.00
130-585-012	8107 GAMEBIRD ST	1.00	5.00
130-585-013	8123 GAMEBIRD ST	1.00	5.00
130-585-014	8139 GAMEBIRD ST	1.00	5.00
130-585-015	8155 GAMEBIRD ST	1.00	5.00
130-585-016	8171 GAMEBIRD ST	1.00	5.00
130-585-017	8187 GAMEBIRD ST	1.00	5.00
130-585-018	8172 MAISEY CT	1.00	5.00
130-585-019	8164 MAISEY CT	1.00	5.00
130-585-020	8156 MAISEY CT	1.00	5.00
130-585-021	8148 MAISEY CT	1.00	5.00
130-585-022	8140 MAISEY CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone V

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-585-023	8133 MAISEY CT	1.00	5.00
130-585-024	8141 MAISEY CT	1.00	5.00
130-585-025	8149 MAISEY CT	1.00	5.00
130-585-026	8157 MAISEY CT	1.00	5.00
130-585-027	14326 GOOSE ST	1.00	5.00
130-585-028	14334 GOOSE ST	1.00	5.00
130-585-029	14342 GOOSE ST	1.00	5.00
417 Accounts			**$2,085.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone VV

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-750-001	14337 FLORENCE ST	1.00	$5.00
144-750-002	14325 FLORENCE ST	1.00	5.00
144-750-003	14313 FLORENCE ST	1.00	5.00
144-750-004	14301 FLORENCE ST	1.00	5.00
144-750-005	14289 FLORENCE ST	1.00	5.00
144-750-006	14277 FLORENCE ST	1.00	5.00
144-750-007	14265 FLORENCE ST	1.00	5.00
144-750-008	14253 FLORENCE ST	1.00	5.00
144-750-009	14241 FLORENCE ST	1.00	5.00
144-750-010	14229 FLORENCE ST	1.00	5.00
144-750-011	14217 FLORENCE ST	1.00	5.00
144-750-012	14205 FLORENCE ST	1.00	5.00
144-750-013	6996 OLD PEAK LN	1.00	5.00
144-750-014	6984 OLD PEAK LN	1.00	5.00
144-750-015	6972 OLD PEAK LN	1.00	5.00
144-750-016	6960 OLD PEAK LN	1.00	5.00
144-750-017	6948 OLD PEAK LN	1.00	5.00
144-750-018	6936 OLD PEAK LN	1.00	5.00
144-751-001	14216 RYAN LN	1.00	5.00
144-751-002	14228 RYAN LN	1.00	5.00
144-751-003	14240 RYAN LN	1.00	5.00
144-751-004	14264 RYAN LN	1.00	5.00
144-751-005	14276 RYAN LN	1.00	5.00
144-751-006	14288 RYAN LN	1.00	5.00
144-751-007	14300 RYAN LN	1.00	5.00
144-751-008	14312 RYAN LN	1.00	5.00
144-751-009	6937 ANNIKA WAY	1.00	5.00
144-751-010	6949 ANNIKA WAY	1.00	5.00
144-751-011	6961 ANNIKA WAY	1.00	5.00
144-751-012	6973 ANNIKA WAY	1.00	5.00
144-751-013	6985 ANNIKA WAY	1.00	5.00
144-752-001	14310 FLORENCE ST	1.00	5.00
144-752-002	14298 FLORENCE ST	1.00	5.00
144-752-003	14286 FLORENCE ST	1.00	5.00
144-752-004	14274 FLORENCE ST	1.00	5.00
144-752-005	14262 FLORENCE ST	1.00	5.00
144-752-006	14250 FLORENCE ST	1.00	5.00
144-752-007	14238 FLORENCE ST	1.00	5.00
144-752-008	14226 FLORENCE ST	1.00	5.00
144-752-009	14219 RYAN LN	1.00	5.00
144-752-010	14231 RYAN LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone VV

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-752-011	14243 RYAN LN	1.00	5.00
144-752-012	14255 RYAN LN	1.00	5.00
144-752-013	14267 RYAN LN	1.00	5.00
144-752-014	14279 RYAN LN	1.00	5.00
144-752-015	14291 RYAN LN	1.00	5.00
144-752-016	14303 RYAN LN	1.00	5.00
47 Accounts			**$235.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone W

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-520-001	7957 HAZELNUT DR	1.00	$5.00
130-520-002	7947 HAZELNUT DR	1.00	5.00
130-520-003	7937 HAZELNUT DR	1.00	5.00
130-520-004	7927 HAZELNUT DR	1.00	5.00
130-520-005	7917 HAZELNUT DR	1.00	5.00
130-520-006	7907 HAZELNUT DR	1.00	5.00
130-520-007	7897 HAZELNUT DR	1.00	5.00
130-520-008	7887 HAZELNUT DR	1.00	5.00
130-520-009	7877 HAZELNUT DR	1.00	5.00
130-520-010	7867 HAZELNUT DR	1.00	5.00
130-520-011	7857 HAZELNUT DR	1.00	5.00
130-520-012	7847 HAZELNUT DR	1.00	5.00
130-520-013	7837 HAZELNUT DR	1.00	5.00
130-520-014	7827 HAZELNUT DR	1.00	5.00
130-520-015	7817 HAZELNUT DR	1.00	5.00
130-520-016	14570 BEECHWOOD CT	1.00	5.00
130-520-017	14558 BEECHWOOD CT	1.00	5.00
130-520-018	14546 BEECHWOOD CT	1.00	5.00
130-520-019	14534 BEECHWOOD CT	1.00	5.00
130-520-020	14522 BEECHWOOD CT	1.00	5.00
130-520-021	14513 BEECHWOOD CT	1.00	5.00
130-520-022	14525 BEECHWOOD CT	1.00	5.00
130-520-023	14537 BEECHWOOD CT	1.00	5.00
130-520-024	14549 BEECHWOOD CT	1.00	5.00
130-520-025	14561 BEECHWOOD CT	1.00	5.00
130-520-026	14572 ALDER DR	1.00	5.00
130-520-027	14560 ALDER DR	1.00	5.00
130-520-028	14548 ALDER DR	1.00	5.00
130-520-029	14536 ALDER DR	1.00	5.00
130-520-030	14524 ALDER DR	1.00	5.00
130-521-001	14515 ALDER DR	1.00	5.00
130-521-002	14527 ALDER DR	1.00	5.00
130-521-003	14539 ALDER DR	1.00	5.00
130-521-004	14551 ALDER DR	1.00	5.00
130-521-005	14563 ALDER DR	1.00	5.00
130-521-006	14575 ALDER DR	1.00	5.00
130-521-007	14576 PERSIMMON CT	1.00	5.00
130-521-008	14564 PERSIMMON CT	1.00	5.00
130-521-009	14552 PERSIMMON CT	1.00	5.00
130-521-010	14540 PERSIMMON CT	1.00	5.00
130-521-011	14528 PERSIMMON CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone W

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-521-012	14516 PERSIMMON CT	1.00	5.00
130-521-013	14504 PERSIMMON CT	1.00	5.00
130-521-014	14492 PERSIMMON CT	1.00	5.00
130-521-015	14495 PERSIMMON CT	1.00	5.00
130-521-016	14507 PERSIMMON CT	1.00	5.00
130-521-017	14519 PERSIMMON CT	1.00	5.00
130-521-018	14531 PERSIMMON CT	1.00	5.00
130-521-019	14543 PERSIMMON CT	1.00	5.00
130-521-020	14555 PERSIMMON CT	1.00	5.00
130-521-021	14567 PERSIMMON CT	1.00	5.00
130-521-022	14579 PERSIMMON CT	1.00	5.00
130-521-023	7924 HAZELNUT DR	1.00	5.00
130-521-024	7934 HAZELNUT DR	1.00	5.00
130-521-025	7944 HAZELNUT DR	1.00	5.00
130-521-026	7954 HAZELNUT DR	1.00	5.00
130-521-027	7953 TALLOW TREE CIR	1.00	5.00
130-521-028	7943 TALLOW TREE CIR	1.00	5.00
130-521-029	7933 TALLOW TREE CIR	1.00	5.00
130-521-030	7930 TALLOW TREE CIR	1.00	5.00
130-521-031	7940 TALLOW TREE CIR	1.00	5.00
130-521-032	7950 TALLOW TREE CIR	1.00	5.00
130-521-033	7960 TALLOW TREE CIR	1.00	5.00
130-522-001	7972 SORREL LN	1.00	5.00
130-522-002	7982 SORREL LN	1.00	5.00
130-522-003	7992 SORREL LN	1.00	5.00
130-522-004	8002 SORREL LN	1.00	5.00
130-522-005	8012 SORREL LN	1.00	5.00
130-522-006	8022 SORREL LN	1.00	5.00
130-522-007	8032 SORREL LN	1.00	5.00
130-530-001	7808 ORCHID DR	1.00	5.00
130-530-002	7818 ORCHID DR	1.00	5.00
130-530-003	7828 ORCHID DR	1.00	5.00
130-530-004	7838 ORCHID DR	1.00	5.00
130-530-005	7848 ORCHID DR	1.00	5.00
130-530-006	7839 BANYON TREE CT	1.00	5.00
130-530-007	7829 BANYON TREE CT	1.00	5.00
130-530-008	7819 BANYON TREE CT	1.00	5.00
130-530-009	7816 BANYON TREE CT	1.00	5.00
130-530-010	7826 BANYON TREE CT	1.00	5.00
130-530-011	7836 BANYON TREE CT	1.00	5.00
130-530-012	7888 ORCHID DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone W

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-530-013	7898 ORCHID DR	1.00	5.00
130-530-014	7908 ORCHID DR	1.00	5.00
130-531-001	7928 ORCHID DR	1.00	5.00
130-531-002	7938 ORCHID DR	1.00	5.00
130-531-003	7948 ORCHID DR	1.00	5.00
130-531-004	7958 ORCHID DR	1.00	5.00
130-531-005	7968 ORCHID DR	1.00	5.00
130-531-006	7966 KOA WOOD CT	1.00	5.00
130-531-007	7976 KOA WOOD CT	1.00	5.00
130-531-008	7986 KOA WOOD CT	1.00	5.00
130-531-009	7989 KOA WOOD CT	1.00	5.00
130-531-010	7979 KOA WOOD CT	1.00	5.00
130-531-011	7969 KOA WOOD CT	1.00	5.00
130-532-001	8001 ORCHID DR	1.00	5.00
130-532-002	7991 ORCHID DR	1.00	5.00
130-532-003	7981 ORCHID DR	1.00	5.00
130-532-004	7971 ORCHID DR	1.00	5.00
130-532-005	7951 ORCHID DR	1.00	5.00
130-532-006	7941 ORCHID DR	1.00	5.00
130-532-007	7931 ORCHID DR	1.00	5.00
130-532-008	7921 ORCHID DR	1.00	5.00
130-532-009	7911 ORCHID DR	1.00	5.00
130-532-010	7901 ORCHID DR	1.00	5.00
130-532-011	7891 ORCHID DR	1.00	5.00
130-532-012	7871 ORCHID DR	1.00	5.00
130-532-013	7861 ORCHID DR	1.00	5.00
130-532-014	7851 ORCHID DR	1.00	5.00
130-532-015	7831 ORCHID DR	1.00	5.00
130-532-016	7821 ORCHID DR	1.00	5.00
130-532-017	7811 ORCHID DR	1.00	5.00
130-532-018	7801 ORCHID DR	1.00	5.00
130-532-019	14500 ALDER DR	1.00	5.00
130-532-020	14488 ALDER DR	1.00	5.00
130-532-021	14476 ALDER DR	1.00	5.00
130-532-022	14464 ALDER DR	1.00	5.00
130-532-023	7852 SORREL LN	1.00	5.00
130-532-024	7862 SORREL LN	1.00	5.00
130-532-025	7872 SORREL LN	1.00	5.00
130-532-026	7882 SORREL LN	1.00	5.00
130-532-027	7892 SORREL LN	1.00	5.00
130-532-028	7902 SORREL LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone W

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-532-029	7912 SORREL LN	1.00	5.00
130-532-030	7922 SORREL LN	1.00	5.00
130-532-031	7932 SORREL LN	1.00	5.00
130-532-032	7942 SORREL LN	1.00	5.00
130-532-033	7952 SORREL LN	1.00	5.00
130-532-034	7962 SORREL LN	1.00	5.00
130-533-001	7955 SORREL LN	1.00	5.00
130-533-002	7945 SORREL LN	1.00	5.00
130-533-003	7925 SORREL LN	1.00	5.00
130-533-004	7915 SORREL LN	1.00	5.00
130-533-005	7895 SORREL LN	1.00	5.00
130-533-006	7885 SORREL LN	1.00	5.00
130-533-007	7875 SORREL LN	1.00	5.00
130-533-008	7865 SORREL LN	1.00	5.00
130-533-009	14491 ALDER ST	1.00	5.00
130-533-010	14503 ALDER ST	1.00	5.00
130-560-001	8128 ORCHID DR	1.00	5.00
130-560-002	8138 ORCHID DR	1.00	5.00
130-560-003	8148 ORCHID DR	1.00	5.00
130-560-004	8158 ORCHID DR	1.00	5.00
130-560-005	8151 ORCHID DR	1.00	5.00
130-560-006	8131 ORCHID DR	1.00	5.00
130-560-007	8121 ORCHID DR	1.00	5.00
130-560-008	8007 HAZELNUT DR	1.00	5.00
130-560-009	7997 HAZELNUT DR	1.00	5.00
130-560-010	7987 HAZELNUT DR	1.00	5.00
130-560-011	7977 HAZELNUT DR	1.00	5.00
130-560-012	8078 ORCHID DR	1.00	5.00
130-560-013	8088 ORCHID DR	1.00	5.00
130-560-014	8098 ORCHID DR	1.00	5.00
130-560-015	8108 ORCHID DR	1.00	5.00
130-560-016	8118 ORCHID DR	1.00	5.00
130-561-001	7994 HAZELNUT DR	1.00	5.00
130-561-002	8004 HAZELNUT DR	1.00	5.00
130-561-003	8014 HAZELNUT DR	1.00	5.00
130-561-004	8091 ORCHID DR	1.00	5.00
130-561-005	8081 ORCHID DR	1.00	5.00
130-561-006	8071 ORCHID DR	1.00	5.00
130-570-001	8008 ORCHID DR	1.00	5.00
130-570-002	8018 ORCHID DR	1.00	5.00
130-570-003	8028 ORCHID DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone W

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-570-004	8038 ORCHID DR	1.00	5.00
130-570-005	8048 ORCHID DR	1.00	5.00
130-570-006	8058 ORCHID DR	1.00	5.00
130-570-007	8068 ORCHID DR	1.00	5.00
130-571-001	8061 ORCHID DR	1.00	5.00
130-571-002	8051 ORCHID DR	1.00	5.00
130-571-003	8041 ORCHID DR	1.00	5.00
130-571-004	8031 ORCHID DR	1.00	5.00
130-571-005	8021 ORCHID DR	1.00	5.00
130-571-006	8011 ORCHID DR	1.00	5.00
174 Accounts			**$870.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone WW

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-870-001	13925 RIVERGLEN DR	1.00	$5.00
144-870-002	13935 RIVERGLEN DR	1.00	5.00
144-870-003	13945 RIVERGLEN DR	1.00	5.00
144-870-004	13955 RIVERGLEN DR	1.00	5.00
144-870-005	13965 RIVERGLEN DR	1.00	5.00
144-870-006	13975 RIVERGLEN DR	1.00	5.00
144-871-001	13980 BARNETT LN	1.00	5.00
144-871-002	13970 BARNETT LN	1.00	5.00
144-871-003	13960 BARNETT LN	1.00	5.00
144-871-004	13950 BARNETT LN	1.00	5.00
144-871-005	13940 BARNETT LN	1.00	5.00
144-871-006	13930 BARNETT LN	1.00	5.00
144-871-007	13920 BARNETT LN	1.00	5.00
144-871-008	13910 BARNETT LN	1.00	5.00
144-871-009	13900 BARNETT LN	1.00	5.00
144-871-010	13890 BARNETT LN	1.00	5.00
144-871-011	6838 LUCITE DR	1.00	5.00
144-871-012	6842 LUCITE DR	1.00	5.00
144-871-013	6846 LUCITE DR	1.00	5.00
144-871-014	6850 LUCITE DR	1.00	5.00
144-871-015	6854 LUCITE DR	1.00	5.00
144-871-016	6858 LUCITE DR	1.00	5.00
144-871-017	6862 LUCITE DR	1.00	5.00
144-871-018	6866 LUCITE DR	1.00	5.00
144-871-019	6870 LUCITE DR	1.00	5.00
144-871-020	6874 LUCITE DR	1.00	5.00
144-871-021	6878 LUCITE DR	1.00	5.00
144-871-022	6882 LUCITE DR	1.00	5.00
144-871-023	6886 LUCITE DR	1.00	5.00
144-871-024	6890 LUCITE DR	1.00	5.00
144-871-025	6894 LUCITE DR	1.00	5.00
144-871-026	13998 AGATE CT	1.00	5.00
144-871-027	13988 AGATE CT	1.00	5.00
144-871-028	13978 AGATE CT	1.00	5.00
144-871-029	13968 AGATE CT	1.00	5.00
144-871-030	13979 AGATE CT	1.00	5.00
144-872-001	13930 RIVERGLEN DR	1.00	5.00
144-872-002	13940 RIVERGLEN DR	1.00	5.00
144-872-003	6883 MOONFLOWER DR	1.00	5.00
144-872-004	6879 MOONFLOWER DR	1.00	5.00
144-872-005	6875 MOONFLOWER DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone WW

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-872-006	6873 MOONFLOWER CT	1.00	5.00
144-872-007	6871 MOONFLOWER CT	1.00	5.00
144-872-008	6867 MOONFLOWER CT	1.00	5.00
144-872-009	6863 MOONFLOWER CT	1.00	5.00
144-872-010	6859 MOONFLOWER CT	1.00	5.00
144-872-011	6855 MOONFLOWER CT	1.00	5.00
144-872-012	6851 MOONFLOWER CT	1.00	5.00
144-872-013	6850 MOONFLOWER CT	1.00	5.00
144-872-014	6854 MOONFLOWER CT	1.00	5.00
144-872-015	6858 MOONFLOWER CT	1.00	5.00
144-872-016	6862 MOONFLOWER CT	1.00	5.00
144-872-017	6866 MOONFLOWER CT	1.00	5.00
144-872-018	6870 MOONFLOWER CT	1.00	5.00
144-872-019	6874 MOONFLOWER CT	1.00	5.00
144-872-020	6873 LUCITE DR	1.00	5.00
144-872-021	6869 LUCITE DR	1.00	5.00
144-872-022	6865 LUCITE DR	1.00	5.00
144-872-023	6861 LUCITE DR	1.00	5.00
144-872-024	6857 LUCITE DR	1.00	5.00
144-872-025	6853 LUCITE DR	1.00	5.00
144-872-026	6849 LUCITE DR	1.00	5.00
144-872-027	13905 BARNETT LN	1.00	5.00
144-872-028	13915 BARNETT LN	1.00	5.00
144-872-029	13925 BARNETT LN	1.00	5.00
144-872-030	13935 BARNETT LN	1.00	5.00
144-872-031	13945 BARNETT LN	1.00	5.00
144-872-032	13955 BARNETT LN	1.00	5.00
144-872-033	6842 TOURMALINE DR	1.00	5.00
144-872-034	6846 TOURMALINE DR	1.00	5.00
144-872-035	6850 TOURMALINE DR	1.00	5.00
144-872-036	6854 TOURMALINE DR	1.00	5.00
144-872-037	6858 TOURMALINE DR	1.00	5.00
144-872-038	6862 TOURMALINE DR	1.00	5.00
144-872-039	6866 TOURMALINE DR	1.00	5.00
144-872-040	6870 TOURMALINE DR	1.00	5.00
144-872-041	6874 TOURMALINE DR	1.00	5.00
144-872-042	6878 TOURMALINE DR	1.00	5.00
144-872-043	6882 TOURMALINE DR	1.00	5.00
144-872-044	6886 TOURMALINE DR	1.00	5.00
144-872-045	6890 TOURMALINE DR	1.00	5.00
144-872-046	6894 TOURMALINE DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone WW

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-880-001	13985 RIVERGLEN DR	1.00	5.00
144-880-002	13995 RIVERGLEN DR	1.00	5.00
144-880-003	14005 RIVERGLEN DR	1.00	5.00
144-880-004	14015 RIVERGLEN DR	1.00	5.00
144-880-005	14025 RIVERGLEN DR	1.00	5.00
144-880-006	14035 RIVERGLEN DR	1.00	5.00
144-880-007	14045 RIVERGLEN DR	1.00	5.00
144-880-008	14065 RIVERGLEN DR	1.00	5.00
144-880-009	14075 RIVERGLEN DR	1.00	5.00
144-880-010	14085 RIVERGLEN DR	1.00	5.00
144-880-011	14095 RIVERGLEN DR	1.00	5.00
144-880-012	14105 RIVERGLEN DR	1.00	5.00
144-880-013	14115 RIVERGLEN DR	1.00	5.00
144-880-014	6925 RIVERGLEN CT	1.00	5.00
144-880-015	6915 RIVERGLEN CT	1.00	5.00
144-880-016	6905 RIVERGLEN CT	1.00	5.00
144-880-017	6895 RIVERGLEN CT	1.00	5.00
144-880-018	6885 RIVERGLEN CT	1.00	5.00
144-880-019	6875 RIVERGLEN CT	1.00	5.00
144-880-020	6865 RIVERGLEN CT	1.00	5.00
144-880-021	6855 RIVERGLEN CT	1.00	5.00
144-880-022	6845 RIVERGLEN CT	1.00	5.00
144-880-023	6835 RIVERGLEN CT	1.00	5.00
144-880-024	6825 RIVERGLEN CT	1.00	5.00
144-880-025	6815 RIVERGLEN CT	1.00	5.00
144-880-026	6805 RIVERGLEN CT	1.00	5.00
144-880-027	6816 RIVERGLEN CT	1.00	5.00
144-880-028	6826 RIVERGLEN CT	1.00	5.00
144-880-029	6836 RIVERGLEN CT	1.00	5.00
144-880-030	6846 RIVERGLEN CT	1.00	5.00
144-880-031	6856 RIVERGLEN CT	1.00	5.00
144-880-032	6866 RIVERGLEN CT	1.00	5.00
144-880-033	6863 STILLBROOK WAY	1.00	5.00
144-880-034	6853 STILLBROOK WAY	1.00	5.00
144-880-035	6843 STILLBROOK WAY	1.00	5.00
144-880-036	6833 STILLBROOK WAY	1.00	5.00
144-880-037	6823 STILLBROOK WAY	1.00	5.00
144-880-038	6813 STILLBROOK WAY	1.00	5.00
144-880-039	6803 STILLBROOK WAY	1.00	5.00
144-881-001	6886 RIVERGLEN CT	1.00	5.00
144-881-002	6896 RIVERGLEN CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 2001-3, Zone WW
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-881-003	6906 RIVERGLEN CT	1.00	5.00
144-881-004	14110 RIVERGLEN DR	1.00	5.00
144-881-005	14090 RIVERGLEN DR	1.00	5.00
144-881-006	14080 RIVERGLEN DR	1.00	5.00
144-881-007	14070 RIVERGLEN DR	1.00	5.00
144-881-008	14050 RIVERGLEN DR	1.00	5.00
144-881-009	14030 RIVERGLEN DR	1.00	5.00
144-881-010	14010 RIVERGLEN DR	1.00	5.00
144-881-011	14000 RIVERGLEN DR	1.00	5.00
144-881-012	13990 RIVERGLEN DR	1.00	5.00
144-881-013	13980 RIVERGLEN DR	1.00	5.00
144-881-014	6983 STILLBROOK WAY	1.00	5.00
144-881-015	6973 STILLBROOK WAY	1.00	5.00
144-881-016	6963 STILLBROOK WAY	1.00	5.00
144-881-017	6953 STILLBROOK WAY	1.00	5.00
144-881-018	6943 STILLBROOK WAY	1.00	5.00
144-881-019	6933 STILLBROOK WAY	1.00	5.00
144-881-020	6923 STILLBROOK WAY	1.00	5.00
144-881-021	6913 STILLBROOK WAY	1.00	5.00
144-881-022	6903 STILLBROOK WAY	1.00	5.00
144-881-023	6893 STILLBROOK WAY	1.00	5.00
144-881-024	6883 STILLBROOK WAY	1.00	5.00
144-882-001	14030 BARNETT LN	1.00	5.00
144-882-002	14020 BARNETT LN	1.00	5.00
144-882-003	14010 BARNETT LN	1.00	5.00
144-882-004	14000 BARNETT LN	1.00	5.00
144-882-005	13990 BARNETT LN	1.00	5.00
144-883-001	6974 STILLBROOK WAY	1.00	5.00
144-883-002	6964 STILLBROOK WAY	1.00	5.00
144-883-003	6954 STILLBROOK WAY	1.00	5.00
144-883-004	6944 STILLBROOK WAY	1.00	5.00
144-883-005	6924 STILLBROOK WAY	1.00	5.00
144-883-006	6894 STILLBROOK WAY	1.00	5.00
144-883-007	6874 STILLBROOK WAY	1.00	5.00
144-883-008	6864 STILLBROOK WAY	1.00	5.00
144-883-009	6854 STILLBROOK WAY	1.00	5.00
144-883-010	6844 STILLBROOK WAY	1.00	5.00
144-883-011	14035 BARNETT LN	1.00	5.00
144-883-012	14025 BARNETT LN	1.00	5.00
144-883-013	14015 BARNETT LN	1.00	5.00
144-883-014	14005 BARNETT LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone WW

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-883-015	13995 BARNETT LN	1.00	5.00
144-883-016	6847 TOURMALINE DR	1.00	5.00
144-883-017	6851 TOURMALINE DR	1.00	5.00
144-883-018	14118 PUMICE CT	1.00	5.00
144-883-019	14112 PUMICE CT	1.00	5.00
144-883-020	14111 PUMICE CT	1.00	5.00
144-883-021	14117 PUMICE CT	1.00	5.00
144-883-022	6865 TOURMALINE DR	1.00	5.00
144-883-023	6869 TOURMALINE DR	1.00	5.00
173 Accounts			**$865.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone X

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-500-001	13308 WOODEN GATE WAY	1.00	$5.00
152-500-002	13318 WOODEN GATE WAY	1.00	5.00
152-500-003	13328 WOODEN GATE WAY	1.00	5.00
152-500-004	13338 WOODEN GATE WAY	1.00	5.00
152-500-005	13348 WOODEN GATE WAY	1.00	5.00
152-500-006	13358 WOODEN GATE WAY	1.00	5.00
152-500-007	7292 CARI CT	1.00	5.00
152-500-008	7282 CARI CT	1.00	5.00
152-500-009	7272 CARI CT	1.00	5.00
152-500-010	7262 CARI CT	1.00	5.00
152-500-011	7256 CARI CT	1.00	5.00
152-500-012	7252 CARI CT	1.00	5.00
152-500-013	7242 CARI CT	1.00	5.00
152-500-014	7232 CARI CT	1.00	5.00
152-500-015	7222 CARI CT	1.00	5.00
152-500-016	7212 CARI CT	1.00	5.00
152-500-017	7202 CARI CT	1.00	5.00
152-500-018	7205 CARI CT	1.00	5.00
152-500-019	7215 CARI CT	1.00	5.00
152-500-020	7225 CARI CT	1.00	5.00
152-500-021	7235 CARI CT	1.00	5.00
152-500-022	7245 CARI CT	1.00	5.00
152-500-023	7285 CARI CT	1.00	5.00
152-500-024	7295 CARI CT	1.00	5.00
152-500-025	7230 COTTAGE GROVE CIR	1.00	5.00
152-500-026	7220 COTTAGE GROVE DR	1.00	5.00
152-500-027	7210 COTTAGE GROVE DR	1.00	5.00
152-500-028	7200 COTTAGE GROVE DR	1.00	5.00
152-501-001	7213 COTTAGE GROVE DR	1.00	5.00
152-501-002	7223 COTTAGE GROVE DR	1.00	5.00
152-501-003	7233 COTTAGE GROVE DR	1.00	5.00
152-501-004	7243 COTTAGE GROVE DR	1.00	5.00
152-501-005	7253 COTTAGE GROVE CT	1.00	5.00
152-501-006	7263 COTTAGE GROVE DR	1.00	5.00
152-501-007	7273 COTTAGE GROVE DR	1.00	5.00
152-501-008	7283 COTTAGE GROVE DR	1.00	5.00
36 Accounts			**$180.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-620-001	7207 CANDRA DR	1.00	$5.00
144-620-002	7219 CANDRA DR	1.00	5.00
144-620-003	7231 CANDRA DR	1.00	5.00
144-620-004	7243 CANDRA DR	1.00	5.00
144-620-005	7255 CANDRA DR	1.00	5.00
144-620-006	7177 TALASI DR	1.00	5.00
144-620-007	7183 TALASI DR	1.00	5.00
144-620-008	7228 TALASI DR	1.00	5.00
144-620-009	7216 TALASI DR	1.00	5.00
144-620-010	7204 TALASI DR	1.00	5.00
144-620-011	7198 TALASI DR	1.00	5.00
144-620-012	7192 TALASI DR	1.00	5.00
144-620-013	7186 TALASI DR	1.00	5.00
144-620-014	14625 SERENADE DR	1.00	5.00
144-620-015	14619 SERENADE DR	1.00	5.00
144-620-016	14613 SERENADE DR	1.00	5.00
144-620-017	14607 SERENADE DR	1.00	5.00
144-620-018	14601 SERENADE DR	1.00	5.00
144-620-019	14595 SERENADE DR	1.00	5.00
144-620-020	14589 SERENADE DR	1.00	5.00
144-620-021	14583 SERENADE DR	1.00	5.00
144-620-022	14577 SERENADE DR	1.00	5.00
144-620-023	14571 SERENADE DR	1.00	5.00
144-620-024	14565 SERENADE DR	1.00	5.00
144-620-025	14502 SERENADE DR	1.00	5.00
144-620-026	14508 SERENADE DR	1.00	5.00
144-620-027	14514 SERENADE DR	1.00	5.00
144-620-028	14520 SERENADE DR	1.00	5.00
144-620-029	14526 SERENADE DR	1.00	5.00
144-620-030	14532 SERENADE DR	1.00	5.00
144-620-031	14538 SERENADE DR	1.00	5.00
144-620-032	14544 SERENADE DR	1.00	5.00
144-620-033	14550 SERENADE DR	1.00	5.00
144-620-034	14562 SERENADE DR	1.00	5.00
144-620-035	14568 SERENADE DR	1.00	5.00
144-620-036	14574 SERENADE DR	1.00	5.00
144-620-037	14580 SERENADE DR	1.00	5.00
144-620-038	14586 SERENADE DR	1.00	5.00
144-620-039	14592 SERENADE DR	1.00	5.00
144-620-040	14598 SERENADE DR	1.00	5.00
144-620-041	14604 SERENADE DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-620-042	14610 SERENADE DR	1.00	5.00
144-620-043	14616 SERENADE DR	1.00	5.00
144-620-044	14605 NARCISSE DR	1.00	5.00
144-620-045	14599 NARCISSE DR	1.00	5.00
144-620-046	14593 NARCISSE DR	1.00	5.00
144-620-047	14587 NARCISSE DR	1.00	5.00
144-620-048	14581 NARCISSE DR	1.00	5.00
144-620-049	14575 NARCISSE DR	1.00	5.00
144-620-050	14569 NARCISSE DR	1.00	5.00
144-620-051	14563 NARCISSE DR	1.00	5.00
144-620-052	14557 NARCISSE DR	1.00	5.00
144-620-053	14545 NARCISSE DR	1.00	5.00
144-620-054	14539 NARCISSE DR	1.00	5.00
144-620-055	14533 NARCISSE DR	1.00	5.00
144-620-056	14527 NARCISSE DR	1.00	5.00
144-620-057	14521 NARCISSE DR	1.00	5.00
144-620-058	14515 NARCISSE DR	1.00	5.00
144-620-059	14509 NARCISSE DR	1.00	5.00
144-620-060	14503 NARCISSE DR	1.00	5.00
144-620-061	14497 NARCISSE DR	1.00	5.00
144-620-062	14491 NARCISSE DR	1.00	5.00
144-620-063	14494 NARCISSE DR	1.00	5.00
144-620-064	14500 NARCISSE DR	1.00	5.00
144-620-065	14506 NARCISSE DR	1.00	5.00
144-620-066	14512 NARCISSE DR	1.00	5.00
144-620-067	14518 NARCISSE DR	1.00	5.00
144-620-068	14524 NARCISSE DR	1.00	5.00
144-620-069	14530 NARCISSE DR	1.00	5.00
144-620-070	14536 NARCISSE DR	1.00	5.00
144-620-071	14542 NARCISSE DR	1.00	5.00
144-620-072	14548 NARCISSE DR	1.00	5.00
144-620-073	14560 NARCISSE DR	1.00	5.00
144-620-074	14566 NARCISSE DR	1.00	5.00
144-620-075	14572 NARCISSE DR	1.00	5.00
144-620-076	14578 NARCISSE DR	1.00	5.00
144-620-077	14584 NARCISSE DR	1.00	5.00
144-620-078	14590 NARCISSE DR	1.00	5.00
144-620-079	14596 NARCISSE DR	1.00	5.00
144-620-080	14602 NARCISSE DR	1.00	5.00
144-620-081	14608 NARCISSE DR	1.00	5.00
144-630-001	7267 CANDRA DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-630-002	7279 CANDRA DR	1.00	5.00
144-630-003	7291 CANDRA DR	1.00	5.00
144-630-004	14643 MONET DR	1.00	5.00
144-630-005	14633 MONET DR	1.00	5.00
144-630-006	14623 MONET DR	1.00	5.00
144-630-007	14613 MONET DR	1.00	5.00
144-630-008	14603 MONET DR	1.00	5.00
144-630-009	14593 MONET DR	1.00	5.00
144-630-010	14583 MONET DR	1.00	5.00
144-630-011	14573 MONET DR	1.00	5.00
144-630-012	14563 MONET DR	1.00	5.00
144-630-013	14566 OLITE DR	1.00	5.00
144-630-014	14576 OLITE DR	1.00	5.00
144-630-015	14586 OLITE DR	1.00	5.00
144-630-016	14596 OLITE DR	1.00	5.00
144-630-017	14606 OLITE DR	1.00	5.00
144-630-018	14616 OLITE DR	1.00	5.00
144-630-019	14626 OLITE DR	1.00	5.00
144-630-020	14636 OLITE DR	1.00	5.00
144-630-021	14646 OLITE DR	1.00	5.00
144-630-022	14656 OLITE DR	1.00	5.00
144-630-023	7303 LICHEN DR	1.00	5.00
144-630-024	7315 LICHEN DR	1.00	5.00
144-630-025	7327 LICHEN DR	1.00	5.00
144-630-026	7339 LICHEN DR	1.00	5.00
144-630-027	7351 LICHEN DR	1.00	5.00
144-630-028	7363 LICHEN DR	1.00	5.00
144-630-029	7375 LICHEN DR	1.00	5.00
144-630-030	7387 LICHEN DR	1.00	5.00
144-630-031	14675 VIVA DR	1.00	5.00
144-630-032	14665 VIVA DR	1.00	5.00
144-630-033	14655 VIVA DR	1.00	5.00
144-630-034	14645 VIVA DR	1.00	5.00
144-630-035	14635 VIVA DR	1.00	5.00
144-630-036	14625 VIVA DR	1.00	5.00
144-630-037	14615 VIVA DR	1.00	5.00
144-630-038	14605 VIVA DR	1.00	5.00
144-630-039	14595 VIVA DR	1.00	5.00
144-630-040	14585 VIVA DR	1.00	5.00
144-630-041	14575 VIVA DR	1.00	5.00
144-630-042	14565 VIVA DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-630-043	14555 VIVA DR	1.00	5.00
144-630-044	14558 VIVA DR	1.00	5.00
144-630-045	14568 VIVA DR	1.00	5.00
144-630-046	14578 VIVA DR	1.00	5.00
144-630-047	14588 VIVA DR	1.00	5.00
144-630-048	14598 VIVA DR	1.00	5.00
144-630-049	14608 VIVA DR	1.00	5.00
144-630-050	14618 VIVA DR	1.00	5.00
144-630-051	14628 VIVA DR	1.00	5.00
144-630-052	14638 VIVA DR	1.00	5.00
144-630-053	14648 VIVA DR	1.00	5.00
144-630-054	14658 VIVA DR	1.00	5.00
144-630-055	14651 OLITE DR	1.00	5.00
144-630-056	14641 OLITE DR	1.00	5.00
144-630-057	14631 OLITE DR	1.00	5.00
144-630-058	14621 OLITE DR	1.00	5.00
144-630-059	14611 OLITE DR	1.00	5.00
144-630-060	14601 OLITE DR	1.00	5.00
144-630-061	14591 OLITE DR	1.00	5.00
144-630-062	14581 OLITE DR	1.00	5.00
144-630-063	14571 OLITE DR	1.00	5.00
144-630-064	14551 OLITE DR	1.00	5.00
144-630-065	14564 MONET DR	1.00	5.00
144-630-066	14570 MONET DR	1.00	5.00
144-630-067	14576 MONET DR	1.00	5.00
144-630-068	14582 MONET DR	1.00	5.00
144-630-069	14588 MONET DR	1.00	5.00
144-630-070	14594 MONET DR	1.00	5.00
144-630-071	14600 MONET DR	1.00	5.00
144-630-072	14606 MONET DR	1.00	5.00
144-630-073	14612 MONET DR	1.00	5.00
144-630-074	14618 MONET DR	1.00	5.00
144-630-075	14624 MONET DR	1.00	5.00
144-630-076	14630 MONET DR	1.00	5.00
144-630-077	14636 MONET DR	1.00	5.00
144-640-001	14543 MONET DR	1.00	5.00
144-640-002	14533 MONET DR	1.00	5.00
144-640-003	14523 MONET DR	1.00	5.00
144-640-004	14526 OLITE DR	1.00	5.00
144-640-005	14536 OLITE DR	1.00	5.00
144-640-006	14546 OLITE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-640-007	14545 VIVA DR	1.00	5.00
144-640-008	14535 VIVA DR	1.00	5.00
144-640-009	14525 VIVA DR	1.00	5.00
144-640-010	14515 VIVA DR	1.00	5.00
144-640-011	14505 VIVA DR	1.00	5.00
144-640-012	14495 VIVA DR	1.00	5.00
144-640-013	14485 VIVA DR	1.00	5.00
144-640-014	14475 VIVA DR	1.00	5.00
144-640-015	14478 VIVA DR	1.00	5.00
144-640-016	14488 VIVA DR	1.00	5.00
144-640-017	14498 VIVA DR	1.00	5.00
144-640-018	14508 VIVA DR	1.00	5.00
144-640-019	14518 VIVA DR	1.00	5.00
144-640-020	14528 VIVA DR	1.00	5.00
144-640-021	14538 VIVA DR	1.00	5.00
144-640-022	14548 VIVA DR	1.00	5.00
144-640-023	14541 OLITE DR	1.00	5.00
144-640-024	14531 OLITE DR	1.00	5.00
144-640-025	14521 OLITE DR	1.00	5.00
144-640-026	14511 OLITE DR	1.00	5.00
144-640-027	14501 OLITE DR	1.00	5.00
144-640-028	14491 OLITE DR	1.00	5.00
144-640-029	14481 OLITE DR	1.00	5.00
144-640-030	14471 OLITE DR	1.00	5.00
144-640-031	7301 RONDO DR	1.00	5.00
144-640-032	7311 RONDO DR	1.00	5.00
144-640-033	7321 RONDO DR	1.00	5.00
144-640-034	7324 RONDO DR	1.00	5.00
144-640-035	7314 RONDO DR	1.00	5.00
144-640-036	7304 RONDO DR	1.00	5.00
144-640-037	14441 SERENADE DR	1.00	5.00
144-640-038	14433 SERENADE DR	1.00	5.00
144-640-039	14425 SERENADE DR	1.00	5.00
144-640-040	7275 RONDO DR	1.00	5.00
144-640-041	7281 RONDO DR	1.00	5.00
144-640-042	7287 RONDO DR	1.00	5.00
144-640-043	7293 RONDO DR	1.00	5.00
144-640-044	14528 MONET DR	1.00	5.00
144-640-045	14534 MONET DR	1.00	5.00
144-640-046	14540 MONET DR	1.00	5.00
144-640-047	14546 MONET DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-640-048	14552 MONET DR	1.00	5.00
144-640-049	14547 SERENADE DR	1.00	5.00
144-640-050	14541 SERENADE DR	1.00	5.00
144-640-051	14535 SERENADE DR	1.00	5.00
144-640-052	14529 SERENADE DR	1.00	5.00
144-640-053	14523 SERENADE DR	1.00	5.00
144-650-001	14398 SERENADE DR	1.00	5.00
144-650-002	14406 SERENADE DR	1.00	5.00
144-650-003	14414 SERENADE DR	1.00	5.00
144-650-004	14422 SERENADE DR	1.00	5.00
144-650-005	14430 SERENADE DR	1.00	5.00
144-650-006	14438 SERENADE DR	1.00	5.00
144-650-007	14446 SERENADE DR	1.00	5.00
144-650-008	14454 SERENADE DR	1.00	5.00
144-650-009	14462 SERENADE DR	1.00	5.00
144-650-010	14470 SERENADE DR	1.00	5.00
144-650-011	14478 SERENADE DR	1.00	5.00
144-650-012	14477 NARCISSE DR	1.00	5.00
144-650-013	14469 NARCISSE DR	1.00	5.00
144-650-014	14461 NARCISSE DR	1.00	5.00
144-650-015	14453 NARCISSE DR	1.00	5.00
144-650-016	14445 NARCISSE DR	1.00	5.00
144-650-017	14437 NARCISSE DR	1.00	5.00
144-650-018	14429 NARCISSE DR	1.00	5.00
144-650-019	14427 NARCISSE DR	1.00	5.00
144-650-020	14413 NARCISSE DR	1.00	5.00
144-650-021	14405 NARCISSE DR	1.00	5.00
144-650-022	14397 NARCISSE DR	1.00	5.00
144-650-023	14389 NARCISSE DR	1.00	5.00
144-650-024	14455 VIVA DR	1.00	5.00
144-650-025	14445 VIVA DR	1.00	5.00
144-650-026	14435 VIVA DR	1.00	5.00
144-650-027	14425 VIVA DR	1.00	5.00
144-650-028	14415 VIVA DR	1.00	5.00
144-650-029	14384 NARCISSE DR	1.00	5.00
144-650-030	14392 NARCISSE DR	1.00	5.00
144-650-031	14400 NARCISSE DR	1.00	5.00
144-650-032	14408 NARCISSE DR	1.00	5.00
144-650-033	14416 NARCISSE DR	1.00	5.00
144-650-034	14424 NARCISSE DR	1.00	5.00
144-650-035	14432 NARCISSE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-650-036	14440 NARCISSE DR	1.00	5.00
144-650-037	14448 NARCISSE DR	1.00	5.00
144-650-038	14456 NARCISSE DR	1.00	5.00
144-650-039	14464 NARCISSE DR	1.00	5.00
144-650-040	7201 ROSELAI CT	1.00	5.00
144-650-041	7207 ROSELAI CT	1.00	5.00
144-650-042	7213 ROSELAI CT	1.00	5.00
144-650-043	7219 ROSELAI CT	1.00	5.00
144-650-044	7225 ROSELAI CT	1.00	5.00
144-650-045	7231 ROSELAI CT	1.00	5.00
144-650-046	7237 ROSELAI CT	1.00	5.00
144-650-047	7243 ROSELAI CT	1.00	5.00
144-650-048	7249 ROSELAI CT	1.00	5.00
144-650-049	7255 ROSELAI CT	1.00	5.00
144-650-050	7236 ENCLAVE DR	1.00	5.00
144-650-051	7230 ENCLAVE DR	1.00	5.00
144-650-052	7224 ENCLAVE DR	1.00	5.00
144-650-053	7218 ENCLAVE DR	1.00	5.00
144-650-054	7212 ENCLAVE DR	1.00	5.00
144-650-055	7206 ENCLAVE DR	1.00	5.00
144-650-056	7200 ENCLAVE DR	1.00	5.00
144-650-057	7194 ENCLAVE DR	1.00	5.00
144-650-058	7188 ENCLAVE DR	1.00	5.00
144-650-059	7182 ENCLAVE DR	1.00	5.00
144-650-060	7175 ENCLAVE DR	1.00	5.00
144-650-061	7181 ENCLAVE DR	1.00	5.00
144-650-062	7187 ENCLAVE DR	1.00	5.00
144-650-063	7193 ENCLAVE DR	1.00	5.00
144-650-064	7199 ENCLAVE DR	1.00	5.00
144-650-065	7205 ENCLAVE DR	1.00	5.00
144-650-066	7211 ENCLAVE DR	1.00	5.00
144-650-067	7217 ENCLAVE DR	1.00	5.00
144-650-068	7223 ENCLAVE DR	1.00	5.00
144-650-069	7229 ENCLAVE DR	1.00	5.00
144-650-070	7235 ENCLAVE DR	1.00	5.00
144-650-071	7247 ENCLAVE DR	1.00	5.00
144-650-072	7253 ENCLAVE DR	1.00	5.00
144-650-073	7259 ENCLAVE DR	1.00	5.00
144-650-074	7265 ENCLAVE DR	1.00	5.00
144-650-075	7271 ENCLAVE DR	1.00	5.00
144-660-001	7205 LOGSDON DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-660-002	7211 LOGSDON DR	1.00	5.00
144-660-003	7217 LOGSDON DR	1.00	5.00
144-660-004	7223 LOGSDON DR	1.00	5.00
144-660-005	7229 LOGSDON DR	1.00	5.00
144-660-006	7235 LOGSDON DR	1.00	5.00
144-660-007	7241 LOGSDON DR	1.00	5.00
144-660-008	7247 LOGSDON DR	1.00	5.00
144-660-009	7253 LOGSDON DR	1.00	5.00
144-660-010	7259 LOGSDON DR	1.00	5.00
144-660-011	7265 LOGSDON DR	1.00	5.00
144-660-012	7271 LOGSDON DR	1.00	5.00
144-660-013	7277 LOGSDON DR	1.00	5.00
144-660-014	7283 LOGSDON DR	1.00	5.00
144-660-015	7289 LOGSDON DR	1.00	5.00
144-660-016	7295 LOGSDON DR	1.00	5.00
144-660-017	7180 JANTINA CT	1.00	5.00
144-660-018	7168 JANTINA CT	1.00	5.00
144-660-019	7156 JANTINA CT	1.00	5.00
144-660-020	7144 JANTINA CT	1.00	5.00
144-660-021	7132 JANTINA CT	1.00	5.00
144-660-022	7120 JANTINA CT	1.00	5.00
144-660-023	7108 JANTINA CT	1.00	5.00
144-660-024	7111 JANTINA CT	1.00	5.00
144-660-025	7123 JANTINA CT	1.00	5.00
144-660-026	7135 JANTINA CT	1.00	5.00
144-660-027	7147 JANTINA CT	1.00	5.00
144-660-028	7159 JANTINA CT	1.00	5.00
144-660-029	7171 JANTINA CT	1.00	5.00
144-660-030	7164 LEILANI CT	1.00	5.00
144-660-031	7152 LEILANI CT	1.00	5.00
144-660-032	7140 LEILANI CT	1.00	5.00
144-660-033	7128 LEILANI CT	1.00	5.00
144-660-034	7131 LEILANI CT	1.00	5.00
144-660-035	7143 LEILANI CT	1.00	5.00
144-660-036	7155 LEILANI CT	1.00	5.00
144-660-037	7167 LEILANI CT	1.00	5.00
144-660-038	7166 ROSINE DR	1.00	5.00
144-660-039	7142 ROSINE DR	1.00	5.00
144-660-040	7130 ROSINE DR	1.00	5.00
144-660-041	7133 ROSINE DR	1.00	5.00
144-660-042	7145 ROSINE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-660-043	7169 ROSINE DR	1.00	5.00
144-660-044	7232 LOGSDON DR	1.00	5.00
144-660-045	7226 LOGSDON DR	1.00	5.00
144-660-046	7220 LOGSDON DR	1.00	5.00
144-660-047	7208 LOGSDON DR	1.00	5.00
144-660-048	7198 LOGSDON DR	1.00	5.00
144-660-049	7184 LOGSDON DR	1.00	5.00
144-660-050	14379 SOLEIL DR	1.00	5.00
144-660-051	14367 SOLEIL DR	1.00	5.00
144-660-052	14355 SOLEIL DR	1.00	5.00
144-660-053	14343 SOLEIL DR	1.00	5.00
144-660-054	14331 SOLEIL DR	1.00	5.00
144-660-055	7181 LOGSDON DR	1.00	5.00
144-660-056	7187 LOGSDON DR	1.00	5.00
144-660-057	7193 LOGSDON DR	1.00	5.00
144-670-001	7126 ENCLAVE DR	1.00	5.00
144-670-002	7120 ENCLAVE DR	1.00	5.00
144-670-003	7114 ENCLAVE DR	1.00	5.00
144-670-004	7108 ENCLAVE DR	1.00	5.00
144-670-005	7102 ENCLAVE DR	1.00	5.00
144-670-006	7096 ENCLAVE DR	1.00	5.00
144-670-007	7095 VILLAGE DR	1.00	5.00
144-670-008	7101 VILLAGE DR	1.00	5.00
144-670-009	7107 VILLAGE DR	1.00	5.00
144-670-010	7113 VILLAGE DR	1.00	5.00
144-670-011	7119 VILLAGE DR	1.00	5.00
144-670-012	7125 VILLAGE DR	1.00	5.00
144-670-013	7098 VILLAGE DR	1.00	5.00
144-670-014	7102 VILLAGE DR	1.00	5.00
144-670-015	7106 VILLAGE DR	1.00	5.00
144-670-016	7110 VILLAGE DR	1.00	5.00
144-670-017	7078 VILLAGE DR	1.00	5.00
144-670-018	7082 VILLAGE DR	1.00	5.00
144-670-019	7086 VILLAGE DR	1.00	5.00
144-670-020	7090 VILLAGE DR	1.00	5.00
144-670-021	7062 VILLAGE DR	1.00	5.00
144-670-022	7066 VILLAGE DR	1.00	5.00
144-670-023	7070 VILLAGE DR	1.00	5.00
144-670-024	7074 VILLAGE DR	1.00	5.00
144-670-025	7046 VILLAGE DR	1.00	5.00
144-670-026	7050 VILLAGE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-670-027	7054 VILLAGE DR	1.00	5.00
144-670-028	7058 VILLAGE DR	1.00	5.00
144-670-029	7038 VILLAGE DR	1.00	5.00
144-670-030	7042 VILLAGE DR	1.00	5.00
144-670-031	7030 VILLAGE DR	1.00	5.00
144-670-032	7034 VILLAGE DR	1.00	5.00
144-670-033	7026 VILLAGE DR	1.00	5.00
144-670-034	7022 VILLAGE DR	1.00	5.00
144-670-035	7018 VILLAGE DR	1.00	5.00
144-670-036	7006 VILLAGE DR	1.00	5.00
144-670-037	7010 VILLAGE DR	1.00	5.00
144-670-038	7014 VILLAGE DR	1.00	5.00
144-670-039	7011 VILLAGE DR	1.00	5.00
144-670-040	7007 VILLAGE DR	1.00	5.00
144-670-041	7003 VILLAGE DR	1.00	5.00
144-670-042	7019 VILLAGE DR	1.00	5.00
144-670-043	7023 VILLAGE DR	1.00	5.00
144-670-044	7027 VILLAGE DR	1.00	5.00
144-670-045	7031 VILLAGE DR	1.00	5.00
144-670-046	7035 VILLAGE DR	1.00	5.00
144-670-047	7039 VILLAGE DR	1.00	5.00
144-670-048	7043 VILLAGE DR	1.00	5.00
144-670-049	7047 VILLAGE DR	1.00	5.00
144-670-050	7051 VILLAGE DR	1.00	5.00
144-670-051	7055 VILLAGE DR	1.00	5.00
144-670-052	7059 VILLAGE DR	1.00	5.00
144-670-053	14368 RYLEE DR	1.00	5.00
144-670-054	14372 RYLEE DR	1.00	5.00
144-670-055	14376 RYLEE DR	1.00	5.00
144-670-056	14380 RYLEE DR	1.00	5.00
144-670-057	14428 RYLEE DR	1.00	5.00
144-670-058	14424 RYLEE DR	1.00	5.00
144-670-059	14420 RYLEE DR	1.00	5.00
144-670-060	14416 RYLEE DR	1.00	5.00
144-670-061	7054 LOGSDON DR	1.00	5.00
144-670-062	7058 LOGSDON DR	1.00	5.00
144-670-063	7062 LOGSDON DR	1.00	5.00
144-670-064	7066 LOGSDON DR	1.00	5.00
144-670-065	7038 LOGSDON DR	1.00	5.00
144-670-066	7042 LOGSDON DR	1.00	5.00
144-670-067	7046 LOGSDON DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-670-068	7050 LOGSDON DR	1.00	5.00
144-670-069	7022 LOGSDON DR	1.00	5.00
144-670-070	7026 LOGSDON DR	1.00	5.00
144-670-071	7030 LOGSDON DR	1.00	5.00
144-670-072	7034 LOGSDON DR	1.00	5.00
144-670-073	7018 LOGSDON DR	1.00	5.00
144-670-074	7014 LOGSDON DR	1.00	5.00
144-670-075	7010 LOGSDON DR	1.00	5.00
144-680-001	14440 RUNYON DR	1.00	5.00
144-680-002	14436 RUNYON DR	1.00	5.00
144-680-003	14448 RUNYON DR	1.00	5.00
144-680-004	14444 RUNYON DR	1.00	5.00
144-680-005	14460 RUNYON DR	1.00	5.00
144-680-006	14456 RUNYON DR	1.00	5.00
144-680-007	14468 RUNYON DR	1.00	5.00
144-680-008	14464 RUNYON DR	1.00	5.00
144-680-009	7009 TALASI DR	1.00	5.00
144-680-010	7013 TALASI DR	1.00	5.00
144-680-011	7017 TALASI DR	1.00	5.00
144-680-012	7031 TALASI DR	1.00	5.00
144-680-013	7027 TALASI DR	1.00	5.00
144-680-014	7023 TALASI DR	1.00	5.00
144-680-015	7047 TALASI DR	1.00	5.00
144-680-016	7043 TALASI DR	1.00	5.00
144-680-017	7039 TALASI DR	1.00	5.00
144-680-018	7063 TALASI DR	1.00	5.00
144-680-019	7059 TALASI DR	1.00	5.00
144-680-020	7055 TALASI DR	1.00	5.00
144-680-021	14494 RYLEE DR	1.00	5.00
144-680-022	14490 RYLEE DR	1.00	5.00
144-680-023	14486 RYLEE DR	1.00	5.00
144-680-024	7052 TALASI DR	1.00	5.00
144-680-025	7056 TALASI DR	1.00	5.00
144-680-026	7060 TALASI DR	1.00	5.00
144-680-027	7064 TALASI DR	1.00	5.00
144-680-028	14446 RYLEE DR	1.00	5.00
144-680-029	14450 RYLEE DR	1.00	5.00
144-680-030	14454 RYLEE DR	1.00	5.00
144-680-031	14458 RYLEE DR	1.00	5.00
144-680-032	7099 TALASI DR	1.00	5.00
144-680-033	7105 TALASI DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-680-034	7111 TALASI DR	1.00	5.00
144-680-035	7117 TALASI DR	1.00	5.00
144-680-036	7123 TALASI DR	1.00	5.00
144-680-037	7129 TALASI DR	1.00	5.00
144-680-038	7135 TALASI DR	1.00	5.00
144-680-039	7141 TALASI DR	1.00	5.00
144-680-040	7147 TALASI DR	1.00	5.00
144-680-041	7153 TALASI DR	1.00	5.00
144-680-042	7159 TALASI DR	1.00	5.00
144-680-043	7165 TALASI DR	1.00	5.00
144-680-044	7171 TALASI DR	1.00	5.00
144-680-045	14475 IBIS DR	1.00	5.00
144-680-046	14469 IBIS DR	1.00	5.00
144-680-047	14463 IBIS DR	1.00	5.00
144-680-048	14457 IBIS DR	1.00	5.00
144-680-049	7150 TALASI DR	1.00	5.00
144-680-050	7144 TALASI DR	1.00	5.00
144-680-051	7138 TALASI DR	1.00	5.00
144-680-052	7132 TALASI DR	1.00	5.00
144-680-053	7126 TALASI DR	1.00	5.00
144-680-054	7120 TALASI DR	1.00	5.00
144-680-055	7114 TALASI DR	1.00	5.00
144-680-056	7108 TALASI DR	1.00	5.00
144-680-057	7102 TALASI DR	1.00	5.00
144-680-058	7096 TALASI DR	1.00	5.00
144-680-059	7090 TALASI DR	1.00	5.00
144-680-060	7091 LOGSDON DR	1.00	5.00
144-680-061	7097 LOGSDON DR	1.00	5.00
144-680-062	7103 LOGSDON DR	1.00	5.00
144-680-063	7109 LOGSDON DR	1.00	5.00
144-680-064	7115 LOGSDON DR	1.00	5.00
144-680-065	7121 LOGSDON DR	1.00	5.00
144-680-066	7127 LOGSDON DR	1.00	5.00
144-680-067	7133 LOGSDON DR	1.00	5.00
144-680-068	7139 LOGSDON DR	1.00	5.00
144-680-069	7145 LOGSDON DR	1.00	5.00
144-680-070	7157 LOGSDON DR	1.00	5.00
144-680-071	7163 LOGSDON DR	1.00	5.00
144-680-072	7169 LOGSDON DR	1.00	5.00
144-860-004	14220 SCHLEISMAN RD	6.44	32.20
144-860-010	14236 SCHLEISMAN RD	2.48	12.40

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone XX

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-860-012	14268 SCHLEISMAN RD	3.59	17.94
144-860-013	14284 SCHLEISMAN RD	3.59	17.94
144-860-016		3.59	17.94
144-860-022	14228 SCHLEISMAN RD	3.18	15.90
144-860-029		2.92	14.62
144-860-030	14252 SCHLEISMAN RD	6.51	32.56
144-860-031		7.99	39.96
499 Accounts			**$2,651.46**

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Y

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-510-001	7811 PORT ARTHUR DR	1.00	$5.00
130-510-002	7821 PORT ARTHUR DR	1.00	5.00
130-510-003	7831 PORT ARTHUR DR	1.00	5.00
130-510-004	14770 TOMMY CT	1.00	5.00
130-510-005	14780 TOMMY CT	1.00	5.00
130-510-006	14790 TOMMY CT	1.00	5.00
130-510-007	14787 TOMMY CT	1.00	5.00
130-510-008	14777 TOMMY CT	1.00	5.00
130-510-009	14767 TOMMY CT	1.00	5.00
130-510-010	7861 PORT ARTHUR DR	1.00	5.00
130-511-001	7871 PORT ARTHUR DR	1.00	5.00
130-511-002	7881 PORT ARTHUR DR	1.00	5.00
130-511-003	7891 PORT ARTHUR DR	1.00	5.00
130-511-004	7901 PORT ARTHUR DR	1.00	5.00
130-511-005	7911 PORT ARTHUR DR	1.00	5.00
130-511-006	7921 PORT ARTHUR DR	1.00	5.00
130-511-007	7931 PORT ARTHUR DR	1.00	5.00
130-511-008	7941 PORT ARTHUR DR	1.00	5.00
130-511-009	7951 PORT ARTHUR DR	1.00	5.00
130-511-010	7961 PORT ARTHUR DR	1.00	5.00
130-511-011	14775 RICK LN	1.00	5.00
130-511-012	14765 RICK LN	1.00	5.00
130-511-013	14755 RICK LN	1.00	5.00
130-511-014	14745 RICK LN	1.00	5.00
130-511-015	14735 RICK LN	1.00	5.00
130-511-016	14725 RICK LN	1.00	5.00
130-511-017	14715 RICK LN	1.00	5.00
130-511-018	14705 RICK LN	1.00	5.00
130-512-001	14708 RICK LN	1.00	5.00
130-512-002	14718 RICK LN	1.00	5.00
130-512-003	14728 RICK LN	1.00	5.00
130-512-004	14738 RICK LN	1.00	5.00
130-512-005	14748 RICK LN	1.00	5.00
130-512-006	14758 RICK LN	1.00	5.00
130-512-007	14768 RICK LN	1.00	5.00
130-512-008	7934 PORT ARTHUR DR	1.00	5.00
130-512-009	7924 PORT ARTHUR DR	1.00	5.00
130-512-010	7914 PORT ARTHUR DR	1.00	5.00
130-512-011	7904 PORT ARTHUR DR	1.00	5.00
130-512-012	7894 PORT ARTHUR DR	1.00	5.00
130-512-013	7884 PORT ARTHUR DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Y

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
130-512-014	7874 PORT ARTHUR DR	1.00	5.00
130-512-015	7864 PORT ARTHUR DR	1.00	5.00
130-512-016	7854 PORT ARTHUR DR	1.00	5.00
130-512-017	7844 PORT ARTHUR DR	1.00	5.00
130-512-018	7834 PORT ARTHUR DR	1.00	5.00
130-512-019	7824 PORT ARTHUR DR	1.00	5.00
130-512-020	7843 HALL AVE	1.00	5.00
130-512-021	7853 HALL AVE	1.00	5.00
130-512-022	7863 HALL AVE	1.00	5.00
130-512-023	7873 HALL AVE	1.00	5.00
130-512-024	7883 HALL AVE	1.00	5.00
130-512-025	7893 HALL AVE	1.00	5.00
130-512-026	7903 HALL AVE	1.00	5.00
130-512-027	7913 HALL AVE	1.00	5.00
130-512-028	7912 JEANNIE ANN CIR	1.00	5.00
130-512-029	7902 JEANNIE ANN CIR	1.00	5.00
130-512-030	7892 JEANNIE ANN CIR	1.00	5.00
130-512-031	7882 JEANNIE ANN CIR	1.00	5.00
130-512-032	7872 JEANNIE ANN CIR	1.00	5.00
130-512-033	7862 JEANNIE ANN CIR	1.00	5.00
130-512-034	7859 JEANNIE ANN CIR	1.00	5.00
130-512-035	7869 JEANNIE ANN CIR	1.00	5.00
130-512-036	7879 JEANNIE ANN CIR	1.00	5.00
130-512-037	7889 JEANNIE ANN CIR	1.00	5.00
130-512-038	7899 JEANNIE ANN CIR	1.00	5.00
130-512-039	7909 JEANNIE ANN CIR	1.00	5.00
130-512-040	7919 JEANNIE ANN CIR	1.00	5.00
130-512-041	7929 JEANNIE ANN CIR	1.00	5.00
130-512-042	7939 JEANNIE ANN CIR	1.00	5.00
130-512-043	7949 JEANNIE ANN CIR	1.00	5.00
130-512-044	7959 JEANNIE ANN CIR	1.00	5.00
130-512-045	7969 JEANNIE ANN CIR	1.00	5.00
73 Accounts			**$365.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone YY

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-660-001	13187 EARLY CRIMSON ST	1.00	$5.00
164-660-002	13175 EARLY CRIMSON ST	1.00	5.00
164-660-003	13163 EARLY CRIMSON ST	1.00	5.00
164-660-004	13151 EARLY CRIMSON ST	1.00	5.00
164-660-005	13139 EARLY CRIMSON ST	1.00	5.00
164-660-006	13127 EARLY CRIMSON ST	1.00	5.00
164-660-007	13115 EARLY CRIMSON ST	1.00	5.00
164-660-008	13100 EARLY CRIMSON ST	1.00	5.00
164-660-009	13112 EARLY CRIMSON ST	1.00	5.00
164-660-010	13124 EARLY CRIMSON ST	1.00	5.00
164-660-011	13136 EARLY CRIMSON ST	1.00	5.00
164-660-012	13148 EARLY CRIMSON ST	1.00	5.00
164-660-013	13115 LEMAITRE DR	1.00	5.00
164-660-014	13127 LEMAITRE DR	1.00	5.00
164-660-015	13139 LEMAITRE DR	1.00	5.00
164-660-016	13151 LEMAITRE DR	1.00	5.00
164-660-017	13163 LEMAITRE DR	1.00	5.00
164-661-001	13172 EARLY CRIMSON ST	1.00	5.00
164-661-002	13184 EARLY CRIMSON ST	1.00	5.00
164-661-003	13196 EARLY CRIMSON ST	1.00	5.00
164-661-004	13208 EARLY CRIMSON ST	1.00	5.00
164-661-005	13187 LEMAITRE DR	1.00	5.00
164-661-006	13199 LEMAITRE DR	1.00	5.00
164-661-007	6169 FLAGSTAFF DR	1.00	5.00
164-661-008	6157 FLAGSTAFF DR	1.00	5.00
164-661-009	6145 FLAGSTAFF DR	1.00	5.00
164-661-010	6133 FLAGSTAFF DR	1.00	5.00
164-661-011	6121 FLAGSTAFF DR	1.00	5.00
164-661-012	6109 FLAGSTAFF DR	1.00	5.00
164-661-013	6097 FLAGSTAFF DR	1.00	5.00
164-661-014	6085 FLAGSTAFF DR	1.00	5.00
164-662-001	6016 FLAGSTAFF DR	1.00	5.00
164-662-002	6028 FLAGSTAFF DR	1.00	5.00
164-662-003	6088 FLAGSTAFF DR	1.00	5.00
164-662-004	6100 FLAGSTAFF DR	1.00	5.00
164-662-005	6112 FLAGSTAFF DR	1.00	5.00
164-662-006	13162 TROUTMAN CIR	1.00	5.00
164-662-007	13150 TROUTMAN CIR	1.00	5.00
164-662-008	13165 TROUTMAN CIR	1.00	5.00
164-662-009	6136 FLAGSTAFF DR	1.00	5.00
164-662-010	6148 FLAGSTAFF DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone YY

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-662-011	13178 LEMAITRE DR	1.00	5.00
164-662-012	13166 LEMAITRE DR	1.00	5.00
164-662-013	6153 CRIPPLE CREEK DR	1.00	5.00
164-662-014	6141 CRIPPLE CREEK DR	1.00	5.00
164-662-015	6129 CRIPPLE CREEK DR	1.00	5.00
164-662-016	6117 CRIPPLE CREEK DR	1.00	5.00
164-662-017	6105 CRIPPLE CREEK DR	1.00	5.00
164-662-018	6093 CRIPPLE CREEK DR	1.00	5.00
164-663-001	6150 CRIPPLE CREEK DR	1.00	5.00
164-663-002	6138 CRIPPLE CREEK DR	1.00	5.00
164-663-003	6126 CRIPPLE CREEK DR	1.00	5.00
164-663-004	6114 CRIPPLE CREEK DR	1.00	5.00
164-663-005	6102 CRIPPLE CREEK DR	1.00	5.00
164-663-006	6090 CRIPPLE CREEK DR	1.00	5.00
164-670-001	6073 FLAGSTAFF DR	1.00	5.00
164-670-002	6061 FLAGSTAFF DR	1.00	5.00
164-670-003	6049 FLAGSTAFF DR	1.00	5.00
164-670-004	6037 FLAGSTAFF DR	1.00	5.00
164-670-005	6025 FLAGSTAFF DR	1.00	5.00
164-670-006	6013 FLAGSTAFF DR	1.00	5.00
164-670-007	6001 FLAGSTAFF DR	1.00	5.00
164-670-008	13127 DANCY ST	1.00	5.00
164-670-009	13139 DANCY ST	1.00	5.00
164-670-010	13151 DANCY ST	1.00	5.00
164-670-011	13163 DANCY ST	1.00	5.00
164-670-012	13175 DANCY ST	1.00	5.00
164-670-013	13187 DANCY ST	1.00	5.00
164-670-014	13199 DANCY ST	1.00	5.00
164-671-001	6078 CRIPPLE CREEK DR	1.00	5.00
164-671-002	6066 CRIPPLE CREEK DR	1.00	5.00
164-671-003	6054 CRIPPLE CREEK DR	1.00	5.00
164-671-004	6042 CRIPPLE CREEK DR	1.00	5.00
164-671-005	6030 CRIPPLE CREEK DR	1.00	5.00
164-671-006	13112 DANCY ST	1.00	5.00
164-671-007	13124 DANCY ST	1.00	5.00
164-671-008	13136 DANCY ST	1.00	5.00
164-671-009	13148 DANCY ST	1.00	5.00
164-671-010	13160 DANCY ST	1.00	5.00
164-671-011	13172 DANCY ST	1.00	5.00
164-671-012	13102 SUGARLOAF DR	1.00	5.00
164-671-013	13114 SUGARLOAF DR	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone YY

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-671-014	13126 SUGARLOAF DR	1.00	5.00
164-671-015	13138 SUGARLOAF DR	1.00	5.00
164-671-016	13150 SUGARLOAF DR	1.00	5.00
164-671-017	13162 SUGARLOAF DR	1.00	5.00
164-671-018	13174 SUGARLOAF DR	1.00	5.00
164-672-001	6011 BERRYHILL DR	1.00	5.00
164-672-002	5999 BERRYHILL DR	1.00	5.00
164-672-003	5987 BERRYHILL DR	1.00	5.00
164-672-004	5975 BERRYHILL DR	1.00	5.00
164-672-005	5963 BERRYHILL DR	1.00	5.00
164-672-006	5951 BERRYHILL DR	1.00	5.00
164-672-007	5939 BERRYHILL DR	1.00	5.00
164-672-008	5927 BERRYHILL DR	1.00	5.00
164-673-001	5918 MEEKER DR	1.00	5.00
164-673-002	5930 MEEKER DR	1.00	5.00
164-673-003	5942 MEEKER DR	1.00	5.00
164-673-004	5954 MEEKER DR	1.00	5.00
164-674-001	13153 SUGARLOAF DR	1.00	5.00
164-674-002	13141 SUGARLOAF DR	1.00	5.00
164-674-003	5957 MEEKER DR	1.00	5.00
164-674-004	5945 MEEKER DR	1.00	5.00
164-674-005	5933 MEEKER DR	1.00	5.00
164-674-006	5921 MEEKER DR	1.00	5.00
164-674-007	13150 SAMILIN CIR	1.00	5.00
164-674-008	13162 SAMILIN CIR	1.00	5.00
164-674-009	5942 BERRYHILL DR	1.00	5.00
164-674-010	5954 BERRYHILL DR	1.00	5.00
164-674-011	5966 BERRYHILL DR	1.00	5.00
164-680-001	5915 BERRYHILL DR	1.00	5.00
164-680-002	5903 BERRYHILL DR	1.00	5.00
164-680-003	5891 BERRYHILL DR	1.00	5.00
164-680-004	5879 BERRYHILL DR	1.00	5.00
164-680-005	5867 BERRYHILL DR	1.00	5.00
164-680-006	5855 BERRYHILL DR	1.00	5.00
164-680-007	5843 BERRYHILL DR	1.00	5.00
164-680-008	5831 BERRYHILL DR	1.00	5.00
164-680-009	5819 BERRYHILL DR	1.00	5.00
164-680-010	5807 BERRYHILL DR	1.00	5.00
164-680-011	5795 BERRYHILL DR	1.00	5.00
164-681-001	13102 58TH ST	1.00	5.00
164-681-002	13114 58TH ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone YY

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-681-003	13126 58TH ST	1.00	5.00
164-681-004	13138 58TH ST	1.00	5.00
164-681-005	13150 58TH ST	1.00	5.00
164-681-006	13162 58TH ST	1.00	5.00
164-681-007	13174 58TH ST	1.00	5.00
164-681-008	5750 MEEKER DR	1.00	5.00
164-681-009	5762 MEEKER DR	1.00	5.00
164-681-010	5774 MEEKER DR	1.00	5.00
164-681-011	5786 MEEKER DR	1.00	5.00
164-681-012	5798 MEEKER DR	1.00	5.00
164-681-013	5810 MEEKER DR	1.00	5.00
164-681-014	5822 MEEKER DR	1.00	5.00
164-681-015	5834 MEEKER DR	1.00	5.00
164-681-016	5846 MEEKER DR	1.00	5.00
164-681-017	5858 MEEKER DR	1.00	5.00
164-681-018	5870 MEEKER DR	1.00	5.00
164-681-019	5882 MEEKER DR	1.00	5.00
164-681-020	5894 MEEKER DR	1.00	5.00
164-681-021	5906 MEEKER DR	1.00	5.00
164-682-001	5909 MEEKER DR	1.00	5.00
164-682-002	5897 MEEKER DR	1.00	5.00
164-682-003	5885 MEEKER DR	1.00	5.00
164-682-004	13150 PARK CITY DR	1.00	5.00
164-682-005	13162 PARK CITY DR	1.00	5.00
164-682-006	13174 PARK CITY DR	1.00	5.00
164-682-007	13177 SAMILIN CIR	1.00	5.00
164-682-008	13165 SAMILIN CIR	1.00	5.00
164-682-009	13153 SAMILIN CIR	1.00	5.00
164-683-001	5861 MEEKER DR	1.00	5.00
164-683-002	5849 MEEKER DR	1.00	5.00
164-683-003	5837 MEEKER DR	1.00	5.00
164-683-004	5777 MEEKER DR	1.00	5.00
164-683-005	5765 MEEKER DR	1.00	5.00
164-683-006		1.00	5.00
164-683-007	13177 PARK CITY DR	1.00	5.00
164-683-008	13165 PARK CITY DR	1.00	5.00
164-683-009	13153 PARK CITY DR	1.00	5.00
164-690-001	5783 BERRYHILL DR	1.00	5.00
164-690-002	5771 BERRYHILL DR	1.00	5.00
164-690-003	5759 BERRYHILL DR	1.00	5.00
164-690-004	5747 BERRYHILL DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone YY

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-690-005	5735 BERRYHILL DR	1.00	5.00
164-690-006	5723 BERRYHILL DR	1.00	5.00
164-690-007	5711 BERRYHILL DR	1.00	5.00
164-690-008	5699 BERRYHILL DR	1.00	5.00
164-690-009	5687 BERRYHILL DR	1.00	5.00
164-690-010	5675 BERRYHILL DR	1.00	5.00
164-690-011	5663 BERRYHILL DR	1.00	5.00
164-690-012	5651 BERRYHILL DR	1.00	5.00
164-691-001	5627 BERRYHILL DR	1.00	5.00
164-691-002	5615 BERRYHILL DR	1.00	5.00
164-691-003	5602 BRIANHEAD DR	1.00	5.00
164-691-004	5620 BRIANHEAD DR	1.00	5.00
164-691-005	5638 BRIANHEAD DR	1.00	5.00
164-691-006	5656 BRIANHEAD DR	1.00	5.00
164-691-007	5674 BRIANHEAD DR	1.00	5.00
164-691-008	5692 BRIANHEAD DR	1.00	5.00
164-691-009	5710 BRIANHEAD DR	1.00	5.00
164-691-010	5728 BRIANHEAD DR	1.00	5.00
164-691-011	5746 BRIANHEAD DR	1.00	5.00
164-691-012	5764 BRIANHEAD DR	1.00	5.00
164-692-001	5767 BRIANHEAD DR	1.00	5.00
164-692-002	5749 BRIANHEAD DR	1.00	5.00
164-692-003	5731 BRIANHEAD DR	1.00	5.00
164-692-004	5713 BRIANHEAD DR	1.00	5.00
164-692-005	5695 BRIANHEAD DR	1.00	5.00
164-692-006	5677 BRIANHEAD DR	1.00	5.00
164-692-007	5630 BERRYHILL DR	1.00	5.00
164-692-008	5642 BERRYHILL DR	1.00	5.00
164-692-009	5654 BERRYHILL DR	1.00	5.00
164-692-010	5664 BERRYHILL DR	1.00	5.00
164-692-011	5678 BERRYHILL DR	1.00	5.00
164-692-012	5726 BERRYHILL DR	1.00	5.00
164-692-013	13159 SILVERTON CIR	1.00	5.00
164-692-014	13150 SILVERTON CIR	1.00	5.00
164-692-015	13162 SILVERTON CIR	1.00	5.00
164-692-016	5750 BERRYHILL DR	1.00	5.00
164-692-017	5762 BERRYHILL DR	1.00	5.00
164-692-018	5774 BERRYHILL DR	1.00	5.00
164-692-019	13153 58TH ST	1.00	5.00
164-692-020	13141 58TH ST	1.00	5.00
204 Accounts			**$1,020.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Z

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-510-001	7183 COTTAGE GROVE DR	1.00	$5.00
152-510-002	7173 COTTAGE GROVE DR	1.00	5.00
152-510-003	7163 COTTAGE GROVE DR	1.00	5.00
152-510-004	7153 COTTAGE GROVE DR	1.00	5.00
152-510-005	13369 GLEN ECHO CT	1.00	5.00
152-510-006	13379 GLEN ECHO CT	1.00	5.00
152-510-007	13389 GLEN ECHO CT	1.00	5.00
152-510-008	13396 GLEN ECHO CT	1.00	5.00
152-510-009	13386 GLEN ECHO CT	1.00	5.00
152-510-010	13376 GLEN ECHO CT	1.00	5.00
152-510-011	13366 GLEN ECHO CT	1.00	5.00
152-510-012	7133 COTTAGE GROVE DR	1.00	5.00
152-510-013	7123 COTTAGE GROVE DR	1.00	5.00
152-510-014	7113 COTTAGE GROVE DR	1.00	5.00
152-511-001	7093 COTTAGE GROVE DR	1.00	5.00
152-511-002	7083 COTTAGE GROVE DR	1.00	5.00
152-511-003	7073 COTTAGE GROVE DR	1.00	5.00
152-511-004	7063 COTTAGE GROVE DR	1.00	5.00
152-511-005	7053 COTTAGE GROVE DR	1.00	5.00
152-511-006	7043 COTTAGE GROVE DR	1.00	5.00
152-511-007	7040 COTTAGE GROVE DR	1.00	5.00
152-511-008	7050 COTTAGE GROVE DR	1.00	5.00
152-511-009	7060 COTTAGE GROVE DR	1.00	5.00
152-511-010	7070 COTTAGE GROVE DR	1.00	5.00
152-511-011	7080 COTTAGE GROVE DR	1.00	5.00
152-511-012	7090 COTTAGE GROVE DR	1.00	5.00
152-511-013	7100 COTTAGE GROVE DR	1.00	5.00
152-511-014	7110 COTTAGE GROVE DR	1.00	5.00
152-511-015	7120 COTTAGE GROVE DR	1.00	5.00
152-511-016	7130 COTTAGE GROVE DR	1.00	5.00
152-511-017	7140 COTTAGE GROVE DR	1.00	5.00
152-511-018	7150 COTTAGE GROVE DR	1.00	5.00
152-511-019	13352 BRASS RING LN	1.00	5.00
152-511-020	13332 BRASS RING LN	1.00	5.00
152-511-021	13322 BRASS RING LN	1.00	5.00
152-511-022	13312 BRASS RING LN	1.00	5.00
152-511-023	13302 BRASS RING LN	1.00	5.00
152-511-024	13292 BRASS RING LN	1.00	5.00
152-511-025	13282 BRASS RING LN	1.00	5.00
152-511-026	13272 BRASS RING LN	1.00	5.00
152-511-027	13262 BRASS RING LN	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone Z

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-511-028	13252 BRASS RING LN	1.00	5.00
152-511-029	7167 MIDNIGHT ROSE CIR	1.00	5.00
152-511-030	7157 MIDNIGHT ROSE CIR	1.00	5.00
152-511-031	7147 MIDNIGHT ROSE CIR	1.00	5.00
152-511-032	7137 MIDNIGHT ROSE CIR	1.00	5.00
152-511-033	7127 MIDNIGHT ROSE CIR	1.00	5.00
152-511-034	7117 MIDNIGHT ROSE CIR	1.00	5.00
152-511-035	7114 MIDNIGHT ROSE CIR	1.00	5.00
152-511-036	7124 MIDNIGHT ROSE CIR	1.00	5.00
152-511-037	7134 MIDNIGHT ROSE CIR	1.00	5.00
152-511-038	7144 MIDNIGHT ROSE CIR	1.00	5.00
152-511-039	7154 MIDNIGHT ROSE CIR	1.00	5.00
152-511-040	7164 MIDNIGHT ROSE CIR	1.00	5.00
152-511-041	7174 MIDNIGHT ROSE CIR	1.00	5.00
152-511-042	7184 MIDNIGHT ROSE CIR	1.00	5.00
152-511-043	7194 MIDNIGHT ROSE CIR	1.00	5.00
152-512-001	7197 MIDNIGHT ROSE CIR	1.00	5.00
152-512-002	7187 MIDNIGHT ROSE CIR	1.00	5.00
152-512-003	13255 BRASS RING LN	1.00	5.00
152-512-004	13265 BRASS RING LN	1.00	5.00
152-512-005	13275 BRASS RING LN	1.00	5.00
152-513-001	13295 BRASS RING LN	1.00	5.00
152-513-002	13305 BRASS RING LN	1.00	5.00
152-513-003	13315 BRASS RING LN	1.00	5.00
152-513-004	13325 BRASS RING LN	1.00	5.00
152-513-005	13335 BRASS RING LN	1.00	5.00
152-513-006	13345 BRASS RING LN	1.00	5.00
152-513-007	13355 BRASS RING LN	1.00	5.00
152-513-008	7180 COTTAGE GROVE CIR	1.00	5.00
152-513-009	7190 COTTAGE GROVE DR	1.00	5.00
71 Accounts			**$355.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone ZZ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-850-001	14226 HARVEST VALLEY AVE	1.00	$5.00
144-850-002	14250 HARVEST VALLEY AVE	1.00	5.00
144-850-003	14262 HARVEST VALLEY AVE	1.00	5.00
144-850-004	14278 HARVEST VALLEY AVE	1.00	5.00
144-850-005	14286 HARVEST VALLEY AVE	1.00	5.00
144-850-006	14298 HARVEST VALLEY AVE	1.00	5.00
144-850-007	14310 HARVEST VALLEY AVE	1.00	5.00
144-850-008	14322 HARVEST VALLEY AVE	1.00	5.00
144-850-009	14334 HARVEST VALLEY AVE	1.00	5.00
144-850-010	7221 BERRY CREEK ST	1.00	5.00
144-850-011	7233 BERRY CREEK ST	1.00	5.00
144-850-012	7245 BERRY CREEK ST	1.00	5.00
144-850-013	7257 BERRY CREEK ST	1.00	5.00
144-850-014	7269 BERRY CREEK ST	1.00	5.00
144-850-015	7281 BERRY CREEK ST	1.00	5.00
144-850-016	7280 MEURICE CIR	1.00	5.00
144-850-017	7268 MEURICE CIR	1.00	5.00
144-850-018	7256 MEURICE CIR	1.00	5.00
144-850-019	7244 MEURICE CIR	1.00	5.00
144-850-020	7232 MEURICE CIR	1.00	5.00
144-850-021	7220 MEURICE CIR	1.00	5.00
144-850-022	7208 MEURICE CIR	1.00	5.00
144-850-023	7213 MEURICE CIR	1.00	5.00
144-850-024	7225 MEURICE CIR	1.00	5.00
144-850-025	7237 MEURICE CIR	1.00	5.00
144-850-026		1.00	5.00
144-850-027	7261 MEURICE CIR	1.00	5.00
144-850-028	7273 MEURICE CIR	1.00	5.00
144-850-029	7285 MEURICE CIR	1.00	5.00
144-850-030	7297 MEURICE CIR	1.00	5.00
144-850-031	14389 LYONNAIS ST	1.00	5.00
144-850-032	14377 LYONNAIS ST	1.00	5.00
144-850-033	14365 LYONNAIS ST	1.00	5.00
144-850-034	14353 LYONNAIS ST	1.00	5.00
144-851-001	14329 LYONNAIS ST	1.00	5.00
144-851-002	14317 LYONNAIS ST	1.00	5.00
144-851-003	14305 LYONNAIS ST	1.00	5.00
144-851-004	14293 LYONNAIS ST	1.00	5.00
144-851-005	14281 LYONNAIS ST	1.00	5.00
144-851-006	14269 LYONNAIS ST	1.00	5.00
144-851-007	14257 LYONNAIS ST	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 2001-3, Zone ZZ

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-851-008	14245 LYONNAIS ST	1.00	5.00
144-851-009	14233 LYONNAIS ST	1.00	5.00
144-851-010	7298 ELYSSE ST	1.00	5.00
144-851-011	7286 ELYSSE ST	1.00	5.00
144-851-012	7276 ELYSSE ST	1.00	5.00
144-851-013	7262 ELYSSE ST	1.00	5.00
144-851-014	7250 ELYSSE ST	1.00	5.00
144-851-015	7238 ELYSSE ST	1.00	5.00
144-851-016	7226 ELYSSE ST	1.00	5.00
144-852-001	14231 HARVEST VALLEY AVE	1.00	5.00
144-852-002	7243 ELYSSE ST	1.00	5.00
144-852-003	7255 ELYSSE ST	1.00	5.00
144-852-004	7267 ELYSSE ST	1.00	5.00
144-852-005	7274 LAZARE CT	1.00	5.00
144-852-006	7262 LAZARE CT	1.00	5.00
144-852-007	7250 LAZARE CT	1.00	5.00
144-852-008	7255 LAZARE CT	1.00	5.00
144-852-009	7267 LAZARE CT	1.00	5.00
144-852-010	7279 LAZARE CT	1.00	5.00
144-852-011	14300 LYONNAIS ST	1.00	5.00
144-852-012	14312 LYONNAIS ST	1.00	5.00
144-852-013	7276 BERRY CREEK ST	1.00	5.00
144-852-014	7264 BERRY CREEK ST	1.00	5.00
144-852-015	7252 BERRY CREEK ST	1.00	5.00
144-852-016	14327 HARVEST VALLEY AVE	1.00	5.00
144-852-017	14315 HARVEST VALLEY AVE	1.00	5.00
144-852-018	14303 HARVEST VALLEY AVE	1.00	5.00
144-852-019	14291 HARVEST VALLEY AVE	1.00	5.00
144-852-020	14279 HARVEST VALLEY AVE	1.00	5.00
144-852-021	14267 HARVEST VALLEY AVE	1.00	5.00
144-852-022	14255 HARVEST VALLEY AVE	1.00	5.00
144-852-023	14243 HARVEST VALLEY AVE	1.00	5.00
73 Accounts			**$365.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 1

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-060-037	6394 POMEGRANATE CT	1.00	$22.16
164-060-038	6384 POMEGRANATE CT	1.00	22.16
164-060-039	6374 POMEGRANATE CT	1.00	22.16
164-060-040	6364 POMEGRANATE CT	1.00	22.16
164-060-041	6354 POMEGRANATE CT	1.00	22.16
164-060-042	6344 POMEGRANATE CT	1.00	22.16
164-060-043	6334 POMEGRANATE CT	1.00	22.16
164-060-044	6324 POMEGRANATE CT	1.00	22.16
164-060-045	6314 POMEGRANATE CT	1.00	22.16
164-060-046	6317 POMEGRANATE CT	1.00	22.16
164-060-047	6327 POMEGRANATE CT	1.00	22.16
164-060-048	6337 POMEGRANATE CT	1.00	22.16
164-060-049	6347 POMEGRANATE CT	1.00	22.16
164-060-050	6357 POMEGRANATE CT	1.00	22.16
164-060-051	6367 POMEGRANATE CT	1.00	22.16
164-060-052	6377 POMEGRANATE CT	1.00	22.16
164-060-053	6387 POMEGRANATE CT	1.00	22.16
164-060-054	6397 POMEGRANATE CT	1.00	22.16
164-060-055	6396 LAVENDER ST	1.00	22.16
164-060-056	6386 LAVENDER ST	1.00	22.16
164-060-057	6376 LAVENDER ST	1.00	22.16
164-060-058	6366 LAVENDER ST	1.00	22.16
164-060-059	6356 LAVENDER ST	1.00	22.16
164-060-060	6346 LAVENDER ST	1.00	22.16
164-060-061	6336 LAVENDER ST	1.00	22.16
164-060-062	6326 LAVENDER ST	1.00	22.16
164-060-063	6316 LAVENDER ST	1.00	22.16
164-060-064	6319 LAVENDER ST	1.00	22.16
164-060-065	6329 LAVENDER ST	1.00	22.16
164-060-066	6339 LAVENDER ST	1.00	22.16
164-060-067	6349 LAVENDER ST	1.00	22.16
164-060-068	6359 LAVENDER ST	1.00	22.16
164-060-069	6369 LAVENDER ST	1.00	22.16
164-060-070	6379 LAVENDER ST	1.00	22.16
164-060-071	6389 LAVENDER ST	1.00	22.16
164-060-072	6399 LAVENDER ST	1.00	22.16
164-080-001	6519 LAVENDER ST	1.00	22.16
164-080-002	6509 LAVENDER ST	1.00	22.16
164-080-003	6499 LAVENDER ST	1.00	22.16
164-080-004	6489 LAVENDER ST	1.00	22.16
164-080-005	6479 LAVENDER ST	1.00	22.16

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 1
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-080-006	6469 LAVENDER ST	1.00	22.16
164-080-007	6459 LAVENDER ST	1.00	22.16
164-080-008	6449 LAVENDER ST	1.00	22.16
164-080-009	6439 LAVENDER ST	1.00	22.16
164-080-010	6429 LAVENDER ST	1.00	22.16
164-080-011	6419 LAVENDER ST	1.00	22.16
164-081-001	6514 DAFFODIL CT	1.00	22.16
164-081-002	6504 DAFFODIL CT	1.00	22.16
164-081-003	6494 DAFFODIL CT	1.00	22.16
164-081-004	6484 DAFFODIL CT	1.00	22.16
164-081-005	6474 DAFFODIL CT	1.00	22.16
164-081-006	6464 DAFFODIL CT	1.00	22.16
164-081-007	6454 DAFFODIL CT	1.00	22.16
164-081-008	6444 DAFFODIL CT	1.00	22.16
164-081-009	6434 DAFFODIL CT	1.00	22.16
164-081-010	6424 DAFFODIL CT	1.00	22.16
164-081-011	6427 DAFFODIL CT	1.00	22.16
164-081-012	6437 DAFFODIL CT	1.00	22.16
164-081-013	6447 DAFFODIL CT	1.00	22.16
164-081-014	6457 DAFFODIL CT	1.00	22.16
164-081-015	6467 DAFFODIL CT	1.00	22.16
164-081-016	6477 DAFFODIL CT	1.00	22.16
164-081-017	6487 DAFFODIL CT	1.00	22.16
164-081-018	6497 DAFFODIL CT	1.00	22.16
164-081-019	6507 DAFFODIL CT	1.00	22.16
164-081-020	6517 DAFFODIL CT	1.00	22.16
164-081-021	6516 LAVENDER ST	1.00	22.16
164-081-022	6506 LAVENDER ST	1.00	22.16
164-081-023	6496 LAVENDER ST	1.00	22.16
164-081-024	6486 LAVENDER ST	1.00	22.16
164-081-025	6476 LAVENDER ST	1.00	22.16
164-081-026	6466 LAVENDER ST	1.00	22.16
164-081-027	6456 LAVENDER ST	1.00	22.16
164-081-028	6446 LAVENDER ST	1.00	22.16
164-081-029	6436 LAVENDER ST	1.00	22.16
164-081-030	6426 LAVENDER ST	1.00	22.16
164-081-031	12723 OAKDALE ST	1.00	22.16
164-081-032	12713 OAKDALE ST	1.00	22.16
164-081-033	12703 OAKDALE ST	1.00	22.16
164-081-034	12693 OAKDALE ST	1.00	22.16
164-081-035	12683 OAKDALE ST	1.00	22.16

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 1

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-082-001	12687 CARNATION ST	1.00	22.16
164-082-002	12697 CARNATION ST	1.00	22.16
164-082-003	12707 CARNATION ST	1.00	22.16
164-082-004	12717 CARNATION ST	1.00	22.16
164-082-005	12727 CARNATION ST	1.00	22.16
164-082-006	12737 CARNATION ST	1.00	22.16
164-082-007	12747 CARNATION ST	1.00	22.16
164-082-008	12757 CARNATION ST	1.00	22.16
164-082-009	12750 CARNATION ST	1.00	22.16
164-082-010	12740 CARNATION ST	1.00	22.16
164-082-011	12730 CARNATION ST	1.00	22.16
164-082-012	12720 CARNATION ST	1.00	22.16
164-082-013	12710 CARNATION ST	1.00	22.16
164-082-014	12700 CARNATION ST	1.00	22.16
164-082-015	12690 CARNATION ST	1.00	22.16
164-082-016	12685 DANDELION ST	1.00	22.16
164-082-017	12695 DANDELION ST	1.00	22.16
164-082-018	12705 DANDELION ST	1.00	22.16
164-082-019	12715 DANDELION ST	1.00	22.16
164-082-020	12725 DANDELION ST	1.00	22.16
164-082-021	12735 DANDELION ST	1.00	22.16
164-082-022	12745 DANDELION ST	1.00	22.16
164-082-023	12755 DANDELION ST	1.00	22.16
105 Accounts			**$2,326.80**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-160-001	14123 PARKWOOD AVE	1.00	$7.52
144-160-002	14133 PARKWOOD AVE	1.00	7.52
144-160-003	14143 PARKWOOD AVE	1.00	7.52
144-160-004	14153 PARKWOOD AVE	1.00	7.52
144-160-005	14163 PARKWOOD AVE	1.00	7.52
144-160-006	14173 PARKWOOD AVE	1.00	7.52
144-160-007	14183 PARKWOOD AVE	1.00	7.52
144-160-008	14186 SPRUCE GROVE CT	1.00	7.52
144-160-009	14176 SPRUCE GROVE CT	1.00	7.52
144-160-010	14166 SPRUCE GROVE CT	1.00	7.52
144-160-011	14156 SPRUCE GROVE CT	1.00	7.52
144-160-012	14146 SPRUCE GROVE CT	1.00	7.52
144-160-013	14136 SPRUCE GROVE CT	1.00	7.52
144-160-014	14126 SPRUCE GROVE CT	1.00	7.52
144-160-015	14121 SPRUCE GROVE CT	1.00	7.52
144-160-016	14131 SPRUCE GROVE CT	1.00	7.52
144-160-017	14141 SPRUCE GROVE CT	1.00	7.52
144-160-018	14161 SPRUCE GROVE CT	1.00	7.52
144-160-019	14171 SPRUCE GROVE CT	1.00	7.52
144-160-020	14181 SPRUCE GROVE CT	1.00	7.52
144-160-021	14191 SPRUCE GROVE CT	1.00	7.52
144-160-022	7381 PINEWOOD CT	1.00	7.52
144-160-023	7371 PINEWOOD CT	1.00	7.52
144-160-024	7361 PINEWOOD CT	1.00	7.52
144-160-025	7351 PINEWOOD CT	1.00	7.52
144-160-026	7341 PINEWOOD CT	1.00	7.52
144-160-027	7331 PINEWOOD CT	1.00	7.52
144-160-028	7321 PINEWOOD CT	1.00	7.52
144-160-029	7311 PINEWOOD CT	1.00	7.52
144-160-030	7301 PINEWOOD CT	1.00	7.52
144-160-031	7291 PINEWOOD CT	1.00	7.52
144-160-032	7281 PINEWOOD CT	1.00	7.52
144-160-033	7271 PINEWOOD CT	1.00	7.52
144-160-034	7261 PINEWOOD CT	1.00	7.52
144-160-035	7251 PINEWOOD CT	1.00	7.52
144-160-036	7241 PINEWOOD CT	1.00	7.52
144-160-037	7231 PINEWOOD CT	1.00	7.52
144-160-038	7226 PINEWOOD CT	1.00	7.52
144-160-039	7236 PINEWOOD CT	1.00	7.52
144-160-040	7246 PINEWOOD CT	1.00	7.52
144-160-041	7256 PINEWOOD CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-160-042	7266 PINEWOOD CT	1.00	7.52
144-160-043	7276 PINEWOOD CT	1.00	7.52
144-160-044	7286 PINEWOOD CT	1.00	7.52
144-160-045	7296 PINEWOOD CT	1.00	7.52
144-160-046	7306 PINEWOOD CT	1.00	7.52
144-160-047	7316 PINEWOOD CT	1.00	7.52
144-160-048	7313 SILVERWOOD DR	1.00	7.52
144-160-049	7303 SILVERWOOD DR	1.00	7.52
144-160-050	7293 SILVERWOOD DR	1.00	7.52
144-160-051	7283 SILVERWOOD DR	1.00	7.52
144-160-052	7273 SILVERWOOD DR	1.00	7.52
144-160-053	7263 SILVERWOOD DR	1.00	7.52
144-160-054	7253 SILVERWOOD DR	1.00	7.52
144-160-055	7243 SILVERWOOD DR	1.00	7.52
144-160-056	7233 SILVERWOOD DR	1.00	7.52
144-160-057	7223 SILVERWOOD DR	1.00	7.52
144-161-001	7228 SILVERWOOD DR	1.00	7.52
144-161-002	7238 SILVERWOOD DR	1.00	7.52
144-161-003	7248 SILVERWOOD DR	1.00	7.52
144-161-004	7258 SILVERWOOD DR	1.00	7.52
144-161-005	7268 SILVERWOOD DR	1.00	7.52
144-161-006	7278 SILVERWOOD DR	1.00	7.52
144-161-007	7288 SILVERWOOD DR	1.00	7.52
144-161-008	7298 SILVERWOOD DR	1.00	7.52
144-161-009	7308 SILVERWOOD DR	1.00	7.52
144-161-010	7318 SILVERWOOD DR	1.00	7.52
144-170-001	7205 WILD LILAC CT	1.00	7.52
144-170-002	7195 WILD LILAC CT	1.00	7.52
144-170-003	7185 WILD LILAC CT	1.00	7.52
144-170-004	7175 WILD LILAC CT	1.00	7.52
144-170-005	7165 WILD LILAC CT	1.00	7.52
144-170-006	7155 WILD LILAC CT	1.00	7.52
144-170-007	7145 WILD LILAC CT	1.00	7.52
144-170-008	7135 WILD LILAC CT	1.00	7.52
144-170-009	7125 WILD LILAC CT	1.00	7.52
144-170-010	7115 WILD LILAC CT	1.00	7.52
144-170-011	7102 WILD LILAC CT	1.00	7.52
144-170-012	7112 WILD LILAC CT	1.00	7.52
144-170-013	7122 WILD LILAC CT	1.00	7.52
144-170-014	7132 WILD LILAC CT	1.00	7.52
144-170-015	7142 WILD LILAC CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-170-016	7152 WILD LILAC CT	1.00	7.52
144-170-017	7162 WILD LILAC CT	1.00	7.52
144-170-018	7172 WILD LILAC CT	1.00	7.52
144-170-019	7182 WILD LILAC CT	1.00	7.52
144-170-020	7192 WILD LILAC CT	1.00	7.52
144-170-021	7202 WILD LILAC CT	1.00	7.52
144-170-022	7197 SILVERWOOD DR	1.00	7.52
144-170-023	7187 SILVERWOOD DR	1.00	7.52
144-170-024	7177 SILVERWOOD DR	1.00	7.52
144-170-025	7167 SILVERWOOD DR	1.00	7.52
144-170-026	7157 SILVERWOOD DR	1.00	7.52
144-170-027	7147 SILVERWOOD DR	1.00	7.52
144-170-028	7137 SILVERWOOD DR	1.00	7.52
144-170-029	7127 SILVERWOOD DR	1.00	7.52
144-170-030	7117 SILVERWOOD DR	1.00	7.52
144-170-031	7107 SILVERWOOD DR	1.00	7.52
144-170-032	7104 SILVERWOOD DR	1.00	7.52
144-170-033	7114 SILVERWOOD DR	1.00	7.52
144-170-034	7124 SILVERWOOD DR	1.00	7.52
144-170-035	7134 SILVERWOOD DR	1.00	7.52
144-170-036	7144 SILVERWOOD DR	1.00	7.52
144-170-037	7154 SILVERWOOD DR	1.00	7.52
144-171-001	14151 HARVEST VALLEY AVE	1.00	7.52
144-171-002	14161 HARVEST VALLEY AVE	1.00	7.52
144-171-003	14171 HARVEST VALLEY AVE	1.00	7.52
144-171-004	14181 HARVEST VALLEY AVE	1.00	7.52
144-171-005	14191 HARVEST VALLEY AVE	1.00	7.52
144-172-001	7174 SILVERWOOD DR	1.00	7.52
144-172-002	7184 SILVERWOOD DR	1.00	7.52
144-172-003	7194 SILVERWOOD DR	1.00	7.52
144-172-004	7204 SILVERWOOD DR	1.00	7.52
144-172-005	7214 SILVERWOOD DR	1.00	7.52
144-172-006	7224 SILVERWOOD DR	1.00	7.52
144-180-001	7444 WALNUT GROVE AVE	1.00	7.52
144-180-002	7456 WALNUT GROVE AVE	1.00	7.52
144-180-003	7468 WALNUT GROVE AVE	1.00	7.52
144-180-004	7480 WALNUT GROVE AVE	1.00	7.52
144-180-005	7492 WALNUT GROVE AVE	1.00	7.52
144-180-006	7504 WALNUT GROVE AVE	1.00	7.52
144-180-007	7516 WALNUT GROVE AVE	1.00	7.52
144-180-008	7528 WALNUT GROVE AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-180-009	7552 WALNUT GROVE AVE	1.00	7.52
144-180-010	7552 WALNUT GROVE AVE	1.00	7.52
144-180-011	7564 WALNUT GROVE AVE	1.00	7.52
144-180-012	7576 WALNUT GROVE AVE	1.00	7.52
144-180-013	7588 WALNUT GROVE AVE	1.00	7.52
144-181-001	14117 FAIRCHILD DR	1.00	7.52
144-181-002	14127 FAIRCHILD DR	1.00	7.52
144-181-003	14137 FAIRCHILD DR	1.00	7.52
144-181-004	14147 FAIRCHILD DR	1.00	7.52
144-181-005	14157 FAIRCHILD DR	1.00	7.52
144-181-006	14167 FAIRCHILD DR	1.00	7.52
144-181-007	14177 FAIRCHILD DR	1.00	7.52
144-181-008	14187 FAIRCHILD DR	1.00	7.52
144-181-009	14197 FAIRCHILD DR	1.00	7.52
144-182-001	7571 CLEMENTINE DR	1.00	7.52
144-182-002	7561 CLEMENTINE DR	1.00	7.52
144-182-003	7551 CLEMENTINE DR	1.00	7.52
144-182-004	7541 CLEMENTINE DR	1.00	7.52
144-182-005	7531 CLEMENTINE DR	1.00	7.52
144-182-006	7521 CLEMENTINE DR	1.00	7.52
144-182-007	7511 CLEMENTINE DR	1.00	7.52
144-183-001	14178 POPPY VIEW CT	1.00	7.52
144-183-002	14168 POPPY VIEW CT	1.00	7.52
144-183-003	14158 POPPY VIEW CT	1.00	7.52
144-183-004	14148 POPPY VIEW CT	1.00	7.52
144-183-005	14138 POPPY VIEW CT	1.00	7.52
144-183-006	14128 POPPY VIEW CT	1.00	7.52
144-183-007	14133 POPPY VIEW CT	1.00	7.52
144-183-008	14143 POPPY VIEW CT	1.00	7.52
144-183-009	14153 POPPY VIEW CT	1.00	7.52
144-183-010	14163 POPPY VIEW CT	1.00	7.52
144-183-011	14173 POPPY VIEW CT	1.00	7.52
144-183-012	14172 FAIRCHILD DR	1.00	7.52
144-183-013	14162 FAIRCHILD DR	1.00	7.52
144-183-014	14152 FAIRCHILD DR	1.00	7.52
144-183-015	14142 FAIRCHILD DR	1.00	7.52
144-183-016	14132 FAIRCHILD DR	1.00	7.52
144-183-017	14122 FAIRCHILD DR	1.00	7.52
144-183-018	7555 WALNUT GROVE AVE	1.00	7.52
144-183-019	7547 WALNUT GROVE AVE	1.00	7.52
144-183-020	7539 WALNUT GROVE AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-183-021	7533 WALNUT GROVE AVE	1.00	7.52
144-183-022	7525 WALNUT GROVE AVE	1.00	7.52
144-183-023	7509 WALNUT GROVE AVE	1.00	7.52
144-183-024	7497 WALNUT GROVE AVE	1.00	7.52
144-183-025	7489 WALNUT GROVE AVE	1.00	7.52
144-183-026	7477 WALNUT GROVE AVE	1.00	7.52
144-183-027	7469 WALNUT GROVE AVE	1.00	7.52
144-183-028	7457 WALNUT GROVE AVE	1.00	7.52
144-183-029	7449 WALNUT GROVE AVE	1.00	7.52
144-190-001	7501 CLEMENTINE DR	1.00	7.52
144-190-002	7491 CLEMENTINE DR	1.00	7.52
144-190-003	7481 CLEMENTINE DR	1.00	7.52
144-190-004	7471 CLEMENTINE DR	1.00	7.52
144-190-005	7461 CLEMENTINE DR	1.00	7.52
144-190-006	7451 CLEMENTINE DR	1.00	7.52
144-190-007	7441 CLEMENTINE DR	1.00	7.52
144-190-008	7431 CLEMENTINE DR	1.00	7.52
144-190-009	7421 CLEMENTINE DR	1.00	7.52
144-190-010	7411 CLEMENTINE DR	1.00	7.52
144-190-011	7401 CLEMENTINE DR	1.00	7.52
144-190-012	7406 CLEMENTINE DR	1.00	7.52
144-190-013	7416 CLEMENTINE DR	1.00	7.52
144-190-014	7426 CLEMENTINE DR	1.00	7.52
144-190-015	7436 CLEMENTINE DR	1.00	7.52
144-190-016	7446 CLEMENTINE DR	1.00	7.52
144-190-017	7456 CLEMENTINE DR	1.00	7.52
144-190-018	7466 CLEMENTINE DR	1.00	7.52
144-190-019	7476 CLEMENTINE DR	1.00	7.52
144-190-020	7475 VALLEY MEADOW AVE	1.00	7.52
144-190-021	7465 VALLEY MEADOW AVE	1.00	7.52
144-190-022	7455 VALLEY MEADOW AVE	1.00	7.52
144-190-023	7445 VALLEY MEADOW AVE	1.00	7.52
144-190-024	7435 VALLEY MEADOW AVE	1.00	7.52
144-190-025	7425 VALLEY MEADOW AVE	1.00	7.52
144-190-026	7415 VALLEY MEADOW AVE	1.00	7.52
144-191-001	7410 VALLEY MEADOW AVE	1.00	7.52
144-191-002	7420 VALLEY MEADOW AVE	1.00	7.52
144-191-003	7430 VALLEY MEADOW AVE	1.00	7.52
144-191-004	7440 VALLEY MEADOW AVE	1.00	7.52
144-191-005	7450 VALLEY MEADOW AVE	1.00	7.52
144-191-006	7460 VALLEY MEADOW AVE	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-191-007	7470 VALLEY MEADOW AVE	1.00	7.52
144-191-008	14114 MANDEVILLE CT	1.00	7.52
144-191-009	14084 MANDEVILLE CT	1.00	7.52
144-191-010	14074 MANDEVILLE CT	1.00	7.52
144-191-011	14064 MANDEVILLE CT	1.00	7.52
144-191-012	14054 MANDEVILLE CT	1.00	7.52
144-191-013	14059 MANDEVILLE CT	1.00	7.52
144-191-014	14069 MANDEVILLE CT	1.00	7.52
144-191-015	14079 MANDEVILLE CT	1.00	7.52
144-191-016	14089 MANDEVILLE CT	1.00	7.52
144-191-017	14099 MANDEVILLE CT	1.00	7.52
144-191-018	14109 MANDEVILLE CT	1.00	7.52
144-191-019	14119 MANDEVILLE CT	1.00	7.52
144-191-020	14129 MANDEVILLE CT	1.00	7.52
144-191-021	14139 MANDEVILLE CT	1.00	7.52
144-191-022	14149 MANDEVILLE CT	1.00	7.52
144-191-023	14159 MANDEVILLE CT	1.00	7.52
144-191-024	14169 MANDEVILLE CT	1.00	7.52
144-191-025	14179 MANDEVILLE CT	1.00	7.52
144-200-001	13909 WINDROSE AVE	1.00	7.52
144-200-002	13899 WINDROSE AVE	1.00	7.52
144-200-003	13879 WINDROSE AVE	1.00	7.52
144-200-004	13859 WINDROSE AVE	1.00	7.52
144-200-005	13849 WINDROSE AVE	1.00	7.52
144-200-006	13839 WINDROSE AVE	1.00	7.52
144-200-007	13829 WINDROSE AVE	1.00	7.52
144-200-008	13819 WINDROSE AVE	1.00	7.52
144-200-009	13809 WINDROSE AVE	1.00	7.52
144-200-010	13824 WINDROSE AVE	1.00	7.52
144-200-011	13834 WINDROSE AVE	1.00	7.52
144-200-012	13844 WINDROSE AVE	1.00	7.52
144-200-013	13854 WINDROSE AVE	1.00	7.52
144-200-014	13864 WINDROSE AVE	1.00	7.52
144-200-015	13874 WINDROSE AVE	1.00	7.52
144-200-016	13884 WINDROSE AVE	1.00	7.52
144-200-017	13894 WINDROSE AVE	1.00	7.52
144-200-018	13904 WINDROSE AVE	1.00	7.52
144-200-019	7266 CITRUS VALLEY AVE	1.00	7.52
144-200-020	7256 CITRUS VALLEY AVE	1.00	7.52
144-200-021	7236 CITRUS VALLEY AVE	1.00	7.52
144-200-022	7226 CITRUS VALLEY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-200-023	7216 CITRUS VALLEY AVE	1.00	7.52
144-200-024	7196 CITRUS VALLEY AVE	1.00	7.52
144-200-025	7186 CITRUS VALLEY AVE	1.00	7.52
144-200-026	7176 CITRUS VALLEY AVE	1.00	7.52
144-200-027	7166 CITRUS VALLEY AVE	1.00	7.52
144-200-028	7156 CITRUS VALLEY AVE	1.00	7.52
144-200-029	7146 CITRUS VALLEY AVE	1.00	7.52
144-200-030	7136 CITRUS VALLEY AVE	1.00	7.52
144-200-031	7126 CITRUS VALLEY AVE	1.00	7.52
144-200-032	7121 CITRUS VALLEY AVE	1.00	7.52
144-200-033	7131 CITRUS VALLEY AVE	1.00	7.52
144-200-034	7141 CITRUS VALLEY AVE	1.00	7.52
144-200-035	7151 CITRUS VALLEY AVE	1.00	7.52
144-200-036	7161 CITRUS VALLEY AVE	1.00	7.52
144-200-037	13843 CHAMPION WAY	1.00	7.52
144-200-038	13833 CHAMPION WAY	1.00	7.52
144-200-039	13823 CHAMPION WAY	1.00	7.52
144-200-040	13813 CHAMPION WAY	1.00	7.52
144-200-041	13803 CHAMPION WAY	1.00	7.52
144-201-001	7181 CITRUS VALLEY AVE	1.00	7.52
144-201-002	7191 CITRUS VALLEY AVE	1.00	7.52
144-201-003	7201 CITRUS VALLEY AVE	1.00	7.52
144-201-004	7211 CITRUS VALLEY AVE	1.00	7.52
144-201-005	7221 CITRUS VALLEY AVE	1.00	7.52
144-201-006	7231 CITRUS VALLEY AVE	1.00	7.52
144-201-007	7241 CITRUS VALLEY AVE	1.00	7.52
144-201-008	7251 CITRUS VALLEY AVE	1.00	7.52
144-201-009	7252 CORONA VALLEY AVE	1.00	7.52
144-201-010	7242 CORONA VALLEY AVE	1.00	7.52
144-201-011	7232 CORONA VALLEY AVE	1.00	7.52
144-201-012	7222 CORONA VALLEY AVE	1.00	7.52
144-201-013	7212 CORONA VALLEY AVE	1.00	7.52
144-201-014	7202 CORONA VALLEY AVE	1.00	7.52
144-201-015	7192 CORONA VALLEY AVE	1.00	7.52
144-201-016	7182 CORONA VALLEY AVE	1.00	7.52
144-201-017	7172 CORONA VALLEY AVE	1.00	7.52
144-201-018	7157 CORONA VALLEY AVE	1.00	7.52
144-201-019	7167 CORONA VALLEY AVE	1.00	7.52
144-201-020	7177 CORONA VALLEY AVE	1.00	7.52
144-201-021	7187 CORONA VALLEY AVE	1.00	7.52
144-201-022	7197 CORONA VALLEY AVE	1.00	7.52

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-202-001	7217 CORONA VALLEY AVE	1.00	7.52
144-202-002	7227 CORONA VALLEY AVE	1.00	7.52
144-202-003	7237 CORONA VALLEY AVE	1.00	7.52
144-202-004	7247 CORONA VALLEY AVE	1.00	7.52
144-210-001	13973 LAURELWOOD AVE	1.00	7.52
144-210-002	13963 LAURELWOOD AVE	1.00	7.52
144-210-003	13953 LAURELWOOD AVE	1.00	7.52
144-210-004	13943 LAURELWOOD AVE	1.00	7.52
144-210-005	13933 LAURELWOOD AVE	1.00	7.52
144-210-006	13923 LAURELWOOD AVE	1.00	7.52
144-210-007	13913 LAURELWOOD AVE	1.00	7.52
144-210-008	13903 LAURELWOOD AVE	1.00	7.52
144-210-009	13893 LAURELWOOD AVE	1.00	7.52
144-211-001	13989 WINDROSE AVE	1.00	7.52
144-211-002	13979 WINDROSE AVE	1.00	7.52
144-211-003	13959 WINDROSE AVE	1.00	7.52
144-211-004	13949 WINDROSE AVE	1.00	7.52
144-211-005	13929 WINDROSE AVE	1.00	7.52
144-212-001	13914 WINDROSE AVE	1.00	7.52
144-212-002	13924 WINDROSE AVE	1.00	7.52
144-212-003	13934 WINDROSE AVE	1.00	7.52
144-212-004	13944 WINDROSE AVE	1.00	7.52
144-212-005	13954 WINDROSE AVE	1.00	7.52
144-212-006	13964 WINDROSE AVE	1.00	7.52
144-212-007	13974 WINDROSE AVE	1.00	7.52
144-212-008	13984 WINDROSE AVE	1.00	7.52
144-212-009	7386 CITRUS VALLEY AVE	1.00	7.52
144-212-010	7376 CITRUS VALLEY AVE	1.00	7.52
144-212-011	7366 CITRUS VALLEY AVE	1.00	7.52
144-212-012	7346 CITRUS VALLEY AVE	1.00	7.52
144-212-013	7336 CITRUS VALLEY AVE	1.00	7.52
144-212-014	7316 CITRUS VALLEY AVE	1.00	7.52
144-212-015	7306 CITRUS VALLEY AVE	1.00	7.52
144-212-016	7296 CITRUS VALLEY AVE	1.00	7.52
144-212-017	7286 CITRUS VALLEY AVE	1.00	7.52
144-213-001	7271 CITRUS VALLEY AVE	1.00	7.52
144-213-002	7281 CITRUS VALLEY AVE	1.00	7.52
144-213-003	7291 CITRUS VALLEY AVE	1.00	7.52
144-213-004	7301 CITRUS VALLEY AVE	1.00	7.52
144-213-005	7311 CITRUS VALLEY AVE	1.00	7.52
144-213-006	7321 CITRUS VALLEY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-213-007	7331 CITRUS VALLEY AVE	1.00	7.52
144-213-008	7341 CITRUS VALLEY AVE	1.00	7.52
144-213-009	7351 CITRUS VALLEY AVE	1.00	7.52
144-213-010	7361 CITRUS VALLEY AVE	1.00	7.52
144-213-011	7371 CITRUS VALLEY AVE	1.00	7.52
144-213-012	7381 CITRUS VALLEY AVE	1.00	7.52
144-213-013	7392 CORONA VALLEY AVE	1.00	7.52
144-213-014	7382 CORONA VALLEY AVE	1.00	7.52
144-213-015	7372 CORONA VALLEY AVE	1.00	7.52
144-213-016	7362 CORONA VALLEY AVE	1.00	7.52
144-213-017	7352 CORONA VALLEY AVE	1.00	7.52
144-213-018	7342 CORONA VALLEY AVE	1.00	7.52
144-213-019	7332 CORONA VALLEY AVE	1.00	7.52
144-213-020	7322 CORONA VALLEY AVE	1.00	7.52
144-213-021	7312 CORONA VALLEY AVE	1.00	7.52
144-213-022	7302 CORONA VALLEY AVE	1.00	7.52
144-213-023	7292 CORONA VALLEY AVE	1.00	7.52
144-213-024	7282 CORONA VALLEY AVE	1.00	7.52
144-213-025	7272 CORONA VALLEY AVE	1.00	7.52
144-213-026	7262 CORONA VALLEY AVE	1.00	7.52
144-220-001	7526 SUNGOLD AVE	1.00	7.52
144-220-002	7516 SUNGOLD AVE	1.00	7.52
144-220-003	7506 SUNGOLD AVE	1.00	7.52
144-220-004	7496 SUNGOLD AVE	1.00	7.52
144-220-005	7486 SUNGOLD AVE	1.00	7.52
144-220-006	7476 SUNGOLD AVE	1.00	7.52
144-220-007	7466 SUNGOLD AVE	1.00	7.52
144-220-008	7456 SUNGOLD AVE	1.00	7.52
144-220-009	7446 SUNGOLD AVE	1.00	7.52
144-220-010	7436 SUNGOLD AVE	1.00	7.52
144-220-011	7426 SUNGOLD AVE	1.00	7.52
144-220-012	7416 SUNGOLD AVE	1.00	7.52
144-220-013	7406 SUNGOLD AVE	1.00	7.52
144-220-014	7396 SUNGOLD AVE	1.00	7.52
144-220-015	7386 SUNGOLD AVE	1.00	7.52
144-220-016	7376 SUNGOLD AVE	1.00	7.52
144-220-017	7366 SUNGOLD AVE	1.00	7.52
144-220-018	7356 SUNGOLD AVE	1.00	7.52
144-220-019	7346 SUNGOLD AVE	1.00	7.52
144-220-020	7336 SUNGOLD AVE	1.00	7.52
144-220-021	7326 SUNGOLD AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-220-022	7316 SUNGOLD AVE	1.00	7.52
144-220-023	7306 SUNGOLD AVE	1.00	7.52
144-220-024	13836 CEDAR GROVE CT	1.00	7.52
144-220-025	13846 CEDAR GROVE CT	1.00	7.52
144-220-026	13856 CEDAR GROVE CT	1.00	7.52
144-220-027	13866 CEDAR GROVE CT	1.00	7.52
144-220-028	13876 CEDAR GROVE CT	1.00	7.52
144-220-029	13871 CEDAR GROVE CT	1.00	7.52
144-220-030	13861 CEDAR GROVE CT	1.00	7.52
144-220-031	13851 CEDAR GROVE CT	1.00	7.52
144-220-032	13841 CEDAR GROVE CT	1.00	7.52
144-220-033	13838 LAURELWOOD AVE	1.00	7.52
144-220-034	13858 LAURELWOOD AVE	1.00	7.52
144-220-035	13868 LAURELWOOD AVE	1.00	7.52
144-220-036	13878 LAURELWOOD AVE	1.00	7.52
144-221-001	13883 LAURELWOOD AVE	1.00	7.52
144-221-002	13863 LAURELWOOD AVE	1.00	7.52
144-221-003	7371 SUNGOLD AVE	1.00	7.52
144-221-004	7381 SUNGOLD AVE	1.00	7.52
144-221-005	7391 SUNGOLD AVE	1.00	7.52
144-221-006	7401 SUNGOLD AVE	1.00	7.52
144-221-007	7411 SUNGOLD AVE	1.00	7.52
144-221-008	7421 SUNGOLD AVE	1.00	7.52
144-221-009	13840 IVYWOOD CT	1.00	7.52
144-221-010	13850 IVYWOOD CT	1.00	7.52
144-221-011	13860 IVYWOOD CT	1.00	7.52
144-221-012	13865 IVYWOOD CT	1.00	7.52
144-221-013	13855 IVYWOOD CT	1.00	7.52
144-221-014	13845 IVYWOOD CT	1.00	7.52
144-221-015	7474 ELM GROVE AVE	1.00	7.52
144-221-016	7464 ELM GROVE AVE	1.00	7.52
144-221-017	7454 ELM GROVE AVE	1.00	7.52
144-221-018	7444 ELM GROVE AVE	1.00	7.52
144-221-019	7434 ELM GROVE AVE	1.00	7.52
144-221-020	13917 GARDENIA CT	1.00	7.52
144-221-021	13907 GARDENIA CT	1.00	7.52
144-221-022	13897 GARDENIA CT	1.00	7.52
144-221-023	13887 GARDENIA CT	1.00	7.52
144-221-024	13892 GARDENIA CT	1.00	7.52
144-221-025	13902 GARDENIA CT	1.00	7.52
144-221-026	13912 GARDENIA CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-221-027	13922 GARDENIA CT	1.00	7.52
144-221-028	13932 GARDENIA CT	1.00	7.52
144-221-029	13942 GARDENIA CT	1.00	7.52
144-221-030	13952 GARDENIA CT	1.00	7.52
144-221-031	13962 GARDENIA CT	1.00	7.52
144-221-032	13972 GARDENIA CT	1.00	7.52
144-222-001	7442 CORONA VALLEY AVE	1.00	7.52
144-222-002	7452 CORONA VALLEY AVE	1.00	7.52
144-222-003	7462 CORONA VALLEY AVE	1.00	7.52
144-222-004	7472 CORONA VALLEY AVE	1.00	7.52
144-222-005	7482 CORONA VALLEY AVE	1.00	7.52
144-222-006	7439 ELM GROVE AVE	1.00	7.52
144-222-007	7449 ELM GROVE AVE	1.00	7.52
144-222-008	7459 ELM GROVE AVE	1.00	7.52
144-222-009	7469 ELM GROVE AVE	1.00	7.52
144-222-010	7479 ELM GROVE AVE	1.00	7.52
144-222-011	7489 ELM GROVE AVE	1.00	7.52
144-222-012	7499 ELM GROVE AVE	1.00	7.52
144-230-001	7517 EASTVALE PKWY	1.00	7.52
144-230-002	7525 EASTVALE PKWY	1.00	7.52
144-230-003	7533 EASTVALE PKWY	1.00	7.52
144-230-004	7541 EASTVALE PKWY	1.00	7.52
144-230-005	7549 EASTVALE PKWY	1.00	7.52
144-230-006	7557 EASTVALE PKWY	1.00	7.52
144-230-007	7565 EASTVALE PKWY	1.00	7.52
144-230-008	7573 EASTVALE PKWY	1.00	7.52
144-230-009	7581 ALDERWOOD AVE	1.00	7.52
144-230-010	7593 ALDERWOOD AVE	1.00	7.52
144-230-011	7605 ALDERWOOD AVE	1.00	7.52
144-230-012	7617 ALDERWOOD AVE	1.00	7.52
144-230-013	7623 ALDERWOOD AVE	1.00	7.52
144-230-014	7629 ALDERWOOD AVE	1.00	7.52
144-230-015	7635 ALDERWOOD AVE	1.00	7.52
144-230-016	7641 ALDERWOOD AVE	1.00	7.52
144-230-017	7665 ALDERWOOD AVE	1.00	7.52
144-230-018	7677 ALDERWOOD AVE	1.00	7.52
144-230-019	7622 CORALWOOD CT	1.00	7.52
144-230-020	7612 CORALWOOD CT	1.00	7.52
144-230-021	7604 CORALWOOD CT	1.00	7.52
144-230-022	7598 CORALWOOD CT	1.00	7.52
144-230-023	7588 CORALWOOD CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-230-024	7580 CORALWOOD CT	1.00	7.52
144-230-025	7572 CORALWOOD CT	1.00	7.52
144-230-026	7564 CORALWOOD CT	1.00	7.52
144-230-027	7556 CORALWOOD CT	1.00	7.52
144-230-028	7548 CORALWOOD CT	1.00	7.52
144-230-029	7540 CORALWOOD CT	1.00	7.52
144-230-030	7532 CORALWOOD CT	1.00	7.52
144-230-031	7537 CORALWOOD CT	1.00	7.52
144-230-032	7545 CORALWOOD CT	1.00	7.52
144-230-033	7553 CORALWOOD CT	1.00	7.52
144-230-034	7561 CORALWOOD CT	1.00	7.52
144-230-035	7569 CORALWOOD CT	1.00	7.52
144-230-036	7577 CORALWOOD CT	1.00	7.52
144-230-037	7585 CORALWOOD CT	1.00	7.52
144-230-038	7591 CORALWOOD CT	1.00	7.52
144-230-039	7601 CORALWOOD CT	1.00	7.52
144-230-040	7634 WINDFLOWER CT	1.00	7.52
144-230-041	7628 WINDFLOWER CT	1.00	7.52
144-230-042	7618 WINDFLOWER CT	1.00	7.52
144-230-043	7610 WINDFLOWER CT	1.00	7.52
144-230-044	7602 WINDFLOWER CT	1.00	7.52
144-230-045	7594 WINDFLOWER CT	1.00	7.52
144-230-046	7586 WINDFLOWER CT	1.00	7.52
144-230-047	7578 WINDFLOWER CT	1.00	7.52
144-230-048	7570 WINDFLOWER CT	1.00	7.52
144-230-049	7583 WINDFLOWER CT	1.00	7.52
144-230-050	7599 WINDFLOWER CT	1.00	7.52
144-230-051	7607 WINDFLOWER CT	1.00	7.52
144-230-052	7615 WINDFLOWER CT	1.00	7.52
144-230-053	7623 WINDFLOWER CT	1.00	7.52
144-230-054	7631 WINDFLOWER CT	1.00	7.52
144-230-055	7639 WINDFLOWER CT	1.00	7.52
144-230-056	7647 WINDFLOWER CT	1.00	7.52
144-230-057	7655 WINDFLOWER CT	1.00	7.52
144-230-058	7663 WINDFLOWER CT	1.00	7.52
144-230-059	7671 WINDFLOWER CT	1.00	7.52
144-230-060	7684 WALNUT GROVE AVE	1.00	7.52
144-230-061	7672 WALNUT GROVE AVE	1.00	7.52
144-230-062	7664 WALNUT GROVE AVE	1.00	7.52
144-230-063	7654 WALNUT GROVE AVE	1.00	7.52
144-230-064	7648 WALNUT GROVE AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-230-065	7640 WALNUT GROVE AVE	1.00	7.52
144-230-066	7636 WALNUT GROVE AVE	1.00	7.52
144-230-067	7624 WALNUT GROVE AVE	1.00	7.52
144-230-068	7616 WALNUT GROVE AVE	1.00	7.52
144-230-069	7608 WALNUT GROVE AVE	1.00	7.52
144-230-070	7600 WALNUT GROVE AVE	1.00	7.52
144-231-001	7595 WALNUT GROVE AVE	1.00	7.52
144-231-002	7603 WALNUT GROVE AVE	1.00	7.52
144-231-003	7611 WALNUT GROVE AVE	1.00	7.52
144-231-004	7619 WALNUT GROVE AVE	1.00	7.52
144-231-005	7627 WALNUT GROVE AVE	1.00	7.52
144-231-006	7633 WALNUT GROVE AVE	1.00	7.52
144-231-007	7643 WALNUT GROVE AVE	1.00	7.52
144-231-008	7651 WALNUT GROVE AVE	1.00	7.52
144-231-009	7659 WALNUT GROVE AVE	1.00	7.52
144-231-010	7667 WALNUT GROVE AVE	1.00	7.52
144-231-011	7675 WALNUT GROVE AVE	1.00	7.52
144-231-012	7683 WALNUT GROVE AVE	1.00	7.52
144-232-001	7698 ALDERWOOD AVE	1.00	7.52
144-232-002	7692 ALDERWOOD AVE	1.00	7.52
144-232-003	7686 ALDERWOOD AVE	1.00	7.52
144-232-004	7680 ALDERWOOD AVE	1.00	7.52
144-232-005	7674 ALDERWOOD AVE	1.00	7.52
144-232-006	7668 ALDERWOOD AVE	1.00	7.52
144-232-007	7662 ALDERWOOD AVE	1.00	7.52
144-232-008	7656 ALDERWOOD AVE	1.00	7.52
144-232-009	7650 ALDERWOOD AVE	1.00	7.52
144-232-010	7644 ALDERWOOD AVE	1.00	7.52
144-232-011	7638 ALDERWOOD AVE	1.00	7.52
144-232-012	7632 ALDERWOOD AVE	1.00	7.52
144-232-013	7626 ALDERWOOD AVE	1.00	7.52
144-232-014	7620 ALDERWOOD AVE	1.00	7.52
144-232-015	7614 ALDERWOOD AVE	1.00	7.52
144-232-016	7596 ALDERWOOD AVE	1.00	7.52
144-232-017	7584 ALDERWOOD AVE	1.00	7.52
144-232-018	13992 STAR RUBY AVE	1.00	7.52
144-232-019	13982 STAR RUBY AVE	1.00	7.52
144-232-020	13972 STAR RUBY AVE	1.00	7.52
144-232-021	13962 STAR RUBY AVE	1.00	7.52
144-232-022	13952 STAR RUBY AVE	1.00	7.52
144-232-023	13942 STAR RUBY AVE	1.00	7.52

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-232-024	13932 STAR RUBY AVE	1.00	7.52
144-232-025	13928 STAR RUBY AVE	1.00	7.52
144-232-026	13922 STAR RUBY AVE	1.00	7.52
144-232-027	13912 STAR RUBY AVE	1.00	7.52
144-232-028	13902 STAR RUBY AVE	1.00	7.52
144-232-029	7627 CORONA VALLEY AVE	1.00	7.52
144-232-030	7617 CORONA VALLEY AVE	1.00	7.52
144-232-031	7607 CORONA VALLEY AVE	1.00	7.52
144-232-032	7597 CORONA VALLEY AVE	1.00	7.52
144-232-033	7587 CORONA VALLEY AVE	1.00	7.52
144-232-034	7577 CORONA VALLEY AVE	1.00	7.52
144-232-035	7567 CORONA VALLEY AVE	1.00	7.52
144-232-036	7557 CORONA VALLEY AVE	1.00	7.52
144-240-001	7315 VALLEY MEADOW AVE	1.00	7.52
144-240-002	7305 VALLEY MEADOW AVE	1.00	7.52
144-240-003	7295 VALLEY MEADOW AVE	1.00	7.52
144-240-004	7285 VALLEY MEADOW AVE	1.00	7.52
144-240-005	7275 VALLEY MEADOW AVE	1.00	7.52
144-240-006	7265 VALLEY MEADOW AVE	1.00	7.52
144-240-007	7255 VALLEY MEADOW AVE	1.00	7.52
144-240-008	7245 VALLEY MEADOW AVE	1.00	7.52
144-240-009	7235 VALLEY MEADOW AVE	1.00	7.52
144-240-010	14112 BLUE ASH CT	1.00	7.52
144-240-011	14102 BLUE ASH CT	1.00	7.52
144-240-012	14092 BLUE ASH CT	1.00	7.52
144-240-013	14082 BLUE ASH CT	1.00	7.52
144-240-014	14072 BLUE ASH CT	1.00	7.52
144-240-015	14062 BLUE ASH CT	1.00	7.52
144-240-016	14052 BLUE ASH CT	1.00	7.52
144-240-017	14042 BLUE ASH CT	1.00	7.52
144-240-018	14037 BLUE ASH CT	1.00	7.52
144-240-019	14047 BLUE ASH CT	1.00	7.52
144-240-020	14057 BLUE ASH CT	1.00	7.52
144-240-021	14067 BLUE ASH CT	1.00	7.52
144-240-022	14077 BLUE ASH CT	1.00	7.52
144-240-023	14087 BLUE ASH CT	1.00	7.52
144-240-024	14097 BLUE ASH CT	1.00	7.52
144-240-025	14100 MOSSWOOD CT	1.00	7.52
144-240-026	14090 MOSSWOOD CT	1.00	7.52
144-240-027	14080 MOSSWOOD CT	1.00	7.52
144-240-028	14070 MOSSWOOD CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-240-029	14060 MOSSWOOD CT	1.00	7.52
144-240-030	14050 MOSSWOOD CT	1.00	7.52
144-240-031	14040 MOSSWOOD CT	1.00	7.52
144-240-032	14030 MOSSWOOD CT	1.00	7.52
144-240-033	14025 MOSSWOOD CT	1.00	7.52
144-240-034	14035 MOSSWOOD CT	1.00	7.52
144-240-035	14045 MOSSWOOD CT	1.00	7.52
144-240-036	14055 MOSSWOOD CT	1.00	7.52
144-240-037	14065 MOSSWOOD CT	1.00	7.52
144-240-038	14075 MOSSWOOD CT	1.00	7.52
144-240-039	14085 MOSSWOOD CT	1.00	7.52
144-240-040	14095 MOSSWOOD CT	1.00	7.52
144-240-041	14098 PARKWOOD AVE	1.00	7.52
144-240-042	14088 PARKWOOD AVE	1.00	7.52
144-240-043	14078 PARKWOOD AVE	1.00	7.52
144-240-044	14068 PARKWOOD AVE	1.00	7.52
144-240-045	14058 PARKWOOD AVE	1.00	7.52
144-240-046	14048 PARKWOOD AVE	1.00	7.52
144-240-047	14038 PARKWOOD AVE	1.00	7.52
144-240-048	14028 PARKWOOD AVE	1.00	7.52
144-240-049	7317 CORONA VALLEY AVE	1.00	7.52
144-240-050	7307 CORONA VALLEY AVE	1.00	7.52
144-240-051	7297 CORONA VALLEY AVE	1.00	7.52
144-240-052	7287 CORONA VALLEY AVE	1.00	7.52
144-240-053	7277 CORONA VALLEY AVE	1.00	7.52
144-240-054	7267 CORONA VALLEY AVE	1.00	7.52
144-250-001	13935 LEMON VALLEY AVE	1.00	7.52
144-250-002	13945 LEMON VALLEY AVE	1.00	7.52
144-250-003	13955 LEMON VALLEY AVE	1.00	7.52
144-250-004	13965 LEMON VALLEY AVE	1.00	7.52
144-250-005	13975 LEMON VALLEY AVE	1.00	7.52
144-250-006	13985 LEMON VALLEY AVE	1.00	7.52
144-250-007	14005 LEMON VALLEY AVE	1.00	7.52
144-250-008	14025 LEMON VALLEY AVE	1.00	7.52
144-250-009	14035 LEMON VALLEY AVE	1.00	7.52
144-250-010	14045 LEMON VALLEY AVE	1.00	7.52
144-250-011	14055 LEMON VALLEY AVE	1.00	7.52
144-250-012	14065 LEMON VALLEY AVE	1.00	7.52
144-250-013	14075 LEMON VALLEY AVE	1.00	7.52
144-250-014	14085 LEMON VALLEY AVE	1.00	7.52
144-250-015	14095 LEMON VALLEY AVE	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-250-016	14105 LEMON VALLEY AVE	1.00	7.52
144-250-017	14115 LEMON VALLEY AVE	1.00	7.52
144-250-018	14125 LEMON VALLEY AVE	1.00	7.52
144-250-019	14135 LEMON VALLEY AVE	1.00	7.52
144-251-001	14078 LEMON VALLEY AVE	1.00	7.52
144-251-002	14068 LEMON VALLEY AVE	1.00	7.52
144-251-003	14058 LEMON VALLEY AVE	1.00	7.52
144-251-004	14048 LEMON VALLEY AVE	1.00	7.52
144-251-005	14038 LEMON VALLEY AVE	1.00	7.52
144-251-006	14028 LEMON VALLEY AVE	1.00	7.52
144-251-007	14018 LEMON VALLEY AVE	1.00	7.52
144-251-008	14008 LEMON VALLEY AVE	1.00	7.52
144-251-009	13998 LEMON VALLEY AVE	1.00	7.52
144-251-010	13988 LEMON VALLEY AVE	1.00	7.52
144-251-011	13978 LEMON VALLEY AVE	1.00	7.52
144-251-012	13968 LEMON VALLEY AVE	1.00	7.52
144-251-013	13958 LEMON VALLEY AVE	1.00	7.52
144-251-014	13948 LEMON VALLEY AVE	1.00	7.52
144-251-015	13938 LEMON VALLEY AVE	1.00	7.52
144-260-001	14077 ROCK ROSE CT	1.00	7.52
144-260-002	14067 ROCK ROSE CT	1.00	7.52
144-260-003	14057 ROCK ROSE CT	1.00	7.52
144-260-004	14047 ROCK ROSE CT	1.00	7.52
144-260-005	14037 ROCK ROSE CT	1.00	7.52
144-260-006	14027 ROCK ROSE CT	1.00	7.52
144-260-007	14017 ROCK ROSE CT	1.00	7.52
144-260-008	14007 ROCK ROSE CT	1.00	7.52
144-260-009	14010 ROCK ROSE CT	1.00	7.52
144-260-010	14020 ROCK ROSE CT	1.00	7.52
144-260-011	14030 ROCK ROSE CT	1.00	7.52
144-260-012	14040 ROCK ROSE CT	1.00	7.52
144-260-013	14050 ROCK ROSE CT	1.00	7.52
144-260-014	14060 ROCK ROSE CT	1.00	7.52
144-260-015	14070 ROCK ROSE CT	1.00	7.52
144-260-016	14080 ROCK ROSE CT	1.00	7.52
144-260-017	14073 STARFLOWER CT	1.00	7.52
144-260-018	14063 STARFLOWER CT	1.00	7.52
144-260-019	14053 STARFLOWER CT	1.00	7.52
144-260-020	14043 STARFLOWER CT	1.00	7.52
144-260-021	14033 STARFLOWER CT	1.00	7.52
144-260-022	14023 STARFLOWER CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-260-023	14013 STARFLOWER CT	1.00	7.52
144-260-024	14003 STARFLOWER CT	1.00	7.52
144-260-025	14016 STARFLOWER CT	1.00	7.52
144-260-026	14026 STARFLOWER CT	1.00	7.52
144-260-027	14036 STARFLOWER CT	1.00	7.52
144-260-028	14046 STARFLOWER CT	1.00	7.52
144-260-029	14056 STARFLOWER CT	1.00	7.52
144-260-030	14066 STARFLOWER CT	1.00	7.52
144-260-031	14076 STARFLOWER CT	1.00	7.52
144-260-032	14086 STARFLOWER CT	1.00	7.52
144-260-033	14096 STARFLOWER CT	1.00	7.52
144-260-034	14106 STARFLOWER CT	1.00	7.52
144-260-035	14116 STARFLOWER CT	1.00	7.52
144-260-036	14136 STARFLOWER CT	1.00	7.52
144-260-037	14126 STARFLOWER CT	1.00	7.52
144-260-038	7103 TWINSPUR CT	1.00	7.52
144-260-039	7113 TWINSPUR CT	1.00	7.52
144-260-040	7123 TWINSPUR CT	1.00	7.52
144-260-041	7133 TWINSPUR CT	1.00	7.52
144-260-042	7143 TWINSPUR CT	1.00	7.52
144-260-043	7153 TWINSPUR CT	1.00	7.52
144-260-044	7163 TWINSPUR CT	1.00	7.52
144-260-045	7173 TWINSPUR CT	1.00	7.52
144-260-046	7183 TWINSPUR CT	1.00	7.52
144-260-047	7193 TWINSPUR CT	1.00	7.52
144-260-048	7203 TWINSPUR CT	1.00	7.52
144-260-049	7213 TWINSPUR CT	1.00	7.52
144-260-050	13965 HAWTHORN AVE	1.00	7.52
144-260-051	13955 HAWTHORN AVE	1.00	7.52
144-260-052	13945 HAWTHORN AVE	1.00	7.52
144-260-053	13935 HAWTHORN AVE	1.00	7.52
144-260-054	7105 MAPLE GLEN DR	1.00	7.52
144-260-055	7115 MAPLE GLEN DR	1.00	7.52
144-260-056	7125 MAPLE GLEN DR	1.00	7.52
144-260-057	7135 MAPLE GLEN DR	1.00	7.52
144-260-058	7145 MAPLE GLEN DR	1.00	7.52
144-260-059	7155 MAPLE GLEN DR	1.00	7.52
144-260-060	7165 MAPLE GLEN DR	1.00	7.52
144-260-061	7175 MAPLE GLEN DR	1.00	7.52
144-260-062	7185 MAPLE GLEN DR	1.00	7.52
144-260-063	7198 TWINSPUR CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-260-064	7188 TWINSPUR CT	1.00	7.52
144-260-065	7178 TWINSPUR CT	1.00	7.52
144-260-066	7168 TWINSPUR CT	1.00	7.52
144-260-067	7158 TWINSPUR CT	1.00	7.52
144-260-068	7138 TWINSPUR CT	1.00	7.52
144-260-069	7128 TWINSPUR CT	1.00	7.52
144-260-070	7118 TWINSPUR CT	1.00	7.52
144-260-071	7108 TWINSPUR CT	1.00	7.52
144-260-072	7098 TWINSPUR CT	1.00	7.52
144-260-073	7093 TWINSPUR CT	1.00	7.52
144-261-001	7180 MAPLE GLEN DR	1.00	7.52
144-261-002	7170 MAPLE GLEN DR	1.00	7.52
144-261-003	7160 MAPLE GLEN DR	1.00	7.52
144-261-004	7150 MAPLE GLEN DR	1.00	7.52
144-261-005	7140 MAPLE GLEN DR	1.00	7.52
144-261-006	7130 MAPLE GLEN DR	1.00	7.52
144-261-007	7120 MAPLE GLEN DR	1.00	7.52
144-270-001	13808 CHAMPION WAY	1.00	7.52
144-270-002	13818 CHAMPION WAY	1.00	7.52
144-270-003	13828 CHAMPION WAY	1.00	7.52
144-270-004	13838 CHAMPION WAY	1.00	7.52
144-270-005	13848 CHAMPION WAY	1.00	7.52
144-270-006	13845 HAWTHORN AVE	1.00	7.52
144-270-007	13835 HAWTHORN AVE	1.00	7.52
144-270-008	13825 HAWTHORN AVE	1.00	7.52
144-270-009	13815 HAWTHORN AVE	1.00	7.52
144-270-010	7196 LEMON GRASS AVE	1.00	7.52
144-270-011	7186 LEMON GRASS AVE	1.00	7.52
144-270-012	7176 LEMON GRASS AVE	1.00	7.52
144-270-013	7166 LEMON GRASS AVE	1.00	7.52
144-270-014	7156 LEMON GRASS AVE	1.00	7.52
144-270-015	7146 LEMON GRASS AVE	1.00	7.52
144-270-016	7136 LEMON GRASS AVE	1.00	7.52
144-270-017	7126 LEMON GRASS AVE	1.00	7.52
144-270-018	7116 LEMON GRASS AVE	1.00	7.52
144-270-019	7106 LEMON GRASS AVE	1.00	7.52
144-270-020	7096 LEMON GRASS AVE	1.00	7.52
144-270-021	7086 LEMON GRASS AVE	1.00	7.52
144-270-022	13824 ORANGEVALE AVE	1.00	7.52
144-270-023	13834 ORANGEVALE AVE	1.00	7.52
144-270-024	13844 ORANGEVALE AVE	1.00	7.52

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-270-025	13854 ORANGEVALE AVE	1.00	7.52
144-270-026	13864 ORANGEVALE AVE	1.00	7.52
144-270-027	13874 ORANGEVALE AVE	1.00	7.52
144-270-028	13884 ORANGEVALE AVE	1.00	7.52
144-270-029	13894 ORANGEVALE AVE	1.00	7.52
144-270-030	13904 ORANGEVALE AVE	1.00	7.52
144-270-031	13914 ORANGEVALE AVE	1.00	7.52
144-270-032	13924 ORANGEVALE AVE	1.00	7.52
144-270-033	7050 LARKSPUR AVE	1.00	7.52
144-270-034	7040 LARKSPUR AVE	1.00	7.52
144-270-035	13907 HOLLYWOOD AVE	1.00	7.52
144-270-036	13897 HOLLYWOOD AVE	1.00	7.52
144-270-037	13887 HOLLYWOOD AVE	1.00	7.52
144-270-038	13877 HOLLYWOOD AVE	1.00	7.52
144-270-039	13867 HOLLYWOOD AVE	1.00	7.52
144-270-040	13857 HOLLYWOOD AVE	1.00	7.52
144-270-041	13847 HOLLYWOOD AVE	1.00	7.52
144-270-042	13837 HOLLYWOOD AVE	1.00	7.52
144-270-043	13827 HOLLYWOOD AVE	1.00	7.52
144-270-044	13817 HOLLYWOOD AVE	1.00	7.52
144-270-045	13802 HOLLYWOOD AVE	1.00	7.52
144-270-046	13812 HOLLYWOOD AVE	1.00	7.52
144-270-047	13822 HOLLYWOOD AVE	1.00	7.52
144-270-048	13832 HOLLYWOOD AVE	1.00	7.52
144-270-049	13842 HOLLYWOOD AVE	1.00	7.52
144-270-050	13852 HOLLYWOOD AVE	1.00	7.52
144-270-051	13862 HOLLYWOOD AVE	1.00	7.52
144-270-052	13872 HOLLYWOOD AVE	1.00	7.52
144-270-053	13882 HOLLYWOOD AVE	1.00	7.52
144-270-054	13892 HOLLYWOOD AVE	1.00	7.52
144-270-055	13902 HOLLYWOOD AVE	1.00	7.52
144-270-056	13912 HOLLYWOOD AVE	1.00	7.52
144-270-057	13922 HOLLYWOOD AVE	1.00	7.52
144-271-001	13915 HAWTHORN AVE	1.00	7.52
144-271-002	13905 HAWTHORN AVE	1.00	7.52
144-271-003	13895 HAWTHORN AVE	1.00	7.52
144-271-004	13885 HAWTHORN AVE	1.00	7.52
144-271-005	13875 HAWTHORN AVE	1.00	7.52
144-271-006	13865 HAWTHORN AVE	1.00	7.52
144-272-001	7182 CORNFLOWER CT	1.00	7.52
144-272-002	7172 CORNFLOWER CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-272-003	7162 CORNFLOWER CT	1.00	7.52
144-272-004	7152 CORNFLOWER CT	1.00	7.52
144-272-005	7142 CORNFLOWER CT	1.00	7.52
144-272-006	7132 CORNFLOWER CT	1.00	7.52
144-272-007	7122 CORNFLOWER CT	1.00	7.52
144-272-008	7127 CORNFLOWER CT	1.00	7.52
144-272-009	7137 CORNFLOWER CT	1.00	7.52
144-272-010	7147 CORNFLOWER CT	1.00	7.52
144-272-011	7157 CORNFLOWER CT	1.00	7.52
144-272-012	7167 CORNFLOWER CT	1.00	7.52
144-272-013	7177 CORNFLOWER CT	1.00	7.52
144-272-014	13929 ORANGEVALE AVE	1.00	7.52
144-272-015	13919 ORANGEVALE AVE	1.00	7.52
144-272-016	13909 ORANGEVALE AVE	1.00	7.52
144-272-017	13899 ORANGEVALE AVE	1.00	7.52
144-272-018	13889 ORANGEVALE AVE	1.00	7.52
144-272-019	13869 ORANGEVALE AVE	1.00	7.52
144-272-020	13859 ORANGEVALE AVE	1.00	7.52
144-272-021	13849 ORANGEVALE AVE	1.00	7.52
144-272-022	7101 LEMON GRASS AVE	1.00	7.52
144-272-023	7111 LEMON GRASS AVE	1.00	7.52
144-272-024	7121 LEMON GRASS AVE	1.00	7.52
144-272-025	7131 LEMON GRASS AVE	1.00	7.52
144-272-026	7141 LEMON GRASS AVE	1.00	7.52
144-272-027	7151 LEMON GRASS AVE	1.00	7.52
144-272-028	7161 LEMON GRASS AVE	1.00	7.52
144-272-029	7171 LEMON GRASS AVE	1.00	7.52
144-272-030	7181 LEMON GRASS AVE	1.00	7.52
144-272-031	7184 ELDERBERRY AVE	1.00	7.52
144-272-032	7174 ELDERBERRY AVE	1.00	7.52
144-272-033	7164 ELDERBERRY AVE	1.00	7.52
144-272-034	7154 ELDERBERRY AVE	1.00	7.52
144-272-035	7144 ELDERBERRY AVE	1.00	7.52
144-272-036	7134 ELDERBERRY AVE	1.00	7.52
144-272-037	7124 ELDERBERRY AVE	1.00	7.52
144-272-038	7129 ELDERBERRY AVE	1.00	7.52
144-272-039	7139 ELDERBERRY AVE	1.00	7.52
144-272-040	7149 ELDERBERRY AVE	1.00	7.52
144-272-041	7159 ELDERBERRY AVE	1.00	7.52
144-272-042	7169 ELDERBERRY AVE	1.00	7.52
144-272-043	7179 ELDERBERRY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-272-044	7189 ELDERBERRY AVE	1.00	7.52
144-280-001	7078 FREESIA CT	1.00	7.52
144-280-002	7068 FREESIA CT	1.00	7.52
144-280-003	7058 FREESIA CT	1.00	7.52
144-280-004	7048 FREESIA CT	1.00	7.52
144-280-005	7038 FREESIA CT	1.00	7.52
144-280-006	7028 FREESIA CT	1.00	7.52
144-280-007	7018 FREESIA CT	1.00	7.52
144-280-008	7013 FREESIA CT	1.00	7.52
144-280-009	7023 FREESIA CT	1.00	7.52
144-280-010	7033 FREESIA CT	1.00	7.52
144-280-011	7043 FREESIA CT	1.00	7.52
144-280-012	7053 FREESIA CT	1.00	7.52
144-280-013	7063 FREESIA CT	1.00	7.52
144-280-014	7073 FREESIA CT	1.00	7.52
144-280-015	7076 GINKO CT	1.00	7.52
144-280-016	7066 GINKO CT	1.00	7.52
144-280-017	7056 GINKO CT	1.00	7.52
144-280-018	7046 GINKO CT	1.00	7.52
144-280-019	7036 GINKO CT	1.00	7.52
144-280-020	7026 GINKO CT	1.00	7.52
144-280-021	7016 GINKO CT	1.00	7.52
144-280-022	7011 GINKO CT	1.00	7.52
144-280-023	7021 GINKO CT	1.00	7.52
144-280-024	7031 GINKO CT	1.00	7.52
144-280-025	7041 GINKO CT	1.00	7.52
144-280-026	7051 GINKO CT	1.00	7.52
144-280-027	7061 GINKO CT	1.00	7.52
144-280-028	7071 GINKO CT	1.00	7.52
144-280-029	7081 GINKO CT	1.00	7.52
144-280-030	7091 GINKO CT	1.00	7.52
144-280-031	14079 ORANGEVALE AVE	1.00	7.52
144-280-032	14069 ORANGEVALE AVE	1.00	7.52
144-280-033	14059 ORANGEVALE AVE	1.00	7.52
144-280-034	14049 ORANGEVALE AVE	1.00	7.52
144-280-035	14039 ORANGEVALE AVE	1.00	7.52
144-280-036	14029 ORANGEVALE AVE	1.00	7.52
144-281-001	13932 HOLLYWOOD AVE	1.00	7.52
144-281-002	13942 HOLLYWOOD AVE	1.00	7.52
144-281-003	13952 HOLLYWOOD AVE	1.00	7.52
144-281-004	13962 HOLLYWOOD AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-281-005	13972 HOLLYWOOD AVE	1.00	7.52
144-281-006	13982 HOLLYWOOD AVE	1.00	7.52
144-281-007	13992 HOLLYWOOD AVE	1.00	7.52
144-281-008	14002 HOLLYWOOD AVE	1.00	7.52
144-281-009	14012 HOLLYWOOD AVE	1.00	7.52
144-281-010	14022 HOLLYWOOD AVE	1.00	7.52
144-281-011	14032 HOLLYWOOD AVE	1.00	7.52
144-281-012	14037 HOLLYWOOD AVE	1.00	7.52
144-281-013	14027 HOLLYWOOD AVE	1.00	7.52
144-281-014	14017 HOLLYWOOD AVE	1.00	7.52
144-281-015	14007 HOLLYWOOD AVE	1.00	7.52
144-281-016	13997 HOLLYWOOD AVE	1.00	7.52
144-281-017	7035 LARKSPUR AVE	1.00	7.52
144-281-018	7045 LARKSPUR AVE	1.00	7.52
144-281-019	7055 LARKSPUR AVE	1.00	7.52
144-281-020	13944 ORANGEVALE AVE	1.00	7.52
144-281-021	13954 ORANGEVALE AVE	1.00	7.52
144-282-001	13959 ORANGEVALE AVE	1.00	7.52
144-282-002	13949 ORANGEVALE AVE	1.00	7.52
144-282-003	13939 ORANGEVALE AVE	1.00	7.52
144-290-001	7691 COFFEEBERRY DR	1.00	7.52
144-290-002	7681 COFFEEBERRY DR	1.00	7.52
144-290-003	7671 COFFEEBERRY DR	1.00	7.52
144-290-004	7661 COFFEEBERRY DR	1.00	7.52
144-290-005	7651 COFFEEBERRY DR	1.00	7.52
144-290-006	7641 COFFEEBERRY DR	1.00	7.52
144-290-007	7631 COFFEEBERRY DR	1.00	7.52
144-290-008	7621 COFFEEBERRY DR	1.00	7.52
144-290-009	7611 COFFEEBERRY DR	1.00	7.52
144-290-010	7601 COFFEEBERRY DR	1.00	7.52
144-290-011	7591 COFFEEBERRY DR	1.00	7.52
144-290-012	14188 APPLE GROVE CT	1.00	7.52
144-290-013	14178 APPLE GROVE CT	1.00	7.52
144-290-014	14168 APPLE GROVE CT	1.00	7.52
144-290-015	14158 APPLE GROVE CT	1.00	7.52
144-290-016	14148 APPLE GROVE CT	1.00	7.52
144-290-017	14128 APPLE GROVE CT	1.00	7.52
144-290-018	14121 APPLE GROVE CT	1.00	7.52
144-290-019	14131 APPLE GROVE CT	1.00	7.52
144-290-020	14141 APPLE GROVE CT	1.00	7.52
144-290-021	14151 APPLE GROVE CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-290-022	14161 APPLE GROVE CT	1.00	7.52
144-290-023	14171 APPLE GROVE CT	1.00	7.52
144-290-024	14186 KNOWLWOOD CT	1.00	7.52
144-290-025	14176 KNOWLWOOD CT	1.00	7.52
144-290-026	14166 KNOWLWOOD CT	1.00	7.52
144-290-027	14156 KNOWLWOOD CT	1.00	7.52
144-290-028	14146 KNOWLWOOD CT	1.00	7.52
144-290-029	14136 KNOWLWOOD CT	1.00	7.52
144-290-030	14116 KNOWLWOOD CT	1.00	7.52
144-290-031	14086 KNOWLWOOD CT	1.00	7.52
144-290-032	14079 KNOWLWOOD CT	1.00	7.52
144-290-033	14089 KNOWLWOOD CT	1.00	7.52
144-290-034	14099 KNOWLWOOD CT	1.00	7.52
144-290-035	14119 KNOWLWOOD CT	1.00	7.52
144-290-036	14129 KNOWLWOOD CT	1.00	7.52
144-290-037	14139 KNOWLWOOD CT	1.00	7.52
144-290-038	14149 KNOWLWOOD CT	1.00	7.52
144-290-039	14159 KNOWLWOOD CT	1.00	7.52
144-290-040	14169 KNOWLWOOD CT	1.00	7.52
144-290-041	14179 KNOWLWOOD CT	1.00	7.52
144-290-042	7791 ALDERWOOD AVE	1.00	7.52
144-290-043	7783 ALDERWOOD AVE	1.00	7.52
144-290-044	7775 ALDERWOOD AVE	1.00	7.52
144-290-045	7767 ALDERWOOD AVE	1.00	7.52
144-290-046	7759 ALDERWOOD AVE	1.00	7.52
144-290-047	7751 ALDERWOOD AVE	1.00	7.52
144-290-048	7743 ALDERWOOD AVE	1.00	7.52
144-290-049	7737 ALDERWOOD AVE	1.00	7.52
144-290-050	7731 ALDERWOOD AVE	1.00	7.52
144-290-051	7725 ALDERWOOD AVE	1.00	7.52
144-290-052	7713 ALDERWOOD AVE	1.00	7.52
144-290-053	7707 ALDERWOOD AVE	1.00	7.52
144-291-001	7704 ALDERWOOD AVE	1.00	7.52
144-291-002	7710 ALDERWOOD AVE	1.00	7.52
144-291-003	7716 ALDERWOOD AVE	1.00	7.52
144-291-004	7722 ALDERWOOD AVE	1.00	7.52
144-291-005	7728 ALDERWOOD AVE	1.00	7.52
144-291-006	7734 ALDERWOOD AVE	1.00	7.52
144-291-007	7740 ALDERWOOD AVE	1.00	7.52
144-291-008	7746 ALDERWOOD AVE	1.00	7.52
144-291-009	7754 ALDERWOOD AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-291-010	7762 ALDERWOOD AVE	1.00	7.52
144-291-011	7770 ALDERWOOD AVE	1.00	7.52
144-291-012	7778 ALDERWOOD AVE	1.00	7.52
144-291-013	7786 ALDERWOOD AVE	1.00	7.52
144-291-014	7794 ALDERWOOD AVE	1.00	7.52
144-291-015	7701 WALNUT GROVE AVE	1.00	7.52
144-291-016	7709 WALNUT GROVE AVE	1.00	7.52
144-291-017	7717 WALNUT GROVE AVE	1.00	7.52
144-301-001	13830 PEACH GROVE LN	1.00	7.52
144-301-002	13840 PEACH GROVE LN	1.00	7.52
144-301-003	7604 ELM GROVE AVE	1.00	7.52
144-301-004	7594 ELM GROVE AVE	1.00	7.52
144-301-005	7584 ELM GROVE AVE	1.00	7.52
144-301-006	7574 ELM GROVE AVE	1.00	7.52
144-301-007	13853 PINE GROVE LN	1.00	7.52
144-301-008	13843 PINE GROVE LN	1.00	7.52
144-301-009	13833 PINE GROVE LN	1.00	7.52
144-301-010	7591 ROSE MARIE LN	1.00	7.52
144-301-011	7601 ROSE MARIE LN	1.00	7.52
144-302-001	7566 ROSE MARIE LN	1.00	7.52
144-302-002	7556 ROSE MARIE LN	1.00	7.52
144-302-003	13818 PINE GROVE LN	1.00	7.52
144-302-004	13828 PINE GROVE LN	1.00	7.52
144-302-005	13838 PINE GROVE LN	1.00	7.52
144-302-006	13848 PINE GROVE LN	1.00	7.52
144-302-007	7554 ELM GROVE AVE	1.00	7.52
144-302-008	7544 ELM GROVE AVE	1.00	7.52
144-302-009	7538 ELM GROVE AVE	1.00	7.52
144-302-010	7524 ELM GROVE AVE	1.00	7.52
144-302-011	13851 CASABLANCA CT	1.00	7.52
144-302-012	13841 CASABLANCA CT	1.00	7.52
144-302-013	13821 CASABLANCA CT	1.00	7.52
144-302-014	13811 CASABLANCA CT	1.00	7.52
144-302-015	13816 CASABLANCA CT	1.00	7.52
144-302-016	13826 CASABLANCA CT	1.00	7.52
144-302-017	13836 CASABLANCA CT	1.00	7.52
144-302-018	13846 CASABLANCA CT	1.00	7.52
144-302-019	13856 CASABLANCA CT	1.00	7.52
144-302-020	13866 CASABLANCA CT	1.00	7.52
144-302-021	13802 STAR RUBY AVE	1.00	7.52
144-302-022	13812 STAR RUBY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-302-023	13822 STAR RUBY AVE	1.00	7.52
144-302-024	13832 STAR RUBY AVE	1.00	7.52
144-302-025	13842 STAR RUBY AVE	1.00	7.52
144-302-026	13852 STAR RUBY AVE	1.00	7.52
144-302-027	13862 STAR RUBY AVE	1.00	7.52
144-302-028	13872 STAR RUBY AVE	1.00	7.52
144-302-029	13882 STAR RUBY AVE	1.00	7.52
144-302-030	13892 STAR RUBY AVE	1.00	7.52
144-302-031	13845 PEACH GROVE LN	1.00	7.52
144-302-032	13835 PEACH GROVE LN	1.00	7.52
144-302-033	13825 PEACH GROVE LN	1.00	7.52
144-302-034	13815 PEACH GROVE LN	1.00	7.52
144-302-035	13805 PEACH GROVE LN	1.00	7.52
144-302-036	7616 ROSE MARIE LN	1.00	7.52
144-302-037	7596 ROSE MARIE LN	1.00	7.52
144-302-038	7586 ROSE MARIE LN	1.00	7.52
144-302-039	7576 ROSE MARIE LN	1.00	7.52
144-302-041	13895 PEACH GROVE LN	1.00	7.52
144-302-042	13885 PEACH GROVE LN	1.00	7.52
144-302-043	13875 PEACH GROVE LN	1.00	7.52
144-302-044	13865 PEACH GROVE LN	1.00	7.52
144-302-045	13855 PEACH GROVE LN	1.00	7.52
144-303-001	7509 ELM GROVE AVE	1.00	7.52
144-303-002	7519 ELM GROVE AVE	1.00	7.52
144-303-003	7529 ELM GROVE AVE	1.00	7.52
144-303-004	7539 ELM GROVE AVE	1.00	7.52
144-303-005	7549 ELM GROVE AVE	1.00	7.52
144-303-006	7559 ELM GROVE AVE	1.00	7.52
144-303-007	7569 ELM GROVE AVE	1.00	7.52
144-303-008	7579 ELM GROVE AVE	1.00	7.52
144-303-009	7589 ELM GROVE AVE	1.00	7.52
144-303-010	7599 ELM GROVE AVE	1.00	7.52
144-303-011	7609 ELM GROVE AVE	1.00	7.52
144-303-012	7592 CORONA VALLEY AVE	1.00	7.52
144-303-013	7582 CORONA VALLEY AVE	1.00	7.52
144-303-014	7572 CORONA VALLEY AVE	1.00	7.52
144-303-015	7562 CORONA VALLEY AVE	1.00	7.52
144-303-016	7552 CORONA VALLEY AVE	1.00	7.52
144-303-017	7542 CORONA VALLEY AVE	1.00	7.52
144-303-018	7532 CORONA VALLEY AVE	1.00	7.52
144-303-019	7522 CORONA VALLEY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-303-020	7512 CORONA VALLEY AVE	1.00	7.52
144-303-021	7502 CORONA VALLEY AVE	1.00	7.52
144-303-022	7492 CORONA VALLEY AVE	1.00	7.52
144-304-001	13807 STAR RUBY AVE	1.00	7.52
144-304-002	13817 STAR RUBY AVE	1.00	7.52
144-304-003	13827 STAR RUBY AVE	1.00	7.52
144-304-004	13837 STAR RUBY AVE	1.00	7.52
144-304-005	13847 STAR RUBY AVE	1.00	7.52
144-304-006	13857 STAR RUBY AVE	1.00	7.52
144-304-007	13867 STAR RUBY AVE	1.00	7.52
144-304-008	13877 STAR RUBY AVE	1.00	7.52
144-360-001	7701 COFFEEBERRY DR	1.00	7.52
144-360-002	7711 COFFEEBERRY DR	1.00	7.52
144-360-003	7721 COFFEEBERRY DR	1.00	7.52
144-360-004	7731 COFFEEBERRY DR	1.00	7.52
144-360-005	7741 COFFEEBERRY DR	1.00	7.52
144-360-006	7751 COFFEEBERRY DR	1.00	7.52
144-360-007	7761 COFFEEBERRY DR	1.00	7.52
144-360-008	7771 COFFEEBERRY DR	1.00	7.52
144-360-009	7781 COFFEEBERRY DR	1.00	7.52
144-360-010	7791 COFFEEBERRY DR	1.00	7.52
144-360-011	14195 ALMOND GROVE CT	1.00	7.52
144-360-012	14185 ALMOND GROVE CT	1.00	7.52
144-360-014	14165 ALMOND GROVE CT	1.00	7.52
144-360-015	14155 ALMOND GROVE CT	1.00	7.52
144-360-016	14145 ALMOND GROVE CT	1.00	7.52
144-360-017	14135 ALMOND GROVE CT	1.00	7.52
144-360-018	14125 ALMOND GROVE CT	1.00	7.52
144-360-019	14115 ALMOND GROVE CT	1.00	7.52
144-360-020	14105 ALMOND GROVE CT	1.00	7.52
144-360-021	14095 ALMOND GROVE CT	1.00	7.52
144-360-022	14085 ALMOND GROVE CT	1.00	7.52
144-360-023	14075 ALMOND GROVE CT	1.00	7.52
144-360-024	14065 ALMOND GROVE CT	1.00	7.52
144-360-025	14055 ALMOND GROVE CT	1.00	7.52
144-360-026	14045 ALMOND GROVE CT	1.00	7.52
144-360-027	14035 ALMOND GROVE CT	1.00	7.52
144-360-028	14025 ALMOND GROVE CT	1.00	7.52
144-360-029	14015 ALMOND GROVE CT	1.00	7.52
144-360-030	14005 ALMOND GROVE CT	1.00	7.52
144-361-001	14002 ALMOND GROVE CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-361-002	14012 ALMOND GROVE CT	1.00	7.52
144-361-003	14022 ALMOND GROVE CT	1.00	7.52
144-361-004	14032 ALMOND GROVE CT	1.00	7.52
144-361-005	14042 ALMOND GROVE CT	1.00	7.52
144-361-006	14052 ALMOND GROVE CT	1.00	7.52
144-361-007	14062 ALMOND GROVE CT	1.00	7.52
144-361-008	14072 ALMOND GROVE CT	1.00	7.52
144-361-009	14082 ALMOND GROVE CT	1.00	7.52
144-361-010	14092 ALMOND GROVE CT	1.00	7.52
144-361-011	14102 ALMOND GROVE CT	1.00	7.52
144-361-012	14112 ALMOND GROVE CT	1.00	7.52
144-361-013	14122 ALMOND GROVE CT	1.00	7.52
144-361-014	14132 ALMOND GROVE CT	1.00	7.52
144-361-015	14142 ALMOND GROVE CT	1.00	7.52
144-361-016	14152 ALMOND GROVE CT	1.00	7.52
144-361-017	14162 ALMOND GROVE CT	1.00	7.52
144-361-018	14172 ALMOND GROVE CT	1.00	7.52
144-361-019	14177 TIGER LILY CT	1.00	7.52
144-361-020	14167 TIGER LILY CT	1.00	7.52
144-361-021	14157 TIGER LILY CT	1.00	7.52
144-361-022	14147 TIGER LILY CT	1.00	7.52
144-361-023	14137 TIGER LILY CT	1.00	7.52
144-361-024	14127 TIGER LILY CT	1.00	7.52
144-361-025	14117 TIGER LILY CT	1.00	7.52
144-361-026	14107 TIGER LILY CT	1.00	7.52
144-361-027	14097 TIGER LILY CT	1.00	7.52
144-361-028	14087 TIGER LILY CT	1.00	7.52
144-361-029	14077 TIGER LILY CT	1.00	7.52
144-361-030	14067 TIGER LILY CT	1.00	7.52
144-361-031	14057 TIGER LILY CT	1.00	7.52
144-361-032	14047 TIGER LILY CT	1.00	7.52
144-361-033	14037 TIGER LILY CT	1.00	7.52
144-361-034	14027 TIGER LILY CT	1.00	7.52
144-361-035	14017 TIGER LILY CT	1.00	7.52
144-361-036	14007 TIGER LILY CT	1.00	7.52
144-361-037	14004 TIGER LILY CT	1.00	7.52
144-361-038	14024 TIGER LILY CT	1.00	7.52
144-361-039	14034 TIGER LILY CT	1.00	7.52
144-361-040	14044 TIGER LILY CT	1.00	7.52
144-361-041	14054 TIGER LILY CT	1.00	7.52
144-361-042	14064 TIGER LILY CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-361-043	14074 TIGER LILY CT	1.00	7.52
144-361-044	14084 TIGER LILY CT	1.00	7.52
144-361-045	14094 TIGER LILY CT	1.00	7.52
144-361-046	14104 TIGER LILY CT	1.00	7.52
144-361-047	14114 TIGER LILY CT	1.00	7.52
144-361-048	14124 TIGER LILY CT	1.00	7.52
144-361-049	14134 TIGER LILY CT	1.00	7.52
144-361-050	14144 TIGER LILY CT	1.00	7.52
144-361-051	14154 TIGER LILY CT	1.00	7.52
144-361-052	14164 TIGER LILY CT	1.00	7.52
144-361-053	14174 TIGER LILY CT	1.00	7.52
144-370-001	13945 ALMOND GROVE CT	1.00	7.52
144-370-002	13935 ALMOND GROVE CT	1.00	7.52
144-370-003	13929 ALMOND GROVE CT	1.00	7.52
144-370-004	13921 ALMOND GROVE CT	1.00	7.52
144-370-005	13913 ALMOND GROVE CT	1.00	7.52
144-370-006	13905 ALMOND GROVE CT	1.00	7.52
144-370-007	13895 ALMOND GROVE CT	1.00	7.52
144-370-008	13885 ALMOND GROVE CT	1.00	7.52
144-370-009	13875 ALMOND GROVE CT	1.00	7.52
144-370-010	13867 ALMOND GROVE CT	1.00	7.52
144-370-011	13859 ALMOND GROVE CT	1.00	7.52
144-370-012	13851 ALMOND GROVE CT	1.00	7.52
144-370-013	13845 ALMOND GROVE CT	1.00	7.52
144-370-014	13835 ALMOND GROVE CT	1.00	7.52
144-370-015	13825 ALMOND GROVE CT	1.00	7.52
144-370-016	13815 ALMOND GROVE CT	1.00	7.52
144-370-017	13802 ALMOND GROVE CT	1.00	7.52
144-370-018	13812 ALMOND GROVE CT	1.00	7.52
144-370-019	13822 ALMOND GROVE CT	1.00	7.52
144-370-020	13832 ALMOND GROVE CT	1.00	7.52
144-370-021	13842 ALMOND GROVE CT	1.00	7.52
144-370-022	13852 ALMOND GROVE CT	1.00	7.52
144-370-023	13862 ALMOND GROVE CT	1.00	7.52
144-370-024	13872 ALMOND GROVE CT	1.00	7.52
144-370-025	13882 ALMOND GROVE CT	1.00	7.52
144-370-026	13883 STAR GAZER CT	1.00	7.52
144-370-027	13873 STAR GAZER CT	1.00	7.52
144-370-028	13863 STAR GAZER CT	1.00	7.52
144-370-029	13853 STAR GAZER CT	1.00	7.52
144-370-030	13843 STAR GAZER CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-370-031	13833 STAR GAZER CT	1.00	7.52
144-370-032	13823 STAR GAZER CT	1.00	7.52
144-370-033	13813 STAR GAZER CT	1.00	7.52
144-370-034	13880 STAR GAZER CT	1.00	7.52
144-370-035	13870 STAR GAZER CT	1.00	7.52
144-370-036	13860 STAR GAZER CT	1.00	7.52
144-370-037	13850 STAR GAZER CT	1.00	7.52
144-370-038	13840 STAR GAZER CT	1.00	7.52
144-370-039	13830 STAR GAZER CT	1.00	7.52
144-370-040	13820 STAR GAZER CT	1.00	7.52
144-370-041	13810 STAR GAZER CT	1.00	7.52
144-370-042	13800 STAR GAZER CT	1.00	7.52
144-370-043	13889 HAIDER CT	1.00	7.52
144-370-044	13879 HAIDER CT	1.00	7.52
144-370-045	13869 HAIDER CT	1.00	7.52
144-370-046	13859 HAIDER CT	1.00	7.52
144-370-047	13849 HAIDER CT	1.00	7.52
144-370-048	13839 HAIDER CT	1.00	7.52
144-370-049	13829 HAIDER CT	1.00	7.52
144-370-050	13819 HAIDER CT	1.00	7.52
144-370-051	13806 HAIDER CT	1.00	7.52
144-370-052	13816 HAIDER CT	1.00	7.52
144-370-053	13826 HAIDER CT	1.00	7.52
144-370-054	13836 HAIDER CT	1.00	7.52
144-370-055	13846 HAIDER CT	1.00	7.52
144-370-056	13856 HAIDER CT	1.00	7.52
144-370-057	13866 HAIDER CT	1.00	7.52
144-370-058	13876 HAIDER CT	1.00	7.52
144-370-059	13886 HAIDER CT	1.00	7.52
144-370-060	13995 ALMOND GROVE CT	1.00	7.52
144-370-061	13985 ALMOND GROVE CT	1.00	7.52
144-370-062	13975 ALMOND GROVE CT	1.00	7.52
144-370-063	13965 ALMOND GROVE CT	1.00	7.52
144-370-064	13955 ALMOND GROVE CT	1.00	7.52
144-371-001	7671 NUT GROVE AVE	1.00	7.52
144-371-002	7681 NUT GROVE AVE	1.00	7.52
144-371-003	7691 NUT GROVE AVE	1.00	7.52
144-371-004	7701 NUT GROVE AVE	1.00	7.52
144-371-005	7711 NUT GROVE AVE	1.00	7.52
144-371-006	7721 NUT GROVE AVE	1.00	7.52
144-371-007	7731 NUT GROVE AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-371-008	7741 NUT GROVE AVE	1.00	7.52
144-371-009	7751 NUT GROVE AVE	1.00	7.52
144-371-010	7761 NUT GROVE AVE	1.00	7.52
144-371-011	7771 NUT GROVE AVE	1.00	7.52
144-371-012	7770 BLUE MIST CT	1.00	7.52
144-371-013	7760 BLUE MIST CT	1.00	7.52
144-371-014	7750 BLUE MIST CT	1.00	7.52
144-371-015	7740 BLUE MIST CT	1.00	7.52
144-371-016	7730 BLUE MIST CT	1.00	7.52
144-371-017	7720 BLUE MIST CT	1.00	7.52
144-371-018	7710 BLUE MIST CT	1.00	7.52
144-371-019	7700 BLUE MIST CT	1.00	7.52
144-371-020	7690 BLUE MIST CT	1.00	7.52
144-371-021	7680 BLUE MIST CT	1.00	7.52
144-371-022	7683 BLUE MIST CT	1.00	7.52
144-371-023	7693 BLUE MIST CT	1.00	7.52
144-371-024	7713 BLUE MIST CT	1.00	7.52
144-371-025	7723 BLUE MIST CT	1.00	7.52
144-371-026	7733 BLUE MIST CT	1.00	7.52
144-371-027	7743 BLUE MIST CT	1.00	7.52
144-371-028	7753 BLUE MIST CT	1.00	7.52
144-371-029	7763 BLUE MIST CT	1.00	7.52
144-371-030	7773 BLUE MIST CT	1.00	7.52
144-371-031	7772 REBECCA RYAN CT	1.00	7.52
144-371-032	7762 REBECCA RYAN CT	1.00	7.52
144-371-033	7752 REBECCA RYAN CT	1.00	7.52
144-371-034	7742 REBECCA RYAN CT	1.00	7.52
144-371-035	7732 REBECCA RYAN CT	1.00	7.52
144-371-036	7722 REBECCA RYAN CT	1.00	7.52
144-371-037	7712 REBECCA RYAN CT	1.00	7.52
144-371-038	7702 REBECCA RYAN CT	1.00	7.52
144-371-039	7705 REBECCA RYAN CT	1.00	7.52
144-371-040	7715 REBECCA RYAN CT	1.00	7.52
144-371-041	7735 REBECCA RYAN CT	1.00	7.52
144-371-042	7745 REBECCA RYAN CT	1.00	7.52
144-371-043	7755 REBECCA RYAN CT	1.00	7.52
144-371-044	7765 REBECCA RYAN CT	1.00	7.52
144-371-045	7775 REBECCA RYAN CT	1.00	7.52
144-371-046	13997 STAR RUBY AVE	1.00	7.52
144-371-047	13987 STAR RUBY AVE	1.00	7.52
144-371-048	13977 STAR RUBY AVE	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
144-371-049	13967 STAR RUBY AVE	1.00	7.52
144-371-050	13957 STAR RUBY AVE	1.00	7.52
144-371-051	13947 STAR RUBY AVE	1.00	7.52
144-371-052	13937 STAR RUBY AVE	1.00	7.52
144-371-053	13927 STAR RUBY AVE	1.00	7.52
144-371-054	13917 STAR RUBY AVE	1.00	7.52
144-371-055	13907 STAR RUBY AVE	1.00	7.52
144-371-056	13897 STAR RUBY AVE	1.00	7.52
144-371-057	13889 STAR RUBY AVE	1.00	7.52
144-371-058	13881 STAR RUBY AVE	1.00	7.52
152-120-001	7039 MISTY MDW	1.00	7.52
152-120-002	7049 MISTY MDW	1.00	7.52
152-120-003	7059 MISTY MDW	1.00	7.52
152-120-004	7069 MISTY MDW	1.00	7.52
152-120-005	7079 MISTY MDW	1.00	7.52
152-120-006	7089 MISTY MDW	1.00	7.52
152-120-007	7099 MISTY MDW	1.00	7.52
152-120-008	7119 MISTY MDW	1.00	7.52
152-120-009	7129 MISTY MDW	1.00	7.52
152-120-010	7139 MISTY MDW	1.00	7.52
152-120-011	7149 MISTY MDW	1.00	7.52
152-120-012	7159 MISTY MDW	1.00	7.52
152-121-001	13693 CANYON CREST WAY	1.00	7.52
152-121-002	13683 CANYON CREST WAY	1.00	7.52
152-121-003	13673 CANYON CREST WAY	1.00	7.52
152-121-004	13663 CANYON CREST WAY	1.00	7.52
152-121-005	13653 CANYON CREST WAY	1.00	7.52
152-121-006	13643 CANYON CREST WAY	1.00	7.52
152-121-007	13633 CANYON CREST WAY	1.00	7.52
152-121-008	13623 CANYON CREST WAY	1.00	7.52
152-121-009	13613 CANYON CREST WAY	1.00	7.52
152-121-010	13696 HOLLOWBROOK WAY	1.00	7.52
152-121-011	13686 HOLLOWBROOK WAY	1.00	7.52
152-121-012	13676 HOLLOWBROOK WAY	1.00	7.52
152-121-013	13668 HOLLOWBROOK WAY	1.00	7.52
152-121-014	13656 HOLLOWBROOK WAY	1.00	7.52
152-121-015	13646 HOLLOWBROOK WAY	1.00	7.52
152-121-016	13636 HOLLOWBROOK WAY	1.00	7.52
152-121-017	13626 HOLLOWBROOK WAY	1.00	7.52
152-121-018	13616 HOLLOWBROOK WAY	1.00	7.52
152-121-019	13606 HOLLOWBROOK WAY	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-122-001	7166 MISTY MDW	1.00	7.52
152-122-002	7156 MISTY MDW	1.00	7.52
152-122-003	7146 MISTY MDW	1.00	7.52
152-122-004	7136 MISTY MDW	1.00	7.52
152-122-005	7126 MISTY MDW	1.00	7.52
152-122-006	7116 MISTY MDW	1.00	7.52
152-122-007	7106 MISTY MDW	1.00	7.52
152-122-008	7096 MISTY MDW	1.00	7.52
152-122-009	7086 MISTY MDW	1.00	7.52
152-122-010	7076 MISTY MDW	1.00	7.52
152-122-011	7066 MISTY MDW	1.00	7.52
152-122-012	7056 MISTY MDW	1.00	7.52
152-122-013	7046 MISTY MDW	1.00	7.52
152-122-014	7036 MISTY MDW	1.00	7.52
152-122-015	7037 MEADOW RDG	1.00	7.52
152-122-016	7047 MEADOW RDG	1.00	7.52
152-122-017	7057 MEADOW RDG	1.00	7.52
152-122-018	7067 MEADOW RDG	1.00	7.52
152-122-019	7077 MEADOW RDG	1.00	7.52
152-122-020	7087 MEADOW RDG	1.00	7.52
152-122-021	7097 MEADOW RDG	1.00	7.52
152-122-022	7107 MEADOW RDG	1.00	7.52
152-122-023	7117 MEADOW RDG	1.00	7.52
152-122-024	7127 MEADOW RDG	1.00	7.52
152-122-025	7137 MEADOW RDG	1.00	7.52
152-122-026	7147 MEADOW RDG	1.00	7.52
152-122-027	7157 MEADOW RDG	1.00	7.52
152-122-028	7167 MEADOW RDG	1.00	7.52
152-123-001	7165 CEDAR CREEK RD	1.00	7.52
152-123-002	7155 CEDAR CREEK RD	1.00	7.52
152-123-003	7145 CEDAR CREEK RD	1.00	7.52
152-123-004	7135 CEDAR CREEK RD	1.00	7.52
152-123-005	7125 CEDAR CREEK RD	1.00	7.52
152-123-006	7115 CEDAR CREEK RD	1.00	7.52
152-123-007	7105 CEDAR CREEK RD	1.00	7.52
152-123-008	7095 CEDAR CREEK RD	1.00	7.52
152-123-009	7085 CEDAR CREEK RD	1.00	7.52
152-123-010	7075 CEDAR CREEK RD	1.00	7.52
152-123-011	7065 CEDAR CREEK RD	1.00	7.52
152-123-012	7055 CEDAR CREEK RD	1.00	7.52
152-123-013	7045 CEDAR CREEK RD	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-123-014	7035 CEDAR CREEK RD	1.00	7.52
152-123-015	7025 CEDAR CREEK RD	1.00	7.52
152-123-016	7015 CEDAR CREEK RD	1.00	7.52
152-123-017	7164 MEADOW RDG	1.00	7.52
152-123-018	7154 MEADOW RDG	1.00	7.52
152-123-019	7144 MEADOW RDG	1.00	7.52
152-123-020	7134 MEADOW RDG	1.00	7.52
152-123-021	7124 MEADOW RDG	1.00	7.52
152-123-022	7114 MEADOW RDG	1.00	7.52
152-123-023	7104 MEADOW RDG	1.00	7.52
152-123-024	7094 MEADOW RDG	1.00	7.52
152-123-025	7084 MEADOW RDG	1.00	7.52
152-123-026	7074 MEADOW RDG	1.00	7.52
152-123-027	7064 MEADOW RDG	1.00	7.52
152-123-028	7054 MEADOW RDG	1.00	7.52
152-123-029	7044 MEADOW RDG	1.00	7.52
152-123-030	7034 MEADOW RDG	1.00	7.52
152-123-031	7024 MEADOW RDG	1.00	7.52
152-123-032	7014 MEADOW RDG	1.00	7.52
152-123-033	13648 HIDDEN RIV	1.00	7.52
152-123-034	13658 HIDDEN RIV	1.00	7.52
152-123-035	13668 HIDDEN RIV	1.00	7.52
152-123-036	13678 HIDDEN RIV	1.00	7.52
152-123-037	13688 HIDDEN RIV	1.00	7.52
152-123-038	13698 HIDDEN RIV	1.00	7.52
152-130-001	7361 SPINDLEWOOD DR	1.00	7.52
152-130-002	7371 SPINDLEWOOD DR	1.00	7.52
152-130-003	7381 SPINDLEWOOD DR	1.00	7.52
152-130-004	7391 SPINDLEWOOD DR	1.00	7.52
152-130-005	7401 SPINDLEWOOD DR	1.00	7.52
152-130-006	7411 SPINDLEWOOD DR	1.00	7.52
152-131-001	7341 SPINDLEWOOD DR	1.00	7.52
152-131-002	7331 SPINDLEWOOD DR	1.00	7.52
152-131-003	7321 SPINDLEWOOD DR	1.00	7.52
152-131-004	7311 SPINDLEWOOD DR	1.00	7.52
152-131-005	7301 SPINDLEWOOD DR	1.00	7.52
152-131-006	7291 SPINDLEWOOD DR	1.00	7.52
152-131-007	7281 SPINDLEWOOD DR	1.00	7.52
152-131-008	7271 SPINDLEWOOD DR	1.00	7.52
152-131-009	7261 SPINDLEWOOD DR	1.00	7.52
152-131-010	7251 SPINDLEWOOD DR	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-131-011	7241 SPINDLEWOOD DR	1.00	7.52
152-131-012	7231 SPINDLEWOOD DR	1.00	7.52
152-131-013	7221 SPINDLEWOOD DR	1.00	7.52
152-131-014	7226 SPINDLEWOOD DR	1.00	7.52
152-131-015	7236 SPINDLEWOOD DR	1.00	7.52
152-131-016	7246 SPINDLEWOOD DR	1.00	7.52
152-131-017	7256 SPINDLEWOOD DR	1.00	7.52
152-131-018	7266 SPINDLEWOOD DR	1.00	7.52
152-131-019	7276 SPINDLEWOOD DR	1.00	7.52
152-131-020	7286 SPINDLEWOOD DR	1.00	7.52
152-131-021	7296 SPINDLEWOOD DR	1.00	7.52
152-131-022	13750 GOLDCREST LN	1.00	7.52
152-131-023	13740 GOLDCREST LN	1.00	7.52
152-131-024	13730 GOLDCREST LN	1.00	7.52
152-131-025	13720 GOLDCREST LN	1.00	7.52
152-131-026	13700 GOLDCREST LN	1.00	7.52
152-131-027	13781 HOLLOWBROOK WAY	1.00	7.52
152-131-028	13771 HOLLOWBROOK WAY	1.00	7.52
152-131-029	13761 HOLLOWBROOK WAY	1.00	7.52
152-131-030	13751 HOLLOWBROOK WAY	1.00	7.52
152-131-031	13741 HOLLOWBROOK WAY	1.00	7.52
152-131-032	13731 HOLLOWBROOK WAY	1.00	7.52
152-131-033	13721 HOLLOWBROOK WAY	1.00	7.52
152-131-034	13711 HOLLOWBROOK WAY	1.00	7.52
152-131-035	7209 WESTERLY WAY	1.00	7.52
152-131-036	7219 WESTERLY WAY	1.00	7.52
152-131-037	7229 WESTERLY WAY	1.00	7.52
152-131-038	13718 WEEPING WILLOW CT	1.00	7.52
152-131-039	13728 WEEPING WILLOW CT	1.00	7.52
152-131-040	13738 WEEPING WILLOW CT	1.00	7.52
152-131-041	13733 WEEPING WILLOW CT	1.00	7.52
152-131-042	13723 WEEPING WILLOW CT	1.00	7.52
152-131-043	13713 WEEPING WILLOW CT	1.00	7.52
152-131-044	13703 WEEPING WILLOW CT	1.00	7.52
152-132-001	13705 GOLDCREST LN	1.00	7.52
152-132-002	13715 GOLDCREST LN	1.00	7.52
152-132-003	13725 GOLDCREST LN	1.00	7.52
152-132-004	13735 GOLDCREST LN	1.00	7.52
152-132-005	13745 GOLDCREST LN	1.00	7.52
152-132-006	13755 GOLDCREST LN	1.00	7.52
152-132-007	13765 GOLDCREST LN	1.00	7.52

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-132-008	13762 ROBINBROOK CT	1.00	7.52
152-132-009	13752 ROBINBROOK CT	1.00	7.52
152-132-010	13742 ROBINBROOK CT	1.00	7.52
152-132-011	13732 ROBINBROOK CT	1.00	7.52
152-132-012	13722 ROBINBROOK CT	1.00	7.52
152-132-013	13712 ROBINBROOK CT	1.00	7.52
152-132-014	13692 ROBINBROOK CT	1.00	7.52
152-132-015	13697 ROBINBROOK CT	1.00	7.52
152-132-016	13707 ROBINBROOK CT	1.00	7.52
152-132-017	13717 ROBINBROOK CT	1.00	7.52
152-132-018	13727 ROBINBROOK CT	1.00	7.52
152-132-019	13737 ROBINBROOK CT	1.00	7.52
152-132-020	13747 ROBINBROOK CT	1.00	7.52
152-132-021	13757 ROBINBROOK CT	1.00	7.52
152-132-022	13767 ROBINBROOK CT	1.00	7.52
152-132-024	13702 ROBINBROOK CT	1.00	7.52
152-132-025	13684 BEACONSFIELD LN	1.00	7.52
152-132-026	13694 BEACONSFIELD LN	1.00	7.52
152-132-027	13704 BEACONSFIELD LN	1.00	7.52
152-132-028	13714 BEACONSFIELD LN	1.00	7.52
152-132-029	13724 BEACONSFIELD LN	1.00	7.52
152-132-030	13734 BEACONSFIELD LN	1.00	7.52
152-132-031	13744 BEACONSFIELD LN	1.00	7.52
152-132-032	13754 BEACONSFIELD LN	1.00	7.52
152-132-033	13764 BEACONSFIELD LN	1.00	7.52
152-133-001	13769 BEACONSFIELD LN	1.00	7.52
152-133-002	13759 BEACONSFIELD LN	1.00	7.52
152-133-003	13749 BEACONSFIELD LN	1.00	7.52
152-133-004	13739 BEACONSFIELD LN	1.00	7.52
152-133-005	13729 BEACONSFIELD LN	1.00	7.52
152-133-006	13719 BEACONSFIELD LN	1.00	7.52
152-133-007	13709 BEACONSFIELD LN	1.00	7.52
152-133-008	13699 BEACONSFIELD LN	1.00	7.52
152-133-009	13689 BEACONSFIELD LN	1.00	7.52
152-140-001	13664 BEACONSFIELD LN	1.00	7.52
152-140-002	13674 BEACONSFIELD LN	1.00	7.52
152-140-003	7269 WESTERLY WAY	1.00	7.52
152-140-004	7279 WESTERLY WAY	1.00	7.52
152-140-005	7289 WESTERLY WAY	1.00	7.52
152-140-006	7299 WESTERLY WAY	1.00	7.52
152-140-007	7309 WESTERLY WAY	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-140-008	7319 WESTERLY WAY	1.00	7.52
152-140-009	7329 WESTERLY WAY	1.00	7.52
152-141-001	7204 WESTERLY WAY	1.00	7.52
152-141-002	7214 WESTERLY WAY	1.00	7.52
152-141-003	7224 WESTERLY WAY	1.00	7.52
152-142-001	7234 WESTERLY WAY	1.00	7.52
152-142-002	7244 WESTERLY WAY	1.00	7.52
152-142-003	7254 WESTERLY WAY	1.00	7.52
152-142-004	7264 WESTERLY WAY	1.00	7.52
152-142-005	7274 WESTERLY WAY	1.00	7.52
152-142-006	7284 WESTERLY WAY	1.00	7.52
152-142-007	7294 WESTERLY WAY	1.00	7.52
152-142-008	7304 WESTERLY WAY	1.00	7.52
152-142-009	7314 WESTERLY WAY	1.00	7.52
152-142-010	7324 WESTERLY WAY	1.00	7.52
152-142-011	7334 WESTERLY WAY	1.00	7.52
152-142-012	7337 COBBLE CREEK DR	1.00	7.52
152-142-013	7327 COBBLE CREEK DR	1.00	7.52
152-142-014	7317 COBBLE CREEK DR	1.00	7.52
152-142-015	7307 COBBLE CREEK DR	1.00	7.52
152-142-016	7297 COBBLE CREEK DR	1.00	7.52
152-142-017	7287 COBBLE CREEK DR	1.00	7.52
152-142-018	7277 COBBLE CREEK DR	1.00	7.52
152-142-019	7267 COBBLE CREEK DR	1.00	7.52
152-142-020	7257 COBBLE CREEK DR	1.00	7.52
152-142-021	7247 COBBLE CREEK DR	1.00	7.52
152-142-022	13679 BEACONSFIELD LN	1.00	7.52
152-142-023	13669 BEACONSFIELD LN	1.00	7.52
152-142-024	13659 BEACONSFIELD LN	1.00	7.52
152-142-025	13649 BEACONSFIELD LN	1.00	7.52
152-142-026	7364 WESTERLY WAY	1.00	7.52
152-142-027	7387 COBBLE CREEK DR	1.00	7.52
152-142-028	7377 COBBLE CREEK DR	1.00	7.52
152-142-029	7367 COBBLE CREEK DR	1.00	7.52
152-142-030	7357 COBBLE CREEK DR	1.00	7.52
152-142-031	7347 COBBLE CREEK DR	1.00	7.52
152-142-032	7344 WESTERLY WAY	1.00	7.52
152-142-033	7354 WESTERLY WAY	1.00	7.52
152-150-001	13718 HIDDEN RIV	1.00	7.52
152-150-002	13728 HIDDEN RIV	1.00	7.52
152-150-003	13738 HIDDEN RIV	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-150-004	13748 HIDDEN RIV	1.00	7.52
152-150-005	13758 HIDDEN RIV	1.00	7.52
152-150-006	13768 HIDDEN RIV	1.00	7.52
152-150-007	13778 HIDDEN RIV	1.00	7.52
152-150-008	13788 HIDDEN RIV	1.00	7.52
152-150-009	7021 DEER CYN	1.00	7.52
152-150-010	7031 DEER CYN	1.00	7.52
152-150-011	7041 DEER CYN	1.00	7.52
152-150-012	7051 DEER CYN	1.00	7.52
152-151-001	7071 DEER CYN	1.00	7.52
152-151-002	7081 DEER CYN	1.00	7.52
152-151-003	7091 DEER CYN	1.00	7.52
152-151-004	7101 DEER CYN	1.00	7.52
152-151-005	7111 DEER CYN	1.00	7.52
152-151-006	7121 DEER CYN	1.00	7.52
152-151-007	7131 DEER CYN	1.00	7.52
152-151-008	7141 DEER CYN	1.00	7.52
152-151-009	7151 DEER CYN	1.00	7.52
152-151-010	13783 CANYON CREST WAY	1.00	7.52
152-151-011	13773 CANYON CREST WAY	1.00	7.52
152-151-012	13763 CANYON CREST WAY	1.00	7.52
152-151-013	13753 CANYON CREST WAY	1.00	7.52
152-151-014	13743 CANYON CREST WAY	1.00	7.52
152-151-015	13786 HOLLOWBROOK WAY	1.00	7.52
152-151-016	13776 HOLLOWBROOK WAY	1.00	7.52
152-151-017	13766 HOLLOWBROOK WAY	1.00	7.52
152-151-018	13756 HOLLOWBROOK WAY	1.00	7.52
152-151-019	13746 HOLLOWBROOK WAY	1.00	7.52
152-152-001	13726 HOLLOWBROOK WAY	1.00	7.52
152-152-002	13716 HOLLOWBROOK WAY	1.00	7.52
152-152-003	13706 HOLLOWBROOK WAY	1.00	7.52
152-152-004	13703 CANYON CREST WAY	1.00	7.52
152-152-005	13713 CANYON CREST WAY	1.00	7.52
152-152-006	13723 CANYON CREST WAY	1.00	7.52
152-153-001	13710 CANYON CREST WAY	1.00	7.52
152-153-002	13730 CANYON CREST WAY	1.00	7.52
152-153-003	7140 LONETREE CT	1.00	7.52
152-153-004	7130 LONETREE CT	1.00	7.52
152-153-005	7133 LONETREE CT	1.00	7.52
152-153-006	7143 LONETREE CT	1.00	7.52
152-153-007	13740 CANYON CREST WAY	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-153-008	13750 CANYON CREST WAY	1.00	7.52
152-153-009	7148 DEER CYN	1.00	7.52
152-153-010	7138 DEER CYN	1.00	7.52
152-153-011	7128 DEER CYN	1.00	7.52
152-153-012	13777 SOFTWOOD CT	1.00	7.52
152-153-013	13767 SOFTWOOD CT	1.00	7.52
152-153-014	13757 SOFTWOOD CT	1.00	7.52
152-153-015	13747 SOFTWOOD CT	1.00	7.52
152-153-016	13717 SOFTWOOD CT	1.00	7.52
152-153-017	13714 SOFTWOOD CT	1.00	7.52
152-153-018	13744 SOFTWOOD CT	1.00	7.52
152-153-019	13754 SOFTWOOD CT	1.00	7.52
152-153-020	13764 SOFTWOOD CT	1.00	7.52
152-153-021	13774 SOFTWOOD CT	1.00	7.52
152-153-022	13775 WOODCREST CT	1.00	7.52
152-153-023	13765 WOODCREST CT	1.00	7.52
152-153-024	13755 WOODCREST CT	1.00	7.52
152-153-025	13745 WOODCREST CT	1.00	7.52
152-153-026	13735 WOODCREST CT	1.00	7.52
152-153-027	13725 WOODCREST CT	1.00	7.52
152-153-028	13715 WOODCREST CT	1.00	7.52
152-153-029	13712 WOODCREST CT	1.00	7.52
152-153-030	13722 WOODCREST CT	1.00	7.52
152-153-031	13732 WOODCREST CT	1.00	7.52
152-153-032	13742 WOODCREST CT	1.00	7.52
152-153-033	13752 WOODCREST CT	1.00	7.52
152-153-034	13762 WOODCREST CT	1.00	7.52
152-153-035	13772 WOODCREST CT	1.00	7.52
152-153-036	13771 HIDDEN RIV	1.00	7.52
152-153-037	13761 HIDDEN RIV	1.00	7.52
152-153-038	13751 HIDDEN RIV	1.00	7.52
152-153-039	13741 HIDDEN RIV	1.00	7.52
152-153-040	13731 HIDDEN RIV	1.00	7.52
152-153-041	13721 HIDDEN RIV	1.00	7.52
152-153-042	13711 HIDDEN RIV	1.00	7.52
152-153-043	13737 SOFTWOOD CT	1.00	7.52
152-153-044	13727 SOFTWOOD CT	1.00	7.52
152-153-045	13724 SOFTWOOD CT	1.00	7.52
152-153-046	13734 SOFTWOOD CT	1.00	7.52
152-260-001	7421 SPINDLEWOOD DR	1.00	7.52
152-260-002	7431 SPINDLEWOOD DR	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-260-003	7441 SPINDLEWOOD DR	1.00	7.52
152-260-004	7451 SPINDLEWOOD DR	1.00	7.52
152-260-005	7461 SPINDLEWOOD DR	1.00	7.52
152-260-006	13715 HEATHERWOOD DR	1.00	7.52
152-260-007	13725 HEATHERWOOD DR	1.00	7.52
152-260-008	13735 HEATHERWOOD DR	1.00	7.52
152-260-009	13745 HEATHERWOOD DR	1.00	7.52
152-260-010	13755 HEATHERWOOD DR	1.00	7.52
152-260-011	13765 HEATHERWOOD DR	1.00	7.52
152-260-012	13775 HEATHERWOOD DR	1.00	7.52
152-260-013	7491 SPINDLEWOOD DR	1.00	7.52
152-260-014	7481 SPINDLEWOOD DR	1.00	7.52
152-260-015	7471 SPINDLEWOOD DR	1.00	7.52
152-261-001	13767 ASPEN LEAF LN	1.00	7.52
152-261-002	13757 ASPEN LEAF LN	1.00	7.52
152-261-003	13747 ASPEN LEAF LN	1.00	7.52
152-261-004	13737 ASPEN LEAF LN	1.00	7.52
152-261-005	13727 ASPEN LEAF LN	1.00	7.52
152-261-006	13717 ASPEN LEAF LN	1.00	7.52
152-261-007	13707 ASPEN LEAF LN	1.00	7.52
152-261-008	13697 ASPEN LEAF LN	1.00	7.52
152-261-009	13687 ASPEN LEAF LN	1.00	7.52
152-261-010	13677 ASPEN LEAF LN	1.00	7.52
152-261-011	13667 ASPEN LEAF LN	1.00	7.52
152-261-012	13768 HEATHERWOOD DR	1.00	7.52
152-261-013	13758 HEATHERWOOD DR	1.00	7.52
152-261-014	13748 HEATHERWOOD DR	1.00	7.52
152-261-015	13738 HEATHERWOOD DR	1.00	7.52
152-261-016	13728 HEATHERWOOD DR	1.00	7.52
152-261-017	13718 HEATHERWOOD DR	1.00	7.52
152-261-018	13708 HEATHERWOOD DR	1.00	7.52
152-261-019	13698 HEATHERWOOD DR	1.00	7.52
152-261-020	13688 HEATHERWOOD DR	1.00	7.52
152-261-021	13678 HEATHERWOOD DR	1.00	7.52
152-261-022	13668 HEATHERWOOD DR	1.00	7.52
152-261-023	13658 HEATHERWOOD DR	1.00	7.52
152-262-001	7397 COBBLE CREEK DR	1.00	7.52
152-262-002	13622 ASPEN LEAF LN	1.00	7.52
152-262-003	13632 ASPEN LEAF LN	1.00	7.52
152-262-004	13642 ASPEN LEAF LN	1.00	7.52
152-262-005	13652 ASPEN LEAF LN	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-262-006	13662 ASPEN LEAF LN	1.00	7.52
152-262-007	13672 ASPEN LEAF LN	1.00	7.52
152-262-008	13682 ASPEN LEAF LN	1.00	7.52
152-262-009	13692 ASPEN LEAF LN	1.00	7.52
152-262-010	13702 ASPEN LEAF LN	1.00	7.52
152-262-011	13712 ASPEN LEAF LN	1.00	7.52
152-262-012	13722 ASPEN LEAF LN	1.00	7.52
152-262-013	13732 ASPEN LEAF LN	1.00	7.52
152-262-014	13742 ASPEN LEAF LN	1.00	7.52
152-262-015	13752 ASPEN LEAF LN	1.00	7.52
152-262-016	13762 ASPEN LEAF LN	1.00	7.52
152-263-001	7497 COBBLE CREEK DR	1.00	7.52
152-263-002	7487 COBBLE CREEK DR	1.00	7.52
152-263-003	7477 COBBLE CREEK DR	1.00	7.52
152-263-004	7467 COBBLE CREEK DR	1.00	7.52
152-263-005	7457 COBBLE CREEK DR	1.00	7.52
152-263-006	7447 COBBLE CREEK DR	1.00	7.52
152-263-007	7437 COBBLE CREEK DR	1.00	7.52
152-263-008	13617 ASPEN LEAF LN	1.00	7.52
152-263-009	13627 ASPEN LEAF LN	1.00	7.52
152-263-010	13637 ASPEN LEAF LN	1.00	7.52
152-263-011	13647 ASPEN LEAF LN	1.00	7.52
152-263-012	13657 ASPEN LEAF LN	1.00	7.52
152-263-013	7444 WOODGLEN LN	1.00	7.52
152-263-014	7454 WOODGLEN LN	1.00	7.52
152-263-015	7464 WOODGLEN LN	1.00	7.52
152-263-016	7474 WOODGLEN LN	1.00	7.52
152-263-017	13645 HEATHERWOOD DR	1.00	7.52
152-263-018	13655 HEATHERWOOD DR	1.00	7.52
152-263-019	13665 HEATHERWOOD DR	1.00	7.52
152-263-020	13675 HEATHERWOOD DR	1.00	7.52
152-263-021	13685 HEATHERWOOD DR	1.00	7.52
152-263-022	13695 HEATHERWOOD DR	1.00	7.52
152-290-001	13534 PHEASANT WAY	1.00	7.52
152-290-002	13546 PHEASANT WAY	1.00	7.52
152-290-003	13558 PHEASANT WAY	1.00	7.52
152-290-004	13572 PHEASANT WAY	1.00	7.52
152-290-005	7215 WOODPIGEON RD	1.00	7.52
152-290-006	13583 CANYON CREST WAY	1.00	7.52
152-290-007	13571 CANYON CREST WAY	1.00	7.52
152-290-008	13559 CANYON CREST WAY	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-290-009	13547 CANYON CREST WAY	1.00	7.52
152-290-010	13535 CANYON CREST WAY	1.00	7.52
152-290-011	13540 CANYON CREST WAY	1.00	7.52
152-290-012	13552 CANYON CREST WAY	1.00	7.52
152-290-013	13564 CANYON CREST WAY	1.00	7.52
152-290-014	13570 CANYON CREST WAY	1.00	7.52
152-290-015	13576 CANYON CREST WAY	1.00	7.52
152-290-016	13588 CANYON CREST WAY	1.00	7.52
152-290-017	13600 CANYON CREST WAY	1.00	7.52
152-290-018	7182 CEDAR CREEK RD	1.00	7.52
152-290-019	7192 CEDAR CREEK RD	1.00	7.52
152-290-020	7202 CEDAR CREEK RD	1.00	7.52
152-290-021	7225 WOODPIGEON RD	1.00	7.52
152-290-022	7235 WOODPIGEON RD	1.00	7.52
152-290-023	7245 WOODPIGEON RD	1.00	7.52
152-290-024	7255 WOODPIGEON RD	1.00	7.52
152-290-025	7265 WOODPIGEON RD	1.00	7.52
152-290-026	7275 WOODPIGEON RD	1.00	7.52
152-290-027	7285 WOODPIGEON RD	1.00	7.52
152-290-028	7295 WOODPIGEON RD	1.00	7.52
152-290-030	13599 FALCON RIDGE RD	1.00	7.52
152-290-031	13587 FALCON RIDGE RD	1.00	7.52
152-290-032	13575 FALCON RIDGE RD	1.00	7.52
152-290-033	13563 FALCON RIDGE RD	1.00	7.52
152-290-034	13551 FALCON RIDGE RD	1.00	7.52
152-290-035	13539 FALCON RIDGE RD	1.00	7.52
152-290-036	13527 FALCON RIDGE RD	1.00	7.52
152-291-001	13530 GREY HERON CT	1.00	7.52
152-291-002	13542 GREY HERON CT	1.00	7.52
152-291-003	13554 GREY HERON CT	1.00	7.52
152-291-004	13566 GREY HERON CT	1.00	7.52
152-291-005	13565 PHEASANT WAY	1.00	7.52
152-291-006	13553 PHEASANT WAY	1.00	7.52
152-291-007	13541 PHEASANT WAY	1.00	7.52
152-291-008	13529 PHEASANT WAY	1.00	7.52
152-292-001	13526 QUAIL RUN RD	1.00	7.52
152-292-002	13538 QUAIL RUN RD	1.00	7.52
152-292-003	13550 QUAIL RUN RD	1.00	7.52
152-292-004	13562 QUAIL RUN RD	1.00	7.52
152-292-005	13561 GREY HERON CT	1.00	7.52
152-292-006	13549 GREY HERON CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-292-007	13537 GREY HERON CT	1.00	7.52
152-292-008	13525 GREY HERON CT	1.00	7.52
152-293-001	7083 BLACKBIRD LN	1.00	7.52
152-293-002	7093 BLACKBIRD LN	1.00	7.52
152-293-003	7103 BLACKBIRD LN	1.00	7.52
152-293-004	7113 BLACKBIRD LN	1.00	7.52
152-293-005	7122 CEDAR CREEK RD	1.00	7.52
152-293-006	7112 CEDAR CREEK RD	1.00	7.52
152-293-007	7102 CEDAR CREEK RD	1.00	7.52
152-293-008	7092 CEDAR CREEK RD	1.00	7.52
152-294-001	7110 BLACKBIRD LN	1.00	7.52
152-294-002	7100 BLACKBIRD LN	1.00	7.52
152-294-003	7090 BLACKBIRD LN	1.00	7.52
152-294-004	7080 BLACKBIRD LN	1.00	7.52
152-294-005	7114 ROBIN NEST CT	1.00	7.52
152-294-006	7104 ROBIN NEST CT	1.00	7.52
152-294-007	7094 ROBIN NEST CT	1.00	7.52
152-294-008	7084 ROBIN NEST CT	1.00	7.52
152-294-009	7097 ROBIN NEST CT	1.00	7.52
152-294-010	7107 ROBIN NEST CT	1.00	7.52
152-294-011	7117 ROBIN NEST CT	1.00	7.52
152-300-001	13408 PHEASANT KNOLL RD	1.00	7.52
152-300-002	13432 PHEASANT KNOLL RD	1.00	7.52
152-300-003	7166 DOVE VALLEY WAY	1.00	7.52
152-300-004	7156 DOVE VALLEY WAY	1.00	7.52
152-300-005	7146 DOVE VALLEY WAY	1.00	7.52
152-300-006	7136 DOVE VALLEY WAY	1.00	7.52
152-300-007	7126 DOVE VALLEY WAY	1.00	7.52
152-300-008	7116 DOVE VALLEY WAY	1.00	7.52
152-300-009	7106 DOVE VALLEY WAY	1.00	7.52
152-301-001	7151 DOVE VALLEY WAY	1.00	7.52
152-301-002	7171 DOVE VALLEY WAY	1.00	7.52
152-301-003	13468 PHEASANT KNOLL RD	1.00	7.52
152-301-004	13480 PHEASANT KNOLL RD	1.00	7.52
152-301-005	13492 PHEASANT KNOLL RD	1.00	7.52
152-301-006	13504 PHEASANT KNOLL RD	1.00	7.52
152-301-007	13516 PHEASANT KNOLL RD	1.00	7.52
152-301-008	13528 PHEASANT KNOLL RD	1.00	7.52
152-301-009	13523 PHEASANT KNOLL RD	1.00	7.52
152-301-010	13511 PHEASANT KNOLL RD	1.00	7.52
152-301-011	13499 PHEASANT KNOLL RD	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-301-012	13487 PHEASANT KNOLL RD	1.00	7.52
152-301-013	13462 PHEASANT WAY	1.00	7.52
152-301-014	13474 PHEASANT WAY	1.00	7.52
152-301-015	13486 PHEASANT WAY	1.00	7.52
152-301-016	13498 PHEASANT WAY	1.00	7.52
152-301-017	13510 PHEASANT WAY	1.00	7.52
152-301-018	13522 PHEASANT WAY	1.00	7.52
152-301-019	13515 FALCON RIDGE RD	1.00	7.52
152-301-020	13503 FALCON RIDGE RD	1.00	7.52
152-301-021	13491 FALCON RIDGE RD	1.00	7.52
152-301-022	13479 FALCON RIDGE RD	1.00	7.52
152-301-023	13467 FALCON RIDGE RD	1.00	7.52
152-301-024	13455 FALCON RIDGE RD	1.00	7.52
152-301-025	13443 FALCON RIDGE RD	1.00	7.52
152-301-026	13431 FALCON RIDGE RD	1.00	7.52
152-302-001	7296 WHITE OWL CT	1.00	7.52
152-302-002	7286 WHITE OWL CT	1.00	7.52
152-302-003	7276 WHITE OWL CT	1.00	7.52
152-302-004	7266 WHITE OWL CT	1.00	7.52
152-302-005	7256 WHITE OWL CT	1.00	7.52
152-302-006	7246 WHITE OWL CT	1.00	7.52
152-302-007	7236 WHITE OWL CT	1.00	7.52
152-302-008	7241 WHITE OWL CT	1.00	7.52
152-302-009	7251 WHITE OWL CT	1.00	7.52
152-302-010	7271 WHITE OWL CT	1.00	7.52
152-302-011	7281 WHITE OWL CT	1.00	7.52
152-302-012	13442 QUAIL RUN RD	1.00	7.52
152-302-013	13454 QUAIL RUN RD	1.00	7.52
152-302-014	13466 QUAIL RUN RD	1.00	7.52
152-302-015	13478 QUAIL RUN RD	1.00	7.52
152-302-016	13490 QUAIL RUN RD	1.00	7.52
152-302-017	13502 QUAIL RUN RD	1.00	7.52
152-302-018	13514 QUAIL RUN RD	1.00	7.52
152-302-019	13513 GREY HERON CT	1.00	7.52
152-302-020	13501 GREY HERON CT	1.00	7.52
152-302-021	13489 GREY HERON CT	1.00	7.52
152-302-022	13477 GREY HERON CT	1.00	7.52
152-302-023	13465 GREY HERON CT	1.00	7.52
152-302-024	13470 GREY HERON CT	1.00	7.52
152-302-025	13482 GREY HERON CT	1.00	7.52
152-302-026	13494 GREY HERON CT	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-302-027	13506 GREY HERON CT	1.00	7.52
152-302-028	13518 GREY HERON CT	1.00	7.52
152-302-029	13517 PHEASANT WAY	1.00	7.52
152-302-030	13505 PHEASANT WAY	1.00	7.52
152-302-031	13493 PHEASANT WAY	1.00	7.52
152-302-032	13481 PHEASANT WAY	1.00	7.52
152-302-033	13475 PHEASANT WAY	1.00	7.52
152-302-034	13469 PHEASANT WAY	1.00	7.52
152-302-035	13439 PHEASANT KNOLL RD	1.00	7.52
152-302-036	13427 PHEASANT KNOLL RD	1.00	7.52
152-302-037	13415 PHEASANT KNOLL RD	1.00	7.52
152-302-038	13403 PHEASANT KNOLL RD	1.00	7.52
152-303-001	7099 DOVE VALLEY WAY	1.00	7.52
152-303-002	7109 DOVE VALLEY WAY	1.00	7.52
152-303-003	7119 DOVE VALLEY WAY	1.00	7.52
152-303-004	7118 TAWNY OWL CT	1.00	7.52
152-303-005	7108 TAWNY OWL CT	1.00	7.52
152-303-006	7098 TAWNY OWL CT	1.00	7.52
152-303-007	7091 TAWNY OWL CT	1.00	7.52
152-303-008	7101 TAWNY OWL CT	1.00	7.52
152-303-009	7111 TAWNY OWL CT	1.00	7.52
152-303-010	7121 TAWNY OWL CT	1.00	7.52
152-310-001	7086 DOVE VALLEY WAY	1.00	7.52
152-310-002	7078 DOVE VALLEY WAY	1.00	7.52
152-310-003	7074 DOVE VALLEY WAY	1.00	7.52
152-310-004	7068 DOVE VALLEY WAY	1.00	7.52
152-310-005	13437 PELICAN PEAK CT	1.00	7.52
152-310-006	13425 PELICAN PEAK CT	1.00	7.52
152-310-007	13413 PELICAN PEAK CT	1.00	7.52
152-310-008	13420 PELICAN PEAK CT	1.00	7.52
152-310-009	13432 PELICAN PEAK CT	1.00	7.52
152-310-010	13444 PELICAN PEAK CT	1.00	7.52
152-310-011	7054 DOVE VALLEY WAY	1.00	7.52
152-310-012	7048 DOVE VALLEY WAY	1.00	7.52
152-310-013	7044 DOVE VALLEY WAY	1.00	7.52
152-310-014	7038 DOVE VALLEY WAY	1.00	7.52
152-310-015	7034 DOVE VALLEY WAY	1.00	7.52
152-310-016	7028 DOVE VALLEY WAY	1.00	7.52
152-310-017	7024 DOVE VALLEY WAY	1.00	7.52
152-310-018	7018 DOVE VALLEY WAY	1.00	7.52
152-310-019	7014 DOVE VALLEY WAY	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-310-020	7008 DOVE VALLEY WAY	1.00	7.52
152-310-021	7004 DOVE VALLEY WAY	1.00	7.52
152-310-022	7013 BLACKBIRD LN	1.00	7.52
152-310-023	7023 BLACKBIRD LN	1.00	7.52
152-310-024	7033 BLACKBIRD LN	1.00	7.52
152-310-025	7043 BLACKBIRD LN	1.00	7.52
152-310-026	7053 BLACKBIRD LN	1.00	7.52
152-310-027	7063 BLACKBIRD LN	1.00	7.52
152-310-028	7073 BLACKBIRD LN	1.00	7.52
152-310-029	7012 CEDAR CREEK RD	1.00	7.52
152-310-030	7022 CEDAR CREEK RD	1.00	7.52
152-310-031	7032 CEDAR CREEK RD	1.00	7.52
152-310-032	7042 CEDAR CREEK RD	1.00	7.52
152-310-033	7052 CEDAR CREEK RD	1.00	7.52
152-310-034	7062 CEDAR CREEK RD	1.00	7.52
152-310-035	7072 CEDAR CREEK RD	1.00	7.52
152-310-036	7082 CEDAR CREEK RD	1.00	7.52
152-311-001	7070 BLACKBIRD LN	1.00	7.52
152-311-002	13533 EAGLE NEST CT	1.00	7.52
152-311-003	13521 EAGLE NEST CT	1.00	7.52
152-311-004	13509 EAGLE NEST CT	1.00	7.52
152-311-005	13497 EAGLE NEST CT	1.00	7.52
152-311-006	13485 EAGLE NEST CT	1.00	7.52
152-311-007	13473 EAGLE NEST CT	1.00	7.52
152-311-008	13461 EAGLE NEST CT	1.00	7.52
152-311-009	13446 EAGLE NEST CT	1.00	7.52
152-311-010	13458 EAGLE NEST CT	1.00	7.52
152-311-011	13470 EAGLE NEST CT	1.00	7.52
152-311-012	13482 EAGLE NEST CT	1.00	7.52
152-311-013	13494 EAGLE NEST CT	1.00	7.52
152-311-014	13506 EAGLE NEST CT	1.00	7.52
152-311-015	13518 EAGLE NEST CT	1.00	7.52
152-311-016	13530 EAGLE NEST CT	1.00	7.52
152-311-017	7050 BLACKBIRD LN	1.00	7.52
152-311-018	7040 BLACKBIRD LN	1.00	7.52
152-311-019	7030 BLACKBIRD LN	1.00	7.52
152-311-020	7015 DOVE VALLEY WAY	1.00	7.52
152-311-021	7019 DOVE VALLEY WAY	1.00	7.52
152-311-022	7025 DOVE VALLEY AVE	1.00	7.52
152-311-023	7029 DOVE VALLEY WAY	1.00	7.52
152-311-024	7035 DOVE VALLEY WAY	1.00	7.52

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
152-311-025	7039 DOVE VALLEY WAY	1.00	7.52
152-311-026	7045 DOVE VALLEY WAY	1.00	7.52
152-311-027	7055 DOVE VALLEY WAY	1.00	7.52
152-311-028	7059 DOVE VALLEY WAY	1.00	7.52
152-311-029	7065 DOVE VALLEY WAY	1.00	7.52
152-311-030	7075 DOVE VALLEY WAY	1.00	7.52
152-311-031	7085 DOVE VALLEY WAY	1.00	7.52
152-311-032	7089 DOVE VALLEY WAY	1.00	7.52
164-120-001	6910 WINTERBERRY WAY	1.00	7.52
164-120-002	6920 WINTERBERRY WAY	1.00	7.52
164-120-003	6930 WINTERBERRY WAY	1.00	7.52
164-120-004	6940 WINTERBERRY WAY	1.00	7.52
164-120-005	6950 WINTERBERRY WAY	1.00	7.52
164-120-006	6960 WINTERBERRY WAY	1.00	7.52
164-120-007	6970 WINTERBERRY WAY	1.00	7.52
164-120-008	6980 WINTERBERRY WAY	1.00	7.52
164-120-009	13421 PINENUT PATH	1.00	7.52
164-120-010	13431 PINENUT PATH	1.00	7.52
164-120-011	13441 PINENUT PATH	1.00	7.52
164-120-012	13451 PINENUT PATH	1.00	7.52
164-120-013	13461 PINENUT PATH	1.00	7.52
164-120-014	13471 PINENUT PATH	1.00	7.52
164-120-015	13481 PINENUT PATH	1.00	7.52
164-120-016	13491 PINENUT PATH	1.00	7.52
164-120-017	13501 PINENUT PATH	1.00	7.52
164-120-018	13511 PINENUT PATH	1.00	7.52
164-120-019	13521 PINENUT PATH	1.00	7.52
164-120-020	13531 PINENUT PATH	1.00	7.52
164-120-021	13541 PINENUT PATH	1.00	7.52
164-120-022	13551 PINENUT PATH	1.00	7.52
164-120-023	13561 PINENUT PATH	1.00	7.52
164-120-024	13571 PINENUT PATH	1.00	7.52
164-120-025	13581 PINENUT PATH	1.00	7.52
164-120-026	13591 PINENUT PATH	1.00	7.52
164-120-027	6900 WINTERBERRY WAY	1.00	7.52
164-120-028	6990 WINTERBERRY WAY	1.00	7.52
164-121-001	6972 CEDAR CREEK RD	1.00	7.52
164-121-002	6962 CEDAR CREEK RD	1.00	7.52
164-121-003	6952 CEDAR CREEK RD	1.00	7.52
164-121-004	6942 CEDAR CREEK RD	1.00	7.52
164-121-005	6932 CEDAR CREEK RD	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-121-006	6922 CEDAR CREEK RD	1.00	7.52
164-121-007	6912 CEDAR CREEK RD	1.00	7.52
164-121-008	6917 COTTONWOOD CIR	1.00	7.52
164-121-009	6927 COTTONWOOD CIR	1.00	7.52
164-121-010	6937 COTTONWOOD CIR	1.00	7.52
164-121-011	6947 COTTONWOOD CIR	1.00	7.52
164-121-012	6957 COTTONWOOD CIR	1.00	7.52
164-121-013	6967 COTTONWOOD CIR	1.00	7.52
164-121-014	6977 COTTONWOOD CIR	1.00	7.52
164-121-015	6974 COTTONWOOD CIR	1.00	7.52
164-121-016	6964 COTTONWOOD CIR	1.00	7.52
164-121-017	6954 COTTONWOOD CIR	1.00	7.52
164-121-018	6944 COTTONWOOD CIR	1.00	7.52
164-121-019	6934 COTTONWOOD CIR	1.00	7.52
164-121-020	6924 COTTONWOOD CIR	1.00	7.52
164-121-021	6914 COTTONWOOD CIR	1.00	7.52
164-121-022	6919 OAK LEAF CIR	1.00	7.52
164-121-023	6929 OAK LEAF CIR	1.00	7.52
164-121-024	6939 OAK LEAF CIR	1.00	7.52
164-121-025	6949 OAK LEAF CIR	1.00	7.52
164-121-026	6959 OAK LEAF CIR	1.00	7.52
164-121-027	6969 OAK LEAF CIR	1.00	7.52
164-121-028	6979 OAK LEAF CIR	1.00	7.52
164-121-029	6976 OAK LEAF CIR	1.00	7.52
164-121-030	6966 OAK LEAF CIR	1.00	7.52
164-121-031	6956 OAK LEAF CIR	1.00	7.52
164-121-032	6946 OAK LEAF CIR	1.00	7.52
164-121-033	6936 OAK LEAF CIR	1.00	7.52
164-121-034	6926 OAK LEAF CIR	1.00	7.52
164-121-035	6916 OAK LEAF CIR	1.00	7.52
164-121-036	6911 SPICEWOOD CIR	1.00	7.52
164-121-037	6921 SPICEWOOD CIR	1.00	7.52
164-121-038	6931 SPICEWOOD CIR	1.00	7.52
164-121-039	6941 SPICEWOOD CIR	1.00	7.52
164-121-040	6951 SPICEWOOD CIR	1.00	7.52
164-121-041	6961 SPICEWOOD CIR	1.00	7.52
164-121-042	6971 SPICEWOOD CIR	1.00	7.52
164-121-043	6978 SPICEWOOD CIR	1.00	7.52
164-121-044	6968 SPICEWOOD CIR	1.00	7.52
164-121-045	6958 SPICEWOOD CIR	1.00	7.52
164-121-046	6948 SPICEWOOD CIR	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 2
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-121-047	6938 SPICEWOOD CIR	1.00	7.52
164-121-048	6928 SPICEWOOD CIR	1.00	7.52
164-121-049	6918 SPICEWOOD CIR	1.00	7.52
164-121-050	6913 WINTERBERRY WAY	1.00	7.52
164-121-051	6923 WINTERBERRY WAY	1.00	7.52
164-121-052	6933 WINTERBERRY WAY	1.00	7.52
164-121-053	6943 WINTERBERRY WAY	1.00	7.52
164-121-054	6953 WINTERBERRY WAY	1.00	7.52
164-121-055	6963 WINTERBERRY WAY	1.00	7.52
164-121-056	6973 WINTERBERRY WAY	1.00	7.52
164-121-057	13593 STARFLOWER ST	1.00	7.52
164-121-058	13583 STARFLOWER ST	1.00	7.52
164-121-059	13573 STARFLOWER ST	1.00	7.52
164-121-060	13563 STARFLOWER ST	1.00	7.52
164-121-061	13553 STARFLOWER ST	1.00	7.52
164-121-062	13543 STARFLOWER ST	1.00	7.52
164-121-063	13533 STARFLOWER ST	1.00	7.52
164-121-064	13523 STARFLOWER ST	1.00	7.52
164-121-065	13513 STARFLOWER ST	1.00	7.52
164-121-066	13503 STARFLOWER ST	1.00	7.52
164-121-067	13493 STARFLOWER ST	1.00	7.52
164-121-068	13483 STARFLOWER ST	1.00	7.52
164-121-069	13473 STARFLOWER ST	1.00	7.52
164-121-070	13463 STARFLOWER ST	1.00	7.52
164-121-071	13453 STARFLOWER ST	1.00	7.52
164-121-072	13443 STARFLOWER ST	1.00	7.52
164-121-073	13433 STARFLOWER ST	1.00	7.52
164-180-001	6880 WINTERBERRY WAY	1.00	7.52
164-180-002	6870 WINTERBERRY WAY	1.00	7.52
164-180-003	6860 WINTERBERRY WAY	1.00	7.52
164-180-004	6850 WINTERBERRY WAY	1.00	7.52
164-180-005	6840 WINTERBERRY WAY	1.00	7.52
164-180-006	6830 WINTERBERRY WAY	1.00	7.52
164-180-007	6820 WINTERBERRY WAY	1.00	7.52
164-180-008	6810 WINTERBERRY WAY	1.00	7.52
164-180-009	6813 WINTERBERRY WAY	1.00	7.52
164-180-010	6823 WINTERBERRY WAY	1.00	7.52
164-180-011	6833 WINTERBERRY WAY	1.00	7.52
164-180-012	6843 WINTERBERRY WAY	1.00	7.52
164-180-013	6853 WINTERBERRY WAY	1.00	7.52
164-180-014	6863 WINTERBERRY WAY	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-180-015	6873 WINTERBERRY WAY	1.00	7.52
164-180-016	6883 WINTERBERRY WAY	1.00	7.52
164-180-017	6888 SWEET CLOVER CT	1.00	7.52
164-180-018	6878 SWEET CLOVER CT	1.00	7.52
164-180-019	6868 SWEET CLOVER CT	1.00	7.52
164-180-020	6858 SWEET CLOVER CT	1.00	7.52
164-180-021	6848 SWEET CLOVER CT	1.00	7.52
164-180-022	6838 SWEET CLOVER CT	1.00	7.52
164-180-023	6828 SWEET CLOVER CT	1.00	7.52
164-180-024	6818 SWEET CLOVER CT	1.00	7.52
164-180-025	6811 SWEET CLOVER CT	1.00	7.52
164-180-026	6821 SWEET CLOVER CT	1.00	7.52
164-180-027	6831 SWEET CLOVER CT	1.00	7.52
164-180-028	6841 SWEET CLOVER CT	1.00	7.52
164-180-029	6851 SWEET CLOVER CT	1.00	7.52
164-180-030	6861 SWEET CLOVER CT	1.00	7.52
164-180-031	6871 SWEET CLOVER CT	1.00	7.52
164-180-032	6881 SWEET CLOVER CT	1.00	7.52
164-180-033	6886 WATERLILY CT	1.00	7.52
164-180-034	6876 WATERLILY CT	1.00	7.52
164-180-035	6866 WATERLILY CT	1.00	7.52
164-180-036	6856 WATERLILY CT	1.00	7.52
164-180-037	6846 WATERLILY CT	1.00	7.52
164-180-038	6836 WATERLILY CT	1.00	7.52
164-180-039	6826 WATERLILY CT	1.00	7.52
164-180-040	6816 WATERLILY CT	1.00	7.52
164-180-041	6819 WATERLILY CT	1.00	7.52
164-180-042	6829 WATERLILY CT	1.00	7.52
164-180-043	6839 WATERLILY CT	1.00	7.52
164-180-044	6849 WATERLILY CT	1.00	7.52
164-180-045	6859 WATERLILY CT	1.00	7.52
164-180-046	6869 WATERLILY CT	1.00	7.52
164-180-047	6879 WATERLILY CT	1.00	7.52
164-180-048	6889 WATERLILY CT	1.00	7.52
164-180-049	6884 RASPBERRY CT	1.00	7.52
164-180-050	6874 RASPBERRY CT	1.00	7.52
164-180-051	6864 RASPBERRY CT	1.00	7.52
164-180-052	6858 RASPBERRY CT	1.00	7.52
164-180-053	6844 RASPBERRY CT	1.00	7.52
164-180-054	6834 RASPBERRY CT	1.00	7.52
164-180-055	6824 RASPBERRY CT	1.00	7.52

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 2

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-180-056	6814 RASPBERRY CT	1.00	7.52
164-180-057	6817 RASPBERRY CT	1.00	7.52
164-180-058	6827 RASPBERRY CT	1.00	7.52
164-180-059	6837 RASPBERRY CT	1.00	7.52
164-180-060	6847 RASPBERRY CT	1.00	7.52
164-180-061	6857 RASPBERRY CT	1.00	7.52
164-180-062	6867 RASPBERRY CT	1.00	7.52
164-180-063	6877 RASPBERRY CT	1.00	7.52
164-180-064	6887 RASPBERRY CT	1.00	7.52
164-180-065	6882 CEDAR CREEK RD	1.00	7.52
164-180-066	6872 CEDAR CREEK RD	1.00	7.52
164-180-067	6862 CEDAR CREEK RD	1.00	7.52
164-180-068	6852 CEDAR CREEK RD	1.00	7.52
164-180-069	6842 CEDAR CREEK RD	1.00	7.52
164-180-070	6832 CEDAR CREEK RD	1.00	7.52
164-180-071	6822 CEDAR CREEK RD	1.00	7.52
164-180-072	6812 CEDAR CREEK RD	1.00	7.52
2,026 Accounts			**$15,235.52**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 3

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-090-001	12752 HUNGARIAN ST	1.00	$5.00
164-090-002	12762 HUNGARIAN ST	1.00	5.00
164-090-003	12772 HUNGARIAN ST	1.00	5.00
164-090-004	12782 HUNGARIAN ST	1.00	5.00
164-090-005	6641 MORAB ST	1.00	5.00
164-090-006	6651 MORAB ST	1.00	5.00
164-090-007	6671 MORAB ST	1.00	5.00
164-091-001	6686 MORAB ST	1.00	5.00
164-091-002	6676 MORAB ST	1.00	5.00
164-091-003	6656 MORAB ST	1.00	5.00
164-091-004	6646 MORAB ST	1.00	5.00
164-093-001	6681 MORAB ST	1.00	5.00
164-093-002	6691 MORAB ST	1.00	5.00
164-093-003	6701 MORAB ST	1.00	5.00
164-093-004	6721 MORAB ST	1.00	5.00
164-093-005	6731 MORAB ST	1.00	5.00
164-093-006	6741 MORAB ST	1.00	5.00
164-093-007	6751 MORAB ST	1.00	5.00
164-093-008	6761 MORAB ST	1.00	5.00
164-093-009	6771 MORAB ST	1.00	5.00
164-093-010	6781 MORAB ST	1.00	5.00
164-093-011	6791 MORAB ST	1.00	5.00
164-100-001	6722 ICELANDIC ST	1.00	5.00
164-100-002	6712 ICELANDIC ST	1.00	5.00
164-100-003	6702 ICELANDIC ST	1.00	5.00
164-100-004	6692 ICELANDIC ST	1.00	5.00
164-100-005	12627 CASPIAN CT	1.00	5.00
164-100-006	12617 CASPIAN CT	1.00	5.00
164-100-007	12607 CASPIAN CT	1.00	5.00
164-100-008	12602 CASPIAN CT	1.00	5.00
164-100-009	12612 CASPIAN CT	1.00	5.00
164-100-010	12622 CASPIAN CT	1.00	5.00
164-100-011	12632 HUNGARIAN ST	1.00	5.00
164-100-012	12642 HUNGARIAN ST	1.00	5.00
164-100-013	12652 HUNGARIAN ST	1.00	5.00
164-100-014	12662 HUNGARIAN ST	1.00	5.00
164-100-015	12672 HUNGARIAN ST	1.00	5.00
164-101-001	12702 HUNGARIAN ST	1.00	5.00
164-101-002	12712 HUNGARIAN ST	1.00	5.00
164-101-003	12722 HUNGARIAN ST	1.00	5.00
164-101-004	12732 HUNGARIAN ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 3

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-101-005	12742 HUNGARIAN ST	1.00	5.00
164-102-001	6716 MORAB ST	1.00	5.00
164-102-002	6706 MORAB ST	1.00	5.00
164-102-003	6696 MORAB ST	1.00	5.00
164-102-004	6643 PASO FINO ST	1.00	5.00
164-102-005	6653 PASO FINO ST	1.00	5.00
164-102-006	6673 PASO FINO ST	1.00	5.00
164-102-007	6683 PASO FINO ST	1.00	5.00
164-102-008	6693 PASO FINO ST	1.00	5.00
164-102-009	6703 PASO FINO ST	1.00	5.00
164-102-010	6713 PASO FINO ST	1.00	5.00
164-103-001	6718 PASO FINO ST	1.00	5.00
164-103-002	6708 PASO FINO ST	1.00	5.00
164-103-003	6698 PASO FINO ST	1.00	5.00
164-103-004	6688 PASO FINO ST	1.00	5.00
164-103-005	6678 PASO FINO ST	1.00	5.00
164-103-006	6658 PASO FINO ST	1.00	5.00
164-103-007	6648 PASO FINO ST	1.00	5.00
164-103-008	6645 GOLDY ST	1.00	5.00
164-103-009	6655 GOLDY ST	1.00	5.00
164-103-010	6685 GOLDY ST	1.00	5.00
164-103-011	6695 GOLDY ST	1.00	5.00
164-103-012	6705 GOLDY ST	1.00	5.00
164-103-013	6715 GOLDY ST	1.00	5.00
164-103-014	6725 GOLDY ST	1.00	5.00
164-104-001	6717 ICELANDIC ST	1.00	5.00
164-104-002	6707 ICELANDIC ST	1.00	5.00
164-104-003	6697 ICELANDIC ST	1.00	5.00
164-104-004	6687 ICELANDIC ST	1.00	5.00
164-104-005	6677 ICELANDIC ST	1.00	5.00
164-104-006	12637 HUNGARIAN ST	1.00	5.00
164-104-007	12647 HUNGARIAN ST	1.00	5.00
164-104-008	12657 HUNGARIAN ST	1.00	5.00
164-104-009	12667 HUNGARIAN ST	1.00	5.00
164-104-010	12677 HUNGARIAN ST	1.00	5.00
164-104-011	6680 GOLDY ST	1.00	5.00
164-104-012	6690 GOLDY ST	1.00	5.00
164-104-013	12654 THOROUGHBRED CT	1.00	5.00
164-104-014	12644 THOROUGHBRED CT	1.00	5.00
164-104-015	12634 THOROUGHBRED CT	1.00	5.00
164-104-016	12624 THOROUGHBRED CT	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 3

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-104-017	12639 THOROUGHBRED CT	1.00	5.00
164-104-018	12649 THOROUGHBRED CT	1.00	5.00
164-104-019	12659 THOROUGHBRED CT	1.00	5.00
164-104-020	6710 GOLDY ST	1.00	5.00
164-104-021	6720 GOLDY ST	1.00	5.00
164-110-001	12763 NORWEGIAN ST	1.00	5.00
164-110-002	12753 NORWEGIAN ST	1.00	5.00
164-110-003	12743 NORWEGIAN ST	1.00	5.00
164-110-004	12733 NORWEGIAN ST	1.00	5.00
164-110-005	12723 NORWEGIAN ST	1.00	5.00
164-110-006	12713 NORWEGIAN ST	1.00	5.00
164-110-007	12703 NORWEGIAN ST	1.00	5.00
164-110-008	12693 NORWEGIAN ST	1.00	5.00
164-110-009	12683 NORWEGIAN ST	1.00	5.00
164-110-010	12673 NORWEGIAN ST	1.00	5.00
164-110-011	12663 NORWEGIAN ST	1.00	5.00
164-110-012	12653 DUTCH CT	1.00	5.00
164-110-013	12643 DUTCH CT	1.00	5.00
164-110-014	12633 DUTCH CT	1.00	5.00
164-110-015	12638 DUTCH CT	1.00	5.00
164-110-016	12648 DUTCH CT	1.00	5.00
164-110-017	12658 DUTCH CT	1.00	5.00
164-110-018	6772 ICELANDIC ST	1.00	5.00
164-110-019	6762 ICELANDIC ST	1.00	5.00
164-110-020	6752 ICELANDIC ST	1.00	5.00
164-110-021	6742 ICELANDIC ST	1.00	5.00
164-110-022	6732 ICELANDIC ST	1.00	5.00
164-111-001	6776 MORAB ST	1.00	5.00
164-111-002	6766 MORAB ST	1.00	5.00
164-111-003	6756 MORAB ST	1.00	5.00
164-111-004	6746 MORAB ST	1.00	5.00
164-111-005	6736 MORAB ST	1.00	5.00
164-111-006	6726 MORAB ST	1.00	5.00
164-111-007	6723 PASO FINO ST	1.00	5.00
164-111-008	6733 PASO FINO ST	1.00	5.00
164-111-009	6743 PASO FINO ST	1.00	5.00
164-111-010	6753 PASO FINO ST	1.00	5.00
164-111-011	6763 PASO FINO ST	1.00	5.00
164-111-012	6773 PASO FINO ST	1.00	5.00
164-112-001	6778 PASO FINO ST	1.00	5.00
164-112-002	6768 PASO FINO ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 3

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-112-003	6758 PASO FINO ST	1.00	5.00
164-112-004	6748 PASO FINO ST	1.00	5.00
164-112-005	6738 PASO FINO ST	1.00	5.00
164-112-006	6728 PASO FINO ST	1.00	5.00
164-112-007	6735 GOLDY ST	1.00	5.00
164-112-008	6745 GOLDY ST	1.00	5.00
164-112-009	6755 GOLDY ST	1.00	5.00
164-112-010	6765 GOLDY ST	1.00	5.00
164-112-011	6775 GOLDY ST	1.00	5.00
164-112-012	6785 GOLDY ST	1.00	5.00
164-113-001	12688 NORWEGIAN ST	1.00	5.00
164-113-002	12678 NORWEGIAN ST	1.00	5.00
164-113-003	12668 NORWEGIAN ST	1.00	5.00
164-113-004	12658 NORWEGIAN ST	1.00	5.00
164-113-005	6777 ICELANDIC ST	1.00	5.00
164-113-006	6767 ICELANDIC ST	1.00	5.00
164-113-007	6747 ICELANDIC ST	1.00	5.00
164-113-008	6737 ICELANDIC ST	1.00	5.00
164-113-009	6727 ICELANDIC ST	1.00	5.00
164-113-010	6730 GOLDY ST	1.00	5.00
164-113-011	6740 GOLDY ST	1.00	5.00
164-113-012	12656 SADDLEBRED CT	1.00	5.00
164-113-013	12646 SADDLEBRED CT	1.00	5.00
164-113-014	12636 SADDLEBRED CT	1.00	5.00
164-113-015	12641 SADDLEBRED CT	1.00	5.00
164-113-016	12651 SADDLEBRED CT	1.00	5.00
164-113-017	6760 GOLDY ST	1.00	5.00
164-113-018	6770 GOLDY ST	1.00	5.00
151 Accounts			**$755.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 4

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-160-001	12602 AMBERHILL AVE	1.00	$5.00
164-160-002	12614 AMBERHILL AVE	1.00	5.00
164-160-003	12626 AMBERHILL AVE	1.00	5.00
164-160-004	12638 AMBERHILL AVE	1.00	5.00
164-160-005	12643 SILAS PHELPS DR	1.00	5.00
164-160-006	12631 SILAS PHELPS DR	1.00	5.00
164-160-007	12619 SILAS PHELPS DR	1.00	5.00
164-160-008	5734 CANOE DR	1.00	5.00
164-160-009	5728 CANOE DR	1.00	5.00
164-160-010	5722 CANOE DR	1.00	5.00
164-160-011	5716 CANOE DR	1.00	5.00
164-160-012	5710 CANOE DR	1.00	5.00
164-160-013	5704 CANOE DR	1.00	5.00
164-160-014	5707 CANOE DR	1.00	5.00
164-160-015	5713 CANOE DR	1.00	5.00
164-160-016	5719 CANOE DR	1.00	5.00
164-160-017	5725 CANOE DR	1.00	5.00
164-160-018	5731 CANOE DR	1.00	5.00
164-160-019	5737 CANOE DR	1.00	5.00
164-160-020	5743 CANOE DR	1.00	5.00
164-160-021	5742 PETER WILKS CT	1.00	5.00
164-160-022	5736 PETER WILKS CT	1.00	5.00
164-160-023	5730 PETER WILKS CT	1.00	5.00
164-160-024	5724 PETER WILKS CT	1.00	5.00
164-160-025	5716 PETER WILKS CT	1.00	5.00
164-160-026	5712 PETER WILKS CT	1.00	5.00
164-160-027	5706 PETER WILKS CT	1.00	5.00
164-160-028	5715 PETER WILKS CT	1.00	5.00
164-160-029	5721 PETER WILKS CT	1.00	5.00
164-160-030	5727 PETER WILKS CT	1.00	5.00
164-160-031	5733 PETER WILKS CT	1.00	5.00
164-160-032	5739 PETER WILKS CT	1.00	5.00
164-160-033	5745 PETER WILKS CT	1.00	5.00
164-160-034	12607 SILAS PHELPS DR	1.00	5.00
164-160-035		1.00	5.00
164-160-036	5740 CANOE DR	1.00	5.00
164-161-001	12667 SILAS PHELPS DR	1.00	5.00
164-161-002	12679 SILAS PHELPS DR	1.00	5.00
164-161-003	12662 AMBERHILL AVE	1.00	5.00
164-161-004	12674 AMBERHILL AVE	1.00	5.00
164-170-001	12686 AMBERHILL AVE	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 4

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-170-002	12698 AMBERHILL AVE	1.00	5.00
164-170-003	12710 AMBERHILL AVE	1.00	5.00
164-170-004	12722 AMBERHILL AVE	1.00	5.00
164-170-005	12734 AMBERHILL AVE	1.00	5.00
164-170-006	12776 AMBERHILL AVE	1.00	5.00
164-170-007	12758 AMBERHILL AVE	1.00	5.00
164-170-008	12751 SILAS PHELPS DR	1.00	5.00
164-170-009	12739 SILAS PHELPS DR	1.00	5.00
164-170-010	12727 SILAS PHELPS DR	1.00	5.00
164-170-011	12715 SILAS PHELPS DR	1.00	5.00
164-170-012	12703 SILAS PHELPS DR	1.00	5.00
164-170-013	12691 SILAS PHELPS DR	1.00	5.00
164-171-001	5744 RAFT CIR	1.00	5.00
164-171-002	5732 RAFT CIR	1.00	5.00
164-171-003	5726 RAFT CIR	1.00	5.00
164-171-004	5720 RAFT CIR	1.00	5.00
164-171-005	5714 RAFT CIR	1.00	5.00
164-171-006	5708 RAFT CIR	1.00	5.00
164-171-007	5705 RAFT CIR	1.00	5.00
164-171-008	5711 RAFT CIR	1.00	5.00
164-171-009	5717 RAFT CIR	1.00	5.00
164-171-010	5723 RAFT CIR	1.00	5.00
164-171-011	5729 RAFT CIR	1.00	5.00
164-171-012	5735 RAFT CIR	1.00	5.00
164-171-013	12708 SILAS PHELPS DR	1.00	5.00
164-171-014	12720 SILAS PHELPS DR	1.00	5.00
164-171-015	12732 SILAS PHELPS DR	1.00	5.00
164-171-016	12744 SILAS PHELPS DR	1.00	5.00
164-171-017	5740 MARK TWAIN CT	1.00	5.00
164-171-018	5734 MARK TWAIN CT	1.00	5.00
164-171-019	5728 MARK TWAIN CT	1.00	5.00
164-171-020	5722 MARK TWAIN CT	1.00	5.00
164-171-021	5716 MARK TWAIN CT	1.00	5.00
164-171-022	5713 MARK TWAIN CT	1.00	5.00
164-171-023	5719 MARK TWAIN CT	1.00	5.00
164-171-024	5725 MARK TWAIN CT	1.00	5.00
164-171-025	5731 MARK TWAIN CT	1.00	5.00
164-171-026	5737 MARK TWAIN CT	1.00	5.00
164-171-027	5743 MARK TWAIN CT	1.00	5.00
164-171-028	5749 MARK TWAIN CT	1.00	5.00
164-171-029	5755 MARK TWAIN CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 4

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-171-030	5761 MARK TWAIN CT	1.00	5.00
164-171-031	5767 MARK TWAIN CT	1.00	5.00
164-171-032	5773 MARK TWAIN CT	1.00	5.00
164-280-001	12789 AMBERHILL AVE	1.00	5.00
164-280-002	12777 AMBERHILL AVE	1.00	5.00
164-280-003	12765 AMBERHILL AVE	1.00	5.00
164-280-004	12753 AMBERHILL AVE	1.00	5.00
164-280-005	12762 LONGHORNE DR	1.00	5.00
164-280-006	12774 LONGHORNE DR	1.00	5.00
164-280-007	12779 BRIDGEWATER DR	1.00	5.00
164-280-008	12767 BRIDGEWATER DR	1.00	5.00
164-280-009	12761 BRIDGEWATER DR	1.00	5.00
164-280-010	12755 BRIDGEWATER DR	1.00	5.00
164-280-011	12749 BRIDGEWATER DR	1.00	5.00
164-280-012	12737 BRIDGEWATER DR	1.00	5.00
164-280-013	12725 BRIDGEWATER DR	1.00	5.00
164-280-014	12713 BRIDGEWATER DR	1.00	5.00
164-280-015	12701 BRIDGEWATER DR	1.00	5.00
164-280-016	12786 LONGHORNE DR	1.00	5.00
164-280-017	12798 LONGHORNE DR	1.00	5.00
164-280-018	12797 BRIDGEWATER DR	1.00	5.00
164-280-019	12791 BRIDGEWATER DR	1.00	5.00
164-281-001	12729 AMBERHILL AVE	1.00	5.00
164-281-002	12717 AMBERHILL AVE	1.00	5.00
164-281-003	12705 AMBERHILL AVE	1.00	5.00
164-281-004	12702 LONGHORNE DR	1.00	5.00
164-281-005	12714 LONGHORNE DR	1.00	5.00
164-281-006	12726 LONGHORNE DR	1.00	5.00
164-281-007	12738 LONGHORNE DR	1.00	5.00
164-281-008	12633 AMBERHILL AVE	1.00	5.00
164-281-009	12645 AMBERHILL AVE	1.00	5.00
164-281-010	12657 AMBERHILL AVE	1.00	5.00
164-281-011	12669 AMBERHILL AVE	1.00	5.00
164-281-012	12681 AMBERHILL AVE	1.00	5.00
164-281-013	12693 AMBERHILL AVE	1.00	5.00
164-281-014	12690 LONGHORNE DR	1.00	5.00
164-281-015	12678 LONGHORNE DR	1.00	5.00
164-281-016	12666 LONGHORNE DR	1.00	5.00
164-281-017	12654 LONGHORNE DR	1.00	5.00
164-282-001	12677 BRIDGEWATER DR	1.00	5.00
164-282-002	12665 BRIDGEWATER DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 4

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-282-003	12653 BRIDGEWATER DR	1.00	5.00
164-282-004	12641 BRIDGEWATER DR	1.00	5.00
164-282-005	12629 BRIDGEWATER DR	1.00	5.00
164-282-006	12617 BRIDGEWATER DR	1.00	5.00
164-282-007	12611 BRIDGEWATER DR	1.00	5.00
164-282-008	12605 BRIDGEWATER DR	1.00	5.00
164-282-009	5798 CAIRO CT	1.00	5.00
164-282-010	5790 CAIRO CT	1.00	5.00
164-282-011	5782 CAIRO CT	1.00	5.00
164-282-012	5774 CAIRO CT	1.00	5.00
164-282-013	5766 CAIRO CT	1.00	5.00
164-282-014	5758 CAIRO CT	1.00	5.00
164-282-015	5763 CAIRO CT	1.00	5.00
164-282-016	5771 CAIRO CT	1.00	5.00
164-282-017	5779 CAIRO CT	1.00	5.00
164-282-018	5787 CAIRO CT	1.00	5.00
164-282-019	5795 CAIRO CT	1.00	5.00
164-282-020	5796 TERRITORY LN	1.00	5.00
164-282-021	5788 TERRITORY LN	1.00	5.00
164-282-022	5780 TERRITORY LN	1.00	5.00
164-282-023	5772 TERRITORY LN	1.00	5.00
164-282-024	5764 TERRITORY LN	1.00	5.00
164-282-025	12685 LONGHORNE DR	1.00	5.00
164-282-026	12673 LONGHORNE DR	1.00	5.00
164-282-027	12661 LONGHORNE DR	1.00	5.00
164-282-028	12649 LONGHORNE DR	1.00	5.00
164-282-029	12637 LONGHORNE DR	1.00	5.00
164-282-030	12625 LONGHORNE DR	1.00	5.00
164-282-031	12613 LONGHORNE DR	1.00	5.00
164-282-032	12601 LONGHORNE DR	1.00	5.00
164-283-001	12682 BRIDGEWATER DR	1.00	5.00
164-283-002	12694 BRIDGEWATER DR	1.00	5.00
164-283-003	12706 BRIDGEWATER DR	1.00	5.00
164-283-004	12718 BRIDGEWATER DR	1.00	5.00
164-283-005	12730 BRIDGEWATER DR	1.00	5.00
164-283-006	12742 BRIDGEWATER DR	1.00	5.00
164-283-007	12793 LONGHORNE DR	1.00	5.00
164-283-008	12769 LONGHORNE DR	1.00	5.00
164-283-009	12757 LONGHORNE DR	1.00	5.00
164-283-010	12745 LONGHORNE DR	1.00	5.00
164-283-011	12733 LONGHORNE DR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 4

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-283-012	5769 TERRITORY LN	1.00	5.00
164-283-013	5777 TERRITORY LN	1.00	5.00
164-283-014	5785 TERRITORY LN	1.00	5.00
164-283-015	5793 TERRITORY LN	1.00	5.00
168 Accounts			**$840.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 6
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-130-001	5781 JAMESTOWN AVE	1.00	$5.00
164-130-002	5771 JAMESTOWN AVE	1.00	5.00
164-130-003	5761 JAMESTOWN AVE	1.00	5.00
164-130-004	5751 JAMESTOWN AVE	1.00	5.00
164-130-005	5741 JAMESTOWN AVE	1.00	5.00
164-130-006	5731 JAMESTOWN AVE	1.00	5.00
164-130-007	5721 JAMESTOWN AVE	1.00	5.00
164-130-008	5711 JAMESTOWN AVE	1.00	5.00
164-130-009	5701 JAMESTOWN AVE	1.00	5.00
164-130-010	5691 JAMESTOWN AVE	1.00	5.00
164-130-011	12826 WESTPORT CIR	1.00	5.00
164-130-012	12831 WESTPORT CIR	1.00	5.00
164-130-013	12841 WESTPORT CIR	1.00	5.00
164-130-014	12851 WESTPORT CIR	1.00	5.00
164-130-015	12858 ROSECLIFF CIR	1.00	5.00
164-130-016	12848 ROSECLIFF CIR	1.00	5.00
164-130-017	12838 ROSECLIFF CIR	1.00	5.00
164-130-018	12823 ROSECLIFF CIR	1.00	5.00
164-130-019	12833 ROSECLIFF CIR	1.00	5.00
164-130-020	12843 ROSECLIFF CIR	1.00	5.00
164-130-021	12853 ROSECLIFF CIR	1.00	5.00
164-130-022	12860 MARYLAND AVE	1.00	5.00
164-130-023	12850 MARYLAND AVE	1.00	5.00
164-130-024	12840 MARYLAND AVE	1.00	5.00
164-130-025	12830 MARYLAND AVE	1.00	5.00
164-130-027	12895 MARYLAND AVE	1.00	5.00
164-130-028	12885 MARYLAND AVE	1.00	5.00
164-130-029	12875 MARYLAND AVE	1.00	5.00
164-130-030	12865 MARYLAND AVE	1.00	5.00
164-130-031	12855 MARYLAND AVE	1.00	5.00
164-130-032	12845 MARYLAND AVE	1.00	5.00
164-130-033	12835 MARYLAND AVE	1.00	5.00
164-130-034	5791 JAMESTOWN AVE	1.00	5.00
164-131-001	5783 CAROLINAS LN	1.00	5.00
164-131-002	5773 CAROLINAS LN	1.00	5.00
164-131-003	5763 CAROLINAS LN	1.00	5.00
164-131-004	5753 CAROLINAS LN	1.00	5.00
164-131-005	5743 CAROLINAS LN	1.00	5.00
164-131-006	5733 CAROLINAS LN	1.00	5.00
164-131-007	5723 CAROLINAS LN	1.00	5.00
164-131-008	5713 CAROLINAS LN	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 6

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-131-009	5710 WESTCHESTER WAY	1.00	5.00
164-131-010	5720 WESTCHESTER WAY	1.00	5.00
164-131-011	5730 WESTCHESTER WAY	1.00	5.00
164-131-012	5740 WESTCHESTER WAY	1.00	5.00
164-131-013	5750 WESTCHESTER WAY	1.00	5.00
164-131-014	5760 WESTCHESTER WAY	1.00	5.00
164-131-015	5770 WESTCHESTER WAY	1.00	5.00
164-131-016	5780 WESTCHESTER WAY	1.00	5.00
164-140-001	5681 JAMESTOWN AVE	1.00	5.00
164-140-002	5671 JAMESTOWN AVE	1.00	5.00
164-140-003	5661 JAMESTOWN AVE	1.00	5.00
164-140-004	5651 JAMESTOWN AVE	1.00	5.00
164-140-005	5641 JAMESTOWN AVE	1.00	5.00
164-140-006	5631 JAMESTOWN AVE	1.00	5.00
164-140-007	5621 JAMESTOWN AVE	1.00	5.00
164-140-008	5514 ALEXANDRIA AVE	1.00	5.00
164-140-009	5524 ALEXANDRIA AVE	1.00	5.00
164-140-010	5534 ALEXANDRIA AVE	1.00	5.00
164-140-011	5544 ALEXANDRIA AVE	1.00	5.00
164-140-012	5554 ALEXANDRIA AVE	1.00	5.00
164-140-013	5564 ALEXANDRIA AVE	1.00	5.00
164-140-014	5574 ALEXANDRIA AVE	1.00	5.00
164-140-015	5584 ALEXANDRIA AVE	1.00	5.00
164-140-016	5594 ALEXANDRIA AVE	1.00	5.00
164-140-017	5604 ALEXANDRIA AVE	1.00	5.00
164-140-018	5614 ALEXANDRIA AVE	1.00	5.00
164-140-019	5617 ANNANDALE PL	1.00	5.00
164-140-020	5607 ANNANDALE PL	1.00	5.00
164-140-021	5597 ANNANDALE PL	1.00	5.00
164-140-022	5587 ANNANDALE PL	1.00	5.00
164-140-023	5577 ANNANDALE PL	1.00	5.00
164-140-024	5567 ANNANDALE PL	1.00	5.00
164-140-025	5557 ANNANDALE PL	1.00	5.00
164-140-026	5547 ANNANDALE PL	1.00	5.00
164-140-027	5537 ANNANDALE PL	1.00	5.00
164-140-028	5542 ANNANDALE PL	1.00	5.00
164-140-029	5552 ANNANDALE PL	1.00	5.00
164-140-030	5572 ANNANDALE PL	1.00	5.00
164-140-031	5582 ANNANDALE PL	1.00	5.00
164-140-032	12856 WESTPORT CIR	1.00	5.00
164-140-033	12846 WESTPORT CIR	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Annex 6
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-140-034	12836 WESTPORT CIR	1.00	5.00
164-141-001	5703 CAROLINAS LN	1.00	5.00
164-141-002	5602 ANNANDALE PL	1.00	5.00
164-141-003	5612 ANNANDALE PL	1.00	5.00
164-141-004	5622 ANNANDALE PL	1.00	5.00
164-142-001	5629 ALEXANDRIA AVE	1.00	5.00
164-142-002	5619 ALEXANDRIA AVE	1.00	5.00
164-142-003	5609 ALEXANDRIA AVE	1.00	5.00
164-142-004	5599 ALEXANDRIA AVE	1.00	5.00
164-142-005	5589 ALEXANDRIA AVE	1.00	5.00
164-142-006	5579 ALEXANDRIA AVE	1.00	5.00
164-142-007	5569 ALEXANDRIA AVE	1.00	5.00
164-142-008	5559 ALEXANDRIA AVE	1.00	5.00
164-142-009	5549 ALEXANDRIA AVE	1.00	5.00
164-142-010	5539 ALEXANDRIA AVE	1.00	5.00
164-142-011	5529 ALEXANDRIA AVE	1.00	5.00
164-142-012	5519 ALEXANDRIA AVE	1.00	5.00
164-142-013	5509 ALEXANDRIA AVE	1.00	5.00
164-150-001	5644 ALEXANDRIA AVE	1.00	5.00
164-150-002	5654 ALEXANDRIA AVE	1.00	5.00
164-150-003	5664 ALEXANDRIA AVE	1.00	5.00
164-150-004	5674 ALEXANDRIA AVE	1.00	5.00
164-150-005	5684 ALEXANDRIA AVE	1.00	5.00
164-150-006	5694 ALEXANDRIA AVE	1.00	5.00
164-150-007	5704 ALEXANDRIA AVE	1.00	5.00
164-150-008	5714 ALEXANDRIA AVE	1.00	5.00
164-150-009	5724 ALEXANDRIA AVE	1.00	5.00
164-150-010	5734 ALEXANDRIA AVE	1.00	5.00
164-150-011	5744 ALEXANDRIA AVE	1.00	5.00
164-150-012	5754 ALEXANDRIA AVE	1.00	5.00
164-150-013	5764 ALEXANDRIA AVE	1.00	5.00
164-150-014	5774 ALEXANDRIA AVE	1.00	5.00
164-150-015	5784 ALEXANDRIA AVE	1.00	5.00
164-150-016	5787 ANNANDALE PL	1.00	5.00
164-150-017	5777 ANNANDALE PL	1.00	5.00
164-150-018	5767 ANNANDALE PL	1.00	5.00
164-150-019	5757 ANNANDALE PL	1.00	5.00
164-150-020	5747 ANNANDALE PL	1.00	5.00
164-150-021	5737 ANNANDALE PL	1.00	5.00
164-150-022	5727 ANNANDALE PL	1.00	5.00
164-150-023	5707 ANNANDALE PL	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 6

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-150-024	5687 ANNANDALE PL	1.00	5.00
164-150-025	5677 ANNANDALE PL	1.00	5.00
164-150-026	5667 ANNANDALE PL	1.00	5.00
164-150-027	5647 ANNANDALE PL	1.00	5.00
164-151-001	5642 ANNANDALE PL	1.00	5.00
164-151-002	5672 ANNANDALE PL	1.00	5.00
164-151-003	5692 ANNANDALE PL	1.00	5.00
164-151-004	5712 ANNANDALE PL	1.00	5.00
164-151-005	5732 ANNANDALE PL	1.00	5.00
164-151-006	5742 ANNANDALE PL	1.00	5.00
164-151-007	5752 ANNANDALE PL	1.00	5.00
164-151-008	5762 ANNANDALE PL	1.00	5.00
164-151-009	5772 ANNANDALE PL	1.00	5.00
164-151-010	5782 ANNANDALE PL	1.00	5.00
164-151-011	5785 WESTCHESTER WAY	1.00	5.00
164-151-012	5775 WESTCHESTER WAY	1.00	5.00
164-151-013	5765 WESTCHESTER WAY	1.00	5.00
164-151-014	5755 WESTCHESTER WAY	1.00	5.00
164-151-015	5745 WESTCHESTER WAY	1.00	5.00
164-151-016	5735 WESTCHESTER WAY	1.00	5.00
164-151-017	5725 WESTCHESTER WAY	1.00	5.00
164-151-018	5715 WESTCHESTER WAY	1.00	5.00
164-152-001	12915 MARYLAND AVE	1.00	5.00
164-152-002	12925 MARYLAND AVE	1.00	5.00
164-152-003	12935 MARYLAND AVE	1.00	5.00
164-152-004	12945 MARYLAND AVE	1.00	5.00
164-152-005	12955 MARYLAND AVE	1.00	5.00
164-152-006	12965 MARYLAND AVE	1.00	5.00
164-152-007	12975 MARYLAND AVE	1.00	5.00
164-152-022	12985 MARYLAND AVE	1.00	5.00
164-152-023	5799 ALEXANDRIA AVE	1.00	5.00
164-152-024	5789 ALEXANDRIA AVE	1.00	5.00
164-152-025	5779 ALEXANDRIA AVE	1.00	5.00
164-152-026	5769 ALEXANDRIA AVE	1.00	5.00
164-152-027	5759 ALEXANDRIA AVE	1.00	5.00
164-152-028	5749 ALEXANDRIA AVE	1.00	5.00
164-153-004	12969 NASSAU CT	1.00	5.00
164-153-008	12984 NASSAU CT	1.00	5.00
164-153-009	12974 NASSAU CT	1.00	5.00
164-153-010	5669 ALEXANDRIA AVE	1.00	5.00
164-153-011	5659 ALEXANDRIA AVE	1.00	5.00

Copyright © 2013 by NBS

City of Eastvale

LMD No. 98-2, Annex 6

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-153-012	5649 ALEXANDRIA AVE	1.00	5.00
164-153-013	5639 ALEXANDRIA AVE	1.00	5.00
164-153-020	5729 ALEXANDRIA AVE	1.00	5.00
164-153-021	5719 ALEXANDRIA AVE	1.00	5.00
164-153-022	5709 ALEXANDRIA AVE	1.00	5.00
164-153-023	12979 NASSAU CT	1.00	5.00
164-153-024	12989 NASSAU CT	1.00	5.00
164-153-025	12994 NASSAU CT	1.00	5.00
172 Accounts			**$860.00**

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Original Area
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-060-001	6390 IRIS CT	1.00	$5.00
164-060-002	6380 IRIS CT	1.00	5.00
164-060-003	6370 IRIS CT	1.00	5.00
164-060-004	6360 IRIS CT	1.00	5.00
164-060-005	6350 IRIS CT	1.00	5.00
164-060-006	6340 IRIS CT	1.00	5.00
164-060-007	6330 IRIS CT	1.00	5.00
164-060-008	6320 IRIS CT	1.00	5.00
164-060-009	6310 IRIS CT	1.00	5.00
164-060-010	6313 IRIS CT	1.00	5.00
164-060-011	6323 IRIS CT	1.00	5.00
164-060-012	6333 IRIS CT	1.00	5.00
164-060-013	6343 IRIS CT	1.00	5.00
164-060-014	6353 IRIS CT	1.00	5.00
164-060-015	6363 IRIS CT	1.00	5.00
164-060-016	6373 IRIS CT	1.00	5.00
164-060-017	6383 IRIS CT	1.00	5.00
164-060-018	6393 IRIS CT	1.00	5.00
164-060-019	6392 MARIGOLD ST	1.00	5.00
164-060-020	6382 MARIGOLD ST	1.00	5.00
164-060-021	6372 MARIGOLD ST	1.00	5.00
164-060-022	6362 MARIGOLD ST	1.00	5.00
164-060-023	6352 MARIGOLD ST	1.00	5.00
164-060-024	6342 MARIGOLD ST	1.00	5.00
164-060-025	6332 MARIGOLD ST	1.00	5.00
164-060-026	6322 MARIGOLD ST	1.00	5.00
164-060-027	6312 MARIGOLD ST	1.00	5.00
164-060-028	6315 MARIGOLD ST	1.00	5.00
164-060-029	6325 MARIGOLD ST	1.00	5.00
164-060-030	6335 MARIGOLD ST	1.00	5.00
164-060-031	6345 MARIGOLD ST	1.00	5.00
164-060-032	6355 MARIGOLD ST	1.00	5.00
164-060-033	6365 MARIGOLD ST	1.00	5.00
164-060-034	6375 MARIGOLD ST	1.00	5.00
164-060-035	6385 MARIGOLD ST	1.00	5.00
164-060-036	6395 MARIGOLD ST	1.00	5.00
164-070-001	12673 OAKDALE ST	1.00	5.00
164-070-002	6425 MARIGOLD ST	1.00	5.00
164-070-003	6435 MARIGOLD ST	1.00	5.00
164-070-004	6445 MARIGOLD ST	1.00	5.00
164-070-005	6455 MARIGOLD ST	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Original Area
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-070-006	6465 MARIGOLD ST	1.00	5.00
164-070-007	6475 MARIGOLD ST	1.00	5.00
164-070-008	6485 MARIGOLD ST	1.00	5.00
164-070-009	6495 MARIGOLD ST	1.00	5.00
164-070-010	6505 MARIGOLD ST	1.00	5.00
164-070-011	6515 MARIGOLD ST	1.00	5.00
164-071-001	12675 DANDELION ST	1.00	5.00
164-071-002	12680 CARNATION ST	1.00	5.00
164-072-001	12677 CARNATION ST	1.00	5.00
164-073-001	12657 CARNATION ST	1.00	5.00
164-073-002	12647 CARNATION ST	1.00	5.00
164-073-003	12637 CARNATION ST	1.00	5.00
164-073-004	12627 CARNATION ST	1.00	5.00
164-073-005	12617 CARNATION ST	1.00	5.00
164-073-006	12620 CARNATION ST	1.00	5.00
164-073-007	12630 CARNATION ST	1.00	5.00
164-073-008	12640 CARNATION ST	1.00	5.00
164-073-009	12650 CARNATION ST	1.00	5.00
164-073-010	12660 CARNATION ST	1.00	5.00
164-073-011	12655 DANDELION ST	1.00	5.00
164-073-012	12645 DANDELION ST	1.00	5.00
164-073-013	12635 DANDELION ST	1.00	5.00
164-073-014	12625 DANDELION ST	1.00	5.00
164-073-015	12615 DANDELION ST	1.00	5.00
164-073-016	6514 LILAC CT	1.00	5.00
164-073-017	6504 LILAC CT	1.00	5.00
164-073-018	6494 LILAC CT	1.00	5.00
164-073-019	6484 LILAC CT	1.00	5.00
164-073-020	6474 LILAC CT	1.00	5.00
164-073-021	6464 LILAC CT	1.00	5.00
164-073-022	6454 LILAC CT	1.00	5.00
164-073-023	6444 LILAC CT	1.00	5.00
164-073-024	6434 LILAC CT	1.00	5.00
164-073-025	6424 LILAC CT	1.00	5.00
164-073-026	6427 LILAC CT	1.00	5.00
164-073-027	6437 LILAC CT	1.00	5.00
164-073-028	6447 LILAC CT	1.00	5.00
164-073-029	6457 LILAC CT	1.00	5.00
164-073-030	6467 LILAC CT	1.00	5.00
164-073-031	6477 LILAC CT	1.00	5.00
164-073-032	6487 LILAC CT	1.00	5.00

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale
LMD No. 98-2, Original Area
Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Benefit Units	Levy Amount
164-073-033	6497 LILAC CT	1.00	5.00
164-073-034	6507 LILAC CT	1.00	5.00
164-073-035	6517 LILAC CT	1.00	5.00
164-073-036	6512 MARIGOLD ST	1.00	5.00
164-073-037	6502 MARIGOLD ST	1.00	5.00
164-073-038	6492 MARIGOLD ST	1.00	5.00
164-073-039	6482 MARIGOLD ST	1.00	5.00
164-073-040	6472 MARIGOLD ST	1.00	5.00
164-073-041	6462 MARIGOLD ST	1.00	5.00
164-073-042	6452 MARIGOLD ST	1.00	5.00
164-073-043	6442 MARIGOLD ST	1.00	5.00
164-073-044	6432 MARIGOLD ST	1.00	5.00
164-073-045	6422 MARIGOLD ST	1.00	5.00
164-073-046	12653 OAKDALE ST	1.00	5.00
164-073-047	12643 OAKDALE ST	1.00	5.00
164-073-048	12633 OAKDALE ST	1.00	5.00
164-073-049	12623 OAKDALE ST	1.00	5.00
164-073-050	12613 OAKDALE ST	1.00	5.00
100 Accounts			**$500.00**
16,301 Total Accounts			**$129,579.76**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

CITY OF EASTVALE

Annual Report For: Fiscal Year 2025/26

Benefit Assessment District 2014-2

May 2025

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752
Phone: 951-361-0900

CITY COUNCIL

Mike McMinn, Mayor

Jocelyn Yow, Mayor Pro Tem

Todd Rigby, Council Member

Christian Dinco, Council Member

Clint Lorimore, Council Member

CITY STAFF

Mark Orme, City Manager

Erica L. Vega, City Attorney

Amanda Wells, Finance Director/City Treasurer

NBS

Corina Chavez, Analyst

Amanda Welker, Project Manager

Adina McCargo, Client Services Director

TABLE OF CONTENTS

1. ASSESSMENT SUMMARY 1

2. INTRODUCTION 2

2.1 Reason for Assessment 2

2.2 Process for Annual Assessment 2

2.3 Same or Lesser Assessment 2

2.4 Fiscal Year 2025/26 Assessment 2

3. PLANS AND SPECIFICATIONS 3

3.1 Description of Improvements 3

4. ESTIMATE OF COSTS 4

4.1 Benefit Assessment District 2014-2 4

4.2 Definition of Budget Items 6

5. METHOD OF ASSESSMENT 8

5.1 Legal Considerations 8

5.2 Special Benefit 9

5.3 General Benefit 10

5.4 General and Special Benefits Separated 10

5.5 Method of Assessment Spread 12

6. APPENDICES 14

APPENDIX A – ASSESSMENT DIAGRAM ..... A

APPENDIX B – ASSESSMENT ROLL ..... B

1. ASSESSMENT SUMMARY

On March 26, 2025, the City Council of the City of Eastvale (the "City"), under the Benefit Assessment Act of 1982 (the "1982 Act") adopted its Resolution No. 25-13, a Resolution 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 (the "District") (Tracts 32821 & 32821-1) for Fiscal Year 2025/26.

The Resolution Initiating Proceedings directed NBS to prepare and file an Annual Report for Fiscal Year 2025/26 pursuant to the requirements of the 1982 Act. The Annual Report presents the plans and specifications for the maintenance and operation of authorized services, an estimate of the costs of the maintenance and operation of the authorized services, an assessment diagram, and an assessment of the estimated costs of the maintenance and operation of the authorized services for the referenced fiscal year, assessing the net amount upon all assessable lots and/or parcels in the District in proportion to the special benefit received.

The following assessment is proposed to be authorized in order to pay the estimated costs of administration, maintenance, operation, and servicing of the improvements to be paid by the assessable real property in the District in proportion to the special benefit received. The following table summarizes the proposed assessment for the District.

Benefit Assessment District 2014-2

	Fiscal Year 2025/26
Maintenance, Operation, and Servicing Costs	$7,451.66
Incidental Expenses	3,640.30
Other Costs/Contributions	(6,054.47)
Total Net Amount to be Assessed	**$5,037.49**
Total Number of Benefit Points to be Assessed	1,750
Actual Assessment per Benefit Point (1)	**$2.87**
Maximum Allowable Assessment per Benefit	$3.46

(1) The unrounded assessment per benefit point is $2.87856.

2. INTRODUCTION

2.1 Reason for Assessment

Approval of the assessment covered by this Annual Report will generate the revenue necessary to provide for the maintenance and servicing of the improvements described in this Annual Report.

2.2 Process for Annual Assessment

On an annual basis, a report is prepared which contains a description of the services proposed to be financed, a description of each lot or parcel subject to the assessment, the amount of the proposed assessment for each parcel, and the basis and schedule of assessment.

2.3 Same or Lesser Assessment

If the assessments are to be levied in the same or lesser amounts than the maximum assessment amount approved, the City Clerk will give notice by causing the Resolution of Intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest will contain a description sufficient to identify the property owned by the property owner filing the protest. During the course of, or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the District, and the proposed diagram for the proposed assessment.

2.4 Fiscal Year 2025/26 Assessment

The Fiscal Year 2025/26 assessments described in this Annual Report are not proposed to exceed the previously approved maximum assessment range formula that was approved at the time the District was formed. No land is proposed to be annexed to the District. There are no proposed new improvements or any substantial changes in existing improvements.

The net amount to be assessed in the District upon all assessable lots or parcels, as shown on the latest equalized roll at the County of Riverside (the "County") Assessor's Office, is shown on the Assessment Roll in Appendix B of this report.

3. PLANS AND SPECIFICATIONS

The District provides funding for the administration, maintenance, operation, and servicing of various improvements located in District.

3.1 Description of Improvements

The traffic signal to be operated and maintained is at the following location:

- Limonite Avenue & Scholar Way

The fossil filters to be managed and maintained are at the following locations:

- Seven along Scholar Way between Limonite Avenue and Primrose Road
- One on 58th Street west of Scholar Way

4. ESTIMATE OF COSTS

The estimated costs of administration, maintenance, operation, and servicing the improvements, as described in the Plans and Specifications for the District, are summarized below:

4.1 Benefit Assessment District 2014-2

4.1.1 ANNUAL BUDGET

The estimated costs associated with the District are shown below:

BAD 2014-2 Costs	Estimated 2025/26 Costs
Maintenance, Operation and Servicing Costs	
Traffic Signal	$5,651.66
Fossil Filters	1,800.00
Subtotal Maintenance, Operation and Servicing Costs	**$7,451.66**
Incidental Expenses	
Annual Administration (City)	$558.00
Annual Administration (Consultant)	2,869.07
County Collection Fees	213.23
Subtotal Incidental Expenses	**$3,640.30**
Total BAD 2014-2 Costs	**$11,091.96**
General Benefit Contribution	($6,054.47)
Operating Reserve Contribution	0.00
Operating Reserve Collection	0.00
Contribution From Other Sources	0.00
Total Costs to be Assessed	**$5,037.49**
Total Net BAD 2014-2 Assessment [(1)]	**$5,037.49**
Total BAD 2014-2 Benefit Points to be Assessed	1,750
Actual Assessment per Benefit Point – Fiscal Year 2025/26 [(2)]	**$2.87**
Maximum Allowable Assessment per Benefit Point – Fiscal Year 2025/26	**$3.46**

(1) Actual assessments may be rounded to the nearest even cent in accordance with the requirements of the County for placement on the tax rolls.

(2) The unrounded assessment per benefit point is $2.87856.

4.1.2 OPERATING RESERVE

It is the intent of the City to maintain an Operating Reserve which shall not exceed the estimated costs of maintenance and servicing of the improvements prior to December 10 of the fiscal year, or when the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The reserve balance information for the District is as follows:

Estimated Fiscal Year Ending 6/30/25 Operating Reserve Cash	$16,504.93
Estimated Operating Expenses – Fiscal Year 2025/26	
Estimated Operating Collection – Fiscal Year 2025/26	5,037.49
Estimated Fiscal Year Ending 6/30/26 Operating Reserve Cash	**$10,450.45**

(1) The City will be conducting an internal audit; fund balances will be updated when the reconciliation takes place.

The estimated Fiscal Year ending 6/30/25 Operating Reserve Cash balance is estimated based on the available cash balance, less actual expenses to date, and less estimated expenses through the end of the Fiscal Year.

4.1.3 ANNUAL ASSESSMENT INCREASE

The maximum allowable assessment per Benefit Point listed in the annual budget is the amount which was approved at the time of formation of the District, with the allowable annual increase over the maximum assessment for the previous year. The allowable annual increase is defined as: “the greater of two percent (2.0%) or the percentage increase, if any, in the Consumer Price Index for all Urban Consumers (“CPI-U”) for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area (“Index”) published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the increase, if any, in the Index as it stands on March of each year over the base Index for March of 2015.” Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS split this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). Beginning with the 2018/19 calculation, the City began using the Riverside-San Bernardino-Ontario CPI as of March for the purposes of computing annual changes in the assessment rates for the District.

Each year, prior to the assessments being placed on the tax roll, the City will review the cost estimate and determine the amount needed to maintain the improvements for the upcoming fiscal year. The actual assessment per Benefit Point will be based on the estimated costs, available fund balance, and maximum allowable assessment with the goal of maintaining the improvements in a satisfactory and operational condition. The actual assessment amount may be equal to or lower than the maximum allowable assessment; however, it may not exceed the maximum unless the increase is approved by the property owners in accordance with Proposition 218.

4.2 Definition of Budget Items

The following definitions describe the costs and expenses included in the cost estimate for the District:

4.2.1 MAINTENANCE, OPERATION AND SERVICING COSTS

Energy Costs for Streetlights: This item includes the cost of energy provided by the electric utility provider.

Fossil Filters: This item includes the cost of cleaning and furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of the fossil filters and appurtenances, including repair, replacement, removal of trimmings, rubbish, debris, and other solid waste.

Field Inspection/Management: This item includes the cost of inspecting fossil filters, reporting, and compliance with applicable regulations.

Repair/Replacement: This item includes the cost of furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of the fossil filters and appurtenances, including repair and replacement.

Traffic Signals: This item includes the cost of furnishing services and materials for the ordinary and usual maintenance, operation, and servicing of traffic signals and appurtenances, including repair and replacement.

4.2.2 INCIDENTAL EXPENSES

Annual Administration (City): This item includes the cost to departments and staff of the City for providing the administration, coordination, and management of District services, operation, and expenses. This item also includes management of the annual process including reports, resolutions, and public inquiries.

Annual Administration (Consultant): This item includes the contract fees and allowable expenses for annual administration of the District, including preparation of the Annual Report, preparation of resolutions, submittal of the levy to the County, responding to public inquiries, attendance at various meetings, and delinquency management. The contract fee is subject to a cost-of-living increase annually.

County Collection Fees: This item includes the fees charged by the County to process the levy submittal and collect and distribute funds on behalf of the City.

4.2.3 OPERATING RESERVE AND OTHER SOURCES

Operating Reserve Contribution: This item includes the amount to be credited to the annual assessment. When the Operating Reserve balance is greater than approximately one half of the annual costs, an Operating Reserve Contribution may be credited to the total costs.

Operating Reserve Collection: This item includes the amount to be collected to maintain reserves to enable the City to pay for the maintenance and servicing of the improvements prior to December 10

of the fiscal year, or whenever the City expects to receive its apportionment of special assessments and tax collections from the County, whichever is later. The Operating Reserve collection may continue until such a time the Reserve Fund balance is approximately one half of the annual costs.

Contributions From Other Sources: This item includes any amount contributed to the District from any source of funds other than the annual assessments.

Rounding Adjustment: This item includes any amount necessary to round the actual assessment amount for each parcel to an even cent, as the County requires that the total levy amount submitted be even, so that the amount can be divided into two equal installments on the tax roll.

5. METHOD OF ASSESSMENT

5.1 Legal Considerations

5.1.1 PROPOSITION 218

Proposition 218, the "Right to Vote on Taxes Act" was approved by California voters in 1996, which added Articles XIIIC and XIIID to the California State Constitution. The primary results of Proposition 218 were stricter definitions of assessments, special taxes, fees, and charges, and a general mandate for some type of voter approval for any new or increased tax, assessment, or property-related fee. The Proposition 218 Omnibus Implementation Act (the "Implementation Act") was approved July 1, 1997.

The Implementation Act provided direction for procedures throughout the notice, protest, and hearing process. It should be noted that this report has been prepared to be consistent with current practices and the California State Constitution.

Article XIII D, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIII D also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. Proposition 218 requires the Engineer to separate general benefit from special benefit, where only special benefit is assessed.

5.1.2 1982 ACT

Pursuant to the 1982 Act and Article XIII D, all parcels that have a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. The 1982 Act, permits the establishment of assessment districts for the purpose of providing certain public services which include the maintenance and operation costs of drainage, flood control street lighting, and streets.

Section 54711 of the 1982 Act requires that benefit assessments must be related to the benefit to the parcel. This Section states:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service."*
>
> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service…"*
>
> *"The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied."*

5.2 Special Benefit

Pursuant to Article XIII D of the California Constitution, Section 2(i) "Special benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute special benefit."

All parcels that have special benefit conferred upon them as a result of the services and activities provided shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the services and activities.

In accordance with Article XIII D §4(a), "No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel."

The maintenance and servicing of the District improvements (which are described in the Plans and Specifications Section of this report) are for the benefit of the properties in the District, and as such confer a special and direct benefit to parcels in the District, respectively. A description of the special benefit conferred to property in the District has been excerpted from the formation Engineer's Report and provided below:

5.2.1 TRAFFIC SIGNAL OPERATION AND MAINTENANCE

Traffic signals allow for the orderly flow of traffic for all roadway users and provide for increased safety of vehicles, their passengers and pedestrians. Conversely, a lack of traffic signalization can lead to roadway congestion and decreased safety. When evaluating safety of an intersection, one must look holistically at all system users to evaluate the benefit conveyed. Further, the task of traveling on the roadway system, whether by vehicle, by foot or by bicycle, involves searching for, finding, understanding, and applying the information, as well as reacting to unanticipated information. Once found and understood, the relevance of this information must be evaluated, decisions made and actions taken in response. This activity is cyclical, often occurring many times per second in complex, demanding environments. Traffic signals are one of the many pieces of information that must be processed as a traveler approaches an intersection in the roadway system.

- **Increased Safety to Motorists:** Traffic signals provide for the orderly movement of vehicular and pedestrian traffic at roadway intersections. While traffic signals cannot eliminate collisions, their installation has been shown to reduce the frequency of right-angle vehicle collisions, left-turn collisions, pedestrian collisions, and head-on collisions. Heavy traffic is interrupted to allow other vehicular traffic to pass through in a safe manner.
- **Increased Safety to Pedestrians:** Traffic signals prioritize movement across and through an intersection. By allowing pedestrians the right-of-way to enter and cross the roadway, traffic signals increase the safety to pedestrians.
- **Increased Traffic Capacity and Efficiency:** Use of properly timed traffic signals that smooth the traffic flow allow for increased vehicle traffic and reduce congestion. Ingress and egress from developments is more timely and efficient when traffic signals are installed.

5.2.2 FOSSIL FILTER MANAGEMENT, INSPECTION, AND MAINTENANCE

Fossil filters are designed to remove petroleum hydrocarbons from stormwater runoff that enters catch basins. Petroleum hydrocarbons are a primary energy source, utilized as combustible fuel. Petroleum hydrocarbons are also found in their solid form in asphalt used in roadway construction. Petroleum hydrocarbons are pollutants which are required to be removed from stormwater and runoff before they can be released into the environment. Properly operating fossil filtration systems provide the following special benefits to property:

- **Pretreatment of Local Drainage Stormwater:** Fossil filters pretreat stormwater by removing pollutants as the water flows through the filter into the storm sewer system. Vehicles and asphalt are the primary source of pollutants that enter the storm sewer system. In particular, localized vehicular traffic produces the majority of the pollutants that enter each catch basin which are removed by the fossil filters. Since the localized vehicular traffic, associated with local property, produces most of the pollution, the local property receives special benefit from the fossil filtration system by having the pollutants it produces removed from the stormwater runoff near the source of pollution.
- **Cleaner Local Drainage Catch Basins:** By managing, maintaining, and servicing the fossil filters, the catch basins are cleared of debris that might cause localized flooding. Catch basins are designed to collect storm water runoff that results from the large amount of impervious area on developed land. Without clear, functioning catch basins, the stormwater runoff pools and floods local streets and property. Fossil filtration system maintenance confers a special benefit to property by ensuring they are clear of debris so that stormwater runoff can flow freely into the catch basin and not flood local property.

The above-mentioned items affect the assessed property in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share. They contribute to a specific enhancement of the properties in the District. Since these improvements were installed and are maintained specifically for the properties in the District; only properties in the District receive a special benefit and are assessed for said maintenance.

5.3 General Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a special assessment to "separate the general benefits from the special benefits conferred on a parcel." General benefits are defined as those services or improvements which provide a general increase in property values to all property or provide benefits to the health, safety or education of the public. The rationale for separating special and general benefits is to ensure that the property owners are not charged with an assessment that pays for general benefits. Thus, a local agency carrying out projects or services that provide both special and general benefits may levy an assessment to pay for the special benefits but must acquire separate funding to pay for those general benefits.

5.4 General and Special Benefits Separated

The amount of general benefit that is conferred from the improvements and activities cannot be funded via benefit assessments. In order to separate only that portion of the budget which is related to special benefits conferred by the improvements and activities, thereby excluding those costs which are associated

with general benefits related to the improvements and activities, pass through traffic data has been reviewed.

General benefit conferred from the improvements cannot be funded by assessments. In order to separate only that portion of the cost of operating, maintaining, and servicing the improvements which is related to special benefits conferred, thereby excluding those costs which are related to general benefits, pass through traffic data has been analyzed.

The City's General Plan, adopted on June 13, 2012, indicates that streets within the City generally consist of local roads, secondary and major collectors, arterials and urban arterials. There is a general benefit component associated with traffic signals and fossil filter management along arterial/collector streets roughly equal to the percentage of pass-through trips using those streets (typically 15-25% based on the amount of traffic volume placed on each type of roadway). The following table summarizes the special and general benefit for the various types of roadways based on general industry practice standards:

In order to assess the parcels within the District for the special benefits received from the improvements and activities described in Section 3.1, the general and special benefits must be separated. The general benefit conferred by the improvements and activities is 81.25%. Accordingly, 18.75% of the benefits from the improvements and activities are considered to provide special benefits to the properties within the District and thus could be subject to assessment therein.

Roadway Type	Special Benefit	General Benefit	Comments
Local	98%	2%	Nearly all traffic is generated by local properties; the exception would be school busses, delivery and service vans/trucks, meter readers, and turn around traffic which is generally less than 2%.
Collector	50%	50%	Some General Benefit related to thru traffic and overall traffic safety benefits from traffic signals.
Arterial	25%	75%	Some General Benefit related to thru traffic and overall traffic safety benefits from traffic signals.

5.4.1 TRAFFIC SIGNAL OPERATION AND MAINTENANCE

The one traffic signal to be operated, maintained, and serviced is located along Limonite Avenue which is an Arterial according to the City of Eastvale General Plan. The intersecting roadway, Scholar Way is also an Arterial. Generally, Arterials would see an estimated 75% of trips attributed to pass through traffic rather than local traffic. The District is located on the west side of Scholar Way north of Limonite Avenue. Local traffic originates from District property, as well as from surrounding property. The additional local traffic from surrounding property not in the District results in a total portion of pass through traffic not related to District property of 81.25%.

5.4.2 FOSSIL FILTER MANAGEMENT, INSPECTION AND MAINTENANCE

Seven of the fossil filters to be managed, inspected, and maintained are located along Scholar Way which is an Arterial according to the City's General Plan. There is also one fossil filter on 58th Street which is a Collector. Generally, Arterials would see an estimated 75% of trips attributed to pass through traffic rather than local traffic. The District is located on the west side of Scholar Way north of Limonite Avenue and south

of 58th Street. Local traffic originates from District property, as well as from surrounding property. The additional local traffic from surrounding property not in the District results in a total portion of pass-through traffic not related to District property of 81.25%.

5.4.3 GENERAL BENEFIT PORTION

The total general benefit conferred as a result of the improvements and activities is 81.25% which is based on the share of pass-through traffic related to traffic signal operation and maintenance and fossil filter management, inspection and maintenance.

5.5 Method of Assessment Spread

Each of the parcels in District are deemed to receive special benefit from the improvements. Each parcel that has a special benefit conferred upon it as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the maintenance and operation of the improvements.

As outlined above, each of the parcels within the District receives special benefit from the operation, maintenance, and services of the improvements. Each parcel that has a special benefit conferred upon it is identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire costs of the operation, maintenance, and services of the improvements. In order to facilitate this analysis, Benefit Points will be assigned based on the following factors:

5.5.1 TRAFFIC SIGNAL OPERATION AND MAINTENANCE AND FOSSIL FILTER MANAGEMENT, INSPECTION AND MAINTENANCE

Special benefit points are proportionally assigned to all parcels within the District for each of the following special benefits conferred:

- Increased Safety to Motorists
- Increased Safety to Pedestrians
- Increased Traffic Capacity and Efficiency
- Pretreatment of Local Drainage Stormwater
- Cleaner Local Drainage Catch Basins

Each parcel with a residential county land use code is expected to generate traffic, which must pass through the signalized intersection and by the fossil filters, therefore, each parcel may be assigned one Benefit Point per dwelling unit per benefit. Likewise, each non-residential parcel is expected to generate traffic, which must pass through the signalized intersection and by the fossil filters, therefore each parcel may be assigned one Benefit Point per acre, or portion thereof, per benefit. (e.g. If the parcel acreage is 1.38, the parcel receives 1.38 Benefit Points per benefit.)

The maximum allowable assessment per parcel is the amount which was approved at the time of formation of the District, with the allowable annual increase also approved at the time of formation. A description of the allowable annual increase for the District has been excerpted from the formation Engineer's Report and provided below:

Benefit Assessment District 2014-2 – The annual assessment will be adjusted annually by the greater of 2% or the cumulative percentage increase in the CPI-U if any, as it stands as of March of each year over the base index for March of 2015.

The total amount of maintenance, servicing, and incidental costs for maintaining and operating the Improvements is assessed to the individual parcels of real property in the District in proportion to the special benefit received by such parcels of real property. The proposed individual assessments are shown on the Assessment Roll in this report.

6. APPENDICES

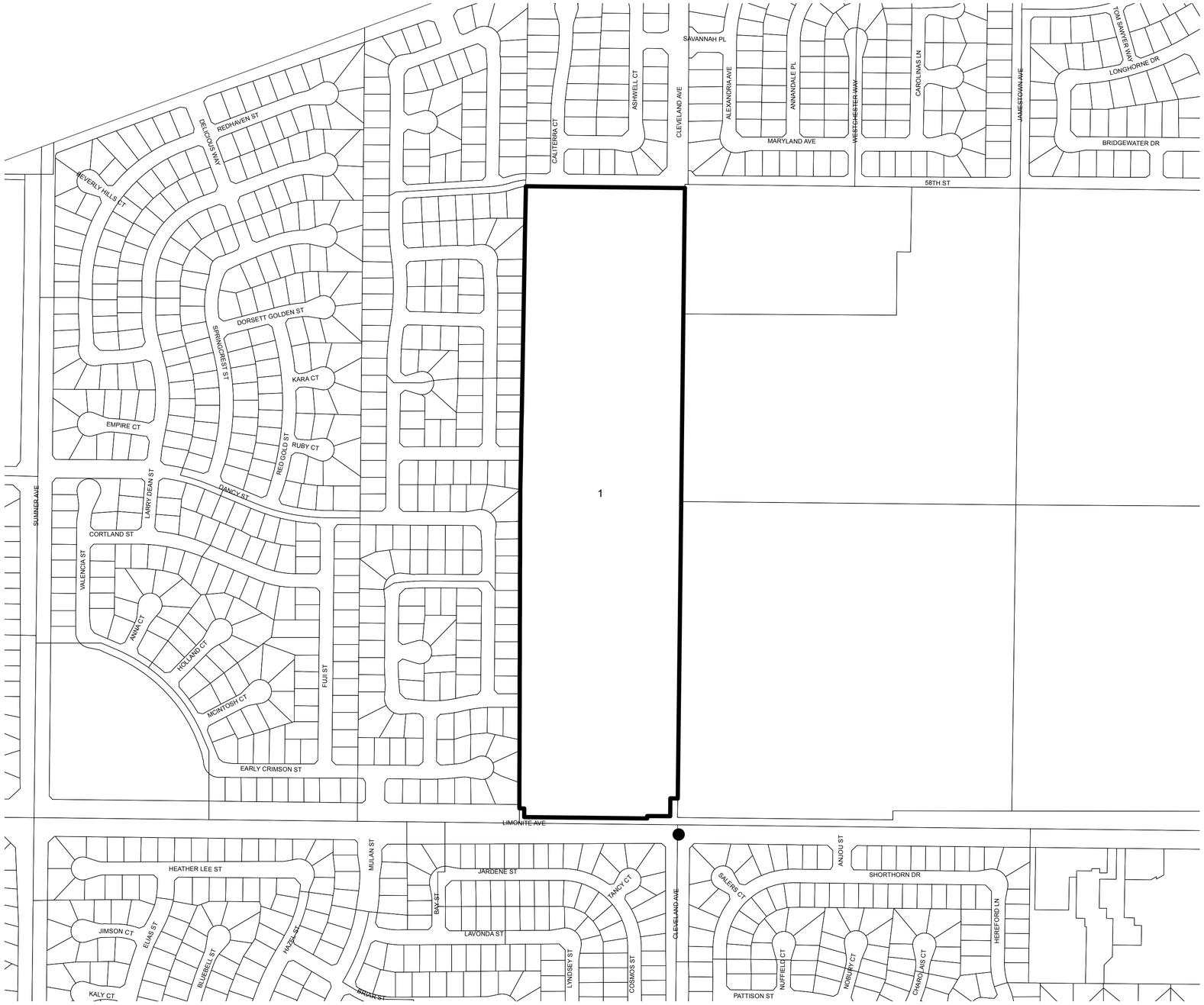
The following Appendices contain Appendix A – Assessment Diagram and Appendix B – Assessment Roll for the District.

APPENDIX A – ASSESSMENT DIAGRAM

The Assessment Diagram for the District is shown on the following pages. 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 of the County of Riverside, at the time this report was prepared, and are incorporated by reference herein and made part of this Annual Report.

CITY OF EASTVALE
BENEFIT ASSESSMENT DISTRICT NO. 2014-2
(TRACTS 32821 & 32821-1)

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 _____, 20__.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF EASTVALE ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE _____DAY OF _____, 20__. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF EASTVALE, THIS _____ DAY OF _____ , 20__.

_____
SUPERINTENDENT OF STREETS
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

FILED THIS _____ DAY OF _____ , 20__ AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK , PAGE _____ OF MAPS OF ASSESSMENT DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

_____
COUNTY RECORDER
RIVERSIDE COUNTY, CALIFORNIA

NOTES:

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

Assessment ID	APN
1	164-030-027

0 0.0375 0.075 0.15 0.225 Miles

Legend

N W E S

Legend

1 Assessment ID
Traffic Signal
Parcel Lines
District Boundary

Prepared by NBS

APPENDIX B – ASSESSMENT ROLL

The assessment roll is a listing of the assessments for Fiscal Year 2025/26 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Riverside.

Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Annual Report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the assessment amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

The assessment roll for Fiscal Year 2025/26 is listed on the following pages.

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-711-001	6148 SNAPDRAGON ST	5.0	$14.38
164-711-002	6152 SNAPDRAGON ST	5.0	14.38
164-711-003	6156 SNAPDRAGON ST	5.0	14.38
164-711-004	6160 SNAPDRAGON ST	5.0	14.38
164-711-005	6134 SNAPDRAGON ST	5.0	14.38
164-711-006	6138 SNAPDRAGON ST	5.0	14.38
164-711-007	6142 SNAPDRAGON ST	5.0	14.38
164-711-008	6146 SNAPDRAGON ST	5.0	14.38
164-711-009	6132 SNAPDRAGON ST	5.0	14.38
164-711-010	6136 SNAPDRAGON ST	5.0	14.38
164-711-011	6140 SNAPDRAGON ST	5.0	14.38
164-711-012	6144 SNAPDRAGON ST	5.0	14.38
164-711-014	6103 SNAPDRAGON ST	5.0	14.38
164-711-015	6109 SNAPDRAGON ST	5.0	14.38
164-711-016	6115 SNAPDRAGON ST	5.0	14.38
164-711-017	6113 SNAPDRAGON ST	5.0	14.38
164-711-018	6107 SNAPDRAGON ST	5.0	14.38
164-711-019	6101 SNAPDRAGON ST	5.0	14.38
164-711-020	6104 ROSEWOOD WAY	5.0	14.38
164-711-021	6110 ROSEWOOD WAY	5.0	14.38
164-711-022	6116 ROSEWOOD WAY	5.0	14.38
164-711-023	6114 ROSEWOOD WAY	5.0	14.38
164-711-024	6108 ROSEWOOD WAY	5.0	14.38
164-711-025	6102 ROSEWOOD WAY	5.0	14.38
164-711-027	13055 GOLDENROD DR	5.0	14.38
164-711-028	13061 GOLDENROD DR	5.0	14.38
164-711-029	13049 GOLDENROD DR	5.0	14.38
164-711-030	13043 GOLDENROD DR	5.0	14.38
164-711-031	13031 SNAPDRAGON DR	5.0	14.38
164-711-032	13037 GOLDENROD DR	5.0	14.38
164-711-033	13025 GOLDENROD DR	5.0	14.38
164-711-034	13019 GOLDENROD DR	5.0	14.38
164-711-036	6118 SNAPDRAGON ST	5.0	14.38
164-711-037	6122 SNAPDRAGON ST	5.0	14.38
164-711-038	6126 SNAPDRAGON ST	5.0	14.38
164-711-039	6130 SNAPDRAGON ST	5.0	14.38
164-711-040	6116 SNAPDRAGON ST	5.0	14.38
164-711-041	6120 SNAPDRAGON ST	5.0	14.38
164-711-042	6124 SNAPDRAGON ST	5.0	14.38
164-711-043	6128 SNAPDRAGON ST	5.0	14.38
164-711-044	6102 SNAPDRAGON ST	5.0	14.38

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-711-045	6106 SNAPDRAGON ST	5.0	14.38
164-711-046	6110 SNAPDRAGON ST	5.0	14.38
164-711-047	6114 SNAPDRAGON ST	5.0	14.38
164-711-048	6100 SNAPDRAGON ST	5.0	14.38
164-711-049	6104 SNAPDRAGON ST	5.0	14.38
164-711-050	6108 SNAPDRAGON ST	5.0	14.38
164-711-051	6112 SNAPDRAGON ST	5.0	14.38
164-711-053	6121 SNAPDRAGON ST	5.0	14.38
164-711-054	6127 SNAPDRAGON ST	5.0	14.38
164-711-055	6133 SNAPDRAGON ST	5.0	14.38
164-711-056	6131 SNAPDRAGON ST	5.0	14.38
164-711-057	6125 SNAPDRAGON ST	5.0	14.38
164-711-058	6119 SNAPDRAGON ST	5.0	14.38
164-711-059	6120 ROSEWOOD WAY	5.0	14.38
164-711-060	6126 ROSEWOOD WAY	5.0	14.38
164-711-061	6132 ROSEWOOD WAY	5.0	14.38
164-711-062	6118 ROSEWOOD WAY	5.0	14.38
164-711-063	6124 ROSEWOOD WAY	5.0	14.38
164-711-064	6130 ROSEWOOD WAY	5.0	14.38
164-712-001	6068 SNAPDRAGON ST	5.0	14.38
164-712-002	6072 SNAPDRAGON ST	5.0	14.38
164-712-003	6076 SNAPDRAGON ST	5.0	14.38
164-712-004	6080 SNAPDRAGON ST	5.0	14.38
164-712-005	6078 SNAPDRAGON ST	5.0	14.38
164-712-006	6074 SNAPDRAGON ST	5.0	14.38
164-712-007	6070 SNAPDRAGON ST	5.0	14.38
164-712-008	6066 SNAPDRAGON ST	5.0	14.38
164-712-009	6052 SNAPDRAGON ST	5.0	14.38
164-712-010	6056 SNAPDRAGON ST	5.0	14.38
164-712-011	6060 SNAPDRAGON ST	5.0	14.38
164-712-012	6064 SNAPDRAGON ST	5.0	14.38
164-712-013	6062 SNAPDRAGON ST	5.0	14.38
164-712-014	6058 SNAPDRAGON ST	5.0	14.38
164-712-015	6054 SNAPDRAGON ST	5.0	14.38
164-712-016	6050 SNAPDRAGON ST	5.0	14.38
164-712-018	6070 ROSEWOOD WAY	5.0	14.38
164-712-019	6076 ROSEWOOD WAY	5.0	14.38
164-712-020	6082 ROSEWOOD WAY	5.0	14.38
164-712-021	6080 ROSEWOOD WAY	5.0	14.38
164-712-022	6074 ROSEWOOD WAY	5.0	14.38
164-712-023	6068 ROSEWOOD WAY	5.0	14.38

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-712-025	6050 ROSEWOOD WAY	5.0	14.38
164-712-026	6056 ROSEWOOD WAY	5.0	14.38
164-712-027	6062 ROSEWOOD WAY	5.0	14.38
164-712-028	6060 ROSEWOOD WAY	5.0	14.38
164-712-029	6054 ROSEWOOD WAY	5.0	14.38
164-712-030	6048 ROSEWOOD WAY	5.0	14.38
164-712-031	6055 SNAPDRAGON ST	5.0	14.38
164-712-032	6061 SNAPDRAGON ST	5.0	14.38
164-712-033	6067 SNAPDRAGON ST	5.0	14.38
164-712-034	6065 SNAPDRAGON ST	5.0	14.38
164-712-035	6059 SNAPDRAGON ST	5.0	14.38
164-712-036	6053 SNAPDRAGON ST	5.0	14.38
164-712-038	6034 ROSEWOOD WAY	5.0	14.38
164-712-039	6040 ROSEWOOD WAY	5.0	14.38
164-712-040	6046 ROSEWOOD WAY	5.0	14.38
164-712-041	6044 ROSEWOOD WAY	5.0	14.38
164-712-042	6038 ROSEWOOD WAY	5.0	14.38
164-712-043	6032 ROSEWOOD WAY	5.0	14.38
164-712-044	6037 SNAPDRAGON WAY	5.0	14.38
164-712-045	6043 SNAPDRAGON WAY	5.0	14.38
164-712-046	6049 SNAPDRAGON WAY	5.0	14.38
164-712-047	6047 SNAPDRAGON WAY	5.0	14.38
164-712-048	6041 SNAPGRAGON WAY	5.0	14.38
164-712-049	6035 SNAPDRAGON WAY	5.0	14.38
164-712-051	6036 SNAPDRAGON ST	5.0	14.38
164-712-052	6040 SNAPDRAGON ST	5.0	14.38
164-712-053	6044 SNAPDRAGON ST	5.0	14.38
164-712-054	6048 SNAPDRAGON ST	5.0	14.38
164-712-055	6046 SNAPDRAGON ST	5.0	14.38
164-712-056	6042 SNAPDRAGON ST	5.0	14.38
164-712-057	6038 SNAPDRAGON ST	5.0	14.38
164-712-058	6034 SNAPDRAGON ST	5.0	14.38
164-712-059	6020 LIMONIUM LN	5.0	14.38
164-712-060	6024 LIMONIUM LN	5.0	14.38
164-712-061	6028 LIMONIUM LN	5.0	14.38
164-712-062	6032 LIMONIUM LN	5.0	14.38
164-712-063	6030 LIMONIUM LN	5.0	14.38
164-712-064	6026 LIMONIUM LN	5.0	14.38
164-712-065	6022 LIMONIUM LN	5.0	14.38
164-712-066	6018 LIMONIUM LN	5.0	14.38
164-713-001	13103 GOLDENROD DR	5.0	14.38

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-713-002	13109 GOLDENROD DR	5.0	14.38
164-713-003	13097 GOLDENROD DR	5.0	14.38
164-713-004	13091 GOLDENROD DR	5.0	14.38
164-713-005	13079 GOLDENROD DR	5.0	14.38
164-713-006	13085 GOLDENROD DR	5.0	14.38
164-713-007	13073 GOLDENROD DR	5.0	14.38
164-713-008	13067 GOLDENROD DR	5.0	14.38
164-713-010	6119 ROSEWOOD WAY	5.0	14.38
164-713-011	6125 ROSEWOOD WAY	5.0	14.38
164-713-012	6135 ROSEWOOD WAY	5.0	14.38
164-713-013	6129 ROSEWOOD WAY	5.0	14.38
164-713-014	6139 ROSEWOOD WAY	5.0	14.38
164-713-015	6145 ROSEWOOD WAY	5.0	14.38
164-713-016	6155 ROSEWOOD WAY	5.0	14.38
164-713-017	6149 ROSEWOOD WAY	5.0	14.38
164-713-019	6029 ROSEWOOD WAY	5.0	14.38
164-713-020	6031 ROSEWOOD WAY	5.0	14.38
164-713-021	6039 ROSEWOOD WAY	5.0	14.38
164-713-022	6033 ROSEWOOD WAY	5.0	14.38
164-713-023	6035 ROSEWOOD WAY	5.0	14.38
164-713-024	6041 ROSEWOOD WAY	5.0	14.38
164-713-025	6043 ROSEWOOD WAY	5.0	14.38
164-713-026	6037 ROSEWOOD WAY	5.0	14.38
164-713-028	6069 ROSEWOOD WAY	5.0	14.38
164-713-029	6075 ROSEWOOD WAY	5.0	14.38
164-713-030	6083 ROSEWOOD WAY	5.0	14.38
164-713-031	6077 ROSEWOOD WAY	5.0	14.38
164-713-032	6105 ROSEWOOD WAY	5.0	14.38
164-713-033	6111 ROSEWOOD WAY	5.0	14.38
164-713-034	6115 ROSEWOOD WAY	5.0	14.38
164-713-035	6109 ROSEWOOD WAY	5.0	14.38
164-713-037	6045 ROSEWOOD WAY	5.0	14.38
164-713-038	6051 ROSEWOOD WAY	5.0	14.38
164-713-039	6055 ROSEWOOD WAY	5.0	14.38
164-713-040	6049 ROSEWOOD WAY	5.0	14.38
164-713-041	6053 ROSEWOOD WAY	5.0	14.38
164-713-042	6059 ROSEWOOD WAY	5.0	14.38
164-713-043	6071 ROSEWOOD WAY	5.0	14.38
164-713-044	6065 ROSEWOOD WAY	5.0	14.38
164-721-001	5968 LIMONIUM LN	5.0	14.38
164-721-002	5972 LIMONIUM LN	5.0	14.38

Slight variances may occur due to rounding

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-721-003	5976 LIMONIUM LN	5.0	14.38
164-721-004	5980 LIMONIUM LN	5.0	14.38
164-721-005	5978 LIMONIUM LN	5.0	14.38
164-721-006	5974 LIMONIUM LN	5.0	14.38
164-721-007	5970 LIMONIUM LN	5.0	14.38
164-721-008	5966 LIMONIUM LN	5.0	14.38
164-721-009	5952 GINGER DR	5.0	14.38
164-721-010	5956 GINGER DR	5.0	14.38
164-721-011	5960 GINGER DR	5.0	14.38
164-721-012	5964 GINGER DR	5.0	14.38
164-721-013	5962 GINGER DR	5.0	14.38
164-721-014	5958 GINGER DR	5.0	14.38
164-721-015	5954 GINGER DR	5.0	14.38
164-721-016	5950 GINGER DR	5.0	14.38
164-721-018	5936 GINGER DR	5.0	14.38
164-721-019	5940 GINGER DR	5.0	14.38
164-721-020	5944 GINGER DR	5.0	14.38
164-721-021	5948 GINGER DR	5.0	14.38
164-721-022	5946 GINGER DR	5.0	14.38
164-721-023	5942 GINGER DR	5.0	14.38
164-721-024	5938 GINGER DR	5.0	14.38
164-721-025	5934 GINGER DR	5.0	14.38
164-721-026	5920 GINGER DR	5.0	14.38
164-721-027	5924 GINGER DR	5.0	14.38
164-721-028	5928 GINGER DR	5.0	14.38
164-721-029	5932 GINGER DR	5.0	14.38
164-721-030	5930 GINGER DR	5.0	14.38
164-721-031	5926 GINGER DR	5.0	14.38
164-721-032	5922 GINGER DR	5.0	14.38
164-721-033	5918 GINGER DR	5.0	14.38
164-721-035	13068 IRISBEND AVE	5.0	14.38
164-721-036	13074 IRISBEND AVE	5.0	14.38
164-721-037	13078 IRISBEND AVE	5.0	14.38
164-721-038	13072 IRISBEND AVE	5.0	14.38
164-721-039	13080 IRISBEND AVE	5.0	14.38
164-721-040	13086 IRISBEND AVE	5.0	14.38
164-721-041	13090 IRISBEND AVE	5.0	14.38
164-721-042	13084 IRISBEND AVE	5.0	14.38
164-721-044	13088 IRISBEND AVE	5.0	14.38
164-721-045	13094 IRISBEND AVE	5.0	14.38
164-721-046	13106 IRISBEND AVE	5.0	14.38

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-721-047	13100 IRISBEND AVE	5.0	14.38
164-721-049	13105 SUGARLOAF DR	5.0	14.38
164-721-050	13099 SUGARLOAF DR	5.0	14.38
164-721-051	13087 SUGARLOAF DR	5.0	14.38
164-721-052	13093 SUGARLOAF DR	5.0	14.38
164-721-053	13089 SUGARLOAF DR	5.0	14.38
164-721-054	13083 SUGARLOAF DR	5.0	14.38
164-721-055	13079 SUGARLOAF DR	5.0	14.38
164-721-056	13085 SUGARLOAF DR	5.0	14.38
164-721-057	13077 SUGARLOAF DR	5.0	14.38
164-721-058	13071 SUGARLOAF DR	5.0	14.38
164-721-059	13067 SUGARLOAF DR	5.0	14.38
164-721-060	13073 SUGARLOAF DR	5.0	14.38
164-722-001	5878 GINGER DR	5.0	14.38
164-722-002	5882 GINGER DR	5.0	14.38
164-722-003	5886 GINGER DR	5.0	14.38
164-722-004	5890 GINGER DR	5.0	14.38
164-722-005	5888 GINGER DR	5.0	14.38
164-722-006	5884 GINGER DR	5.0	14.38
164-722-007	5880 GINGER DR	5.0	14.38
164-722-008	5876 GINGER DR	5.0	14.38
164-722-010	5862 GINGER DR	5.0	14.38
164-722-011	5866 GINGER DR	5.0	14.38
164-722-012	5870 GINGER DR	5.0	14.38
164-722-013	5874 GINGER DR	5.0	14.38
164-722-014	5872 GINGER DR	5.0	14.38
164-722-015	5868 GINGER DR	5.0	14.38
164-722-016	5864 GINGER DR	5.0	14.38
164-722-017	5860 GINGER DR	5.0	14.38
164-722-019	5846 GINGER DR	5.0	14.38
164-722-020	5850 GINGER DR	5.0	14.38
164-722-021	5854 GINGER DR	5.0	14.38
164-722-022	5858 GINGER DR	5.0	14.38
164-722-023	5856 GINGER DR	5.0	14.38
164-722-024	5852 GINGER DR	5.0	14.38
164-722-025	5848 GINGER DR	5.0	14.38
164-722-026	5844 GINGER DR	5.0	14.38
164-722-028	13048 58TH ST	5.0	14.38
164-722-029	13042 58TH ST	5.0	14.38
164-722-030	13038 58TH ST	5.0	14.38
164-722-031	13032 58TH ST	5.0	14.38

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-722-032	13010 58TH ST	5.0	14.38
164-722-033	13016 58TH ST	5.0	14.38
164-722-034	13020 58TH ST	5.0	14.38
164-722-035	13026 58TH ST	5.0	14.38
164-722-037	13056 58TH ST	5.0	14.38
164-722-038	13050 58TH ST	5.0	14.38
164-722-039	13046 58TH ST	5.0	14.38
164-722-040	13058 58TH ST	5.0	14.38
164-722-041	13062 58TH ST	5.0	14.38
164-722-042	13068 58TH ST	5.0	14.38
164-722-043	13042 BRAMBLE ST	5.0	14.38
164-722-044	13050 BRAMBLE ST	5.0	14.38
164-722-045	13058 BRAMBLE ST	5.0	14.38
164-722-046	13062 BRAMBLE ST	5.0	14.38
164-722-047	13054 BRAMBLE ST	5.0	14.38
164-722-048	13046 BRAMBLE ST	5.0	14.38
164-722-050	13086 58TH ST	5.0	14.38
164-722-051	13080 58TH ST	5.0	14.38
164-722-052	13076 58TH ST	5.0	14.38
164-722-053	13088 58TH ST	5.0	14.38
164-722-054	13092 58TH ST	5.0	14.38
164-722-055	13098 58TH ST	5.0	14.38
164-722-056	13044 BRAMBLE ST	5.0	14.38
164-722-057	13052 BRAMBLE ST	5.0	14.38
164-722-058	13060 BRAMBLE ST	5.0	14.38
164-722-059	13056 BRAMBLE ST	5.0	14.38
164-722-060	13048 BRAMBLE ST	5.0	14.38
164-722-061	13038 BRAMBLE ST	5.0	14.38
164-723-001	5985 GINGER DR	5.0	14.38
164-723-002	5979 GINGER DR	5.0	14.38
164-723-003	5973 GINGER DR	5.0	14.38
164-723-004	5971 GINGER DR	5.0	14.38
164-723-005	5977 GINGER DR	5.0	14.38
164-723-006	5983 GINGER DR	5.0	14.38
164-723-008	13043 BRAMBLE ST	5.0	14.38
164-723-009	13037 BRAMBLE ST	5.0	14.38
164-723-010	13035 BRAMBLE ST	5.0	14.38
164-723-011	13041 BRAMBLE ST	5.0	14.38
164-723-013	5938 SILVEIRA ST	5.0	14.38
164-723-014	5942 SILVEIRA ST	5.0	14.38
164-723-015	5946 SILVEIRA ST	5.0	14.38

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-723-016	5944 SILVEIRA ST	5.0	14.38
164-723-017	5940 SILVEIRA ST	5.0	14.38
164-723-018	5936 SILVEIRA ST	5.0	14.38
164-723-020	5969 GINGER DR	5.0	14.38
164-723-021	5963 GINGER DR	5.0	14.38
164-723-022	5957 GINGER DR	5.0	14.38
164-723-023	5955 GINGER DR	5.0	14.38
164-723-024	5961 GINGER DR	5.0	14.38
164-723-025	5967 GINGER DR	5.0	14.38
164-723-027	5952 SILVEIRA ST	5.0	14.38
164-723-028	5958 SILVEIRA ST	5.0	14.38
164-723-029	5964 SILVEIRA ST	5.0	14.38
164-723-030	5962 SILVEIRA ST	5.0	14.38
164-723-031	5956 SILVEIRA ST	5.0	14.38
164-723-032	5950 SILVEIRA ST	5.0	14.38
164-723-034	5863 GINGER DR	5.0	14.38
164-723-035	5859 GINGER DR	5.0	14.38
164-723-036	5855 GINGER DR	5.0	14.38
164-723-037	5853 GINGER DR	5.0	14.38
164-723-038	5857 GINGER DR	5.0	14.38
164-723-039	5861 GINGER DR	5.0	14.38
164-723-041	5858 SILVEIRA ST	5.0	14.38
164-723-042	5862 SILVEIRA ST	5.0	14.38
164-723-043	5866 SILVEIRA ST	5.0	14.38
164-723-044	5864 SILVEIRA ST	5.0	14.38
164-723-045	5860 SILVEIRA ST	5.0	14.38
164-723-046	5856 SILVEIRA ST	5.0	14.38
164-723-048	5968 SILVEIRA ST	5.0	14.38
164-723-049	5974 SILVEIRA ST	5.0	14.38
164-723-050	5980 SILVEIRA ST	5.0	14.38
164-723-051	5978 SILVEIRA ST	5.0	14.38
164-723-052	5972 SILVEIRA ST	5.0	14.38
164-723-053	5966 SILVEIRA ST	5.0	14.38
164-724-001	5855 SILVEIRA ST	5.0	14.38
164-724-002	5853 SILVEIRA ST	5.0	14.38
164-724-003	5863 SILVEIRA ST	5.0	14.38
164-724-004	5861 SILVEIRA ST	5.0	14.38
164-724-005	5869 SILVEIRA ST	5.0	14.38
164-724-006	5871 SILVEIRA ST	5.0	14.38
164-724-007	5879 SILVEIRA ST	5.0	14.38
164-724-008	5877 SILVEIRA ST	5.0	14.38

Copyright © 2013 by NBS

City of Eastvale

BAD No. 2014 -2 (Tracts 32821 & 32821-1)

Preliminary Assessment Roll for Fiscal Year 2025/26

Assessor's Parcel Number	Site Address	Total BP	Grand Total
164-724-009	5885 SILVEIRA ST	5.0	14.38
164-724-010	5887 SILVEIRA ST	5.0	14.38
164-724-012	5921 SILVEIRA ST	5.0	14.38
164-724-013	5919 SILVEIRA ST	5.0	14.38
164-724-014	5927 SILVEIRA ST	5.0	14.38
164-724-015	5929 SILVEIRA ST	5.0	14.38
164-724-016	5937 SILVEIRA ST	5.0	14.38
164-724-017	5935 SILVEIRA ST	5.0	14.38
164-724-018	5943 SILVEIRA ST	5.0	14.38
164-724-019	5945 SILVEIRA ST	5.0	14.38
164-724-021	5953 SILVEIRA ST	5.0	14.38
164-724-022	5951 SILVEIRA ST	5.0	14.38
164-724-023	5959 SILVEIRA ST	5.0	14.38
164-724-024	5961 SILVEIRA ST	5.0	14.38
164-724-025	5969 SILVEIRA ST	5.0	14.38
164-724-026	5967 SILVEIRA ST	5.0	14.38
164-724-027	5975 SILVEIRA ST	5.0	14.38
164-724-028	5977 SILVEIRA ST	5.0	14.38
164-724-029	5985 SILVEIRA ST	5.0	14.38
164-724-030	5983 SILVEIRA ST	5.0	14.38
164-724-031	5991 SILVEIRA ST	5.0	14.38
164-724-032	5993 SILVEIRA ST	5.0	14.38
350 Accounts		**1,750.0**	**$5,033.00**

Slight variances may occur due to rounding

Copyright © 2013 by NBS

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
PUBLIC HEARINGS
Agenda Item No. 12.2
June 25, 2025

Adoption of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 - 2029/2030

Prepared By:

Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)

Staff recommends that the City Council hold the public hearing and adopt a resolution approving the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 - 2029/2030.

Summary

The City of Eastvale's Five-Year Capital Improvement Program (CIP) plan outlines a strategic framework for infrastructure development, including project cost overview, project descriptions, categories, project status, and project priority, all aimed at enhancing the community's quality of life and addressing its long-term needs. This comprehensive plan ensures transparency, accountability, and effective resource allocation, contributing to the successful execution of the city's capital projects over the specified planning period.

The CIP focuses on addressing critical, essential, and desirable projects across various project categories. These categories encompass a wide range of sectors, including transportation, parks and recreation, public safety, City maintenance, utilities, accessibility improvements and public facilities. Each project has been carefully evaluated and categorized based on its significance and impact on the community. Pursuant to the California Government Code, adoption of the Five-Year Capital Improvement Plan (CIP) requires the Planning Commission and City Council to hold public hearings to allow public input and pass a resolution to adopt the CIP. Staff has noticed for public hearing regarding this item pursuant to California Government Code Section 65090 and provided a resolution for consideration which adopts the Five-Year CIP pursuant to California Government Code Section 66002.

Background

Attached is the CIP for City Council consideration on projects proposed for fiscal years 2025/2026 - 2029/2030. Proposed is a list based on the priorities of the City Council of citywide projects including accessibility improvements, roadway safety/traffic improvements, street improvements, citywide maintenance: land, building, facilities, and equipment . Projects are then further categorized into three priorities: Critical, Essential, and Desirable, which was established at the May 14, 2025 City Council meeting.

Accessibility Improvement Projects

This program is dedicated to improving Americans with Disability Act (ADA) accessibility through various types of repairs to curbs, gutters, and sidewalks throughout the City. The program includes costs to prepare and implement a plan for ADA compliance.

Roadway Safety/Traffic Improvements

This program improves roadway safety and traffic through upgrades and improvements to existing and/or adding new high-visibility traffic signs, pavement markings, and other geometric improvements (i.e. site distance) or traffic circulation improvements.

Street Improvement

This program is dedicated to improving various streets. Improvements may include widening or capital pavement maintenance.

Citywide Maintenance

This program is dedicated to right-of-way maintenance and repair, including, but not limited to striping, stenciling, repairs to streets and culvert/drainage facilities, storm damage/flood control projects, widening/pavement maintenance of streets (slurry seals/crack seals/pot holes/deep patch), and various assets in the public right of way.

Land, Buildings, Facilities, & Equipment

This program aims to provide safe, clean, well-maintained and functional facilities in order to allow City departments to effectively provide services to the community. This program details construction and capital improvements of City-owned buildings and facilities and offsite improvements to include sidewalk, curb and gutter and pavement.

Environmental

Adoption of the CIP is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State CEQA Guidelines because adoption of the CIP does not commit the City to construct any of the projects included in the CIP and therefore will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project.

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

The adoption of the City's 5-Year CIP for the 2025-2026 budget cycle will support the development of a Civic Center and support financial planning efforts for newly proposed infrastructure projects.

Fiscal Impact

The City's infrastructure projects are financed through various funding sources, including SB 1, Gas Tax, SB 132 Road Maintenance and Rehabilitation Account, Measure A, Community Development Block Grant, federal grants, state grants, developer contribution, fire structural funds, County Flood Control funds, development impact fees, and General Fund.

The budgetary summary for the Five-Year Capital Improvement Plan is part of 2025-2026 Annual Operations and Capital Improvement Budget, which will be presented to Council for adoption at the June 25, 2025 City Council meeting.

Prior City Council/Commission Action

On June 18, 2025, the Planning Commission conducted a duly noticed public hearing, at which time it received public testimony, made findings of General Plan consistency, and recommend City Council approval.

On May 14, 2025, the City Council reviewed and approved a project priority list for the 2025-2026 budget cycle to be included in the City's Five-Year Capital Improvement Plan (CIP).

Attachment(s)

Attachment 1 - Resolution Adopting CIP
Attachment 2 - Exhibit A to Resolution - Draft 5-Year Capital Improvement Program
Attachment 3 - Proof of Public Hearing Notice

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP) FOR FISCAL YEARS 2025/2026 – 2029/2030

WHEREAS, the City Council of the City of Eastvale desires to adopt the City's Five-Year Capital Improvement Plan for Fiscal Years 2025/2026 through 2029/2030 ("CIP"), as defined below;

WHEREAS, the City Council received a presentation on the proposed CIP at a public meeting held on June 25, 2026 where members of the public had the opportunity to commend on the proposed CIP;

WHEREAS, the proposed CIP is attached hereto as Exhibit "A";

WHEREAS, pursuant to Government Code, section 66002, the City duly gave public notice of the public hearing of the proposed CIP, a copy of which has been on file with the City Clerk at least 10 calendar days prior to the City Council's commencement of such public hearing; and

WHEREAS, the City Council desires to adopt the CIP as set forth herein;

NOW, THEREFORE BE IT RESOLVED BY THE EASEMENT CITY COUNCIL AS FOLLOWS:

SECTION 1. The City Council hereby approves and adopts the Capital Improvement Plan for fiscal years 2025/2026 through 2029/2030, a copy of which is attached hereto as exhibit "A" and made a part hereof by this reference.

SECTION 2. The Capital Improvement Plan may be updated by the City Council from time to time pursuant to California Government Code, section 66002, or as otherwise provided by law.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED this 25 day of June, 2025.

_____

Mike McMinn
Mayor

APPROVED AS TO FORM:

_____

Erica Vega
City Attorney

ATTEST:

_____

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

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

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

CITY OF EASTVALE

FIVE YEAR

CAPITAL IMPROVEMENT PLAN

FY 2025/2026 TO FY 2029/2030

1611

TABLE OF CONTENTS

Introduction and Summary 4
Program Summary 5
Program Project Detail Sheets 9
Appendix A Critical Projects Detail Sheets 10
Appendix B Essential Projects Detail Sheets 29
Appendix C Desirable Projects Detail Sheets 45

SUMMARY OF TABLES

Table 1 - Critical Projects Category Summary 7
Table 2 - Essential Projects Category Summary 7
Table 3 - Desirable Project Category Summary 8

CAPITAL IMPROVEMENT PLAN

FY 2025/2026 through FY 2029/2030

CITY COUNCIL

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

ADMINISTRATION

Mark Orme, *City Manager*

Prepared By:
Public Works Department

Public Works Director/City Engineer
Jimmy Chung, P.E.

INTRODUCTION AND SUMMARY

The City of Eastvale's Five-year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization — all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staff are responsible for managing all phases of CIP projects—from initial planning and design to final construction and project closeout.

CIP addresses a broad range of project types, including critical, essential, and desirable improvements across categories such as transportation, parks and recreation, public safety, maintenance, utilities, accessibility enhancements, and public facilities. Each project is assessed and categorized based on its urgency and anticipated community benefit.

Five-Year Capital improvement Plan (CIP) Annual Update

Each year, as part of the City's budget process, the City Council reviews and adopts a Five-Year Capital Improvement Plan (CIP) in accordance with California Government Code Section 65403.

Pursuant to California Government Code Section 65090, the adoption of the Five-Year CIP requires public hearings by both the Planning Commission and City Council, providing opportunities for community input prior to formal adoption through resolution. At their meeting on June 18, 2025, the Planning Commission reviewed the Five-Year Capital Improvement Plan and determined that the plan conforms to the goals, objectives, and policies of the elements of the General Plan.

Annual Capital Improvement Budget Process

The Annual Capital Improvement Budget (Annual CIP) process usually starts in January or February with the development of the overall City budget. This process identifies all priority

operational needs, as well as capital improvement needs. Once the budget is completed, it is recommended for adoption by the City Council prior to the beginning of the fiscal year, which begins in July. City management and the City Council are updated monthly on the status of CIP projects through status reporting and meetings.

FY 2025/2026 Annual Operations and Capital Improvement Budget was adopted by the City Council on June 25, 2025. The budget document provides detailed insights into the financial aspects and funding sources allocated for each project within the Capital Improvement Program. It serves as a valuable resource, outlining the financial considerations and allocations for the specified planning period.

PROGRAM SUMMARY

This document presents the City of Eastvale Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030. The City of Eastvale's Five-Year Capital Improvement Plan (CIP) is comprised of thirty-seven (37) projects divided into five categories: Accessibility Improvements Program, Roadway Safety/Traffic Improvements, Street Improvements, Citywide Maintenance Program, and Land, Building, Facilities & Equipment. The projects are further categorized into three priorities based on the following order of precedence:

1. Safety Projects
2. Annual projects
3. Funding deadlines
4. Projects with significant progress (more than 50% in design)
5. New projects from Strategic Goal
6. All others

The three priorities are:

Critical Projects:

Critical projects are those that require immediate attention due to safety concerns, regulatory compliance, or their potential to adversely affect the City's infrastructure or services if left unaddressed. These projects are given the highest priority and are crucial for maintaining the integrity and functionality of City of Eastvale's public systems.

Essential Projects:

Essential projects are deemed necessary to meet the growing demands of the community and improve the overall quality of life for its residents. These projects aim to enhance existing infrastructure, expand services, and create a more sustainable environment. They play a vital role in ensuring City of Eastvale remains a vibrant and desirable place to live, work, and engage in recreational activities.

Desirable Projects:

Desirable projects, while not as critical or essential, are still significant in enhancing the community's well-being and supporting its long-term vision. These projects focus on various aspects such as aesthetic improvements, public safety improvements, infrastructure maintenance, and transportation advancements. They contribute to the unique identity and character of City of Eastvale, creating a more appealing and engaging environment for residents and visitors.

The Five-Year CIP is summarized as follows:

Priority Category	Total number of Projects
Critical	18
Essential	15
Desirable	4

A summary of proposed projects by category for the entire Five-Year Capital Improvement Plan is included in Table 1 through Table 3. A program summary by category that includes each project cost estimates is presented in Appendices A through C.

Table 1 -Critical Projects Category Summary

Project No.	Project Title	Project Category
95024	Parking Structure	Critical
95023	Civic Center Site Improvement	Critical
95017	Public Works Yard Facility Project	Critical
95014	Police Station	Critical
95012	Library	Critical
95011	City Hall	Critical
94014	Beautification Project at Sumner Ave and Bellegrave Ave	Critical
94010	Citywide Branding: Entryway and Median Improvements	Critical
94006	Citywide Traffic Signal Synchronization – Phase 1 Arterials	Critical
94005	Miscellaneous Traffic/Pedestrian Safety	Critical
94001	Pavement Slurry Seal and Resurfacing Project	Critical
93040	Hamner Utility Trench Repair	Critical
93039	Median Improvement Project at River Rd, Cantu Galleano Rd, and Archibald Ave	Critical
93037	Limonite Gap Pedestrian Bridge	Critical
93034	Hellman Avenue Street Widening	Critical
93018	Annual Overlay	Critical
92021	Traffic Signal Improvement at Sumner and 68th	Critical
92001	Traffic Sign Inventory and Replacement	Critical

Table 2 - Essential Projects Category Summary

Project No.	Project Title	Project Category
95022	Citrus Reimagined Project	Essential
95020	OCPW Land Use – Passive Park	Essential
95019	Santa Ana River Area Passive Park	Essential
95016	Fire Medic Squad Replacement	Essential
95015	Fire Aerial Ladder Truck Purchase	Essential
95013	Fire Station	Essential
94011	Smart City Masterplan	Essential
94007	Citywide Traffic Signal Synchronization – Phase 2 Collectors	Essential
94004	Street Maintenance: Pot Holes, Deep Patch, and Crack Seal	Essential
93036	Streetlight Installation Project	Essential
93027	Schleisman Road Mobility, Safety, and Connectivity Project	Essential
92020	Hamner Avenue Beautification Project	Essential
92013	Limonite Interchange Gateway Feature	Essential
92012	Improvement of Bike Network Connectivity	Essential
91010	Citywide Americans with Disabilities Act Improvement Project	Essential

Table 3– Desirable Project Category Summary

Project No.	Project Title	Project Category
92019	SCE Easement Trail Improvement along 68th Street	Desirable
92018	Orchard Park to American Heroes Park Trail	Desirable
92014	Roadway Vision	Desirable
92011	Traffic Signal Battery Backup Systems	Desirable

PROGRAM PROJECT DETAIL SHEETS

For each proposed project in the Five-Year Capital Improvement Plan (CIP), a Project Detail Sheet has been prepared that presents the various project details including:

- **Project Title and Location**
- **Project/CIP No. and Category**
- **Project Priority Category**
- **Project Justification**
- **City Council Goal & Objectives**
- **Description of Project**
- **Project Cost Overview**
- **Review and Comments**

APPENDIX A

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

CRITICAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Parking Structure			
Project Number:	95024			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: This project will utilize a design-build approach, and the scope includes the construction of a multi-story parking structure that will serve the Civic Center and the future Downtown area.				
Justification or Significance of Improvement: The new parking structure will support the anticipated increase in parking demand associated with the new Civic Center.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	2,500,000
Property Acquisition[1]	$	2,000,000
Construction Contracts	$	29,700,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**34,200,000**
Annual O&M		

Review and Comments:
[1]Based on $1,109,639 per acre (from the appraisal done for Lot 14 from DA; but the actual cost will be determined when an appraisal is done)

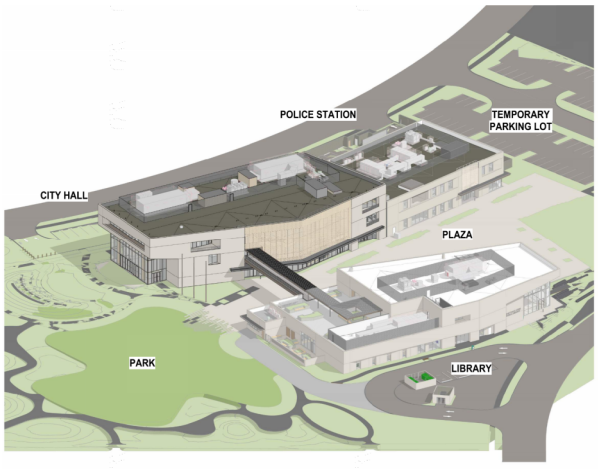
Tentative Schedule:
Design-Build Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Civic Center Site Improvement			
Project Number:	95023			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: An approximately 2.8 acre City Park with an amphitheater and a central hardscape Civic Plaza and associated site work around the three buildings: City Hall, library, and police station.				
Justification or Significance of Improvement: Phase I of the Downtown Eastvale Project includes a City Hall, a library, a police station, arts and cultural spaces, a park and an amphitheater, and an open plaza. The Civic Center will be a community serving and welcoming place, space and destination where people can connect and prosper.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task		Total Project Cost Estimates[5]
Architect & Eng Serv.	$	1,843,624
Property Acquisition[1]	$	1,109,808
Construction Contracts[2]	$	26,653,021
Other Professional Serv.[3]	$	785,404
Other Misc Expenses[4]	$	654,843
Total Cost	**$**	**31,046,700**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives
[5]Includes project cost estimates for Site Improvements including Park and Plaza

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Public Works Yard Facility Project			
Project Number:	95017			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 14821 & 14835 Chandler St				
Description of Improvements: This project will utilize a design-build approach. The project scope includes the construction of maintenance yard buildings with vehicle/equipment storage area, office spaces, washing bays, and rest areas and the site work.				
Justification or Significance of Improvement : The City is lacking appropriate space for storage of equipment, supplies, fleet garage, workshop space, crew break room. The City also needs to be prepared for the increased demand for services once the Civic Center, Civic Park, and Civic Plaza construction begins.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition	$	1,250,000
Construction Contracts	$	7,730,272
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**9,480,272**
Annual O&M		

Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Police Station			
Project Number:	95014			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct a new Police Station, approximately 22,021 SF in size, located in the southeast commerical quadrant of the Leal Master Plan. The Police Station a two-story building with one level below grade secured parking.				
Justification or Significance of Improvement : The new police station would serve as the City's law enforcement headquarters and will enhance the provision of law enforcement services for the City's current residents as well as or new development and population as the City continues to grow over future decades..The new police station would also house the City's Emergency Operations Center (EOC), which would serve as a central command-and-control facility for coordinating emergency response and recovery efforts during disasters and major emergencies.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target A, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	3,101,867
Property Acquisition[1]	$	1,867,234
Construction Contracts[2]	$	44,843,263
Other Professional Serv.[3]	$	2,291,090
Other Misc Expenses[4]	$	1,912,753
Total Cost	**$**	**54,016,207**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Library			
Project Number:	95012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan.				
Description of Improvements: A design-bid-build project to construct an approximately 25,599 SF Library located in the southeast commercial quadrant of the Leal Master Plan. The Library is a two-story building featuring book collection areas for all ages, group study rooms, acitivity spaces, offices, and an occupiable terrace.				
Justification or Significance of Improvement : The City's existing library is operated by a facility that is shared with a high school. The new facility would be the first true library in the City, which is currently underserved by its existing library facilities. The construction of a new Library is vital to fostering education, equality, community cohesion, and personal development. The library would accommodate a range of public programs and offer expanded access to equipment to increase public access to literacy and digital programs.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	2,778,473
Property Acquisition[1]	$	1,672,560
Construction Contracts[2]	$	40,168,002
Other Professional Serv.[3]	$	2,077,007
Other Misc Expenses[4]	$	2,856,611
Total Cost	**$**	**49,552,653**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	City Hall			
Project Number:	95011			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct an approximately 52,340 SF City Hall located in the southeast commercial quadrant of the Leal Master Plan. The City Hall is a three-story building that includes public counter spaces, an outdoor amphitheater, a council chamber that could be converted into a stage for performances, conference rooms, and office spaces.				
Justification or Significance of Improvement: Eastvale was incorporated in 2010, making it a relatively new city. Before incorporation, there was no City Hall in Eastvale. The construction of a new City Hall is essential to support government operations, offer services to the public, encourage civic engagement, and serve as a symbol of local governance.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	4,454,330
Property Acquisition[1]	$	2,681,377
Construction Contracts[2]	$	64,395,621
Other Professional Serv.[3]	$	3,377,447
Other Misc Expenses[4]	$	4,696,329
Total Cost	**$**	**79,605,104**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:

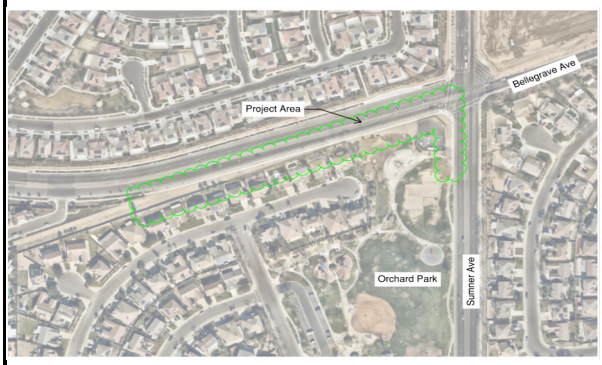
Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Beautification Project at Sumner Ave and Bellegrave Ave			
Project Number:	94014			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave				
Description of Improvements: This project will include installation of landscaping and hardscape to beautify the gap that exists at the southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave.				
Justification or Significance of Improvement : Sumner Ave at Bellegrave Ave/Merrill Ave serves as a key entry point into the city, making it essential to enhance its appearance and create a welcoming atmosphere for both residents and visitors. This improvement will not only elevate the aesthetic appeal but also set a positive tone for all who enter our community.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☒ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	$ 650,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 700,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Branding: Entryway and Median Improvements			
Project Number:	94010			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Citywide Branding efforts including entryway median improvement, monument installation at various locations within the City, and various street beautification projects.				
Justification or Significance of Improvement : Although this project has been categorized as Essential in previous Five-Year CIP's, staff has been actively seeking opportunities to implement it in coordination with other improvement efforts, such as the median project at Cantu and River Road. With the acceptance of the Right-of-Way dedication at the corner of Sumner Avenue and Bellegrave Avenue, we are now ready to move forward with the design and installation of the Entryway City Branding Monument, in conjunction with the Beautification Project (Project No. 94014).				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 110,000
Property Acquisition	
Construction Contracts	$ 1,100,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 1,210,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 1 Arterials			
Project Number:	94006			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: This project will implement traffic signal synchronization along major arterials including Hamner Ave, Archibald Ave, and Schleiman Ave.				
Description of Improvements: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and sycnrhonization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.				
Justification or Significance of Improvement : Synchronizing major corridors throughout the City has remained a high priority. WRCOG's recent Nexus Study highlighted and included the ITS improvements along these key corridors. Implementing this initiative will significantly enhance traffic flow and reduce travel times, delivering clear benefits to the public.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)			
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,000,000
Property Acquisition	
Construction Contracts	$ 5,000,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 6,000,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Miscellaneous Traffic/Pedestrian Safety			
Project Number:	94005			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Miscellaneous design and construction to improve traffic safety for year-round traffic/safety needs.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☒ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	

Review and Comments:
This is an ongoing annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Pavement Slurry Seal and Resurfacing Project			
Project Number:	94001			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Annual program to treat pavement on various residential streets throughout the City with slurry seal. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Preventative maintenance is a proactive strategy that helps City manage infrastructure responsibly, ensuring roads remain safe, functional, and cost-effective over time.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:	CalRecycle and RMRA (Road Maintenance and Rehalibitation Account)			
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	100,000
Property Acquisition		
Construction Contracts	$	1,000,000
Other Professional Serv.	$	150,000
Other Misc Expenses		
Total Cost	**$**	**1,250,000**
Annual O&M		

Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Utility Trench Repair			
Project Number:	93040			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Hamner Ave north of Schleisman Rd in front of Dollar Tree store				
Description of Improvements: This project will excavate and property backfill the existing trench line over the storm drain line along Hamner Ave in front of Dollar Tree store.				
Justification or Significance of Improvement : It is critical to address the settlement issues observed at the project location to ensure roadway safety and structural integrity of the roadway and to ensure its long-term performance.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ -
Property Acquisition	
Construction Contracts	$ 500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 500,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q1 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave			
Project Number:	93039			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: River Rd at Baron Dr, Cantu Galleano Rd between Hamner Ave and Goodman Way, and Archibald Ave between Corbin Dr and existing raised median to the north				
Description of Improvements: Install landscaped raised median to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes.				
Justification or Significance of Improvement : Public Safety Needs to prevent illegal left turns and dangerous driving pattern.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☒ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

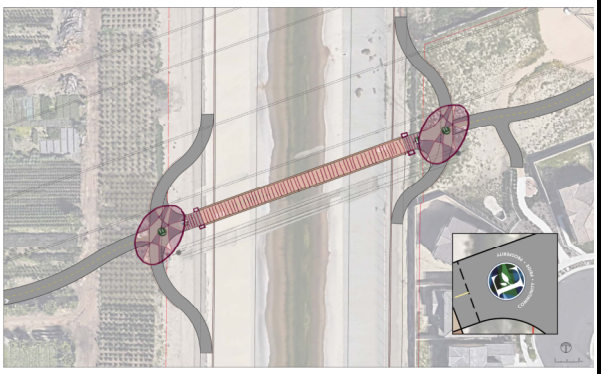
Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 200,000
Property Acquisition	
Construction Contracts	$ 2,200,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,400,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q4 2025 *(Phase 1: concrete hardscape and raised medians completed in Q2 2025)*

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Gap Pedestrian Bridge			
Project Number:	93037			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Over Cucamonga Creek Channel, approximately 0.1 mil south of Limonite Ave.				
Description of Improvements: Design and construct a pedestrian bridge that is roughly 300 ft in length over Cucamonga Creek Channel to close the gap of pedestrian path that will ultimately extend to a 2.5-mile multiuse trail and connect with four parks through a non-motorized corridor.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Construction of this project was approved for CPFCDS (Community Project Funding/Congressionally Directed Spending) funding through the FY22-23 earmark process. Funding obligation deadline is September 30, 2026.			
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	781,000
Property Acquisition	$	500,000
Construction Contracts	$	3,500,000
Other Professional Serv.	$	-
Other Misc Expenses	$	-
Total Cost	**$**	**4,781,000**
Annual O&M		



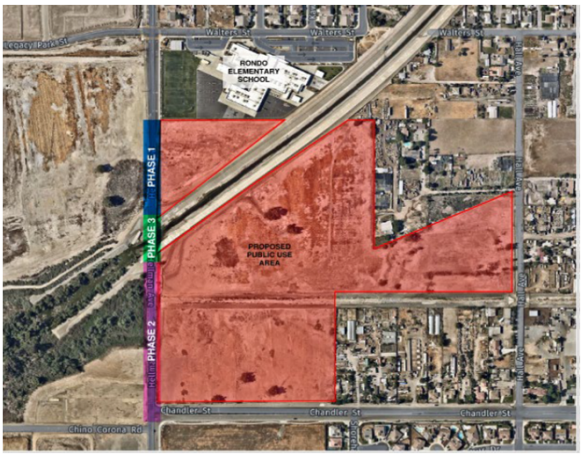
Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hellman Avenue Street Widening and Walters Pedestrian Bridge			
Project Number:	93034			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Hellman Ave between Chandler St. to Walters St.				
Description of Improvements: The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road.The feasibility study will determine the most efficient approach for phasing the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)			
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,000,000
Property Acquisition	$ 15,000,000
Construction Contracts	$ 8,500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 25,500,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: TBD (pending TUMF construction budget allocation)
Estimated Completion: TBD (pending TUMF construction budget allocation)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Annual Overlay				
Project Number:	93018				
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program	
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment	
	☒	Street Improvements			
Location: Citywide					
Description of Improvements: Annual asphalt concrete overlay or micro-resurfacing treatment on various streets according to the approved Pavement Management Plan. The contractor for construction will be selected by a bidding procedure.					
Justification or Significance of Improvement :					
Project Priority within CIP Category:	☒	Critical (Start within a year)			
	☐	Essential (Start within 1 to 3 years)			
	☐	Desirable (Start within 3 to 5 years)			
Project Status:	☐	Feasibility Study	☐	In Progress	
	☐	Design – Conceptual	☐	Under Construction/Implementation	
	☐	Design – Engineering	☒	Annual Projects	
Special Funding Milestones/ Deadlines:					
City Council Goals & Objectives:	Target E, Goal C				
Funding Information:	☒	Fully Funded	☐	Partially Funded	☐ No Funding

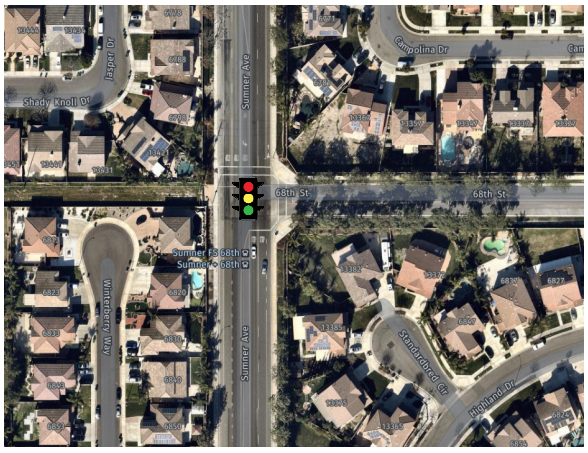
Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition		
Construction Contracts	$	2,100,000
Other Professional Serv.	$	150,000
Other Misc Expenses		
Total Cost	**$**	**2,750,000**
Annual O&M		

Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Improvement at Sumner Ave and 68th St			
Project Number:	92021			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: At the intersection of Sumner Ave and 68th St				
Description of Improvements: Design and install traffic signals at the intersection of Sumner Ave and 68th Street				
Justification or Significance of Improvement: This project will improve vehicular and pedestrian safety and also allow for future opportunity to synchronize the Sumner Ave corridor. City Council directed the staff to commence the process for signalizing this intersection at April 10, 2024, meeting.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Highway Safety Improvements Program (HSIP) Cycle 12			
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	87,000
Property Acquisition		
Construction Contracts	$	634,800
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**721,800**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q3 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Sign Inventory and Replacement			
Project Number:	92001			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		

Location: Citywide

Description of Improvements: The City of Eastvale owns and maintains approximately 8,210 traffic signs throughout the city. Signs that are missing, weathered, faded, or non-compliant will be replaced. One key compliance measure is retroreflectivity, a standard established to enhance nighttime driving safety. Approximately 2,160 signs have been scanned, with 821 failing to meet retroreflectivity standards. The remaining signs will be scanned while the failed ones are replaced. Additionally, the typical lifecycle of traffic signs is 10 years. This is an ongoing project and will be reappropriated annually as needed.

Justification or Significance of Improvement : Traffic signs are vital sources of infomration that communicate traffic control rules, warnings, and provide the necessary guidance that roadway users need to safetly and efficiently navigate.

Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded
	☐	No Funding		

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 107,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 107,000**
Annual O&M	

Review and Comments:
This is an annual project.

APPENDIX B

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

ESSENTIAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citrus Reimagined Project			
Project Number:	95022			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☒ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: 13200 Citrus St., Eastvale CA				
Description of Improvements: In consistence with 2040 Eastvale General Plan, this project is envisioning to transform the 22-acre City owned lot into a community gathering hub that include a 15,000 sf indoor aquatic center, a 20,000 sf to 25,000 sf community center, an event center repurposed from an old residential property, an outdoor amphitheater, park spaces, pickleball courts, dog parks, a skate park, picnic areas, and a Sana Ana River education pond and pier.				
Justification or Significance of Improvement : This project is consistent with the adopted 2040 Eastvale General Plan. This project will directly benefit the health and wellbeing of the residents and its visitors.				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☒ No Funding	

Project Cost Overview

Project Phases/Task		Total Project Cost Estimates
Architect & Eng Serv.[1]	$	6,560,000
Property Acquisition	$	-
Construction Contracts[2]	$	82,000,000
Other Professional Serv.[3]	$	12,300,000
Other Misc Expenses	$	4,100,000
Total Cost	**$**	**104,960,000**
Annual O&M		

Review and Comments:

[1]8% of the total construction cost

[2]Based on $40/ft for site improvements and $1,000/sf for building construction

[3]15% of the total construction cost

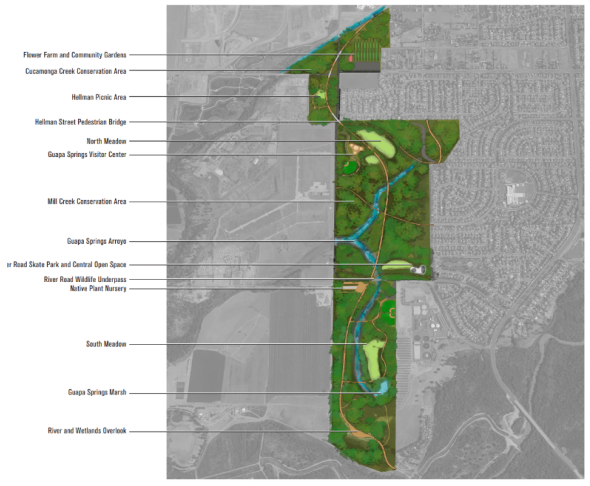
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	OCPW Land Use - Grand Park			
Project Number:	95020			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Area near Hellman Avenue south of Walters St.				
Description of Improvements: OCPW owns a floodplain area near Hellman Avenue, south of Walters Street. The city is requesting land use approval from OCPW to develop a passive park on approximately 200-acre lot. The Grand Park will exhibit Conservation Areas, Picnic Areas, Recreation Areas, and a Visitor Center.				
Justification or Significance of Improvement : Encompassing a variety of restored ecosystems, community spaces and recreation opportunities Eastvale Grand Park will play a role in transforming quality of life for Eastvale residents.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.[1]	$ 12,000,000
Property Acquisition	
Construction Contracts[2]	$ 150,000,000
Other Professional Serv.[3]	$ 22,500,000
Other Misc Expenses	$ 7,500,000
Total Cost	**$ 192,000,000**
Annual O&M	



Review and Comments:

[1]8% of the total construction cost
[2]Based on $750k/acre ($18/sf) from JCSD park fee
[3]15% of the total construction cost
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Santa Ana River Area Passive Park			
Project Number:	95019			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Parcels adjacent to the Santa Ana River				
Description of Improvements: Army Corps of Engineer owns many undeveloped parcels near the Santa Ana River. City is requesting land use from Army Corps of Engineer to construct passive park/trail.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 50,000**
Annual O&M	

Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Medic Squad Replacement			
Project Number:	95016			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: N/A				
Description of Improvements: Replacement funding for the City's two Fire Medic Units (Ambulances), Ford F-250 trucks with service body modifications, cabinets, etc.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☒	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 800,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 800,000**
Annual O&M	

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Truck Purchase			
Project Number:	95015			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: N/A				
Description of Improvements: Purchase of additional fire truck for the new third fire station at Scholar Way and 58th Street to provide more efficient, effective emergency services to the residents. The truck will either be a tractor-drawn or a rear-mount "Quint" style truck (rear-mount style is illustrated below).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☒	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☐	No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.		
Property Acquisition		
Construction Contracts	$	2,700,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,700,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Station			
Project Number:	95013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design build project to construct a Fire Station located in the southeast commerical quadrant of the Leal Master Plan. The project scope includes 12,000 sqaure feet facilitiy and site improvements.				
Justification or Significance of Improvement : The Fire Station (to be operated by the Riverside County/CalFIRE) will provide service to the northern portion of the City of Eastvale within proximity to the Downtown Leal Project and also provide immediate response to the commercial retail/industrial/logistics corridor north of Bellegrave, along and across the I-15 Interstate corridor, as well as the residential neighborhoods and commerical retail/industrial along the Limonite cooridor from Hellman to I-15 Interstate.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	1,021,245
Property Acquisition[1]	$	1,352,650
Construction Contracts[2]	$	14,763,994
Other Professional Serv.[3]	$	752,855
Other Misc Expenses[4]	$	952,624
Total Cost	**$**	**18,843,368**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,639 per acre
[2]Includes estimated building construction cost and 10% contingency based on the contstruction unit cost per sq ft of the City Hall (95011)
[3]Includes project/consulant management, plan check, and geotech
[4]Includes FF&E and AV System

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Smart City Masterplan			
Project Number:	94011			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Develop a feasibility study and master plan for Smart City initiatives to support the pursuit of grant opportunities for construction outlined in the master plan. The feasibility study will define the scope of work, including areas of interest for fiber optic infrastructure, public Wi-Fi, and other related components.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 3, Target F, Goal C			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	150,000
Property Acquisition		
Construction Contracts	$	7,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**7,150,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 2 Collectors			
Project Number:	94007			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 500,000
Property Acquisition	
Construction Contracts	$ 1,500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,000,000**
Annual O&M	

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Street Maintenance: Pot Holes, Deep Patch and Crack Seal			
Project Number:	94004			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Annual program to provide pavement preventative treatment on arterial streets by crack sealing, repairing pot holes and deep patching in difficult locations. This is an ongoing project and will be reappropriated each year as needed. The contractor will be selected by a bidding procedure as needed.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☒ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 50,000**
Annual O&M	

Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Streetlight Installation Project			
Project Number:	93036			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Citywide				
Description of Improvements: Project scope includes design and installation of new streetlights to enhance lighting and safety and retofit existing light fixture to LED.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	25,000
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**50,000**
Annual O&M		

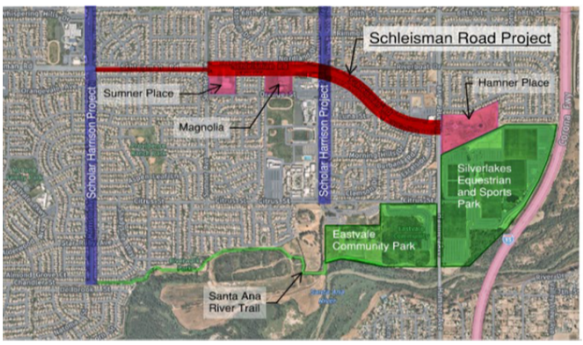
Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Schleisman Road Mobility, Safety and Connectivity Project			
Project Number:	93027			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Schleisman Road between Hamner Avenue and Sumner Avenue				
Description of Improvements: Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities Class I trail/pathways in existing roadway to enhance mobility, safety and connectivity.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	1,000,000
Property Acquisition		
Construction Contracts	$	10,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**11,000,000**
Annual O&M		

Review and Comments:



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Avenue Beautification Project			
Project Number:	92020			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Hamner Avenue between 65th Street and Schleisman Road				
Description of Improvements: Design and install landscape median along Hamner Avenue between 65th Street and Schleisman Road to close the gap of landscape median long Hamner Avenue within the City limits.The project is estimated to start after Hamner Avenue Traffic Signal is synchronized (Project #94007).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	N/A			
Funding Information:	☐	Fully Funded	☒ Partially Funded	☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	200,000
Property Acquisition		
Construction Contracts	$	1,800,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,000,000**
Annual O&M		

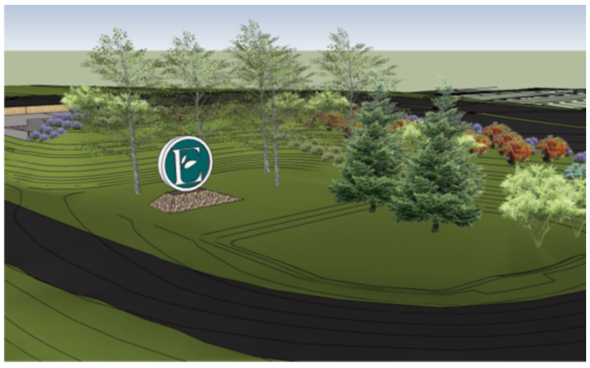
Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Interchange Gateway Feature			
Project Number:	92013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: I-15 Limonite Interchange and Limonite Avenue				
Description of Improvements: Design and construction of an iconic and memorable gateway feature at I-15 Limonite Interchange to brand Eastvale and welcome visitors and residents into the City. See also project# 94010 for Citywide Branding Project as a concurrent project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 85,000
Property Acquisition	
Construction Contracts	$ 350,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 435,000**
Annual O&M	



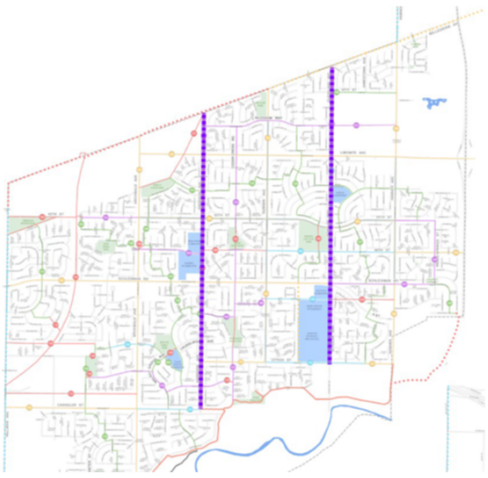
Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Improvement of Bike Network Connectivity			
Project Number:	92012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Scholar Way and Harrison Avenue				
Description of Improvements: Design and construction of nearly 5 miles of Class I trails running along Scholar Way and Harrison Avenue, utilizing excess right-of-way rather than impacting vehicle circulation/travel lanes. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River trail connecting to schools, parks, retail and neighborhoods. The project construction documents have been developed with a budget that is partially funded by ATP. Funding/grant opportunities are to be identified to fund the construction and successfully deliver the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,750,000
Property Acquisition	
Construction Contracts	$ 25,000,000
Other Professional Serv.	$ 2,500,000
Other Misc Expenses	
Total Cost	**$ 29,250,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Americans with Disabilities Act Improvement Project			
Project Number:	91010			
Project Category:	☒	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Annual program to provide improvements focusing on Americans with Disabilities Act (ADA) accessibility, including curb ramps, sidewalks and public facilities throughout the City as identified in the Transition Plan that was adopted in 2024. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Beyond legal obligations, the City is dedicated to creating a more inclusive, accessible, and equitable environment for all individuals through ADA improvement projects.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target D, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 250,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 250,000**
Annual O&M	

Review and Comments:
This is an annual project.

APPENDIX C

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

DESIRABLE PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	SCE Easement Trail Improvement Along 68th Street			
Project Number:	92019			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 68th street between Sumner Avenue and Cedar Creek Rd.				
Description of Improvements: Design and install trail improvement on SCE easement along 68th street between Sumner Avenue and Cedar Creek Rd.Pursue grant opportunities to construct. Cost estimate is to be determined until after right-of-way dedication is completed and feasibility study and preliminary concepts have been determined. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ 40,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 40,000**
Annual O&M	

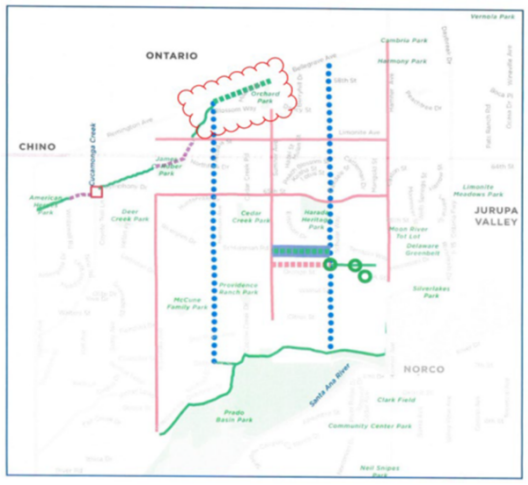
Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Orchard Park to American Heroes Park Trail			
Project Number:	92018			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Bellegrave Ave. from Orchard Park to American Heros				
Description of Improvements: Design and install trail along Bellegrave from Orchard Park to American Heros. Cost estimate is to be determined until the right-of-way acquisition process is completed and feasibility study and preliminary concepts have been determined. City will pursue grant opportunities. General fund is to be used for preliminary feasibility studies. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 100,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	



Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Roadway Vision			
Project Number:	92014			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Conceptual design of trails and/or linear parks within the existing City roadways where there are more than sufficient space to provide safe drive lanes and dedicated space for people to bike and walk. This project includes landscape architectural trail design on all major arterials and collectors. This project will recommence after City completes the design of Improvement of Trail Network Connectivity (Project #92012), Schleisman Trail (Project# 93027), Alternate Drainage Water Quality (Project #93031) and General Plan (Project #94008) to define the City's vision and goal of trails and/or linear parks.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	15,000
Property Acquisition		
Construction Contracts		
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**15,000**
Annual O&M		

Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Battery Backup Systems			
Project Number:	92011			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Eastvale has approximately 77 traffic signals throughout the City, 56 solely maintained by the City and 21 shared by other jurisdictions. Each Battery cell cost roughly about $250, and depending on the type of the battery backup system, some intersections use 4 battiers, and some use 6 batteries. A complete new system is approximately $7,000. A backup system for signals greatly improve traffic safety during power outages. This is an ongoing project.				
Justification or Significance of Improvement : A backup system for signals greatly improve traffic safety during power outages.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.		
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**25,000**
Annual O&M		

Review and Comments:
This is an annual project.

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

CITY OF EASTVALE
12363 LIMONITE AVE
MIRA LOMA, California 91752

Account Number:	5209843
Ad Order Number:	0011740479
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	06/15/2025
Total Amount:	$299.16
Payment Amount:	$0.00
Amount Due:	$299.16
Notice ID:	rTSPudi3XdrhbxUCkOjx
Invoice Text:	NOTICE OF PUBLIC HEARING Notice is hereby given that the Eastvale City Council will hold a public hearing to consider an adoption of a Five-Year Capital Improvement Plan for Fiscal Years 2025/2026 – 2029/2030 in conformance with California Government Code Section 66002. Project Description: The Capital Improvement Plan (CIP) is a planning document used by the City to identify capital improvement needs and to coordinate funding and timing of those needs based on City Council's direction and anticipated funding availability. The CIP includes projects that have been identified as funded, and partially funded for Fiscal Years (FYs) 2025/2026 through 2029/2030 as well as projects anticipated through the build-out of the City. Hearing Date: June 25, 2025, at 6:00 PM (City Council Meeting) Hearing Location: City Council Chamber City of Eastvale 12363 Limonite Avenue, Suite 910 Eastvale, CA 91752 Environmental: Adoption of the resolution is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project. 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 City Clerk at Eastvale City Hall, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. To be presented to the Council at the meeting, all comments made in writing or via e-mail prior to the public hearing must be submitted and received by the City of Eastvale City Clerk no later than Wednesday, June 25, 2025, at 4:00 p.m. Oral and

THE PRESS-ENTERPRISE
KEEP YOUR EYES ON THE 'PRISE
pe.com
The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011740479

FILE NO. 0011740479

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/15/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: June 15, 2025.
At: Riverside, California

Christine Gonzalez
Signature

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Eastvale City Council will hold a public hearing to consider an adoption of a Five-Year Capital Improvement Plan for Fiscal Years 2025/2026 – 2029/2030 in conformance with California Government Code Section 66002.

Project Description: The Capital Improvement Plan (CIP) is a planning document used by the City to identify capital improvement needs and to coordinate funding and timing of those needs based on City Council's direction and anticipated funding availability. The CIP includes projects that have been identified as funded, and partially funded for Fiscal Years (FYs) 2025/2026 through 2029/2030 as well as projects anticipated through the build-out of the City.

Hearing Date: June 25, 2025, at 6:00 PM (City Council Meeting)

Hearing Location: City Council Chamber
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Environmental: Adoption of the resolution is an administrative activity and is exempt from the California Environmental Quality Act (CEQA) because it will not result in direct or indirect physical changes in the environment. Any California Environmental Quality Act (CEQA) requirements will be determined on a project-by-project basis prior to final approval and construction of each project.

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 City Clerk at Eastvale City Hall, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. **To be presented to the Council at the meeting, all comments made in writing or via e-mail prior to the public hearing must be submitted and received by the City of Eastvale City Clerk no later than Wednesday, June 25, 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.

_____
CITY CLERK
Dated: June 15, 2025
The Press-Enterprise
Published: 6/15/25

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
PUBLIC HEARINGS
Agenda Item No. 12.3
June 25, 2025

Adoption of Development Impact Fee Nexus Study and Development Impact Fee Schedule

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council:

1. Conduct Public Hearing and Adopt a Resolution Adopting Development Impact Fees for Park Improvements, Community and Recreation Centers, Library, City Hall, Police Station, and Fire Department Facilities; and Adopting a Nexus Study and Capital Improvement Plan to Support the Development Impact Fees; and
2. Introduce the Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 110.28 (DEVELOPMENT IMPACT FEE PROGRAM) AND SECTION 130.20.020 (PARK AND RECREATION FEES AND DEDICATIONS) OF THE EASTVALE MUNICIPAL CODE.

Summary

A development impact fee (DIF) is a monetary exaction imposed by a local agency on a developer as a condition of approval for new development projects within the agency's borders. The primary policy objective of an impact fee program is to ensure new development pays a fair share toward capital infrastructure associated with growth within the city. The city first established a development impact fee program on April 25, 2012 with the adoption of Ordinance 2012-02. The development impact fees were adopted after a development impact fee nexus study was completed, which calculated and presented fees that enabled the city to expand its inventory of public facilities, as new development creates increases in service demands. The 2012 study and

subsequent fee adoption allowed the city to collect development impact fees for Transportation, Fire Facilities, and Public Facilities under authority granted by the Mitigation Fee Act (the Act), contained in the California Government Code section 66000. As the study is 13 years old, the city entered into an agreement in September 2023 with NBS Government Finance Group (NBS) to conduct a new nexus study for the city's development impact fee program. The new study ensures that a viable nexus exists between future development and its proportionate impact on city infrastructure while considering city growth and infrastructure costs in establishing appropriate fee amounts. Staff from Community Development and Engineering worked in coordination with the Finance Department and the City Attorney to provide information to NBS who completed the study. The study relies on the city's Capital Improvement Plan for information regarding city projects and expected capital costs.

The methods used to calculate impact fees and in-lieu fees in this study are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000-66025).

Background

The Mitigation Fee Act contains requirements for establishing, increasing and imposing impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees and requires annual reports and periodic re-evaluation of impact fee programs. Those administrative requirements are discussed in the implementation chapter of the attached report. The city has annually compiled the required reports and those reports can be found on the city's website.

Facilities Addressed & Major Changes

Existing impact fees consist of Transportation, Fire, and General Public Buildings. Additional information on services associated with these fees are listed below in Table 1.

Table 1: Existing Impact Fee Services Reviewed

Impact Fees	Service Area/Description
Transportation	Road improvements at Hellman Cucamonga Creek Bridge, traffic signals citywide
Fire	Additional Eastvale Fire Station
General Public Buildings	Civic Center and Police Services

The new nexus study considered additional infrastructure and services in addition to the items listed in Table 1. Additional information regarding services associated with the proposed fees are listed below in Table 2.

Table 2: Final Impact Fee Services

Impact Fees	Service Area/Description
Park Improvements	Civic Center Park, Grand Park
Recreation Facilities	Community Center, Aquatic Center, Citrus Reimagined
City Hall	City Hall @ Civic Center

Library	Library @ Civic Center
Police	Police Station @ Civic Center
Fire	Third Fire Station

The major changes incorporated into the fee update include the following:

- Including new facilities and cost estimates for each facility
    - New facilities include Civic Center Park, Grand Park, and Citrus Reimagined (community center and aquatic center)
- Updating facilities included in previous study with current plans and updated project estimates
    - Updated facilities include Library, City Hall, Police Station, and Fire Station
- The update to facilities triggered a change in fee structure, two new fees are proposed (Park Improvement and Community and Recreation Centers), Public Facilities was extended to include libraries and was separated into two fees: Library and City Hall, and Police was also separated from Public Facilities into a separate category
- Current reserve amounts and DIF balances were utilized to offset project costs
- Updated service demand for both fire and police services

Impact Fee Analysis & Methodology

The study utilized future development forecasts based on the Eastvale General Plan through 2040. The analysis for each type of facility addressed in the study is presented in separate chapters. Within each chapter the relationship (nexus) between development and the need for a particular type of facility is defined in a way that allows the impact of additional development on facility needs to be quantified. The impact fees are based on capital costs for facilities and other capital assets needed to mitigate the impacts of additional development. Impact fees may only be used to expand city infrastructure and assets and may not be used for maintenance or operating costs.

Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics of, and planning requirements for, and the type of facility being addressed. To some extent those methods are interchangeable, because they all allocate facility costs in proportion to the needs created by development. Of the calculation methods, this study employed the existing inventory and system plan methods, depending on the particular fee being calculated. The existing inventory method calculates fees so that new development will fund expansion of facilities at the same standard currently used to serve existing development. This method was utilized for both Park Improvements and Recreation Facilities fees. The system plan method calculates fees so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. This method was utilized for Library, City Hall, Police Station, and Fire Department Facilities.

The Mitigation Fee Act requires that findings for the purpose and use of fees and reasonable relationships are established between the use of fees and the subsequent need for facilities and the development on which the fees are imposed. In order to satisfy those requirements, the study must ensure that the “rational nexus” and “rough proportionality” standards are met. For each fee proposed herein, those findings were made. The findings can be found in the attached report within each chapter dedicated to specific facilities and fees.

Results of Study

Based upon the results of the study, calculations were completed for updated or new impact fees for Park Improvements, Community and Recreation Centers, City Hall, Library, Police Station, and Fire Department Facilities. Based on the analysis, fees associated with Transportation were eliminated, as no unfunded major transportation projects expected to be impacted by future development were identified. Proportional costs associated with future infrastructure impacts and current funding levels were used to calculate the full cost of the impact fees presented.

The following tables (Table 3, Table 4, & Table 5) show the results of the updated impact fee calculations:

Table 3: Existing DIF Fees (Adopted 2012)

Impact Fee Type	Residential Single Family	Residential Multi-Family	Commercial	Office	Industrial
Development Units	DU	DU	KSF	KSF	KSF
Public Buildings	$942	$650	$150	$149	$156
Fire	481	332	132	132	137
Transportation	693	487	1,685	373	352
Total Fees	**$2,116**	**$1,469**	**$1,967**	**$654**	**$645**

Table 4: Proposed DIF Fees, Non Residential

Impact Fee Type	Hotel/Motel	Commercial Retail	Business-Professional	Industrial/ Industrial Flex
Development Units	Room	KSF	KSF	KSF
City Hall Impact Fee	$1,497.99	$2,032.71	$1,359.72	$542.52
Police Station Impact Fee	774.94	5,231.64	750.23	115.34
Fire Department Facilities Impact Fee	517.95	1,294.87	362.56	155.38
Total Fees	**$2,790.88**	**$8,559.22**	**$2,472.51**	**$813.24**

Table 5: Proposed DIF Fees, Residential

Impact Fee Type	Residential: <600 Sq Ft	Residential: 600-800 Sq Ft	Residential: >800 - 1,200 Sq Ft	Residential: >1,200 - 1,900 Sq Ft	Residential: >1,900 - 2,300 Sq Ft	Residential: >2,300 Sq Ft
Development Units	DU	DU	DU	DU	DU	DU
Park Improvement Impact Fee	$2,557.50	$3,720.00	$5,115.00	$7,207.50	$9,532.50	$12,322.50
Community & Recreation Centers Impact Fee	532.36	774.34	1,064.72	1,500.29	1,984.25	2,565.01
City Hall Impact Fee	755.40	1,098.76	1,510.80	2,128.86	2,815.58	3,639.66
Library Impact Fee	639.97	930.87	1,279.95	1,803.56	2,385.36	3,083.51
Police Station Impact Fee	800.77	891.18	981.59	1,097.83	1,188.24	1,278.65

Fire Department Facilities Impact Fee	612.96	674.25	735.55	796.84	858.14	919.43
Total Fees	**$5,898.96**	**$8,089.40**	**$10,687.61**	**$14,534.88**	**$18,764.07**	**$23,808.76**

An additional table comparing current fees to proposed fees can be found as attachment 2.

Implementation and Updating Fees

The nexus study must be updated every 8 years, per the Act. However, NBS recommends reviewing the fees annually and adjusted as needed for each category of fees. Staff proposes utilizing the criteria in the Engineering News Record (ENR) Building Cost Index (BCI) and Construction Cost Index (CCI), Los Angeles area for Park Improvements and Community and Recreation Centers fees. This will allow the fees to be updated to reflect the most current cost estimates. The fees may only be adjusted once per fiscal year beginning July 1, 2026. No such adjustment shall be made after July 1, 2033 without first obtaining City Council approval.

Table 6: Update Schedule

Impact Fee Type	Review Period	Proposed Adjustment
Park Improvement	Annual	ENR Building Cost Index & Construction Cost Index
Community and Recreation Centers	Annual	ENR Building Cost Index & Construction Cost Index

Transportation Fees

The previous nexus study for Transportation Fees will be applied to the revenues collected for Transportation. Staff will apply the funding to projects identified in the previous nexus study, the Hellman Avenue Cucamonga Creek Bridge and traffic signalization throughout the city. No current or planned DIF eligible transportation projects were identified as part of the new nexus study nor within the Capital Improvement Budget, as a result the transportation fee was removed from the nexus study and will no longer be assessed.

Final Report

The final report has been modified to incorporate non-substantive changes. The changes ensured that the fee naming convention is consistent throughout the report and reflects the intent of the fees. Primarily "Park Land and Improvement" was changed to reflect "Park Improvement" because during the study it was determined that park land assessments are unnecessary. This change did not change any calculation of the fees, only the naming of the fees. The report was also changed to reflect the new date of June 19, 2025. A clean version of the report is attached as Exhibit A to the resolution under Attachment 1.2. A redline version of the report that shows all the changes made is attached to this staff report as Attachment 1.3.

Quimby Fees

The City's Quimby Ordinance (Section 130.20.020 of the Eastvale Municipal Code) currently provides that when Quimby Fees are to be paid in-lieu of dedication of land for park purposes the fee shall be based on either the fair market value of the land or a fixed fee may be established by the city council. The City does not currently have an adopted fixed fee. Through the course of the nexus study the option of establishing a fixed fee was considered but ultimately was decided against. Quimby Fees will continue to be determined based on fair market value. The proposed Ordinance amends the City's Quimby Ordinance, which has not been comprehensively updated since

incorporation, to remove obsolete provisions and conform to current State law.

Environmental

Government fiscal activities and fee studies 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: 3 | Target #: C | Goal #: H

Ensure revenues align with expenditures.

Ensure that City's infrastructure keeps pace with development and that developers pay their share.

Fiscal Impact

The recommended update of the Development Impact Fees and the city's Quimby ordinance continues to reflect the City Council's strategic direction that new development pays its fair share of the costs for infrastructure and that costs of development in the city do not impact existing residents. Adopting the DIF update does not cause a General Fund impact .

The city has a need of approximately $465 million in infrastructure needs. If impact fees are adopted at full cost, new development would contribute $96 million to projects identified in the nexus study as land is developed throughout the city. The remaining $350 million funding gap will be funded through a combination of reserves, existing DIF balances, General Fund, grants and regional funding, and debt service. The proposed development impact fee schedule will increase projected revenues within the DIF funds, which will be utilized towards the projects mentioned in the report. It should be noted that only Park Improvements and Community and Recreation Centers will be unfunded after the Civic Center construction bid is awarded later this year.

Table 7: Funding Gap

Impact Fee	Total Infrastructure Cost	New Development Contribution via Impact Fee	Funding Gap
Park Improvement	$223,000,000	$39,052,444	$183,947,556
Community & Recreation Centers	40,000,000	7,916,683	32,083,317
City Hall & Library	129,157,757	30,425,047	98,732,710
Police Station	54,016,207	19,020,334	34,995,873
Fire Department Facilities	18,843,368	7,994,717	10,484,651
Total	**$465,017,332**	**$96,414,508**	**$349,759,456**

Prior City Council/Commission Action

City Council adopted Ordinance 2012-02 establishing a development impact fee program on April 25, 2012, with a first reading on April 11, 2012. City Council adopted Resolution 12-15 adopting and levying development impact fees on April 11, 2012. The established DIF program was based on the 2012 nexus study completed by NBS. Development impact fees have not been updated since 2012. City Council approved the professional services contract with NBS for Development Impact Fee Study Services on September 13, 2023.

Attachment(s)

Attachment 1 - Resolution: Development Impact Fee
Attachment 1.1 - Exhibit A to Resolution: Final Nexus Study
Attachment 1.2 - Final Nexus Study Redline Changes
Attachment 1.3 - Exhibit B to Resolution: 5-Year CIP
Attachment 1.4 - Exhibit C to Resolution: DIF Fee Schedule
Attachment 2 - Total Fee Comparison Table
Attachment 3 - Ordinance Amending Chapter 110.28 and Section 130.20.020
Attachment 4 - PowerPoint Presentation

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADOPTING DEVELOPMENT IMPACT FEES FOR PARK IMPROVEMENTS, COMMUNITY AND RECREATION CENTERS, LIBRARY, CITY HALL, POLICE STATION, AND FIRE DEPARTMENT FACILITIES; AND ADOPTING A NEXUS STUDY AND CAPITAL IMPROVEMENT PLAN TO SUPPORT THE DEVELOPMENT IMPACT FEES

WHEREAS, the City is authorized to establish development impact fees to offset the proportionate cost of providing public facilities to serve development projects, and to impose those fees on the owners of those development projects, in accordance the City's authority under California Constitution Article 11, Section 7, and in accordance with the requirements of the "Mitigation Fee Act" (California Government Code Sections 66000 -66025); and

WHEREAS, the City engaged a consultant, NBS Government Finance Group, to prepare a nexus study to evaluate the sufficiency of development impact fees to cover the proportionate cost of impacts from development projects on the City's public facilities, as well as the proportionate benefit received by development projects from the City's public facilities, and that nexus study is entitled "City of Eastvale Development Impact Fee Study Final Report" dated June 19, 2025 (hereinafter "Nexus Study," attached hereto as Exhibit "A," and incorporated herein by reference); and

WHEREAS, the Nexus Study identifies the bases upon which the City has calculated development impact fees identified as Park Improvements Impact Fee, Community and Recreation Centers Impact Fee, Library Impact Fee, City Hall Impact Fee, Police Station Impact Fee, and Fire Department Facilities Impact Fee (collectively "Development Impact Fees" or "DIF"), in compliance with the Mitigation Fee Act, particularly Government Code Section 66016.5; and

WHEREAS, concurrently with the preparation of the Nexus Study, the City prepared the Capital Improvement Plan (attached hereto as Exhibit "B," and incorporated herein by reference) to identify the approximate location, size, time of availability, and estimated costs for the public facilities to be financed with Development Impact Fees, in compliance with Government Code Section 66002 and 66016.5(a)(6); and

WHEREAS, concurrently with the preparation of the Nexus Study, the City undertook a review of the underlying procedures for implementing development impact fees, and there is a separate staff recommendation for City Council to adopt an ordinance to amend Eastvale Municipal Code Chapter 110.28 and 130.20.020 to establish update procedures for implementing, and upon approval by the City Council, the implementation of the Development Impact Fees will be subject to those procedures ; and

WHEREAS, the findings set forth in the Nexus Study for each of the Development Impact Fees

identify the bases for concluding that the proposed Development Impact Fees satisfy the requirements of the Mitigation Fee Act; those findings are incorporated herein by reference; and, for each Development Impact Fee, those findings: (1) identify the purpose of the fee; (2) identify the use of the fee; (3) determine that there is a reasonable relationship between: (a) the use of the fee and the development type on which it is imposed, (b) the need for the public facility and the type of development on which the fee is imposed, and (c) the amount of the fee and the public facility cost attributable to the development type; and (4) identify and explain any differences between existing levels of services provided by public facilities compared to new levels of service supported by Development Impact Fees (in compliance with Government Code Sections 66001(a) and 66016.5; and

WHEREAS, the City has provided required notices of the public hearing at which this Resolution will be considered for adoption by the City Council, in accordance with Government Code Sections 6062a, 66004, 66015, 66016.5(a)(7), and 66018.

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, are material to the adoption of this Resolution, and are incorporated herein by reference.

SECTION 2. NEXUS STUDY AND CAPITAL IMPROVEMENT PLAN. The City Council hereby adopts: (a) the Nexus Study, and (b) the Capital Improvement Plan.

SECTION 3. DEVELOPMENT IMPACT FEES. The City Council hereby adopts the Development Impact Fees in the amounts for each Development Type as set forth on Exhibit "C," attached hereto and incorporated herein by reference. The attached Development Impact Fees include:

(a) Park Improvement Impact Fee;
(b) Community and Recreation Centers Impact Fee;
(c) Library Impact Fee;
(d) City Hall Impact Fee;
(e) Police Station Impact Fee; and
(f) Fire Department Facilities Impact Fee.

SECTION 4. INFLATIONARY ADJUSTMENTS TO DEVELOPMENT IMPACT FEES. The City Council hereby authorizes the City Manager, or authorized designee, to make adjustments to the amount of Park Improvement Development Impact Fee and Community and Recreation Centers Impact Fee to account for inflationary impacts, provided that: (a) the amount of the adjustment shall be in accordance with the criteria set forth in the Engineering News Record ("ENR") building cost index ("BCI") and construction cost index ("CCI"), Los Angeles area; (b) there shall be no more than one adjustment per fiscal year, beginning July 1, 2026; (c) there shall be no such adjustment after July 1, 2033, without obtaining Council approval in

accordance with Government Code Section 66016.5(a)(8); (d) each such adjustment shall be approved in writing with an identification and calculation of the particular dollar amounts of each updated fee, and an identification of the effective date of the adjustment; and (e) the updated fees shall be posted on the City's website.

SECTION 5. EFFECTIVE DATE OF DEVELOPMENT IMPACT FEES. The Development Impact Fees shall be effective on October 13, 2025, in accordance with Government Code Section 66017.

SECTION 6. ENVIRONMENTAL REVIEW. The City Council finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA"). This Resolution is not a project within the meaning of the CEQA Guidelines Section 15378 and 15061(b)(3) as it has no potential for physical effects on the environment because it involves an adoption of Development Impact Fees imposed by the City, does not commit the City to any specific project, and said fees are applicable to future development projects and/or activities, each of which future projects and/or activities will be fully evaluated in full compliance with CEQA when sufficient physical details regarding said projects and/or activities are available to permit meaningful CEQA review (see CEQA Guidelines, Section 15004(b)(1)). Pursuant to CEQA Guidelines section 15378(b)(4), the creation of government funding mechanisms which do not involve any commitment to any specific project which may cause significant effect on the environment, is not defined as a "project" under CEQA. Therefore, approval of the Development Impact Fees is not a "project" for purposes of CEQA, pursuant to CEQA Guidelines, Section 15378(b)(4); and, even if considered a "project" under CEQA, is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that approval of the Development Impact Fees may have a significant effect on the environment.

PASSED, APPROVED AND ADOPTED this 25th day of June, 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

Development Impact Fee Nexus Study
Final Report

June 19, 2025

TABLE OF CONTENTS

Executive Summary **S-1**
Organization of the Report S-1
Development Data S-2
Impact Fee Analysis S-2
Impact Fee Summary S-4
Chapter 1. Introduction **1-1**
Purpose 1-1
Legal Framework for Impact Fees 1-1
Recent Legislation 1-6
Impact Fee Calculation Methodology 1-7
Impact Fees for Accessory Dwelling Units (ADUs) 1-9
Facilities Addressed in this Study 1-9
Chapter 2. Development Data **2-1**
Study Area and Time Frame 2-1
Development Types 2-1
Population Growth 2-5
Units of Development 2-5
Demand Variables 2-5
Demand Factors 2-8
Existing and Future Development 2-10
Growth Potential 2-13
Chapter 3. Park Improvements **3-1**
Background 3-1
Methodology 3-1
Service Area 3-1
Demand Variable 3-1
Level-of-Service Standard 3-2
Existing Level of Service 3-2
Park Improvement Impact Fees per Unit 3-4

Projected Revenue 3-4
Updating the Fees 3-5
Planned Facilities 3-5
Nexus Summary 3-5
Chapter 4. Community and Recreation Centers 4-1
Methodology 4-1
Service Area 4-1
Demand Variable 4-1
Level-of-Service Standard 4-2
Existing Level of Service 4-2
Impact Fees per Unit 4-3
Projected Revenue 4-3
Updating the Fees 4-4
Planned Improvements 4-4
Nexus Summary 4-4
Chapter 5. Library 5-1
Methodology 5-1
Service Area 5-1
Demand Variable 5-1
Level-of-Service Standard 5-1
Planned Library Facility 5-2
Impact Fees per Unit 5-3
Projected Revenue 5-3
Updating the Fees 5-4
Planned Improvements 5-4
Nexus Summary 5-4
Chapter 6. City Hall 6-1
Methodology 6-1
Service Area 6-1
Demand Variable 6-1
Level-of-Service Standard 6-1
Planned City Hall 6-2
Impact Fees per Unit 6-3

Projected Revenue 6-4
Updating the Fees 6-4
Planned Improvements 6-4
Nexus Summary 6-5
Chapter 7. Police Station 7-1
Methodology 7-1
Service Area 7-1
Demand Variable 7-1
Level-of-Service Standard 7-1
Planned Police Station 7-2
Impact Fees per Unit 7-3
Projected Revenue 7-4
Updating the Fees 7-4
Nexus Summary 7-4
Chapter 8. Fire Department Facilties 8-1
Methodology 8-1
Service Area 8-1
Demand Variable 8-1
Level-of-Service Standard 8-1
Existing and Planned Fire Department Facilities 8-3
Impact Fees per Unit 8-5
Projected Revenue 8-6
Updating the Fees 8-8
Planned Improvements 8-8
Nexus Summary 8-8
Chapter 9. Implementation 9-1
Adoption 9-1
Administration 9-1
Requirements Imposed by AB 602 9-6
Training and Public Information 9-7

Appendices

Fee Comparison Appendix A

Executive Summary

The City of Eastvale retained NBS Government Finance Group to prepare this study to analyze the impacts of new development on several types of City capital facilities and to calculate impact fees based on that analysis. The methods used in this study are intended to satisfy all legal requirements of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000 *et seq*.). In particular, this study is intended to address the requirements of an "impact fee nexus study" as set forth in Government Code Section 66016.5.

Organization of the Report

Chapter 1 of this report provides an overview of the legal requirements for establishing and imposing such fees, and methods that can be used to calculate impact fees.

Chapter 2 contains data on existing and future development used in this report.

Chapters 3 through 8 analyze the impacts of development on specific types of facilities and calculate impact fees for those facilities. The facilities addressed in this report are listed by chapter below:

Chapter 3. Park Improvements
Chapter 4. Community and Recreation Centers
Chapter 5. Libraries
Chapter 6. City Hall
Chapter 7. Police Station
Chapter 8. Fire Station

Chapter 9 contains recommendations for adopting and implementing impact fees, including suggested findings to satisfy the requirements of the Mitigation Fee Act.

Appendix A to this report provides a comparison of Eastvale's existing and proposed impact fees to the cities of Chino, Corona, Jurupa Valley, Norco, and Ontario. The purpose of the comparison is to provide a sense of the regional and/or comparable pricing for impact fees, and to use that information to gauge the impact of recommendations for fee adjustments. It should be noted that comparison to other agencies does not provide information about the cost recovery policies or procedures followed in relation to their impact fees. A "market based" decision to price services below the maximum impact fee calculation, is the same as deciding to subsidize that service. Survey efforts are sometimes also non-conclusive for certain fee categories and development types because of varied terminology and approaches to calculating impact fees.

Development Data

Chapter 2 of this report presents estimates of existing development in Eastvale and a forecast of future development through 2040. Chapter 2 also establishes values for factors such as population per unit, service population per unit, and police and fire calls per unit that are used in the impact fee calculations.

It is important to note that because of provisions of AB 602 that were incorporated into California law effective in 2022, impact fee categories for residential development in this study are defined in terms of unit-size categories, broken down by square footage ranges. Prior to the adoption of AB 602 it was common practice to base residential impact fees on unit type categories (e.g., single-family or multi-family units).

Impact Fee Analysis

The impact fee analysis for each type of facility addressed in this report is presented in a separate chapter. In each case, the relationship, or nexus, between development and the need for a particular type of facility is defined in a way that allows the impact of additional development on facility needs to be quantified.

The impact fees are based on capital costs for facilities and other capital assets needed to mitigate the impacts of additional development. Impact fees may not be used for maintenance or operating costs. Impact fees calculated in this study are intended to recover only new development's proportionate share of the cost of facilities. Costs attributable to existing development must be funded by non-impact fee funds. The City has set aside substantial reserves from the General Fund and, for the new fire station, the Fire Fund to cover those costs.

The following paragraphs briefly discuss the methods used to calculate impact fees for each of the facility types addressed in this study.

Parks Improvements. Impact fees for park improvements in Chapter 3 are calculated using the existing inventory method discussed in Chapter 1, which means that impact fees for park improvements are based on the existing level of service for those facilities in the City. The impact fees calculated in Chapter 3 are based on the City's existing level of service in terms of improved park acres per capita of population. The estimated cost per acre for park improvements is used to determine a cost per capita which is then converted into fees per unit of residential development based on the estimated average population per unit for each type of residential development defined in this report. Because added population is associated with new residential development, the park improvement impact fees apply only to residential development.

Community and Recreation Centers. Impact fees for community and recreation centers in Chapter 4 are calculated using the existing inventory method discussed in Chapter 1, which means that impact fees for community and recreation centers are based on the existing level of service for those facilities in the City. The impact of development on the need for those facilities is represented by the added population associated with new residential development. The

existing level of service is defined as the replacement cost of existing facilities per capita of existing population.

The cost per capita is converted into fees per unit of development based on the estimated average population per unit for each type of residential development defined in this report. Because added population is associated with residential development, impact fees for community and recreation centers apply only to new residential development in the City.

Library. The Library impact fees in Chapter 5 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned new library is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The library impact fees are based on new development's proportionate share of the cost of the planned new library at the Civic Center, based on new development's share of the City's 2040 population. The relationship between the estimated cost of the library and the forecasted 2040 population is stated as a cost per capita. The impact fees are calculated as the cost per capita multiplied by the population per unit for each type of residential development defined in this study. Because added population is associated with residential development, the impact fees for the Library apply only to new residential development in the City.

City Hall. The City Hall impact fees in Chapter 6 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned new City Hall is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The impact of new development on the need for City Hall is represented by service population, a weighted composite of resident population and employees of businesses in the City. See Chapter 2 for a more detailed discussion of service population.

The City Hall impact fees are based on new development's proportionate share of the cost of the planned new City Hall based on new development's share of the City's 2040 service population. The relationship between the estimated cost of the new City Hall and the forecasted 2040 service population is stated as a cost per capita of service population. The impact fees are calculated as the cost per capita of service population multiplied by the service population per unit for each type of development defined in this study. The City Hall impact fees apply to all types of new development in the City.

Police Station. The police impact fees in Chapter 7 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned police station is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The impact of new development on the need for the police station is represented by calls for service per year to the Police Department. Police station impact fees are based on new development's proportionate share of the projected number of calls for service per year, which is stated as a cost per call for service.

As part of this study, NBS analyzed the distribution of Police Department calls for service for a full year to determine the average number of calls per unit per year generated by different types

of development. The impact fees are calculated as the cost per call for service multiplied by the calls per unit per year associated with each type of development defined in this study. The police station impact fees apply to all types of new development in the City.

Fire Station. The fire impact fees in Chapter 8 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of both existing and future Fire Department assets serving the City are allocated to both existing and future development in the City. In this case, future development is projected out to 2040.

The impact of development Fire Department facilities, apparatus and equipment is represented in this study by the number of Fire Department calls for service per year generated by development in the City. As part of this study, NBS analyzed the distribution of fire calls for service for a full year to determine the average number of calls per unit per year generated by different types of development.

A cost per call for service per year is calculated by dividing estimated 2040 Fire Department asset costs, in current dollars, by the projected number of calls for service per year generated by development in the City in 2040. Then, an impact fee per unit is calculated by multiplying that cost per call by the number of calls for service per year generated by each category of development defined in this study.

Impact Fee Summary

Table S.1 shows the impact fees calculated in this report. Blank areas in the table indicate that some impact fees are not calculated for non-residential development.

Table S.1: Summary of Development Impact Fees per Unit Calculated in This Study

Development Type	Units [1]	Park Imprvmts	Comm/Rec Centers	Library	City Hall	Police	Fire	**Total**
Residential: <600 Sq. Ft.	DU	2,558	532	640	755	801	613	**$ 5,899**
Residential: 600-800 Sq. Ft.	DU	3,720	774	931	1,099	891	674	**$ 8,089**
Residential: >800-1,200 Sq. Ft.	DU	5,115	1,065	1,280	1,511	982	736	**$ 10,688**
Residential: >1,200-1,900 Sq. Ft.	DU	7,208	1,500	1,804	2,129	1,098	797	**$ 14,535**
Residential: >1,900-2,300 Sq. Ft.	DU	9,533	1,984	2,385	2,816	1,188	858	**$ 18,764**
Residential: >2,300 Sq. Ft.	DU	12,323	2,565	3,084	3,640	1,279	919	**$ 23,809**
Hotel/Motel	Room				1,498	775	518	**$ 2,791**
Commercial Retail	KSF				2,033	5,232	1,295	**$ 8,559**
Business-Professional	KSF				1,360	750	363	**$ 2,473**
Industrial/Industrial Flex	KSF				543	115	155	**$ 813**

[1] DU = dwelling unit; KSF = 1,000 gross square feet of building area; Room = each separately rentable room with a key

Table S.2 shows the City's existing impact fees. Currently, the City charges impact fees for transportation, fire, and general facilities. This study does not address transportation impact

fees. Specific impact fees are calculated in this study for parks, community and recreation centers, City Hall, the library, the police station and the fire station.

Table S.2: Existing Impact Fees From City of Eastvale Fee Schedule

Development Type	Units [1]	General [2]	Fire	**Total**
Residential, Multi-Family	DU	650	332	**$ 982**
Residential, Single-Family	DU	942	481	**$ 1,423**
Commercial Retail	KSF	150	132	**$ 282**
Office/Business Park	KSF	149	132	**$ 281**
Industrial/Industrial Flex	KSF	156	137	**$ 293**

[1] DU = dwelling unit; KSF = 1,000 gross square feet of building area; Room = each separately rentable room with a key

[2] Existing "General" Impact Fee charged by City includes City Hall and Library

Because there are so many differences between the existing and proposed impact fees, in terms of facility types and development types, it is not practical to provide a table comparing the existing and proposed impact fees.

Chapter 1. Introduction

Purpose

The purpose of this study is to analyze the impacts of development on the need for certain capital facilities and other capital assets provided by the City of Eastvale and to calculate impact fees based on that analysis. This report documents the approach, data and methodology used in this study to calculate impact fees.

The methods used to calculate impact fees and in-lieu fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000-66025) and the Quimby Act (Government Code Section 66477), where applicable.

Legal Framework for Impact Fees

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by an attorney and should not be treated as legal advice.

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the 5th Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against "regulatory takings." Generally, a regulatory taking occurs when regulations unreasonably deprive landowners of property rights protected by the Constitution.

In two landmark cases dealing with exactions, the U. S. Supreme Court identified the legal standard applied to a government agency when requiring the dedication of land or an interest in land as a condition of development approval or imposing ad hoc exactions as a condition of approval on a single development project. To meet that standard, the agency must demonstrate an "essential nexus" between such exactions and the interest being protected (See Nollan v. California Coastal Commission, 1987) and make an "individualized determination" that the exaction imposed is "roughly proportional" to the burden created by development (See Dolan v. City of Tigard, 1994).

In April 2024, the U. S. Supreme Court ruled in Sheetz v. County of El Dorado, that legislatively adopted impact fees must also consider the 5th Amendment limitations to avoid a "taking" of private property. The Court in Sheetz recognized that the "degree of specificity" for a legislatively enacted impact fee on a class of properties may differ from the site-specific individualized determination that is needed when imposing a fee on a particular project.

In this study, the methods used to calculate impact fees quantify the impacts of different types of development on various types of facilities based on demand variables that represent the service demand generated by each type of development.

Defining "Nexus." The nexus required to justify exactions and impact fees can be thought of as having the three elements discussed below. We think proportionality is logically included as one element of that nexus, even though it was discussed separately in Dolan v. Tigard. The elements of the nexus discussed below mirror the three "reasonable relationship" findings required by the Mitigation Fee Act for establishment and imposition of impact fees.

Need or Impact. Development must create a need for the public facilities to be funded by impact fees. All new development in a community creates additional demands on some or all public facilities provided by local government. If the capacity of facilities is not increased to satisfy the additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is related to the development project subject to the fees.

The Nollan decision reinforced the principle that development exactions may be used only to mitigate impacts created by the development projects upon which they are imposed. In this study, the impact of development on facility needs is analyzed in terms of quantifiable relationships between various types of development and the demand for public facilities based on applicable level-of-service standards. This report contains all of the information needed to demonstrate compliance with this element of the nexus.

Benefit. Development must benefit from facilities funded by impact fees. With respect to the benefit relationship, the most basic requirement is that facilities funded by impact fees be available to serve the development paying the fees. A sufficient benefit relationship also requires that impact fee revenues be segregated from other funds and expended in a timely manner on the facilities for which the fees were charged. Nothing in the U.S. Constitution or California law requires that facilities paid for with impact fee revenues be available exclusively to development projects paying the fees.

Procedures for earmarking and expenditure of fee revenues are mandated by the Mitigation Fee Act, as are procedures to ensure that the fees are either expended in a timely manner or refunded. Those requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, over time, procedural issues as well as substantive issues can come into play with respect to the benefit element of the nexus.

Proportionality. Impact fees must be proportional to the impact created by a particular development project. Proportionality in impact fees depends on properly identifying development-related facility costs and calculating the fees in such a way that those costs are allocated in proportion to the facility needs created by different types and amounts of development. The section on impact fee methodology, below, describes methods used to allocate facility costs and calculate impact fees that meet the proportionality standard.

California Constitution. The California Constitution grants broad police power to local governments, including the authority to regulate land use and development. The police power is an important source of authority for local governments in California to impose impact fees on development. Some impact fees have been challenged on grounds that they are special taxes imposed without voter approval in violation of Article XIIIA. However, that objection is valid only if the fees charged to a project exceed the cost of providing facilities needed to serve the project. In that case, the fees would also run afoul of the U. S. Constitution and the Mitigation Fee Act.

Articles XIIIC and XIIID, added to the California Constitution by Proposition 218 in 1996, establish procedures public agencies are required to follow for some "property-related fees," but exempt "the imposition of fees or charges, as a condition of property development." Thus, impact fees that comply with the requirements of the Mitigation Fee Act are exempt from those requirements.

The Mitigation Fee Act. California's impact fee statute originated in Assembly Bill 1600 during the 1987 session of the Legislature and took effect in January 1989. AB 1600 added several sections to the Government Code, beginning with Section 66000. Since that time, the impact fee statute has been amended from time to time, and in 1997 was officially titled the "Mitigation Fee Act." Unless otherwise noted, code sections referenced in this report are from the Government Code.

The Mitigation Fee Act does not limit the types of capital improvements for which impact fees may be charged. It defines public facilities very broadly to include "public improvements, public services and community amenities." Although the issue is not specifically addressed in the Mitigation Fee Act, it is clear both in case law and statute (see Government Code Section 65913.8) that impact fees may not be used to pay for ongoing maintenance or operating costs. Consequently, the fees calculated in this report are based on the cost of capital assets only.

The Mitigation Fee Act does not use the term "mitigation fee" except in its official title. Nor does it use the common term "impact fee." The Act simply uses the word "fee," which is defined as "a monetary exaction, other than a tax or special assessment…that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project …."

To avoid confusion with other types of fees, this report uses the widely accepted term "impact fee" which should be understood to mean "fee" as defined in the Mitigation Fee Act.

The Mitigation Fee Act contains requirements for establishing, increasing and imposing impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees and requires annual reports and periodic re-evaluation of impact fee programs. Those administrative requirements are discussed in the implementation chapter of this report.

Required Findings. Section 66001 (a) requires that an agency establishing, increasing or imposing impact fees, must make findings to:

1. Identify the purpose of the fee
2. Identify the use of the fee; and
3. Determine that there is a reasonable relationship between the use of the fee and the development type on which it is imposed
4. Determine that there is a reasonable relationship between the need for the facility and the type of development on which the fee is imposed

In addition, Section 66001 (b) requires that in any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. The requirements outlined above are discussed in more detail below.

Identifying the Purpose of the Fees. The broad purpose of impact fees is to protect public health, safety and general welfare by providing for adequate public facilities. The specific purpose of the fees calculated in this study is to fund acquisition or construction of certain capital assets that will be needed to mitigate the impacts of planned new development on City facilities, and to maintain an acceptable level of public services as the City grows.

This report recommends that findings regarding the purpose of an impact fee should define the purpose broadly, as providing for the funding of adequate public facilities to serve additional development.

Identifying the Use of the Fees. According to Section 66001(a)(2), if a fee is used to finance public facilities, those facilities must be identified. A capital improvement plan may be used for that purpose but is not mandatory if the facilities are identified in a General Plan, a Specific Plan, or in other public documents. Section 66002 (b) requires that if a capital improvement plan is used to identify the facilities, it must be updated annually.

However, a new provision in Section 66016.5, which was added by AB 602 in 2021, requires that large jurisdictions adopt a capital improvement plan as part of an impact fee study. That requirement applies to impact fee studies adopted after January 1, 2022. “Large jurisdiction” means a county of 250,000 or more or any city within that county. The statute does not provide any detail about what must be included in the capital improvement plan or how it should relate to the impact fee study.

That new requirement of Section 66016.5 is in addition to the existing provisions of Section 66001(a)(2) (which allows a public agency to use a capital improvement plan to identify the use of a fee) and Section 66002(b) (which requires a public agency that relies on a capital improvement plan as a part of a fee justification to update the plan annually).

Reasonable Relationship Requirement. As discussed above, Section 66001 requires that, for fees subject to its provisions, a "reasonable relationship" must be demonstrated between:

1. the use of the fee and the type of development on which it is imposed;
2. the need for a public facility and the type of development on which a fee is imposed; and,
3. the amount of the fee and the facility cost attributable to the development on which the fee is imposed.

For the third requirement in that list, there are open legal questions regarding the level of detail required for a legislatively adopted fee schedule as compared to an "ad hoc" imposition of a fee on a development project. However, it is reasonable to assume that all three are part of a complete "nexus" or "reasonable relationship" framework. Impact fees calculated in this report are based on a proportional allocation of eligible costs to various types of development.

Development Agreements and Reimbursement Agreements. The requirements of the Mitigation Fee Act do not apply to fees collected under development agreements (see Govt. Code Section 66000) or reimbursement agreements (see Govt. Code Section 66003). The same is true of fees in lieu of park land dedication imposed under the Quimby Act (see Govt. Code Section 66477).

Existing Deficiencies. In 2006, Section 66001(g) was added to the Mitigation Fee Act (by AB 2751) to clarify that impact fees "shall not include costs attributable to existing deficiencies in public facilities,…" The legislature's intent in adopting this amendment, as stated in the bill, was to codify the holdings of Bixel v. City of Los Angeles (1989), Rohn v. City of Visalia (1989), and Shapell Industries Inc. v. Governing Board (1991).

That amendment does not appear to be a substantive change. It is widely understood that other provisions of law make it improper for impact fees to include costs for correcting existing deficiencies.

However, Section 66001(g) also states that impact fees "may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan." (Emphasis added.)

Impact Fees for Existing Facilities. Impact fees may be used to recover costs for existing facilities to the extent that those facilities are needed to serve additional development and have the capacity to do so. In other words, it must be possible to show that fees used to pay for existing facilities meet the need and benefit elements of the nexus. As a practical matter, such fees are difficult to implement unless the fees can be used to repay outstanding debt related to the facilities in question.

Recent Legislation

Several new laws enacted by the State of California since 2019 to facilitate development of affordable housing bear on the implementation of impact fees calculated in this study. Below are brief overviews of some key bills passed since 2019.

SB 330 – The Housing Crisis Act of 2019. Amendments to existing law contained in SB 330 prohibit the imposition of new approval requirements on a housing development project once a preliminary application has been submitted. That provision applies to increases in impact fees and in-lieu fees, except when the resolution or ordinance establishing the fee authorizes automatic, inflationary adjustments to the fee or exaction.

AB 1483 – Housing Data: Collection and Reporting. AB 1483 requires that a city, county or special district must post on its website a current schedule of its fees and exactions, as well as associated nexus studies and annual reports. Updates must be posted within 30 days.

SB 13 – Accessory Dwelling Units. SB 13 prohibits the imposition of impact fees on accessory dwelling units (ADUs) smaller than 750 square feet and provides that impact fees for ADUs of 750 square feet or more must be proportional to the square footage of the primary dwelling unit. The proportionality requirement means that impact fees for ADUs of 750 square feet or more must be calculated on a case-by-case basis during the approval process.

Existing law requires a water or sewer connection fee or capacity charge for an accessory dwelling unit requiring a new or separate utility connection to be based on either the accessory dwelling unit's size or the number of its plumbing fixtures. SB 13 revises the basis for calculating the connection fee or capacity charge to either the accessory dwelling unit's square feet or the number of its drainage fixture units.

AB 602 – Amendments to the Planning and Land Use Law and the Mitigation Fee Act. AB 602, which was passed and signed in 2021, adds section 65940.1 to the Planning and Land Use Law requiring cities, counties and special districts that have internet websites to post schedules of fees, exactions and affordability requirements, annual fee reports, and an archive of nexus studies on that website, and to update that information within 30 days after any changes.

AB 602 also adds Section 66016.5 to the Mitigation Fee Act imposing several new requirements for impact fees that went into effect in 2022, including:

- A nexus study must identify the existing level of service for each facility, identify the proposed new level of service (if any), and explain why the new level of service is appropriate.
- If a nexus study supports an increase in an existing fee the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (counties over 250,000 and cities within those counties) must adopt a capital improvement plan as part of the nexus study.

- All impact fee nexus studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin and impact fee nexus study of the date of the hearing.
- Nexus studies shall be updated at least every eight years, from the period beginning on January 1, 2022.
- A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the development. A nexus study is not required to comply with this requirement if the local agency makes certain findings specified in the law. A local agency that imposes a fee proportionately to the square footage of units in the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.
- Authorizes any member of the public, including an applicant for a development project, to submit evidence that impact fees proposed by an agency fail to comply with the Mitigation Fee Act, and requires the legislative body of the agency to consider such evidence and adjust the proposed fee if deemed necessary.

AB 516 – Amendments to the Mitigation Fee Act. AB 516, which took effect on January 1, 2024, amends Government Code Section 66006 to add certain requirements to the annual reports mandated by that section. Specifically, Section 66006 now requires that:

- Annual reports indicate whether construction on public improvements identified in previous annual reports began on the approximate date shown in the previous annual report; and,
- If a project failed to start construction on schedule, the annual report must explain the reason for the delay and provide a revised approximate date when construction will begin.

AB 516 also amends Section 66023 to provide that when a person requests an audit of a fee or charge levied by a local agency, that audit may address when revenue generated by that fee or charge is scheduled to be expended, and when the public improvement to be funded by that fee or charge is scheduled to be completed. Prior to this amendment, the only stated purpose of such an audit was to determine whether such a fee or charge exceeds the amount reasonably necessary to cover the cost of any product, public facility or service provided by the local agency.

Impact Fee Calculation Methodology

The methods used to calculate impact fees in this study are designed to comply with all of the legal requirements discussed earlier in this chapter. Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics of, and planning requirements for, the type of facility being addressed. To

some extent those methods are interchangeable, because they all allocate facility costs in proportion to the needs created by development.

Allocating facility costs to various types and amounts of development is central to all methods of impact fee calculation. Costs are allocated by means of formulas that quantify the relationship between development and the need for facilities. In a cost allocation formula, the impact of development is represented by some attribute of development such as added population or added vehicle trips that represent the impacts created by different types and amounts of development.

Although it is not mandatory, this study adopts the nomenclature used in the Impact Fee Nexus Study Templates prepared by the Terner Center for Housing Innovation at UC Berkeley to describe impact fee calculation methods. Those templates were prepared for The California Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code and are cited in AB 602.

Planned Facility Method. With this method, impact fees are calculated so that new development will pay for the planned expansion of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the cost of planned facilities is divided by the amount of demand that will be created by new development. The impact fees depend on the cost of planned future facilities and a plan for future development, so the fees should be recalculated if facility plans or development plans change.

Existing Inventory Method. With this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. To calculate the cost per unit of demand, the value of existing facilities is divided by the amount of demand associated with existing development. This method allows impact fees to be calculated without a list of planned facilities, but such a list is required by AB 602 as part of a Capital Improvement Plan that must be adopted with any new impact fee nexus study. This approach can be used to calculate impact fees for many types of public facilities but is usually not appropriate for facilities such as transportation improvements or water, wastewater or drainage systems where improvement needs must be determined by engineering analysis.

System Plan Method. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development. This approach is especially appropriate for impact fees for fire protection and EMS facilities because new facilities must be planned to integrate geographically with existing facilities.

Impact Fees for Accessory Dwelling Units (ADUs)

SB 477, enacted in 2024, relocated and consolidated California's ADU laws into a new Government Code Chapter (Chapter 13, Division 1, Title 7). As mentioned earlier, recent amendments to ADU law provide that impact fees may not be imposed on ADUs smaller than 750 square feet and establish the following requirement for impact fees imposed on ADUs of 750 square feet or more:

> "Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit."

Since the impact fees described in this report will be imposed on all residential development projects based on unit size in square feet (using tiered ranges of square footage), the fee imposed on an ADU will be proportionate to the size of any primary unit.

Facilities Addressed in this Study

Impact/in-lieu fees for the following types of facilities are addressed in this report:

- Park Improvements
- Recreation Facilities
- Library
- General Government Facilities
- Police Facilities
- Fire Facilities

Each of those facilities is addressed in a separate chapter of this report, beginning with Chapter 3. Chapter 2 contains data on existing and future development used in the impact fee analysis.

Chapter 2. Development Data

This chapter presents data on existing and future development that will be used to calculate impact fees in subsequent chapters of this report.

The information in this chapter may be used to establish levels of service, analyze facility needs, and allocate the cost of capital facilities among various types of development.

Development data presented in this chapter are based on information from the City of Eastvale Community Development Department, the U.S. Census Bureau and the American Community Survey (ACS), and the California Department of Finance (DOF) Demographic Research Unit.

Study Area and Time Frame

The study area for this study is the City of Eastvale. The timeframe for this study extends from the present time to 2040. Although the future development projected in this chapter is expected to occur by 2040, the actual timing of development cannot be predicted with certainty. The impact fee calculations in this report do not depend on when development occurs.

Development Types

The development types for which impact fees are calculated in this study are listed below. Impact fees calculated in this report are intended to be applied based on actual land uses rather than zoning or general plan land use designations. For mixed use development projects, impact fees should be applied to each type of development within the project, consistent with the number of units of development of each type within the project.

Residential Development. Traditionally, impact fees for residential development are based on unit types such as single-family, multi-family and mobile home units. However, Government Code Section 66016.5(a)(5)(A) which was added to the Mitigation Fee Act by AB 602 in 2021 contains the following requirement:

> "A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development"

But that requirement is not absolute. Section 66016.5(a)(5)(B) provides that a nexus study is not required to comply with Section 66016.5(a)(5)(A) if the local agency makes a finding that includes all of the following:

1. An explanation as to why square footage is not the appropriate metric to calculate fees imposed on a housing development project.

2. An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden imposed by the development.
3. That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees

The proportionality requirement in Section 66016.5(a)(5)(A) is commonly interpreted to mean that impact fees must have a linear relationship to unit square footage. That means the fees must increase by the same amount for every added square foot of unit size. Such a fee structure results in impact fees that are necessarily five times as high for a 3,000 square-foot single-family unit as for a 600 square apartment. That type of fee structure is justified only if the actual impact of a 3,000 square-foot unit is five times greater than the impact of a 600 square-foot unit.

Otherwise, the impact fees could violate the "rough proportionality" requirement set forth in the U. S. Supreme Court in Dolan v. Tigard [512 U. S. 374 (1994)]. The recent U. S. Supreme Court decision in Sheetz v. County of El Dorado [601 U. S. 267--- (2024)] made clear that Dolan applies to all impact fees, whether they are applied ad hoc or legislatively adopted.

This study uses several attributes of development, including added population, added police calls for service per year and added fire calls for service per year, to represent the impact of new development on different types of City facilities. We use those attributes to represent the demand created by various types of development for public services and the capital facilities and other capital assets needed to support those services.

What we see in analyzing patterns of service demand is that the relationship between unit size and service demand doesn't conform to a linear model. While the potential for added population may be five times as great for the largest residential units compared with the smallest units, that increase is not linear. In the real world, population per unit does not increase in a tiny increment for each added square foot. It increases in a stairstep fashion, jumping from one person to two persons to three persons per unit and so on.

It is not feasible to get specific data on police and fire calls by unit size, but in our experience, there is typically not a large difference in the average number of police and fire calls-per-unit-per-year generated by single-family as opposed to multi-family residential units. So, a fee structure that results in large units paying five times as much as small units would appear disproportionate to the actual demand created by units of different sizes.

This study breaks down residential development into tiered square-feet-per-unit ranges and calculates an impact fee for each range or category. That approach allows impact fees to be graduated by unit size while avoiding the distortions that result from a rigid, fixed fee per square foot approach, and while respecting the need for rough proportionality between the fees and the impact of development as set forth in Dolan v. Tigard.

Based on the foregoing discussion, we propose that the Eastvale City Council adopt the following findings pursuant to Government Code Section 66016.5(a)(5)(B) to justify the use of tiered square

footage ranges for residential development in this study rather than a fixed fee-per-square-foot approach:

1. A fixed fee-per-square-foot approach is not the appropriate metric to calculate the fees analyzed in this study since it would not reflect the actual impact of different-sized residential units on the facilities addressed in this study and would not meet the rough proportionality standard set forth in Dolan v. Tigard.
2. An alternative basis of calculating the fees, using tiered square footage ranges rather than a fixed fee per square foot approach, better reflects the reasonable relationship between the fees charged and the actual burden imposed by the development.
3. Calculating impact fees for tiered square footage ranges rather than a fixed fee per square foot still ensures that smaller developments are not charged disproportionate fees because that approach allows the impact fees to be tailored to the actual impacts created by smaller developments, while protecting larger units from excessive fees.

As discussed above, residential development categories are defined in this study by ranges of unit sizes rather than by unit types (e.g., single-family or multi-family) as is the case for the City's existing impact fees. Unit-size ranges used to define residential development in this study are listed below.

- Residential <600 Square Feet per Unit
- Residential >600-800 Square Feet per Unit
- Residential >800-1,200 Square Feet per Unit
- Residential <1,200-1,900 Square Feet per Unit
- Residential >1,900-2,300 Square Feet per Unit
- Residential >2,300 Square Feet per Unit

Each of these unit-size ranges is typical of units with a certain number of bedrooms, ranging from studio apartments up to single-family units with five or more bedrooms. The residential development categories used in this study are based on unit size and do not distinguish by unit type (e.g., single-family or multi-family).

Non-Residential Development. Non-residential development types used in this study are:

- **Hotel/Motel.** This category encompasses hotels, motels and similar lodging uses.
- **Commercial-Retail.** This category includes retail commercial and commercial services including restaurants and commercial recreation, but excludes hotels, motels and lodging uses which are included in a separate category.
- **Business-Professional.** This category includes general office uses and research and development facilities.

- **Industrial-Industrial Flex.** This category includes development designed to accommodate a range of light industrial uses, including warehouses and distribution facilities with office space, light manufacturing and processing and some limited commercial uses.
- **Public Facilities.** This category includes government buildings and other public or quasi-public facilities, but excluding public schools which are addressed in a separate category below.
- **K-12 Schools.** This category includes public schools from kindergarten through high school.
- **Parks.** This category includes public parks and other public recreational facilities.

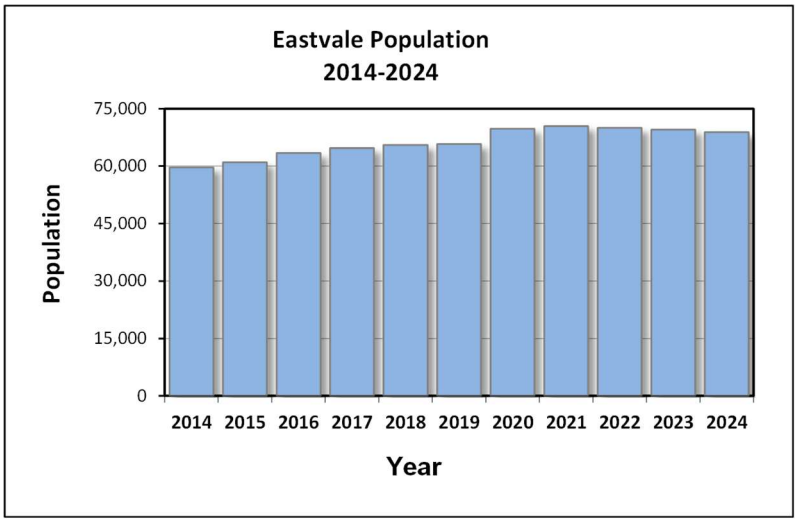
It should be noted that the Public Facilities, K-12 Schools and Parks categories are included in this study to account for the impacts they create on certain types of facilities. However, this study does not actually calculate impact fees for those categories because, in most cases, the City either lacks the authority to impose those fees, or in the case of City facilities, the City would be charging itself. Therefore, the City will be required to rely on general purpose funding sources other than impact fees to fund the costs of those impacts.

Other Development Types. Certain types of development, such as churches, hospitals and private schools, do not fit neatly into any of the categories listed above. Those developments are not legally exempt from impact fees, but no fee is calculated in this study for such uses. Fees for such projects can be calculated on an individual basis by considering factors such as service population or police and fire calls that will be generated by a proposed project and applying those factors to the cost per capita or cost per call shown in each impact fee chapter in this report.

Population Growth

The chart at right shows the California Department of Finance (DOF) official January 1 population estimates for the City of Eastvale for the years from 2014 through 2024, except for the 2020 population which is based on the 2020 Census count.

This chart shows a steady increase in Eastvale's population from 2014 to 2021, averaging about 2% per year. Since 2021, estimated population growth has been slightly negative.



Units of Development

In this study, quantities of existing and planned development are measured in terms of certain units of development. Those units are discussed below.

Dwelling Units. Residential development is measured in terms of dwelling units (DUs) and are grouped into unit-size ranges. Residential impact fees vary by unit size.

Building Area. Several types of non-residential development in this study are measured in terms of building area, in thousands of square feet, denoted as KSF.

Rooms. Development in the Hotel/Motel category is measured in terms of rooms, meaning the number of guest rooms or suites. A room is defined as each separately rentable room with a key"

Students. For the K-12 Public Schools category, development is measured in terms of the number of students.

Acres. Public parks and other public recreation facilities are measured in terms of acres.

Demand Variables

In calculating impact fees, the relationship between facility needs and development must be quantified in cost allocation formulas. Certain measurable attributes of development such as population or police and fire department calls for service are used in those formulas to reflect the impact of different types and amounts of development on the demand for specific public services and the facilities that support those services.

Those attributes are referred to in this study as "demand variables." Demand variables are selected either because they directly measure service demand created by various types of development, or because they are reasonably correlated with that demand.

For example, the service standard for parks in a community is typically defined as a ratio of park acreage to population. As population grows, more parks are needed to maintain the desired standard. Logically, then, population is an appropriate yardstick, or demand variable, for measuring the impacts of development on the need for additional parks.

Each demand variable has a specific value for each type of development. Those values are referred to in this report as "demand factors." For example, whereas the demand variable is "population," the demand factor for each residential unit size category used in this study is the estimated population per unit for that category.

Specific demand variables used in this study are discussed below. The values of demand factors used in this report are shown in Table 2.1 on page 2-8.

Population. Population, which refers to residents of the City, is used as a demand variable to calculate impact fees for facilities like parks that are intended to serve residents of the City. Resident population is tied to residential development, so this variable reflects no demand from non-residential development.

Service Population. Some types of City facilities are impacted by both residential and non-residential development so population alone does not represent all of the impacts of development on those facilities. Where the impact of development cannot be measured by specific demand variables such as vehicles trips or police or fire calls for service, a variable called service population is commonly used to represent the impact of development. An example would be general government facilities like City Hall.

Service population is a composite variable that includes both residents of the City and employees of businesses in the City. Resident population is included to represent the impacts of residential development. Employees are included to represent the impacts of non-residential uses, such as commercial, office and industrial development.

Because the impact of one new resident is not necessarily the same as the impact of one new employee, various components of the service population are weighted to reflect their relative impacts on demand for certain types of facilities.

Service population is intended to approximate the number of people creating the demand for service on an average day. It is difficult to estimate that number precisely for several reasons. Some residents work in the City, some residents commute to work outside the City, and some residents don't work at paid jobs. In addition, non-residents may be present in the City for work, shopping, recreation, or any number of other reasons.

In this study, residents are assigned a weight of 1.0. Our estimate of the average number of hours per week that residents spend in the City is based in part on an analysis of Census Bureau data

on how many residents work in the city and how many commute to work outside the City. In addition, we assume the average resident spends eight hours a week outside the City for activities like shopping and recreation.

Census Bureau American Community Survey (ACS) data for 2022 show that about 60% of Eastvale residents between ages 16 and 64 are employed and that about 77% of employed residents work outside the City.

Assuming that out-commuters spend 47.5 hours a week (9.5 hours per day) outside the City for work and commuting, and that all residents spend an average of eight hours a week outside the City for shopping and recreation leads us to the conclusion that out-commuters spend an average of 112.5 (168 - 47.5 - 8 = 112.5) hours per week in the City. Assuming other residents spend 160 (168 - 8 = 160) hours per week in the City, the weighted average for all residents is 142.2 hours per week in the City. Dividing that number by 168 hours per week gives us a weight of 0.846 for all residents (population) of the City.

Service population weights for employees associated with different types of development are based on estimates of the number of hours per week businesses of a certain type are in operation. This study assumes that retail and service commercial businesses operate 12 hours a day, 7 days a week (84 hours). For professional offices, industrial uses and public facilities, that number is estimated to be 45 hours (9 hours a day, 5 days a week). The weights assigned to employees of businesses associated with various types of non-residential development are based on the hours per week of operation divided by 168 total hours per week. The hours per week for each development as well as the weighting factor for each type of development are shown in Exhibit 2A, below. It should be noted that since all students in the K-12 Schools category are assumed to be residents of the City, the non-residential service population weight for that category is zero.

The service population weights shown in Exhibit 2A are intended to allow a balanced allocation of costs among non-residential development types. However, a comparison of the residential and non-residential shares of service population resulting from that allocation indicates that it likely underrepresents the demand created by non-residential development, so a factor of 2.5 is applied to all non-residential service population weights, which brings the non-residential share of service population to 18.9% of total service population.

Finally, for simplicity, all of the service population base weights are normalized by dividing them by residential base weight of 0.846 so that the normalized weight for population equals 1.0 and weight for each of the non-residential components is increased proportionately. The resulting service population weights are shown in Exhibit 2A. Service population per unit factors based on the normalized service population weights and population or employees per unit are shown in Table 2.1.

Exhibit 2A: Service Population Weights

Development Type	Avg Hrs per Wk	Total Hrs per Week	Base Svc Pop Weight [1]	Scaling Factor [2]	Scaled Svc Pop Weight [3]	Normalized Svc Pop Wt [4]
Residential	142.0	168.0	0.845	1.00	0.845	1.000
Commercial Retail	84.0	168.0	0.500	2.50	1.250	1.479
Business-Professional	45.0	168.0	0.268	2.50	0.670	0.792
Industrial/Industrial Flex	45.0	168.0	0.268	2.50	0.670	0.792
Public Facilities	45.0	168.0	0.268	2.50	0.670	0.792

[1] Base service population weight = average hours per week / total hours per week

[2] Scaling factor is used to bring non-residential service population into alignment with non-residential demand for City services; see text for further discussion

[3] Scaled service population weight = base service population weight X scaling factor

[4] Service population weight normalized to residential service population weight = scaled scaled population weight / residential service population weight

Police and Fire Calls for Service. The impact of development on the City's police and fire facilities is measured by the number of calls for service per unit per year by development type. Those calls-for-service-per-unit factors are calculated using a random sample of calls for service for a one-year period to determine the distribution of calls by development type. Then the number of calls per year for each type of development is divided by the number of existing units for that type of development to arrive at calls-per-unit-per-year factors. In this study, data for police and fire calls for service were for calendar year 2023. The police and fire calls-for-service factors for each type of development defined in this study are shown in Table 2.1.

Demand Factors

Exhibit 2B shows how population per unit factors were estimated for residential unit size categories used in this study. The Census Bureau and California Department of Finance collect data on population per unit, by unit type (single-family, multi-family, mobile home) rather than by unit size. Based on the City's documentation of findings (summarized above), in response to the California Mitigation Fee Act default standard of calculating fees based on square footage of units in a development, we must estimate the population per unit for each of the unit size categories used in this study.

The population-per-unit factors for the unit size categories used in this study are shown in Exhibit 2B. Those factors were estimated by NBS using data on the distribution of units by number of bedrooms from American Community Survey (ACS) Table B25041. The estimated population per unit for each unit-size category is adjusted so that the total population and average population per unit approximately equal the total population and average population per unit from the known data. The results are cross-checked with data on the distribution of household population from ACS Table 25009.

Exhibit 2B: Population per Unit by Unit Size

Unit Size in Sq Ft [1]	No. of Bedrms	No. of Units [2]	% of Units	Est Pop per Unit [3]	Adjusted Pop [4]
<600	0	0	0.0%	1.10	0
600-800	1	0	0.0%	1.60	0
>800 - 1,200	2	2,498	14.1%	2.20	5,495
>1,200 - 1,900	3	3,957	22.3%	3.10	12,268
>1,900 - 2,300	4	7,015	39.5%	4.10	28,760
>2,300	5+	4,273	24.1%	5.30	22,648
Total/Average		17,743	100.0%	3.90	69,170

[1] Estimated square-feet-per-unit ranges based on number of bedrooms

[2] Distribution of units by number of bedrooms from American Community Survey Table B25041, 2022 1-Year Estimate

[3] Estimated population per unit by NBS

[4] Adjusted population = number of units X estimated population per unit

Note that in Exhibit 2B, no units are shown for the two smallest unit size categories. That is because the source data showed no existing units in those unit-size categories. However, a population per unit is estimated for those categories because units in those categories may be constructed in the future.

Factors shown in Table 2.1 are population per unit for residential unit-size categories and employees per unit for various types of non-residential development, as well as service population per unit, and police and fire calls per unit per year for all types of development defined in this study.

Table 2.1: Demand Factors

Development Type [1]	Unit Type [2]	Pop per Unit [3]	Empl per Unit [4]	Svc Pop per Unit [5]	Police Calls per Unit [6]	Fire Calls per Unit [7]
Residential: <600 Sq. Ft.	DU	1.10		1.10	0.620	0.100
Residential: 600-800 Sq. Ft.	DU	1.60		1.60	0.690	0.110
Residential: >800-1,200 Sq. Ft.	DU	2.20		2.20	0.760	0.120
Residential: >1,200-1,900 Sq. Ft.	DU	3.10		3.10	0.850	0.130
Residential: >1,900-2,300 Sq. Ft.	DU	4.10		4.10	0.920	0.140
Residential: >2,300 Sq. Ft.	DU	5.30		5.30	0.990	0.150
Hotel/Motel	Room	0.98	0.50	2.18	0.600	0.085
Commercial Retail	KSF		2.00	2.96	4.051	0.211
Business-Professional	KSF		2.50	1.98	0.581	0.059
Industrial/Industrial Flex	KSF		1.00	0.79	0.089	0.025
Public Facilities	KSF		2.50	1.98	0.000	0.079
Parks	Acres		0.00	0.00	1.933	0.150
Schools	Students		0.00	0.00	0.038	0.004

[1] The square-feet-per-unit ranges shown in this table for residential development include all types of residential development including single-family, multi-family and mobile homes

[2] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA);
Room = each separately rentable room with a key

[3] See Exhibit 2B for residential population per unit; the Hotel/Motel category assumes an average of 1.5 guests per room and 65% occupancy

[4] Employees per unit estimated by NBS using data from the ESRI Business Summary and data on existing non-residential development from the City of Eastvale

[5] Service population per unit; see Exhibit 2A

[6] Police Department calls for service per unit per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 7

[7] Fire Department calls for service per unit per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 8

Existing and Future Development

Tables 2.2 through 2.4 on the following pages present data on existing and future development in Eastvale. Data from those tables will be used throughout this report. Table 2.2 shows estimated existing development as of January 2024.

It is important to note that in Tables 2.2 through 2.4, all residential development is grouped into a single category because it is not possible to estimate the mix of existing or future residential units by unit size.

Table 2.2: Existing Development January 1, 2024 - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	18,413	68,814		68,814	17,095	2,725
Hotel/Motel	Room	0	0	0	0	0	0
Commercial Retail	KSF	1,600.0		3,200	4,736	6,481	338
Business-Professional	KSF	87.8		220	174	51	123
Industrial/Industrial Flex	KSF	14,400.0		14,400	11,376	1,286	169
Public Facilities	KSF	75.6		128	150	0	6
Parks	Acres	213.2			0	412	32
Schools	Students	14,733			0	566	58
Totals			**68,814**	**17,948**	**85,250**	**25,891**	**3,451**

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area; Room = each separately rentable room with a ke

[2] Number of existing residential units based on the January 2024 CA Department of Finance E-5 report; non-residential units based on City of Eastvale data

[3] Existing household population from 2024 CA Department of Finance E-5 report

[4] Existing employees = existing units X employees per unit from Table 2.1

[5] Existing service population = existing units X service population per unit from Table 2.1

[7] Police Department calls for service per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 7

[8] Fire Department calls for service per year based on analysis of a random sample of all 2023 calls for service; discussion in text and in Chapter 8

Table 2.3 on the next page presents a forecast of future development in the City to 2040 based on the Eastvale General Plan Environmental Impact Fee Report and additional information from the Draft 2040 General Plan.

Table 2.3: Projected Future Development to 2040 - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	4,173	16,358		16,358	3,338	576
Hotel/Motel	Room	450	439	225	982	270	38
Commercial Retail	KSF	2,659.3		5,319	7,872	10,772	562
Business-Professional	KSF	2,051.9		5,130	4,063	1,192	121
Industrial/Industrial Flex	KSF	1,483.5		1,484	1,172	132	38
Public Facilities	KSF	113.0		283	224	0	9
Parks	Acres	49.1		0	0	95	7
Schools	Students	3,433		0	0	132	14
Totals			**16,797**	**12,440**	**30,670**	**15,931**	**1,365**

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area

[2] Added units based on Table 2.0-2 of the Eastvale General Plan Environmental Impact Report and additional data from the Draft 2040 General Plan

[3] Added population based on Table 2.0-2 of the Eastvale General Plan Environmental Impact Report

[4] Added employees = added non-residential units X employees per unit from Table 2.1

[5] Added service population = added units X service population per unit from Table 2.1

[6] Added police calls per year for residential development = added units X the average residential rate of 0.8 police calls per unit per year; added police calls for non=residential development = added units X calls per unit per year from Table 2.1

[7] Added fire calls per year = added units X fire calls per unit per year from Table 2.1

Table 2.4 shows forecasted total development in the City in 2040.

Table 2.4: Total 2040 Development - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	22,586	85,172		85,172	20,433	3,301
Hotel/Motel	Room	450	439	225	982	270	38
Commercial Retail	KSF	4,259		8,519	12,608	17,253	900
Business-Professional	KSF	2,140		5,349	4,237	1,243	244
Industrial/Industrial Flex	KSF	15,884		15,884	12,548	1,418	207
Public Facilities	KSF	189		411	374	0	15
Parks	Acres	262		0	0	507	39
Schools	Students	18,166		0	0	698	72
Totals			**85,611**	**30,387**	**115,919**	**41,822**	**4,816**

Note: The figures shown in Table 2.4 represent the sum of the corresponding figures from Tables 2.2 and 2.3

Growth Potential

The numbers in Table 2.4 represent an increase of approximately 24% in population and 69% in employment between 2024 and 2040. Police and Fire Department calls are projected to increase 62% to 39%, respectively.

The fees calculated in subsequent chapters of this report are intended to pay for the capital facilities needed to serve the additional demand created by future development forecasted in this chapter.

Chapter 3. Park Improvements

Background

Since the City of Eastvale was incorporated in 2010, two special districts have been responsible for constructing and maintaining parks in the City. Parks in the portion of the City west of Hamner Avenue are provided by the Jurupa Community Services District (JCSD). In the area east of Hamner Avenue, parks are provided by the Jurupa Area Recreation and Parks District (JARPD).

Eastvale's Municipal Code requires new residential development projects to dedicate land for parks or pay fees in lieu of park land dedication. Until recently, those assets were transferred to the responsible special district, and, since there is no remaining residential development potential in the area served by JARPD, dedicated park land or in-lieu fees were going to JCSD. However, in May 2022, Eastvale adopted a resolution to designate the City of Eastvale as the public agency eligible to receive park land dedications and in-lieu fees under the Quimby Act and revoke JCSD's previous designation as a public agency eligible to receive Quimby Act dedications and in-lieu fees. That means the City will be collecting and retaining Quimby Act fees and will be responsible for expending those fees in accordance with the law.

This chapter calculates impact fees for park improvements, which apply only to residential development. Any proposed updates to the park land dedication and in-lieu fees will be made in a separate action brought forward by City staff separate from this report.

Methodology

The method used to calculate park improvement impact fees in this chapter is the existing inventory method discussed in Chapter 1. Using this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. For parks, that standard is defined in terms of acres of parks per 1,000 population. See the Level of Service Standard section below for a discussion of the actual standards used to calculate in-lieu fees and impact fees in this chapter.

Service Area

Eastvale's parks serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate park in-lieu fees and impact fees in this chapter is population.

Population is used for that purpose because the need for parks is typically defined in terms of the relationship between park acreage and population. Since added population is associated with new residential development, the in-lieu fees and impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit is estimated for each residential unit size category defined in this study. Those population-per-unit factors are shown in Table 2.1 in Chapter 2 and in Table 3.4, below.

Level-of-Service Standard

The Parks, Recreation and Open Space Element of the Eastvale General Plan (page 11-6) adopts a standard of 5.0 acres per 1,000 population for park land dedication and in-lieu fees to be collected from new residential development. However, that standard exceeds the level that can be justified under the Mitigation Fee Act because it exceeds the existing level of service shown in Table 3.2, below.

In this study, the impact fees for park improvements are based on the existing ratio of 3.1 acres of parks per 1,000 population as shown in Table 3.2.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires that, after January 1, 2022, the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on a level of service that equals the existing level, so there is no conflict with that provision of Section 66016.5.

Existing Level of Service

Table 3.1 on the next page lists the City's existing parks and the improved acres for each park. In keeping with the 2019 California Court of Appeal decision in *Boatworks LLC v. City of Alameda*, only improved park acres are used to determine the existing ratio of park acres to population in this study.

All of the City's existing parks are owned by either JCSD or JARPD. However, since those parks were constructed for the benefit of City residents, it is reasonable to treat them as City parks for purposes of calculating the existing level of service.

Table 3.1: Existing Parks

Park Name	Agency	Improved Park Acres
American Heroes Park	JCSD	18.95
Cedar Creek Park	JCSD	9.54
Dairyland Park	JCSD	9.22
Deer Creek Park	JCSD	9.30
Eastvale Community Park	JCSD	46.53
Half Moon Park	JCSD	5.00
Harada Heritage Park	JCSD	30.72
James C. Huber Park	JCSD	12.56
McCune Family Park	JCSD	11.85
Mountainview Park	JCSD	7.87
Orchard Park	JCSD	9.84
Providence Ranch Park	JCSD	12.79
Riverwalk Park	JCSD	13.00
Sendero Park	JCSD	11.75
Symphony Park	JCSD	2.54
Harmony Park	JARPD	0.59
Cambria Park	JARPD	0.48
Deleware Greenbelt	JARPD	0.29
Moon River Park	JARPD	0.35
Total		**213.17**

Source: Jurupa Community Services District (JCSD) and Jurupa Area Recreation and Park District (JARPD)

Table 3.2 calculates the existing level of service for Eastvale's parks. The existing level of service is shown both per capita, and per 1,000 population.

Table 3.2: Existing Level of Service

Existing Improved Park Acres [1]	Existing Population [2]	Improved Acres per Capita [3]	Improved Acres per 1,000 [4]
213.17	68,814	0.00310	3.10

[1] See Table 3.1

[2] See Table 2.2

[3] Acres per capita = existing acres / existing population

[4] Acres per 1,000 population = acres per capita X 1,000

Table 3.3 shows the cost per capita used to calculate park improvement impact fees in this chapter.

Table 3.3: Cost per Capita - Park Improvements

Fee Type	Acres per Capita [1]	Cost per Acre[2]	Cost per Capita[3]
Park Improvements	0.0031	$750,000	$2,325.00

[1] See Table 3.2

[2] Park improvement cost per acre from the Capital Improvement Plan

[3] Cost per capita = acres per capita X cost per acre

Park Improvement Impact Fees per Unit

Table 3.4 shows the calculation of park improvement impact fees per dwelling unit by unit-size category. Those fees are calculated using per-capita costs from Table 3.3 and population per dwelling unit factors from Table 2.1. These fees are intended to apply to all residential development in the City.

Table 3.4: Park Improvement Impact Fees per Unit

Development Type	Units [1]	Cost per Capita [2]	Population per DU [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$2,325.00	1.10	$ 2,557.50
Residential: 600-800 Sq. Ft.	DU	$2,325.00	1.60	$ 3,720.00
Residential: >800-1,200 Sq. Ft.	DU	$2,325.00	2.20	$ 5,115.00
Residential: >1,200-1,900 Sq. Ft.	DU	$2,325.00	3.10	$ 7,207.50
Residential: >1,900-2,300 Sq. Ft.	DU	$2,325.00	4.10	$ 9,532.50
Residential: >2,300 Sq. Ft.	DU	$2,325.00	5.30	$ 12,322.50

[1] Units of development: DU = dwelling unit

[2] See Table 3.3

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 3.5 shows projected revenue from park improvement impact fees. Those revenue projections assume that future development in the City will occur as forecasted in Chapter 2. These revenue projections are in current dollars.

Table 3.5: Projected Revenue from Park Improvement Impact Fees

Development Type	Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
All Residential	$2,325.00	16,797	**$39,052,444**

[1] See Table 3.3

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

Updating the Fees

The impact fees calculated in this chapter are based on the current estimated cost of park improvements. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Facilities

Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan. The City of Eastvale will develop its first City-owned park as part of the planned Civic Center complex. That park is located in the Downtown West policy area where more than half of all new residential units in Eastvale will be constructed. A substantial number of new residential units are also planned for the nearby Downtown East policy area. The CIP estimates the cost of the Civic Center Park at over $31 million, including the cost of improvements to the Civic Center Plaza.

The City's CIP also includes Grand Park, a passive park in the southern part of the City planned for approximately 200 acres of flood plan owned by OCPW. That park will include conservation areas, picnic areas, recreation areas and a visitor center. The CIP estimates the cost of Grand Park at $192 million.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on park facilities, those impacts are required to be funded from sources other than impact fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for parks in Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional parks to mitigate the impacts of new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Program.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional parks to serve the needs of added population associated with new residential development in Eastvale.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New residential development increases the need for parks to maintain the existing level of service, as described earlier in this chapter. Without additional parks, the increase in population associated with new residential development would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the park improvement impact fees charged to a residential development project will depend on the increase in population associated with that project. The impact fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for parks in the City.

Chapter 4. Community and Recreation Centers

This chapter calculates impact fees for community and recreation centers needed to maintain the existing level of service in Eastvale as the City grows. Since the City's incorporation in 2010, parks and community and recreation centers in most of Eastvale have been provided by the Jurupa Community Services District (JCSD), which has constructed many parks and several community and recreation centers in the City. The part of the City east of Hamner Avenue is served by the Jurupa Area Recreation and Parks District (JARPD) which has constructed only four small pocket parks and no community or recreation centers in Eastvale.

JARPD's service area within the City is essentially built out with respect to new residential development. All future residential development in the City will occur in the JCSD service area and Eastvale's City Council has chosen to take over responsibility from JCSD for developing future parks as well as future community and recreation centers in the City.

Methodology

The method used to calculate impact fees in this chapter is the existing inventory method discussed in Chapter 1. Using this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. In this case, the standard used to calculate impact fees for community and recreation centers is the existing level of service, which is discussed below in the Level-of-Service Standard section.

Service Area

Eastvale's community and recreation centers serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for community and recreation centers in this chapter is population.

Population is used for that purpose because the need for community and recreation centers is typically defined in terms of the population to be served. Because added population is associated with new residential development, the impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit is estimated for each residential unit size category defined in this study. Those population-per-unit factors are shown in Table 2.1 in Chapter 2 and in Table 4.3, below.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for community and recreation centers. The standard used to calculate impact fees in this chapter is the existing level of service, defined as the replacement cost of existing community and recreation centers per capita of existing population. Replacement cost is used to represent the current dollar cost of additional facilities that will be needed to maintain the existing level of service as the City grows. Although Eastvale's existing community and recreation centers (see Table 4.1) are owned by JCSD, they were constructed for the benefit of residents of the City using development fees paid by development in Eastvale, so it is reasonable to treat those facilities as existing City assets for purposes of determining the existing level of service in this chapter.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on a level of service which equals the existing level, so there is no conflict with that provision of Section 66016.5.

Existing Level of Service

Table 4.1 lists Eastvale's existing community and recreation centers with their estimated replacement cost.

Table 4.1: Existing Community and Recreation Centers

Facility Name	Agency	Building Sq Feet [1]	Building Repl Cost [2]	Site Area [1]	Site Value [3]	Impact Fee Cost Basis [4]
Eastvale Community Ctr	JCSD	34,647	$17,323,500	4.6	$5,060,000	$ 22,383,500
Harada Neighborhood Ctr	JCSD	5,040	$ 2,520,000	In Park	$ 0	$ 2,520,000
The Desi House	JCSD	7,700	$ 8,400,000	2.3	Included	$ 8,400,000
Total						**$ 33,303,500**

[1] Data from Jurupa Community Services District (JCSD) and the City of Eastvale

[2] Building replacement cost for Eastvale Community Center and Harada Neighborhood Center assumes a cost of $500 per square foot; building replacement cost for the Desi House based on best available costs for acquisition and improvement of the facility

[3] Site value for Eastvale Community Center assumes a cost of $1.1 million per acre based on recent appraisals of land at the Civic Center site and a proposed fire station site.

[4] Impact fee cost basis = building replacement cost + site value

Table 4.2 calculates the existing level of service in terms of the cost per capita of existing population for the existing community and recreation centers.

Table 4.2: Existing Level of Service

Impact Fee Cost Basis [1]	Existing Population [2]	Cost per Capita [3]
$33,303,500	68,814	$483.96

[1] See Table 4.1

[2] See Table 2.2

[3] Cost per capita = existing facilities cost basis / existing population

In the next section, the cost per capita from Table 4.2 is used to calculate impact fees per dwelling unit for community and recreation centers.

Impact Fees per Unit

Table 4.3 shows the calculation of community and recreation center impact fees per unit of development by residential unit size category. Those fees are calculated using per-capita costs from Table 4.2 and population per unit factors from Table 2.1.

Table 4.3: Community and Recreation Center Impact Fees per Unit

Development Type	Units [1]	Cost per Capita [2]	Population per DU [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$483.96	1.10	$ 532.36
Residential: 600-800 Sq. Ft.	DU	$483.96	1.60	$ 774.34
Residential: >800-1,200 Sq. Ft.	DU	$483.96	2.20	$ 1,064.72
Residential: >1,200-1,900 Sq. Ft.	DU	$483.96	3.10	$ 1,500.29
Residential: >1,900-2,300 Sq. Ft.	DU	$483.96	4.10	$ 1,984.25
Residential: >2,300 Sq. Ft.	DU	$483.96	5.30	$ 2,565.01

[1] Units of development: DU = dwelling unit

[2] See Table 4.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 4.4 projects potential revenue from the community and recreation center impact fees. That projection is based on the cost per capita from Table 4.2 and the added population from Table 2.3. These revenue projections assume that future development in the City will occur as forecasted in Chapter 2. It is also worth noting that the projected revenue shown in Table 4.4 is in current dollars. As discussed below, we recommend that the fees be adjusted periodically to keep pace with construction costs.

Table 4.4: Projected Revenue from Comm/Rec Center Impact Fee

Development Type	Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
All Residential	$483.96	16,358	$7,916,683
Total			**$7,916,683**

[1] See Table 4.3

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

The projected revenue shown in Table 4.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for community and recreation centers. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Building Cost Index (BCI). See the Implementation Chapter for more on indexing of fees. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Future community and recreation center projects, including a community center and an aquatic center, are shown as part of the Citrus Reimagined project in the City's Capital Improvement Plan. Although costs for the aquatic center and the community center are not broken out in detail in the CIP, the combined cost of the two facilities is expected to be $35-$40 million. Those costs would far exceed the impact fee revenue shown in Table 4.4.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for additional community and recreation center facilities in Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional community and recreation center facilities to mitigate the impacts of new residential development in the City. Impact fees calculated in this chapter will be used to provide additional parks to mitigate the impacts of new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional community and recreation centers to serve the needs of added population associated with new residential development in Eastvale.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added population associated with new residential development will increase the need for community and recreation centers to maintain the existing level of service as described earlier in this chapter. Without additional community and recreation center facilities, that added population would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the community and recreation center impact fees charged to a development project will depend on the increase in population associated with that project. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for community and recreation centers in the City.

Chapter 5. Library

This chapter calculates impact fees for a new library for the City of Eastvale. The City's existing library is located on the campus of Eleanor Roosevelt High School and is open to the public after 4 p.m. on weekdays and from 10:00 a.m. to 5 p.m. on Saturdays. The City is planning a new main library as part of the planned Civic Center development in the Downtown West Specific Plan area.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's library will serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the library in this chapter is population.

Population is used for that purpose because the need for libraries is almost universally defined in terms of the population to be served. Because added population is associated with new residential development, the impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit varies by development type, so the average population per unit is estimated for each residential unit size category defined in this study. Those individual population-per-unit factors are shown in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for libraries, but the City has prepared a plan for a new main library which would serve both existing and future development in Eastvale.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared

with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

The library impact fees calculated in this chapter are necessarily based on a level of service higher than the existing level of service. Eastvale was incorporated fairly recently, in 2010, and is still in the process of developing a full complement of public facilities to serve the City. Eastvale has set aside substantial financial reserves for the purpose of constructing the new library (see Table 5.1) and the impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new library.

Planned Library Facility

Table 5.1 summarizes the estimated construction costs for the planned library facility. Details regarding the planned library project and project costs are included in the City's Capital Improvement Plan. Table 5.1 also shows the amount of reserves the City has currently set aside to fund the project. Costs shown in Table 5.1 are from the City's current Capital Improvement Plan.

Table 5.1: Planned Library

Cost Component		Estimated Cost [1]
Building Construction	$	47,880,093
Land Cost	$	1,672,560
Total	**$**	**49,552,653**
Library Capital Reserves on Hand	$	(39,889,986)
Unfunded Cost	**$**	**9,662,667**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; library capital reserves provided by the Eastvale Finance Department

Table 5.2 allocates the estimated cost of the new library to the forecasted 2040 population of the City to arrive at an average cost per capita for the entire 2040 population. That approach ensures that costs are allocated equitably to existing and future development on a per-capita basis.

Table 5.2: 2040 Level of Service

Estimated Facility Cost [1]	2040 Population [2]	Cost per Capita [3]
49,552,653	85,172	581.80

[1] See Table 5.1

[2] Residential population only, not including hotel/motel guests; see Table 2.4

[3] Square feet per capita = library square footage / 2040 population

In the next section, the cost per capita from Table 5.2 is used to calculate library impact fees per dwelling unit for each unit size range.

Impact Fees per Unit

Table 5.3 shows the calculation of library impact fees per unit of residential development by unit size category. Those fees are calculated using the per-capita cost from Table 5.2 and population per unit factors from Table 2.1.

Table 5.3: Library Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Population per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$581.80	1.10	$ 639.97
Residential: 600-800 Sq. Ft.	DU	$581.80	1.60	$ 930.87
Residential: >800-1,200 Sq. Ft.	DU	$581.80	2.20	$ 1,279.95
Residential: >1,200-1,900 Sq. Ft.	DU	$581.80	3.10	$ 1,803.56
Residential: >1,900-2,300 Sq. Ft.	DU	$581.80	4.10	$ 2,385.36
Residential: >2,300 Sq. Ft.	DU	$581.80	5.30	$ 3,083.51

[1] Units of development: DU = dwelling unit

[2] See Table 5.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 5.4 projects potential revenue from the library impact fees. That projection is based on the cost per capita from Table 5.2 and the added population from Table 2.3.

Table 5.4: Projected Revenue from Library Impact Fees

Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
$581.80	16,358	$9,517,004

[1] See Table 5.2

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

New development's total share of the cost of the new library, to be funded by impact fees calculated in this report, is 19.2% of the facility's total cost. The projected impact fee revenue shown in Table 5.4 is slightly less than the unfunded balance of $9,662,667 shown in Table 5.1, leaving $145,663 to be funded from the General Fund or other non-impact fee sources.

The projected revenue shown in Table 5.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects.

To the extent that projects with development agreements do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the library. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Details regarding the planned library facility and project costs can be found in the City's Capital Improvement Plan. The new main library is being planned as part of the City's Civic Center development project.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the main library being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of library facilities planned serve new residential development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of library facilities planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added population associated with new residential development will increase the need for library facilities Eastvale, and the new library is being planned to accommodate the needs of both existing and future residents. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the library.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the library impact fees charged to a development project will depend on the increase in population associated with that project. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for library facilities in the City.

Chapter 6. City Hall

This chapter calculates impact fees for a new City Hall for the City of Eastvale. Eastvale's existing City Hall is located in leased space in a commercial development on Limonite Avenue. The City also houses some departments in a City-owned building on Citrus Street. A new City Hall will be constructed as part of the planned Civic Center complex in the Downtown West Specific Plan area.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's new City Hall will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the City Hall in this chapter is service population.

Service population is used to represent the impact of development on the need for City Hall facilities because that impact is created by both residential development and non-residential development. As explained in Chapter 2, service population is a weighted composite variable that includes both resident population (representing residential development) and employees of businesses in the City (representing non-residential development). Chapter 2 presents a detailed explanation of how the components of service population are weighted.

The service population-per-unit factors used in this analysis are shown in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for City Hall facilities, but the City has prepared a plan for a new City Hall as part of the planned Civic Center complex. That facility will serve both existing and future development in Eastvale. The new City Hall facility is shown in the City's Capital Improvement Plan.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

Eastvale was incorporated fairly recently, in 2010. For obvious reasons, prior to incorporation, there was no City Hall in Eastvale. The City has no choice but to establish an acceptable level of service for the City Hall facility over time. At present, City staff are housed in a combination of leased and City-owned buildings. The City has already set aside substantial financial reserves for the purpose of constructing a new City Hall (see Table 6.1). The impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new City Hall.

Planned City Hall

Table 6.1 summarizes the estimated costs for the planned City Hall facility, as shown in the City's Capital Improvement Plan. That table also shows the amount of reserves the City has currently set aside to fund the project, as well as the balance in the Public Facilities impact fee fund. Costs shown in Table 6.1 are from the City's current Capital Improvement Plan.

Table 6.1: Planned City Hall

Cost Component		Estimated Cost [1]
Building Construction	$	76,923,727
Land Cost	$	2,681,377
Total	**$**	**79,605,104**
City Hall Capital Reserves on Hand	$	(57,915,015)
Public Facilities Impact Fee Fund Balance (2/27/25)	$	(552,727)
Unfunded Cost	**$**	**21,137,362**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; City Hall capital reserves and Public Facilities impact fee fund balance provided by the Eastvale Finance Department

Table 6.2 allocates the estimated cost of the new City Hall to the forecasted 2040 service population of the City to arrive at an average cost per capita for the entire 2040 service population. That approach ensures that costs are allocated equitably to existing and future development on a per-capita basis.

Table 6.2: Buildout Level of Service

Estimated Facility Cost [1]	Buildout Service Population [2]	Cost per Capita [3]
$79,605,104	115,919	$686.73

[1] See Table 6.1

[2] See Table 2.4

[3] Cost per capita = impact fee cost basis / buildout service population

In the next section, the cost per capita from Table 6.2 is used to calculate impact fees per unit of development for the City Hall facility.

Impact Fees per Unit

Table 6.3 shows the calculation of City Hall impact fees per unit of development, by development type. Those fees are calculated using the per-capita cost from Table 6.2 and service population per unit factors from Table 2.1.

Table 6.3: City Hall Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Service Pop per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$686.73	1.10	$ 755.40
Residential: 600-800 Sq. Ft.	DU	$686.73	1.60	$ 1,098.76
Residential: >800-1,200 Sq. Ft.	DU	$686.73	2.20	$ 1,510.80
Residential: >1,200-1,900 Sq. Ft.	DU	$686.73	3.10	$ 2,128.86
Residential: >1,900-2,300 Sq. Ft.	DU	$686.73	4.10	$ 2,815.58
Residential: >2,300 Sq. Ft.	DU	$686.73	5.30	$ 3,639.66
Hotel/Motel	Room	$686.73	2.18	$ 1,497.99
Commercial Retail	KSF	$686.73	2.96	$ 2,032.71
Business-Professional	KSF	$686.73	1.98	$ 1,359.72
Industrial/Industrial Flex	KSF	$686.73	0.79	$ 542.52

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] See Table 6.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X service population per unit

Projected Revenue

Table 6.4 projects potential revenue from the City Hall impact fees. That projection is based on the impact fees per capita from Table 6.2 and the added service population from Table 2.3.

Table 6.4: Projected Revenue from City Hall Impact Fee

Impact Fee per Capita [1]	Added Service Population [2]	Projected Revenue [3]
$686.73	30,446	$20,908,042

[1] See Table 6.2

[2] See Table 2.3; excludes added service population associated with public facilities

[3] Projected revenue = impact fee per capita X added service population

New development's total share of the cost of the new City Hall, to be funded by impact fees calculated in this report, is 26.5% of the facility's total cost. The projected revenue shown in Table 6.4 is less than the unfunded balance of $21,137,362 shown in Table 6.1, leaving $229,320 to be funded by the General Fund or other non-impact fee sources.

The projected revenue shown in Table 6.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees that may be set by statute or development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the City Hall. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

More details about the proposed City Hall project and projected costs can be found in the City's Capital Improvement Plan. The new City Hall is a one-of-a-kind facility being planned as part of the City's Civic Center complex.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new City Hall being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of a new City Hall being planned serve new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Program.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of the new City Hall planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added service population associated with new development will increase the need for City Hall facilities in Eastvale, and the new City Hall is being planned to accommodate the needs of both existing and future development. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the City Hall facility.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the City Hall impact fees charged to a development project will depend on the increase in service population associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on

the estimated average service population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for City Hall facilities in the City.

Chapter 7. Police Station

This chapter calculates impact fees for a police station for the City of Eastvale. The police station will be constructed as part of the planned Civic Center complex in the Downtown West Specific Plan area. Eastvale contracts with the Riverside County Sheriff's Department for law enforcement services and is currently served from a Sheriff's station in the adjacent city of Jurupa Valley.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's new police station will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the police station in this chapter is Police Department calls for service per year.

Calls for service per year is used to represent the impact of development on the need for police station facilities because it represents a clear relationship between development and the demand for law enforcement services in the City. Calls-for-service-per-unit-per-year factors are shown by development type in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for police station facilities, but the City has prepared a plan for a new police station as part of the planned Civic Center complex. That facility would serve both existing and future development in Eastvale. The new police station is shown in the City's Capital Improvement Plan.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared

with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

As noted above, the City is currently served from a Sheriff's Department station in Jurupa Valley. Eastvale was incorporated in 2010 and has not yet constructed its own police station. The City has determined that Eastvale needs its own police facility and has already set aside substantial financial reserves to be used in constructing such a facility.

The impact fees calculated in this chapter are necessarily based on a level of service higher than the existing level of service. That is a consequence of the fact that the City is still in the process of developing a full complement of public facilities since its incorporation in 2010. The impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new police station.

Planned Police Station

Table 7.1 summarizes the estimated costs for the planned new police station. Details of the planned police station and project costs can be found in the City's Capital Improvement Plan. Table 7.1 and also shows the amount of reserves the City has currently set aside to fund the project. Costs shown in Table 7.1 are from the City's current Capital Improvement Plan.

Table 7.1: Planned Police Station

Cost Component		Estimated Cost [1]
Building Construction	$	52,148,973
Land Cost	$	1,867,234
Total	**$**	**54,016,207**
Police Station Capital Reserves on Hand	$	(32,195,000)
Unfunded Cost	**$**	**21,821,207**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; police station capital reserves provided by the Eastvale Finance Department

Table 7.2 allocates the estimated cost of the new police station over the forecasted 2040 police calls for service per year in the City to arrive at an average cost per call. That approach ensures that costs are allocated equitably to existing and future development on a per-call basis.

Table 7.2: Buildout Level of Service

Estimated Facility Cost [1]	Buildout Calls for Service [2]	Cost per Call [3]
$54,016,207	41,822	$1,291.56

[1] See Table 7.1

[2] See Table 2.4

[3] Cost per capita = estimated facility cost / 2040 police calls for service per year

In the next section, the cost per call from Table 7.2 is used to calculate impact fees per unit for the police station.

Impact Fees per Unit

Table 7.3 shows the calculation of police station impact fees per unit of development, by development type. Those fees are calculated using the cost per call from Table 7.2 and police call per unit per year factors from Table 2.1.

Table 7.3: Police Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Calls for Svc per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$1,291.56	0.62	$ 800.77
Residential: 600-800 Sq. Ft.	DU	$1,291.56	0.69	$ 891.18
Residential: >800-1,200 Sq. Ft.	DU	$1,291.56	0.76	$ 981.59
Residential: >1,200-1,900 Sq. Ft.	DU	$1,291.56	0.85	$ 1,097.83
Residential: >1,900-2,300 Sq. Ft.	DU	$1,291.56	0.92	$ 1,188.24
Residential: >2,300 Sq. Ft.	DU	$1,291.56	0.99	$ 1,278.65
Hotel/Motel	Room	$1,291.56	0.60	$ 774.94
Commercial Retail	KSF	$1,291.56	4.05	$ 5,231.64
Business-Professional	KSF	$1,291.56	0.58	$ 750.23
Industrial/Industrial Flex	KSF	$1,291.56	0.09	$ 115.34

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] See Table 7.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 7.4 projects potential revenue from the police station impact fees. That projection is based on the impact fees per call from Table 7.2 and the added calls for service per year from Table 2.3.

Table 7.4: Projected Revenue from Police Impact Fees

Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$1,291.56	14,727	$19,020,334

[1] See Table 7.2

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

New development's total share of the cost of the new City, to be funded by impact fees calculated in this report, is 35.2% of the facility's total cost. The projected revenue shown in Table 7.4 is less than the unfunded balance of $21,821,207 shown in Table 7.1, leaving $2,800,873 to be funded by the General Fund or other non-impact fee sources.

The projected revenue shown in Table 7.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees that may be set by statute or development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the police station. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new police station being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of a new police station being planned to serve all development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of the new police station planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added calls for service associated with new development will increase the need for police facilities in Eastvale, and the new police station is being planned to accommodate the needs of both existing and future development. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the police station.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the police station impact fees charged to a development project will depend on the increase in calls for service associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on the estimated average police calls per unit per year generated by that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for police station facilities in the City.

.

Chapter 8. Fire Department Facilties

This chapter calculates impact fees for Fire Department facilities and vehicles for the City of Eastvale. Eastvale contracts with CAL FIRE through the Riverside County Fire Department for fire protection and emergency medical services. CAL FIRE provides staffing and firefighting apparatus while the City is responsible for providing fire stations and some vehicles. There are two existing fire stations in Eastvale, and the City is planning for a third fire station which is expected to start construction within three years.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

The Fire Department facilities and vehicles addressed in this chapter will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A “demand variable” is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees in this chapter is Fire Department calls for service per year.

Calls for service per year is used to represent the impact of development on the need for Fire Department facilities because it represents the best measure of the demand for fire protection and emergency response services in the City. Calls-for-service-per-unit-per-year factors are shown by development type in Table 2.1 in Chapter 2.

Level-of-Service Standard

The Eastvale Fire Department has not adopted a formal level of service standard for fire stations, but the City has determined that one additional fire station will be needed to serve the City at buildout. The City is setting aside money from the Fire Fund to help pay for construction of that station.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

Defining a level of service for fire protection and emergency response facilities is more complicated than for other types of facilities. Ultimately, that level of service must be measured primarily in terms of response time to emergency calls for service. And while the number and location of fire stations plays a role in determining response time performance, operational considerations also play a large part. So, for purposes of this study, response time itself cannot be used to establish a level-of-service standard for Fire Department facilities.

In this study, we use Fire Department calls for service as a measure of the service demand created by development. Calls-per-unit-per-year factors are established through analysis of recent call records and those factors vary by development type. The overall level of service is calculated as the cost of Fire Department facilities and vehicles per call for service per year.

However, that level of service changes over time as new development occurs and new facilities are constructed. Planning for an acceptable response time needs to be considered from a long-range perspective. Once a fire station is constructed, it is likely to remain in the same location for decades. Consequently, planners must look toward the ultimate demand pattern in order to locate fire stations efficiently.

It is important to view the fire protection and emergency response resources of a fire department as a whole. Individual fire stations with their apparatus and staff don't simply serve a designated area. In fact, all the elements of the fire service operate as an integrated system. Many calls for service are handled by the nearest fire station, but it is not uncommon that the resources of the nearest fire station may already be committed when a new call is received. In that case, resources from a different fire station must be deployed.

Furthermore, a single fire station, typically housing one engine company, is not capable of responding effectively to many fire calls. A fire in a single-family house fire may require several engines and other apparatus and at least 15 firefighters. That means a single, relatively small fire in Eastvale could require all available resources of the City's Fire Department as well as automatic aid or mutual aid from multiple fire stations in nearby communities.

This study takes the view that the fairest way to evaluate the level of service for a Fire Department, when calculating impact fees, is to consider conditions at buildout of the City when the overall plan has been realized. Since the Fire Department's level of service changes over time, focusing on the level of service at a single point in time prior to buildout can be misleading.

The buildout level of service used to calculate impact fees in this study is higher than the existing level of service, based on the average cost per call for existing development and existing facilities. However, all development at buildout will benefit from an increased level of service with the addition of a new fire station and the impact fees will cover only new development's

proportionate share of the overall cost. The City has already set aside enough money to pay for the existing community's share of fire station costs that exceed new development's proportionate share as reflected by projected calls for service in 2040. For those reasons, we believe the buildout level of service is the most appropriate for use in the impact fee calculations.

The total value of existing and planned fire department assets, as shown in Table 8.4 later in this chapter, is roughly $29.5 million. Based on development projections used in this study, at buildout, new development between 2024 and 2040 will generate about 28% of all 2040 Fire Department calls for service. The projected revenue from the impact fees calculated in this chapter is approximately $8 million, which is about 27% of the $29.5 million value of the Fire Department's existing and future assets (valued in current dollars).

Existing and Planned Fire Department Facilities

Table 8.1 lists the City's existing Fire Department facilities with their estimated replacement costs, including land.

Table 8.1: Existing Fire Stations

Facility	Constr Date	Building Sq Ft [1]	Site Acres [2]	Bldg Repl Cost [3]	Est Land Value [4]	Total Repl Cost [5]
Fire Station #27	2011	10,025	1.57	$ 3,602,900	$ 1,727,000	$ 5,329,900
FS #27 Storage Bldg	2011	576	Included	$ 68,300	$ 0	$ 68,300
Fire Station #31	2017	6,500	1.75	$ 3,029,773	$ 1,925,000	$ 4,954,773
Total						**$ 10,352,973**

[1] Existing fire station building area from City insured property schedule

[2] Site acreage provided by City staff

[3] Replacement cost for existing buildings sourced from City insured property schedule

[4] Estimated land value of $1,100,000 per acre is consistent with the land value used in the Capital Improvement Plan for the proposed new fire station

[5] Total replacement cost = sum of building replacement cost and land value

Table 8.2 summarizes the estimated construction costs for the planned third fire station and also shows the amount of reserves the City has currently set aside to fund the project. The new fire station will be located near the intersection of 58th Street and Scholar Way in the City's Downtown West policy area.

Table 8.2: Planned Fire Station

Cost Component	Estimated Cost [1]
Building Construction	$ 17,490,718
Land Cost (1.2 acres)	$ 1,352,650
Total	**$ 18,843,368**
Fire Fund Reserves on Hand	$ (10,000,000)
Fire Impact Fee Fund Balance (2/27/25)	$ (848,507)
Unfunded Cost	**$ 7,994,861**

[1] Estimated building construction cost and land cost from the Capital Improvement Plan

Table 8.3 lists the Eastvale Fire Department's existing vehicles with their current replacement cost.

Table 8.3: Existing Fire Department Vehicles

Model Year	Make	Description	Replacement Cost [1]
2015	Dodge	RAM Paramedic Squad	$ 265,300
2022	Ford	Maverick Pickup	$ 28,000
2022	Ford	Ranger Pickup	$ 28,000
Total			**$ 321,300**

Source: City of Eastvale vehicle schedule

Table 8.4 summarizes the Fire Department facility and vehicle costs from Tables 8.1, 8.2 and 8.3.

Table 8.4 Existing and Planned Fire Dept. Assets

Cost Component	Total Cost Basis [1]
Existing Fire Stations	$ 10,352,973
Planned Fire Station	$ 18,843,368
Existing Fire Department Vehicles	$ 321,300
Total Cost	**$ 29,517,641**

[1] See Tables 8.1, 8.2 and 8.3

Table 8.5 allocates the estimated cost of the existing and planned Fire Department assets to the forecasted 2040 fire calls for service per year in the City to arrive at an average 2040 cost per call.

That approach ensures that costs are allocated equitably to existing and future development on a per-call basis.

Table 8.5: Cost per Call for Service

Total Cost Basis[1]	2040 Calls for Service [2]	Cost per Call for Service [3]
$29,517,641	4,816	$6,129.55

[1] Total cost basis; see Table 8.4

[2] 2040 Fire calls for service per year; see Table 2.4

[3] Cost per call for service = total cost basis / 2040 calls for service per year

In the next section, the cost per call from Table 8.5 is used to calculate impact fees per unit for Fire Department facilities and vehicles.

Impact Fees per Unit

Table 8.6 shows the calculation of fire impact fees per unit of development, by development type. Those fees are calculated using the cost per call from Table 8.5 and calls-per-unit-per-year factors from Table 2.1. The impact fees shown in Table 8.6 would recover only new development's proportionate share of the cost of all Fire Department facilities and vehicles.

Table 8.6: Impact Fees per Unit

Development Type	Units [1]	Cost per Call [2]	Calls per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$6,129.55	0.100	$ 612.96
Residential: 600-800 Sq. Ft.	DU	$6,129.55	0.110	$ 674.25
Residential: >800-1,200 Sq. Ft.	DU	$6,129.55	0.120	$ 735.55
Residential: >1,200-1,900 Sq. Ft.	DU	$6,129.55	0.130	$ 796.84
Residential: >1,900-2,300 Sq. Ft.	DU	$6,129.55	0.140	$ 858.14
Residential: >2,300 Sq. Ft.	DU	$6,129.55	0.150	$ 919.43
Hotel/Motel	Room	$6,129.55	0.085	$ 517.95
Commercial Retail	KSF	$6,129.55	0.211	$ 1,294.87
Business-Professional	KSF	$6,129.55	0.059	$ 362.56
Industrial/Industrial Flex	KSF	$6,129.55	0.025	$ 155.38

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] Cost per call for service; see Table 8.5

[3] Calls for service per unit; see Table 2.1

[4] Impact fee per unit = cost per call for service X calls for service per unit

Projected Revenue

Table 8.7 projects potential revenue from the fire impact fees. That projection is based on the impact fee per call from Table 8.5 and the added calls from Table 2.3.

Table 8.7: Projected Revenue from Fire Impact Fees

Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$6,129.55	1,335	$8,180,825

[1] See Table 8.5

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

The unfunded cost of the planned new fire station, as shown in Table 8.2, is $7,994,861. That cost is slightly lower than the amount of projected revenue shown in Table 8.7, meaning if the impact fees are adopted as shown in Table 8.6, the projected revenue could exceed the unfunded cost of the planned new fire station by $185,964. To bring the impact fees in line with the unfunded

cost of the fire station, Table 8.8 recalculates the impact fees using a reduced cost per call so that the projected revenue from impact fees approximately equals the unfunded cost of the facility.

Table 8.8: Adjusted Impact Fees per Unit

Development Type	Units [1]	Cost per Call [2]	Calls per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$5,990.11	0.100	$ 599.01
Residential: 600-800 Sq. Ft.	DU	$5,990.11	0.110	$ 658.91
Residential: >800-1,200 Sq. Ft.	DU	$5,990.11	0.120	$ 718.81
Residential: >1,200-1,900 Sq. Ft.	DU	$5,990.11	0.130	$ 778.71
Residential: >1,900-2,300 Sq. Ft.	DU	$5,990.11	0.140	$ 838.62
Residential: >2,300 Sq. Ft.	DU	$5,990.11	0.150	$ 898.52
Hotel/Motel	Room	$5,990.11	0.085	$ 506.16
Commercial Retail	KSF	$5,990.11	0.211	$ 1,265.41
Business-Professional	KSF	$5,990.11	0.059	$ 354.32
Industrial/Industrial Flex	KSF	$5,990.11	0.025	$ 151.85

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] Cost per call for service reduced by 2.275% so that projected revenue will approximately equal the unfunded cost of the fire station as shown in Table 8.2

[3] Calls for service per unit; see Table 2.1

[4] Impact fee per unit = cost per call for service X calls for service per unit

Table 8.9 shows the projected revenue from the fire impact fees using the adjusted cost per call from Table 8.8 and the added calls for service from Table 2.3, with calls for public facilities, public schools, and parks excluded.

Table 8.9: Projected Revenue from Adjusted Fire Impact Fees

Adj Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$5,990.11	1,335	$7,994,717

[1] Adjusted impact fee per call for service reduced by 2.275% from the amount shown in Table 8.7

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

The projected revenue shown in Table 8.9 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects. It should also be noted that the total projected revenue is less than the total cost allocated to future development in this analysis based on the number of forecasted fire calls because some of those costs are associated with development such as public facilities and schools that are exempt from impact fees.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the Fire Department facilities and vehicles. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Details regarding Eastvale's planned third fire station project and the estimated cost of the project can be found in the City's Capital Improvement Plan.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new Fire Department facilities being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of Fire Department facilities being planned to serve new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of additional Fire Department facilities planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added calls for service associated with new development will increase the need for Fire Department facilities in Eastvale. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the additional Fire Department facilities.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the fire impact fees charged to a development project will depend on the increase in calls for service associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on the estimated average fire calls per unit per year for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for Fire Department facilities in the City.

Chapter 9. Implementation

This chapter of the report summarizes requirements for adoption and administration of impact fees, calculated in this study. It was not prepared by an attorney and is not intended as legal advice.

Statutory requirements for the adoption and administration of fees imposed as a condition of development approval (impact fees) are found in the Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

Adoption

NBS recommends that the City obtain legal advice from the City Attorney regarding the form by which development impact fees are enacted. Procedures for adoption of fees subject to the Mitigation Fee Act, including notice and public-hearing requirements, are specified in Government Code Sections 66016 and 66018. It should be noted that Section 66018 refers to Government Code Section 6062a, which requires that the public hearing notice be published at least twice during the 10-day notice period. However, Section 66016.5 added by AB 602 in 2021 requires that impact fee nexus studies be adopted at a public hearing with at least a 30-day notice.

Government Code Section 66017 provides that fees subject to the Mitigation Fee Act do not become effective until 60 days after final action by the governing body.

Actions establishing or increasing fees subject to the Mitigation Act require certain findings, as set forth in Government Code Section 66001 and discussed in Chapter 1 of this report.

NBS recommends that the City obtain legal advice from the City Attorney as to the specific language of those findings. A nexus summary for each impact fee calculated in this report can be found in individual chapters of this report and those nexus summaries may be used to support the findings required by Section 66001.

Administration

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. References to code sections in the following paragraphs pertain to the California Government Code.

Notices and Statute of Limitations. Section 66006 (f) provides that a local agency, at the time it imposes a fee for public improvements on a specific development project, "... shall identify the public improvement that the fee will be used to finance." The required notification could refer to the capital improvement plan that must now be adopted with each new impact fee nexus study.

Section 66020 (d) (1) requires that the agency, at the time it imposes an impact fee, provide a written statement of the amount of the fee and written notice of a 90-day period during which the imposition of the fee can be protested. Failure to protest imposition of the fee during that period may deprive the fee payer of the right to subsequent legal challenge.

Section 66022 (a) provides a separate procedure for challenging the establishment of an impact fee. Such challenges must be filed within 120 days of enactment.

Collection of Fees. Section 66007, as amended by SB 937 in 2024, provides that, with some exceptions, a local agency shall not require payment of impact fees by developers of residential development projects prior to the issuance of the first certificate of occupancy, or first temporary certificate of occupancy, whichever occurs first. That provision does not apply if construction of the residential development does not begin within five years of the date upon which the building permit is issued.

An exception that allows utility service fees to be collected when an application for service

is received, is now limited to the cost of "connection activities."

Local agencies may require payment of fees prior to issuance of a certificate of occupancy under certain conditions, including if the fees are to reimburse the agency for expenditures previously made (or to fund projects with an adopted construction schedule or plan with appropriated funds), unless the project reserves at least 49% of residential units for occupancy by lower income households. For such projects, the local agency may require posting of a performance bond or letter of credit from a federally insured depository institution to guarantee payment when the fees are eligible for collection.

In cases where the fees are not collected upon issuance of building permits, Sections 66007 (d) (1) and (2) provide that the City may require the property owner to execute a contract to pay the fee, and to record that contract as a lien against the property until the fees are paid. The local agency may not charge interest or other fees on any amounts deferred pursuant to Section 66007.

If a residential development contains more than one dwelling, the local agency may determine whether the fees or charges described shall be paid on a pro rata basis for each dwelling when it receives its certificate of occupancy, on a pro rata basis when a certain percentage of the dwellings have received their certificate of occupancy, or on a lump-sum basis when all the dwellings in the development receive their certificate of occupancy.

Statutory restrictions on the time at which fees may be collected do not apply to non-residential development.

Earmarking and Expenditure of Fee Revenue. Section 66006 (a) mandates that fees be deposited "with other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for

which the fee was collected." Section 66006 (a) also requires that interest earned on impact fee revenues be placed in the capital account and used for the same purpose.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements), but not for individual projects.

Impact Fee Exemptions, Reductions, and Waivers. In the event that a development project is found to have no impact on facilities for which impact fees are charged, such project must be exempted from the fees.

If a project has characteristics that will make its impacts on a particular public facility or infrastructure system significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly to meet the requirement that there must be a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed. The fee reduction is required if the fee is not proportional to the impact of the development on relevant public facilities.

In some cases, an agency may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project as a way of promoting goals such as affordable housing or economic development. Such a waiver or reduction is within the discretion of the governing body but may not result in increased costs to other development projects. So, the effect of such policies is that the lost revenue must be made up from sources other than impact fees.

Credit for Improvements Provided by Developers. If the City requires a developer, as a condition of project approval, to dedicate land or construct facilities or improvements for which impact fees are charged, the City should ensure that the impact fees are adjusted so that the overall contribution by the developer does not exceed the impact created by the development.

In the event that a developer voluntarily offers to dedicate land, or construct facilities or improvements in lieu of paying impact fees, the City may accept or reject such offers and may negotiate the terms under which such an offer would be accepted. Excess contributions by a developer may be offset by reimbursement agreements.

Credit for Existing Development. If a project involves replacement, redevelopment or intensification of previously existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant City facilities, applying the measure of demand used in this study to calculate that impact fee.

Annual Report. Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;

3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected and interest earned;
5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fees;
6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement; An identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report. For a project identified for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction;
7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended;
8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

The annual report must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Five-Year Findings and Refunds under the Mitigation Fee Act. Prior to 1996, The Mitigation Fee Act required that a local agency collecting impact fees was required to expend or commit impact fee revenue within five years or make findings to justify a continued need for the money. Otherwise, those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all of the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee will be put;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;
4. Designate the approximate dates on which the funding necessary to complete

financing of those improvements will be deposited into the appropriate account or fund.

Those findings are to be made in conjunction with the annual reports discussed above. If such findings are not made as required by Section 66001, the local agency could be required to refund the moneys in the account or fund, per Section 66001 (d).

Once the agency determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

For a useful discussion of the foregoing requirements, see "The Mitigation Fee Act's Five-Year Findings Requirement: Beware Costly Pitfalls" by Glen Hansen, Senior Counsel, Abbott and Kindermann, and Rick Jarvis, Managing Partner, Jarvis, Fay and Gibson, presented at the 2022 League of California Cities City Attorneys Spring Conference.

Audit Requests. Section 66023 provides that any person may request an audit to determine whether any fee or charge levied by a local agency exceeds the amount reasonably necessary to cover the cost of any product, public facility, as defined in Section 66000, or service provided by the local agency. The legislative body of the local agency may retain an independent auditor to conduct the audit but is not required to conduct an audit if an audit has been performed for the same fee within the previous 12 months.

The agency shall retain an independent auditor to conduct an audit only if the person who requests the audit deposits with the local agency the amount of the local agency's reasonable estimate of the cost of the independent audit. At the conclusion of the audit, the local agency shall reimburse unused sums, if any, or the requesting person shall pay the local agency the excess of the actual cost of the audit over the amount that was deposited.

However, if the local agency fails to comply with the annual report requirement of Section 66006 following the establishment, increase or imposition of a fee, but requires payment of that fee in connection with the approval of a development project for three consecutive years, the agency shall not require a deposit for the independent audit and shall pay the cost of the audit.

Indexing of Impact Fees. Impact fees calculated in this report are based on current costs and should be adjusted periodically to account for changes in the cost of facilities or other capital assets that will be funded by those fees. That adjustment is intended to account for escalation in costs for land, construction, vehicles and other relevant capital assets. The *Engineering News Record* Building Cost Index (BCI) and Construction Cost Index (CCI), as well as the General Services Department's California Construction Cost Index, are useful for indexing construction costs. Where land costs are covered by an impact fee or in-lieu fee, land costs should be adjusted

based on changes in local land prices. Costs for vehicles and equipment should be updated based on vendors' quotes.

Requirements Imposed by AB 602

As noted in Chapter 1, AB 602, which took effect in 2022, creates some new requirements for impact fees. The new law amends Government Code Section 65940.1 and adds Section 66016.5 to impose the following requirements:

1) A city, county or special district that has an internet website shall post on its website:
    a) A current written schedule of fees, exactions and affordability requirements applicable to a proposed housing development project, and shall present that information in a manner that identifies the fees, exactions and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection
    b) All zoning ordinances and development standards and specifying the zoning, design and development standards that apply to each parcel
    c) A list of the information that will be required from any applicant for a development project, as specified in Government Code Section 69540
    d) The current and five previous annual fee reports required by Government Code Section 66006 and Subsection 66013 (d).
    e) An archive of impact fee nexus studies, cost of service studies or equivalent conducted on or after January 1, 2018.
2) The above information shall be updated within 30 days of any changes
3) A City or County shall request from a development proponent, upon issuance of a certificate of occupancy or final inspection, the total amount of fees and exactions associated with the project for which the certificate is issued. That information must be posted on the website and updated at least twice a year.
4) Before adoption of an impact fee, an impact fee nexus study shall be adopted.
5) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and explain why the new level of service is appropriate
6) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
7) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of the proposed units of the development. A local agency that imposes a fee proportionately to the square footage if the proposed units of the development shall be deemed to have used a valid method to

establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with this requirement if the agency makes certain findings outlined in the statute.

8) Large jurisdictions as defined in Section 53559.1 (d) of the Health and Safety Code (counties of 250,000 or more and cities in those counties) shall adopt a capital improvement plan as part of a nexus study.
9) All studies shall be adopted at a public hearing with at least 30-day's notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
10) Impact fee nexus studies shall be updated at least every eight years, beginning on January 1, 2022.

Training and Public Information

Effective administration of an impact fee program requires considerable preparation and training. It is important that those responsible for collecting the fees, and for explaining them to the public, understand both the details of the fee program and its supporting rationale.

It is also useful to pay close attention to handouts that provide information to the public regarding impact fees. Impact fees should be clearly distinguished from other fees, such as user fees for application processing, and the purpose and use of particular impact fees should be made clear.

Finally, anyone responsible for accounting, capital budgeting, or project management for projects involving impact fees must be fully aware of the restrictions placed on the expenditure of impact fee revenues. Fees must be expended for the purposes identified in the impact fee nexus study in which they were calculated, and the City must be able to show that funds have been properly expended.

Appendix A - City of Eastvale 2024 Impact Fee Study - Fee Comparison

CITY OF EASTVALE				COMPARISON AGENCIES							
Development Impact Fee Type	Units [1]	Current Fee [2]	Proposed Fee [3]	CHINO CITYWIDE [4]	CHINO PRESERVE [4]	CORONA CITYWIDE [5]	CORONA TEMESCAL VALLEY [5]	JURUPA VALLEY [6]	NORCO [7]	ONTARIO CITYWIDE [8]	ONTARIO ONTARIO RANCH [8]
Residential - Single-Family											
Park Land and Improvements	DU	No Existing Fee	$ 7,208	$ 22,494	$ 13,928	$ 12,708	$ 12,708	$ 1,423	$ 11,821	$ 15,198	$ 15,198
Recreation Facilities	DU	No Existing Fee	$ 1,500	$ 4,736	$ 4,736	$ 192	$ 192				
Public Buildings (Incl Libraries)	DU	$ 942	$ 3,932	$ 156	$ 156	$ 790	$ 790	$ 271	$ 4,768	$ 3,461	$ 3,461
Police	DU	No Existing Fee	$ 1,098	$ 636	$ 637	$ 212	$ 338			$ 509	$ 509
Fire	DU	$ 481	$ 797	$ 1,310	$ 1,310	$ 349	$ 627	$ 672	$ 1,010	$ 523	$ 1,102
Total Residential - Single-Family		**$ 1,423**	**$ 14,535**	**$ 29,332**	**$ 20,767**	**$ 14,251**	**$ 14,655**	**$ 2,366**	**$ 17,599**	**$ 19,691**	**$ 20,270**
Residential - Multi-Family											
Park Land and Improvements	DU	No Existing Fee	$ 3,720	$ 17,441	$ 10,799	$ 8,924	$ 9,824	$ 965	$ 9,639	$ 13,470	$ 13,470
Recreation Facilities	DU	No Existing Fee	$ 774	$ 3,911	$ 3,911	$ 135	$ 135				
Public Buildings (Incl Libraries)	DU	$ 650	$ 2,030	$ 156	$ 156	$ 564	$ 564	$ 229	$ 3,063	$ 2,906	$ 2,906
Police	DU	No Existing Fee	$ 891	$ 404	$ 407	$ 91	$ 146			$ 502	$ 502
Fire	DU	$ 332	$ 674	$ 846	$ 846	$ 466	$ 836	$ 405	$ 1,009	$ 479	$ 1,007
Total Residential - Multi-Family		**$ 982**	**$ 8,089**	**$ 22,758**	**$ 16,119**	**$ 10,180**	**$ 11,505**	**$ 1,599**	**$ 13,711**	**$ 17,357**	**$ 17,885**
Commercial											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 90	$ 90		$ 463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 150	$ 2,033	$ 60	$ 60			$ 22	$ 226	$ 210	$ 210
Police	KSF	No Existing Fee	$ 5,232	$ 1,040	$ 1,040	$ 180	$ 280			$ 713	$ 713
Fire	KSF	$ 132	$ 1,295	$ 1,040	$ 1,040	$ 160	$ 290	$ 134	$ 561	$ 398	$ 847
Total Commercial	**KSF**	**$ 282**	**$ 8,559**	**$ 2,140**	**$ 2,140**	**$ 430**	**$ 660**	**$ 156**	**$ 1,250**	**$ 1,321**	**$ 1,770**
Office											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 90	$ 90		$ 463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 149	$ 1,360	$ 60	$ 60			$ 22	$ 226	$ 92	$ 92
Police	KSF	No Existing Fee	$ 750	$ 740	$ 740	$ 180	$ 280			$ 279	$ 279
Fire	KSF	$ 132	$ 363	$ 1,050	$ 1,050	$ 160	$ 290	$ 134	$ 561	$ 319	$ 637
Total Office		**$ 281**	**$ 2,473**	**$ 1,850**	**$ 1,790**	**$ 430**	**$ 660**	**$ 156**	**$ 1,250**	**$ 690**	**$ 1,008**
Industrial											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 370	$ 370		$ 329		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 156	$ 543	$ 60	$ 60			$ 22	$ 161	$ 54	$ 54
Police	KSF	No Existing Fee	$ 115	$ 60	$ 60	$ 10	$ 20			$ 29	$ 29
Fire	KSF	$ 137	$ 155	$ 40	$ 40	$ 20	$ 30	$ 36	$ 116	$ 25	$ 51
Total Industrial		**$ 293**	**$ 813**	**$ 160**	**$ 160**	**$ 400**	**$ 420**	**$ 58**	**$ 606**	**$ 108**	**$ 134**

Appendix A - City of Eastvale 2024 Impact Fee Study - Fee Comparison

Notes:

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area; Room = each separately rentable room with a key

[2] Eastvale existing impact fees updated July 1, 2019

[3] Proposed impact fees from NBS 2024 Impact Fee Study; proposed single-family residential impact fees based on the 1,200-1,900 square foot fee category; proposed multi-family residential impact fees based on the 600-800 square foot fee category

[4] City of Chino impact fees effective July 1, 2023; Chino has two impact fee schedules, one citywide and one for the Preserve

[5] City of Corona impact fees effective July 1, 2023; Corona has two impact fee schedules, one citywide and one for Temescal Valley

[6] City of Jurupa Valley impact fees adopted January 21, 2021

[7] City of Norco impact fees effective July 1, 2023

[8] City of Ontario impact fees effective January 1, 2023; Ontario has two impact fee schedules, one for the general city and one for Ontario Ranch

CITY OF EASTVALE

Development Impact Fee Nexus Study
Final Report

~~May 13~~June 19, 2025

TABLE OF CONTENTS

Executive Summary **S-1**

Organization of the Report S-1

Development Data S-2

Impact Fee Analysis S-2

Impact Fee Summary S-4

Chapter 1. Introduction **1-1**

Purpose 1-1

Legal Framework for Impact Fees 1-1

Recent Legislation 1-6

Impact Fee Calculation Methodology 1-7

Impact Fees for Accessory Dwelling Units (ADUs) 1-9

Facilities Addressed in this Study 1-9

Chapter 2. Development Data **2-1**

Study Area and Time Frame 2-1

Development Types 2-1

Population Growth 2-5

Units of Development 2-5

Demand Variables 2-5

Demand Factors 2-8

Existing and Future Development 2-10

Growth Potential 2-13

Chapter 3. ~~Park Land and~~ Park Improvements **3-1**

Background 3-1

Methodology 3-1

Service Area 3-1

Demand Variable 3-1

Level-of-Service Standard 3-2

Existing Level of Service 3-2

Park Improvement Impact Fees per Unit 3-4

Projected Revenue 3-4
Updating the Fees 3-5
Planned Facilities 3-5
Nexus Summary 3-5
Chapter 4. Community and Recreation Centers 4-1
Methodology 4-1
Service Area 4-1
Demand Variable 4-1
Level-of-Service Standard 4-2
Existing Level of Service 4-2
Impact Fees per Unit 4-3
Projected Revenue 4-3
Updating the Fees 4-4
Planned Improvements 4-4
Nexus Summary 4-4
Chapter 5. Library 5-1
Methodology 5-1
Service Area 5-1
Demand Variable 5-1
Level-of-Service Standard 5-1
Planned Library Facility 5-2
Impact Fees per Unit 5-3
Projected Revenue 5-3
Updating the Fees 5-4
Planned Improvements 5-4
Nexus Summary 5-4
Chapter 6. City Hall 6-1
Methodology 6-1
Service Area 6-1
Demand Variable 6-1
Level-of-Service Standard 6-1
Planned City Hall 6-2
Impact Fees per Unit 6-3

Projected Revenue 6-4
Updating the Fees 6-4
Planned Improvements 6-4
Nexus Summary 6-5
Chapter 7. Police Station 7-1
Methodology 7-1
Service Area 7-1
Demand Variable 7-1
Level-of-Service Standard 7-1
Planned Police Station 7-2
Impact Fees per Unit 7-3
Projected Revenue 7-4
Updating the Fees 7-4
Nexus Summary 7-4
Chapter 8. Fire Department Facilties 8-1
Methodology 8-1
Service Area 8-1
Demand Variable 8-1
Level-of-Service Standard 8-1
Existing and Planned Fire Department Facilities 8-3
Impact Fees per Unit 8-5
Projected Revenue 8-6
Updating the Fees 8-8
Planned Improvements 8-8
Nexus Summary 8-8
Chapter 9. Implementation 9-1
Adoption 9-1
Administration 9-1
Requirements Imposed by AB 602 9-6
Training and Public Information 9-7

Appendices

Fee Comparison Appendix A

Executive Summary

The City of Eastvale retained NBS Government Finance Group to prepare this study to analyze the impacts of new development on several types of City capital facilities and to calculate impact fees based on that analysis. The methods used in this study are intended to satisfy all legal requirements of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000 *et seq*.). In particular, this study is intended to address the requirements of an "impact fee nexus study" as set forth in Government Code Section 66016.5.

Organization of the Report

Chapter 1 of this report provides an overview of the legal requirements for establishing and imposing such fees, and methods that can be used to calculate impact fees.

Chapter 2 contains data on existing and future development used in this report.

Chapters 3 through 8 analyze the impacts of development on specific types of facilities and calculate impact fees for those facilities. The facilities addressed in this report are listed by chapter below:

Chapter 3. ~~Park Land and~~ Park Improvements
Chapter 4. Community and Recreation Centers
Chapter 5. Libraries
Chapter 6. City Hall
Chapter 7. Police Station
Chapter 8. Fire Station

Chapter 9 contains recommendations for adopting and implementing impact fees, including suggested findings to satisfy the requirements of the Mitigation Fee Act.

Appendix A to this report provides a comparison of Eastvale's existing and proposed impact fees to the cities of Chino, Corona, Jurupa Valley, Norco, and Ontario. The purpose of the comparison is to provide a sense of the regional and/or comparable pricing for impact fees, and to use that information to gauge the impact of recommendations for fee adjustments. It should be noted that comparison to other agencies does not provide information about the cost recovery policies or procedures followed in relation to their impact fees. A "market based" decision to price services below the maximum impact fee calculation, is the same as deciding to subsidize that service. Survey efforts are sometimes also non-conclusive for certain fee categories and development types because of varied terminology and approaches to calculating impact fees.

Development Data

Chapter 2 of this report presents estimates of existing development in Eastvale and a forecast of future development through 2040. Chapter 2 also establishes values for factors such as population per unit, service population per unit, and police and fire calls per unit that are used in the impact fee calculations.

It is important to note that because of provisions of AB 602 that were incorporated into California law effective in 2022, impact fee categories for residential development in this study are defined in terms of unit-size categories, broken down by square footage ranges. Prior to the adoption of AB 602 it was common practice to base residential impact fees on unit type categories (e.g., single-family or multi-family units).

Impact Fee Analysis

The impact fee analysis for each type of facility addressed in this report is presented in a separate chapter. In each case, the relationship, or nexus, between development and the need for a particular type of facility is defined in a way that allows the impact of additional development on facility needs to be quantified.

The impact fees are based on capital costs for facilities and other capital assets needed to mitigate the impacts of additional development. Impact fees may not be used for maintenance or operating costs. Impact fees calculated in this study are intended to recover only new development's proportionate share of the cost of facilities. Costs attributable to existing development must be funded by non-impact fee funds. The City has set aside substantial reserves from the General Fund and, for the new fire station, the Fire Fund to cover those costs.

The following paragraphs briefly discuss the methods used to calculate impact fees for each of the facility types addressed in this study.

Parks Improvements. Impact fees for park improvements in Chapter 3 are calculated using the existing inventory method discussed in Chapter 1, which means that impact fees for park improvements are based on the existing level of service for those facilities in the City. The impact fees calculated in Chapter 3 are based on the City's existing level of service in terms of improved park acres per capita of population. The estimated cost per acre for park improvements is used to determine a cost per capita which is then converted into fees per unit of residential development based on the estimated average population per unit for each type of residential development defined in this report. Because added population is associated with new residential development, the park improvement impact fees apply only to residential development.

Community and Recreation Centers. Impact fees for community and recreation centers in Chapter 4 are calculated using the existing inventory method discussed in Chapter 1, which means that impact fees for community and recreation centers are based on the existing level of service for those facilities in the City. The impact of development on the need for those facilities is represented by the added population associated with new residential development. The

existing level of service is defined as the replacement cost of existing facilities per capita of existing population.

The cost per capita is converted into fees per unit of development based on the estimated average population per unit for each type of residential development defined in this report. Because added population is associated with residential development, impact fees for community and recreation centers apply only to new residential development in the City.

Library. The Library impact fees in Chapter 5 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned new library is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The library impact fees are based on new development's proportionate share of the cost of the planned new library at the Civic Center, based on new development's share of the City's 2040 population. The relationship between the estimated cost of the library and the forecasted 2040 population is stated as a cost per capita. The impact fees are calculated as the cost per capita multiplied by the population per unit for each type of residential development defined in this study. Because added population is associated with residential development, the impact fees for the Library apply only to new residential development in the City.

City Hall. The City Hall impact fees in Chapter 6 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned new City Hall is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The impact of new development on the need for City Hall is represented by service population, a weighted composite of resident population and employees of businesses in the City. See Chapter 2 for a more detailed discussion of service population.

The City Hall impact fees are based on new development's proportionate share of the cost of the planned new City Hall based on new development's share of the City's 2040 service population. The relationship between the estimated cost of the new City Hall and the forecasted 2040 service population is stated as a cost per capita of service population. The impact fees are calculated as the cost per capita of service population multiplied by the service population per unit for each type of development defined in this study. The City Hall impact fees apply to all types of new development in the City.

Police Station. The police impact fees in Chapter 7 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of the planned police station is allocated to both existing and future development in the City. In this case, future development is projected out to 2040. The impact of new development on the need for the police station is represented by calls for service per year to the Police Department. Police station impact fees are based on new development's proportionate share of the projected number of calls for service per year, which is stated as a cost per call for service.

As part of this study, NBS analyzed the distribution of Police Department calls for service for a full year to determine the average number of calls per unit per year generated by different types

of development. The impact fees are calculated as the cost per call for service multiplied by the calls per unit per year associated with each type of development defined in this study. The police station impact fees apply to all types of new development in the City.

Fire Station. The fire impact fees in Chapter 8 are calculated using the system plan method. That method bases the impact fees on future conditions, so the cost of both existing and future Fire Department assets serving the City are allocated to both existing and future development in the City. In this case, future development is projected out to 2040.

The impact of development Fire Department facilities, apparatus and equipment is represented in this study by the number of Fire Department calls for service per year generated by development in the City. As part of this study, NBS analyzed the distribution of fire calls for service for a full year to determine the average number of calls per unit per year generated by different types of development.

A cost per call for service per year is calculated by dividing estimated 2040 Fire Department asset costs, in current dollars, by the projected number of calls for service per year generated by development in the City in 2040. Then, an impact fee per unit is calculated by multiplying that cost per call by the number of calls for service per year generated by each category of development defined in this study.

Impact Fee Summary

Table S.1 shows the impact fees calculated in this report. Blank areas in the table indicate that some impact fees are not calculated for non-residential development.

Table S.1: Summary of Development Impact Fees per Unit Calculated in This Study

Development Type	Units [1]	Park Imprvmts	Comm/Rec Centers	Library	City Hall	Police	Fire	Total
Residential: <600 Sq. Ft.	DU	2,558	532	640	755	801	613	**$ 5,899**
Residential: 600-800 Sq. Ft.	DU	3,720	774	931	1,099	891	674	**$ 8,089**
Residential: >800-1,200 Sq. Ft.	DU	5,115	1,065	1,280	1,511	982	736	**$ 10,688**
Residential: >1,200-1,900 Sq. Ft.	DU	7,208	1,500	1,804	2,129	1,098	797	**$ 14,535**
Residential: >1,900-2,300 Sq. Ft.	DU	9,533	1,984	2,385	2,816	1,188	858	**$ 18,764**
Residential: >2,300 Sq. Ft.	DU	12,323	2,565	3,084	3,640	1,279	919	**$ 23,809**
Hotel/Motel	Room				1,498	775	518	**$ 2,791**
Commercial Retail	KSF				2,033	5,232	1,295	**$ 8,559**
Business-Professional	KSF				1,360	750	363	**$ 2,473**
Industrial/Industrial Flex	KSF				543	115	155	**$ 813**

[1] DU = dwelling unit; KSF = 1,000 gross square feet of building area; Room = each separately rentable room with a key

Table S.2 shows the City's existing impact fees. Currently, the City charges impact fees for transportation, fire, and general facilities. This study does not address transportation impact

fees. Specific impact fees are calculated in this study for parks, community and recreation centers, City Hall, the library, the police station and the fire station.

Table S.2: Existing Impact Fees From City of Eastvale Fee Schedule

Development Type	Units [1]	General [2]	Fire	**Total**
Residential, Multi-Family	DU	650	332	**$ 982**
Residential, Single-Family	DU	942	481	**$ 1,423**
Commercial Retail	KSF	150	132	**$ 282**
Office/Business Park	KSF	149	132	**$ 281**
Industrial/Industrial Flex	KSF	156	137	**$ 293**

[1] DU = dwelling unit; KSF = 1,000 gross square feet of building area; Room = each separately rentable room with a key

[2] Existing "General" Impact Fee charged by City includes City Hall and Library

Because there are so many differences between the existing and proposed impact fees, in terms of facility types and development types, it is not practical to provide a table comparing the existing and proposed impact fees.

Chapter 1. Introduction

Purpose

The purpose of this study is to analyze the impacts of development on the need for certain capital facilities and other capital assets provided by the City of Eastvale and to calculate impact fees based on that analysis. This report documents the approach, data and methodology used in this study to calculate impact fees.

The methods used to calculate impact fees and in-lieu fees in this report are intended to satisfy all legal requirements governing such fees, including provisions of the U. S. Constitution, the California Constitution and the California Mitigation Fee Act (Government Code Sections 66000-66025) and the Quimby Act (Government Code Section 66477), where applicable.

Legal Framework for Impact Fees

This brief summary of the legal framework for development fees is intended as a general overview. It was not prepared by an attorney and should not be treated as legal advice.

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the 5th Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against "regulatory takings." Generally, a regulatory taking occurs when regulations unreasonably deprive landowners of property rights protected by the Constitution.

In two landmark cases dealing with exactions, the U. S. Supreme Court identified the legal standard applied to a government agency when requiring the dedication of land or an interest in land as a condition of development approval or imposing ad hoc exactions as a condition of approval on a single development project. To meet that standard, the agency must demonstrate an "essential nexus" between such exactions and the interest being protected (See Nollan v. California Coastal Commission, 1987) and make an "individualized determination" that the exaction imposed is "roughly proportional" to the burden created by development (See Dolan v. City of Tigard, 1994).

In April 2024, the U. S. Supreme Court ruled in Sheetz v. County of El Dorado, that legislatively adopted impact fees must also consider the 5th Amendment limitations to avoid a "taking" of private property. The Court in Sheetz recognized that the "degree of specificity" for a legislatively enacted impact fee on a class of properties may differ from the site-specific individualized determination that is needed when imposing a fee on a particular project.

In this study, the methods used to calculate impact fees quantify the impacts of different types of development on various types of facilities based on demand variables that represent the service demand generated by each type of development.

Defining "Nexus." The nexus required to justify exactions and impact fees can be thought of as having the three elements discussed below. We think proportionality is logically included as one element of that nexus, even though it was discussed separately in Dolan v. Tigard. The elements of the nexus discussed below mirror the three "reasonable relationship" findings required by the Mitigation Fee Act for establishment and imposition of impact fees.

Need or Impact. Development must create a need for the public facilities to be funded by impact fees. All new development in a community creates additional demands on some or all public facilities provided by local government. If the capacity of facilities is not increased to satisfy the additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is related to the development project subject to the fees.

The Nollan decision reinforced the principle that development exactions may be used only to mitigate impacts created by the development projects upon which they are imposed. In this study, the impact of development on facility needs is analyzed in terms of quantifiable relationships between various types of development and the demand for public facilities based on applicable level-of-service standards. This report contains all of the information needed to demonstrate compliance with this element of the nexus.

Benefit. Development must benefit from facilities funded by impact fees. With respect to the benefit relationship, the most basic requirement is that facilities funded by impact fees be available to serve the development paying the fees. A sufficient benefit relationship also requires that impact fee revenues be segregated from other funds and expended in a timely manner on the facilities for which the fees were charged. Nothing in the U.S. Constitution or California law requires that facilities paid for with impact fee revenues be available exclusively to development projects paying the fees.

Procedures for earmarking and expenditure of fee revenues are mandated by the Mitigation Fee Act, as are procedures to ensure that the fees are either expended in a timely manner or refunded. Those requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, over time, procedural issues as well as substantive issues can come into play with respect to the benefit element of the nexus.

Proportionality. Impact fees must be proportional to the impact created by a particular development project. Proportionality in impact fees depends on properly identifying development-related facility costs and calculating the fees in such a way that those costs are allocated in proportion to the facility needs created by different types and amounts of development. The section on impact fee methodology, below, describes methods used to allocate facility costs and calculate impact fees that meet the proportionality standard.

California Constitution. The California Constitution grants broad police power to local governments, including the authority to regulate land use and development. The police power is an important source of authority for local governments in California to impose impact fees on development. Some impact fees have been challenged on grounds that they are special taxes imposed without voter approval in violation of Article XIIIA. However, that objection is valid only if the fees charged to a project exceed the cost of providing facilities needed to serve the project. In that case, the fees would also run afoul of the U. S. Constitution and the Mitigation Fee Act.

Articles XIIIC and XIIID, added to the California Constitution by Proposition 218 in 1996, establish procedures public agencies are required to follow for some "property-related fees," but exempt "the imposition of fees or charges, as a condition of property development." Thus, impact fees that comply with the requirements of the Mitigation Fee Act are exempt from those requirements.

The Mitigation Fee Act. California's impact fee statute originated in Assembly Bill 1600 during the 1987 session of the Legislature and took effect in January 1989. AB 1600 added several sections to the Government Code, beginning with Section 66000. Since that time, the impact fee statute has been amended from time to time, and in 1997 was officially titled the "Mitigation Fee Act." Unless otherwise noted, code sections referenced in this report are from the Government Code.

The Mitigation Fee Act does not limit the types of capital improvements for which impact fees may be charged. It defines public facilities very broadly to include "public improvements, public services and community amenities." Although the issue is not specifically addressed in the Mitigation Fee Act, it is clear both in case law and statute (see Government Code Section 65913.8) that impact fees may not be used to pay for ongoing maintenance or operating costs. Consequently, the fees calculated in this report are based on the cost of capital assets only.

The Mitigation Fee Act does not use the term "mitigation fee" except in its official title. Nor does it use the common term "impact fee." The Act simply uses the word "fee," which is defined as "a monetary exaction, other than a tax or special assessment…that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project …."

To avoid confusion with other types of fees, this report uses the widely accepted term "impact fee" which should be understood to mean "fee" as defined in the Mitigation Fee Act.

The Mitigation Fee Act contains requirements for establishing, increasing and imposing impact fees. They are summarized below. It also contains provisions that govern the collection and expenditure of fees and requires annual reports and periodic re-evaluation of impact fee programs. Those administrative requirements are discussed in the implementation chapter of this report.

Required Findings. Section 66001 (a) requires that an agency establishing, increasing or imposing impact fees, must make findings to:

1. Identify the purpose of the fee
2. Identify the use of the fee; and
3. Determine that there is a reasonable relationship between the use of the fee and the development type on which it is imposed
4. Determine that there is a reasonable relationship between the need for the facility and the type of development on which the fee is imposed

In addition, Section 66001 (b) requires that in any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. The requirements outlined above are discussed in more detail below.

Identifying the Purpose of the Fees. The broad purpose of impact fees is to protect public health, safety and general welfare by providing for adequate public facilities. The specific purpose of the fees calculated in this study is to fund acquisition or construction of certain capital assets that will be needed to mitigate the impacts of planned new development on City facilities, and to maintain an acceptable level of public services as the City grows.

This report recommends that findings regarding the purpose of an impact fee should define the purpose broadly, as providing for the funding of adequate public facilities to serve additional development.

Identifying the Use of the Fees. According to Section 66001(a)(2), if a fee is used to finance public facilities, those facilities must be identified. A capital improvement plan may be used for that purpose but is not mandatory if the facilities are identified in a General Plan, a Specific Plan, or in other public documents. Section 66002 (b) requires that if a capital improvement plan is used to identify the facilities, it must be updated annually.

However, a new provision in Section 66016.5, which was added by AB 602 in 2021, requires that large jurisdictions adopt a capital improvement plan as part of an impact fee study. That requirement applies to impact fee studies adopted after January 1, 2022. “Large jurisdiction” means a county of 250,000 or more or any city within that county. The statute does not provide any detail about what must be included in the capital improvement plan or how it should relate to the impact fee study.

That new requirement of Section 66016.5 is in addition to the existing provisions of Section 66001(a)(2) (which allows a public agency to use a capital improvement plan to identify the use of a fee) and Section 66002(b) (which requires a public agency that relies on a capital improvement plan as a part of a fee justification to update the plan annually).

Reasonable Relationship Requirement. As discussed above, Section 66001 requires that, for fees subject to its provisions, a "reasonable relationship" must be demonstrated between:

1. the use of the fee and the type of development on which it is imposed;
2. the need for a public facility and the type of development on which a fee is imposed; and,
3. the amount of the fee and the facility cost attributable to the development on which the fee is imposed.

For the third requirement in that list, there are open legal questions regarding the level of detail required for a legislatively adopted fee schedule as compared to an "ad hoc" imposition of a fee on a development project. However, it is reasonable to assume that all three are part of a complete "nexus" or "reasonable relationship" framework. Impact fees calculated in this report are based on a proportional allocation of eligible costs to various types of development.

Development Agreements and Reimbursement Agreements. The requirements of the Mitigation Fee Act do not apply to fees collected under development agreements (see Govt. Code Section 66000) or reimbursement agreements (see Govt. Code Section 66003). The same is true of fees in lieu of park land dedication imposed under the Quimby Act (see Govt. Code Section 66477).

Existing Deficiencies. In 2006, Section 66001(g) was added to the Mitigation Fee Act (by AB 2751) to clarify that impact fees "shall not include costs attributable to existing deficiencies in public facilities,…" The legislature's intent in adopting this amendment, as stated in the bill, was to codify the holdings of Bixel v. City of Los Angeles (1989), Rohn v. City of Visalia (1989), and Shapell Industries Inc. v. Governing Board (1991).

That amendment does not appear to be a substantive change. It is widely understood that other provisions of law make it improper for impact fees to include costs for correcting existing deficiencies.

However, Section 66001(g) also states that impact fees "may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to (1) refurbish existing facilities to maintain the existing level of service or (2) achieve an adopted level of service that is consistent with the general plan." (Emphasis added.)

Impact Fees for Existing Facilities. Impact fees may be used to recover costs for existing facilities to the extent that those facilities are needed to serve additional development and have the capacity to do so. In other words, it must be possible to show that fees used to pay for existing facilities meet the need and benefit elements of the nexus. As a practical matter, such fees are difficult to implement unless the fees can be used to repay outstanding debt related to the facilities in question.

Recent Legislation

Several new laws enacted by the State of California since 2019 to facilitate development of affordable housing bear on the implementation of impact fees calculated in this study. Below are brief overviews of some key bills passed since 2019.

SB 330 – The Housing Crisis Act of 2019. Amendments to existing law contained in SB 330 prohibit the imposition of new approval requirements on a housing development project once a preliminary application has been submitted. That provision applies to increases in impact fees and in-lieu fees, except when the resolution or ordinance establishing the fee authorizes automatic, inflationary adjustments to the fee or exaction.

AB 1483 – Housing Data: Collection and Reporting. AB 1483 requires that a city, county or special district must post on its website a current schedule of its fees and exactions, as well as associated nexus studies and annual reports. Updates must be posted within 30 days.

SB 13 – Accessory Dwelling Units. SB 13 prohibits the imposition of impact fees on accessory dwelling units (ADUs) smaller than 750 square feet and provides that impact fees for ADUs of 750 square feet or more must be proportional to the square footage of the primary dwelling unit. The proportionality requirement means that impact fees for ADUs of 750 square feet or more must be calculated on a case-by-case basis during the approval process.

Existing law requires a water or sewer connection fee or capacity charge for an accessory dwelling unit requiring a new or separate utility connection to be based on either the accessory dwelling unit's size or the number of its plumbing fixtures. SB 13 revises the basis for calculating the connection fee or capacity charge to either the accessory dwelling unit's square feet or the number of its drainage fixture units.

AB 602 – Amendments to the Planning and Land Use Law and the Mitigation Fee Act. AB 602, which was passed and signed in 2021, adds section 65940.1 to the Planning and Land Use Law requiring cities, counties and special districts that have internet websites to post schedules of fees, exactions and affordability requirements, annual fee reports, and an archive of nexus studies on that website, and to update that information within 30 days after any changes.

AB 602 also adds Section 66016.5 to the Mitigation Fee Act imposing several new requirements for impact fees that went into effect in 2022, including:

- A nexus study must identify the existing level of service for each facility, identify the proposed new level of service (if any), and explain why the new level of service is appropriate.
- If a nexus study supports an increase in an existing fee the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (counties over 250,000 and cities within those counties) must adopt a capital improvement plan as part of the nexus study.

- All impact fee nexus studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin and impact fee nexus study of the date of the hearing.
- Nexus studies shall be updated at least every eight years, from the period beginning on January 1, 2022.
- A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units in the development. A nexus study is not required to comply with this requirement if the local agency makes certain findings specified in the law. A local agency that imposes a fee proportionately to the square footage of units in the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development.
- Authorizes any member of the public, including an applicant for a development project, to submit evidence that impact fees proposed by an agency fail to comply with the Mitigation Fee Act, and requires the legislative body of the agency to consider such evidence and adjust the proposed fee if deemed necessary.

AB 516 – Amendments to the Mitigation Fee Act. AB 516, which took effect on January 1, 2024, amends Government Code Section 66006 to add certain requirements to the annual reports mandated by that section. Specifically, Section 66006 now requires that:

- Annual reports indicate whether construction on public improvements identified in previous annual reports began on the approximate date shown in the previous annual report; and,
- If a project failed to start construction on schedule, the annual report must explain the reason for the delay and provide a revised approximate date when construction will begin.

AB 516 also amends Section 66023 to provide that when a person requests an audit of a fee or charge levied by a local agency, that audit may address when revenue generated by that fee or charge is scheduled to be expended, and when the public improvement to be funded by that fee or charge is scheduled to be completed. Prior to this amendment, the only stated purpose of such an audit was to determine whether such a fee or charge exceeds the amount reasonably necessary to cover the cost of any product, public facility or service provided by the local agency.

Impact Fee Calculation Methodology

The methods used to calculate impact fees in this study are designed to comply with all of the legal requirements discussed earlier in this chapter. Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics of, and planning requirements for, the type of facility being addressed. To

some extent those methods are interchangeable, because they all allocate facility costs in proportion to the needs created by development.

Allocating facility costs to various types and amounts of development is central to all methods of impact fee calculation. Costs are allocated by means of formulas that quantify the relationship between development and the need for facilities. In a cost allocation formula, the impact of development is represented by some attribute of development such as added population or added vehicle trips that represent the impacts created by different types and amounts of development.

Although it is not mandatory, this study adopts the nomenclature used in the Impact Fee Nexus Study Templates prepared by the Terner Center for Housing Innovation at UC Berkeley to describe impact fee calculation methods. Those templates were prepared for The California Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code and are cited in AB 602.

Planned Facility Method. With this method, impact fees are calculated so that new development will pay for the planned expansion of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the cost of planned facilities is divided by the amount of demand that will be created by new development. The impact fees depend on the cost of planned future facilities and a plan for future development, so the fees should be recalculated if facility plans or development plans change.

Existing Inventory Method. With this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. To calculate the cost per unit of demand, the value of existing facilities is divided by the amount of demand associated with existing development. This method allows impact fees to be calculated without a list of planned facilities, but such a list is required by AB 602 as part of a Capital Improvement Plan that must be adopted with any new impact fee nexus study. This approach can be used to calculate impact fees for many types of public facilities but is usually not appropriate for facilities such as transportation improvements or water, wastewater or drainage systems where improvement needs must be determined by engineering analysis.

System Plan Method. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development. This approach is especially appropriate for impact fees for fire protection and EMS facilities because new facilities must be planned to integrate geographically with existing facilities.

Impact Fees for Accessory Dwelling Units (ADUs)

SB 477, enacted in 2024, relocated and consolidated California's ADU laws into a new Government Code Chapter (Chapter 13, Division 1, Title 7). As mentioned earlier, recent amendments to ADU law provide that impact fees may not be imposed on ADUs smaller than 750 square feet and establish the following requirement for impact fees imposed on ADUs of 750 square feet or more:

> "Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit."

Since the impact fees described in this report will be imposed on all residential development projects based on unit size in square feet (using tiered ranges of square footage), the fee imposed on an ADU will be proportionate to the size of any primary unit.

Facilities Addressed in this Study

Impact/in-lieu fees for the following types of facilities are addressed in this report:

- ~~Park Land and~~ Park Improvements
- Recreation Facilities
- Library
- General Government Facilities
- Police Facilities
- Fire Facilities

Each of those facilities is addressed in a separate chapter of this report, beginning with Chapter 3. Chapter 2 contains data on existing and future development used in the impact fee analysis.

Chapter 2. Development Data

This chapter presents data on existing and future development that will be used to calculate impact fees in subsequent chapters of this report.

The information in this chapter may be used to establish levels of service, analyze facility needs, and allocate the cost of capital facilities among various types of development.

Development data presented in this chapter are based on information from the City of Eastvale Community Development Department, the U.S. Census Bureau and the American Community Survey (ACS), and the California Department of Finance (DOF) Demographic Research Unit.

Study Area and Time Frame

The study area for this study is the City of Eastvale. The timeframe for this study extends from the present time to 2040. Although the future development projected in this chapter is expected to occur by 2040, the actual timing of development cannot be predicted with certainty. The impact fee calculations in this report do not depend on when development occurs.

Development Types

The development types for which impact fees are calculated in this study are listed below. Impact fees calculated in this report are intended to be applied based on actual land uses rather than zoning or general plan land use designations. For mixed use development projects, impact fees should be applied to each type of development within the project, consistent with the number of units of development of each type within the project.

Residential Development. Traditionally, impact fees for residential development are based on unit types such as single-family, multi-family and mobile home units. However, Government Code Section 66016.5(a)(5)(A) which was added to the Mitigation Fee Act by AB 602 in 2021 contains the following requirement:

> "A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development"

But that requirement is not absolute. Section 66016.5(a)(5)(B) provides that a nexus study is not required to comply with Section 66016.5(a)(5)(A) if the local agency makes a finding that includes all of the following:

1. An explanation as to why square footage is not the appropriate metric to calculate fees imposed on a housing development project.

2. An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden imposed by the development.
3. That other policies in the fee structure support smaller developments or otherwise ensure that smaller developments are not charged disproportionate fees

The proportionality requirement in Section 66016.5(a)(5)(A) is commonly interpreted to mean that impact fees must have a linear relationship to unit square footage. That means the fees must increase by the same amount for every added square foot of unit size. Such a fee structure results in impact fees that are necessarily five times as high for a 3,000 square-foot single-family unit as for a 600 square apartment. That type of fee structure is justified only if the actual impact of a 3,000 square-foot unit is five times greater than the impact of a 600 square-foot unit.

Otherwise, the impact fees could violate the "rough proportionality" requirement set forth in the U. S. Supreme Court in Dolan v. Tigard [512 U. S. 374 (1994)]. The recent U. S. Supreme Court decision in Sheetz v. County of El Dorado [601 U. S. 267--- (2024)] made clear that Dolan applies to all impact fees, whether they are applied ad hoc or legislatively adopted.

This study uses several attributes of development, including added population, added police calls for service per year and added fire calls for service per year, to represent the impact of new development on different types of City facilities. We use those attributes to represent the demand created by various types of development for public services and the capital facilities and other capital assets needed to support those services.

What we see in analyzing patterns of service demand is that the relationship between unit size and service demand doesn't conform to a linear model. While the potential for added population may be five times as great for the largest residential units compared with the smallest units, that increase is not linear. In the real world, population per unit does not increase in a tiny increment for each added square foot. It increases in a stairstep fashion, jumping from one person to two persons to three persons per unit and so on.

It is not feasible to get specific data on police and fire calls by unit size, but in our experience, there is typically not a large difference in the average number of police and fire calls-per-unit-per-year generated by single-family as opposed to multi-family residential units. So, a fee structure that results in large units paying five times as much as small units would appear disproportionate to the actual demand created by units of different sizes.

This study breaks down residential development into tiered square-feet-per-unit ranges and calculates an impact fee for each range or category. That approach allows impact fees to be graduated by unit size while avoiding the distortions that result from a rigid, fixed fee per square foot approach, and while respecting the need for rough proportionality between the fees and the impact of development as set forth in Dolan v. Tigard.

Based on the foregoing discussion, we propose that the Eastvale City Council adopt the following findings pursuant to Government Code Section 66016.5(a)(5)(B) to justify the use of tiered square

footage ranges for residential development in this study rather than a fixed fee-per-square-foot approach:

1. A fixed fee-per-square-foot approach is not the appropriate metric to calculate the fees analyzed in this study since it would not reflect the actual impact of different-sized residential units on the facilities addressed in this study and would not meet the rough proportionality standard set forth in Dolan v. Tigard.
2. An alternative basis of calculating the fees, using tiered square footage ranges rather than a fixed fee per square foot approach, better reflects the reasonable relationship between the fees charged and the actual burden imposed by the development.
3. Calculating impact fees for tiered square footage ranges rather than a fixed fee per square foot still ensures that smaller developments are not charged disproportionate fees because that approach allows the impact fees to be tailored to the actual impacts created by smaller developments, while protecting larger units from excessive fees.

As discussed above, residential development categories are defined in this study by ranges of unit sizes rather than by unit types (e.g., single-family or multi-family) as is the case for the City's existing impact fees. Unit-size ranges used to define residential development in this study are listed below.

- Residential <600 Square Feet per Unit
- Residential >600-800 Square Feet per Unit
- Residential >800-1,200 Square Feet per Unit
- Residential <1,200-1,900 Square Feet per Unit
- Residential >1,900-2,300 Square Feet per Unit
- Residential >2,300 Square Feet per Unit

Each of these unit-size ranges is typical of units with a certain number of bedrooms, ranging from studio apartments up to single-family units with five or more bedrooms. The residential development categories used in this study are based on unit size and do not distinguish by unit type (e.g., single-family or multi-family).

Non-Residential Development. Non-residential development types used in this study are:

- **Hotel/Motel.** This category encompasses hotels, motels and similar lodging uses.
- **Commercial-Retail.** This category includes retail commercial and commercial services including restaurants and commercial recreation, but excludes hotels, motels and lodging uses which are included in a separate category.
- **Business-Professional.** This category includes general office uses and research and development facilities.

- **Industrial-Industrial Flex.** This category includes development designed to accommodate a range of light industrial uses, including warehouses and distribution facilities with office space, light manufacturing and processing and some limited commercial uses.
- **Public Facilities.** This category includes government buildings and other public or quasi-public facilities, but excluding public schools which are addressed in a separate category below.
- **K-12 Schools.** This category includes public schools from kindergarten through high school.
- **Parks.** This category includes public parks and other public recreational facilities.

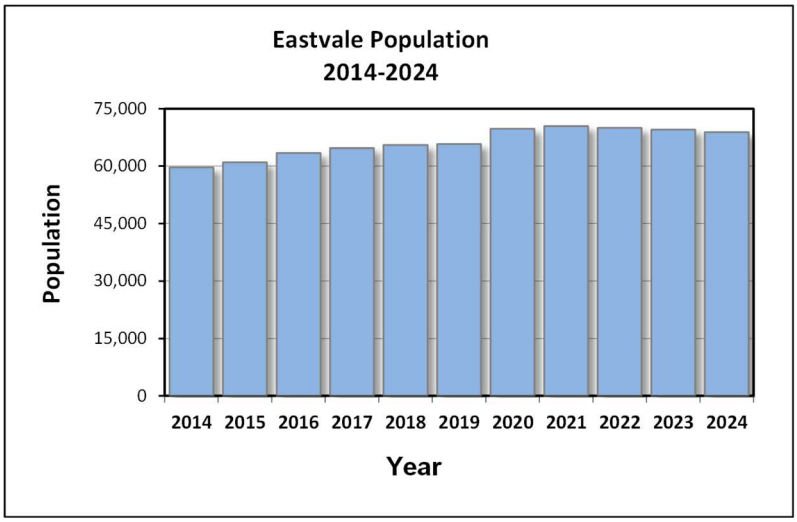
It should be noted that the Public Facilities, K-12 Schools and Parks categories are included in this study to account for the impacts they create on certain types of facilities. However, this study does not actually calculate impact fees for those categories because, in most cases, the City either lacks the authority to impose those fees, or in the case of City facilities, the City would be charging itself. Therefore, the City will be required to rely on general purpose funding sources other than impact fees to fund the costs of those impacts.

Other Development Types. Certain types of development, such as churches, hospitals and private schools, do not fit neatly into any of the categories listed above. Those developments are not legally exempt from impact fees, but no fee is calculated in this study for such uses. Fees for such projects can be calculated on an individual basis by considering factors such as service population or police and fire calls that will be generated by a proposed project and applying those factors to the cost per capita or cost per call shown in each impact fee chapter in this report.

Population Growth

The chart at right shows the California Department of Finance (DOF) official January 1 population estimates for the City of Eastvale for the years from 2014 through 2024, except for the 2020 population which is based on the 2020 Census count.

This chart shows a steady increase in Eastvale's population from 2014 to 2021, averaging about 2% per year. Since 2021, estimated population growth has been slightly negative.



Units of Development

In this study, quantities of existing and planned development are measured in terms of certain units of development. Those units are discussed below.

Dwelling Units. Residential development is measured in terms of dwelling units (DUs) and are grouped into unit-size ranges. Residential impact fees vary by unit size.

Building Area. Several types of non-residential development in this study are measured in terms of building area, in thousands of square feet, denoted as KSF.

Rooms. Development in the Hotel/Motel category is measured in terms of rooms, meaning the number of guest rooms or suites. A room is defined as each separately rentable room with a key"

Students. For the K-12 Public Schools category, development is measured in terms of the number of students.

Acres. Public parks and other public recreation facilities are measured in terms of acres.

Demand Variables

In calculating impact fees, the relationship between facility needs and development must be quantified in cost allocation formulas. Certain measurable attributes of development such as population or police and fire department calls for service are used in those formulas to reflect the impact of different types and amounts of development on the demand for specific public services and the facilities that support those services.

Those attributes are referred to in this study as "demand variables." Demand variables are selected either because they directly measure service demand created by various types of development, or because they are reasonably correlated with that demand.

For example, the service standard for parks in a community is typically defined as a ratio of park acreage to population. As population grows, more parks are needed to maintain the desired standard. Logically, then, population is an appropriate yardstick, or demand variable, for measuring the impacts of development on the need for additional parks.

Each demand variable has a specific value for each type of development. Those values are referred to in this report as "demand factors." For example, whereas the demand variable is "population," the demand factor for each residential unit size category used in this study is the estimated population per unit for that category.

Specific demand variables used in this study are discussed below. The values of demand factors used in this report are shown in Table 2.1 on page 2-8.

Population. Population, which refers to residents of the City, is used as a demand variable to calculate impact fees for facilities like parks that are intended to serve residents of the City. Resident population is tied to residential development, so this variable reflects no demand from non-residential development.

Service Population. Some types of City facilities are impacted by both residential and non-residential development so population alone does not represent all of the impacts of development on those facilities. Where the impact of development cannot be measured by specific demand variables such as vehicles trips or police or fire calls for service, a variable called service population is commonly used to represent the impact of development. An example would be general government facilities like City Hall.

Service population is a composite variable that includes both residents of the City and employees of businesses in the City. Resident population is included to represent the impacts of residential development. Employees are included to represent the impacts of non-residential uses, such as commercial, office and industrial development.

Because the impact of one new resident is not necessarily the same as the impact of one new employee, various components of the service population are weighted to reflect their relative impacts on demand for certain types of facilities.

Service population is intended to approximate the number of people creating the demand for service on an average day. It is difficult to estimate that number precisely for several reasons. Some residents work in the City, some residents commute to work outside the City, and some residents don't work at paid jobs. In addition, non-residents may be present in the City for work, shopping, recreation, or any number of other reasons.

In this study, residents are assigned a weight of 1.0. Our estimate of the average number of hours per week that residents spend in the City is based in part on an analysis of Census Bureau data

on how many residents work in the city and how many commute to work outside the City. In addition, we assume the average resident spends eight hours a week outside the City for activities like shopping and recreation.

Census Bureau American Community Survey (ACS) data for 2022 show that about 60% of Eastvale residents between ages 16 and 64 are employed and that about 77% of employed residents work outside the City.

Assuming that out-commuters spend 47.5 hours a week (9.5 hours per day) outside the City for work and commuting, and that all residents spend an average of eight hours a week outside the City for shopping and recreation leads us to the conclusion that out-commuters spend an average of 112.5 (168 - 47.5 - 8 = 112.5) hours per week in the City. Assuming other residents spend 160 (168 - 8 = 160) hours per week in the City, the weighted average for all residents is 142.2 hours per week in the City. Dividing that number by 168 hours per week gives us a weight of 0.846 for all residents (population) of the City.

Service population weights for employees associated with different types of development are based on estimates of the number of hours per week businesses of a certain type are in operation. This study assumes that retail and service commercial businesses operate 12 hours a day, 7 days a week (84 hours). For professional offices, industrial uses and public facilities, that number is estimated to be 45 hours (9 hours a day, 5 days a week). The weights assigned to employees of businesses associated with various types of non-residential development are based on the hours per week of operation divided by 168 total hours per week. The hours per week for each development as well as the weighting factor for each type of development are shown in Exhibit 2A, below. It should be noted that since all students in the K-12 Schools category are assumed to be residents of the City, the non-residential service population weight for that category is zero.

The service population weights shown in Exhibit 2A are intended to allow a balanced allocation of costs among non-residential development types. However, a comparison of the residential and non-residential shares of service population resulting from that allocation indicates that it likely underrepresents the demand created by non-residential development, so a factor of 2.5 is applied to all non-residential service population weights, which brings the non-residential share of service population to 18.9% of total service population.

Finally, for simplicity, all of the service population base weights are normalized by dividing them by residential base weight of 0.846 so that the normalized weight for population equals 1.0 and weight for each of the non-residential components is increased proportionately. The resulting service population weights are shown in Exhibit 2A. Service population per unit factors based on the normalized service population weights and population or employees per unit are shown in Table 2.1.

Exhibit 2A: Service Population Weights

Development Type	Avg Hrs per Wk	Total Hrs per Week	Base Svc Pop Weight [1]	Scaling Factor [2]	Scaled Svc Pop Weight [3]	Normalized Svc Pop Wt [4]
Residential	142.0	168.0	0.845	1.00	0.845	1.000
Commercial Retail	84.0	168.0	0.500	2.50	1.250	1.479
Business-Professional	45.0	168.0	0.268	2.50	0.670	0.792
Industrial/Industrial Flex	45.0	168.0	0.268	2.50	0.670	0.792
Public Facilities	45.0	168.0	0.268	2.50	0.670	0.792

[1] Base service population weight = average hours per week / total hours per week

[2] Scaling factor is used to bring non-residential service population into alignment with non-residential demand for City services; see text for further discussion

[3] Scaled service population weight = base service population weight X scaling factor

[4] Service population weight normalized to residential service population weight = scaled scaled population weight / residential service population weight

Police and Fire Calls for Service. The impact of development on the City's police and fire facilities is measured by the number of calls for service per unit per year by development type. Those calls-for-service-per-unit factors are calculated using a random sample of calls for service for a one-year period to determine the distribution of calls by development type. Then the number of calls per year for each type of development is divided by the number of existing units for that type of development to arrive at calls-per-unit-per-year factors. In this study, data for police and fire calls for service were for calendar year 2023. The police and fire calls-for-service factors for each type of development defined in this study are shown in Table 2.1.

Demand Factors

Exhibit 2B shows how population per unit factors were estimated for residential unit size categories used in this study. The Census Bureau and California Department of Finance collect data on population per unit, by unit type (single-family, multi-family, mobile home) rather than by unit size. Based on the City's documentation of findings (summarized above), in response to the California Mitigation Fee Act default standard of calculating fees based on square footage of units in a development, we must estimate the population per unit for each of the unit size categories used in this study.

The population-per-unit factors for the unit size categories used in this study are shown in Exhibit 2B. Those factors were estimated by NBS using data on the distribution of units by number of bedrooms from American Community Survey (ACS) Table B25041. The estimated population per unit for each unit-size category is adjusted so that the total population and average population per unit approximately equal the total population and average population per unit from the known data. The results are cross-checked with data on the distribution of household population from ACS Table 25009.

Exhibit 2B: Population per Unit by Unit Size

Unit Size in Sq Ft [1]	No. of Bedrms	No. of Units [2]	% of Units	Est Pop per Unit [3]	Adjusted Pop [4]
<600	0	0	0.0%	1.10	0
600-800	1	0	0.0%	1.60	0
>800 - 1,200	2	2,498	14.1%	2.20	5,495
>1,200 - 1,900	3	3,957	22.3%	3.10	12,268
>1,900 - 2,300	4	7,015	39.5%	4.10	28,760
>2,300	5+	4,273	24.1%	5.30	22,648
Total/Average		17,743	100.0%	3.90	69,170

[1] Estimated square-feet-per-unit ranges based on number of bedrooms

[2] Distribution of units by number of bedrooms from American Community Survey Table B25041, 2022 1-Year Estimate

[3] Estimated population per unit by NBS

[4] Adjusted population = number of units X estimated population per unit

Note that in Exhibit 2B, no units are shown for the two smallest unit size categories. That is because the source data showed no existing units in those unit-size categories. However, a population per unit is estimated for those categories because units in those categories may be constructed in the future.

Factors shown in Table 2.1 are population per unit for residential unit-size categories and employees per unit for various types of non-residential development, as well as service population per unit, and police and fire calls per unit per year for all types of development defined in this study.

Table 2.1: Demand Factors

Development Type [1]	Unit Type [2]	Pop per Unit [3]	Empl per Unit [4]	Svc Pop per Unit [5]	Police Calls per Unit [6]	Fire Calls per Unit [7]
Residential: <600 Sq. Ft.	DU	1.10		1.10	0.620	0.100
Residential: 600-800 Sq. Ft.	DU	1.60		1.60	0.690	0.110
Residential: >800-1,200 Sq. Ft.	DU	2.20		2.20	0.760	0.120
Residential: >1,200-1,900 Sq. Ft.	DU	3.10		3.10	0.850	0.130
Residential: >1,900-2,300 Sq. Ft.	DU	4.10		4.10	0.920	0.140
Residential: >2,300 Sq. Ft.	DU	5.30		5.30	0.990	0.150
Hotel/Motel	Room	0.98	0.50	2.18	0.600	0.085
Commercial Retail	KSF		2.00	2.96	4.051	0.211
Business-Professional	KSF		2.50	1.98	0.581	0.059
Industrial/Industrial Flex	KSF		1.00	0.79	0.089	0.025
Public Facilities	KSF		2.50	1.98	0.000	0.079
Parks	Acres		0.00	0.00	1.933	0.150
Schools	Students		0.00	0.00	0.038	0.004

[1] The square-feet-per-unit ranges shown in this table for residential development include all types of residential development including single-family, multi-family and mobile homes

[2] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA);
Room = each separately rentable room with a key

[3] See Exhibit 2B for residential population per unit; the Hotel/Motel category assumes an average of 1.5 guests per room and 65% occupancy

[4] Employees per unit estimated by NBS using data from the ESRI Business Summary and data on existing non-residential development from the City of Eastvale

[5] Service population per unit; see Exhibit 2A

[6] Police Department calls for service per unit per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 7

[7] Fire Department calls for service per unit per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 8

Existing and Future Development

Tables 2.2 through 2.4 on the following pages present data on existing and future development in Eastvale. Data from those tables will be used throughout this report. Table 2.2 shows estimated existing development as of January 2024.

It is important to note that in Tables 2.2 through 2.4, all residential development is grouped into a single category because it is not possible to estimate the mix of existing or future residential units by unit size.

Table 2.2: Existing Development January 1, 2024 - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	18,413	68,814		68,814	17,095	2,725
Hotel/Motel	Room	0	0	0	0	0	0
Commercial Retail	KSF	1,600.0		3,200	4,736	6,481	338
Business-Professional	KSF	87.8		220	174	51	123
Industrial/Industrial Flex	KSF	14,400.0		14,400	11,376	1,286	169
Public Facilities	KSF	75.6		128	150	0	6
Parks	Acres	213.2			0	412	32
Schools	Students	14,733			0	566	58
Totals			**68,814**	**17,948**	**85,250**	**25,891**	**3,451**

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area; Room = each separately rentable room with a ke

[2] Number of existing residential units based on the January 2024 CA Department of Finance E-5 report; non-residential units based on City of Eastvale data

[3] Existing household population from 2024 CA Department of Finance E-5 report

[4] Existing employees = existing units X employees per unit from Table 2.1

[5] Existing service population = existing units X service population per unit from Table 2.1

[7] Police Department calls for service per year based on analysis of a random sample of all 2023 calls for service; see discussion in text and in Chapter 7

[8] Fire Department calls for service per year based on analysis of a random sample of all 2023 calls for service; discussion in text and in Chapter 8

Table 2.3 on the next page presents a forecast of future development in the City to 2040 based on the Eastvale General Plan Environmental Impact Fee Report and additional information from the Draft 2040 General Plan.

Table 2.3: Projected Future Development to 2040 - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	4,173	16,358		16,358	3,338	576
Hotel/Motel	Room	450	439	225	982	270	38
Commercial Retail	KSF	2,659.3		5,319	7,872	10,772	562
Business-Professional	KSF	2,051.9		5,130	4,063	1,192	121
Industrial/Industrial Flex	KSF	1,483.5		1,484	1,172	132	38
Public Facilities	KSF	113.0		283	224	0	9
Parks	Acres	49.1		0	0	95	7
Schools	Students	3,433		0	0	132	14
Totals			**16,797**	**12,440**	**30,670**	**15,931**	**1,365**

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area

[2] Added units based on Table 2.0-2 of the Eastvale General Plan Environmental Impact Report and additional data from the Draft 2040 General Plan

[3] Added population based on Table 2.0-2 of the Eastvale General Plan Environmental Impact Report

[4] Added employees = added non-residential units X employees per unit from Table 2.1

[5] Added service population = added units X service population per unit from Table 2.1

[6] Added police calls per year for residential development = added units X the average residential rate of 0.8 police calls per unit per year; added police calls for non=residential development = added units X calls per unit per year from Table 2.1

[7] Added fire calls per year = added units X fire calls per unit per year from Table 2.1

Table 2.4 shows forecasted total development in the City in 2040.

Table 2.4: Total 2040 Development - City of Eastvale

Development Type	Unit Type [1]	No. of Units [2]	Popu-lation [3]	Emplo-yees [4]	Service Pop [5]	PD Calls per Year [6]	Fire Calls per Year [7]
All Residential	DU	22,586	85,172		85,172	20,433	3,301
Hotel/Motel	Room	450	439	225	982	270	38
Commercial Retail	KSF	4,259		8,519	12,608	17,253	900
Business-Professional	KSF	2,140		5,349	4,237	1,243	244
Industrial/Industrial Flex	KSF	15,884		15,884	12,548	1,418	207
Public Facilities	KSF	189		411	374	0	15
Parks	Acres	262		0	0	507	39
Schools	Students	18,166		0	0	698	72
Totals			**85,611**	**30,387**	**115,919**	**41,822**	**4,816**

Note: The figures shown in Table 2.4 represent the sum of the corresponding figures from Tables 2.2 and 2.3

Growth Potential

The numbers in Table 2.4 represent an increase of approximately 24% in population and 69% in employment between 2024 and 2040. Police and Fire Department calls are projected to increase 62% to 39%, respectively.

The fees calculated in subsequent chapters of this report are intended to pay for the capital facilities needed to serve the additional demand created by future development forecasted in this chapter.

Chapter 3. ~~Park Land and~~ Park Improvements

Background

Since the City of Eastvale was incorporated in 2010, two special districts have been responsible for constructing and maintaining parks in the City. Parks in the portion of the City west of Hamner Avenue are provided by the Jurupa Community Services District (JCSD). In the area east of Hamner Avenue, parks are provided by the Jurupa Area Recreation and Parks District (JARPD).

Eastvale's Municipal Code requires new residential development projects to dedicate land for parks or pay fees in lieu of park land dedication. Until recently, those assets were transferred to the responsible special district, and, since there is no remaining residential development potential in the area served by JARPD, dedicated park land or in-lieu fees were going to JCSD. However, in May 2022, Eastvale adopted a resolution to designate the City of Eastvale as the public agency eligible to receive park land dedications and in-lieu fees under the Quimby Act and revoke JCSD's previous designation as a public agency eligible to receive Quimby Act dedications and in-lieu fees. That means the City will be collecting and retaining Quimby Act fees and will be responsible for expending those fees in accordance with the law.

This chapter calculates impact fees for park improvements, which apply only to residential development. Any proposed updates to the park land dedication and in-lieu fees will be made in a separate action brought forward by City staff separate from this report.

Methodology

The method used to calculate park improvement impact fees in this chapter is the existing inventory method discussed in Chapter 1. Using this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. For parks, that standard is defined in terms of acres of parks per 1,000 population. See the Level of Service Standard section below for a discussion of the actual standards used to calculate in-lieu fees and impact fees in this chapter.

Service Area

Eastvale's parks serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate park in-lieu fees and impact fees in this chapter is population.

Population is used for that purpose because the need for parks is typically defined in terms of the relationship between park acreage and population. Since added population is associated with new residential development, the in-lieu fees and impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit is estimated for each residential unit size category defined in this study. Those population-per-unit factors are shown in Table 2.1 in Chapter 2 and in Table 3.4, below.

Level-of-Service Standard

The Parks, Recreation and Open Space Element of the Eastvale General Plan (page 11-6) adopts a standard of 5.0 acres per 1,000 population for park land dedication and in-lieu fees to be collected from new residential development. However, that standard exceeds the level that can be justified under the Mitigation Fee Act because it exceeds the existing level of service shown in Table 3.2, below.

In this study, the impact fees for park improvements are based on the existing ratio of 3.1 acres of parks per 1,000 population as shown in Table 3.2.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires that, after January 1, 2022, the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on a level of service that equals the existing level, so there is no conflict with that provision of Section 66016.5.

Existing Level of Service

Table 3.1 on the next page lists the City's existing parks and the improved acres for each park. In keeping with the 2019 California Court of Appeal decision in *Boatworks LLC v. City of Alameda*, only improved park acres are used to determine the existing ratio of park acres to population in this study.

All of the City's existing parks are owned by either JCSD or JARPD. However, since those parks were constructed for the benefit of City residents, it is reasonable to treat them as City parks for purposes of calculating the existing level of service.

Table 3.1: Existing Parks

Park Name	Agency	Improved Park Acres
American Heroes Park	JCSD	18.95
Cedar Creek Park	JCSD	9.54
Dairyland Park	JCSD	9.22
Deer Creek Park	JCSD	9.30
Eastvale Community Park	JCSD	46.53
Half Moon Park	JCSD	5.00
Harada Heritage Park	JCSD	30.72
James C. Huber Park	JCSD	12.56
McCune Family Park	JCSD	11.85
Mountainview Park	JCSD	7.87
Orchard Park	JCSD	9.84
Providence Ranch Park	JCSD	12.79
Riverwalk Park	JCSD	13.00
Sendero Park	JCSD	11.75
Symphony Park	JCSD	2.54
Harmony Park	JARPD	0.59
Cambria Park	JARPD	0.48
Deleware Greenbelt	JARPD	0.29
Moon River Park	JARPD	0.35
Total		**213.17**

Source: Jurupa Community Services District (JCSD) and Jurupa Area Recreation and Park District (JARPD)

Table 3.2 calculates the existing level of service for Eastvale's parks. The existing level of service is shown both per capita, and per 1,000 population.

Table 3.2: Existing Level of Service

Existing Improved Park Acres [1]	Existing Population [2]	Improved Acres per Capita [3]	Improved Acres per 1,000 [4]
213.17	68,814	0.00310	3.10

[1] See Table 3.1

[2] See Table 2.2

[3] Acres per capita = existing acres / existing population

[4] Acres per 1,000 population = acres per capita X 1,000

Table 3.3 shows the cost per capita used to calculate park improvement impact fees in this chapter.

Table 3.3: Cost per Capita - Park Improvements

Fee Type	Acres per Capita [1]	Cost per Acre[2]	Cost per Capita[3]
Park Improvements	0.0031	$750,000	$2,325.00

[1] See Table 3.2

[2] Park improvement cost per acre from the Capital Improvement Plan

[3] Cost per capita = acres per capita X cost per acre

Park Improvement Impact Fees per Unit

Table 3.4 shows the calculation of park improvement impact fees per dwelling unit by unit-size category. Those fees are calculated using per-capita costs from Table 3.3 and population per dwelling unit factors from Table 2.1. These fees are intended to apply to all residential development in the City.

Table 3.4: Park Improvement Impact Fees per Unit

Development Type	Units [1]	Cost per Capita [2]	Population per DU [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$2,325.00	1.10	$ 2,557.50
Residential: 600-800 Sq. Ft.	DU	$2,325.00	1.60	$ 3,720.00
Residential: >800-1,200 Sq. Ft.	DU	$2,325.00	2.20	$ 5,115.00
Residential: >1,200-1,900 Sq. Ft.	DU	$2,325.00	3.10	$ 7,207.50
Residential: >1,900-2,300 Sq. Ft.	DU	$2,325.00	4.10	$ 9,532.50
Residential: >2,300 Sq. Ft.	DU	$2,325.00	5.30	$ 12,322.50

[1] Units of development: DU = dwelling unit

[2] See Table 3.3

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 3.5 shows projected revenue from park improvement impact fees. Those revenue projections assume that future development in the City will occur as forecasted in Chapter 2. These revenue projections are in current dollars.

Table 3.5: Projected Revenue from Park Improvement Impact Fees

Development Type	Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
All Residential	$2,325.00	16,797	**$39,052,444**

[1] See Table 3.3

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

Updating the Fees

The ~~in-lieu fees and~~ impact fees calculated in this chapter are based on the current estimated cost of ~~park land and~~ park improvements. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Construction Cost Index (CCI). See the Implementation Chapter for more on indexing of fees. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Facilities

Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan. The City of Eastvale will develop its first City-owned park as part of the planned Civic Center complex. That park is located in the Downtown West policy area where more than half of all new residential units in Eastvale will be constructed. A substantial number of new residential units are also planned for the nearby Downtown East policy area. The CIP estimates the cost of the Civic Center Park at over $31 million, including the cost of improvements to the Civic Center Plaza.

The City's CIP also includes Grand Park, a passive park in the southern part of the City planned for approximately 200 acres of flood plan owned by OCPW. That park will include conservation areas, picnic areas, recreation areas and a visitor center. The CIP estimates the cost of Grand Park at $192 million.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on ~~the fire~~park facilities, those impacts are required to be funded from sources other than impact fees.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for parks in Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional parks to mitigate the impacts of new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Program.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional parks to serve the needs of added population associated with new residential development in Eastvale.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. New residential development increases the need for parks to maintain the existing level of service, as described earlier in this chapter. Without additional parks, the increase in population associated with new residential development would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the park improvement impact fees charged to a residential development project will depend on the increase in population associated with that project. The impact fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for parks in the City.

Chapter 4. Community and Recreation Centers

This chapter calculates impact fees for community and recreation centers needed to maintain the existing level of service in Eastvale as the City grows. Since the City's incorporation in 2010, parks and community and recreation centers in most of Eastvale have been provided by the Jurupa Community Services District (JCSD), which has constructed many parks and several community and recreation centers in the City. The part of the City east of Hamner Avenue is served by the Jurupa Area Recreation and Parks District (JARPD) which has constructed only four small pocket parks and no community or recreation centers in Eastvale.

JARPD's service area within the City is essentially built out with respect to new residential development. All future residential development in the City will occur in the JCSD service area and Eastvale's City Council has chosen to take over responsibility from JCSD for developing future parks as well as future community and recreation centers in the City.

Methodology

The method used to calculate impact fees in this chapter is the existing inventory method discussed in Chapter 1. Using this method, impact fees are calculated so that new development will fund expansion of facilities at the same standard currently used to serve existing development. In this case, the standard used to calculate impact fees for community and recreation centers is the existing level of service, which is discussed below in the Level-of-Service Standard section.

Service Area

Eastvale's community and recreation centers serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for community and recreation centers in this chapter is population.

Population is used for that purpose because the need for community and recreation centers is typically defined in terms of the population to be served. Because added population is associated with new residential development, the impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit is estimated for each residential unit size category defined in this study. Those population-per-unit factors are shown in Table 2.1 in Chapter 2 and in Table 4.3, below.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for community and recreation centers. The standard used to calculate impact fees in this chapter is the existing level of service, defined as the replacement cost of existing community and recreation centers per capita of existing population. Replacement cost is used to represent the current dollar cost of additional facilities that will be needed to maintain the existing level of service as the City grows. Although Eastvale's existing community and recreation centers (see Table 4.1) are owned by JCSD, they were constructed for the benefit of residents of the City using development fees paid by development in Eastvale, so it is reasonable to treat those facilities as existing City assets for purposes of determining the existing level of service in this chapter.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required. The impact fees calculated in this chapter are based on a level of service which equals the existing level, so there is no conflict with that provision of Section 66016.5.

Existing Level of Service

Table 4.1 lists Eastvale's existing community and recreation centers with their estimated replacement cost.

Table 4.1: Existing Community and Recreation Centers

Facility Name	Agency	Building Sq Feet [1]	Building Repl Cost [2]	Site Area [1]	Site Value [3]	Impact Fee Cost Basis [4]
Eastvale Community Ctr	JCSD	34,647	$17,323,500	4.6	$5,060,000	$ 22,383,500
Harada Neighborhood Ctr	JCSD	5,040	$ 2,520,000	In Park	$ 0	$ 2,520,000
The Desi House	JCSD	7,700	$ 8,400,000	2.3	Included	$ 8,400,000
Total						**$ 33,303,500**

[1] Data from Jurupa Community Services District (JCSD) and the City of Eastvale

[2] Building replacement cost for Eastvale Community Center and Harada Neighborhood Center assumes a cost of $500 per square foot; building replacement cost for the Desi House based on best available costs for acquisition and improvement of the facility

[3] Site value for Eastvale Community Center assumes a cost of $1.1 million per acre based on recent appraisals of land at the Civic Center site and a proposed fire station site.

[4] Impact fee cost basis = building replacement cost + site value

Table 4.2 calculates the existing level of service in terms of the cost per capita of existing population for the existing community and recreation centers.

Table 4.2: Existing Level of Service

Impact Fee Cost Basis [1]	Existing Population [2]	Cost per Capita [3]
$33,303,500	68,814	$483.96

[1] See Table 4.1

[2] See Table 2.2

[3] Cost per capita = existing facilities cost basis / existing population

In the next section, the cost per capita from Table 4.2 is used to calculate impact fees per dwelling unit for community and recreation centers.

Impact Fees per Unit

Table 4.3 shows the calculation of community and recreation center impact fees per unit of development by residential unit size category. Those fees are calculated using per-capita costs from Table 4.2 and population per unit factors from Table 2.1.

Table 4.3: Community and Recreation Center Impact Fees per Unit

Development Type	Units [1]	Cost per Capita [2]	Population per DU [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$483.96	1.10	$ 532.36
Residential: 600-800 Sq. Ft.	DU	$483.96	1.60	$ 774.34
Residential: >800-1,200 Sq. Ft.	DU	$483.96	2.20	$ 1,064.72
Residential: >1,200-1,900 Sq. Ft.	DU	$483.96	3.10	$ 1,500.29
Residential: >1,900-2,300 Sq. Ft.	DU	$483.96	4.10	$ 1,984.25
Residential: >2,300 Sq. Ft.	DU	$483.96	5.30	$ 2,565.01

[1] Units of development: DU = dwelling unit

[2] See Table 4.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 4.4 projects potential revenue from the community and recreation center impact fees. That projection is based on the cost per capita from Table 4.2 and the added population from Table 2.3. These revenue projections assume that future development in the City will occur as forecasted in Chapter 2. It is also worth noting that the projected revenue shown in Table 4.4 is in current dollars. As discussed below, we recommend that the fees be adjusted periodically to keep pace with construction costs.

Table 4.4: Projected Revenue from Comm/Rec Center Impact Fee

Development Type	Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
All Residential	$483.96	16,358	$7,916,683
Total			**$7,916,683**

[1] See Table 4.3

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

The projected revenue shown in Table 4.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for community and recreation centers. We recommend that the fees be reviewed annually and adjusted as needed using local cost data or an index such as the *Engineering News Record* Building Cost Index (BCI). See the Implementation Chapter for more on indexing of fees. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Future community and recreation center projects, including a community center and an aquatic center, are shown as part of the Citrus Reimagined project in the City's Capital Improvement Plan. Although costs for the aquatic center and the community center are not broken out in detail in the CIP, the combined cost of the two facilities is expected to be $35-$40 million. Those costs would far exceed the impact fee revenue shown in Table 4.4.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to mitigate the impact of new development on the need for additional community and recreation center facilities in Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to provide additional community and recreation center facilities to mitigate the impacts of new residential development in the City. Impact fees calculated in this chapter will be used to provide additional parks to mitigate the impacts of new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to provide additional community and recreation centers to serve the needs of added population associated with new residential development in Eastvale.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added population associated with new residential development will increase the need for community and recreation centers to maintain the existing level of service as described earlier in this chapter. Without additional community and recreation center facilities, that added population would result in a reduction in the level of service provided to all residents of the City.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the community and recreation center impact fees charged to a development project will depend on the increase in population associated with that project. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for community and recreation centers in the City.

Chapter 5. Library

This chapter calculates impact fees for a new library for the City of Eastvale. The City's existing library is located on the campus of Eleanor Roosevelt High School and is open to the public after 4 p.m. on weekdays and from 10:00 a.m. to 5 p.m. on Saturdays. The City is planning a new main library as part of the planned Civic Center development in the Downtown West Specific Plan area.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's library will serve all residents of the City and the impact fees calculated in this chapter are intended to apply to all residential development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the library in this chapter is population.

Population is used for that purpose because the need for libraries is almost universally defined in terms of the population to be served. Because added population is associated with new residential development, the impact fees calculated in this chapter apply only to residential development.

Population per dwelling unit varies by development type, so the average population per unit is estimated for each residential unit size category defined in this study. Those individual population-per-unit factors are shown in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for libraries, but the City has prepared a plan for a new main library which would serve both existing and future development in Eastvale.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared

with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

The library impact fees calculated in this chapter are necessarily based on a level of service higher than the existing level of service. Eastvale was incorporated fairly recently, in 2010, and is still in the process of developing a full complement of public facilities to serve the City. Eastvale has set aside substantial financial reserves for the purpose of constructing the new library (see Table 5.1) and the impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new library.

Planned Library Facility

Table 5.1 summarizes the estimated construction costs for the planned library facility. Details regarding the planned library project and project costs are included in the City's Capital Improvement Plan. Table 5.1 also shows the amount of reserves the City has currently set aside to fund the project. Costs shown in Table 5.1 are from the City's current Capital Improvement Plan.

Table 5.1: Planned Library

Cost Component		Estimated Cost [1]
Building Construction	$	47,880,093
Land Cost	$	1,672,560
Total	**$**	**49,552,653**
Library Capital Reserves on Hand	$	(39,889,986)
Unfunded Cost	**$**	**9,662,667**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; library capital reserves provided by the Eastvale Finance Department

Table 5.2 allocates the estimated cost of the new library to the forecasted 2040 population of the City to arrive at an average cost per capita for the entire 2040 population. That approach ensures that costs are allocated equitably to existing and future development on a per-capita basis.

Table 5.2: 2040 Level of Service

Estimated Facility Cost [1]	2040 Population [2]	Cost per Capita [3]
49,552,653	85,172	581.80

[1] See Table 5.1

[2] Residential population only, not including hotel/motel guests; see Table 2.4

[3] Square feet per capita = library square footage / 2040 population

In the next section, the cost per capita from Table 5.2 is used to calculate library impact fees per dwelling unit for each unit size range.

Impact Fees per Unit

Table 5.3 shows the calculation of library impact fees per unit of residential development by unit size category. Those fees are calculated using the per-capita cost from Table 5.2 and population per unit factors from Table 2.1.

Table 5.3: Library Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Population per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$581.80	1.10	$ 639.97
Residential: 600-800 Sq. Ft.	DU	$581.80	1.60	$ 930.87
Residential: >800-1,200 Sq. Ft.	DU	$581.80	2.20	$ 1,279.95
Residential: >1,200-1,900 Sq. Ft.	DU	$581.80	3.10	$ 1,803.56
Residential: >1,900-2,300 Sq. Ft.	DU	$581.80	4.10	$ 2,385.36
Residential: >2,300 Sq. Ft.	DU	$581.80	5.30	$ 3,083.51

[1] Units of development: DU = dwelling unit

[2] See Table 5.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 5.4 projects potential revenue from the library impact fees. That projection is based on the cost per capita from Table 5.2 and the added population from Table 2.3.

Table 5.4: Projected Revenue from Library Impact Fees

Impact Fee per Capita [1]	Added Population [2]	Projected Revenue [3]
$581.80	16,358	$9,517,004

[1] See Table 5.2

[2] See Table 2.3

[3] Projected revenue = impact fee per capita X added population

New development's total share of the cost of the new library, to be funded by impact fees calculated in this report, is 19.2% of the facility's total cost. The projected impact fee revenue shown in Table 5.4 is slightly less than the unfunded balance of $9,662,667 shown in Table 5.1, leaving $145,663 to be funded from the General Fund or other non-impact fee sources.

The projected revenue shown in Table 5.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects.

To the extent that projects with development agreements do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the library. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Details regarding the planned library facility and project costs can be found in the City's Capital Improvement Plan. The new main library is being planned as part of the City's Civic Center development project.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the main library being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of library facilities planned serve new residential development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of library facilities planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added population associated with new residential development will increase the need for library facilities Eastvale, and the new library is being planned to accommodate the needs of both existing and future residents. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the library.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the library impact fees charged to a development project will depend on the increase in population associated with that project. The fees per unit of development calculated in this chapter for each type of residential development are based on the estimated average population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for library facilities in the City.

Chapter 6. City Hall

This chapter calculates impact fees for a new City Hall for the City of Eastvale. Eastvale's existing City Hall is located in leased space in a commercial development on Limonite Avenue. The City also houses some departments in a City-owned building on Citrus Street. A new City Hall will be constructed as part of the planned Civic Center complex in the Downtown West Specific Plan area.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's new City Hall will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the City Hall in this chapter is service population.

Service population is used to represent the impact of development on the need for City Hall facilities because that impact is created by both residential development and non-residential development. As explained in Chapter 2, service population is a weighted composite variable that includes both resident population (representing residential development) and employees of businesses in the City (representing non-residential development). Chapter 2 presents a detailed explanation of how the components of service population are weighted.

The service population-per-unit factors used in this analysis are shown in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for City Hall facilities, but the City has prepared a plan for a new City Hall as part of the planned Civic Center complex. That facility will serve both existing and future development in Eastvale. The new City Hall facility is shown in the City's Capital Improvement Plan.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

Eastvale was incorporated fairly recently, in 2010. For obvious reasons, prior to incorporation, there was no City Hall in Eastvale. The City has no choice but to establish an acceptable level of service for the City Hall facility over time. At present, City staff are housed in a combination of leased and City-owned buildings. The City has already set aside substantial financial reserves for the purpose of constructing a new City Hall (see Table 6.1). The impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new City Hall.

Planned City Hall

Table 6.1 summarizes the estimated costs for the planned City Hall facility, as shown in the City's Capital Improvement Plan. That table also shows the amount of reserves the City has currently set aside to fund the project, as well as the balance in the Public Facilities impact fee fund. Costs shown in Table 6.1 are from the City's current Capital Improvement Plan.

Table 6.1: Planned City Hall

Cost Component		Estimated Cost [1]
Building Construction	$	76,923,727
Land Cost	$	2,681,377
Total	**$**	**79,605,104**
City Hall Capital Reserves on Hand	$	(57,915,015)
Public Facilities Impact Fee Fund Balance (2/27/25)	$	(552,727)
Unfunded Cost	**$**	**21,137,362**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; City Hall capital reserves and Public Facilities impact fee fund balance provided by the Eastvale Finance Department

Table 6.2 allocates the estimated cost of the new City Hall to the forecasted 2040 service population of the City to arrive at an average cost per capita for the entire 2040 service population. That approach ensures that costs are allocated equitably to existing and future development on a per-capita basis.

Table 6.2: Buildout Level of Service

Estimated Facility Cost [1]	Buildout Service Population [2]	Cost per Capita [3]
$79,605,104	115,919	$686.73

[1] See Table 6.1

[2] See Table 2.4

[3] Cost per capita = impact fee cost basis / buildout service population

In the next section, the cost per capita from Table 6.2 is used to calculate impact fees per unit of development for the City Hall facility.

Impact Fees per Unit

Table 6.3 shows the calculation of City Hall impact fees per unit of development, by development type. Those fees are calculated using the per-capita cost from Table 6.2 and service population per unit factors from Table 2.1.

Table 6.3: City Hall Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Service Pop per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$686.73	1.10	$ 755.40
Residential: 600-800 Sq. Ft.	DU	$686.73	1.60	$ 1,098.76
Residential: >800-1,200 Sq. Ft.	DU	$686.73	2.20	$ 1,510.80
Residential: >1,200-1,900 Sq. Ft.	DU	$686.73	3.10	$ 2,128.86
Residential: >1,900-2,300 Sq. Ft.	DU	$686.73	4.10	$ 2,815.58
Residential: >2,300 Sq. Ft.	DU	$686.73	5.30	$ 3,639.66
Hotel/Motel	Room	$686.73	2.18	$ 1,497.99
Commercial Retail	KSF	$686.73	2.96	$ 2,032.71
Business-Professional	KSF	$686.73	1.98	$ 1,359.72
Industrial/Industrial Flex	KSF	$686.73	0.79	$ 542.52

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] See Table 6.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X service population per unit

Projected Revenue

Table 6.4 projects potential revenue from the City Hall impact fees. That projection is based on the impact fees per capita from Table 6.2 and the added service population from Table 2.3.

Table 6.4: Projected Revenue from City Hall Impact Fee

Impact Fee per Capita [1]	Added Service Population [2]	Projected Revenue [3]
$686.73	30,446	$20,908,042

[1] See Table 6.2

[2] See Table 2.3; excludes added service population associated with public facilities

[3] Projected revenue = impact fee per capita X added service population

New development's total share of the cost of the new City Hall, to be funded by impact fees calculated in this report, is 26.5% of the facility's total cost. The projected revenue shown in Table 6.4 is less than the unfunded balance of $21,137,362 shown in Table 6.1, leaving $229,320 to be funded by the General Fund or other non-impact fee sources.

The projected revenue shown in Table 6.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees that may be set by statute or development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the City Hall. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

More details about the proposed City Hall project and projected costs can be found in the City's Capital Improvement Plan. The new City Hall is a one-of-a-kind facility being planned as part of the City's Civic Center complex.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new City Hall being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of a new City Hall being planned serve new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Program.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of the new City Hall planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added service population associated with new development will increase the need for City Hall facilities in Eastvale, and the new City Hall is being planned to accommodate the needs of both existing and future development. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the City Hall facility.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the City Hall impact fees charged to a development project will depend on the increase in service population associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on

the estimated average service population per unit for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for City Hall facilities in the City.

Chapter 7. Police Station

This chapter calculates impact fees for a police station for the City of Eastvale. The police station will be constructed as part of the planned Civic Center complex in the Downtown West Specific Plan area. Eastvale contracts with the Riverside County Sheriff's Department for law enforcement services and is currently served from a Sheriff's station in the adjacent city of Jurupa Valley.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

Eastvale's new police station will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A "demand variable" is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees for the police station in this chapter is Police Department calls for service per year.

Calls for service per year is used to represent the impact of development on the need for police station facilities because it represents a clear relationship between development and the demand for law enforcement services in the City. Calls-for-service-per-unit-per-year factors are shown by development type in Table 2.1 in Chapter 2.

Level-of-Service Standard

Eastvale has not adopted a formal level of service standard for police station facilities, but the City has prepared a plan for a new police station as part of the planned Civic Center complex. That facility would serve both existing and future development in Eastvale. The new police station is shown in the City's Capital Improvement Plan.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared

with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

As noted above, the City is currently served from a Sheriff's Department station in Jurupa Valley. Eastvale was incorporated in 2010 and has not yet constructed its own police station. The City has determined that Eastvale needs its own police facility and has already set aside substantial financial reserves to be used in constructing such a facility.

The impact fees calculated in this chapter are necessarily based on a level of service higher than the existing level of service. That is a consequence of the fact that the City is still in the process of developing a full complement of public facilities since its incorporation in 2010. The impact fees calculated in this chapter will recover only future development's proportionate share of the cost of the new police station.

Planned Police Station

Table 7.1 summarizes the estimated costs for the planned new police station. Details of the planned police station and project costs can be found in the City's Capital Improvement Plan. Table 7.1 and also shows the amount of reserves the City has currently set aside to fund the project. Costs shown in Table 7.1 are from the City's current Capital Improvement Plan.

Table 7.1: Planned Police Station

Cost Component		Estimated Cost [1]
Building Construction	$	52,148,973
Land Cost	$	1,867,234
Total	**$**	**54,016,207**
Police Station Capital Reserves on Hand	$	(32,195,000)
Unfunded Cost	**$**	**21,821,207**

[1] Estimated costs from the Eastvale Capital Improvement Plan project detail sheet; police station capital reserves provided by the Eastvale Finance Department

Table 7.2 allocates the estimated cost of the new police station over the forecasted 2040 police calls for service per year in the City to arrive at an average cost per call. That approach ensures that costs are allocated equitably to existing and future development on a per-call basis.

Table 7.2: Buildout Level of Service

Estimated Facility Cost [1]	Buildout Calls for Service [2]	Cost per Call [3]
$54,016,207	41,822	$1,291.56

[1] See Table 7.1

[2] See Table 2.4

[3] Cost per capita = estimated facility cost / 2040 police calls for service per year

In the next section, the cost per call from Table 7.2 is used to calculate impact fees per unit for the police station.

Impact Fees per Unit

Table 7.3 shows the calculation of police station impact fees per unit of development, by development type. Those fees are calculated using the cost per call from Table 7.2 and police call per unit per year factors from Table 2.1.

Table 7.3: Police Impact Fees per Unit

Development Type	Dev Units [1]	Cost per Capita [2]	Calls for Svc per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$1,291.56	0.62	$ 800.77
Residential: 600-800 Sq. Ft.	DU	$1,291.56	0.69	$ 891.18
Residential: >800-1,200 Sq. Ft.	DU	$1,291.56	0.76	$ 981.59
Residential: >1,200-1,900 Sq. Ft.	DU	$1,291.56	0.85	$ 1,097.83
Residential: >1,900-2,300 Sq. Ft.	DU	$1,291.56	0.92	$ 1,188.24
Residential: >2,300 Sq. Ft.	DU	$1,291.56	0.99	$ 1,278.65
Hotel/Motel	Room	$1,291.56	0.60	$ 774.94
Commercial Retail	KSF	$1,291.56	4.05	$ 5,231.64
Business-Professional	KSF	$1,291.56	0.58	$ 750.23
Industrial/Industrial Flex	KSF	$1,291.56	0.09	$ 115.34

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] See Table 7.2

[3] See Table 2.1

[4] Impact fee per unit = cost per capita X population per dwelling unit

Projected Revenue

Table 7.4 projects potential revenue from the police station impact fees. That projection is based on the impact fees per call from Table 7.2 and the added calls for service per year from Table 2.3.

Table 7.4: Projected Revenue from Police Impact Fees

Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$1,291.56	14,727	$19,020,334

[1] See Table 7.2

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

New development's total share of the cost of the new City, to be funded by impact fees calculated in this report, is 35.2% of the facility's total cost. The projected revenue shown in Table 7.4 is less than the unfunded balance of $21,821,207 shown in Table 7.1, leaving $2,800,873 to be funded by the General Fund or other non-impact fee sources.

The projected revenue shown in Table 7.4 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees that may be set by statute or development agreements for some future projects.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the police station. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new police station being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of a new police station being planned to serve all development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of the new police station planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added calls for service associated with new development will increase the need for police facilities in Eastvale, and the new police station is being planned to accommodate the needs of both existing and future development. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the police station.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the police station impact fees charged to a development project will depend on the increase in calls for service associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on the estimated average police calls per unit per year generated by that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for police station facilities in the City.

.

Chapter 8. Fire Department Facilties

This chapter calculates impact fees for Fire Department facilities and vehicles for the City of Eastvale. Eastvale contracts with CAL FIRE through the Riverside County Fire Department for fire protection and emergency medical services. CAL FIRE provides staffing and firefighting apparatus while the City is responsible for providing fire stations and some vehicles. There are two existing fire stations in Eastvale, and the City is planning for a third fire station which is expected to start construction within three years.

Methodology

This chapter calculates impact fees using the system plan method discussed in Chapter 1. With this method, impact fees are calculated so that new development pays for its share of the cost of an integrated system of facilities at the future standard attributable to new development. To calculate the cost per unit of demand, the value of existing facilities plus the cost of planned facilities is divided by the combined demand associated with both existing development and planned development.

Service Area

The Fire Department facilities and vehicles addressed in this chapter will serve all development in the City, and the impact fees calculated in this chapter are intended to apply to all new development in the City unless the fees for a project are limited by statute or established by a development agreement.

Demand Variable

A “demand variable” is a quantifiable attribute of development that is used in impact fee calculation formulas to represent the impact of development. The demand variable used to calculate impact fees in this chapter is Fire Department calls for service per year.

Calls for service per year is used to represent the impact of development on the need for Fire Department facilities because it represents the best measure of the demand for fire protection and emergency response services in the City. Calls-for-service-per-unit-per-year factors are shown by development type in Table 2.1 in Chapter 2.

Level-of-Service Standard

The Eastvale Fire Department has not adopted a formal level of service standard for fire stations, but the City has determined that one additional fire station will be needed to serve the City at buildout. The City is setting aside money from the Fire Fund to help pay for construction of that station.

In 2021, Section 66016.5 was added to the Mitigation Fee by Act AB 602. That section requires, after January 1, 2022, that the level of service used in an impact fee study must be compared with the existing level of service. If the level used in the impact fee study differs from the existing level of service, an explanation is required.

Defining a level of service for fire protection and emergency response facilities is more complicated than for other types of facilities. Ultimately, that level of service must be measured primarily in terms of response time to emergency calls for service. And while the number and location of fire stations plays a role in determining response time performance, operational considerations also play a large part. So, for purposes of this study, response time itself cannot be used to establish a level-of-service standard for Fire Department facilities.

In this study, we use Fire Department calls for service as a measure of the service demand created by development. Calls-per-unit-per-year factors are established through analysis of recent call records and those factors vary by development type. The overall level of service is calculated as the cost of Fire Department facilities and vehicles per call for service per year.

However, that level of service changes over time as new development occurs and new facilities are constructed. Planning for an acceptable response time needs to be considered from a long-range perspective. Once a fire station is constructed, it is likely to remain in the same location for decades. Consequently, planners must look toward the ultimate demand pattern in order to locate fire stations efficiently.

It is important to view the fire protection and emergency response resources of a fire department as a whole. Individual fire stations with their apparatus and staff don't simply serve a designated area. In fact, all the elements of the fire service operate as an integrated system. Many calls for service are handled by the nearest fire station, but it is not uncommon that the resources of the nearest fire station may already be committed when a new call is received. In that case, resources from a different fire station must be deployed.

Furthermore, a single fire station, typically housing one engine company, is not capable of responding effectively to many fire calls. A fire in a single-family house fire may require several engines and other apparatus and at least 15 firefighters. That means a single, relatively small fire in Eastvale could require all available resources of the City's Fire Department as well as automatic aid or mutual aid from multiple fire stations in nearby communities.

This study takes the view that the fairest way to evaluate the level of service for a Fire Department, when calculating impact fees, is to consider conditions at buildout of the City when the overall plan has been realized. Since the Fire Department's level of service changes over time, focusing on the level of service at a single point in time prior to buildout can be misleading.

The buildout level of service used to calculate impact fees in this study is higher than the existing level of service, based on the average cost per call for existing development and existing facilities. However, all development at buildout will benefit from an increased level of service with the addition of a new fire station and the impact fees will cover only new development's

proportionate share of the overall cost. The City has already set aside enough money to pay for the existing community's share of fire station costs that exceed new development's proportionate share as reflected by projected calls for service in 2040. For those reasons, we believe the buildout level of service is the most appropriate for use in the impact fee calculations.

The total value of existing and planned fire department assets, as shown in Table 8.4 later in this chapter, is roughly $29.5 million. Based on development projections used in this study, at buildout, new development between 2024 and 2040 will generate about 28% of all 2040 Fire Department calls for service. The projected revenue from the impact fees calculated in this chapter is approximately $8 million, which is about 27% of the $29.5 million value of the Fire Department's existing and future assets (valued in current dollars).

Existing and Planned Fire Department Facilities

Table 8.1 lists the City's existing Fire Department facilities with their estimated replacement costs, including land.

Table 8.1: Existing Fire Stations

Facility	Constr Date	Building Sq Ft [1]	Site Acres [2]	Bldg Repl Cost [3]	Est Land Value [4]	Total Repl Cost [5]
Fire Station #27	2011	10,025	1.57	$ 3,602,900	$ 1,727,000	$ 5,329,900
FS #27 Storage Bldg	2011	576	Included	$ 68,300	$ 0	$ 68,300
Fire Station #31	2017	6,500	1.75	$ 3,029,773	$ 1,925,000	$ 4,954,773
Total						**$ 10,352,973**

[1] Existing fire station building area from City insured property schedule

[2] Site acreage provided by City staff

[3] Replacement cost for existing buildings sourced from City insured property schedule

[4] Estimated land value of $1,100,000 per acre is consistent with the land value used in the Capital Improvement Plan for the proposed new fire station

[5] Total replacement cost = sum of building replacement cost and land value

Table 8.2 summarizes the estimated construction costs for the planned third fire station and also shows the amount of reserves the City has currently set aside to fund the project. The new fire station will be located near the intersection of 58th Street and Scholar Way in the City's Downtown West policy area.

Table 8.2: Planned Fire Station

Cost Component	Estimated Cost [1]
Building Construction	$ 17,490,718
Land Cost (1.2 acres)	$ 1,352,650
Total	**$ 18,843,368**
Fire Fund Reserves on Hand	$ (10,000,000)
Fire Impact Fee Fund Balance (2/27/25)	$ (848,507)
Unfunded Cost	**$ 7,994,861**

[1] Estimated building construction cost and land cost from the Capital Improvement Plan

Table 8.3 lists the Eastvale Fire Department's existing vehicles with their current replacement cost.

Table 8.3: Existing Fire Department Vehicles

Model Year	Make	Description	Replacement Cost [1]
2015	Dodge	RAM Paramedic Squad	$ 265,300
2022	Ford	Maverick Pickup	$ 28,000
2022	Ford	Ranger Pickup	$ 28,000
Total			**$ 321,300**

Source: City of Eastvale vehicle schedule

Table 8.4 summarizes the Fire Department facility and vehicle costs from Tables 8.1, 8.2 and 8.3.

Table 8.4 Existing and Planned Fire Dept. Assets

Cost Component	Total Cost Basis [1]
Existing Fire Stations	$ 10,352,973
Planned Fire Station	$ 18,843,368
Existing Fire Department Vehicles	$ 321,300
Total Cost	**$ 29,517,641**

[1] See Tables 8.1, 8.2 and 8.3

Table 8.5 allocates the estimated cost of the existing and planned Fire Department assets to the forecasted 2040 fire calls for service per year in the City to arrive at an average 2040 cost per call.

That approach ensures that costs are allocated equitably to existing and future development on a per-call basis.

Table 8.5: Cost per Call for Service

Total Cost Basis[1]	2040 Calls for Service [2]	Cost per Call for Service [3]
$29,517,641	4,816	$6,129.55

[1] Total cost basis; see Table 8.4

[2] 2040 Fire calls for service per year; see Table 2.4

[3] Cost per call for service = total cost basis / 2040 calls for service per year

In the next section, the cost per call from Table 8.5 is used to calculate impact fees per unit for Fire Department facilities and vehicles.

Impact Fees per Unit

Table 8.6 shows the calculation of fire impact fees per unit of development, by development type. Those fees are calculated using the cost per call from Table 8.5 and calls-per-unit-per-year factors from Table 2.1. The impact fees shown in Table 8.6 would recover only new development's proportionate share of the cost of all Fire Department facilities and vehicles.

Table 8.6: Impact Fees per Unit

Development Type	Units [1]	Cost per Call [2]	Calls per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$6,129.55	0.100	$ 612.96
Residential: 600-800 Sq. Ft.	DU	$6,129.55	0.110	$ 674.25
Residential: >800-1,200 Sq. Ft.	DU	$6,129.55	0.120	$ 735.55
Residential: >1,200-1,900 Sq. Ft.	DU	$6,129.55	0.130	$ 796.84
Residential: >1,900-2,300 Sq. Ft.	DU	$6,129.55	0.140	$ 858.14
Residential: >2,300 Sq. Ft.	DU	$6,129.55	0.150	$ 919.43
Hotel/Motel	Room	$6,129.55	0.085	$ 517.95
Commercial Retail	KSF	$6,129.55	0.211	$ 1,294.87
Business-Professional	KSF	$6,129.55	0.059	$ 362.56
Industrial/Industrial Flex	KSF	$6,129.55	0.025	$ 155.38

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] Cost per call for service; see Table 8.5

[3] Calls for service per unit; see Table 2.1

[4] Impact fee per unit = cost per call for service X calls for service per unit

Projected Revenue

Table 8.7 projects potential revenue from the fire impact fees. That projection is based on the impact fee per call from Table 8.5 and the added calls from Table 2.3.

Table 8.7: Projected Revenue from Fire Impact Fees

Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$6,129.55	1,335	$8,180,825

[1] See Table 8.5

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

The unfunded cost of the planned new fire station, as shown in Table 8.2, is $7,994,861. That cost is slightly lower than the amount of projected revenue shown in Table 8.7, meaning if the impact fees are adopted as shown in Table 8.6, the projected revenue could exceed the unfunded cost of the planned new fire station by $185,964. To bring the impact fees in line with the unfunded

cost of the fire station, Table 8.8 recalculates the impact fees using a reduced cost per call so that the projected revenue from impact fees approximately equals the unfunded cost of the facility.

Table 8.8: Adjusted Impact Fees per Unit

Development Type	Units [1]	Cost per Call [2]	Calls per Unit [3]	Impact Fee per Unit [4]
Residential: <600 Sq. Ft.	DU	$5,990.11	0.100	$ 599.01
Residential: 600-800 Sq. Ft.	DU	$5,990.11	0.110	$ 658.91
Residential: >800-1,200 Sq. Ft.	DU	$5,990.11	0.120	$ 718.81
Residential: >1,200-1,900 Sq. Ft.	DU	$5,990.11	0.130	$ 778.71
Residential: >1,900-2,300 Sq. Ft.	DU	$5,990.11	0.140	$ 838.62
Residential: >2,300 Sq. Ft.	DU	$5,990.11	0.150	$ 898.52
Hotel/Motel	Room	$5,990.11	0.085	$ 506.16
Commercial Retail	KSF	$5,990.11	0.211	$ 1,265.41
Business-Professional	KSF	$5,990.11	0.059	$ 354.32
Industrial/Industrial Flex	KSF	$5,990.11	0.025	$ 151.85

[1] DU = dwelling unit; KSF = 1,000 sq feet of gross leasable area (GLA); Room = each separately rentable room with a key

[2] Cost per call for service reduced by 2.275% so that projected revenue will approximately equal the unfunded cost of the fire station as shown in Table 8.2

[3] Calls for service per unit; see Table 2.1

[4] Impact fee per unit = cost per call for service X calls for service per unit

Table 8.9 shows the projected revenue from the fire impact fees using the adjusted cost per call from Table 8.8 and the added calls for service from Table 2.3, with calls for public facilities, public schools, and parks excluded.

Table 8.9: Projected Revenue from Adjusted Fire Impact Fees

Adj Impact Fee per Call for Service [1]	Added Calls for Service [2]	Projected Revenue [3]
$5,990.11	1,335	$7,994,717

[1] Adjusted impact fee per call for service reduced by 2.275% from the amount shown in Table 8.7

[2] See Table 2.3; excludes calls for service from public facilities, parks and public schools

[3] Projected revenue = impact fee per call for service X added calls for service

The projected revenue shown in Table 8.9 assumes that future development in the City will occur as forecasted in Chapter 2. It does not account for limits on impact fees set by development agreements for some future projects. It should also be noted that the total projected revenue is less than the total cost allocated to future development in this analysis based on the number of forecasted fire calls because some of those costs are associated with development such as public facilities and schools that are exempt from impact fees.

To the extent that projects with development agreements, or public facilities and schools, do not pay a fee to offset their impacts on the fire facilities, those impacts are required to be funded from sources other than impact fees.

Updating the Fees

The impact fees calculated in this chapter are based on estimated current construction costs for the Fire Department facilities and vehicles. We recommend that the fees be reviewed annually and adjusted as needed using the most current estimates. The City will be required to update the nexus study at least every eight years, per Government Code Section 66016.5(a)(8).

Planned Improvements

Details regarding Eastvale's planned third fire station project and the estimated cost of the project can be found in the City's Capital Improvement Plan.

Nexus Summary

As discussed in Chapter 1 of this report, Section 66001 of the Mitigation Fee Act requires that an agency establishing, increasing or imposing impact fees, must make findings to:

Identify the purpose of the fee;

Identify the use of the fee; and,

Determine that there is a reasonable relationship between:

a. The use of the fee and the development type on which it is imposed;

b. The need for the facility and the type of development on which the fee is imposed; and

c. The amount of the fee and the facility cost attributable to the development project.

Satisfying those requirements also ensures that the fees meet the "rational nexus" and "rough proportionality" standards enunciated in leading court decisions bearing on impact fees and other exactions. (For more detail, see "Legal Framework for Impact Fees" in Chapter 1.) The following paragraphs explain how the impact fees calculated in this chapter satisfy those requirements.

Purpose of the Fee: The purpose of the impact fees calculated in this chapter is to recover new development's proportionate share of the cost of the new Fire Department facilities being planned to serve the City Eastvale.

Use of the Fee. Impact fees calculated in this chapter will be used to pay part of the cost of Fire Department facilities being planned to serve new development in the City. Specific projects and costs to be funded by these impact fees can be found in the City's Capital Improvement Plan. As provided by the Mitigation Fee Act, revenue from impact fees may also be used for temporary loans from one impact fee fund or account to another.

Reasonable Relationship between the Use of the Fee and the Development Type on Which It Is Imposed. The impact fees calculated in this chapter will be used to pay new development's proportionate share of the cost of additional Fire Department facilities planned to serve Eastvale out to 2040.

Reasonable Relationship between the Need for the Facilities and the Type of Development on Which the Fee Is Imposed. Added calls for service associated with new development will increase the need for Fire Department facilities in Eastvale. The impact fees calculated in this chapter will cover only new development's proportionate share of the cost of the additional Fire Department facilities.

Reasonable Relationship between the Amount of the Fee and the Facility Cost Attributable to the Development Project. The amount of the fire impact fees charged to a development project will depend on the increase in calls for service associated with that project. The fees per unit of development calculated in this chapter for each type of development are based on the estimated average fire calls per unit per year for that type of development in Eastvale. Thus, the fee charged to a development project reflects the impact of that project on the need for Fire Department facilities in the City.

Chapter 9. Implementation

This chapter of the report summarizes requirements for adoption and administration of impact fees, calculated in this study. It was not prepared by an attorney and is not intended as legal advice.

Statutory requirements for the adoption and administration of fees imposed as a condition of development approval (impact fees) are found in the Mitigation Fee Act (Government Code Sections 66000 *et seq.*).

Adoption

NBS recommends that the City obtain legal advice from the City Attorney regarding the form by which development impact fees are enacted. Procedures for adoption of fees subject to the Mitigation Fee Act, including notice and public-hearing requirements, are specified in Government Code Sections 66016 and 66018. It should be noted that Section 66018 refers to Government Code Section 6062a, which requires that the public hearing notice be published at least twice during the 10-day notice period. However, Section 66016.5 added by AB 602 in 2021 requires that impact fee nexus studies be adopted at a public hearing with at least a 30-day notice.

Government Code Section 66017 provides that fees subject to the Mitigation Fee Act do not become effective until 60 days after final action by the governing body.

Actions establishing or increasing fees subject to the Mitigation Act require certain findings, as set forth in Government Code Section 66001 and discussed in Chapter 1 of this report.

NBS recommends that the City obtain legal advice from the City Attorney as to the specific language of those findings. A nexus summary for each impact fee calculated in this report can be found in individual chapters of this report and those nexus summaries may be used to support the findings required by Section 66001.

Administration

The California Mitigation Fee Act (Government Code Sections 66000 et seq.) mandates procedures for administration of impact fee programs, including collection and accounting, reporting, and refunds. References to code sections in the following paragraphs pertain to the California Government Code.

Notices and Statute of Limitations. Section 66006 (f) provides that a local agency, at the time it imposes a fee for public improvements on a specific development project, "... shall identify the public improvement that the fee will be used to finance." The required notification could refer to the capital improvement plan that must now be adopted with each new impact fee nexus study.

Section 66020 (d) (1) requires that the agency, at the time it imposes an impact fee, provide a written statement of the amount of the fee and written notice of a 90-day period during which the imposition of the fee can be protested. Failure to protest imposition of the fee during that period may deprive the fee payer of the right to subsequent legal challenge.

Section 66022 (a) provides a separate procedure for challenging the establishment of an impact fee. Such challenges must be filed within 120 days of enactment.

Collection of Fees. Section 66007, as amended by SB 937 in 2024, provides that, with some exceptions, a local agency shall not require payment of impact fees by developers of residential development projects prior to the issuance of the first certificate of occupancy, or first temporary certificate of occupancy, whichever occurs first. That provision does not apply if construction of the residential development does not begin within five years of the date upon which the building permit is issued.

An exception that allows utility service fees to be collected when an application for service

is received, is now limited to the cost of "connection activities."

Local agencies may require payment of fees prior to issuance of a certificate of occupancy under certain conditions, including if the fees are to reimburse the agency for expenditures previously made (or to fund projects with an adopted construction schedule or plan with appropriated funds), unless the project reserves at least 49% of residential units for occupancy by lower income households. For such projects, the local agency may require posting of a performance bond or letter of credit from a federally insured depository institution to guarantee payment when the fees are eligible for collection.

In cases where the fees are not collected upon issuance of building permits, Sections 66007 (d) (1) and (2) provide that the City may require the property owner to execute a contract to pay the fee, and to record that contract as a lien against the property until the fees are paid. The local agency may not charge interest or other fees on any amounts deferred pursuant to Section 66007.

If a residential development contains more than one dwelling, the local agency may determine whether the fees or charges described shall be paid on a pro rata basis for each dwelling when it receives its certificate of occupancy, on a pro rata basis when a certain percentage of the dwellings have received their certificate of occupancy, or on a lump-sum basis when all the dwellings in the development receive their certificate of occupancy.

Statutory restrictions on the time at which fees may be collected do not apply to non-residential development.

Earmarking and Expenditure of Fee Revenue. Section 66006 (a) mandates that fees be deposited "with other fees for the improvement in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for

which the fee was collected." Section 66006 (a) also requires that interest earned on impact fee revenues be placed in the capital account and used for the same purpose.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (i.e., streets, park improvements), but not for individual projects.

Impact Fee Exemptions, Reductions, and Waivers. In the event that a development project is found to have no impact on facilities for which impact fees are charged, such project must be exempted from the fees.

If a project has characteristics that will make its impacts on a particular public facility or infrastructure system significantly and permanently smaller than the average impact used to calculate impact fees in this study, the fees should be reduced accordingly to meet the requirement that there must be a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed. The fee reduction is required if the fee is not proportional to the impact of the development on relevant public facilities.

In some cases, an agency may desire to voluntarily waive or reduce impact fees that would otherwise apply to a project as a way of promoting goals such as affordable housing or economic development. Such a waiver or reduction is within the discretion of the governing body but may not result in increased costs to other development projects. So, the effect of such policies is that the lost revenue must be made up from sources other than impact fees.

Credit for Improvements Provided by Developers. If the City requires a developer, as a condition of project approval, to dedicate land or construct facilities or improvements for which impact fees are charged, the City should ensure that the impact fees are adjusted so that the overall contribution by the developer does not exceed the impact created by the development.

In the event that a developer voluntarily offers to dedicate land, or construct facilities or improvements in lieu of paying impact fees, the City may accept or reject such offers and may negotiate the terms under which such an offer would be accepted. Excess contributions by a developer may be offset by reimbursement agreements.

Credit for Existing Development. If a project involves replacement, redevelopment or intensification of previously existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant City facilities, applying the measure of demand used in this study to calculate that impact fee.

Annual Report. Section 66006 (b) (1) requires that once each year, within 180 days of the close of the fiscal year, the local agency must make available to the public the following information for each separate account established to receive impact fee revenues:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;

3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected and interest earned;
5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the percentage of the cost of the public improvement that was funded with fees;
6. Identification of the approximate date by which the construction of a public improvement will commence, if the City determines sufficient funds have been collected to complete financing of an incomplete public improvement; An identification of each public improvement identified in a previous report and whether construction began on the approximate date noted in the previous report. For a project identified for which construction did not commence by the approximate date provided in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction;
7. A description of each inter-fund transfer or loan made from the account or fund, including interest rates, repayment dates, and a description of the improvement on which the transfer or loan will be expended;
8. The amount of any refunds or allocations made pursuant to Section 66001, paragraphs (e) and (f).

The annual report must be reviewed by the City Council at its next regularly scheduled public meeting, but not less than 15 days after the statements are made public, per Section 66006 (b) (2).

Five-Year Findings and Refunds under the Mitigation Fee Act. Prior to 1996, The Mitigation Fee Act required that a local agency collecting impact fees was required to expend or commit impact fee revenue within five years or make findings to justify a continued need for the money. Otherwise, those funds had to be refunded. SB 1693, adopted in 1996 as an amendment to the Mitigation Fee Act, changed that requirement in material ways.

Now, Section 66001 (d) requires that, for the fifth fiscal year following the first deposit of any impact fee revenue into an account or fund as required by Section 66006 (b), and every five years thereafter, the local agency shall make all of the following findings for any fee revenue that remains unexpended, whether committed or uncommitted:

1. Identify the purpose to which the fee will be put;
2. Demonstrate the reasonable relationship between the fee and the purpose for which it is charged;
3. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements for which impact fees are to be used;
4. Designate the approximate dates on which the funding necessary to complete

financing of those improvements will be deposited into the appropriate account or fund.

Those findings are to be made in conjunction with the annual reports discussed above. If such findings are not made as required by Section 66001, the local agency could be required to refund the moneys in the account or fund, per Section 66001 (d).

Once the agency determines that sufficient funds have been collected to complete financing on incomplete improvements for which impact fee revenue is to be used, it must, within 180 days of that determination, identify an approximate date by which construction of the public improvement will be commenced (Section 66001 (e)). If the agency fails to comply with that requirement, it must refund impact fee revenue in the account according to procedures specified in Section 66001 (d).

For a useful discussion of the foregoing requirements, see "The Mitigation Fee Act's Five-Year Findings Requirement: Beware Costly Pitfalls" by Glen Hansen, Senior Counsel, Abbott and Kindermann, and Rick Jarvis, Managing Partner, Jarvis, Fay and Gibson, presented at the 2022 League of California Cities City Attorneys Spring Conference.

Audit Requests. Section 66023 provides that any person may request an audit to determine whether any fee or charge levied by a local agency exceeds the amount reasonably necessary to cover the cost of any product, public facility, as defined in Section 66000, or service provided by the local agency. The legislative body of the local agency may retain an independent auditor to conduct the audit but is not required to conduct an audit if an audit has been performed for the same fee within the previous 12 months.

The agency shall retain an independent auditor to conduct an audit only if the person who requests the audit deposits with the local agency the amount of the local agency's reasonable estimate of the cost of the independent audit. At the conclusion of the audit, the local agency shall reimburse unused sums, if any, or the requesting person shall pay the local agency the excess of the actual cost of the audit over the amount that was deposited.

However, if the local agency fails to comply with the annual report requirement of Section 66006 following the establishment, increase or imposition of a fee, but requires payment of that fee in connection with the approval of a development project for three consecutive years, the agency shall not require a deposit for the independent audit and shall pay the cost of the audit.

Indexing of Impact Fees. Impact fees calculated in this report are based on current costs and should be adjusted periodically to account for changes in the cost of facilities or other capital assets that will be funded by those fees. That adjustment is intended to account for escalation in costs for land, construction, vehicles and other relevant capital assets. The *Engineering News Record* Building Cost Index (BCI) and Construction Cost Index (CCI), as well as the General Services Department's California Construction Cost Index, are useful for indexing construction costs. Where land costs are covered by an impact fee or in-lieu fee, land costs should be adjusted

based on changes in local land prices. Costs for vehicles and equipment should be updated based on vendors' quotes.

Requirements Imposed by AB 602

As noted in Chapter 1, AB 602, which took effect in 2022, creates some new requirements for impact fees. The new law amends Government Code Section 65940.1 and adds Section 66016.5 to impose the following requirements:

1) A city, county or special district that has an internet website shall post on its website:
    a) A current written schedule of fees, exactions and affordability requirements applicable to a proposed housing development project, and shall present that information in a manner that identifies the fees, exactions and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection
    b) All zoning ordinances and development standards and specifying the zoning, design and development standards that apply to each parcel
    c) A list of the information that will be required from any applicant for a development project, as specified in Government Code Section 69540
    d) The current and five previous annual fee reports required by Government Code Section 66006 and Subsection 66013 (d).
    e) An archive of impact fee nexus studies, cost of service studies or equivalent conducted on or after January 1, 2018.
2) The above information shall be updated within 30 days of any changes
3) A City or County shall request from a development proponent, upon issuance of a certificate of occupancy or final inspection, the total amount of fees and exactions associated with the project for which the certificate is issued. That information must be posted on the website and updated at least twice a year.
4) Before adoption of an impact fee, an impact fee nexus study shall be adopted.
5) When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service and explain why the new level of service is appropriate
6) If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of the fees collected under the original fee.
7) A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of the proposed units of the development. A local agency that imposes a fee proportionately to the square footage if the proposed units of the development shall be deemed to have used a valid method to

establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with this requirement if the agency makes certain findings outlined in the statute.

8) Large jurisdictions as defined in Section 53559.1 (d) of the Health and Safety Code (counties of 250,000 or more and cities in those counties) shall adopt a capital improvement plan as part of a nexus study.
9) All studies shall be adopted at a public hearing with at least 30-day's notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
10) Impact fee nexus studies shall be updated at least every eight years, beginning on January 1, 2022.

Training and Public Information

Effective administration of an impact fee program requires considerable preparation and training. It is important that those responsible for collecting the fees, and for explaining them to the public, understand both the details of the fee program and its supporting rationale.

It is also useful to pay close attention to handouts that provide information to the public regarding impact fees. Impact fees should be clearly distinguished from other fees, such as user fees for application processing, and the purpose and use of particular impact fees should be made clear.

Finally, anyone responsible for accounting, capital budgeting, or project management for projects involving impact fees must be fully aware of the restrictions placed on the expenditure of impact fee revenues. Fees must be expended for the purposes identified in the impact fee nexus study in which they were calculated, and the City must be able to show that funds have been properly expended.

Appendix A - City of Eastvale 2024 Impact Fee Study - Fee Comparison

CITY OF EASTVALE				COMPARISON AGENCIES							
Development Impact Fee Type	Units [1]	Current Fee [2]	Proposed Fee [3]	CHINO CITYWIDE [4]	CHINO PRESERVE [4]	CORONA CITYWIDE [5]	CORONA TEMESCAL VALLEY [5]	JURUPA VALLEY [6]	NORCO [7]	ONTARIO CITYWIDE [8]	ONTARIO ONTARIO RANCH [8]
Residential - Single-Family											
Park Land and Improvements	DU	No Existing Fee	$ 7,208	$ 22,494	$ 13,928	$ 12,708	$ 12,708	$ 1,423	$ 11,821	$ 15,198	$ 15,198
Recreation Facilities	DU	No Existing Fee	$ 1,500	$ 4,736	$ 4,736	$ 192	$ 192				
Public Buildings (Incl Libraries)	DU	$ 942	$ 3,932	$ 156	$ 156	$ 790	$ 790	$ 271	$ 4,768	$ 3,461	$ 3,461
Police	DU	No Existing Fee	$ 1,098	$ 636	$ 637	$ 212	$ 338			$ 509	$ 509
Fire	DU	$ 481	$ 797	$ 1,310	$ 1,310	$ 349	$ 627	$ 672	$ 1,010	$ 523	$ 1,102
Total Residential - Single-Family		**$ 1,423**	**$ 14,535**	**$ 29,332**	**$ 20,767**	**$ 14,251**	**$ 14,655**	**$ 2,366**	**$ 17,599**	**$ 19,691**	**$ 20,270**
Residential - Multi-Family											
Park Land and Improvements	DU	No Existing Fee	$ 3,720	$ 17,441	$ 10,799	$ 8,924	$ 9,824	$ 965	$ 9,639	$ 13,470	$ 13,470
Recreation Facilities	DU	No Existing Fee	$ 774	$ 3,911	$ 3,911	$ 135	$ 135				
Public Buildings (Incl Libraries)	DU	$ 650	$ 2,030	$ 156	$ 156	$ 564	$ 564	$ 229	$ 3,063	$ 2,906	$ 2,906
Police	DU	No Existing Fee	$ 891	$ 404	$ 407	$ 91	$ 146			$ 502	$ 502
Fire	DU	$ 332	$ 674	$ 846	$ 846	$ 466	$ 836	$ 405	$ 1,009	$ 479	$ 1,007
Total Residential - Multi-Family		**$ 982**	**$ 8,089**	**$ 22,758**	**$ 16,119**	**$ 10,180**	**$ 11,505**	**$ 1,599**	**$ 13,711**	**$ 17,357**	**$ 17,885**
Commercial											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 90	$ 90		$ 463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 150	$ 2,033	$ 60	$ 60			$ 22	$ 226	$ 210	$ 210
Police	KSF	No Existing Fee	$ 5,232	$ 1,040	$ 1,040	$ 180	$ 280			$ 713	$ 713
Fire	KSF	$ 132	$ 1,295	$ 1,040	$ 1,040	$ 160	$ 290	$ 134	$ 561	$ 398	$ 847
Total Commercial	**KSF**	**$ 282**	**$ 8,559**	**$ 2,140**	**$ 2,140**	**$ 430**	**$ 660**	**$ 156**	**$ 1,250**	**$ 1,321**	**$ 1,770**
Office											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 90	$ 90		$ 463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 149	$ 1,360	$ 60	$ 60			$ 22	$ 226	$ 92	$ 92
Police	KSF	No Existing Fee	$ 750	$ 740	$ 740	$ 180	$ 280			$ 279	$ 279
Fire	KSF	$ 132	$ 363	$ 1,050	$ 1,050	$ 160	$ 290	$ 134	$ 561	$ 319	$ 637
Total Office		**$ 281**	**$ 2,473**	**$ 1,850**	**$ 1,790**	**$ 430**	**$ 660**	**$ 156**	**$ 1,250**	**$ 690**	**$ 1,008**
Industrial											
Park Land and Improvements	KSF	No Existing Fee	$ -			$ 370	$ 370		$ 329		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	$ 156	$ 543	$ 60	$ 60			$ 22	$ 161	$ 54	$ 54
Police	KSF	No Existing Fee	$ 115	$ 60	$ 60	$ 10	$ 20			$ 29	$ 29
Fire	KSF	$ 137	$ 155	$ 40	$ 40	$ 20	$ 30	$ 36	$ 116	$ 25	$ 51
Total Industrial		**$ 293**	**$ 813**	**$ 160**	**$ 160**	**$ 400**	**$ 420**	**$ 58**	**$ 606**	**$ 108**	**$ 134**

Appendix A - City of Eastvale 2024 Impact Fee Study - Fee Comparison

Notes:

[1] DU = dwelling unit; KSF = 1,000 gross sq ft of building area; Room = each separately rentable room with a key

[2] Eastvale existing impact fees updated July 1, 2019

[3] Proposed impact fees from NBS 2024 Impact Fee Study; proposed single-family residential impact fees based on the 1,200-1,900 square foot fee category; proposed multi-family residential impact fees based on the 600-800 square foot fee category

[4] City of Chino impact fees effective July 1, 2023; Chino has two impact fee schedules, one citywide and one for the Preserve

[5] City of Corona impact fees effective July 1, 2023; Corona has two impact fee schedules, one citywide and one for Temescal Valley

[6] City of Jurupa Valley impact fees adopted January 21, 2021

[7] City of Norco impact fees effective July 1, 2023

[8] City of Ontario impact fees effective January 1, 2023; Ontario has two impact fee schedules, one for the general city and one for Ontario Ranch

CITY OF EASTVALE

Exhibit "B"

FIVE YEAR

CAPITAL IMPROVEMENT PLAN

FY 2025/2026 TO FY 2029/2030

1825

TABLE OF CONTENTS

Introduction and Summary 4
Program Summary 5
Program Project Detail Sheets 9
Appendix A Critical Projects Detail Sheets 10
Appendix B Essential Projects Detail Sheets 29
Appendix C Desirable Projects Detail Sheets 45

SUMMARY OF TABLES

Table 1 - Critical Projects Category Summary 7
Table 2 - Essential Projects Category Summary 7
Table 3 - Desirable Project Category Summary 8

CAPITAL IMPROVEMENT PLAN

FY 2025/2026 through FY 2029/2030

CITY COUNCIL

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

ADMINISTRATION

Mark Orme, *City Manager*

Prepared By:
Public Works Department

Public Works Director/City Engineer
Jimmy Chung, P.E.

INTRODUCTION AND SUMMARY

The City of Eastvale's Five-year Capital Improvement Plan (CIP) serves as a strategic blueprint for infrastructure planning and investment. It includes detailed project descriptions, cost estimates, project status, prioritization, and categorization — all with the goal of improving quality of life and addressing the City's long-term infrastructure needs. This comprehensive planning tool ensures transparency, fiscal responsibility, and efficient allocation of resources, thereby supporting the successful delivery of capital projects throughout the five-year planning period.

The Capital Improvement Plan (CIP) is overseen by the Public Works Department and serves as a strategic framework for the planning, design, and construction of various infrastructure projects throughout the City. These include improvements in transportation, drainage, public facilities, and parks. Public Works staff are responsible for managing all phases of CIP projects—from initial planning and design to final construction and project closeout.

CIP addresses a broad range of project types, including critical, essential, and desirable improvements across categories such as transportation, parks and recreation, public safety, maintenance, utilities, accessibility enhancements, and public facilities. Each project is assessed and categorized based on its urgency and anticipated community benefit.

Five-Year Capital improvement Plan (CIP) Annual Update

Each year, as part of the City's budget process, the City Council reviews and adopts a Five-Year Capital Improvement Plan (CIP) in accordance with California Government Code Section 65403.

Pursuant to California Government Code Section 65090, the adoption of the Five-Year CIP requires public hearings by both the Planning Commission and City Council, providing opportunities for community input prior to formal adoption through resolution. At their meeting on June 18, 2025, the Planning Commission reviewed the Five-Year Capital Improvement Plan and determined that the plan conforms to the goals, objectives, and policies of the elements of the General Plan.

Annual Capital Improvement Budget Process

The Annual Capital Improvement Budget (Annual CIP) process usually starts in January or February with the development of the overall City budget. This process identifies all priority

operational needs, as well as capital improvement needs. Once the budget is completed, it is recommended for adoption by the City Council prior to the beginning of the fiscal year, which begins in July. City management and the City Council are updated monthly on the status of CIP projects through status reporting and meetings.

FY 2025/2026 Annual Operations and Capital Improvement Budget was adopted by the City Council on June 25, 2025. The budget document provides detailed insights into the financial aspects and funding sources allocated for each project within the Capital Improvement Program. It serves as a valuable resource, outlining the financial considerations and allocations for the specified planning period.

PROGRAM SUMMARY

This document presents the City of Eastvale Capital Improvement Plan (CIP) for Fiscal Years 2025/2026 through 2029/2030. The City of Eastvale's Five-Year Capital Improvement Plan (CIP) is comprised of thirty-seven (37) projects divided into five categories: Accessibility Improvements Program, Roadway Safety/Traffic Improvements, Street Improvements, Citywide Maintenance Program, and Land, Building, Facilities & Equipment. The projects are further categorized into three priorities based on the following order of precedence:

1. Safety Projects
2. Annual projects
3. Funding deadlines
4. Projects with significant progress (more than 50% in design)
5. New projects from Strategic Goal
6. All others

The three priorities are:

Critical Projects:

Critical projects are those that require immediate attention due to safety concerns, regulatory compliance, or their potential to adversely affect the City's infrastructure or services if left unaddressed. These projects are given the highest priority and are crucial for maintaining the integrity and functionality of City of Eastvale's public systems.

Essential Projects:

Essential projects are deemed necessary to meet the growing demands of the community and improve the overall quality of life for its residents. These projects aim to enhance existing infrastructure, expand services, and create a more sustainable environment. They play a vital role in ensuring City of Eastvale remains a vibrant and desirable place to live, work, and engage in recreational activities.

Desirable Projects:

Desirable projects, while not as critical or essential, are still significant in enhancing the community's well-being and supporting its long-term vision. These projects focus on various aspects such as aesthetic improvements, public safety improvements, infrastructure maintenance, and transportation advancements. They contribute to the unique identity and character of City of Eastvale, creating a more appealing and engaging environment for residents and visitors.

The Five-Year CIP is summarized as follows:

Priority Category	Total number of Projects
Critical	18
Essential	15
Desirable	4

A summary of proposed projects by category for the entire Five-Year Capital Improvement Plan is included in Table 1 through Table 3. A program summary by category that includes each project cost estimates is presented in Appendices A through C.

Table 1 -Critical Projects Category Summary

Project No.	Project Title	Project Category
95024	Parking Structure	Critical
95023	Civic Center Site Improvement	Critical
95017	Public Works Yard Facility Project	Critical
95014	Police Station	Critical
95012	Library	Critical
95011	City Hall	Critical
94014	Beautification Project at Sumner Ave and Bellegrave Ave	Critical
94010	Citywide Branding: Entryway and Median Improvements	Critical
94006	Citywide Traffic Signal Synchronization – Phase 1 Arterials	Critical
94005	Miscellaneous Traffic/Pedestrian Safety	Critical
94001	Pavement Slurry Seal and Resurfacing Project	Critical
93040	Hamner Utility Trench Repair	Critical
93039	Median Improvement Project at River Rd, Cantu Galleano Rd, and Archibald Ave	Critical
93037	Limonite Gap Pedestrian Bridge	Critical
93034	Hellman Avenue Street Widening	Critical
93018	Annual Overlay	Critical
92021	Traffic Signal Improvement at Sumner and 68th	Critical
92001	Traffic Sign Inventory and Replacement	Critical

Table 2 - Essential Projects Category Summary

Project No.	Project Title	Project Category
95022	Citrus Reimagined Project	Essential
95020	OCPW Land Use – Passive Park	Essential
95019	Santa Ana River Area Passive Park	Essential
95016	Fire Medic Squad Replacement	Essential
95015	Fire Aerial Ladder Truck Purchase	Essential
95013	Fire Station	Essential
94011	Smart City Masterplan	Essential
94007	Citywide Traffic Signal Synchronization – Phase 2 Collectors	Essential
94004	Street Maintenance: Pot Holes, Deep Patch, and Crack Seal	Essential
93036	Streetlight Installation Project	Essential
93027	Schleisman Road Mobility, Safety, and Connectivity Project	Essential
92020	Hamner Avenue Beautification Project	Essential
92013	Limonite Interchange Gateway Feature	Essential
92012	Improvement of Bike Network Connectivity	Essential
91010	Citywide Americans with Disabilities Act Improvement Project	Essential

Table 3– Desirable Project Category Summary

Project No.	Project Title	Project Category
92019	SCE Easement Trail Improvement along 68th Street	Desirable
92018	Orchard Park to American Heroes Park Trail	Desirable
92014	Roadway Vision	Desirable
92011	Traffic Signal Battery Backup Systems	Desirable

PROGRAM PROJECT DETAIL SHEETS

For each proposed project in the Five-Year Capital Improvement Plan (CIP), a Project Detail Sheet has been prepared that presents the various project details including:

- **Project Title and Location**
- **Project/CIP No. and Category**
- **Project Priority Category**
- **Project Justification**
- **City Council Goal & Objectives**
- **Description of Project**
- **Project Cost Overview**
- **Review and Comments**

APPENDIX A

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

CRITICAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Parking Structure			
Project Number:	95024			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: This project will utilize a design-build approach, and the scope includes the construction of a multi-story parking structure that will serve the Civic Center and the future Downtown area.				
Justification or Significance of Improvement: The new parking structure will support the anticipated increase in parking demand associated with the new Civic Center.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,500,000
Property Acquisition[1]	$ 2,000,000
Construction Contracts	$ 29,700,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 34,200,000**
Annual O&M	

Review and Comments:
[1]Based on $1,109,639 per acre (from the appraisal done for Lot 14 from DA; but the actual cost will be determined when an appraisal is done)

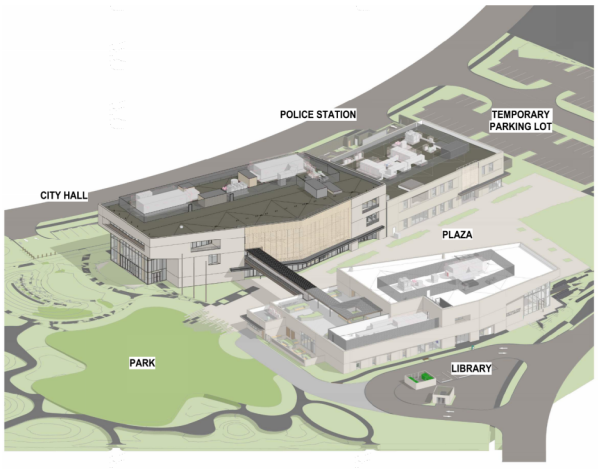
Tentative Schedule:
Design-Build Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Civic Center Site Improvement			
Project Number:	95023			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: An approximately 2.8 acre City Park with an amphitheater and a central hardscape Civic Plaza and associated site work around the three buildings: City Hall, library, and police station.				
Justification or Significance of Improvement: Phase I of the Downtown Eastvale Project includes a City Hall, a library, a police station, arts and cultural spaces, a park and an amphitheater, and an open plaza. The Civic Center will be a community serving and welcoming place, space and destination where people can connect and prosper.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates[5]	
Architect & Eng Serv.	$	1,843,624
Property Acquisition[1]	$	1,109,808
Construction Contracts[2]	$	26,653,021
Other Professional Serv.[3]	$	785,404
Other Misc Expenses[4]	$	654,843
Total Cost	**$**	**31,046,700**
Annual O&M		



Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives
[5]Includes project cost estimates for Site Improvements including Park and Plaza

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Public Works Yard Facility Project			
Project Number:	95017			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 14821 & 14835 Chandler St				
Description of Improvements: This project will utilize a design-build approach. The project scope includes the construction of maintenance yard buildings with vehicle/equipment storage area, office spaces, washing bays, and rest areas and the site work.				
Justification or Significance of Improvement : The City is lacking appropriate space for storage of equipment, supplies, fleet garage, workshop space, crew break room. The City also needs to be prepared for the increased demand for services once the Civic Center, Civic Park, and Civic Plaza construction begins.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition	$	1,250,000
Construction Contracts	$	7,730,272
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**9,480,272**
Annual O&M		

Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Police Station			
Project Number:	95014			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct a new Police Station, approximately 22,021 SF in size, located in the southeast commerical quadrant of the Leal Master Plan. The Police Station a two-story building with one level below grade secured parking.				
Justification or Significance of Improvement : The new police station would serve as the City's law enforcement headquarters and will enhance the provision of law enforcement services for the City's current residents as well as or new development and population as the City continues to grow over future decades..The new police station would also house the City's Emergency Operations Center (EOC), which would serve as a central command-and-control facility for coordinating emergency response and recovery efforts during disasters and major emergencies.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target A, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	3,101,867
Property Acquisition[1]	$	1,867,234
Construction Contracts[2]	$	44,843,263
Other Professional Serv.[3]	$	2,291,090
Other Misc Expenses[4]	$	1,912,753
Total Cost	**$**	**54,016,207**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Library			
Project Number:	95012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan.				
Description of Improvements: A design-bid-build project to construct an approximately 25,599 SF Library located in the southeast commercial quadrant of the Leal Master Plan. The Library is a two-story building featuring book collection areas for all ages, group study rooms, acitivity spaces, offices, and an occupiable terrace.				
Justification or Significance of Improvement : The City's existing library is operated by a facility that is shared with a high school. The new facility would be the first true library in the City, which is currently underserved by its existing library facilities. The construction of a new Library is vital to fostering education, equality, community cohesion, and personal development. The library would accommodate a range of public programs and offer expanded access to equipment to increase public access to literacy and digital programs.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,778,473
Property Acquisition[1]	$ 1,672,560
Construction Contracts[2]	$ 40,168,002
Other Professional Serv.[3]	$ 2,077,007
Other Misc Expenses[4]	$ 2,856,611
Total Cost	**$ 49,552,653**
Annual O&M	

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:

Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	City Hall			
Project Number:	95011			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design-bid-build project to construct an approximately 52,340 SF City Hall located in the southeast commercial quadrant of the Leal Master Plan. The City Hall is a three-story building that includes public counter spaces, an outdoor amphitheater, a council chamber that could be converted into a stage for performances, conference rooms, and office spaces.				
Justification or Significance of Improvement: Eastvale was incorporated in 2010, making it a relatively new city. Before incorporation, there was no City Hall in Eastvale. The construction of a new City Hall is essential to support government operations, offer services to the public, encourage civic engagement, and serve as a symbol of local governance.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☒	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	4,454,330
Property Acquisition[1]	$	2,681,377
Construction Contracts[2]	$	64,395,621
Other Professional Serv.[3]	$	3,377,447
Other Misc Expenses[4]	$	4,696,329
Total Cost	**$**	**79,605,104**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,074 per acre
[2]includes estimated building construction cost and 10% contingency
[3]Includes project/consulant management, plan check, geotech,,,
[4]Includes FF&E, AV System, and Alternatives

Tentative Schedule:

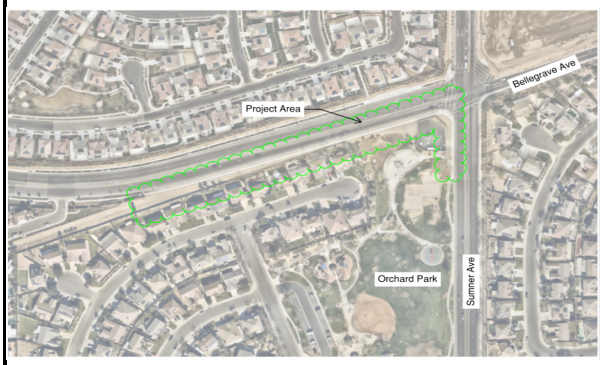
Construction Start: Q3 2025
Estimated Completion: Q2 2028

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Beautification Project at Sumner Ave and Bellegrave Ave			
Project Number:	94014			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave				
Description of Improvements: This project will include installation of landscaping and hardscape to beautify the gap that exists at the southwest corner of Bellegrave Ave/Merrill Ave and Sumner Ave.				
Justification or Significance of Improvement : Sumner Ave at Bellegrave Ave/Merrill Ave serves as a key entry point into the city, making it essential to enhance its appearance and create a welcoming atmosphere for both residents and visitors. This improvement will not only elevate the aesthetic appeal but also set a positive tone for all who enter our community.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	N/A			
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	$ 650,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 700,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Branding: Entryway and Median Improvements			
Project Number:	94010			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Citywide Branding efforts including entryway median improvement, monument installation at various locations within the City, and various street beautification projects.				
Justification or Significance of Improvement : Although this project has been categorized as Essential in previous Five-Year CIP's, staff has been actively seeking opportunities to implement it in coordination with other improvement efforts, such as the median project at Cantu and River Road. With the acceptance of the Right-of-Way dedication at the corner of Sumner Avenue and Bellegrave Avenue, we are now ready to move forward with the design and installation of the Entryway City Branding Monument, in conjunction with the Beautification Project (Project No. 94014).				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 110,000
Property Acquisition	
Construction Contracts	$ 1,100,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 1,210,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 1 Arterials
Project Number:	94006
Project Category:	☐ Accessibility Improvements Program ☒ Citywide Maintenance Program ☐ Roadway Safety/Traffic Improvements ☐ Land, Buildings, Facilities & Equipment ☐ Street Improvements
Location:	This project will implement traffic signal synchronization along major arterials including Hamner Ave, Archibald Ave, and Schleiman Ave.
Description of Improvements:	Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St (CIP 94007). This project is for Phase 1, and sycnrhonization on Schleisman Rd will be completed after the intersection of Schleisman Rd and Sumner is improved by a developer.
Justification or Significance of Improvement :	Synchronizing major corridors throughout the City has remained a high priority. WRCOG's recent Nexus Study highlighted and included the ITS improvements along these key corridors. Implementing this initiative will significantly enhance traffic flow and reduce travel times, delivering clear benefits to the public.
Project Priority within CIP Category:	☒ Critical (Start within a year) ☐ Essential (Start within 1 to 3 years) ☐ Desirable (Start within 3 to 5 years)
Project Status:	☐ Feasibility Study ☐ In Progress ☐ Design – Conceptual ☐ Under Construction/Implementation ☒ Design – Engineering ☐ Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)
City Council Goals & Objectives:	Target E, Goal D
Funding Information:	☒ Fully Funded ☐ Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,000,000
Property Acquisition	
Construction Contracts	$ 5,000,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 6,000,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q1 2026
Estimated Completion: Q3 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Miscellaneous Traffic/Pedestrian Safety			
Project Number:	94005			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Miscellaneous design and construction to improve traffic safety for year-round traffic/safety needs.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 50,000
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	

Review and Comments:
This is an ongoing annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Pavement Slurry Seal and Resurfacing Project			
Project Number:	94001			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Annual program to treat pavement on various residential streets throughout the City with slurry seal. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Preventative maintenance is a proactive strategy that helps City manage infrastructure responsibly, ensuring roads remain safe, functional, and cost-effective over time.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:	CalRecycle and RMRA (Road Maintenance and Rehalibitation Account)			
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 100,000
Property Acquisition	
Construction Contracts	$ 1,000,000
Other Professional Serv.	$ 150,000
Other Misc Expenses	
Total Cost	**$ 1,250,000**
Annual O&M	

Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Utility Trench Repair			
Project Number:	93040			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Hamner Ave north of Schleisman Rd in front of Dollar Tree store				
Description of Improvements: This project will excavate and property backfill the existing trench line over the storm drain line along Hamner Ave in front of Dollar Tree store.				
Justification or Significance of Improvement : It is critical to address the settlement issues observed at the project location to ensure roadway safety and structural integrity of the roadway and to ensure its long-term performance.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ -
Property Acquisition	
Construction Contracts	$ 500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 500,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q1 2026

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave			
Project Number:	93039			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: River Rd at Baron Dr, Cantu Galleano Rd between Hamner Ave and Goodman Way, and Archibald Ave between Corbin Dr and existing raised median to the north				
Description of Improvements: Install landscaped raised median to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes.				
Justification or Significance of Improvement : Public Safety Needs to prevent illegal left turns and dangerous driving pattern.				
Project Priority within CIP Category:	☒ Critical (Start within a year)			
	☐ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☒ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

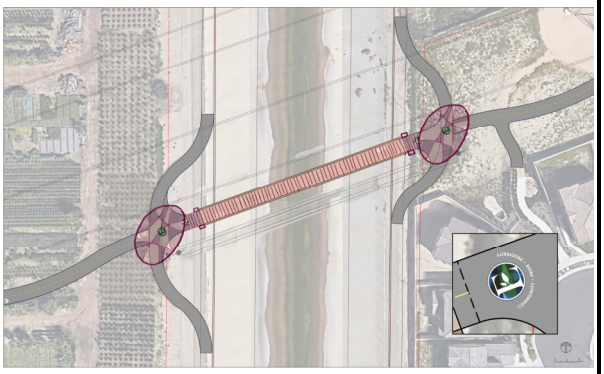
Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 200,000
Property Acquisition	
Construction Contracts	$ 2,200,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 2,400,000**
Annual O&M	

Review and Comments: None
Tentative Schedule:
Construction Start: Q3 2025
Estimated Completion: Q4 2025 *(Phase 1: concrete hardscape and raised medians completed in Q2 2025)*

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Gap Pedestrian Bridge			
Project Number:	93037			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Over Cucamonga Creek Channel, approximately 0.1 mil south of Limonite Ave.				
Description of Improvements: Design and construct a pedestrian bridge that is roughly 300 ft in length over Cucamonga Creek Channel to close the gap of pedestrian path that will ultimately extend to a 2.5-mile multiuse trail and connect with four parks through a non-motorized corridor.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Construction of this project was approved for CPFCDS (Community Project Funding/Congressionally Directed Spending) funding through the FY22-23 earmark process. Funding obligation deadline is September 30, 2026.			
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	781,000
Property Acquisition	$	500,000
Construction Contracts	$	3,500,000
Other Professional Serv.	$	-
Other Misc Expenses	$	-
Total Cost	**$**	**4,781,000**
Annual O&M		



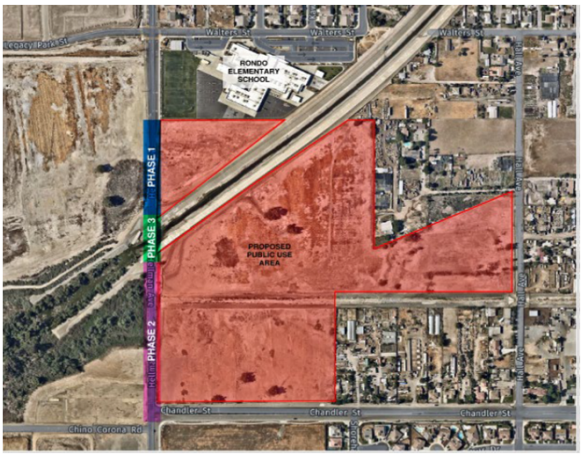
Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q4 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hellman Avenue Street Widening and Walters Pedestrian Bridge			
Project Number:	93034			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☒	Street Improvements		
Location: Hellman Ave between Chandler St. to Walters St.				
Description of Improvements: The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road.The feasibility study will determine the most efficient approach for phasing the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Transportation Uniform Mitigation Fee (TUMF)			
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 2,000,000
Property Acquisition	$ 15,000,000
Construction Contracts	$ 8,500,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 25,500,000**
Annual O&M	



Review and Comments: None
Tentative Schedule:
Construction Start: TBD (pending TUMF construction budget allocation)
Estimated Completion: TBD (pending TUMF construction budget allocation)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Annual Overlay				
Project Number:	93018				
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program	
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment	
	☒	Street Improvements			
Location: Citywide					
Description of Improvements: Annual asphalt concrete overlay or micro-resurfacing treatment on various streets according to the approved Pavement Management Plan. The contractor for construction will be selected by a bidding procedure.					
Justification or Significance of Improvement :					
Project Priority within CIP Category:	☒	Critical (Start within a year)			
	☐	Essential (Start within 1 to 3 years)			
	☐	Desirable (Start within 3 to 5 years)			
Project Status:	☐	Feasibility Study	☐	In Progress	
	☐	Design – Conceptual	☐	Under Construction/Implementation	
	☐	Design – Engineering	☒	Annual Projects	
Special Funding Milestones/ Deadlines:					
City Council Goals & Objectives:	Target E, Goal C				
Funding Information:	☒	Fully Funded	☐	Partially Funded	☐ No Funding

Project Cost Overview	
Project Phases/Task	**Total Project Cost Estimates**
Architect & Eng Serv.	$ 500,000
Property Acquisition	
Construction Contracts	$ 2,100,000
Other Professional Serv.	$ 150,000
Other Misc Expenses	
Total Cost	**$ 2,750,000**
Annual O&M	

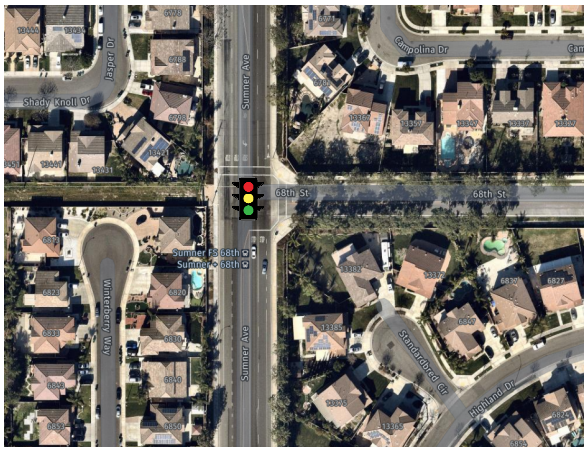
Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Improvement at Sumner Ave and 68th St			
Project Number:	92021			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: At the intersection of Sumner Ave and 68th St				
Description of Improvements: Design and install traffic signals at the intersection of Sumner Ave and 68th Street				
Justification or Significance of Improvement: This project will improve vehicular and pedestrian safety and also allow for future opportunity to synchronize the Sumner Ave corridor. City Council directed the staff to commence the process for signalizing this intersection at April 10, 2024, meeting.				
Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☒	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:	Highway Safety Improvements Program (HSIP) Cycle 12			
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☒	Fully Funded	☐	Partially Funded
	☐	No Funding		

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	87,000
Property Acquisition		
Construction Contracts	$	634,800
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**721,800**
Annual O&M		



Review and Comments: None
Tentative Schedule:
Construction Start: Q4 2026
Estimated Completion: Q3 2027

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Sign Inventory and Replacement			
Project Number:	92001			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		

Location: Citywide

Description of Improvements: The City of Eastvale owns and maintains approximately 8,210 traffic signs throughout the city. Signs that are missing, weathered, faded, or non-compliant will be replaced. One key compliance measure is retroreflectivity, a standard established to enhance nighttime driving safety. Approximately 2,160 signs have been scanned, with 821 failing to meet retroreflectivity standards. The remaining signs will be scanned while the failed ones are replaced. Additionally, the typical lifecycle of traffic signs is 10 years. This is an ongoing project and will be reappropriated annually as needed.

Justification or Significance of Improvement : Traffic signs are vital sources of infomration that communicate traffic control rules, warnings, and provide the necessary guidance that roadway users need to safetly and efficiently navigate.

Project Priority within CIP Category:	☒	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target E, Goal F			
Funding Information:	☒	Fully Funded	☐	Partially Funded
	☐	No Funding		

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 107,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 107,000**
Annual O&M	

Review and Comments:
This is an annual project.

APPENDIX B

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

ESSENTIAL PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citrus Reimagined Project			
Project Number:	95022			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 13200 Citrus St., Eastvale CA				
Description of Improvements: In consistence with 2040 Eastvale General Plan, this project is envisioning to transform the 22-acre City owned lot into a community gathering hub that include a 15,000 sf indoor aquatic center, a 20,000 sf to 25,000 sf community center, an event center repurposed from an old residential property, an outdoor amphitheater, park spaces, pickleball courts, dog parks, a skate park, picnic areas, and a Sana Ana River education pond and pier.				
Justification or Significance of Improvement : This project is consistent with the adopted 2040 Eastvale General Plan. This project will directly benefit the health and wellbeing of the residents and its visitors.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task		Total Project Cost Estimates
Architect & Eng Serv.[1]	$	6,560,000
Property Acquisition	$	-
Construction Contracts[2]	$	82,000,000
Other Professional Serv.[3]	$	12,300,000
Other Misc Expenses	$	4,100,000
Total Cost	**$**	**104,960,000**
Annual O&M		

Review and Comments:

[1]8% of the total construction cost

[2]Based on $40/ft for site improvements and $1,000/sf for building construction

[3]15% of the total construction cost

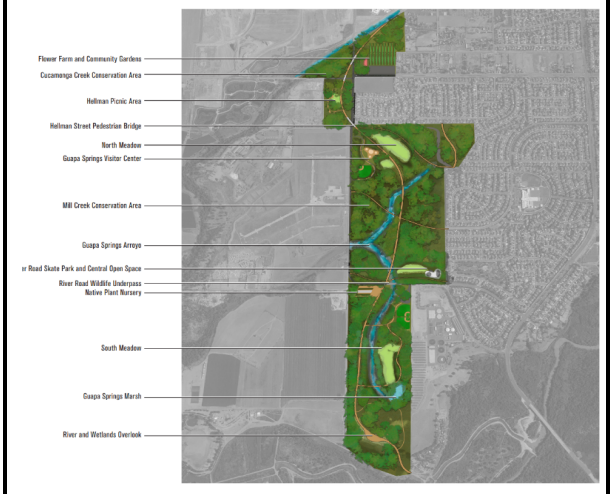
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	OCPW Land Use - Grand Park			
Project Number:	95020			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: Area near Hellman Avenue south of Walters St.				
Description of Improvements: OCPW owns a floodplain area near Hellman Avenue, south of Walters Street. The city is requesting land use approval from OCPW to develop a passive park on approximately 200-acre lot. The Grand Park will exhibit Conservation Areas, Picnic Areas, Recreation Areas, and a Visitor Center.				
Justification or Significance of Improvement : Encompassing a variety of restored ecosystems, community spaces and recreation opportunities Eastvale Grand Park will play a role in transforming quality of life for Eastvale residents.				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal B			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☒	No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.[1]	$	12,000,000
Property Acquisition		
Construction Contracts[2]	$	150,000,000
Other Professional Serv.[3]	$	22,500,000
Other Misc Expenses	$	7,500,000
Total Cost	**$**	**192,000,000**
Annual O&M		



Review and Comments:

[1]8% of the total construction cost
[2]Based on $750k/acre ($18/sf) from JCSD park fee
[3]15% of the total construction cost
[4]5% of the total construction cost

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Santa Ana River Area Passive Park			
Project Number:	95019			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☒ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Parcels adjacent to the Santa Ana River				
Description of Improvements: Army Corps of Engineer owns many undeveloped parcels near the Santa Ana River. City is requesting land use from Army Corps of Engineer to construct passive park/trail.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☒ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☒ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	50,000
Property Acquisition		
Construction Contracts		
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**50,000**
Annual O&M		

Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Medic Squad Replacement			
Project Number:	95016			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: N/A				
Description of Improvements: Replacement funding for the City's two Fire Medic Units (Ambulances), Ford F-250 trucks with service body modifications, cabinets, etc.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☒	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 800,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 800,000**
Annual O&M	

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Truck Purchase			
Project Number:	95015			
Project Category:	☐ Accessibility Improvements Program		☐	Citywide Maintenance Program
	☐ Roadway Safety/Traffic Improvements		☒	Land, Buildings, Facilities & Equipment
	☐ Street Improvements			
Location: N/A				
Description of Improvements: Purchase of additional fire truck for the new third fire station at Scholar Way and 58th Street to provide more efficient, effective emergency services to the residents. The truck will either be a tractor-drawn or a rear-mount "Quint" style truck (rear-mount style is illustrated below).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☒	In Progress
	☐ Design – Conceptual		☐	Under Construction/Implementation
	☐ Design – Engineering		☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target A, Goal F			
Funding Information:	☐ Fully Funded	☐ Partially Funded	☐	No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.		
Property Acquisition		
Construction Contracts	$	2,700,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,700,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Fire Station			
Project Number:	95013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☒	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Southeast commerical quadrant of the Leal Master Plan				
Description of Improvements: A design build project to construct a Fire Station located in the southeast commerical quadrant of the Leal Master Plan. The project scope includes 12,000 sqaure feet facilitiy and site improvements.				
Justification or Significance of Improvement : The Fire Station (to be operated by the Riverside County/CalFIRE) will provide service to the northern portion of the City of Eastvale within proximity to the Downtown Leal Project and also provide immediate response to the commercial retail/industrial/logistics corridor north of Bellegrave, along and across the I-15 Interstate corridor, as well as the residential neighborhoods and commerical retail/industrial along the Limonite cooridor from Hellman to I-15 Interstate.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 1, Target E, Goal A			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates	
Architect & Eng Serv.	$	1,021,245
Property Acquisition[1]	$	1,352,650
Construction Contracts[2]	$	14,763,994
Other Professional Serv.[3]	$	752,855
Other Misc Expenses[4]	$	952,624
Total Cost	**$**	**18,843,368**
Annual O&M		

Review and Comments:

[1]Based on a development agreement appraisal of $1,109,639 per acre
[2]Includes estimated building construction cost and 10% contingency based on the contstruction unit cost per sq ft of the City Hall (95011)
[3]Includes project/consulant management, plan check, and geotech
[4]Includes FF&E and AV System

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Smart City Masterplan			
Project Number:	94011			
Project Category:	☐	Accessibility Improvements Program	☒	Citywide Maintenance Program
	☐	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Develop a feasibility study and master plan for Smart City initiatives to support the pursuit of grant opportunities for construction outlined in the master plan. The feasibility study will define the scope of work, including areas of interest for fiber optic infrastructure, public Wi-Fi, and other related components.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 3, Target F, Goal C			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	150,000
Property Acquisition		
Construction Contracts	$	7,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**7,150,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Traffic Signal Synchronization - Phase 2 Collectors			
Project Number:	94007			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic signal synchronization of major corridors will be completed in two phases. Phase 1 includes Hamner Avenue, Archibald Avenue, Schleisman Road and Scholar Way. Phase 2 includes collectors streets including Harrision Ave, Sumner Ave, 65th St, and Citrus St.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☒ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	500,000
Property Acquisition		
Construction Contracts	$	1,500,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,000,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Street Maintenance: Pot Holes, Deep Patch and Crack Seal			
Project Number:	94004			
Project Category:	☐ Accessibility Improvements Program		☒ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Annual program to provide pavement preventative treatment on arterial streets by crack sealing, repairing pot holes and deep patching in difficult locations. This is an ongoing project and will be reappropriated each year as needed. The contractor will be selected by a bidding procedure as needed.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☒ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 50,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 50,000**
Annual O&M	

Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Streetlight Installation Project			
Project Number:	93036			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: Citywide				
Description of Improvements: Project scope includes design and installation of new streetlights to enhance lighting and safety and retofit existing light fixture to LED.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☐ Design – Engineering		☒ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal C			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	25,000
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**50,000**
Annual O&M		

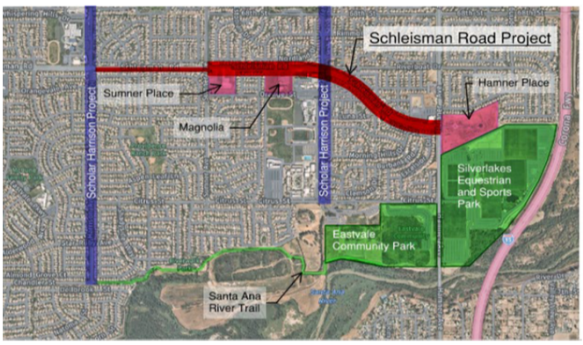
Review and Comments:
This is an annual project.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Schleisman Road Mobility, Safety and Connectivity Project			
Project Number:	93027			
Project Category:	☐ Accessibility Improvements Program		☐ Citywide Maintenance Program	
	☐ Roadway Safety/Traffic Improvements		☐ Land, Buildings, Facilities & Equipment	
	☒ Street Improvements			
Location: Schleisman Road between Hamner Avenue and Sumner Avenue				
Description of Improvements: Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities Class I trail/pathways in existing roadway to enhance mobility, safety and connectivity.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study		☐ In Progress	
	☐ Design – Conceptual		☐ Under Construction/Implementation	
	☒ Design – Engineering		☐ Annual Projects	
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐ Fully Funded	☒ Partially Funded	☐ No Funding	

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	1,000,000
Property Acquisition		
Construction Contracts	$	10,000,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**11,000,000**
Annual O&M		

Review and Comments:



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Hamner Avenue Beautification Project			
Project Number:	92020			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Hamner Avenue between 65th Street and Schleisman Road				
Description of Improvements: Design and install landscape median along Hamner Avenue between 65th Street and Schleisman Road to close the gap of landscape median long Hamner Avenue within the City limits.The project is estimated to start after Hamner Avenue Traffic Signal is synchronized (Project #94007).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	N/A			
Funding Information:	☐	Fully Funded	☒ Partially Funded	☐ No Funding

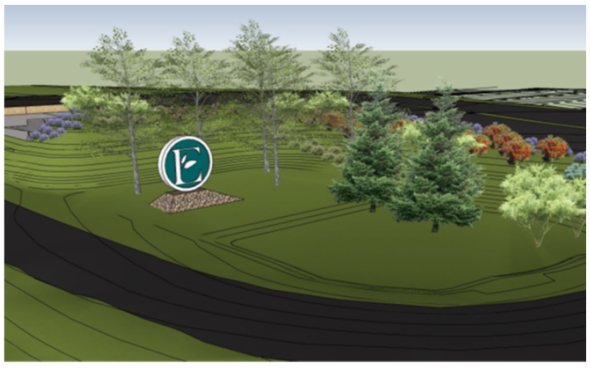
Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	200,000
Property Acquisition		
Construction Contracts	$	1,800,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**2,000,000**
Annual O&M		

Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Limonite Interchange Gateway Feature			
Project Number:	92013			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: I-15 Limonite Interchange and Limonite Avenue				
Description of Improvements: Design and construction of an iconic and memorable gateway feature at I-15 Limonite Interchange to brand Eastvale and welcome visitors and residents into the City. See also project# 94010 for Citywide Branding Project as a concurrent project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☒	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Priority 2, Target B, Goal C			
Funding Information:	☐	Fully Funded	☒	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	85,000
Property Acquisition		
Construction Contracts	$	350,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**435,000**
Annual O&M		



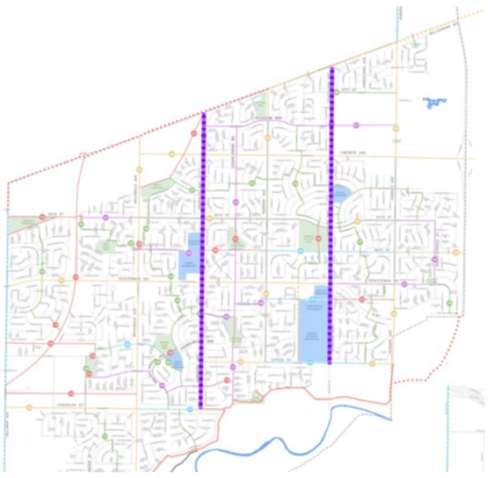
Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Improvement of Bike Network Connectivity			
Project Number:	92012			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Scholar Way and Harrison Avenue				
Description of Improvements: Design and construction of nearly 5 miles of Class I trails running along Scholar Way and Harrison Avenue, utilizing excess right-of-way rather than impacting vehicle circulation/travel lanes. The project will provide dedicated space for people to bike and walk from northern City limit to the Santa Ana River trail connecting to schools, parks, retail and neighborhoods. The project construction documents have been developed with a budget that is partially funded by ATP. Funding/grant opportunities are to be identified to fund the construction and successfully deliver the project.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☒	Essential (Start within 1 to 3 years)		
	☐	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☒	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☒ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 1,750,000
Property Acquisition	
Construction Contracts	$ 25,000,000
Other Professional Serv.	$ 2,500,000
Other Misc Expenses	
Total Cost	**$ 29,250,000**
Annual O&M	



Review and Comments:

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Citywide Americans with Disabilities Act Improvement Project			
Project Number:	91010			
Project Category:	☒ Accessibility Improvements Program	☐ Citywide Maintenance Program		
	☐ Roadway Safety/Traffic Improvements	☐ Land, Buildings, Facilities & Equipment		
	☐ Street Improvements			
Location: Citywide				
Description of Improvements: Annual program to provide improvements focusing on Americans with Disabilities Act (ADA) accessibility, including curb ramps, sidewalks and public facilities throughout the City as identified in the Transition Plan that was adopted in 2024. This is an ongoing project and will be reappropriated each year as needed.				
Justification or Significance of Improvement : Beyond legal obligations, the City is dedicated to creating a more inclusive, accessible, and equitable environment for all individuals through ADA improvement projects.				
Project Priority within CIP Category:	☐ Critical (Start within a year)			
	☒ Essential (Start within 1 to 3 years)			
	☐ Desirable (Start within 3 to 5 years)			
Project Status:	☐ Feasibility Study	☐ In Progress		
	☐ Design – Conceptual	☐ Under Construction/Implementation		
	☐ Design – Engineering	☒ Annual Projects		
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target D, Goal D			
Funding Information:	☒ Fully Funded	☐ Partially Funded	☐ No Funding	

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	
Property Acquisition	
Construction Contracts	$ 250,000
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 250,000**
Annual O&M	

Review and Comments:
This is an annual project.

APPENDIX C

CAPITAL IMPROVEMENT PLAN BY PROJECT DETAILS

DESIRABLE PROJECTS

(appendix continues on next page)

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	SCE Easement Trail Improvement Along 68th Street			
Project Number:	92019			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: 68th street between Sumner Avenue and Cedar Creek Rd.				
Description of Improvements: Design and install trail improvement on SCE easement along 68th street between Sumner Avenue and Cedar Creek Rd.Pursue grant opportunities to construct. Cost estimate is to be determined until after right-of-way dedication is completed and feasibility study and preliminary concepts have been determined. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 40,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 40,000**
Annual O&M	

Review and Comments:
Total Project Cost Estimates include staff time only.

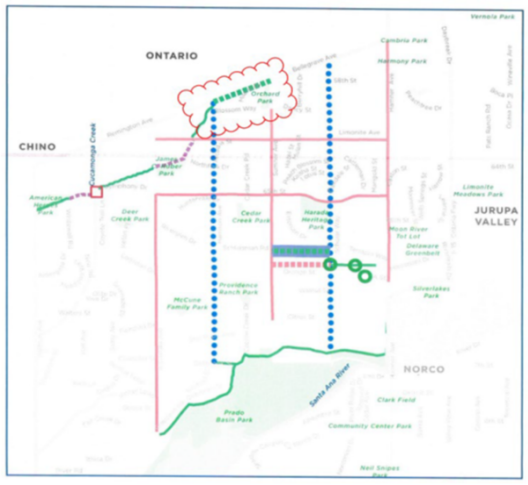
CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Orchard Park to American Heroes Park Trail			
Project Number:	92018			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Bellegrave Ave. from Orchard Park to American Heros				
Description of Improvements: Design and install trail along Bellegrave from Orchard Park to American Heros. Cost estimate is to be determined until the right-of-way acquisition process is completed and feasibility study and preliminary concepts have been determined. City will pursue grant opportunities. General fund is to be used for preliminary feasibility studies. Measure A will be used as local match to future grant(s).				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview

Project Phases/Task	Total Project Cost Estimates
Architect & Eng Serv.	$ 100,000
Property Acquisition	
Construction Contracts	
Other Professional Serv.	
Other Misc Expenses	
Total Cost	**$ 100,000**
Annual O&M	

Review and Comments:
Total Project Cost Estimates include staff time only.



CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Roadway Vision			
Project Number:	92014			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Conceptual design of trails and/or linear parks within the existing City roadways where there are more than sufficient space to provide safe drive lanes and dedicated space for people to bike and walk. This project includes landscape architectural trail design on all major arterials and collectors. This project will recommence after City completes the design of Improvement of Trail Network Connectivity (Project #92012), Schleisman Trail (Project# 93027), Alternate Drainage Water Quality (Project #93031) and General Plan (Project #94008) to define the City's vision and goal of trails and/or linear parks.				
Justification or Significance of Improvement :				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☒	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☐	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal E			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.	$	15,000
Property Acquisition		
Construction Contracts		
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**15,000**
Annual O&M		

Review and Comments:
Total Project Cost Estimates include staff time only.

CITY OF EASTVALE
CAPITAL IMPROVEMENT PROGRAM PROJECT DETAIL SHEET
FY 2025/2026 to FY 2029/2030

Project Title:	Traffic Signal Battery Backup Systems			
Project Number:	92011			
Project Category:	☐	Accessibility Improvements Program	☐	Citywide Maintenance Program
	☒	Roadway Safety/Traffic Improvements	☐	Land, Buildings, Facilities & Equipment
	☐	Street Improvements		
Location: Citywide				
Description of Improvements: Eastvale has approximately 77 traffic signals throughout the City, 56 solely maintained by the City and 21 shared by other jurisdictions. Each Battery cell cost roughly about $250, and depending on the type of the battery backup system, some intersections use 4 battiers, and some use 6 batteries. A complete new system is approximately $7,000. A backup system for signals greatly improve traffic safety during power outages. This is an ongoing project.				
Justification or Significance of Improvement : A backup system for signals greatly improve traffic safety during power outages.				
Project Priority within CIP Category:	☐	Critical (Start within a year)		
	☐	Essential (Start within 1 to 3 years)		
	☒	Desirable (Start within 3 to 5 years)		
Project Status:	☐	Feasibility Study	☐	In Progress
	☐	Design – Conceptual	☐	Under Construction/Implementation
	☐	Design – Engineering	☒	Annual Projects
Special Funding Milestones/ Deadlines:				
City Council Goals & Objectives:	Target E, Goal D			
Funding Information:	☐	Fully Funded	☐	Partially Funded ☐ No Funding

Project Cost Overview		
Project Phases/Task	**Total Project Cost Estimates**	
Architect & Eng Serv.		
Property Acquisition		
Construction Contracts	$	25,000
Other Professional Serv.		
Other Misc Expenses		
Total Cost	**$**	**25,000**
Annual O&M		

Review and Comments:
This is an annual project.

Exhibit "C"

CITY OF EASTVALE
2025 Adopted Development Impact Fee Nexus Study
Fees Effective [Month, Day, Year]

Development Impact Fee Schedule

Non Residential				
Impact Fee Type	**Hotel/Motel**	**Commercial Retail**	**Business-Professional**	**Industrial/Industrial Flex**
Development Units	**Room**	**KSF**	**KSF**	**KSF**
City Hall Impact Fee	$1,497.99	$2,032.71	$1,359.72	$542.52
Police Station Impact Fee	774.94	5,231.64	750.23	115.34
Fire Deparment Facilities Impact Fee	517.95	1,294.87	362.56	155.38
Total Fees	**$2,790.88**	**$8,559.22**	**$2,472.51**	**$813.24**

Residential						
Impact Fee Type	**Residential: <600 Sq Ft**	**Residential: 600-800 Sq Ft**	**Residential: >800 - 1,200 Sq Ft**	**Residential: >1,200 - 1,900 Sq Ft**	**Residential: >1,900 - 2,300 Sq Ft**	**Residential: >2,300 Sq Ft**
Development Units	**DU**	**DU**	**DU**	**DU**	**DU**	**DU**
Park Improvement Impact Fee	$2,557.50	$3,720.00	$5,115.00	$7,207.50	$9,532.50	$12,322.50
Community & Recreation Centers Impact Fee	532.36	774.34	1,064.72	1,500.29	1,984.25	2,565.01
City Hall Impact Fee	755.4	1,098.76	1,510.80	2,128.86	2,815.58	3,639.66
Library Impact Fee	639.97	930.87	1,279.95	1,803.56	2,385.36	3,083.51
Police Station Impact Fee	800.77	891.18	981.59	1,097.83	1,188.24	1,278.65
Fire Deparment Facilities Impact Fee	612.96	674.25	735.55	796.84	858.14	919.43
Total Fees	**$5,898.96**	**$8,089.40**	**$10,687.61**	**$14,534.88**	**$18,764.07**	**$23,808.76**

City of Eastvale 2024 Impact Fee Study - Total Fee Comparison

CITY OF EASTVALE				COMPARISON AGENCIES							
Development Impact Fee Type	Units [1]	Current Fee [2]	Proposed Fee [3]	CHINO CITYWIDE [4]	CHINO PRESERVE [4]	CORONA CITYWIDE [5]	CORONA TEMESCAL VALLEY [5]	JURUPA VALLEY [6]	NORCO [7]	ONTARIO CITYWIDE [8]	ONTARIO ONTARIO RANCH [8]
Residential - Single-Family											
Park Land and Improvements	DU	No Existing Fee	7,208	22,494	13,928	12,708	12,708	1,423	11,821	15,198	15,198
Recreation Facilities	DU	No Existing Fee	1,500	4,736	4,736	192	192				
Public Buildings (Incl Libraries)	DU	942	3,932	156	156	790	790	271	4,768	3,461	3,461
Police	DU	No Existing Fee	1,098	636	637	212	338			509	509
Fire	DU	481	797	1,310	1,310	349	627	672	1,010	523	1,102
Transportation	DU	693	No Proposed Fee	4,586	9,212	4,047			4,062	2,224	4,986
Congestion Management	DU	No Existing Fee	No Proposed Fee		587						
Storm Drainage Collection System	DU	No Existing Fee	No Proposed Fee	2,396	4,655	1,176			2,545	2,563	3,744
Miscellaneous Residential Amenities	DU	No Existing Fee	No Proposed Fee		1,798						
Radio Communications Facilities	DU	No Existing Fee	No Proposed Fee				60				
Animal Control	DU	No Existing Fee	No Proposed Fee						251		
Fiber Optics	DU	No Existing Fee	No Proposed Fee								2,057
Total Residential - Single-Family		**2,116**	**14,535**	**36,314**	**37,019**	**19,474**	**14,715**	**2,366**	**24,457**	**24,478**	**31,057**
Residential - Multi-Family											
Park Land and Improvements	DU	No Existing Fee	3,720	17,441	10,799	8,924	9,824	965	9,639	13,470	13,470
Recreation Facilities	DU	No Existing Fee	774	3,911	3,911	135	135				
Public Buildings (Incl Libraries)	DU	650	2,030	156	156	564	564	229	3,063	2,906	2,906
Police	DU	No Existing Fee	891	404	407	91	146			502	502
Fire	DU	332	674	846	846	466	836	405	1,009	479	1,007
Transportation	DU	487	No Proposed Fee	3,061	6,151	4,047			2,712	1,485	3,329
Congestion Management	DU	No Existing Fee	No Proposed Fee		391						
Storm Drainage Collection System	DU	No Existing Fee	No Proposed Fee	1,045	4,411	583			210	826	1,422
Miscellaneous Residential Amenities	DU	No Existing Fee	No Proposed Fee		1,485						
Radio Communications Facilities	DU	No Existing Fee	No Proposed Fee				45				
Animal Control	DU	No Existing Fee	No Proposed Fee						251		
Fiber Optics	DU	No Existing Fee	No Proposed Fee								2,057
Total Residential - Multi-Family		**1,469**	**8,089**	**26,864**	**28,557**	**14,810**	**11,550**	**1,599**	**16,884**	**19,668**	**24,693**
Commercial											
Park Land and Improvements	KSF	No Existing Fee	$ -			90	90		463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	150	2,033	60	60			22	226	210	210
Police	KSF	No Existing Fee	5,232	1,040	1,040	180	280			713	713
Fire	KSF	132	1,295	1,040	1,040	160	290	134	561	398	847
Transportation	KSF	1,685	No Proposed Fee	9,400	18,890	1,980			7,342	4,494	10,075
Congestion Management	KSF	No Existing Fee	No Proposed Fee		1,200						

City of Eastvale 2024 Impact Fee Study - Total Fee Comparison

CITY OF EASTVALE				COMPARISON AGENCIES							
Development Impact Fee Type	Units [1]	Current Fee [2]	Proposed Fee [3]	CHINO CITYWIDE [4]	CHINO PRESERVE [4]	CORONA CITYWIDE [5]	CORONA TEMESCAL VALLEY [5]	JURUPA VALLEY [6]	NORCO [7]	ONTARIO CITYWIDE [8]	ONTARIO ONTARIO RANCH [8]
Storm Drainage Collection System	KSF	No Existing Fee	No Proposed Fee	520	3,820	440			404	447	1,728
Radio Communications Facilities	KSF	No Existing Fee	No Proposed Fee				69				
Animal Control	KSF	No Existing Fee	No Proposed Fee						31		
Fiber Optics	KSF	No Existing Fee	No Proposed Fee								1,434
Total Commercial		**1,967**	**8,560**	**12,060**	**26,050**	**2,850**	**729**	**156**	**9,027**	**6,262**	**15,007**
Office											
Park Land and Improvements	KSF	No Existing Fee	$ -			90	90		463		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	149	1,360	60	60			22	226	92	92
Police	KSF	No Existing Fee	750	740	740	180	280			279	279
Fire	KSF	132	363	1,050	1,050	160	290	134	561	319	637
Transportation	KSF	352	No Proposed Fee	7,130	14,330	950			7,342	2,568	5,758
Congestion Management	KSF	No Existing Fee	No Proposed Fee		910						
Storm Drainage Collection System	KSF	No Existing Fee	No Proposed Fee	610	3,300	440			404	537	1,521
Radio Communications Facilities	KSF	No Existing Fee	No Proposed Fee				69				
Animal Control	KSF	No Existing Fee	No Proposed Fee						31		
Fiber Optics	KSF	No Existing Fee	No Proposed Fee								2,391
Total Office		**633**	**2,473**	**9,590**	**20,390**	**1,820**	**729**	**156**	**9,027**	**3,795**	**10,678**
Industrial											
Park Land and Improvements	KSF	No Existing Fee	$ -			370	370		329		
Recreation Facilities	KSF	No Existing Fee	$ -								
Public Buildings (Incl Libraries)	KSF	156	543	60	60			22	161	54	54
Police	KSF	No Existing Fee	115	60	60	10	20			29	29
Fire	KSF	137	155	40	40	20	30	36	116	25	51
Transportation	KSF	373	No Proposed Fee	2,310	4,650	420			2,516	1,377	3,088
Congestion Management	KSF	No Existing Fee	No Proposed Fee		300						
Storm Drainage Collection System	KSF	No Existing Fee	No Proposed Fee	520	2,470	380			277	1,132	1,482
Radio Communications Facilities	KSF	No Existing Fee	No Proposed Fee				4				
Animal Control	KSF	No Existing Fee	No Proposed Fee						22		
Fiber Optics	KSF	No Existing Fee	No Proposed Fee								717
Total Industrial		**666**	**813**	**2,990**	**7,580**	**1,200**	**424**	**58**	**3,421**	**2,617**	**5,421**

Notes:

1 DU = dwelling unit; KSF = 1,000 gross sq ft of building area

2 Eastvale existing impact fees updated July 1, 2019

3 Proposed impact fees from NBS 2024 Impact Fee Study; proposed single-family residential impact fees based on the 1,200-1,900 square foot fee category; proposed multi-family residential impact fees based on the 600-800 square foot fee category

4 City of Chino impact fees effective July 1, 2023; Chino has two impact fee schedules, one citywide and one for the Preserve

City of Eastvale 2024 Impact Fee Study - Total Fee Comparison

CITY OF EASTVALE				COMPARISON AGENCIES							
Development Impact Fee Type	Units [1]	Current Fee [2]	Proposed Fee [3]	CHINO CITYWIDE [4]	CHINO PRESERVE [4]	CORONA CITYWIDE [5]	CORONA TEMESCAL VALLEY [5]	JURUPA VALLEY [6]	NORCO [7]	ONTARIO CITYWIDE [8]	ONTARIO ONTARIO RANCH [8]

5 City of Corona impact fees effective July 1, 2023; Corona has two impact fee schedules, one citywide and one for Temescal Valley

6 City of Jurupa Valley impact fees adopted January 21, 2021

7 City of Norco impact fees effective July 1, 2023

8 City of Ontario impact fees effective January 1, 2023; Ontario has two impact fee schedules, one for the general city and one for Ontario Ranch

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 110.28 (DEVELOPMENT IMPACT FEE PROGRAM) AND SECTION 130.20.020 (PARK AND RECREATION FEES AND DEDICATIONS) OF THE EASTVALE MUNICIPAL CODE

WHEREAS, the City is authorized to establish development impact fees to offset the proportionate cost of providing public facilities to serve development projects, and to impose those fees on the owners of those development projects, in accordance the City's authority under California Constitution Article 11, Section 7, and in accordance with the requirements of the "Mitigation Fee Act" (California Government Code Sections 66000 -66025); and

WHEREAS, the City is authorized to require the dedication of land or the payment of fees in lieu of dedication, or a combination of both, for park or recreational purposes as a condition of approval of a tentative map or parcel map for a development project, in accordance with the City's authority under California Constitution Article 11, Section 7, and in accordance with the requirements of the "Quimby Act" (California Government Code Section 66477); and

WHEREAS, the City previously established procedures for establishing and imposing development impact fees on development projects, as codified at Eastvale Municipal Code Chapter 110.28 (last amended in 2012), and consistent with the requirements of the Mitigation Fee Act; and

WHEREAS, the City previously established procedures for establishing and imposing park land dedication requirements on tentative maps and parcel maps, and fees in lieu thereof ("Quimby Fees"), as codified at Eastvale Municipal Code Section 130.20.020, which was last amended when the City incorporated in 2010; and

WHEREAS, the provisions of this ordinance are intended to establish the procedural framework for the City's establishment and imposition of development impact fees and Quimby Act Fees; however, the actual calculation of development impact fees are analyzed in accordance with a nexus study prepared as required by the Mitigation Fee Act (Government Code Section 66016.5); and

WHEREAS, in the course of reviewing the sufficiency of previous development impact fees, the City engaged a consultant, NBS, to prepare a nexus study to update the analysis of the proportionate impacts from development projects on the City's public facilities, as well as the proportionate benefit received by development projects from the City's public facilities; and the City correspondingly undertook a review of the underlying procedures codified in the Eastvale Municipal Cod; and

WHEREAS, at its _____, 2025 meeting, and as required by Sections 66016.5, 66018 and 66019 of the Mitigation Fee Act, the City Council held a duly noticed public hearing and

adopted a development impact fee nexus study prepared by NBS on behalf of the City, and adopted new and increased development impact fees for the City, including Quimby Fees; and

WHEREAS, the City Council desires to amend Chapter 110.28 and Section 130.20.020 to be consistent with the newly adopted development impact fees, which go into effect on _____, 2025, and to make other clarifying and streamlining edits, as well as to ensure consistency with current legal requirements.

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

SECTION 1. Amendment of Chapter 110.28. Chapter 110.28 is amended in its entirety to read as shown in Exhibit A attached hereto and incorporated by reference.

SECTION 2. Amendment of Section 130.20.020. Section 130.20.020 is amended in its entirety to read as shown in Exhibit A attached hereto and incorporated by reference.

SECTION 3. CEQA Findings. The City Council hereby finds that the adoption of this Ordinance is not subject to CEQA review pursuant to CEQA Guideline 15378(b)(4), which provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project are not projects subject to CEQA review.

SECTION 4. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 6. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2025.

_____

Michael McMinn
Mayor

APPROVED AS TO FORM:

_____

Erica L. Vega
City Attorney

ATTEST:

_____

Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk/Communications Director of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 25-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the 25th day of June, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"

Chapter 110.28 Development Impact Fee Program

110.28.010 Authority

The ordinance codified in this chapter is enacted under the authority of Article 11, Section 7 of the California Constitution and the Mitigation Fee Act (California Government Code Title 7, Division 1, Chapters 5 through 9, Sections 66000 through 66025).

110.28.020 Purpose and intent

A. Development Projects impose increased demands on public facilities. It is intended that every person who undertakes a Development Project in the City pay Development Impact Fees established pursuant to this chapter to ensure that the Owners of Development Projects contribute to the proportionate share of the cost of public facilities needed as a result of Development Projects. The purpose of this chapter is to provide the parameters by which the City shall administer those Development Impact Fees established by the City Council.

B. Except as specifically provided herein, the development impact fees established under this chapter are in addition to (and do not replace) any separate obligations imposed as subdivision map exactions or other measures and exactions required to mitigate site-specific impacts of a development project; other regulatory, development and processing fees; school impact fees; utility demand fees and connection charges; funding required pursuant to a development agreement; funds collected pursuant to a reimbursement agreement for amounts that may separately benefit the development project; assessment district proceedings; benefit assessments; or other required property taxes or fees.

110.28.030 Definitions

"Development Impact Fee" means a monetary exaction other than a tax or special assessment that is charged to an Owner in connection with approval of a Development Project for the purpose of defraying all or a portion of the proportionate cost of the public facilities related to the development project. Provided, however, a "Development Impact Fee" shall not include any City charge that is outside the definition of "fee" under Government Code Section 66000(a).

"Development Project" means any project undertaken for the purpose of development of property that increases demands or impacts on any Public Facilities, including a project involving the issuance of a permit for new construction or reconstruction of an existing structure that increases demands or impacts on Public Facilities.

"Mitigation Fee Act" means California Government Code Title 7, Division 1, Chapters 5 through 9, including Sections 66000 through 66025.

"Owner" means the legal owner(s) of real property upon which a Development Project is proposed. An owner may provide to the City a written delegation of authority for an authorized representative(s) to act on the Owner's behalf in accordance with the requirements of this chapter. To the extent an Owner delegates authority to a "representative" or "developer" or "applicant" to pay fees on behalf of the Owner, the Owner shall be jointly and severally liable for payment of required fees.

"Public Facilities" means any public improvement, public services, or community amenities (as defined by Government Code Section 66000(d)) to the extent those facilities are funded by Development Impact Fees in accordance with this chapter. Public Facilities shall specifically include any "Capital Improvement" identified in a capital improvement plan adopted in accordance with Government Code Section 66016.5, and the costs of Public Facilities funded in all or in part by Development Impact Fees shall include acquisition of land, design, construction management, construction, equipping and installing, and related costs such as administration, financing, and legal services .

110.28.040 Establishment of Development Impact Fees

The City Council may establish Development Impact Fees by resolution conforming to the requirements of the Mitigation Fee Act and this chapter.

110.28.050 Payment of Development Impact Fees

A. Amount. The amount of Development Impact Fees to be paid for each Development Project shall be the amount of the fee in effect at the time a building permit is issued, unless otherwise required by State law, including limitations imposed by Government Code Section 66007.

B. Timing. The fee for each lot within a Development Project shall be paid in-full prior to issuance of a building permit, unless otherwise required by State law, including limitations imposed by Government Code Section 66007. If the Development Impact Fees for a Development Project are not paid in full prior to the issuance of a building permit for any portion of the project, the City may require the Owner to execute a contract to pay the Development Impact Fees as a condition of issuance of the building permit. Any such contract shall require the Development Impact Fees to be paid no later than the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, and the contract may include payment on a pro rata or lump-sum basis, in accordance with Government Code Section 66007. The City Manager or their designee is authorized execute such contracts. For any Owner that owes a Development Impact Fee for a Development Project, if the fee is not paid prior to the final inspection, or the date the certificate of occupancy is issued, whichever occurs first, the Owner shall pay the required fee no later than thirty days after written demand from the City.

C. Exceptions. The following types of Development Projects are not subject to Development Impact Fees (in whole or in part):

1. Reconstruction of a structure damaged or destroyed by fire or other natural causes; provided that this exception is limited to the portion of the reconstructed structure that does not increase the demand or impacts on public facilities, as compared to the demand or impacts from the structure on the property as it existed prior to being damaged or destroyed .

2. Rehabilitation or remodeling of an existing residential structure; provided that this exception is limited to the portion of the rehabilitated or remodeled structure that does not increase the demand or impacts on public facilities, as compared to the demand or impacts from the structure on the property as it existed (prior to being rehabilitated or remodeled) at the time the City last updated a nexus study for the relevant public facilities.

3. Rehabilitation or remodeling of an existing non-residential structure; provided that this exception is limited to the portion of the rehabilitated or remodeled structure that does not increase the demand or impacts on public facilities, as compared to the demand or impacts from the structure on the property as it existed (prior to being rehabilitated or remodeled) at the time the City last updated a nexus study for the relevant public facilities.

D. Fee Protest. The Owner may protest the imposition of Development Impact Fees on the Development Project in compliance with the procedure provided in Government Code Section 66020. The city shall promptly schedule the protest for consideration by the city council, with a goal of considering the protest within 60 days after the filing of the protest, unless the City and Owner agree to a longer amount of time. The decision of the city council shall be final.

E. Refund. To the extent an Owner pays a Development Impact Fee for a development project prior to issuance of a building permit, and if the building permit expires without commencement of construction of the permitted building, the Owner may submit a written request for a refund in accordance with this paragraph. Any Owner who submits a timely written request for refund in accordance with this paragraph shall be entitled to a refund, without interest, of the Development Impact Fees paid, if any, for the Development Project, except that the city may retain an administrative fee, in an amount established by resolution of the city council, to offset the City's costs of processing the requested refund. The Owner must submit a written request for a refund to the City Manager within 30 calendar days of the expiration of the building permit. Failure to timely submit the required application for refund shall constitute a waiver of any right to the refund.

110.28.060 Accounting and Use of Development Impact Fees

The City shall establish separate accounts for each category of Development Impact Fee established by the City Council and deposit Development Impact Fees collected into the appropriate account. The money deposited into these accounts, and any interest earnings thereon, shall be used solely for the public facilities for which the Development Impact Fees were imposed. Development Impact Fees may be used to pay the principal, interest and other costs of bonds, notes and other obligations issued or undertaken by or on behalf of the City to finance such public facilities.

110.28.070 Credits and Reimbursements

A. Credits. An Owner who constructs Public Facilities may receive a credit against the corresponding Development Impact Fee otherwise owed for the Development Project only if the Owner submits a timely written request and obtains approval from the City through a credit agreement. The Owner shall submit a written request for any such credit concurrently with submitting improvement plans for the Public Facilities. The Owner and the City must enter into a credit agreement prior to the issuance of a building permit for the Development Project for the Owner to receive a credit against the applicable Development Impact Fees. Failure to enter into a credit agreement prior to the issuance of a building permit shall be deemed a waiver of any request or claim for credit. The agreement must estimate the cost of constructing the Public Facilities, the schedule for the completion of the Public Facilities, a requirement that the Public Facilities be constructed to City standards, and such other terms and conditions as deemed necessary by the City.

B. Reimbursements. If an Owner constructs a Public Facility the City may reimburse the Owner for the costs of the Public Facility in excess of what is needed to provide services to or mitigate the impacts of the Development Project only if the Owner submits a timely written request and obtains approval from the City through a reimbursement agreement. The Owner shall submit a written request for any such reimbursement concurrently with submitting improvement plans for the Public Facilities. The Owner and the City must enter into a reimbursement agreement prior to the issuance of a building permit for the Development Project for the Owner to receive a reimbursement. Reimbursement will be made only after the city has accepted the Public Facilities as complete. The City shall not reimburse an Owner out of the City's General Fund or any other City funds other than the subject Development Impact Fee fund.

C. Maximum Credit and Reimbursement. Any credit agreement or reimbursement agreement that implements this section shall document the maximum amount of credit and/or reimbursement available to the Owner which shall not exceed the City's reasonable estimate of the City's cost of providing the Public Facilities.

D. Credit and Reimbursement Policy. The City Council may, from time to time, adopt by resolution a Development Impact Fee Credit and Reimbursement Policy implementing the provisions of this section.

E. Execution of Agreements. The City Manager may approve and sign any agreements authorized by paragraphs A through C of this section, provided the agreement is consistent with this section any policy adopted by the City Council pursuant to paragraph D of this section.

EXHIBIT "B"

130.20.020 Park and recreation fees and dedications.

A. Authority. This section is adopted pursuant to California Government Code Section 66477, which authorizes a city council to require, by ordinance, the dedication of land or the payment of fees in lieu thereof, or a combination of both, for park and recreational facilities as a condition of approval of a tentative map or parcel map.

B. Dedication or Fee Required. Whenever land is proposed to be subdivided for residential use, the property owner shall be required, as a condition of approval of the subdivision, to dedicate to the City for park purposes three acres of land for every 1,000 residents of the subdivision, or pay an equivalent fee, or a combination of both, consistent with this section.

1. For subdivisions containing 50 parcels or less, only the payment of fees shall be required; provided, however, that when a condominium project, stock cooperative or community apartment project exceeds 50 dwelling units, the dedication of land may be required even though the number of parcels may be less than 50.

2. Nothing in this section shall prevent the City from accepting the voluntary dedication of land by a developer for a subdivision containing less than 50 parcels if the dedication meets the other requirements of this section.

C. Exemptions. This section shall not apply to the following land divisions:

1. Commercial or industrial.

2. Condominium projects or stock cooperatives which consist of the subdivision airspace in an existing apartment building which is more than five years old and no new dwelling units area added.

3. Subdivisions containing less than five parcels and not used for residential purposes, provided, however, that a condition of approval shall be placed on those maps that if a building permit is requested for the construction of a residential structure or structures on one or more of the parcels within four years of the approval of the final map, the owner of each parcel on which construction of a residential structure is proposed must pay a fee in lieu of park land dedication as a condition to the issuance of a building permit. The City may require a developer to implement this condition by recording an agreement to document the obligation to pay the fee as a condition of issuance of a building permit.

D. Dedications of Land. Whenever land is dedicated pursuant to this section the following provisions apply.

1. The amount and location of property to be dedicated shall be as approved by the City. In determining whether to require a dedication of land, the City may consider the natural features of the area, available access, the location, size and shape of the subdivision, the land

available for dedication, the feasibility of dedication, the location of existing and proposed park sites and trailways and the compatibility of dedication with the City's General Plan.

2. All dedications of land shall be in accordance with the Subdivision Map Act. Land shall be conveyed in fee simple to the City free and clear of all encumbrances except those which will not interfere with the use of the property for its intended purposes and which the City agrees to accept. The City may require the dedication from the developer by irrevocable offer of dedication on the map or by grant deed delivered to the City before the approval of the final map. If the final map is disapproved, or if it is withdrawn by the developer, any deeds shall be returned to the developer. If the final map is approved, the deeds shall be recorded by the City at the time the final map is recorded. No deed for dedication of land shall be accepted unless it is accompanied by a policy of title insurance, secured by the developer, in an amount equal to the value of the land dedicated.

3. The amount of land to be dedicated shall be based on the residential density of the subdivision, and shall be determined by multiplying the number of dwelling units in the subdivision by the estimated number of persons per household, and multiplying that product by 0.003 (based on the ratio of the City standard of 3 acres of park land per 1,000 people). The estimated number of persons per household by dwelling unit type shall be determined by the Community Development Director based on data from the most recent available federal census or census taken pursuant to California Government Code Section 40200 et seq.

4. To the extent that the amount of land required to be dedicated by a developer (under paragraph D.3 of this section) exceeds the actual amount of land to be dedicated by the developer (as approved by the City under paragraph D.1 of this section), the developer shall pay in-lieu fees for the value of that net amount of land that otherwise would have been required to be dedicated. The amount of the in-lieu fee shall be as determined by paragraph E of this section.

5. The land dedicated shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

6. Whenever land is dedicated, the developer shall provide the following improvements for the benefit of the land dedicated. Prior to approval of a final map on which a dedication of park land is required in accordance with this section, the developer shall submit improvement plans, subject to approval by the Public Works Director in accordance with chapter 130.24 of this code:

a. Full street improvements and utility connections including, but not limited to, curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, street trees, and sidewalks to the dedicated land;

b. Fencing along the property lines of the subdivision which are contiguous to the park;

c. Improve the drainage through the park site;

d. Provide minimal physical improvements, not including recreational facilities, building, or equipment, which the City determines are necessary for acceptance of the land for park and recreational purposes, including, but not limited to, grading, drainage, irrigation and planting improvements;

e. Provide access from the park and recreational facilities to an existing or proposed public street, unless the City determines that such access is unnecessary for maintenance of the park area or use of the park by the residents of the subdivision.

E. Payment of Fees. Whenever fees are imposed pursuant to this section, the following provisions apply.

1. The fee shall be paid prior to the recording of the final map, or such later time as may be stated in the conditions of approval for the subdivision. No Certificate of Occupancy shall be issued by the City for a dwelling unit within subdivision conditioned to pay fees pursuant to this section unless and until the fee for that dwelling unit has been paid.

2. The fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision. The fee shall be calculated by the Community Development Director based on the fair market value of land within the subdivision of a size equal to that which the developer would otherwise be required to dedicate in accordance with this section. Provided, however, as an alternative method of estimating the fair market value of land to be used when calculating the amount of fees, the City Council may, by resolution, determine the estimated fair market value per acre of acquiring park land within the City. The fee amount for a subdivision shall equal the fair market value of land multiplied by the size of land that would have been required to be dedicated for the subdivision under this section.

3. Whenever fees are paid pursuant to this section, the City shall deposit them into a separate fund.

F. Credits. A developer may receive a credit against dedication or fee requirements as follows.

1. A credit may be given against the requirement for the payment of fees or the dedication of land required by this section for the reasonable value of park and recreation improvements provided by the developer. The amount of the credit shall be determined prior to the approval or conditional approval of the tentative map, and the amount shall be documented in a credit agreement between the City and the developer. The granting of a credit shall be at the discretion of the City Council and shall be based on an approved set of improvement plans.

2. A credit may be given where private areas for park and recreational purposes are provided in a subdivision and such areas are for active recreational uses, and will be privately owned and maintained in common by the future owner(s) of the development. Such areas may be credited against up to 50% of the requirement of land dedication or fees at the discretion of

the City Council; provided that the City Council determines that it is in the public interest to grant such credits and that all of the following standards either have been or will be met prior to approval of the final map or development permit:

a. That yards, court areas, setbacks, and other open space areas, required to be maintained by Title 120 of this Code, the building code and other regulations, shall not be included in the computation of such private areas;

b. Evidence is provided that the private ownership and maintenance of the area will be adequately provided for by recorded written agreement, covenants or restrictions; and that the use of the private area is restricted for park and recreational purposes by an open space easement or other instrument; and

c. That the proposed private area is reasonably adaptable for use of park or recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.

3. "Active recreational uses" means, for the purposes of this paragraph F, recreation facilities occurring on usable level land (five percent maximum slope) in a planned development which are designed to provide individual or group activities of an active nature including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, or scenic overlooks.

G. Use of Land and Fees.

1. The City shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities.

2. All fees collected by the City may be used only for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. Notwithstanding the foregoing, fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision is located, if all of the following requirements are met:

a. The neighborhood in which the fees are to be expended has fewer than three acres of park area per 1,000 members of the neighborhood population.

b. The neighborhood in which the subdivision for which the fees were paid has a park area per 1,000 members of the neighborhood population ratio that meets or exceeds three acres per 1,000 persons.

c. The City Council holds a public hearing before using the fees pursuant to this paragraph.

d. The City Council makes a finding supported by substantial evidence that it is reasonably foreseeable that future inhabitants of the subdivision for which the fee is imposed will use the proposed park and recreational facilities in the neighborhood where the fees are used.

e. The fees are used within a specified radius that complies with the city's ordinance adopted pursuant to this section, and are consistent with the adopted general plan or specific plan of the city. For purposes of this paragraph, "specified radius" includes a planning area, zone of influence, or other geographic region designated by the city, that otherwise meets the requirements of this section.

3. All fees collected pursuant to this section shall be committed by the City for a specific project within five years of receipt of the fees or five years after the issuance of building permits on one-half of the lots created by the subdivision, whichever occurs later. If the fees are not so committed, the fees received shall be distributed to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total area of all lots in the subdivision.

H. Subsequent Development. Whenever subsequent development occurs on property for which fees have been paid or land dedicated in accordance with this section, no additional fees or dedications shall be required under this Section except as to any additional lots or dwelling units which were not subject to a prior fee or dedication requirement.

City of Eastvale
Development Impact Fee Nexus Study

City Council Presentation
May 20, 2025

Presented by:

NBS
helping communities fund tomorrow

Agenda

1. About Impact Fees
2. Impact Fee Calculations
3. Summary of Results

About Impact Fees

About Impact Fees

- Impact Fees Are Imposed as **A Condition of Development Approval**…
- To Pay for **Capital Facilities** Needed to Serve New Development
- They May Be Used for **New Facilities**, or **Existing Facilities** That Have Capacity to Serve New Development
- They May **Not** Be Used to Pay for Maintenance or Operations

Required Nexus

Legally, Impact Fees Require A **"Nexus"** (Case Law) or **"Reasonable Relationship"** (Mitigation Fee Act)

- Development Must Create A **Need** for Facilities Funded by Impact Fees
- Development Must **Benefit** from Facilities Funded by Impact Fees
- Impact Fees Must Be **Proportional** to the Impact of Development

Mitigation Fee Act Findings

- Identify the **Purpose** of the Fee
- Identify the **Use** of the Fee (List Specific Facilities)
- Determine How There is a **Reasonable Relationship** between:
  - Use of the Fee and the Project Type on which the fee is imposed (**Benefit**)
  - Need for the Public Facility and the Project Type on which the fee is imposed (**Need**)
  - Amount of the Fee and the Cost Attributable to the Project on which the fee is imposed (**Proportionality**)

AB 602 Requirements (New Since 2022)

- Impact Fees Should Be Based on the **Existing Level of Service (LOS)**
- Residential Impact Fees Must Be **Proportional to Square Footage** of Units.
- Most Cities **Must Adopt a CIP** as Part of the Impact Fee Study
- Impact Fee Nexus Studies **Must Be Updated Every 8 Years** Beginning on January 1, 2022

Impact Fees for ADUs

- Recent Changes to State Law Place New Restrictions on Impact Fees for **Accessory Dwelling Units** (**ADUs**):
    - ADUs of **750 Square Feet or Less** are Exempt from Impact Fees
    - Impact Fees for ADUs Larger Than 750 Square Feet **Must be Proportional** to the Relationship Between the Size of the ADU and the Size of the Primary Unit

Calculating Impact Fees

Impact Fees Calculated in This Study

- Park **Improvements** *
- **Recreation** Centers *
- **Library** *
- **City Hall**
- **Police** Facilities & Vehicles
- **Fire** Facilities & Vehicles
- **Traffic and Streets** Facilities (fee removed)

*** Impact Fees Apply Only to Residential Development**

Calculation Methods & Standards

Terner Center for Housing Innovation at UC Berkeley:

- **Existing Inventory Method –** *new development funds expansion of facilities at same standard used to serve existing development*
- **Planned Facility Method –** *new development pays for planned expansion of facilities attributable to new development*
- **System Plan Method –** *new development pays for its share of the cost of an integrated system of facilities*

Calculation Approach

Development Data

Projected Growth to 2040

- **Population**
  - Existing Population = 68,814
  - 2040 Population = 85,611 **(+24%)**

- **Employees**
  - Existing Employment = 17,948
  - 2040 Employment = 38,387 **(+69%)**

Development Types & Demand Factors

Table 2.1: Demand Factors

Development Type [1]	Unit Type [2]	Pop per Unit [3]	Empl per Unit [4]	Svc Pop per Unit [5]	Police Calls per Unit [6]	Fire Calls per Unit [7]
Residential: <600 Sq. Ft.	DU	1.10		1.10	0.620	0.100
Residential: 600-800 Sq. Ft.	DU	1.60		1.60	0.690	0.110
Residential: >800-1,200 Sq. Ft.	DU	2.20		2.20	0.760	0.120
Residential: >1,200-1,900 Sq. Ft.	DU	3.10		3.10	0.850	0.130
Residential: >1,900-2,300 Sq. Ft.	DU	4.10		4.10	0.920	0.140
Residential: >2,300 Sq. Ft.	DU	5.30		5.30	0.990	0.150
Hotel/Motel	Room	0.98	0.50	2.18	0.600	0.085
Commercial Retail	KSF		2.00	2.96	4.051	0.211
Business-Professional	KSF		2.50	1.98	0.581	0.059
Industrial/Industrial Flex	KSF		1.00	0.79	0.089	0.025
Public Facilities	KSF		2.50	1.98	0.000	0.079
Parks	Acres		0.00	0.00	1.933	0.150
Schools	Students		0.00	0.00	0.038	0.004

Level of Service

- AB 602 Requires Impact Fees to Be Based on the **Existing Level of Service (LOS),** Unless Otherwise Justified
- In This Study, Impact Fees for **Park Improvements** and **Recreation Centers** Are Based on the Existing LOS (e.g., the Existing Ratio of Improved Park Acres to Population)
- Impact Fees for **Library, City Hall, Police, and Fire** Are Based on the Planned LOS (e.g. total facility Needs to Serve Buildout)

Park Land Acquisition Fees

- NBS did not calculate fees for park land acquisition
- Eastvale MC 130.20.020 implements Quimby Act (QA) locally
- Fees for requiring dedication of land for parks or fees in lieu of land dedication are set on a case by case basis according to MC

Park Improvement Impact Fees

- For improvements to park land needed to serve new development
- Existing Inventory Method
- Impact Fees Based on **Existing Level of Service** (LOS)
- Impact Fees Based on the **Existing Ratio** of Improved Park Acres to Population (**3.10 Acres** per 1,000 Residents)
- Park **Improvement Cost** = $750,000 per Acre
- Park Improvement **Cost per Capita** = **$2,325**
- **Impact Fee per Unit =** $2,325 x Population per Unit

Community & Recreation Center Impact Fees

- Existing Inventory Method
- Impact Fees Based on **Existing Level of Service** (LOS)
- **Existing LOS =** Replacement Cost of Existing Community Center / Existing **Population**
- Total **Asset Replacement Cost** = $33.3M
- Existing **Population** = 68,814
- Replacement **Cost per Capita** = **$483.96**
- **Impact Fee per Unit** = $483.96 X Population per Unit

Library Impact Fees

- System Plan Method
- Impact Fees Based on **Planned Level of Service** (LOS) needed to serve total 2040 Population
- Total **Planned Improvement Cost** = $49M
  - *New Development's share = $9.7M*
- **2040 Population** = 85,172
- **Cost per Capita = $581.80**
- **Impact Fee per Unit** = $581.80 X Population per Unit

City Hall Impact Fees

- System Plan Method
- Impact Fees Based on **Planned Level of Service** (LOS) needed to serve total 2040 Population
- Total **Planned Improvement Cost** = $79.6M
  - *New Development's share = $21.1M*
- **2040 Buildout Service Population** = 115,919
- **Cost per Capita = $686.73**
- **Impact Fee per Unit** = $686.73 X Service Population per Unit

Police Impact Fees

- System Plan Method
- Impact Fees Based on **Planned Level of Service** (LOS) needed to serve total 2040 Population
- Total **Planned Improvement Cost** = $54M
  - *New Development's share = $21.8M*
- **2040 Buildout Calls for Service** = 41,822
- **Cost per Call for Service = $1,291.56**
- **Impact Fee per Unit** = $1,291.56 X Calls for Service per Unit

Fire Impact Fees

- System Plan Method
- Impact Fees Based on **Planned Level of Service** (LOS) needed to serve total 2040 Population
- Cost Basis $29.5M = Replacement Cost of Existing Assets + Planned Assets
- **2040 Buildout Calls for Service** = 4,816
- **Cost per Call for Service = $6,129.55**
- **Impact Fee per Unit** = $6,129.55 X Calls for Service per Unit

Summary of Results

Impact Fees per Unit of Development

Table S.1: Summary of Development Impact Fees per Unit Calculated in This Study

Development Type	Units [1]	Park Imprvmts	Comm/Rec Centers	Library	City Hall	Police	Fire	**Total**
Residential: <600 Sq. Ft.	DU	2,558	532	640	755	801	613	**$ 5,899**
Residential: 600-800 Sq. Ft.	DU	3,720	774	931	1,099	891	674	**$ 8,089**
Residential: >800-1,200 Sq. Ft.	DU	5,115	1,065	1,280	1,511	982	736	**$ 10,688**
Residential: >1,200-1,900 Sq. Ft.	DU	7,208	1,500	1,804	2,129	1,098	797	**$ 14,535**
Residential: >1,900-2,300 Sq. Ft.	DU	9,533	1,984	2,385	2,816	1,188	858	**$ 18,764**
Residential: >2,300 Sq. Ft.	DU	12,323	2,565	3,084	3,640	1,279	919	**$ 23,809**
Hotel/Motel	Room				1,498	775	518	**$ 2,791**
Commercial Retail	KSF				2,033	5,232	1,295	**$ 8,559**
Business-Professional	KSF				1,360	750	363	**$ 2,473**
Industrial/Industrial Flex	KSF				543	115	155	**$ 813**

Existing Impact Fees

Table S.2: Existing Impact Fees From City of Eastvale Fee Schedule

Development Type	Units [1]	General [2]	Fire	Total
Residential, Multi-Family	DU	650	332	**$ 982**
Residential, Single-Family	DU	942	481	**$ 1,423**
Commercial Retail	KSF	150	132	**$ 282**
Office/Business Park	KSF	149	132	**$ 281**
Industrial/Industrial Flex	KSF	156	137	**$ 293**

Questions or Comments?

Nicole Kissam
Project Manager

Joe Colgan
Impact Fee Consultant

nkissam@nbsgov.com
joe@colgan-consulting.com

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
PUBLIC HEARINGS
Agenda Item No. 12.4
June 25, 2025

Issuance of Eastvale Public Financing Authority Lease Revenue Bonds Series 2025A

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the:

1. City Council hold a public hearing with respect to the issuance of the 2025A Bonds;
2. City Council Approve and Adopt a Resolution authorizing the issuance of Eastvale Public Financing Authority Lease Revenue Bonds, authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Continuing Disclosure Agreement and Bond Purchase Agreement in connection with the issuance of such bonds, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions; and
3. Eastvale Public Financing Authority approve and adopt a Resolution authorizing the issuance of Eastvale Financing Authority Lease Revenue Bonds, authorizing the execution and delivery of a Ground Lease, Lease Agreement, Indenture, Assignment Agreement and Bond Purchase Agreement in connection with the issuance of such bonds, authorizing the distribution of an Official Statement in connection with the offering and sale of such bonds and authorizing the execution of necessary documents and certificates and related actions.

Summary

This item relates to the issuance of lease revenue bonds by the Eastvale Public Financing Authority (the “Authority”). The Lease Revenue Bonds, Series 2025A (the “2025A Bonds”) are being issued to finance a portion of the costs of the acquisition, construction and/or installation of the design and

development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project"). Of the total cost of the Project, approximately $50 million will be funded from the net proceeds of the Series 2025A Bonds.

Background

The Project is located at the northwestern corner of Hamner Avenue and Limonite Avenue in the City, and consists of the design, construction and furnishing of three buildings (City Hall, Police Department, and Library), an approximately 4.3 acre open space area including a Civic Plaza, Park, and Amphitheater, and approximately 23 surface parking spaces.

The total cost of the Project (including furniture, fixtures and equipment) is expected to be approximately $187.3 million, of which $50 million is expected to be funded with net proceeds of the 2025A Bonds.

In order to facilitate the issuance of the Series 2025A Bonds, the City and the Authority will enter into a Ground Lease pursuant to which the City will lease certain real property consisting generally of the City Hall building (the "Leased Property"), to the Authority, as well as a Lease Agreement pursuant to which the City will lease the Leased Assets back from the Authority. The 2025A Bonds will be payable and secured from base rental payments made by the City pursuant to the Lease Agreement.

Based on market conditions as of June 12, 2025 and assuming an "AA" category credit rating, the 2025A Bonds are estimated to have a par amount of $56.0 million and will be issued at an estimated premium of approximately $2.5 million for total proceeds of approximately $58.4 million. Such proceeds will be used to fund $50.0 million in project costs, approximately $7.9 million of capitalized interest through May 1, 2028, and approximately $512,000 of issuance costs. The first principal payment is expected to be May 1, 2029 with a final maturity of May 1, 2055 (30-year term). The annual payments are estimated to be $3.9 million with an approximate true interest cost of 4.82%.

As required under Section 5852.1 of the California Government Code (Code), good faith estimates as provided by the Municipal Advisor and Underwriter are provided as an attachment to the authorizing Resolutions. Such figures are estimates and the final principal amount and interest cost for the 2025A Bonds will be determined on the actual sale date of the 2025A Bonds, which is currently expected to occur during the week of July 14.

The proposed Resolutions of the Council and the Authority approve all documents and actions needed to authorize the issuance of the 2025A Bonds, including appointment of the financing team, and approval of the following substantially final form financing documents together with any changes or additions deemed advisable and approved by Authorized Officers:

- Indenture of Trust - Agreement between the Authority and the Trustee (U.S. Bank National Association), which sets forth the material terms and provisions relating to the 2025A Bonds, including payment for the 2025A Bonds from Base Rental Payments.
- Ground Lease – Agreement between the City and the Authority pursuant to which the City will lease the Leased Assets to the Authority.
- Lease Agreement – This is an agreement between the City and the Authority providing the

mechanism from which the City will lease the Leased Assets back from the Authority in exchange for the lease payments sufficient to pay debt service on the 2025A Bonds.

- Preliminary Official Statement– The document circulated to potential purchasers of the 2025A Bonds; explains the financial condition of the City and the terms of the 2025A Bonds.
- Continuing Disclosure Agreement – The Continuing Disclosure Agreement provides for the City to provide ongoing disclosure filings and notice of certain events. The form of the Continuing Disclosure Agreement is attached to the Preliminary Official Statement.
- Assignment Agreement - Agreement between the Authority and the Trustee whereby the Authority assigns certain of its rights under the Lease Agreement, including its right to receive Lease Payments, to the Trustee for the benefit of the 2025A Bond owners.
- Bond Purchase Agreement – The Agreement will set forth the terms and conditions under which the Underwriter (BofA Securities) will purchase the 2025A Bonds.

Should the Resolutions and financing documents be approved by the City Council and Authority, sale of the 2025A Bonds is expected to be completed on or about the week of July 14 with a delivery/closing date on or about the week of July 28.

Environmental

Issuance of municipal revenue lease bonds 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: 1 | Target #: E | Goal #: A

- Develop and Construct Civic Center
- Conduct financial planning for newly proposed infrastructure

Fiscal Impact

Based on preliminary market conditions as of June 12, 2025, the issuance of 2025A Bonds to fund $50 million in net proceeds would result in estimated average debt service payments, which include principal and interest, of approximately $3.9 million per year over a 30-year period with an approximate true interest cost of 4.82%. Interest rates remain volatile and the final true interest cost and annual payments will be determined when the bonds are priced, which is scheduled to occur during the week of July 14. The estimated issuance costs will be paid from the proceeds of the new bond issue and have been included in the calculation of the debt service.

Prior City Council/Commission Action

City staff has been working diligently to prepare for the Civic Center project. Over 25 staff reports for City Council consideration have been presented since the inception of the project, dating back to July 28, 2021 when the first contract was awarded to Griffin Structures for construction management services. Staff reports have included action on awarding design and engineering services, financial services and legal agreements, and a myriad of updates on the projects including design and schedules. On July 26, 2023 City Council participated in a Civic Center financing plan workshop. On January 22, 2025, the City Council formed the Eastvale Public Financing Authority and adopted a Debt Management Policy for the City, that complies with Government Code Section 8855(i). The City Council is considering the construction contract award for the project on the same agenda this item appears on, June 25, 2025.

Attachment(s)

Attachment 1 - Resolution of City Council: Authorizing Bonds
Attachment 2 - Resolution of Eastvale Public Financing Authority: Authorizing Bonds
Attachment 3 - Indenture of Trust
Attachment 4 - Lease Agreement
Attachment 5 - Ground Lease
Attachment 6 - Assignment Agreement
Attachment 7 - Bond Purchase Agreement
Attachment 8 - Preliminary Official Statement with Appendix A
Attachment 9 - PowerPoint Presentation

RESOLUTION NO. 25-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, AUTHORIZING THE ISSUANCE OF EASTVALE PUBLIC FINANCING AUTHORITY LEASE REVENUE BONDS, AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE, LEASE AGREEMENT, INDENTURE, CONTINUING DISCLOSURE AGREEMENT AND BOND PURCHASE AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH BONDS AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS

WHEREAS, the City of Eastvale (the "City") is a municipal corporation and general law city duly organized and existing under and pursuant to the Constitution and laws of the State of California (the "State");

WHEREAS, the City and the Eastvale Public Financing Authority (the "Authority") desire to finance the costs of the acquisition, construction and installation of certain capital improvements, including but not limited to the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project");

WHEREAS, the Authority and the City have determined that it would be in the best interests of the City and residents of the City to authorize the preparation, sale and delivery by the Authority of the "Eastvale Public Financing Authority Lease Revenue Bonds Series 2025A (Civic Center Project)" (the "Series 2025 Bonds") to finance the Project;

WHEREAS, in order to facilitate the issuance of the Series 2025 Bonds, the City and the Authority desire to enter into a Ground Lease between the City and the Authority (the "Ground Lease"), pursuant to which the City will lease certain real property generally consisting of the land and improvements constituting a portion of the Project consisting of the site of the City Hall building, Civic Plaza, Park, Amphitheater, and a parking area (collectively, the "Leased Assets") to the Authority, and a Lease Agreement between the City and the Authority (the "Lease Agreement"), pursuant to which the City will lease the Leased Assets back from the Authority, and pay certain Base Rental Payments (as defined in the Lease Agreement), which are pledged to the owners of the Series 2025 Bonds by the Authority pursuant to an Indenture by and among U.S. Bank Trust Company, National Association (the "Trustee"), the City and the Authority (the "Indenture");

WHEREAS, the Series 2025 Bonds will be issued pursuant to the Marks-Roos Local Bond Pooling Act of 1985, commencing with Section 6584 of the California Government Code (the "Act");

WHEREAS, on January 22, 2025, the City Council of the City adopted a Debt Management Policy for the City, that complies with Government Code Section 8855(i) (the "Debt Management Policy"), and the obligations under the Indenture and the Lease Agreement as contemplated by this Resolution comply with the Debt Management Policy;

WHEREAS, the City and the Authority desire to provide for the negotiated sale of the Series 2025 Bonds;

WHEREAS, the City and the Authority have selected BofA Securities, Inc., to act as underwriter (the "Underwriter") of the Series 2025 Bonds and, in connection therewith, to purchase the Series 2025 Bonds from the Authority pursuant to a Bond Purchase Agreement (the "Bond Purchase Agreement");

WHEREAS, Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12"), requires that, in order to be able to purchase or sell the Series 2025 Bonds, the Underwriter must have reasonably determined that the City has undertaken in a written agreement or contract for the benefit of the owners of the 2025 Bonds to provide disclosure of certain financial information and certain events on an ongoing basis;

WHEREAS, in order to cause such requirement to be satisfied, the City desires to execute and deliver a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement");

WHEREAS, a form of the Preliminary Official Statement with respect to the Series 2025 Bonds (the "Preliminary Official Statement") has been prepared;

WHEREAS, the City is a member of the Authority and the Project is located within the boundaries of the City;

WHEREAS, the City has, prior to the consideration of this Resolution, held a public hearing on the financing of the Project with the proceeds of the Series 2025 Bonds in accordance with Section 6586.5 of the Act;

WHEREAS, notice of such hearing was published once in The Press-Enterprise, a newspaper of general circulation in the City, at least five days prior to the hearing (in accordance with Section 6586.5 of the Act);

WHEREAS, the City Council has been presented with the form of each document referred to herein relating to the financing contemplated hereby, and the City Council desires to authorize and direct the execution of such documents and the consummation of such financing; and

WHEREAS, all acts, conditions and things required by the laws of the State to exist, to have happened and to have been performed precedent to and in connection with the consummation of such financing authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the City is now duly authorized and empowered, pursuant to each and every requirement of law, to consummate such financing for the purpose, in the manner and upon the terms herein provided;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EASTVALE, AS FOLLOWS:

Section 1. Each of the above recitals is true and correct. Following a duly noticed and conducted public hearing, the City Council hereby finds and determines that there are significant public benefits to the citizens of the City through the use of the Act to assist the City with respect

to the subject matter hereof through the approval of the issuance of the Series 2025 Bonds and otherwise hereunder within the meaning of Section 6586(a)-(d), inclusive, of the Act, in that the issuance of the Series 2025 Bonds and related transactions will result in more efficient delivery of local agency services to residential and commercial development and demonstrable savings in effective interest rates to the City.

Section 2. The forms of the Ground Lease and Lease Agreement, on file with the City Clerk, are hereby approved, and the Mayor, or such other member of the City Council as the Mayor may designate, the Vice Mayor, the City Manager, the Assistant City Manager, the Finance Director and the City Clerk, and any designee thereof (the "Authorized Officers"), are each hereby authorized and directed, for and in the name and on behalf of the City, to execute and deliver the Ground Lease and Lease Agreement in substantially said forms, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, however, that the term of the Ground Lease and Lease Agreement shall terminate no later than May 1, 2056 (provided that such term may be extended as provided therein) and the true interest cost applicable to the interest components of the Base Rental Payments shall not exceed 5.50%.

Section 3. The form of Indenture, on file with the City Clerk, is hereby approved, and the Authorized Officers are each hereby authorized and directed, for and in the name and on behalf of the City, to execute and deliver the Indenture in substantially said form, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, however, that the aggregate principal amount of the Series 2025 Bonds shall not exceed $65,000,000, the final maturity date of the Series 2025 Bonds shall be no later than May 1, 2056, the true interest cost applicable to the Series 2025 Bonds shall not exceed 5.50% and, provided, further, that such changes, insertions and omissions shall be consistent with the terms of the Series 2025 Bonds established at negotiated sale pursuant to the Bond Purchase Agreement.

Section 4. The Bond Purchase Agreement, on file with the City Clerk, is hereby approved and the Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the City, to execute and deliver the Bond Purchase Agreement indicating the City's acceptance thereof, with such changes, insertions and omissions as the Authorized Officer executing the same may require or approve, such requirement or approval to be conclusively evidenced by the execution of the Bond Purchase Agreement by such Authorized Officer; provided, however, that such changes, insertions and omissions shall not result in an aggregate underwriter's discount (not including any original issue discount paid by the Underwriter) in excess of 0.35% of the aggregate principal amount of the Series 2025 Bonds.

Section 5. The issuance of not to exceed $65,000,000 aggregate principal amount of the Series 2025 Bonds in one or more series of taxable or tax-exempt bonds, in the principal amounts, bearing interest at the rates and maturing on the dates as specified in the Indenture as finally executed, is hereby authorized and approved.

Section 6. The form of Preliminary Official Statement, on file with the City Clerk, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is

hereby approved, and the use of the Preliminary Official Statement in connection with the offering and sale of the Series 2025 Bonds is hereby authorized and approved. The Authorized Officers are each hereby authorized to certify on behalf of the City that the Preliminary Official Statement is deemed final as of its date, within the meaning of Rule 15c2-12 (except for the omission of certain final pricing, rating and related information as permitted by Rule 15c2-12).

Section 7. The preparation and delivery of an Official Statement, and its use in connection with the offering and sale of the Series 2025 Bonds, is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement with such changes, insertions and omissions as may be approved by an Authorized Officer, such approval to be conclusively evidenced by the execution and delivery thereof. The Authorized Officers are each hereby authorized and directed, for and in the name of and on behalf of the City, to execute the final Official Statement and any amendment or supplement thereto for and in the name and on behalf of the City.

Section 8. The form of Continuing Disclosure Agreement, on file with the City Clerk, is hereby approved, and the Authorized Officers are each hereby authorized and directed, for and in the name and on behalf of the City, to execute and deliver the Continuing Disclosure Agreement, in substantially said form, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced to the execution and delivery thereof.

Section 9. That the City Council hereby approves and appoints Stradling Yocca Carlson & Rauth LLP, as Bond and Disclosure Counsel, Urban Futures, Inc., as Municipal Advisor, and U.S. Bank Trust Company, National Association, as Trustee, each to provide such services to the City as may be required to issue the Series 2025 Bonds. The City Manager and his designees are hereby authorized to enter into contracts or to sign such other documentation as is necessary or appropriate to evidence such engagements and retain such services in connection with the 2025 Bonds.

Section 10. With the passage of this Resolution, the City hereby confirms that it has adopted the Debt Management Policy and certifies that such Debt Management Policy complies with Government Code Section 8855(i), and that the City's financing described in this Resolution and its obligations under the Indenture and the Lease Agreement as contemplated by this Resolution are in compliance with the Debt Management Policy, and to the extent the sale and issuance of the Series 2025 Bonds and the execution and delivery of the Indenture and the Lease Agreement are not in compliance with the City's Debt Management Policy, such noncompliance is waived in accordance with the terms of the City's Debt Management Policy, and instructs Stradling Yocca Carlson & Rauth LLP, as Bond Counsel, on behalf of the City, with respect to the Series 2025 Bonds described in this Resolution, (a) to cause notices of the proposed sale and final sale of the Series 2025 Bonds to be filed in a timely manner with the California Debt and Investment Advisory Commission pursuant to Government Code Section 8855, and (b) to check, on behalf of the City, the "Yes" box relating to such certifications in the notice of proposed sale filed pursuant to Government Code Section 8855.

Section 11. The Authorized Officers are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable in order to

consummate the transactions herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this Resolution, including, but not limited to, adding property to, substituting property for or removing property from the Leased Assets identified in the Lease Agreement, and taking any and all actions, and executing and delivering any and all documents, in order to clear any title exceptions to the Leased Assets. Additionally, any Authorized Officer is authorized and directed to solicit and accept bids for bond insurance and, if applicable, a reserve account insurance policy, for the Series 2025 Bonds, provided such officer determines acceptance of the best bid will result in debt service savings or other benefits to the City, and appropriate changes to each of the documents referenced herein to evidence such bond insurance and the terms thereof, are hereby authorized and approved. Anything to the contrary herein notwithstanding, in the event an Authorized Officer determines in consultation with Urban Futures, Inc., the City's municipal advisor, that the cost efficient marketing of the Series 2025 Bonds requires creation of a funded reserve under the Indenture, each of the Indenture, Lease Agreement and other documents approved herein may be revised to reflect the funding of such a reserve. All actions heretofore taken by the officers, employees and agents of the City with respect to the transactions set forth above are hereby approved, confirmed and ratified.

Section 12. In accordance with Government Code Section 5852.1, certain good faith estimates are set forth in Exhibit A to this Resolution. Such estimates have been provided to the City by its municipal advisor with respect to the Series 2025 Bonds and the City Council hereby finds that the requirements of Section 5852.1 have been satisfied.

Section 13. This Resolution shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2025.

Mike McMinn
Mayor

APPROVED AS TO FORM:

Erica Vega
City Attorney

ATTEST:

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

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

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

AYES:

NOES:

ABSENT:

ABSTAINED:

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

EXHIBIT A

GOOD FAITH ESTIMATES

The good faith estimates set forth herein are provided with respect to the Series 2025 Bonds in accordance with California Government Code Section 5852.1. Such good faith estimates have been provided to the City by the City's Municipal Advisor, Urban Futures, Inc., in consultation with BofA Securities, Inc., the Underwriter of the 2025 Bonds.

Principal Amount. The Municipal Advisor has informed the City that, based on the City's financing plan and current market conditions, its good faith estimate of the aggregate principal amount of the 2025 Bonds to be issued and sold is $55,950,000 (the "Estimated Principal Amount"), which excludes approximately $2,466,887 of net premium estimated to be generated based on current market conditions. Net premium is generated when, on a net aggregate basis for a single issuance of bonds, the price paid for such bonds is higher than the face value of such bonds. The Estimated Principal Amount plus the net premium represent the total estimated proceeds available in the aggregate amount of $58,416,887.

True Interest Cost of the 2025 Bonds. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the true interest cost of the 2025 Bonds, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the 2025 Bonds, is 4.82%.

Finance Charge of the 2025 Bonds. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate and expectation to purchase bond insurance at a net beneficial cost to the City (meaning the cost of the insurance premium will be less than the reduced interest cost to the City), its good faith estimate of the finance charge for the 2025 Bonds, which means the sum of all fees and charges paid to third parties (or costs associated with the 2025 Bonds), is $511,730.

Amount of Proceeds to be Received. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the amount of proceeds expected to be received by the Authority for sale of the 2025 Bonds, less the finance charge of the 2025 Bonds, as estimated above, and any reserves or capitalized interest paid or funded with proceeds of the 2025 Bonds, is $50,000,000.

Total Payment Amount. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the total payment amount, which means the sum total of all payments the City will make to pay debt service on the 2025 Bonds, plus the finance charge for the 2025 Bonds, as described above, not paid with the proceeds of the 2025 Bonds, calculated to the final maturity of the 2025 Bonds,

is $112,902,886, which excludes any reserves or capitalized interest paid or funded with proceeds of the 2025 Bonds (which may offset such total payment amount).

The foregoing estimates constitute good faith estimates only and are based on market conditions prevailing at the time of preparation of such estimates. The actual principal amount of the 2025 Bonds issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to (a) the actual date of the sale of the 2025 Bonds being different than the date assumed for purposes of such estimates, (b) the actual principal amount of Bonds issued and sold being different from the Estimated Principal Amount, (c) the actual amortization of the 2025 Bonds being different than the amortization assumed for purposes of such estimates, (d) the actual market interest rates at the time of sale of the 2025 Bonds being different than those estimated for purposes of such estimates, (e) other market conditions, (f) alterations to the City's financing plan, or a combination of such factors.

RESOLUTION NO. 25-__

A RESOLUTION OF THE EASTVALE PUBLIC FINANCING AUTHORITY AUTHORIZING THE ISSUANCE OF EASTVALE FINANCING AUTHORITY LEASE REVENUE BONDS, AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE, LEASE AGREEMENT, INDENTURE, ASSIGNMENT AGREEMENT AND BOND PURCHASE AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS, AUTHORIZING THE DISTRIBUTION OF AN OFFICIAL STATEMENT IN CONNECTION WITH THE OFFERING AND SALE OF SUCH BONDS AND AUTHORIZING THE EXECUTION OF NECESSARY DOCUMENTS AND CERTIFICATES AND RELATED ACTIONS

WHEREAS, the City of Eastvale (the "City") and the Eastvale Public Financing Authority (the "Authority") desire to finance the costs of the acquisition, construction and installation of certain capital improvements, including but not limited to the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project");

WHEREAS, the Authority and the City have determined that it would be in the best interests of the Authority, the City and residents of the City to authorize the preparation, sale and delivery by the Authority of the "Eastvale Public Financing Authority Lease Revenue Bonds Series 2025A (Civic Center Project)" (the "Series 2025 Bonds") to finance the Project;

WHEREAS, in order to facilitate the issuance of the Series 2025 Bonds, the City and the Authority desire to enter into a Ground Lease between the City and the Authority (the "Ground Lease"), pursuant to which the City will lease certain real property generally consisting of the land and improvements constituting a portion of the Project consisting of the site of the City Hall building, Civic Plaza, Park, Amphitheater, and a parking area (collectively, the "Leased Assets") to the Authority, and a Lease Agreement between the City and the Authority (the "Lease Agreement"), pursuant to which the City will lease the Leased Assets back from the Authority and pay certain Base Rental Payments (as defined in the Lease Agreement), which are pledged to the owners of the Series 2025 Bonds by the Authority pursuant to an Indenture by and among U.S. Bank Trust Company, National Association (the "Trustee"), the City and the Authority (the "Indenture");

WHEREAS, the Authority and the Trustee desire to enter into an Assignment Agreement (the "Assignment Agreement") in order to provide, among other things, that all rights to receive the Base Rental Payments have been assigned without recourse by the Authority to the Trustee for the purpose of providing moneys to pay debt service on the Series 2025 Bonds;

WHEREAS, the Series 2025 Bonds will be issued pursuant to the Marks-Roos Local Bond Pooling Act of 1985, commencing with Section 6584 of the California Government Code (the "Act");

WHEREAS, on January 22, 2025, the City Council of the City adopted a Debt Management Policy for the City, that complies with Government Code Section 8855(i) (the "Debt Management

Policy"), which Debt Management Policy is by this Resolution hereby adopted by the Authority, and the sale and issuance of the Series 2025 Bonds as contemplated by this Resolution comply with the Debt Management Policy;

WHEREAS, the City and the Authority desire to provide for the negotiated sale of the Series 2025 Bonds;

WHEREAS, the City and the Authority have selected BofA Securities, Inc., to act as underwriter (the "Underwriter") of the Series 2025 Bonds and, in connection therewith, to purchase the Series 2025 Bonds from the Authority pursuant to a Bond Purchase Agreement (the "Bond Purchase Agreement");

WHEREAS, a form of the Preliminary Official Statement with respect to the Series 2025 Bonds (the "Preliminary Official Statement") has been prepared;

WHEREAS, the City is a member of the Authority and the Project is located within the boundaries of the City;

WHEREAS, the City has, prior to the consideration of this Resolution, held a public hearing on the financing of the Project with the proceeds of the issuance of the Series 2025 Bonds in accordance with Section 6586.5 of the Act;

WHEREAS, notice of such hearing was published once in The Press-Enterprise, a newspaper of general circulation in the City, at least five days prior to the hearing (in accordance with Section 6586.5 of the Act);

WHEREAS, the Board of Directors of the Authority (the "Board of Directors") has been presented with the form of each document referred to herein, and the Board of Directors desires to authorize and direct the execution of such documents and the consummation of such financing; and

WHEREAS, all acts, conditions and things required by the laws of the State to exist, to have happened and to have been performed precedent to and in connection with the consummation of such refinancing authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the Authority is now duly authorized and empowered, pursuant to each and every requirement of law, to consummate such financing for the purpose, in the manner and upon the terms herein provided;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EASTVALE PUBLIC FINANCING AUTHORITY, AS FOLLOWS:

Section 1. All of the recitals herein contained are true and correct and the Board of Directors so finds. The Board of Directors has determined and hereby finds that the Authority's assistance in financing the Projects by the issuance of the Series 2025 Bonds will result in significant public benefits within the meaning of Section 6586(a)-(d), inclusive, of the Act.

Section 2. The forms of the Lease Agreement and the Ground Lease, on file with the Secretary of the Authority, are hereby approved, and the Chair of the Authority, or such other

member of the Board of Directors as the Chair may designate, the Vice Chair, the Executive Director, the Treasurer, and the Secretary of the Authority, and any designee thereof (the "Authorized Officers"), are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Lease Agreement and the Ground Lease, respectively, in substantially said forms, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, however, that the term of the Lease Agreement and the Ground Lease shall terminate no later than May 1, 2056 (provided that such term may be extended as provided therein) and the true interest cost applicable to the interest components of the Base Rental Payments shall not exceed 5.50%.

Section 3. The form of Indenture, on file with the Secretary of the Authority, is hereby approved, and the Authorized Officers are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture in substantially said form, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided, however, that the aggregate principal amount of the Series 2025 Bonds shall not exceed $65,000,000, the final maturity date of the Series 2025 Bonds shall be no later than May 1, 2056, the true interest cost applicable to the Series 2025 Bonds shall not exceed 5.50% and, provided, further, that such changes, insertions and omissions shall be consistent with the terms of the Series 2025 Bonds established at negotiated sale pursuant to the Bond Purchase Agreement. The Authorized Officers are further authorized to change the series designation of the Series 2025 Bonds to reflect the year in which the Series 2025 Bonds are issued.

Section 4. The issuance of not to exceed $65,000,000 aggregate principal amount of the Series 2025 Bonds in one or more series of taxable or tax-exempt bonds, in the principal amounts, bearing interest at the rates and maturing on the dates as specified in the Indenture as finally executed, is hereby authorized and approved.

Section 5. The form of Assignment Agreement, on file with the Secretary of the Authority, is hereby approved, and the Authorized Officers are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Assignment Agreement in substantially said form, with such changes, insertions and omissions therein as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 6. The Bond Purchase Agreement on file with the Secretary of the Authority is hereby approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the Authority to execute and deliver the Bond Purchase Agreement in substantially said form, with such changes, insertions and omissions as the Authorized Officer executing the same may require or approve, such approval to be conclusively evidenced by the execution of the Bond Purchase Agreement by such Authorized Officer; provided, however, that such changes, insertions and omissions shall not result in an aggregate underwriter's discount (not including any original issue discount paid by the Underwriter) in excess of 0.35% of the aggregate principal amount of the Series 2025 Bonds.

Section 7. The form of Preliminary Official Statement, on file with the Secretary of the Authority, with such changes, insertions and omissions therein as may be approved by an Authorized Officer, is hereby approved, and the use of the Preliminary Official Statement in connection with the offering and sale of the Series 2025 Bonds is hereby authorized and approved. The Authorized Officers are each hereby authorized to certify on behalf of the Authority that the Preliminary Official Statement is deemed final as of its date, within the meaning of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended (except for the omission of certain final pricing, rating and related information as permitted by such Rule 15c2-12).

The Authorized Officers are each hereby authorized and directed to furnish, or cause to be furnished, to Underwriter a reasonable number of copies of the Preliminary Official Statement.

Section 8. The preparation and delivery of an Official Statement, and its use in connection with the offering and sale of the Series 2025 Bonds, is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement with such changes, insertions and omissions as may be approved by an Authorized Officer, such approval to be conclusively evidenced by the execution and delivery thereof. The Authorized Officers are each hereby authorized and directed, for and in the name of and on behalf of the Authority, to execute the final Official Statement and any amendment or supplement thereto for and in the name and on behalf of the Authority.

Section 9. With the passage of this Resolution, the Authority hereby confirms that it has adopted the Debt Management Policy and certifies that such Debt Management Policy complies with Government Code Section 8855(i), and that the Authority's financing described in this Resolution and its obligations under the Series 2025 Bonds and the Indenture as contemplated by this Resolution is in compliance with the Debt Management Policy, and to the extent the sale and issuance of the Series 2025 Bonds and the execution and delivery of the Indenture is not in compliance with the Debt Management Policy, such noncompliance is waived in accordance with the terms of the Debt Management Policy, and instructs Stradling Yocca Carlson & Rauth LLP, as Bond Counsel, on behalf of the Authority, with respect to the Series 2025 Bonds described in this Resolution, (a) to cause notices of the proposed sale and final sale of the Series 2025 Bonds to be filed in a timely manner with the California Debt and Investment Advisory Commission pursuant to Government Code Section 8855, and (b) to check, on behalf of the Authority, the "Yes" box relating to such certifications in the notice of proposed sale filed pursuant to Government Code Section 8855.

Section 10. The Authorized Officers are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable in order to consummate the transactions herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this Resolution, including, but not limited to, adding property to, substituting property for or removing property from the Leased Assets identified in the Lease Agreement, and taking any and all actions, and executing and delivering any and all documents, in order to clear any title exceptions to the Leased Assets. Additionally, any Authorized Officer is authorized and directed to solicit and accept bids for bond insurance and, if applicable, a reserve

account insurance policy, for the Series 2025 Bonds, provided such officer determines acceptance of the best bid will result in debt service savings or other benefits to the City, and appropriate changes to each of the documents referenced herein to evidence such bond insurance and the terms thereof, are hereby authorized and approved. Anything to the contrary herein notwithstanding, in the event the Executive Director determines in consultation with Urban Futures, Inc., the Authority's municipal advisor, that the cost efficient marketing of the Series 2025 Bonds requires creation of a funded reserve under the Indenture, each of the Indenture, Lease Agreement and other documents approved herein may be revised to reflect the funding of such a reserve. All actions heretofore taken by the officers and agents of the Authority with respect to the transactions set forth above are hereby approved, confirmed and ratified.

Section 11. In accordance with Government Code Section 5852.1, certain good faith estimates are set forth in Exhibit A to this Resolution. Such estimates have been provided to the Authority by its municipal advisor with respect to the Series 2025 Bonds and the Board of Directors hereby finds that the requirements of Section 5852.1 have been satisfied.

Section 12. This Resolution shall be effective upon its adoption.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2025.

Mike McMinn
Chair

APPROVED AS TO FORM:

Erica Vega
City Attorney

ATTEST:

Marc A. Donohue, MMC
Secretary/Government Services Director

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

I, Marc A. Donohue, MMC, City Clerk/Government Services Director of the City of Eastvale, do hereby certify that the foregoing Eastvale Public Financing Authority Resolution No. 25-__, was duly adopted by the Eastvale Public Financing Authority, at a meeting held on the ____ day of _____ 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

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

EXHIBIT A

GOOD FAITH ESTIMATES

The good faith estimates set forth herein are provided with respect to the Series 2025 Bonds in accordance with California Government Code Section 5852.1. Such good faith estimates have been provided to the Authority by the Authority's Municipal Advisor, Urban Futures, Inc., in consultation with BofA Securities, Inc., the Underwriter of the 2025 Bonds.

Principal Amount. The Municipal Advisor has informed the Authority that, based on the Authority's financing plan and current market conditions, its good faith estimate of the aggregate principal amount of the 2025 Bonds to be issued and sold is $55,950,000 (the "Estimated Principal Amount"), which excludes approximately $2,466,887 of net premium estimated to be generated based on current market conditions. Net premium is generated when, on a net aggregate basis for a single issuance of bonds, the price paid for such bonds is higher than the face value of such bonds. The Estimated Principal Amount plus the net premium represent the total estimated proceeds available in the aggregate amount of $58,416,887.

True Interest Cost of the 2025 Bonds. The Municipal Advisor has informed the Authority that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the true interest cost of the 2025 Bonds, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the 2025 Bonds, is 4.82%.

Finance Charge of the 2025 Bonds. The Municipal Advisor has informed the Authority that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate and expectation to purchase bond insurance at a net beneficial cost to the Authority (meaning the cost of the insurance premium will be less than the reduced interest cost to the Authority), its good faith estimate of the finance charge for the 2025 Bonds, which means the sum of all fees and charges paid to third parties (or costs associated with the 2025 Bonds), is $511,730.

Amount of Proceeds to be Received. The Municipal Advisor has informed the Authority that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the amount of proceeds expected to be received by the Authority for sale of the 2025 Bonds, less the finance charge of the 2025 Bonds, as estimated above, and any reserves or capitalized interest paid or funded with proceeds of the 2025 Bonds, is $50,000,000.

Total Payment Amount. The Municipal Advisor has informed the Authority that, assuming that the Estimated Principal Amount of the 2025 Bonds is issued and sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the total payment amount, which means the sum total of all payments the Authority will make to pay debt service on the 2025 Bonds, plus the finance charge for the 2025 Bonds, as described above, not paid with the proceeds of the 2025 Bonds, calculated to the final maturity of the 2025 Bonds, is $112,902,886, which excludes any reserves or capitalized interest paid or funded with proceeds of the 2025 Bonds (which may offset such total payment amount).

The foregoing estimates constitute good faith estimates only and are based on market conditions prevailing at the time of preparation of such estimates. The actual principal amount of the 2025 Bonds issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to (a) the actual date of the sale of the 2025 Bonds being different than the date assumed for purposes of such estimates, (b) the actual principal amount of Bonds issued and sold being different from the Estimated Principal Amount, (c) the actual amortization of the 2025 Bonds being different than the amortization assumed for purposes of such estimates, (d) the actual market interest rates at the time of sale of the 2025 Bonds being different than those estimated for purposes of such estimates, (e) other market conditions, (f) alterations to the Authority's financing plan, or a combination of such factors.

INDENTURE

by and among

EASTVALE PUBLIC FINANCING AUTHORITY

and

CITY OF EASTVALE

And

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of July 1, 2025

Relating to

$_____
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

TABLE OF CONTENTS

Page

ARTICLE I
DEFINITIONS; EQUAL SECURITY

Section 1.01 Definitions 2
Section 1.02 Equal Security 11

ARTICLE II
THE BONDS

Section 2.01 Authorization of Bonds 11
Section 2.02 Terms of Series 2025A Bonds 11
Section 2.03 Form of Series 2025A Bonds 13
Section 2.04 Transfer and Exchange of Bonds 13
Section 2.05 Registration Books 13
Section 2.06 Execution of Bonds 13
Section 2.07 Authentication of Bonds 14
Section 2.08 Temporary Bonds 14
Section 2.09 Bonds Mutilated, Lost, Destroyed or Stolen 14
Section 2.10 Book-Entry Bonds 14

ARTICLE III
ISSUANCE OF BONDS; APPLICATION OF PROCEEDS

Section 3.01 Issuance of Series 2025A Bonds 16
Section 3.02 Application of Proceeds of the Series 2025A Bonds 16
Section 3.03 Costs of Issuance Fund 16
Section 3.04 Project Fund 17
Section 3.05 Conditions for the Issuance of Additional Bonds 17
Section 3.06 Procedure for the Issuance of Additional Bonds 19
Section 3.07 Additional Bonds 20

ARTICLE IV
REDEMPTION OF BONDS

Section 4.01 Redemption of Series 2025A Bonds 20
Section 4.02 Notice of Redemption 21
Section 4.03 Selection of Bonds for Redemption 22
Section 4.04 Partial Redemption of Bonds 22
Section 4.05 Effect of Notice of Redemption 22

ARTICLE V
SECURITY FOR BONDS; FLOW OF FUNDS; INVESTMENTS

Section 5.01 Pledge; Special Obligations 23
Section 5.02 Flow of Funds 23
Section 5.03 Application of Net Insurance Proceeds 24
Section 5.04 Title Insurance 25
Section 5.05 Reserved 26
Section 5.06 Rebate Fund 26
Section 5.07 Investment of Moneys 27

TABLE OF CONTENTS
(continued)

Page

Section 5.08 Payment Procedure Under the Insurance Policy 28

ARTICLE VI
COVENANTS

Section 6.01 Compliance with Agreements 28
Section 6.02 Compliance with Ground Lease and Lease Agreement 29
Section 6.03 Observance of Laws and Regulations 29
Section 6.04 Other Liens 29
Section 6.05 Prosecution and Defense of Suits 29
Section 6.06 Accounting Records and Statements 30
Section 6.07 Recordation and Filing 30
Section 6.08 Tax Covenants 30
Section 6.09 Continuing Disclosure 31
Section 6.10 Further Assurances 31

ARTICLE VII
DEFAULT AND LIMITATIONS OF LIABILITY

Section 7.01 Action on Default 31
Section 7.02 Other Remedies of the Trustee 31
Section 7.03 Non-Waiver 32
Section 7.04 Remedies Not Exclusive 32
Section 7.05 No Liability by the Authority to the Owners 32
Section 7.06 No Liability by the City to the Owners 32
Section 7.07 No Liability of the Trustee to the Owners 33
Section 7.08 Application of Amounts After Default 33
Section 7.09 Trustee May Enforce Claims Without Possession of Bonds 33
Section 7.10 Limitation on Suits 33
Section 7.11 [Insurer Rights.] [To Come] 34

ARTICLE VIII
THE TRUSTEE

Section 8.01 Employment of the Trustee 34
Section 8.02 Duties, Removal and Resignation of the Trustee 34
Section 8.03 Compensation of the Trustee 35
Section 8.04 Protection of the Trustee 36
Section 8.05 Notice to Insurer by Trustee 39

ARTICLE IX
MODIFICATION OR AMENDMENTS

Section 9.01 Modifications and Amendments Permitted 39
Section 9.02 Effect of Supplemental Indenture 40
Section 9.03 Endorsement of Bonds; Preparation of New Bonds 40
Section 9.04 Amendment of Particular Bonds 41
Section 9.05 Execution of Supplemental Indentures 41

TABLE OF CONTENTS
(continued)

Page

ARTICLE X
DEFEASANCE

Section 10.01	Discharge of Indenture	41
Section 10.02	Bonds Deemed To Have Been Paid	42
Section 10.03	Payment of Bonds After Discharge of Indenture	43

ARTICLE XI
MISCELLANEOUS

Section 11.01	Benefits of Indenture Limited to Parties	43
Section 11.02	Successor Deemed Included in all References to Predecessor	43
Section 11.03	Execution of Documents by Owners	43
Section 11.04	Waiver of Personal Liability	44
Section 11.05	Destruction of Bonds	44
Section 11.06	Funds and Accounts	44
Section 11.07	Article and Section Headings Gender and References	44
Section 11.08	Partial Invalidity	44
Section 11.09	Disqualified Bonds	45
Section 11.10	Money Held for Particular Bonds	45
Section 11.11	Payment on Non-Business Days	45
Section 11.12	California Law	45
Section 11.13	Notices	45
Section 11.14	Notice to Rating Agencies	46
Section 11.15	Execution in Counterparts	46

Signatures		S-1

EXHIBIT A	FORM OF SERIES 2025A BOND	A-1
EXHIBIT B	FORM OF PROJECT FUND REQUISITION	B-1
EXHIBIT C	DESCRIPTION OF PROJECT	C-1

INDENTURE

THIS INDENTURE (this "Indenture"), executed and entered into as of July 1, 2025, is by and among the EASTVALE PUBLIC FINANCING AUTHORITY, a joint exercise of powers entity duly organized and existing under the laws of the State of California (the "Authority"), the CITY OF EASTVALE, a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under and by virtue of the laws of the United States, as Trustee (the "Trustee");

WITNESSETH:

WHEREAS, the City and the Authority desire to finance the costs of the acquisition, construction and/or installation of certain capital improvement projects within the City, including but not limited to, the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park Amphitheater, and parking, associated facilities and equipment (collectively, the "Project"), and as more particularly described in Exhibit C attached hereto;

WHEREAS, in order to finance the Project, the City will lease certain real property and the improvements located thereon (the "Property") to the Authority pursuant to a Ground Lease, dated as of the date hereof, and the City will sublease the Property back from the Authority;

WHEREAS, the City and the Authority have determined that it would be in the best interests of the City and the Authority to provide the funds necessary to finance the Project through the issuance by the Authority of bonds payable from the Base Rental Payments (defined below) to be made by the City under the Lease Agreement (defined below);

WHEREAS, all rights to receive the Base Rental Payments will be assigned without recourse by the Authority to the Trustee pursuant to an Assignment Agreement, dated as of the date hereof;

WHEREAS, the Authority and the City desire to provide for the issuance by the Authority of Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (the "Series 2025A Bonds"), in the aggregate principal amount of $_____, in order to finance the Project;

WHEREAS, the Series 2025A Bonds will be payable equally and ratably from the Base Rental Payments;

WHEREAS, the Authority and the City desire to provide for the issuance of Additional Bonds (defined below) payable from the Base Rental Payments on a parity with the Series 2025A Bonds (the Series 2025A Bonds and any such Additional Bonds being collectively referred to herein as the "Bonds");

WHEREAS, in order to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured and to secure the payment of the principal thereof, premium, if any, and interest thereon, the Authority and the City have authorized the execution and delivery of this Indenture; and

WHEREAS, the Authority and the City have determined that all acts and proceedings required by law necessary to make the Bonds, when executed by the Authority, authenticated and delivered by the Trustee and duly issued, the valid, binding and legal special obligations of the Authority, and to constitute this Indenture a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of the Indenture has been in all respects duly authorized;

NOW THEREFORE, in consideration of the premises and of the mutual agreements and covenants contained herein and for other valuable consideration, the parties do hereby agree as follows:

ARTICLE I

DEFINITIONS; EQUAL SECURITY

Section 1.01 Definitions. Unless the context otherwise requires, the terms defined in this Section shall for all purposes hereof and of any amendment hereof or supplement hereto and of the Bonds and of any certificate, opinion, request or other document mentioned herein or therein have the meanings defined herein, the following definitions to be equally applicable to both the singular and plural forms of any of the terms defined herein. Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Lease Agreement.

"**Act**" means the Marks-Roos Local Bond Pooling Act of 1985, commencing with Section 6584 of the California Government Code.

"**Additional Bonds**" means Bonds other than the Series 2025A Bonds issued hereunder in accordance with the provisions of Sections 3.05 and 3.06 hereof.

"**Additional Rental Payments**" means all amounts payable by the City as Additional Rental Payments pursuant to Section 3.02 of the Lease Agreement.

"**Assignment Agreement**" means the Assignment Agreement, dated as of the date hereof, by and between the Authority and the Trustee.

"**Authority**" means the Eastvale Public Financing Authority, a joint exercise of powers entity organized and existing under and by virtue of the laws of the State of California.

"**Authorized Authority Representative**" means the Chair, the Vice Chair, the Executive Director or the Treasurer of the Authority, or any other person authorized by the Board of Directors of the Authority to act on behalf of the Authority under or with respect to this Indenture.

"**Authorized City Representative**" means the Mayor, the Mayor Pro Tem, the City Manager, or the Finance Director of the City, or any other person authorized by the City Council of the City to act on behalf of the City under or with respect to this Indenture.

"**Authorized Denominations**" means $5,000 or any integral multiple thereof.

"**Base Rental Payment Fund**" means the fund by that name established in accordance with Section 5.02 hereof.

"**Base Rental Payments**" means all amounts payable to the Authority by the City as Base Rental Payments pursuant to Section 3.01 of the Lease Agreement.

"**Beneficial Owner**" means, whenever used with respect to a Book-Entry Bond, the Person whose name is recorded as the beneficial owner of such Book-Entry Bond or a portion of such Book-Entry Bond by a Participant on the records of such Participant or such Person's subrogee.

"**Bonds**" means the Series 2025A Bonds and any Additional Bonds issued hereunder.

"**Book-Entry Bonds**" means the Bonds of a Series registered in the name of the nominee of DTC, or any successor securities depository for such Series of Bonds, as the registered owner thereof pursuant to the terms and provisions of Section 2.10 hereof.

"**Business Day**" means a day which is not (a) a Saturday, Sunday or legal holiday, (b) a day on which banking institutions in the State of California, or in any state in which the Office of the Trustee is located, are required or authorized by law (including executive order) to close, or (c) a day on which the New York Stock Exchange is closed.

"**Capitalized Interest Fund**" means the fund by that name established in accordance with Section 5.02 hereof.

"**Cede & Co.**" means Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to a Series of Book-Entry Bonds.

"**City**" means the City of Eastvale, a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California.

"**Closing Date**" means July [____], 2025.

"**Code**" means the Internal Revenue Code of 1986, as amended.

"**Continuing Disclosure Agreement**" means each Continuing Disclosure Agreement executed by the City in connection with the issuance of a Series of Bonds, as originally executed and as it may from time to time be amended in accordance with the provisions thereof.

"**Costs of Issuance**" means all the costs of issuing and delivering the Bonds, including, but not limited to, all printing and document preparation expenses in connection with this Indenture, the Lease Agreement, the Ground Lease, the Assignment Agreement, the Bonds, and any preliminary official statement and final official statement pertaining to the Bonds, rating agency fees, CUSIP Service Bureau charges, market study fees, legal fees and expenses of counsel, fees and expenses of the municipal advisor, the initial fees and expenses of the Trustee and its counsel and other fees and expenses incurred in connection with the issuance and delivery of the Bonds, to the extent such fees and expenses are approved by the City.

"**Costs of Issuance Fund**" means the fund by that name established in accordance with Section 3.03 hereof.

"**Credit Facility**" shall have the meaning given to such term in Section 5.05(b)(v) hereof.

"**DTC**" means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors as securities depository for any Series of Book-Entry Bonds, including any such successor appointed pursuant to Section 2.10 hereof.

"**Federal Securities**" means (1) cash, (2) non-callable direct obligations of the United States of America, (3) securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, or (4) such securities as otherwise maybe authorized under State law and approved by the Insurer.

"**Fitch**" means Fitch Ratings, Inc., New York, New York, or its successors and assigns, except that if such corporation shall no longer perform the function of a securities rating agency for any reason, the term "Fitch" shall be deemed to refer to any other nationally recognized securities rating agency selected by the Authority.

"**Ground Lease**" means the Ground Lease, dated as of the date hereof, by and between the City and the Authority, as originally executed and as it may from time to time be amended in accordance with the provisions thereof and of the Lease Agreement.

"**Indenture**" means this Indenture, as originally executed and as it may be amended or supplemented from time to time by any Supplemental Indenture.

"**Information Services**" means Municipal Securities Rulemaking Board through the Electronic Municipal Marketplace Access (EMMA) website; and, in accordance with then current guidelines of the Securities and Exchange Commission, such other services providing information with respect to called bonds as the Authority may designate in a Written Certificate of the Authority delivered to the Trustee.

["**Insurance Policy**" means the insurance policy issued by the Insurer guaranteeing the scheduled payment of principal of and interest on the Insured Series 2025A Bonds when due.]

["**Insured 2025A Bonds**" means the Series 2025A Bonds maturing on and after May 1, 20___.]

["**Insurer**" means _____, or any successor thereto or assignee thereof.]

"**Interest Fund**" means the fund by that name established in accordance with Section 5.02 hereof.

"**Interest Payment Date**" means May 1 and November 1 of each year, commencing on [November] 1, 2025.

"**Lease Agreement**" means the Lease Agreement, dated as of the date hereof, by and between the City and the Authority, as originally executed and as it may be from time to time amended in accordance with the provisions thereof.

"**Moody's**" means Moody's Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, or its successors and assigns, except that if such corporation shall no longer perform the function of a securities rating agency for any reason, the term "Moody's" shall be deemed to refer to any other nationally recognized securities rating agency selected by the Authority.

"**Office of the Trustee**" means the principal corporate trust office of the Trustee in Los Angeles, California, or such other office as may be specified to the Authority and the City by the Trustee in writing, except that with respect to presentation of Bonds for payment or for registration of transfer and exchange such term shall mean the office or the agency of the Trustee at which, at any particular time, its corporate trust agency shall be conducted as specified to the Authority and the City by the Trustee in writing.

"**Opinion of Counsel**" means a written opinion of counsel of Stradling Yocca Carlson & Rauth LLP, or other recognized national standing in the field of law relating to municipal bonds, appointed and paid by the Authority or the City and which written opinion is satisfactory to the Trustee.

"**Outstanding**," when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 11.09 hereof) all Bonds theretofore, or thereupon being, authenticated and delivered by the Trustee under this Indenture except:

(a) Bonds theretofore canceled by the Trustee or surrendered to the Trustee for cancellation;

(b) Bonds with respect to which all liability of the Authority shall have been discharged in accordance with Section 10.01 hereof; and

(c) Bonds for the transfer or exchange of or in lieu of or in substitution for which other Bonds shall have been authenticated and delivered by the Trustee pursuant to this Indenture.

"**Owner**" means, with respect to a Bond, the Person in whose name such Bond is registered on the Registration Books.

"**Participant**" means any entity which is recognized as a participant by DTC in DTC's book-entry system of maintaining records with respect to Book-Entry Bonds.

"**Participating Underwriter**" means the original underwriter or underwriters of a Series of Bonds required to comply with Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, in connection with the offering of such Series of Bonds.

"**Permitted Investments**" means any of the following to the extent then permitted by the general laws of the State of California:

(1) (a) Direct obligations (other than an obligation subject to variation in principal repayment) of the United States of America ("United States Treasury Obligations"), (b) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by the United States of America, (c) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by any agency or instrumentality of the United States of America when such obligations are backed by the full faith and credit of the United States of America, or (d) evidences of ownership of proportionate interests in future interest and principal payments on obligations described above held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying government obligations are not available to any person

claiming through the custodian or to whom the custodian may be obligated (collectively "United States Obligations"). These include, but are not necessarily limited to:

-U.S. Treasury obligations
All direct or fully guaranteed obligations
-Farmers Home Administration
Certificates of beneficial ownership
-General Services Administration
Participation certificates
-U.S. Maritime Administration
Guaranteed Title XI financing
-Small Business Administration
Guaranteed participation certificates
Guaranteed pool certificates
-Government National Mortgage Association (GNMA)
GNMA-guaranteed mortgage-backed securities
GNMA-guaranteed participation certificates
-U.S. Department of Housing & Urban Development
Local authority bonds

(2) Federal Housing Administration debentures.

(3) The listed obligations of government-sponsored agencies which are not backed by the full faith and credit of the United States of America:

-Federal Home Loan Mortgage Corporation (FHLMC)
Participation certificates (excluded are stripped mortgage securities which are purchased at prices exceeding their principal amounts)
Senior debt obligations
-Farm Credit Banks (formerly: Federal Land Banks, Federal intermediate Credit Banks and Banks for Cooperatives)
Consolidated systemwide bonds and notes
-Federal Home Loan Banks (FHL Banks)
Consolidated debt obligations
-Federal National Mortgage Association (FNMA)
Senior debt obligations
Mortgage-backed securities (excluded are stripped mortgages securities which are purchased at prices exceeding their principal amounts)
-Financing Corporation (FICO)
Debt obligations
-Resolution Funding Corporation (REFCORP)
Debt obligations
- Federal Agricultural Mortgage Corporation (Farmer Mac)
Debt obligations

(4) Bank deposit products, unsecured certificates of deposit (including those placed by a third party pursuant to an agreement between the City and the Trustee), trust funds, trust accounts, overnight banking deposits, interest bearing deposits, interest bearing money market accounts, time deposits, demand deposits, and bankers' acceptances (having maturities of not more

than 30 days) of any bank (including the Trustee and any affiliate) the short-term obligations of which are rated "A-1" or "A-2" without regard to qualifier by a nationally recognized rating agency service.

(5) Deposits the aggregate amount of which are fully insured by the Federal Deposit Insurance Corporation (FDIC), in banks, including the Trustee and its affiliates, which have capital and surplus of at least $5 million.

(6) Commercial paper (having original maturities of not more than 270 days) rated, at the time of purchase, "A-1" or better by S&P or "Prime-1" by Moody's.

(7) Money market mutual funds rated "AAm" or "AAm-G" by a nationally recognized rating agency service, or better (including those for which the Trustee or its affiliates receives and retains a fee for services provided to the fund, whether as a custodian, transfer agent, investment advisor or otherwise) but excluding such funds with a floating net asset value.

(8) Investments in repurchase agreements which comply with the requirements of California Government Code Section 53601(j) pursuant to which the seller will repurchase the securities on or before a specified date and for a specified amount and will deliver the underlying securities to the Trustee by book entry, physical delivery, or by third party custodial agreement. The term "securities," for the purpose of repurchase agreements, means securities of the same issuer, description, issue date and maturity.

Repurchase agreements are required to be collateralized by securities or cash authorized under California Government Code Section 53601(j)(2) as described below:

(a) To anticipate market changes and provide a level of security for all repurchase agreement transactions, the market value of securities that underlie a repurchase agreement shall be valued at 102% or greater for U.S. securities listed in paragraph (1) above and 105% for U.S. Government Agency securities listed in paragraph (3) above, of the funds borrowed against those securities and the value shall be adjusted no less frequently than weekly. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102% or 105%, as applicable, no later than the next business day.

(b) Collateral will be limited to U.S. Treasury securities listed in paragraph (1) above and U.S. Government Agency securities listed in paragraph (3) above. Collateral will be held by an independent third party with whom the Trustee has a current custodial agreement. A clearly marked evidence of ownership (safekeeping/custody receipt) must be supplied to the Trustee and retained. The Trustee retains the right to substitute or grant substitutions of collateral.

(9) State Obligations:

(a) Direct general obligations of any state of the United States or any subdivision or agency thereof to which is pledged the full faith and credit of a state the unsecured general obligation debt of which is rated "A2" by Moody's or "A" by

S&P or Fitch, or better, or any obligation fully and unconditionally guaranteed by any state, subdivision or agency whose unsecured general obligation debt is so rated.

(b) Direct, general short-term obligations of any state agency or subdivision described in (a) above and rated "A-1+" by S&P or "F1+" by Fitch or "Prime-1" by Moody's.

(c) Special Revenue Bonds (as defined in the United States Bankruptcy Code) of any state, state agency or subdivision described in (a) above and rated "AA" or better by S&P or Fitch or "Aa" or better by Moody's.

(10) Local Agency Investment Fund of the State of California.

(11) Investment agreements, including guaranteed investment contracts, repurchase agreements and forward delivery agreements, that are obligations of an entity rated, or whose obligations are rated, or guaranteed by an entity which is rated or whose obligations are rated, (at the time the investment is entered into) not lower than "A-" by S&P or Fitch, or "A3" by Moody's.

(12) Pre-refunded municipal obligations rated "AAA" by S&P or Fitch or "Aaa" by Moody's meeting the following requirements:

(a) the municipal obligations are (1) not subject to redemption prior to maturity or (2) the trustee for the municipal obligations has been given irrevocable instructions concerning their call and redemption and the issuer of the municipal obligations has covenanted not to redeem such municipal obligations other than as set forth in such instructions;

(b) the municipal obligations are secured by cash or United States Treasury Obligations which may be applied only to payment of the principal of, interest and premium on such municipal obligations;

(c) the principal of and interest on the United States Treasury Obligations (plus any cash in the escrow) has been verified by the report of independent certified public accountants to be sufficient to pay in full all principal of, interest, and premium, if any, due and to become due on the municipal obligations ("Verification");

(d) the cash or United States Treasury Obligations serving as security for the municipal obligations are held by an escrow agent or trustee in trust for owners of the municipal obligations;

(e) no substitution of a United States Treasury Obligation shall be permitted except with another United States Treasury Obligation and upon delivery of a new Verification; and

(f) the cash or United States Treasury Obligations are not available to satisfy any other claims, including those by or against the trustee or escrow agent.

The Trustee shall have no responsibility to monitor the ratings of Permitted Investments after the initial purchase of such Permitted Investments.

"**Person**" means an individual, corporation, firm, association, partnership, trust, or other legal entity or group of entities, including a governmental entity or any agency or political subdivision thereof.

"**Principal Fund**" means the fund by that name established in accordance with Section 5.02 hereof.

"**Project**" means the design and development of certain capital improvement projects within the City referred to as the Civic Center Project, as more fully set forth on Exhibit C attached hereto, and such other capital facilities that may be financed from proceeds of Additional Bonds as set forth in a Supplemental Indenture.

"**Project Fund**" means the fund of that name established pursuant to Section 3.04 hereof.

"**Property**" has the meaning ascribed thereto in the Lease Agreement.

"**Rating Agency**" means Fitch, Moody's and S&P, or any one of such entities, as the context requires.

"**Rebate Fund**" means the fund by that name established in accordance with Section 5.06 hereof.

"**Rebate Requirement**" has the meaning ascribed thereto in the Tax Certificate.

"**Record Date**" means the fifteenth day of the month next preceding an Interest Payment Date, whether or not such day is a Business Day.

"**Redemption Fund**" means the fund by that name established in accordance with Section 5.02 hereof.

"**Redemption Price**" means the aggregate amount of principal of and premium, if any, on the Bonds upon the redemption thereof pursuant hereto.

"**Registration Books**" means the records maintained by the Trustee for the registration of ownership and registration of transfer of the Bonds pursuant to Section 2.05 hereof.

"**Rental Payments**" means, collectively, the Base Rental Payments and the Additional Rental Payments.

"**Rental Period**" means the period from the Closing Date through May 1, 2026 and, thereafter, the twelve-month period commencing on May 2 of each year during the term of the Lease Agreement.

"**Representation Letter**" means the Letter of Representations from the Authority to DTC, or any successor securities depository for any Series of Book-Entry Bonds, in which the Authority makes certain representations with respect to issues of its securities for deposit by DTC or such successor depository.

"**Reserve Fund Requirement**" means, with respect to any Additional Bonds, such amount, if any, as shall be determined in accordance with the Supplemental Indenture providing for issuance of such Additional Bonds.

"**S&P**" means S&P Global Ratings, a Standard & Poor's Financial Services LLC business, or its successors and assigns, except that if such entity shall no longer perform the functions of a securities rating agency for any reason, the term "S&P" shall be deemed to refer to any other nationally recognized securities rating agency selected by the Authority.

"**Securities Depositories**" means The Depository Trust Company, New York, New York 10041-0099, Fax-(212) 855-7232; and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other securities depositories as the Authority may designate in a Written Certificate of the Authority delivered to the Trustee.

"**Series**" means all of the Series 2025A Bonds or the Additional Bonds issued and designated under a Supplemental Indenture as being of the same series, authenticated and delivered in a simultaneous transaction, regardless of variations in maturity, interest rate, redemption and other provisions, and any bonds thereafter authenticated and delivered upon transfer or exchange of or in lieu of or in substitution for (but not to refund) such bonds as herein provided.

"**Series 2025A Bonds**" means the Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) issued hereunder.

"**Supplemental Indenture**" means any supplemental indenture amendatory of or supplemental to this Indenture, but only if and to the extent that such Supplemental Indenture is specifically authorized hereunder.

"**Tax Certificate**" means the Tax Certificate executed by the Authority and the City at the time of issuance of a Series of Bonds relating to the requirements of Section 148 of the Code, as originally executed and as it may from time to time be amended in accordance with the provisions thereof.

"**Term Bonds**" means the Bonds maturing on May 1, 20___, May 1, 20___, May 1, 20___, and May 1, 20__, and any term maturities of an issue of Additional Bonds as specified in a Supplemental Indenture.

"**Trustee**" means U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under and by virtue of the laws of the United States, or any successor thereto as Trustee hereunder, appointed as provided herein.

"**Written Certificate of the Authority**" and "**Written Request of the Authority**" mean, respectively, a written certificate or written request signed in the name of the Authority by an Authorized Authority Representative. Any such certificate or request may, but need not, be combined in a single instrument with any other instrument, opinion or representation, and the two or more so combined shall be read and construed as a single instrument.

"**Written Certificate of the City**" and "**Written Request of the City**" mean, respectively, a written certificate or written request signed in the name of the City by an Authorized City Representative. Any such certificate or request may, but need, not, be combined in a single

instrument with any other instrument, opinion or representation, and the two or more so combined shall be read and construed as a single instrument.

Section 1.02 Equal Security. In consideration of the acceptance of the Bonds by the Owners thereof, this Indenture shall be deemed to be and shall constitute a contract among the Authority, the City, the Trustee and the Owners from time to time of all Bonds authorized, executed, issued and delivered hereunder and then Outstanding to secure the full and final payment of the principal of, premium, if any, and interest on all Bonds which may from time to time be authorized, executed, issued and delivered hereunder, subject to the agreements, conditions, covenants and provisions contained herein; and all agreements and covenants set forth herein to be performed by or on behalf of the Authority or the City shall be for the equal and proportionate benefit, protection and security of all Owners of the Bonds without distinction, preference or priority as to security or otherwise of any Bonds over any other Bonds by reason of the number or date thereof or the time of authorization, sale, execution, issuance or delivery thereof or for any cause whatsoever, except as expressly provided herein or therein.

ARTICLE II

THE BONDS

Section 2.01 Authorization of Bonds. The Authority hereby authorizes the issuance of the Bonds under and subject to the terms of this Indenture and applicable laws of the State of California for the purpose of financing the Project. The Bonds may consist of one or more Series of Bonds of varying denominations, dates, maturities, interest rates and other provisions, subject to the provisions and conditions contained herein.

Section 2.02 Terms of Series 2025A Bonds.

(a) The Series 2025A Bonds shall be designated the "Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project)." Each Series of Additional Bonds shall bear such additional designation as may be necessary or appropriate to distinguish such Series from every other Series, of Bonds.

(b) The Series 2025A Bonds shall be issued in fully registered form without coupons in Authorized Denominations, so long as no Series 2025A Bond shall have more than one maturity date. The Series 2025A Bonds shall be dated as of the Closing Date, shall be issued in the aggregate principal amount of $_____, shall mature on May 1 of each year and shall bear interest (calculated on the basis of a 360-day year comprised of twelve 30-day months) at the rates per annum as follows:

Maturity Date (May 1)	*Principal Amount*	*Interest Rate*

[T] Term Bond

(c) Interest on the Series 2025A Bonds shall be payable from the Interest Payment Date next preceding the date of authentication thereof unless (i) a Series 2025A Bond is authenticated on or before an Interest Payment Date and after the close of business on the preceding Record Date, in which event it shall bear interest from such Interest Payment Date, (ii) a Series 2025A Bond is authenticated on or before the first Record Date, in which event interest thereon shall be payable from the dated date thereof, or (iii) interest on any Series 2025A Bond is in default as of the date of authentication thereof, in which event interest thereon shall be payable from the date to which interest has been paid in full, payable on each Interest Payment Date. Interest shall be paid in lawful money of the United States on each Interest Payment Date to the Persons in whose names the ownership of the Series 2025A Bonds is registered on the Registration Books at the close of business on the immediately preceding Record Date, except as provided below. Except as otherwise provided in Section 2.10(a), interest shall be paid by check of the Trustee mailed by first class mail, postage prepaid, on each Interest Payment Date to the Series 2025A Bond Owners at their respective addresses shown on the Registration Books as of the close of business on the preceding Record Date or by wire transfer to Owners of more than $1,000,000 in principal amount of Series 2025A Bonds who have provided account information and wiring instructions satisfactory to the Trustee.

(d) The principal and premium, if any, of the Series 2025A Bonds shall be payable in lawful money of the United States of America upon presentation and surrender thereof upon maturity or earlier redemption at the Office of the Trustee.

(e) The Series 2025A Bonds shall be subject to redemption as provided in Article IV.

Section 2.03 Form of Series 2025A Bonds. The Series 2025A Bonds shall be in substantially the form set forth in Exhibit A hereto, with appropriate or necessary insertions, omissions and variations as permitted or required hereby.

Section 2.04 Transfer and Exchange of Bonds. Any Bond may, in accordance with its terms, be transferred upon the Registration Books by the Person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer, duly executed in a form acceptable to the Trustee. Whenever any Bond or Bonds shall be surrendered for transfer, the Authority shall execute and the Trustee shall authenticate and shall deliver a new Bond or Bonds of the same Series in a like aggregate principal amount, in any Authorized Denomination. The Trustee shall require the Bond Owner requesting such transfer to pay any tax or other governmental charge required to be paid with respect to such transfer.

Prior to any transfer of Bonds outside the book-entry system (including, but not limited to, the initial transfer outside the book-entry system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Section 6045 of the Code. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

The Bonds may be exchanged at the Office of the Trustee for a like aggregate principal amount of Bonds of the same Series of other authorized denominations. The Trustee shall require the payment by the Bond Owner requesting such exchange of any tax or other governmental charge required to be paid with respect to such exchange.

The Trustee shall not be obligated to make any transfer or exchange of Bonds of a Series pursuant to this Section during the period established by the Trustee for the selection of Bonds of such Series for redemption, or with respect to any Bonds of such Series selected for redemption.

Section 2.05 Registration Books. The Trustee will keep or cause to be kept, at the Office of the Trustee, sufficient records for the registration and transfer of ownership of the Bonds, which shall be open to inspection during regular business hours and upon reasonable notice by the City; and, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on such records, the ownership of the Bonds as hereinbefore provided.

Section 2.06 Execution of Bonds. The Bonds shall be executed in the name and on behalf of the Authority with the manual or facsimile signature of an Authorized Officer of the Authority attested by the manual or facsimile signature of the Secretary of the Authority. The Bonds shall then be delivered to the Trustee for authentication by it. In case any of such officers of the Authority who shall have signed or attested any of the Bonds shall cease to be such officers of the Authority before the Bonds so signed or attested shall have been authenticated or delivered by the Trustee, or issued by the Authority, such Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issue, shall be as binding upon the Authority as though those who signed and attested the same had continued to be such officers of the Authority, and also any Bonds may be signed and attested on behalf of the Authority by such Persons as at the actual date of execution of such Bonds shall be the proper officers of the Authority although at the nominal date of such Bonds any such Person shall not have been such officer of the Authority.

Section 2.07 Authentication of Bonds. Only such of the Bonds as shall bear thereon a certificate of authentication substantially in the form as that set forth in Exhibit A hereto, manually executed by the Trustee, shall be valid or obligatory for any purpose or entitled to the benefits of this Indenture, and such certificate of or on behalf of the Trustee shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this Indenture.

Section 2.08 Temporary Bonds. The Bonds of a Series may be issued in temporary form exchangeable for definitive Bonds of such Series when ready for delivery. Any temporary Bonds may be printed, lithographed or typewritten, shall be of such Authorized Denominations as may be determined by the Authority, shall be in fully registered form without coupons and may contain such reference to any of the provisions of this Indenture as may be appropriate. Every temporary Bond shall be executed by the Authority and authenticated by the Trustee upon the same conditions and in substantially the same manner as the definitive Bonds. If the Authority issues temporary Bonds of a Series it will execute and deliver definitive Bonds of such Series as promptly thereafter as practicable, and thereupon the temporary Bonds of such Series, may be surrendered, for cancellation, at the Office of the Trustee and the Trustee shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of such Series in Authorized Denominations. Until so exchanged, the temporary Bonds of such Series shall be entitled to the same benefits under this Indenture as definitive Bonds of such Series authenticated and delivered hereunder.

Section 2.09 Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond shall become mutilated, the Authority, at the expense of the Owner of said Bond, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Bond of like tenor and Series in exchange and substitution for the Bond so mutilated, but only upon surrender to the Trustee of the Bond so mutilated. Every mutilated Bond so surrendered to the Trustee shall be canceled by it and delivered to, or in accordance with the order of, the Authority. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence and indemnity satisfactory to the Trustee shall be given, the Authority, at the expense of the Owner, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Bond of like tenor and Series in lieu of and in replacement for the Bond so lost, destroyed or stolen (or if any such Bond shall have matured or shall have been selected for redemption, instead of issuing a replacement Bond, the Trustee may pay the same without surrender thereof). The Authority may require payment by the Owner of a sum not exceeding the actual cost of preparing each replacement Bond issued under this Section and of the expenses which may be incurred by the Authority and the Trustee. Any Bond issued under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the Authority whether or not the Bond so alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and shall be entitled to the benefits of this Indenture with all other Bonds of such Series secured by this Indenture.

Section 2.10 Book-Entry Bonds.

(a) Prior to the issuance of a Series of Bonds, the Authority may provide that such Series of Bonds shall initially be issued as Book-Entry Bonds and, in such event, the Bonds of such Series for each maturity shall be in the form of a separate single fully registered Bond (which may be typewritten). The Series 2025A Bonds shall initially be issued as Book-Entry Bonds.

Except as provided in subsection (c) of this Section, the registered Owner of all of the Book-Entry Bonds shall be Cede & Co., as nominee of DTC. Notwithstanding anything to the contrary contained in this Indenture, payment of interest with respect to any Book-Entry Bond registered as of each Record Date in the name of Cede & Co. shall be made by wire transfer of same-day funds to the account of Cede & Co. on the Interest Payment Date at the address indicated on the Record Date for Cede & Co. in the Registration Books or as otherwise provided in the Representation Letter.

(b) The Trustee and the Authority may treat DTC (or its nominee) as the sole and exclusive Owner of Book-Entry Bonds registered in its name for the purposes of payment of the principal, premium, if any, or interest with respect to Book-Entry Bonds, selecting Book-Entry Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Owners of Book-Entry Bonds under this Indenture, registering the transfer of Book-Entry Bonds, obtaining any consent or other action to be taken by Owners of Book-Entry Bonds and for all other purposes whatsoever, and neither the Trustee nor the Authority shall be affected by any notice to the contrary. Neither the Trustee nor the Authority shall have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in Book-Entry Bonds under or through DTC or any Participant, or any other person which is not shown on the Registration Books as being an Owner, with respect to the accuracy of any records maintained by DTC or any Participant, the payment by DTC or any Participant of any amount in respect of the principal, premium, if any, or interest with respect to Book-Entry Bonds, any notice which is permitted or required to be given to Owners of Book-Entry Bonds under this Indenture, the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of Book-Entry Bonds, or any consent given or other action taken by DTC as Owner of Book-Entry Bonds. The Trustee shall pay all principal, premium, if any and interest with respect to Book-Entry Bonds, only to DTC, and all such payments shall be valid and effective to fully satisfy and discharge the Authority's obligations with respect to the principal, premium, if any, and interest with respect to the Book-Entry Bonds to the extent of the sum or sums so paid. Except under the conditions of subsection (c) of this Section, no person other than DTC shall receive an executed Book-Entry Bond for each separate stated maturity. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions herein with respect to record dates, the term "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

(c) In the event (i) DTC, including any successor as securities depository for a Series of Bonds, determines not to continue to act as securities depository for such Series of Bonds, or (ii) the Authority determines that the incumbent securities depository shall no longer so act, and delivers a written certificate to the Trustee to that effect, then the Authority will discontinue the book-entry system with the incumbent securities depository for such Series of Bonds. If the Authority determines to replace the incumbent securities depository for such Series of Bonds with another qualified securities depository, the Authority shall prepare or direct the preparation of a new single, separate fully registered Bond of such Series for the aggregate outstanding principal amount of Bonds of such Series of each maturity, registered in the name of such successor or substitute qualified securities depository, or its nominee, or make such other arrangement acceptable to the Authority, the Trustee and the successor securities depository for the Bonds of such Series as are not inconsistent with the terms of this Indenture. If the Authority fails to identify another qualified successor securities depository for such Series of Bonds to replace the incumbent securities depository, then the Bonds of such Series shall no longer be restricted to being registered in the Registration Books in the name of the incumbent securities depository or its nominee, but shall be

registered in whatever name or names the incumbent securities depository for such Series of Bonds, or its nominee, shall designate. In such event the Authority shall execute, and deliver to the Trustee, a sufficient quantity of Bonds of such Series to carry out the transfers and exchanges provided in Sections 2.04, 2.08 and 2.09 hereof. All such Bonds of such Series shall be in fully registered form in Authorized Denominations.

(d) Notwithstanding any other provision of this Indenture to the contrary, so long as any Book-Entry Bond is registered in the name of DTC, or its nominee, all payments with respect to the principal, premium, if any, and interest with respect to such Book-Entry Bond and all notices with respect to such Book-Entry Bond shall be made and given, respectively, as provided in the Representation Letter.

(e) In connection with any notice or other communication to be provided to Owners of Book-Entry Bonds pursuant to this Indenture by the Authority, the City or the Trustee with respect to any consent or other action to be taken by Owners, the Authority, the City or the Trustee, as the case may be, shall establish a record date for such consent or other action and give DTC notice of such record date not less than 15 calendar days in advance of such record date to the extent possible.

ARTICLE III

ISSUANCE OF BONDS; APPLICATION OF PROCEEDS

Section 3.01 Issuance of Series 2025A Bonds. The Authority may, at any time, execute the Series 2025A Bonds for issuance hereunder and deliver the same to the Trustee. The Trustee shall authenticate the Series 2025A Bonds and deliver the Series 2025A Bonds to the original purchaser thereof upon receipt of a Written Request of the Authority and upon receipt of the purchase price therefor.

Section 3.02 Application of Proceeds of the Series 2025A Bonds. On the Closing Date, the proceeds of the sale of the Series 2025A Bonds received by the Trustee, $_____ (being the principal amount of $_____, plus net original issue premium of $_____, less an underwriter's discount of $_____, and less $_____ paid by the Participating Underwriter of the Series 2025A Bonds on behalf of the Authority directly to the Insurer), shall be deposited by the Trustee as follows:

(a) The Trustee shall deposit the amount of $_____ to the Costs of Issuance Fund,

(b) The Trustee shall deposit the amount of $_____ to the 2025A Bonds Capitalized Interest Fund; and

(c) The Trustee shall deposit the amount of $_____ to the Project Fund.

Section 3.03 Costs of Issuance Fund. The Trustee shall establish and maintain a separate fund designated the "Costs of Issuance Fund." On the Closing Date, there shall be deposited in the Costs of Issuance Fund the amount specified in Section 3.02 hereof. There shall be additionally be deposited in the Cost of Issuance Fund the portion, if any, of the proceeds of the sale of any

Additional Bonds required to be deposited therein under the Supplemental Indenture pursuant to which such Additional Bonds are issued.

The moneys in the Costs of Issuance Fund shall be used and withdrawn by the Trustee from time to time to pay the Costs of Issuance upon submission of a Written Request of the Authority stating (a) the Person to whom payment is to be made, (b) the amount to be paid, (c) the purpose for which the obligation was incurred, (d) that such payment is a proper charge against the Costs of Issuance Fund, and (e) that such amounts have not been the subject of a prior disbursement from the Costs of Issuance Fund, in each case together with a statement or invoice for each amount requested thereunder. Each such Written Request of the Authority shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts. On the date that is six months after the Closing Date, all amounts, if any, remaining in the Costs of Issuance Fund shall be withdrawn therefrom by the Trustee and transferred to the Project Fund.

Section 3.04 Project Fund. The Trustee shall establish, maintain and hold in trust a separate fund designated as the "Project Fund." The moneys in the Project Fund or the accounts therein shall be disbursed by the Trustee on behalf of the City as specified in a Written Request of the City in the form attached hereto as Exhibit B. Each Written Request of the City shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts. On the date on which the City determines that amounts in the Project Fund are no longer necessary for payment of the cost of the Project, the City shall submit a Written Request to the Trustee to transfer any remaining balance in the Project Fund not needed for Project Fund purposes, at the City's sole discretion, either (a) to the Base Rental Payment Fund for application in accordance with Section 5.02 hereof, or (b) to the City for use on eligible capital facilities or other lawful use of such moneys in compliance with this Indenture and the Tax Certificate, and the Project Fund shall be closed.

Investment earnings on amounts on deposit in the Project Fund shall remain on deposit in the Project Fund for application in accordance with this Section.

Section 3.05 Conditions for the Issuance of Additional Bonds. The Authority may at any time issue one or more Series of Additional Bonds (in addition to the Series 2025A Bonds) payable from Base Rental Payments as provided herein on a parity with all other Bonds theretofore issued hereunder, but only subject to the following conditions, which are hereby made conditions precedent to the issuance of such Additional Bonds:

(a) The issuance of such Additional Bonds shall have been authorized under and pursuant hereto and shall have been provided for by a Supplemental Indenture which shall specify the following:

(1) The application of the proceeds of the sale of such Additional Bonds;

(2) The principal amount and designation of such Series of Additional Bonds and the denomination or denominations of the Additional Bonds;

(3) The date, the maturity date or dates, the interest payment dates and the dates on which mandatory sinking fund redemptions, if any, are to be made for such Additional Bonds; provided, however, that (i) the serial Bonds of such Series of Additional Bonds shall be payable as to principal annually on May 1 of each year in which principal falls due, and the Term

Bonds of such Series of Additional Bonds shall have annual mandatory sinking fund redemptions on May 1, (ii) the Additional Bonds shall be payable as to interest semiannually on May 1 and November 1 of each year, except that the first installment of interest may be payable on either May 1 or November 1 and shall be for a period of not longer than twelve months and the interest shall be payable thereafter semiannually on May 1 and November 1, (iii) all Additional Bonds of a Series of like maturity shall be identical in all respects, except as to number or denomination (and provided that such Bonds may accrue interest at different rates), and (iv) serial maturities of serial Bonds or mandatory sinking fund redemptions for term Bonds, or any combination thereof, shall be established as appropriate to provide for the redemption or payment of such Additional Bonds on or before their respective maturity dates;

(4) The redemption premiums and terms, if any, for such Additional Bonds;

(5) The form of such Additional Bonds;

(6) If necessary; that from such proceeds or other sources an amount shall be deposited in a reserve fund or account so that following such deposit there shall be on deposit in a reserve fund or account an amount at least equal to the Reserve Fund Requirement for such Series of Additional Bonds, if any, after issuance of the Additional Bonds; and

(7) Such other provisions that are appropriate or necessary and are not inconsistent with the provisions hereof;

(b) The Authority shall be in compliance with all agreements, conditions, covenants and terms contained herein, in the Lease Agreement and in the Ground Lease required to be observed or performed by it;

(c) The City shall be in compliance with all agreements, conditions, covenants and terms contained herein, in the Lease Agreement and in the Ground Lease required to be observed or performed by it;

(d) The Ground Lease and the Lease Agreement shall have been amended, to the extent necessary, (i) so as to increase the Base Rental Payments payable by the City thereunder by an aggregate amount equal to the principal of and interest on such Additional Bonds, payable at such times and in such manner as may be necessary to provide for the payment of the principal of and interest on such Additional Bonds; provided, however, that no such amendment shall be made such that the sum of Base Rental Payments, including any increase in the Base Rental Payments as a result of such amendment, plus Additional Rental Payments, in any Rental Period shall be in excess of the annual fair rental value of the Property after taking into account the use of the proceeds of any Additional Bonds issued in connection therewith (evidence of the satisfaction of such condition shall be made by a Written Certificate of the City); and (ii) to include provisions for the prepayment of Base Rental Payments attributable to such Additional Bonds; and

Notwithstanding satisfaction of the other conditions to the issuance of Additional Bonds set forth in this Section 3.05, no such issuance may occur if an event of default (within the meaning of Article VII of the Lease Agreement) (or any event which, once all notice or grace periods have passed, would constitute such event of default) exists unless such event of default shall be cured upon such execution or issuance.

Nothing contained herein shall limit the issuance of any bonds or other obligations payable from Base Rental Payments if, after the issuance and delivery of such bonds or other obligations, none of the Bonds theretofore issued hereunder will be Outstanding.

Section 3.06 Procedure for the Issuance of Additional Bonds. At any time after the sale of any Additional Bonds in accordance with the Act, such Additional Bonds shall be executed by the Authority for issuance hereunder and shall be delivered to the Trustee and thereupon shall be authenticated and delivered by the Trustee, but only upon receipt by the Trustee of the following:

(a) Certified copies of the Supplemental Indenture authorizing the issuance of such Additional Bonds, the amendment to the Lease Agreement required by Section 3.05 hereof and the amendment to the Ground Lease, if any, required by Section 3.05 hereof, together with satisfactory evidence that provision has been made for such amendment to the Lease Agreement and such amendment to the Ground Lease, if any, to be recorded in the official records of the appropriate county;

(b) A Written Request of the Authority as to the delivery of such Additional Bonds;

(c) An opinion of Bond Counsel substantially to the effect that (i) the Indenture (including all Supplemental Indentures), the Lease Agreement (including the amendment thereto required by Section 3.05 hereof) and the Ground Lease (including any amendment thereto required by Section 3.05 hereof) have been duly authorized, executed and delivered by, and constitute the valid and binding obligations of, the Authority and the City, enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors rights and by the application of equitable principles and by the exercise of judicial discretion in appropriate cases and subject to the limitations on legal remedies against political subdivisions in the State of California), (ii) such Additional Bonds constitute valid and binding special obligations of the Authority payable solely from Base Rental Payments as provided herein and are enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors rights and by the application of equitable principles and by the exercise of judicial discretion in appropriate cases and subject to the limitations on legal remedies against political subdivisions in the State of California), and (iii) the issuance of such Additional Bonds, in and of itself, will not adversely affect the exclusion of interest on any tax-exempt Bonds Outstanding prior to the issuance of such Additional Bonds from gross income for federal income tax purposes;

(d) A Written Certificate of the Authority that the requirements of Section 3.05 hereof have been met;

(e) A Written Certificate of the City that the requirements of Section 3.05 hereof and Sections 6.01 and 6.02 of the Lease Agreement have been met, and a Written Certificate of the City directing application of the proceeds of such Additional Bonds; and

(f) Such further documents as are required by the provisions hereof or by the provisions of the Supplemental Indenture authorizing the issuance of such Additional Bonds.

Section 3.07 Additional Bonds. So long as any of the Bonds remain Outstanding, the Authority shall not issue any Additional Bonds or obligations payable from the Base Rental Payments, except pursuant to Sections 3.05 and 3.06 hereof.

ARTICLE IV

REDEMPTION OF BONDS

Section 4.01 Redemption of Series 2025A Bonds.

(a) Extraordinary Redemption. The Series 2025A Bonds shall be subject to redemption, in whole or in part, on any date, in Authorized Denominations, from and to the extent of: (i) Net Insurance Proceeds received with respect to all or a portion of the Property, deposited by the Trustee in the Redemption Fund pursuant to Sections 5.03 and 5.04 hereof, and (ii) eminent domain proceeds received pursuant to Section 8.01 of the Lease Agreement, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

(b) Optional Redemption. The Series 2025A Bonds maturing on or after May 1, 20___, shall be subject to optional redemption, in whole or in part, on any date on or after May 1, 20___, in Authorized Denominations, from and to the extent of prepaid Base Rental Payments paid pursuant to subsection (a) of Section 8.02 of the Lease Agreement, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

(c) Mandatory Sinking Fund Redemption. The Series 2025A Bonds with stated maturities on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date (May 1)	***Principal Amount***
*	

* Final Maturity.

The Series 2025A Bonds with stated maturities on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date (May 1)	*Principal Amount*
*	

* Final Maturity.

The Series 2025A Bonds with stated maturities on May 1, 20___ and bearing interest at _____% are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date (May 1)	*Principal Amount*

In the event of a redemption pursuant to Section 4.01(a) or (b), the City shall provide the Trustee with a revised mandatory sinking fund schedule giving effect to the redemption so completed.

Section 4.02 Notice of Redemption. Unless otherwise provided in a Supplemental Indenture, notice of redemption shall be given by the Trustee, not less than 20 nor more than 60 days prior to the redemption date (i) as to Bonds not registered in the name of a Securities Depository or its nominee, to the respective Owners of the Bonds designated for redemption at their addresses appearing on the Registration Books, (ii) as to Bonds registered in the name of a Securities Depository or its nominee, to such Securities Depository for such Bonds, and (iii) the Information Services. Notice of redemption to the Owners pursuant to (i) above shall be given by mail at their addresses appearing on the Registration Books, or any other method agreed upon by such Owner and the Trustee. Notice of redemption to the Securities Depositories pursuant to (ii) above and the Information Services pursuant to (iii) above shall be given by electronically secure means, or any other method agreed upon by such entities and the Trustee. Such notice shall state the date of the notice, the redemption date, the redemption place and the Redemption Price and shall designate the CUSIP numbers, the Bond numbers and the maturity or maturities (except in the event of redemption of all of the Bonds of such maturity or maturities in whole) of the Bonds to be redeemed, and shall require that such Bonds be then surrendered at the Office of the Trustee for redemption at the Redemption Price, giving notice also that further interest on such Bonds will not accrue from and after the date fixed for redemption. Such notice of redemption may state that no representation is made as to the accuracy or correctness of the CUSIP numbers printed therein or on the Bonds. Neither the failure to receive any notice so given, nor any defect in such notice, shall affect the

validity of the proceedings for the redemption of the Bonds or the cessation of accrual of interest thereon from and after the date fixed for redemption.

With respect to any notice of optional redemption of Bonds, such notice may state that such redemption shall be conditional upon the receipt by the Trustee, on or prior to the date fixed for such redemption, of moneys sufficient to pay the principal of, premium if any, and interest on the Bonds to be redeemed and upon other conditions set forth therein and that, if such money shall not have been so received or such other conditions shall not have been satisfied, said notice shall be of no force and effect and the Trustee shall not be required to redeem such Bonds. If any condition stated in the redemption notice for an optional redemption shall not have been satisfied on or prior to the redemption date: (i) the redemption notice shall be of no force and effect, (ii) the Authority shall not be required to redeem such Bonds, (iii) the redemption shall not be made, and (iv) the Trustee shall within a reasonable time thereafter give notice to the persons in the manner in which the conditional redemption notice was given that such condition or conditions were not met and that the redemption was canceled.

Section 4.03 Selection of Bonds for Redemption. Whenever provision is made in this Indenture for the redemption of less than all of the Bonds of a Series, the Trustee shall select the Bonds of a Series to be redeemed by lot from all Bonds not previously called for redemption (a) with respect to any optional redemption of Bonds of a Series, among maturities of Bonds of such Series as directed in a Written Request of the Authority provided to the Trustee at least 30 but no more than 60 days prior to the date of such redemption, (b) with respect to any redemption pursuant to Section 4.01(a) hereof and the corresponding provision of any Supplemental Indenture pursuant to which Additional Bonds are issued, among maturities of all Series of Bonds on a pro rata basis as nearly as practicable, as directed in a Written Request of the Authority provided to the Trustee at least 30 but no more than 60 days prior to the date of such redemption, and (c) with respect to any other redemption of Additional Bonds, among maturities as provided in the Supplemental Indenture pursuant to which such Additional Bonds are issued, and by lot among Bonds of the same Series with the same maturity in any manner which the Trustee in its sole discretion shall deem appropriate and fair. For purposes of such selection, all Bonds shall be deemed to be comprised of separate $5,000 denominations and such separate denominations shall be treated as separate Bonds which may be separately redeemed.

Section 4.04 Partial Redemption of Bonds. Upon surrender of any Bonds redeemed in part only, the Authority shall execute and the Trustee shall authenticate and deliver to the Owner thereof, at the expense of the Authority, a new Bond or Bonds of the same Series in authorized denominations equal in aggregate principal amount representing the unredeemed portion of the Bonds surrendered.

Section 4.05 Effect of Notice of Redemption. Notice having been given as aforesaid, and moneys for the Redemption Price, and the interest to the applicable date fixed for redemption, having been set aside in the Redemption Fund, the Bonds shall become due and payable on said date, and, upon presentation and surrender thereof at the Office of the Trustee, said Bonds shall be paid at the Redemption Price thereof, together with interest accrued and unpaid to said date.

If, on said date fixed for redemption, moneys for the Redemption Price of all the Bonds to be redeemed, together with interest to said date, shall be held by the Trustee so as to be available therefor on such date, and, if notice of redemption thereof shall have been given as aforesaid and not canceled, then, from and after said date, interest on said Bonds shall cease to accrue and become

payable. All moneys held by or on behalf of the Trustee for the redemption of Bonds shall be held in trust for the account of the Owners of the Bonds so to be redeemed without liability to such Owners for interest thereon.

All Bonds paid at maturity or redeemed prior to maturity pursuant to the provisions hereof shall be canceled upon surrender thereof and destroyed.

ARTICLE V

SECURITY FOR BONDS; FLOW OF FUNDS; INVESTMENTS

Section 5.01 Pledge; Special Obligations. Subject only to the provisions of this Indenture permitting the application thereof for the purposes and on the terms and conditions set forth herein, all of the Base Rental Payments and any other amounts (including proceeds of the sale of the Bonds) held in the Base Rental Payment Fund, the Interest Fund, the Capitalized Interest Fund, the Principal Fund, and the Redemption Fund are hereby pledged to secure the payment of the principal of, premium, if any, and interest on the Bonds in accordance with their terms, the provisions of this Indenture and the Act. Said pledge shall constitute a first lien on such assets.

All obligations of the Authority under this Indenture shall be special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor hereunder; provided, however, that all obligations of the Authority under the Bonds shall be special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor hereunder. Neither the faith and credit nor the taxing power of the City or the State of California, or any political subdivision thereof, is pledged to the payment of the Bonds. The Authority has no taxing power.

Section 5.02 Flow of Funds.

(a) The Trustee shall establish and maintain separate funds designated the "Base Rental Payment Fund," the "Interest Fund," the "Principal Fund," the "Redemption Fund," and the "Capitalized Interest Fund."

All Base Rental Payments shall be paid directly by the City to the Trustee, and if received by the Authority at any time shall be transferred by the Authority to the Trustee within one Business Day after the receipt thereof. All Base Rental Payments received by the Trustee shall be deposited by the Trustee in the Base Rental Payment Fund.

(b) The Trustee shall transfer the amounts on deposit in the Base Rental Payment Fund, at the times and in the manner hereinafter provided, to the following respective funds in the following order of priority:

(i) Interest Fund. On the Business Day immediately preceding each Interest Payment Date, the Trustee shall transfer from the Base Rental Payment Fund to the Interest Fund the amount, if any, necessary to cause the amount on deposit in the Interest Fund to be equal to the interest due on the Bonds on such Interest Payment Date.

(ii) Principal Fund. On the Business Day immediately preceding each May 1, commencing May 1, [2026], the Trustee shall transfer from the Base Rental Payment Fund to

the Principal Fund the amount, if any, necessary to cause the amount on deposit in the Principal Fund to be equal to the principal amount of the Bonds due on such May 1, either as a result of the maturity thereof or mandatory sinking fund redemption payments required to be made with respect thereto. Moneys in the Principal Fund shall be used by the Trustee for the purpose of paying the principal of the Bonds when due and payable at their maturity dates or upon earlier mandatory sinking fund redemption.

(iii) Redemption Fund. The Trustee, on the redemption date specified in the Written Request of the City filed with the Trustee at the time that any prepaid Base Rental Payment is paid to the Trustee pursuant to the Lease Agreement, shall deposit in the Redemption Fund that amount of moneys representing the portion of the Base Rental Payments designated as prepaid Base Rental Payments. Additionally, the Trustee shall deposit in the Redemption Fund any amounts required to be deposited therein pursuant to Sections 5.03 and 5.04 hereof and Section 8.01 of the Lease Agreement. Moneys in the Redemption Fund shall be used by the Trustee for the purpose of paying the principal of and interest and premium, if any, on Series 2025A Bonds redeemed pursuant to the provisions of subsections (a) and (b) of Section 4.01 hereof and Additional Bonds redeemed pursuant to the corresponding provisions of the Supplemental Indenture pursuant to which such Additional Bonds are issued.

(iv) Capitalized Interest Fund. On the second Business Day immediately preceding each Interest Payment Date, the Trustee shall transfer from the Capitalized Interest Fund to the Interest Fund, the following amounts on the dates set forth below. All amounts remaining in the Capitalized Interest Fund following May 1, 2028 shall be transferred to the Interest Fund.

Date	***Amount***
November 1, 2025	$_____
May 1, 2026	
November 1, 2026	
May 1, 2027	
November 1, 2027	
May 1, 2028	

Section 5.03 Application of Net Insurance Proceeds. If the Property or any portion thereof shall be damaged or destroyed, subject to the further requirements of this Section, the City shall, as expeditiously as possible, continuously and diligently prosecute or cause to be prosecuted the repair or replacement thereof, unless the City elects not to repair or replace the Property or the affected portion thereof in accordance with the provisions hereof.

The Net Insurance Proceeds (other than Net Insurance Proceeds of rental interruption insurance), including the proceeds of any self-insurance, received on account of any damage or destruction of the Property or a portion thereof shall as soon as possible be deposited with the Trustee and be held by the Trustee in a special account and made available for and, to the extent necessary, shall be applied to the cost of repair or replacement of the Property or the affected portion thereof upon receipt of a Written Request of the City, together with invoices therefor. Each such Written Request of the City shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts. Pending such application, such proceeds may be invested by the Trustee as directed by the City in Permitted Investments that mature not later than such times moneys are expected to be needed to pay such costs of repair or replacement.

Notwithstanding the foregoing, the City shall, within 60 days of the occurrence of the event of damage or destruction, notify the Trustee in writing as to whether the City intends to replace or repair the Property or the portions of the Property which were damaged or destroyed. If the City does intend to replace or repair the Property or portions thereof, the City shall deposit with the Trustee the full amount of any insurance deductible to be credited to the special account.

If the damage, destruction or loss was such that there resulted in a substantial interference with the City's right to the use or occupancy of the Property and an abatement of Rental Payments results from such damage or destruction pursuant to Section 3.06 of the Lease Agreement, then the City shall be required either to (a) apply sufficient funds from the insurance proceeds and other legally available funds to the replacement or repair of the Property or the portions thereof which have been damaged to the condition which existed prior to such damage or destruction, or (b) apply sufficient funds from the insurance proceeds and other legally available funds to the redemption, as set forth in subsection (a) of Section 4.01 hereof and the corresponding provisions of any Supplemental Indenture pursuant to which Additional Bonds are issued, in full of all the Outstanding Bonds or all of those Outstanding Bonds which would have been payable from that portion of the Base Rental Payments which are abated as a result of the damage or destruction. Funds to be applied to the redemption of Bonds in accordance with clause (b) above shall be deposited in the Redemption Fund. If the City is not required to replace or repair the Property, or the affected portion thereof, as set forth in clause (a) above or to use such amounts to redeem Bonds as set forth in clause (b) above, then such proceeds shall, if there is first delivered to the Trustee a Written Certificate of the City to the effect that the annual fair rental value of the Property after such damage or destruction, and after any repairs or replacements made as a result of such damage or destruction, is at least equal to 100% of the maximum amount of Base Rental Payments becoming due under the Lease Agreement in the then current Rental Period or any subsequent Rental Period and the fair replacement value of the Property after such damage or destruction is at least equal to the principal amount of the Outstanding Bonds, be paid to the City to be used for any lawful purpose.

Proceeds of rental interruption insurance shall be deposited to the Base Rental Payment Fund and applied to the payment of Base Rental Payments to the extent of any abatement thereof pursuant to the Lease Agreement, and otherwise as directed in writing by the City.

The proceeds of any award in eminent domain received in respect to the Property shall be deposited by the Trustee in the Redemption Fund and applied to the redemption of Bonds pursuant to subsection (a) of Section 4.01 hereof and the corresponding provisions of any Supplemental Indenture pursuant to which Additional Bonds are issued.

Section 5.04 Title Insurance. Proceeds of any policy of title insurance received by the Trustee in respect of the Property shall be applied and disbursed by the Trustee as follows:

(a) if the City determines that the title defect giving rise to such proceeds has not substantially interfered with its use and occupancy of the Property and will not result in an abatement of Rental Payments payable by the City under the Lease Agreement, upon Written Request of the City, such proceeds shall be remitted to the City and used for any lawful purpose thereof; or

(b) if the City determines that the title defect giving rise to such proceeds has substantially interfered with its use and occupancy of the Property and will result in an abatement of Rental Payments payable by the City under the Lease Agreement, then, upon Written Request of the City, the Trustee shall immediately deposit such proceeds in the Redemption Fund and such proceeds

shall be applied to the redemption of Bonds in the manner provided in subsection (a) of Section 4.01 hereof and the corresponding provisions of any Supplemental Indenture pursuant to which Additional Bonds are issued.

Section 5.05 Reserved.

Section 5.06 Rebate Fund.

(a) Establishment. The Trustee shall establish a fund for the Bonds designated the "Rebate Fund" when required in accordance herewith. Absent an Opinion of Counsel that the exclusion from gross income for federal income tax purposes of interest on the Series 2025A Bonds will not be adversely affected, the Authority shall cause to be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to this Section and the Tax Certificate. All money at any time deposited in the Rebate Fund shall be held by the Trustee in trust for payment to the United States Treasury. All amounts on deposit in the Rebate Fund for the Series 2025A Bonds shall be governed by this Section and the Tax Certificate, unless and to the extent that the Authority delivers to the Trustee an opinion of Bond Counsel that the exclusion from gross income for federal income tax purposes of interest on the Bonds will not be adversely affected if such requirements are not satisfied. Notwithstanding anything to the contrary contained herein or in the Tax Certificate, the Trustee: (1) shall be deemed conclusively to have complied with the provisions thereof if it follows all Written Requests of the Authority or Written Requests of the City; (2) shall have no liability or responsibility to enforce compliance by the Authority or the City with the terms of the Tax Certificate and shall not be deemed to have knowledge of the terms thereof; (3) may rely conclusively on the Authority's or the City's calculations and determinations and certifications relating to rebate matters; and (4) shall have no responsibility to independently make any calculations or determinations or to review the Authority's or the City's calculations or determinations thereunder.

(i) Computation. Within 55 days of the end of each fifth Bond Year (as such term is defined in the Tax Certificate), the Authority shall calculate or cause to be calculated the amount of rebatable arbitrage, in accordance with Section 148(f)(2) of the Code and Section 1.148 3 of the Treasury Regulations (taking into account any applicable exceptions with respect to the computation of the rebatable arbitrage, described, if applicable, in the Tax Certificate (e.g., the temporary investments exceptions of Section 148(f)(4)(B) and the construction expenditures exception of Section 148(f)(4)(C) of the Code), and taking into account whether the election pursuant to Section 148(f)(4)(C)(vii) of the Code (the "1½% Penalty") has been made), for this purpose treating the last day of the applicable Bond Year as a computation date, within the meaning of Section 1.148 1(b) of the Treasury Regulations (the "Rebatable Arbitrage"). The Authority shall obtain expert advice as to the amount of the Rebatable Arbitrage to comply with this Section.

(ii) Transfer. Within 55 days of the end of each fifth Bond Year, upon the Written Request of the Authority or Written Request of the City, an amount shall be deposited to the Rebate Fund by the Trustee from any Rental Payments legally available for such purpose (as specified by the Authority or the City in the aforesaid Written Request), if and to the extent required, so that the balance in the Rebate Fund shall equal the amount of Rebatable Arbitrage so calculated in accordance with clause (i) of this subsection (a). In the event that immediately following the transfer required by the previous sentence, the amount then on deposit to the credit of the Rebate Fund exceeds the amount required to be on deposit therein, upon Written Request of the Authority or

Written Request of the City, the Trustee shall withdraw the excess from the Rebate Fund and then credit the excess to the Base Rental Payment Fund.

(iii) Payment to the Treasury. The Trustee shall pay, as directed by Written Request of the Authority, to the United States Treasury, out of amounts in the Rebate Fund:

(1) Not later than 60 days after the end of: (X) the fifth Bond Year; and (Y) each applicable fifth Bond Year thereafter, an amount equal to at least 90% of the Rebatable Arbitrage calculated as of the end of such Bond Year; and

(2) Not later than 60 days after the payment of all of the Bonds, an amount equal to 100% of the Rebatable Arbitrage calculated as of the end of such applicable Bond Year, and any income attributable to the Rebatable Arbitrage, computed in accordance with Section 148(f) of the Code and Section 1.148-3 of the Treasury Regulations.

In the event that, prior to the time of any payment required to be made from the Rebate Fund, the amount in the Rebate Fund is not sufficient to make such payment when such payment is due, the Authority shall calculate or cause to be calculated the amount of such deficiency and deposit an amount received from any legally available source equal to such deficiency prior to the time such payment is due. Each payment required to be made pursuant to this subsection (a) shall be made to the Internal Revenue Service Center, Ogden, Utah 84201 on or before the date on which such payment is due, and shall be accompanied by Internal Revenue Service Form 8038-T (prepared by the Authority), or shall be made in such other manner as provided under the Code.

(b) Disposition of Unexpended Funds. Any funds remaining in the Rebate Fund after redemption and payment of the Series 2025A Bonds and the payments described in subsection (a) above being made may be withdrawn by the Authority and utilized in any manner by the Authority.

(c) Survival of Defeasance. Notwithstanding anything in this Section to the contrary, the obligation to comply with the requirements of this Section shall survive the defeasance or payment in full of the Series 2025A Bonds.

Section 5.07 Investment of Moneys. Except as otherwise provided herein, all moneys in any of the funds or accounts established pursuant to this Indenture and held by the Trustee shall be invested by the Trustee solely in Permitted Investments, as directed in writing by the Authority filed with the Trustee at least two Business Days in advance of the making of such investments. Moneys in all funds and accounts held by the Trustee shall be invested in Permitted Investments maturing not later than the date on which it is estimated that such moneys will be required for the purposes specified in this Indenture. Absent timely written direction from the Authority, the Trustee shall hold any funds held by it uninvested. The Trustee may conclusively rely upon the Authority's written instructions as to both the suitability and legality of the directed investments and such written direction shall be deemed to be a certification that such directed investments constitute Permitted Investments.

Subject to the provisions of Section 5.06 hereof, all interest, profits and other income received from the investment of moneys in any fund or account established pursuant to this Indenture shall be retained therein.

Permitted Investments acquired as an investment of moneys in any fund established under this Indenture shall be credited to such fund. For the purpose of determining the amount in any fund, all Permitted Investments credited to such fund shall be valued by the Trustee at the fair market value thereof, such valuation to be performed not less frequently than semiannually on or before each April 15 and October 15. In determining fair market value, the Trustee may use and rely conclusively on any generally recognized securities pricing service available to it (including brokers and dealers in securities).

The Trustee may act as principal or agent in the making or disposing of any investment. Upon the Written Request of the Authority, the Trustee shall sell or present for redemption any Permitted Investments so purchased whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund to which such Permitted Investments is credited, and the Trustee shall not be liable or responsible for any loss resulting from any investment made or sold pursuant to this Section. For purposes of investment, the Trustee may commingle moneys in any of the funds and accounts established hereunder.

The Trustee may make any investments hereunder through the bond or investment department or trust investment department of the entity acting as Trustee hereunder, or those of such entity's parent or any affiliate, and such entity, or its parent or affiliate, as applicable, shall be entitled to its normal, customary and reasonable compensation for such services.

The entity acting as Trustee hereunder, or any of its affiliates, may act as sponsor, advisor or manager in connection with any investments made by the Trustee hereunder and such entity, or its affiliate, as applicable, shall be entitled to its normal, customary and reasonable compensation for such services.

The Authority and the City acknowledge that, to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Authority and the City the right to receive brokerage confirmations of security transactions as they occur, at no additional cost, the Authority and the City specifically waive receipt of such confirmations to the extent permitted by law.

The Trustee shall furnish the City periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the City. Upon the City's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provided only upon request. The City waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, which brokerage confirmations are at no additional cost, to the extent permitted by law. The City and the Authority further understand that trade confirmations for securities transactions effected by the Trustee will be available upon request and at no additional cost and other trade confirmations may be obtained from the applicable broker.

Section 5.08 Payment Procedure Under the Insurance Policy. **[To Come]**

ARTICLE VI

COVENANTS

Section 6.01 Compliance with Agreements. The Trustee will not authenticate or deliver any Bonds in any manner other than in accordance with the provisions hereof, and the Authority and

the City will not suffer or permit any default by them to occur hereunder, but will faithfully comply with, keep, observe and perform all the agreements, conditions, covenants and terms hereof required to be complied with, kept, observed and performed by them.

Section 6.02 Compliance with Ground Lease and Lease Agreement. The Authority and the City will faithfully comply with, keep, observe and perform all the agreements, conditions, covenants and terms contained in the Ground Lease and the Lease Agreement required to be complied with, kept, observed and performed by them and, together with the Trustee, will enforce the Ground Lease and the Lease Agreement against the other party thereto in accordance with their respective terms.

Section 6.03 Observance of Laws and Regulations. The Authority, the City and the Trustee will faithfully comply with, keep, observe and perform all valid and lawful obligations or regulations now or hereafter imposed on them by contract, or prescribed by any law of the United States of America or of the State of California, or by any officer, board or commission having jurisdiction or control, as a condition of the continued enjoyment of each and every franchise, right or privilege now owned or hereafter acquired by them, including their right to exist and carry on their respective businesses, to the end that such franchises, rights and privileges shall be maintained and preserved and shall not become abandoned, forfeited or in any manner impaired.

Section 6.04 Other Liens. The City will keep the Property and all parts thereof free from judgments and materialmen's and mechanics' liens and free from all claims, demands, encumbrances and other liens of whatever nature or character, and free from any claim or liability which materially impairs the City in conducting its business or utilizing the Property, and the Trustee at its option (after first giving the City ten days' written notice to comply therewith and failure of the City to so comply within such ten-day period) may, but is in no event obligated to, defend against any and all actions or proceedings, or may pay or compromise any claim or demand asserted in any such actions or proceedings; provided, however, that, in defending against any such actions or proceedings or in paying or compromising any such claims or demands, the Trustee shall not in any event be deemed to have waived or released the City from liability for or on account of any of its agreements and covenants contained herein, or from its liability hereunder and to perform such agreements and covenants.

So long as any Bonds are Outstanding, none of the Trustee, the Authority or the City shall create or suffer to be created any pledge of or lien the amounts on deposit in any of the funds or accounts created hereunder, other than the pledge and lien hereof.

The Authority, the City and the Trustee shall not encumber the Property other than in accordance with the Ground Lease, the Lease Agreement, the Indenture and the Assignment Agreement.

Section 6.05 Prosecution and Defense of Suits. The City will promptly, upon request of the Trustee (which request the Trustee is not required to make), take such action from time to time as may be necessary or proper to remedy or cure any cloud upon or defect in the title to the Property or any part thereof, whether now existing or hereafter developing, will prosecute all actions, suits or other proceedings as may be appropriate for such purpose and will indemnify and save the Trustee harmless from all cost, damage, expense or loss, including attorneys' fees and expenses, which it or the Owners may incur by reason of any such cloud, defect, action, suit or other proceeding.

Section 6.06 Accounting Records and Statements. The Trustee will keep proper accounting records in which complete and correct entries shall be made of all transactions made by the Trustee relating to the receipt, deposit and disbursement of the Base Rental Payments, and such accounting records shall be available for inspection by the Authority and the City at reasonable hours and under reasonable conditions upon reasonable prior notice.

Section 6.07 Recordation and Filing. The City will record, or cause to be recorded, with the appropriate county recorder, the Lease Agreement, the Ground Lease and the Assignment Agreement, or memoranda thereof.

Section 6.08 Tax Covenants. Notwithstanding any other provision of the Indenture, absent an Opinion of Counsel that the exclusion from gross income of the interest on the Series 2025A Bonds will not be adversely affected for federal income tax purposes, the City and the Authority covenant to comply with all applicable requirements of the Code necessary to preserve such exclusion from gross income with respect to the Series 2025A Bonds and specifically covenant, without limiting the generality of the foregoing, as follows:

(a) Private Activity. The City and the Authority will not take any action or refrain from taking any action or make any use of the proceeds of the Series 2025A Bonds or of any other moneys or property which would cause the Series 2025A Bonds to be "private activity bonds" within the meaning of Section 141 of the Code;

(b) Arbitrage. The City and the Authority will make no use of the proceeds of the Series 2025A Bonds or of any other amounts or property, regardless of the source, and will not take any action or refrain from taking any action which would cause the Series 2025A Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code;

(c) Federal Guarantee. The City and the Authority will make no use of the proceeds of the Series 2025A Bonds and will not take or omit to take any action that would cause the Series 2025A Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code;

(d) Information Reporting. The City and the Authority will take or cause to be taken all necessary action to comply with the informational reporting requirement of Section 149(e) of the Code necessary to preserve the exclusion of interest on the Series 2025A Bonds pursuant to Section 103(a) of the Code;

(e) Hedge Bonds. The City and the Authority will make no use of the proceeds of the Series 2025A Bonds or any other amounts or property, regardless of the source, and will not take any action or refrain from taking any action that would cause the Series 2025A Bonds to be considered "hedge bonds" within the meaning of Section 149(g) of the Code unless the City and the Authority take all necessary action to assure compliance with the requirements of Section 149(g) of the Code to maintain the exclusion from gross income of interest on the Series 2025A Bonds for federal income tax purposes; and

(f) Miscellaneous. The City and the Authority will not take any action or refrain from taking any action inconsistent with its expectations stated in the Tax Certificate and will comply with the covenants and requirements stated therein and incorporated by reference herein.

This Section and the covenants set forth herein shall not be applicable to, and nothing contained herein shall be deemed to prevent the City and the Authority from causing the Trustee to issue revenue bonds or to execute and deliver contracts payable on a parity with the Series 2025A Bonds, the interest with respect to which has been determined by an Opinion of Counsel to be subject to federal income taxation.

Section 6.09 Continuing Disclosure. The City will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Indenture, failure of the City to comply with the Continuing Disclosure Agreement shall not constitute an event of default hereunder; provided, however, that the Trustee may (and, at the written direction of any Participating Underwriter or the holders of at least 25% of the aggregate principal amount of Outstanding Bonds, and upon being indemnified to its reasonable satisfaction therefor, shall) or any Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate to compel performance, including seeking mandate or specific performance by court order.

Section 6.10 Further Assurances. Whenever and so often as requested to do so by the Trustee, the Authority and the City will promptly execute and deliver or cause to be executed and delivered all such other and further assurances, documents or instruments and promptly do or cause to be done all such other and further things as may be necessary or reasonably required in order to further and more fully vest in the Trustee all advantages, benefits, interests, powers, privileges and rights conferred or intended to be conferred upon it hereby or by the Assignment Agreement, the Ground Lease or the Lease Agreement.

ARTICLE VII

DEFAULT AND LIMITATIONS OF LIABILITY

Section 7.01 Action on Default. If an event of default (within the meaning of Article VII of the Lease Agreement) shall happen, then such event of default shall constitute an event of default hereunder. The Trustee, as assignee of the Authority, shall give notice of an event of default under the Lease Agreement to the City. In each and every case during the continuance of an event of default, the Trustee may and, at the direction of the Owners of not less than a majority of the aggregate principal amount of Bonds then Outstanding, and upon being indemnified to its reasonable satisfaction therefor, shall, upon notice in writing to the City and the Authority, exercise any of the remedies granted to the Authority under the Lease Agreement and, in addition, take whatever action at law or in equity may appear necessary or desirable to enforce its rights as assignee pursuant to the Assignment Agreement or to protect and enforce any of the rights vested in the Trustee or the Owners by this Indenture or by the Bonds, either at law or in equity or in bankruptcy or otherwise, whether for the specific enforcement of any covenant or agreement or for the enforcement of any other legal or equitable right, including any one or more of the remedies set forth in Section 7.02 hereof.

Section 7.02 Other Remedies of the Trustee. Subject to the provisions of Section 7.01 hereof, the Trustee shall have the right:

(a) by mandamus or other action or proceeding or suit at law or in equity to enforce its rights against the Authority or the City or any member, director, officer or employee thereof, and to compel the Authority or the City or any such member, director, officer or employee to

perform or carry out its or his or her duties under law and the agreements and covenants required to be performed by it or him or her contained herein;

(b) by suit in equity to enjoin any acts or things which are unlawful or violate the rights of the Trustee; or

(c) by suit in equity upon the happening of any event of default hereunder to require the Authority and the City to account as the trustee of an express trust.

Nothing herein shall be deemed to authorize the Trustee to authorize or consent to or accept or adopt on behalf of any Owner any plan of reorganization, arrangement, adjustment or composition affecting the Bonds or the rights of any Owner thereof, or to authorize the Trustee to vote in respect of the claim of any Owner in any such proceeding without the approval of the Owners so affected.

Notwithstanding any provision of this Indenture to the contrary, no event of default hereunder or under the Lease Agreement by the Authority or the City shall result in the acceleration of debt service on the Bonds hereunder.

Section 7.03 Non-Waiver. A waiver of any default or breach of duty or contract by the Trustee shall not affect any subsequent default or breach of duty or contract or impair any rights or remedies on any such subsequent default or breach of duty or contract. No delay or omission by the Trustee to exercise any right or remedy accruing upon any default or breach of duty or contract shall impair any such right or remedy or shall be construed to be a waiver of any such default or breach of duty or contract or an acquiescence therein, and every right or remedy conferred upon the Trustee by law or by this Article may be enforced and exercised from time to time and as often the Trustee shall deem expedient.

If any action, proceeding or suit to enforce any right or to exercise any remedy is abandoned or determined adversely to the Trustee or any Owner, then subject to any adverse determination, the Trustee, such Owner, the Authority and the City shall be restored to their former positions, rights and remedies as if such action, proceeding or suit had not been brought or taken.

Section 7.04 Remedies Not Exclusive. Subject to the provisions of Section 7.01 hereof, no remedy herein conferred upon or reserved to the Trustee is intended to be exclusive of any other remedy, and each such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing in law or in equity or by statute or otherwise and may be exercised without exhausting and without regard to any other remedy conferred by any law. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 7.05 No Liability by the Authority to the Owners. Except as expressly provided herein, the Authority shall not have any obligation or liability to the Owners with respect to the payment when due of the Base Rental Payments by the City, or with respect to the performance by the City of the other agreements and covenants required to be performed by it contained in the Lease Agreement or herein, or with respect to the performance by the Trustee of any right or obligation required to be performed by it contained herein.

Section 7.06 No Liability by the City to the Owners. Except for the payment when due of the Base Rental Payments and the performance of the other agreements and covenants required to

be performed by it contained in the Lease Agreement, the Ground Lease or herein, the City shall not have any obligation or liability to the Owners with respect to this Indenture or the preparation, execution, delivery or transfer of the Bonds or the disbursement of the Base Rental Payments by the Trustee to the Owners, or with respect to the performance by the Trustee of any right or obligation required to be performed by it contained herein.

Section 7.07 No Liability of the Trustee to the Owners. Except as expressly provided herein, the Trustee shall not have any obligation or liability to the Owners with respect to the payment when due of the Base Rental Payments by the City, or with respect to the performance by the Authority or the City of the other agreements and covenants required to be performed by them contained in the Lease Agreement, the Ground Lease or herein.

Section 7.08 Application of Amounts After Default. All payments received by the Trustee with respect to the rental of the Property after a default by the City pursuant to Article VII of the Lease Agreement (including, without limitation, any proceeds received in connection with the sale, assignment or sublease of the Authority's right, title and interest in the Ground Lease), and all damages or other payments received by the Trustee for the enforcement of any rights and powers of the Trustee under Article VII of the Lease Agreement, shall be deposited into the Base Rental Payment Fund and as soon as practicable thereafter applied, together with all other funds held hereunder (except funds in the Rebate Fund):

(a) to the payment of all amounts due the Trustee under Article VIII hereof;

(b) to the payment of all amounts then due for interest on the Bonds, in respect of which, or for the benefit of which, money has been collected (other than Bonds which have become payable-prior to such event of default and money for the payment of which is held by the Trustee), ratably without preference or priority of any kind, according to the amounts of interest on such Bonds due and payable;

(c) to the payment of all amounts then due for principal of the Bonds, in respect of which, or for the benefit of which, money has been collected (other than Bonds which have become payable prior to such event of default and money for the payment of which is held by the Trustee), ratably without preference or priority of any kind, according to the amounts of principal of such Bonds due and payable; and

(d) to the extent Policy Costs or Insurer Reimbursement Amounts are due and payable to the Insurer, to the payment of such amounts.

Section 7.09 Trustee May Enforce Claims Without Possession of Bonds. All rights of action and claims under this Indenture or the Bonds may be prosecuted and enforced by the Trustee without the possession of any of the Bonds or the production thereof in any proceeding relating thereto, and any such proceeding instituted by the Trustee shall be brought in its own name as trustee of an express trust, and any recovery of judgment shall, after provision for the payment of the reasonable compensation, expenses, disbursements and advances of the Trustee, its agents and counsel, be for the ratable benefit of the Owners in respect of which such judgment has been recovered.

Section 7.10 Limitation on Suits. No Owner of any Bond shall have any right to institute any proceeding, judicial or otherwise, with respect to this Indenture, or for the appointment of a

receiver or Trustee, or for any other remedy hereunder, unless (a) such Owner shall have previously given written notice to the Trustee of a continuing event of default, (b) the Owners of not less than 25% of the aggregate principal amount of Bonds then Outstanding shall have made written request to the Trustee to institute proceedings in respect of such event of default in its own name as Trustee hereunder, (c) such Owner or Owners shall have afforded to the Trustee indemnity reasonably satisfactory to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request, (d) the Trustee for 60 days after its receipt of such notice, request and offer of indemnity shall have failed to institute any such proceedings, and (e) no direction inconsistent with such written request shall have been given to the Trustee during such 60 day period by the Owners of a majority of the aggregate principal amount of Bonds then Outstanding; it being understood and intended that no one or more Owners shall have any right in any manner whatever by virtue of, or by availing of, any provision of this Indenture to affect, disturb or prejudice the rights of any other Owner, or to obtain or seek to obtain priority or preference over any other Owner or to enforce any right under this Indenture, except in the manner herein provided and for the equal and ratable benefit of all the Owners.

Section 7.11 [Insurer Rights.] [To Come]

ARTICLE VIII

THE TRUSTEE

Section 8.01 Employment of the Trustee. The Authority hereby appoints and employs the Trustee to receive, deposit and disburse the Base Rental Payments, to authenticate, deliver and transfer the Bonds and to perform the other functions contained herein, all in the manner provided herein and subject to the conditions and terms hereof. By executing and delivering this Indenture, the Trustee accepts the appointment and employment hereinabove referred to and accepts the rights and obligations of the Trustee provided herein, subject to the conditions and terms hereof. Other than when an event of default has occurred and is continuing, the Trustee undertakes to perform such duties and only such duties as are specifically set forth in this Indenture, and no implied covenants or obligations shall be read into this Indenture against the Trustee. In case an event of default has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs. The Trustee hereby covenants and agrees that it will not encumber the Property other than in accordance with this Indenture or the Assignment Agreement.

Section 8.02 Duties, Removal and Resignation of the Trustee. The Authority may, by an instrument in writing, remove the Trustee initially a party hereto and any successor thereto unless an event of default shall have occurred and then be continuing, and shall remove the Trustee initially a party hereto and any successor thereto if at any time (a) requested to do so by an instrument or concurrent instruments in writing signed by the Owners of a majority of the aggregate principal amount of Bonds at the time Outstanding (or their attorneys duly authorized in writing), or (b) the Trustee shall cease to be eligible in accordance with the following sentence, and shall appoint a successor Trustee. The Trustee and any successor Trustee shall be (A) a national banking association that is supervised by the Office of the Comptroller of the Currency and has at least $250 million of assets, (B) a state-chartered commercial bank that is a member of the Federal Reserve System and has at least $1 billion of assets, or (C) otherwise approved by the Insurer in writing. If such national banking association or state-chartered commercial bank publishes a report of condition at least

annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such national banking association or state-chartered commercial bank shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Trustee may at any time resign and be discharged from its duties and obligations hereunder at any time by giving written notice of such resignation to the Authority and the City and by giving notice, by first class mail, postage prepaid, of such resignation to the Owners at their addresses appearing on the Registration Books. Upon receiving such notice of resignation, the Authority shall promptly appoint a successor Trustee by an instrument in writing; provided, however, that in the event the Authority does not appoint a successor Trustee within 30 days following receipt of such notice of resignation, the resigning Trustee may, at the expense of the Authority, petition the appropriate court having jurisdiction to appoint a successor Trustee. Any resignation or removal of a Trustee and appointment of a successor Trustee shall become effective only upon acceptance of appointment by the successor Trustee and the Insurer shall receive prior written notice of any name change of the Trustee.

Notwithstanding the foregoing, no removal, resignation or termination of the Trustee shall take effect until a successor, meeting the requirements above or acceptable to the Insurer, shall be qualified and appointed.

Any corporation, association or agency into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, provided that such entity meets the combined capital and surplus requirements of this Section, ipso facto, shall be and become successor trustee under this Indenture and vested with all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 8.03 Compensation of the Trustee. The City shall from time to time, subject to any written agreement then in effect with the Trustee, pay the Trustee reasonable compensation for all its services rendered hereunder and reimburse the Trustee for all its reasonable advances and expenditures (which shall not include "overhead expenses" except as such expenses are included as a component of the Trustee's stated annual fees) hereunder, including but not limited to advances to and reasonable fees and reasonable expenses of accountants, agents, appraisers, consultants or other experts, and counsel not directly employed by the Trustee but an attorney or firm of attorneys retained by the Trustee, employed by it in the exercise and performance of its rights and obligations hereunder. The Trustee may take whatever legal actions are lawfully available to it directly against the Authority or the City.

The City shall, to the extent permitted by law, indemnify and save the Trustee harmless against any liabilities, costs, claims or expenses, including those of its attorneys, which it may incur in the exercise and performance of its powers and duties hereunder, under the Lease Agreement, or in connection with any document or transaction contemplated hereunder or thereunder, including the enforcement of any remedies and the defense of any suit, and which are not due to its negligence or its willful misconduct, as finally adjudicated by a court of competent jurisdiction. The duty of the

City to compensate and indemnify the Trustee shall survive the termination and discharge of this Indenture and the earlier removal or resignation of the Trustee.

No provision of this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder or in the exercise of any of its rights or powers hereunder.

Upon an event of default hereunder, and only upon an event of default, the Trustee shall have a first lien with right of payment prior to payment on account of principal of and premium, if any, and interest on any Bond, upon the trust estate for the foregoing fees, charges and expenses incurred by it. When the Trustee incurs expenses or renders services after the occurrence of an event of default, such expenses and the compensation for such services are intended to constitute expenses of administration under any federal or state bankruptcy, insolvency, arrangement, moratorium, reorganization or other debtor relief law.

Section 8.04 Protection of the Trustee. The Trustee shall be protected and shall incur no liability in acting or proceeding in good faith upon any affidavit, bond, certificate, consent, notice, request, requisition, resolution, statement, telegram, voucher, waiver or other paper or document which it shall in good faith believe to be genuine and to have been adopted, executed or delivered by the proper party or pursuant to any of the provisions hereof, and the Trustee shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument, but may accept and rely upon the same as conclusive evidence of the truth and accuracy of such statements. The Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request or direction of any of the Owners of the Bonds pursuant to this Indenture, unless such Owners shall have offered to the Trustee security or indemnity, reasonably satisfactory to the Trustee, against the reasonable costs, expenses and liabilities which might be incurred by it in compliance with such request or direction. The Trustee may consult with counsel, who may be counsel to the Authority or the City, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect to any action taken or suffered by it hereunder in good faith in accordance therewith.

The Trustee shall not be responsible for the sufficiency of the Bonds or the Lease Agreement, or of the assignment made to it by the Assignment Agreement, or for statements made in any preliminary or final official statement relating to the Bonds, or of the title to the Property.

Whenever in the administration of its rights and obligations hereunder the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a Written Certificate of the City or a Written Certificate of the Authority, and such certificate shall be full warrant to the Trustee for any action taken or suffered under the provisions hereof upon the faith thereof, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as it deems reasonable.

The Trustee may buy, sell, own, hold and deal in any of the Bonds and may join in any action which any Owner may be entitled to take with like effect as if the Trustee were not a party hereto, The Trustee, either as principal or agent, may also engage in or be interested in any financial or other transaction with the Authority or the City, and may act as agent, depository or trustee for any

committee or body of Owners or of owners of obligations of the Authority or the City as freely as if it were not the Trustee hereunder.

The Trustee may, to the extent reasonably necessary, execute any of the trusts or powers hereof and perform any rights and obligations required of it hereunder by or through agents, attorneys or receivers, and shall be entitled to advice of counsel concerning all matters of trust and its rights and obligations hereunder, and the Trustee shall not be answerable for the negligence or misconduct of any such agent, attorney or receiver selected by it with reasonable care; provided, however, that in the event of any negligence or misconduct of any such attorney, agent or receiver, the Trustee shall in a commercially reasonable manner pursue all remedies of the Trustee against such agent, attorney or receiver. The Trustee shall not be liable for any error of judgment made by it in good faith unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts.

The Trustee shall not be answerable for the exercise of any trusts or powers hereunder or for anything whatsoever in connection with the funds established hereunder, except only for its own willful misconduct, negligence or breach of an obligation hereunder.

The Trustee shall not be deemed to have knowledge of an event of default unless it has actual knowledge thereof.

The Trustee may, on behalf of the Owners, intervene in any judicial proceeding to which the Authority or the City is a party and which, in the opinion of the Trustee and its counsel, affects the Bonds or the security therefor, and shall do so if requested in writing by the Owners of at least 5% of the aggregate principal amount of Bonds then Outstanding, provided the Trustee shall have no duty to take such action unless it has been indemnified to its reasonable satisfaction against all risk or liability arising from such action.

The Trustee's rights to immunities and protection from liability hereunder and its rights to payment of its fees and expenses shall survive its resignation or removal and final payment or defeasance of the Bonds.

All indemnifications and releases from liability granted herein to the Trustee shall extend to the directors, officers, employees and agents of the Trustee.

The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty, and the Trustee shall not be answerable for other than its negligence or willful default. The Trustee shall have no responsibility or liability with respect to any information, statements or recitals in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of these Bonds. The Trustee shall not be accountable for the use or application by the City or the Authority of any of the Bonds or the proceeds thereof or for the use or application of any money paid over by the Trustee in accordance with the provisions of this Indenture or for the use and application of money received by any paying agent.

In no event shall the Trustee be responsible or liable for special, indirect, consequential, punitive or incidental loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

In no event shall the Trustee be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation, strikes, work stoppages, accidents, acts of war or terrorism, civil or military disturbances, pandemics, epidemics, recognized public emergencies, quarantine restrictions, nuclear or natural catastrophes or acts of God, interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services, and hacking, cyber-attacks, or other use or infiltration of the Trustee's technological infrastructure exceeding authorized access; it being understood that the Trustee shall use reasonable efforts that are consistent with accepted practices in the banking industry to resume performance as soon as practicable under the circumstances.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the Authority and City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the Authority and City whenever a person is to be added or deleted from the listing. If the Authority and City elect to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The Authority and City understand and agree that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The Authority and City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the Authority and City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority and City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The Authority and City agree: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the Authority and City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

The Trustee shall not be liable to the parties hereto or deemed in breach or default hereunder if and to the extent its performance hereunder is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the Trustee and could not have been avoided by exercising due care. Force majeure shall include but not be limited to acts of God, terrorism, war, riots, strikes, fire, floods, earthquakes, epidemics or other similar occurrences.

In acting or omitting to act pursuant to the Lease Agreement or Ground Lease, the Trustee shall be entitled to all of the rights, immunities and indemnities accorded to it under this Indenture and the Lease Agreement, including, but not limited to, this Article VIII.

Section 8.05 Notice to Insurer by Trustee. The Trustee shall notify the Insurer of any failure of the Authority to provide notices, certificates and other information under the transaction documents of which the Trustee has actual or deemed knowledge pursuant to Section 8.04 hereof.

ARTICLE IX

MODIFICATION OR AMENDMENTS

Section 9.01 Modifications and Amendments Permitted.

(a) This Indenture and the rights and obligations of the Authority, the City, the Owners of the Bonds and the Trustee may be modified or amended from time to time and at any time by a Supplemental Indenture, which the Authority, the City and the Trustee may enter into with the written consent of the Owners of a majority in aggregate principal amount of Bonds then Outstanding and the written consent of the Insurer, so long as the Insurer is not in default on any obligation under the Insurance Policy, which shall have been filed with the Trustee. No such modification or amendment shall (i) extend the fixed maturity of any Bonds, or reduce the amount of principal thereof or the rate of interest thereon, or extend the time of payment, without the consent of the Owner of each Bond so affected, or (ii) eliminate the aforesaid consent of the Insurer or reduce the aforesaid percentage of Bonds the consent of the Owners of which is required to effect any such modification or amendment, or (iii) permit the creation of any lien on the Base Rental Payments and other assets pledged under this Indenture prior to or on a parity with the lien created by this Indenture or deprive the Owners of the Bonds of the lien created by this Indenture on such Base Rental Payments and other assets (except as expressly provided in this Indenture), without the consent of the Owners of all of the Bonds then Outstanding, or (iv) amend this subsection (a). It shall not be necessary for the consent of the Bond Owners to approve the particular form of any Supplemental Indenture, but it shall be sufficient if such consent shall approve the substance thereof.

(b) This Indenture and the rights and obligations of the Authority, the City, the Trustee, and the Owners of the Bonds may also be modified or amended from time to time and at any time by a Supplemental Indenture, which the Authority, the City and the Trustee may enter into without the consent of any Bond Owners or the Insurer for any one or more of the following purposes:

(i) to add to the covenants and agreements of the Authority or the City in this Indenture contained other covenants and agreements thereafter to be observed, to pledge or assign additional security for the Bonds (or any portion thereof), or to surrender any right or power herein reserved to or conferred upon the Authority or the City;

(ii) to make such provisions for the purpose of curing any ambiguity, inconsistency or omission, or of curing or correcting any defective provision contained in this Indenture;

(iii) to provide for the issuance of one or more Series of Additional Bonds, and to provide the terms and conditions under which such Series of Additional Bonds may be issued, subject to and in accordance with the provisions of Article III hereof;

(iv) to modify, amend or supplement this Indenture in such manner as to permit the qualification hereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect, and to add such other terms, conditions and provisions as may be permitted by said act or similar federal statute;

(v) to modify, amend or supplement this Indenture in such manner as to cause interest on the Series 2025A Bonds and Additional Bonds issued on a tax-exempt basis to be excludable from gross income for purposes of federal income taxation by the United States of America;

(vi) to grant or confer upon the Owners of the Bonds any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the Owners of the Bonds;

(vii) to add to the conditions, limitations and restrictions on the issuance of Bonds under the provisions of this Indenture other conditions, limitations and restrictions thereafter to be observed; and

(viii) in any other respect whatsoever as the Authority and the City may deem necessary or desirable, provided that such modification or amendment does not materially adversely affect the interests of the Bond Owners hereunder.

(c) Promptly after the execution by the Authority, the City and the Trustee of any Supplemental Indenture, the Trustee shall mail a notice (the form of which shall be furnished to the Trustee by the Authority), by first class mail postage prepaid, setting forth in general terms the substance of such Supplemental Indenture, to the Owners of the Bonds at the respective addresses shown on the Registration Books. Any failure to give such notice, or any defect therein, shall not, however, in any way impair or affect the validity of any such Supplemental Indenture.

(d) No Supplemental Indenture shall modify any of the rights or obligations of the Trustee without its prior written consent.

Section 9.02 Effect of Supplemental Indenture. Upon the execution of any Supplemental Indenture pursuant to this Article, this Indenture shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties and obligations under this Indenture of the Authority, the City, the Trustee and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modification and amendment, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 9.03 Endorsement of Bonds; Preparation of New Bonds. Bonds delivered after the execution of any Supplemental Indenture pursuant to this Article may, and if the Authority so determines shall, bear a notation by endorsement or otherwise in form approved by the Authority as to any modification or amendment provided for in such Supplemental Indenture, and, in that case, upon demand of the Owner of any Bonds Outstanding at the time of such execution and presentation

of his Bonds for the purpose at the Office of the Trustee a suitable notation shall be made on such Bonds. If the Supplemental Indenture shall so provide, new Bonds so modified as to conform, in the opinion of the Authority, to any modification or amendment contained in such Supplemental Indenture, shall be prepared and executed by the Authority and authenticated by the Trustee, and upon demand of the Owners of any Bonds then Outstanding shall be exchanged at the Office of the Trustee, without cost to any Bond Owner, for Bonds then Outstanding, upon surrender for cancellation of such Bonds, in equal aggregate principal amount of the same interest rate and maturity.

Section 9.04 Amendment of Particular Bonds. The provisions of this Article shall not prevent any Bond Owner from accepting any amendment as to the particular Bonds held by such Owner.

Section 9.05 Execution of Supplemental Indentures. In executing, or accepting the additional trusts created by, any supplemental indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall be provided, and shall be fully protected in relying upon, an Opinion of Counsel stating that the execution of such supplemental indenture is authorized or permitted by this Indenture and complies with the terms hereof. The Trustee may, but shall not be obligated to, enter into any such supplemental indenture which affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

ARTICLE X

DEFEASANCE

Section 10.01 Discharge of Indenture. If the Authority shall pay or cause to be paid or there shall otherwise be paid to the Owners of all Outstanding Bonds the principal thereof and the interest and premium, if any, thereon at the times and in the manner stipulated herein and therein, then the Owners of such Bonds shall cease to be entitled to the pledge of the Base Rental Payments and the other assets as provided herein, and all agreements, covenants and other obligations of the Authority and the City to the Owners of such Bonds hereunder shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the Authority and the City all such instruments as may be necessary or desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the City all money or securities held by it pursuant hereto which are not required for the payment of the principal of and interest and premium, if any, on such Bonds.

Subject to the provisions of the above paragraph, when any of the Bonds shall have been paid and if, at the time of such payment, the Authority and the City shall have kept, performed and observed all of the covenants and promises in such Bonds and in this Indenture required or contemplated to be kept, performed and observed by them on or prior to that time, then this Indenture shall be considered to have been discharged in respect of such Bonds and such Bonds shall cease to be entitled to the lien of this Indenture and such lien and all covenants, agreements and other obligations of the Authority and the City hereunder shall cease, terminate become void and be completely discharged as to such Bonds.

Notwithstanding the satisfaction and discharge of this Indenture or the discharge of this Indenture in respect of any Bonds, those provisions of this Indenture relating to the maturity of the Bonds, interest payments and dates thereof, exchange and transfer of Bonds, replacement of

mutilated, destroyed, lost or stolen Bonds, the safekeeping and cancellation of Bonds, non-presentment of Bonds, and the duties of the Trustee in connection with all of the foregoing, shall remain in effect and shall be binding upon the Trustee and the Owners of the Bonds and the Trustee shall continue to be obligated to hold in trust any moneys or investments then held by the Trustee for the payment of the principal of and interest and premium, if any, on the Bonds, to pay to the Owners of Bonds the funds so held by the Trustee as and when such payment becomes due. Notwithstanding the satisfaction and discharge of this Indenture or the discharge of this Indenture in respect of any Bonds, those provisions of this Indenture relating to the compensation and indemnity of the Trustee shall remain in effect and shall be binding upon the Trustee, the City and the Authority.

Section 10.02 Bonds Deemed To Have Been Paid. If moneys shall have been set aside and held by the Trustee for the payment or redemption of any Bonds and the interest thereon at the maturity or redemption date thereof, such Bonds shall be deemed to have been paid within the meaning and with the effect provided in Section 10.01 hereof. Any Outstanding Bonds shall prior to the maturity date or redemption date thereof be deemed to have been paid within the meaning of and with the effect expressed in Section 10.01 hereof if (a) in case any of such Bonds are to be redeemed on any date prior to their maturity date, the Authority shall have given to the Trustee in form satisfactory to it irrevocable instructions to give, on a date in accordance with the provisions of Section 4.02 hereof, notice of redemption of such Bonds on said redemption date, said notice to be given in accordance with Section 4.02 hereof, (b) there shall have been deposited with the Trustee either (i) money in an amount which shall be sufficient, or (ii) Federal Securities that are not subject to redemption other than at the option of the holder thereof, the interest on and principal of which when paid will provide money which, together with the money, if any deposited with the Trustee at the same time, shall, as verified by an independent certified public accountant in a report (the "Verification Report") (acceptable to the Insurer) filed with the Authority, the City, the Insurer and the Trustee, be sufficient to pay when due the interest to become due on such Bonds on and prior to the maturity date or redemption date thereof, as the case may be, and the principal of and premium, if any, on such Bonds, and (c) in the event such Bonds are not by their terms subject to redemption within the next succeeding 60 days, the Authority shall have given the Trustee in form satisfactory to it irrevocable instructions to mail as soon as practicable, a notice to the owners of such Bonds that the deposit required by clause (b) above has been made with the Trustee and that such Bonds, are deemed to have been paid in accordance with this Section and stating the maturity date or redemption date upon which money is to be available for the payment of the principal of and premium, if any, on such Bonds.

[At least three (3) Business Days prior to any defeasance with respect to the Insured Series 2025A Bonds, the Authority shall deliver to the Insurer draft copies of an escrow agreement, an opinion of Bond Counsel regarding the validity and enforceability of the escrow agreement and the defeasance of the Insured Series 2025A Bonds and a Verification Report regarding the sufficiency of the escrow fund. Such opinion and Verification Report shall be addressed to the Insurer and shall be in form and substance satisfactory to the Insurer. In addition, the escrow agreement shall provide that any substitution of securities following the execution and delivery of the escrow agreement shall require the delivery of: (I) a Verification Report; (II) an opinion of Bond Counsel that such substitution will not adversely affect the exclusion from gross income of the holders of the Insured Series 2025A Bonds of the interest on the Insured Series 2025A Bonds for federal income tax purposes; and (III) the prior written consent of the Insurer, which consent will not be unreasonably withheld.]

[This Indenture shall not be discharged with respect to the Insured Series 2025A Bonds until all Policy Costs and Insurer Reimbursement Amounts and any other amounts due to the Insurer payable pursuant to Sections 5.05(b) and 11.21 hereof have been paid. The obligation to pay such amounts shall expressly survive the payment in full of the Insured Series 2025A Bonds.]

The Series 2025A Bonds shall be deemed Outstanding under this Indenture unless and until they are in fact paid and retired or the above criteria are met.

Section 10.03 Payment of Bonds After Discharge of Indenture. Notwithstanding any provisions of this Indenture, to the extent permitted by law, any moneys held by the Trustee in trust for the payment of the principal of, or premium or interest on, any Bonds and remaining unclaimed for two years after the date of deposit of such moneys, shall be repaid to the Authority (without liability for interest) free from the trusts created by this Indenture, and all liability of the Trustee with respect to such moneys shall thereupon cease; provided, however, that before the repayment of such moneys to the Authority as aforesaid, the Trustee may (at the cost of the Authority) first mail, by first class mail postage prepaid, to the Owners of Bonds which have not yet been paid, at the respective addresses shown on the Registration Books, a notice, in such form as may be deemed appropriate by the Trustee with respect to the Bonds so payable and not presented and with respect to the provisions relating to the repayment to the Authority of the moneys held for the payment thereof.

ARTICLE XI

MISCELLANEOUS

Section 11.01 Benefits of Indenture Limited to Parties. Nothing contained herein, expressed or implied, is intended to give to any person other than the Authority, the City, the Trustee, the Insurer and the Owners any claim, remedy or right under or pursuant hereto, and any agreement, condition, covenant or term required herein to be observed or performed by or on behalf of the Authority or the City shall be for the sole and exclusive benefit of the Trustee, the Insurer and the Owners.

Section 11.02 Successor Deemed Included in all References to Predecessor. Whenever the Authority, the City or the Trustee, or any officer thereof, is named or referred to herein, such reference shall be deemed to include the successor to the powers, duties and functions that are presently vested in the Authority, the City or the Trustee, or such officer, and all agreements, conditions, covenants and terms required hereby to be observed or performed by or on behalf of the Authority, the City or the Trustee, or any officer thereof, shall bind and inure to the benefit of the respective successors thereof whether so expressed or not.

Section 11.03 Execution of Documents by Owners. Any declaration, request or other instrument which is permitted or required herein to be executed by Owners may be in one or more instruments of similar tenor and may be executed by Owners in person or by their attorneys appointed in writing. The fact and date of the execution by any Owner or his or her attorney of any declaration, request or other instrument or of any writing appointing such attorney may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state or territory in which he or she purports to act that the person signing such declaration, request or other instrument or writing acknowledged to him or her the execution thereof, or by an affidavit of a witness of such execution duly sworn to before such notary public or other officer, or by such other proof as the Trustee may accept which it may deem sufficient.

The ownership of any Bonds and the amount, payment date, number and date of owning the same may be proved by the Registration Books.

Any declaration, request or other instrument in writing of the Owner of any Bond shall bind all future Owners of such Bond with respect to anything done or suffered to be done by the Authority, the City or the Trustee in good faith and in accordance therewith.

Section 11.04 Waiver of Personal Liability. Notwithstanding anything contained herein to the contrary, no member, officer or employee of the Authority or the City shall be individually or personally liable for the payment of any moneys, including without limitation, the principal of or interest on the Bonds, but nothing contained herein shall relieve any member, officer or employee of the City or the Authority from the performance of any official duty provided by any applicable provisions of law, by the Lease Agreement or hereby.

Section 11.05 Destruction of Bonds. Whenever in this Indenture provision is made for the cancellation by the Trustee and the delivery to the Authority of any Bonds, the Trustee may, in lieu of such cancellation and delivery, destroy such Bonds.

Section 11.06 Funds and Accounts. Any fund or account required to be established and maintained herein by the Trustee may be established and maintained in the accounting records of the Trustee either as an account or a fund, and may, for the purposes of such accounting records, any audits thereof and any reports or statements with respect thereto, be treated either as an account or a fund, but all such records with respect to all such funds and accounts shall at all times be maintained in accordance with sound accounting practice and with due regard for the protection of the security of the Bonds and the rights of the Owners.

The Trustee may commingle any of the moneys held by it hereunder for investment purposes only; provided, however, that the Trustee shall account separately for the moneys in each fund or account established pursuant to this Indenture. The Trustee may establish such funds and accounts as it deems necessary or appropriate to perform its obligations hereunder.

Section 11.07 Article and Section Headings Gender and References. The singular form of any word used herein, including the terms defined in Section 1.01 hereof, shall include the plural, and vice versa, unless the context otherwise requires. The use herein of a pronoun of any gender shall include correlative words of the other gender. The headings or titles of the several Articles and Sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof. All references herein to "Articles," "Sections," subsections or clauses are to the corresponding Articles, Sections, subsections or clauses hereof, and the words "hereby," "herein," "hereof," "hereto," "herewith," "hereunder" and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section, subsection or clause thereof.

Section 11.08 Partial Invalidity. If any one or more of the agreements, conditions, covenants or terms required herein to be observed or performed by or on the part of the Authority, the City or the Trustee shall be contrary to law, then such agreement or agreements, such condition or conditions, such covenant or covenants or such term or terms shall be null and void to the extent contrary to law and shall be deemed separable from the remaining agreements, conditions, covenants and terms hereof and shall in no way affect the validity hereof or of the Bonds, and the Owners shall retain all the benefit, protection and security afforded to them under any applicable provisions of law.

The Authority, the City and the Trustee hereby declare that they would have executed this Indenture, and each and every Article, Section, paragraph, subsection, sentence, clause and phrase hereof and would have authorized the execution and delivery of the Bonds pursuant hereto irrespective of the fact that any one or more Articles, Sections, paragraphs, subsections, sentences, clauses or phrases hereof or the application thereof to any person or circumstance may be held to be unconstitutional, unenforceable or invalid.

Section 11.09 Disqualified Bonds. In determining whether the Owners of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Bonds which are actually known by the Trustee to be owned or held by or for the account of the Authority or the City, or by any Person directly or indirectly controlling or controlled by, or under direct or indirect common control with, the Authority or the City, shall be disregarded and deemed not to be Outstanding for the purpose of any such determination; except that, in determining whether the Trustee shall be protected in relying upon any such demand, request, direction, consent or waiver of an Owner, only Bonds which the Trustee actually knows to be owned or held by or for the account of the Authority or the City, or by any Person directly or indirectly controlling or controlled by, or under direct or indirect common control with, the Authority or the City, shall be disregarded unless all Bonds are so owned or held, in which case such Bonds shall be considered Outstanding for the purpose of such determination. Bonds so owned which have been pledged in good faith may be regarded as Outstanding for the purposes of this Section if the pledgee shall establish to the satisfaction of the Trustee the pledgee's right to vote such Bonds and that the pledgee is not a Person directly or indirectly controlling or controlled by, or under direct or indirect common control with, the Authority or the City. In case of a dispute as to such right, any decision by the Trustee taken upon the advice of counsel shall be full protection to the Trustee. Upon request of the Trustee, the Authority and the City shall specify in a certificate to the Trustee those Bonds disqualified pursuant to this Section and the Trustee may conclusively rely on such certificate.

Section 11.10 Money Held for Particular Bonds. The money held by the Trustee for the payment of the interest, principal or premium due on any date with respect to particular Bonds (or portions of Bonds in the case of Bonds redeemed in part only) shall, on and after such date and pending such payment, be set aside on its books and held in trust by it for the Owners of the Bonds entitled thereto, subject, however, to the provisions of Section 10.03 hereof but without any liability for interest thereon.

Section 11.11 Payment on Non-Business Days. In the event any payment is required to be made hereunder on a day which is not a Business Day, such payment shall be made on the next succeeding Business Day with the same effect as if made on such non-Business Day.

Section 11.12 California Law. This Indenture shall be construed and governed in accordance with the laws of the State of California.

Section 11.13 Notices. All written notices to be given hereunder shall be given by mail to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

If to the City: City of Eastvale
12363 Limonite Avenue
Eastvale, California 91752
Attention: City Manager

If to the Authority:	Eastvale Public Financing Authority c/o City of Eastvale 12363 Limonite Avenue Eastvale, California 91752 Attention: Executive Director
If to the Trustee:	U.S. Bank Trust Company, National Association 633 West Fifth Street, 24th Floor Los Angeles, CA 90071 Attention: Global Corporate Trust

Notices to the Insurer shall be provided to: [**To Come**].

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, whether by telex, telegram or telecopier, upon the sender's receipt of an appropriate answer back or other written acknowledgment, (c) if given by registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, 72 hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, 24 hours after delivery to said overnight courier, or (d) if given by any other means, upon delivery at the address specified in this Section.

Section 11.14 Notice to Rating Agencies. The Trustee shall provide S&P, if the Bonds are then rated by S&P, and Moody's, if the Bonds are then rated by Moody's, with prompt notice of any substitution or release of property pursuant to Section 10.03 of the Lease Agreement or the execution of any Supplemental Indenture pursuant to Section 9.02 hereof.

Section 11.15 Execution in Counterparts. This Indenture may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Authority and the City have caused this Indenture to be signed in their respective names by their representative thereunto duly authorized, and the Trustee, in token of its acceptance of the trusts created hereunder, has caused this Indenture to be signed in its corporate name by its officer thereunto duly authorized, all as of the day and year first above written.

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Executive Director

ATTEST:

_____
Secretary

CITY OF EASTVALE

By: _____
City Manager

ATTEST:

_____
City Clerk

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Officer

EXHIBIT A

FORM OF SERIES 2025A BOND

No. ____ $_____

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR SUCH OTHER NAME AS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY AND ANY PAYMENT IS MADE TO CEDE & CO., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL SINCE THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____%	May 1, 20__	July ____, 2025	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The Eastvale Public Financing Authority (the "Authority"), for value received, hereby promises to pay, solely from the Base Rental Payments (as hereinafter defined) and amounts in certain funds and accounts held under the Indenture (as hereinafter defined), to the Registered Owner identified above or registered assigns (the "Registered Owner"); on the Maturity Date identified above or on any earlier redemption date, the Principal Amount identified above in lawful money of the United States of America; and to pay interest thereon at the Interest Rate identified above in like lawful money from the date hereof payable semiannually on May 1 and November 1 in each year, commencing [November] 1, 2025 (the "Interest Payment Dates"), until payment of such Principal Amount in full. This Bond shall bear interest from the Interest Payment Date next preceding the date of authentication of this Bond (unless this Bond is authenticated on or before an Interest Payment Date and after the close of business on the fifteenth calendar day of the month next preceding such Interest Payment Date, whether or not such day is a Business Day, in which event it shall bear interest from such Interest Payment Date, or unless this Bond is authenticated on or prior to [October] 15, 2025, in which event it shall bear interest from the Dated Date identified above; provided, however, that if, at the time of authentication of this Bond, interest is in default on this Bond, interest on this Bond shall be payable from the date to which interest hereon has been paid in full, payable on each Interest Payment Date). The Principal Amount hereof is payable upon surrender hereof upon maturity or earlier redemption at the Office of the Trustee (as hereinafter defined). Interest hereon is payable by wire or check of U.S. Bank Trust Company, National Association, as Trustee (the "Trustee"), mailed by first class mail, postage prepaid, on each Interest Payment Date to the Registered Owner hereof at the address of the Registered Owner shown on the

Registration Books at the close of business on the fifteenth calendar day of the month next preceding such Interest Payment Date; or by wire transfer to Owners of more than $1,000,000 in principal amount of Series 2025A Bonds (as defined below) who have provided account information and wiring instructions satisfactory to the Trustee. "Office of the Trustee" means the principal corporate trust office of the Trustee in Los Angeles, California, or such other office as may be specified to the Authority and the City of Eastvale (the "City") by the Trustee in writing, except that with respect to presentation of Bonds for payment or for registration of transfer and exchange such term shall mean the office or the agency of the Trustee at which, at any particular time, its corporate trust agency shall be conducted as specified to the Authority and the City by the Trustee in writing.

This Bond is one of a series of a duly authorized issue of bonds issued for the purpose of financing the acquisition, construction and/or installation of the Project (as defined in the Indenture), and is one of the series of bonds designated "Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project)" (the "Series 2025A Bonds") in the aggregate principal amount of $_____. The Series 2025A Bonds are issued pursuant to the Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Authority, the City and the Trustee. This reference incorporates the Indenture herein and by acceptance hereof the owner of this Bond assents to said terms and conditions of the Indenture. Pursuant to and as more particularly provided in the Indenture, additional bonds ("Additional Bonds"), may be issued by the Authority secured by a lien on the Base Rental Payments and certain funds and accounts described below on a parity with the lien securing the Series 2025A Bonds. The Series 2025A Bonds and any Additional Bonds are collectively referred to as the "Bonds." The Indenture is entered into, and this Bond is issued under, the Marks-Roos Local Bond Pooling Act of 1985 (the "Act") and the laws of the State of California.

Pursuant to the Indenture, the principal of and interest on the Bonds are payable solely from certain base rental payments (the "Base Rental Payments") under and pursuant to that certain Lease Agreement, dated as of July 1, 2025 (the "Lease Agreement"), by and between the City, as lessee, and the Authority, as lessor, all of which rights to receive such Base Rental Payments have been assigned without recourse by the Authority to the Trustee. Subject only to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein, all of the Base Rental Payments and any other amounts (including proceeds of the sale of the Bonds) held in the Base Rental Payment Fund, the Interest Fund, the Capitalized Interest Fund, the Principal Fund and the Redemption Fund established under the Indenture are pledged to secure the payment of the principal of, premium, if any, and interest on the Bonds in accordance with their terms, the provisions of the Indenture and the Act. Said pledge constitutes a first lien on such assets.

The Series 2025A Bonds are authorized to be issued in the form of fully registered bonds without coupons in denominations of $5,000 or any integral multiple thereof ("Authorized Denominations").

The Series 2025A Bonds shall be subject to redemption, in whole or in part, on any date, in Authorized Denominations, from and to the extent of any: (i) Net Insurance Proceeds received with respect to all or a portion of the property leased under the Lease Agreement, to the extent such moneys are not used by the City for repair or replacement purposes as permitted by the Indenture, remaining after payment therefrom of all reasonable expenses incurred in the collection thereof and (ii) eminent domain proceeds received under the Lease Agreement, that have been deposited by the Trustee in the Redemption Fund established under the Indenture, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

The Series 2025A Bonds maturing on or after May 1, 20___, shall be subject to optional redemption, in whole or in part, on any date on or after May 1, 20___, in Authorized Denominations, from and to the extent of prepaid Base Rental Payments paid pursuant to the Lease, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

The Series 2025A Bonds with stated maturities on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date ***(May 1)***	***Principal*** ***Amount***
*	

* Final Maturity.

The Series 2025A Bonds with stated maturities on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date ***(May 1)***	***Principal*** ***Amount***
*	

* Final Maturity.

The Series 2025A Bonds with stated maturities on May 1, 20___ and bearing interest at _____% are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date ***(May 1)***	***Principal*** ***Amount***
*	

* Final Maturity.

Notice of redemption shall be given by the Trustee, not less than 20 nor more than 60 days prior to the redemption date (i) as to Bonds not registered in the name of a Securities Depository or its nominee, to the respective Owners of the Bonds designated for redemption at their addresses appearing on the Registration Books, (ii) as to Bonds registered in the name of a Securities Depository or its nominee, to such Securities Depository for such Bonds, and (iii) the Information Services. Notice of redemption to the Owners pursuant to (i) above shall be given by mail at their addresses appearing on the Registration Books, or any other method agreed upon by such Owner and the Trustee. Notice of redemption to the Securities Depositories pursuant to (ii) above and the Information Services pursuant to (iii) above shall be given by electronically secure means, or any other method agreed upon by such entities and the Trustee.

Neither failure to receive any such notice so given, nor any defect therein, shall affect the validity of the proceedings for the redemption of such Series 2025A Bonds or the cessation of accrual of interest thereon from and after the date fixed for redemption. The Redemption Price of the Series 2025A Bonds to be redeemed shall be paid only upon presentation and surrender thereof at the Office of the Trustee. From and after the date fixed for redemption of any Series 2025A Bonds, interest on such Series 2025A Bonds will cease to accrue and become payable.

Subject to the limitations and upon payment of the charges, if any, provided in the Indenture, fully registered Series 2025A Bonds may be exchanged at the Office of the Trustee for a like aggregate principal amount and maturity of fully registered Series 2025A Bonds of other authorized denominations.

This Bond is transferable by the Registered Owner hereof, in person or by his duly authorized attorney, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture, and upon surrender and cancellation of this Bond. Upon such transfer a new fully registered Series 2025A Bond or Series 2025A Bonds, in Authorized Denominations, for the same aggregate principal amount will be issued to the transferee in exchange herefor. The Authority, the City and the Trustee may treat the Registered Owner hereof as the absolute owner hereof for all purposes, and the Authority, the City and the Trustee shall not be affected by any notice to the contrary.

The Indenture and the rights and obligations of the Authority, the City, the owners of the Bonds, the Insurer and the Trustee may be modified or amended from time to time and at any time in the manner, to the extent, and upon the terms provided in the Indenture; provided that no such modification or amendment shall (a) extend the fixed maturity of any Bonds, or reduce the principal thereof or the rate of interest thereon, or extend the time of payment, without the consent of the owner of each Bond so affected, or, (b) eliminate the consent of the Insurer as set forth in the Indenture or reduce the aforesaid percentage of Bonds the consent of the Owners of which is required

to effect any such modification or amendment, or (c) permit the creation of any lien on the Base Rental Payments and other assets pledged under the Indenture prior to or on a parity with the lien created by the Indenture or deprive the owners of the Bonds of the lien created by the Indenture on such the Base Rental Payments and such other assets (except as expressly provided in the Indenture), without the consent of the Owners of all Bonds then outstanding.

The Indenture permits the Authority to make provision for the payment of interest on, and the principal and premium, if any, of any of the Bond so that such Bonds shall no longer be deemed to be outstanding under the terms of the Indenture.

All obligations of the Authority under the Indenture shall be special obligations of the Authority, payable solely from Rental Payments and the other assets pledged therefor under the Indenture; provided, however, that all obligations of the Authority under the Bonds shall be special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor under the Indenture. Neither the faith and credit nor the taxing power of the Authority, the City or the State of California, or any political subdivision thereof, is pledged to the payment of the Bonds.

IN WITNESS WHEREOF, the Authority has caused this Bond to be signed in its name and on its behalf by the facsimile signatures of its Executive Director and Secretary, all as of the Dated Date identified above.

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Executive Director

Attest:

_____
Secretary

[**FORM OF TRUSTEE'S CERTIFICATE OF AUTHENTICATION**]

This is one of the Series 2025A Bonds described in the within-mentioned Indenture and registered on the Registration Books.

Date: _____, 2025

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Signatory

[STATEMENT OF INSURANCE]

[**FORM OF LEGAL OPINION**]

The following is a true copy of the opinion rendered by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, in connection with the issuance of, and dated as of the date of the original delivery of, the Bonds. A signed copy is on file in my office.

_____

Secretary of the Eastvale Public Financing Authority

[**FORM OF ASSIGNMENT**]

For value, received the undersigned hereby sells, assigns and transfers unto _____ whose address and social security or other tax identifying number is _____, the within-mentioned Bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney, to transfer the same on the registration books of the Trustee with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____

Note: Signature(s) must be guaranteed by an eligible guarantor.

_____

Note: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

EXHIBIT B

FORM OF PROJECT FUND REQUISITION

REQUISITION NO. _____ FOR
DISBURSEMENT FROM PROJECT FUND

The undersigned hereby states and certifies:

(i) that he/she is the duly appointed, qualified and acting _____ of the City of Eastvale, a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California (the "City"), and as such, is familiar with the facts herein certified and is authorized to certify the same;

(ii) that, pursuant to Section 3.04 of the Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Eastvale Public Financing Authority (the "Authority"), the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), related to the Authority's Lease Revenue Bonds, Series 2025A (Civic Center Project), the undersigned hereby requests the Trustee to disburse this date the following amounts from the Project Fund established under the Indenture, to the payees designated on the attached Exhibit 1;

(iii) that each obligation mentioned herein has been incurred by the City and is a proper charge against the Project Fund; and

(iv) that there has not been filed with or served upon the City notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to any of the payees named on the attached Exhibit 1, which has not been released or will not be released simultaneously with the payment of such obligation, other than materialmen's or mechanics' liens accruing by mere operation of law.

All capitalized terms used herein and not defined herein shall have the meanings ascribed thereto in the Indenture.

Dated: _____ CITY OF EASTVALE

By: _____
Its: _____

EXHIBIT 1

PROJECT FUND DISBURSEMENTS

Item Number	***Payee Name and Address***	***Purpose of Obligation***	***Amount***
_____			_____
_____			_____
_____			_____
_____			_____
_____			_____

EXHIBIT C

DESCRIPTION OF THE PROJECT

Civic Center Project

[To Come]

LEASE AGREEMENT

by and between

CITY OF EASTVALE

and

EASTVALE PUBLIC FINANCING AUTHORITY

Dated as of July 1, 2025

Relating to

$_____
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

TABLE OF CONTENTS

Page

ARTICLE I
DEFINITIONS

Section 1.01 Definitions 2

ARTICLE II
LEASE OF PROPERTY; TERM

Section 2.01 Lease of Property 4
Section 2.02 Term; Occupancy 4

ARTICLE III
RENTAL PAYMENTS

Section 3.01 Base Rental Payments 5
Section 3.02 Additional Rental Payments 5
Section 3.03 Fair Rental Value 6
Section 3.04 Payment Provisions 6
Section 3.05 Appropriations Covenant 6
Section 3.06 Rental Abatement 7

ARTICLE IV
ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF THE PROJECT

Section 4.01 Deposit of Bond Proceeds; City Deposit 8
Section 4.02 Acquisition, Construction and Improvement of the Project 8
Section 4.03 Compliance with Law 8
Section 4.04 Payment of Costs 8
Section 4.05 Time of Completion and Liquidated Damages 8
Section 4.06 Construction and Acquisition of the Project 8
Section 4.07 Completion Date; Certification 9

ARTICLE V
MAINTENANCE, ALTERATIONS AND ADDITIONS

Section 5.01 Modification of the Property 9
Section 5.02 Maintenance and Utilities 10
Section 5.03 Installation of City's Equipment 10

ARTICLE VI
INSURANCE

Section 6.01 Commercial General Liability and Property Damage Insurance; Workers' Compensation Insurance 11
Section 6.02 Title Insurance 12
Section 6.03 Additional Insurance Provision; Form of Policies 12
Section 6.04 Self-Insurance 12

ARTICLE VII
DEFAULTS AND REMEDIES

Section 7.01 Defaults and Remedies 13
Section 7.02 Waiver 16

TABLE OF CONTENTS
(continued)

Page

ARTICLE VIII
EMINENT DOMAIN; PREPAYMENT

Section 8.01 Eminent Domain 16
Section 8.02 Prepayment 16

ARTICLE IX
COVENANTS

Section 9.01 Right of Entry 17
Section 9.02 Liens 17
Section 9.03 Quiet Enjoyment 18
Section 9.04 Authority Not Liable 18
Section 9.05 Assignment and Subleasing 18
Section 9.06 Title to Property 19
Section 9.07 Authority's Purpose 19
Section 9.08 Representations of the City 19
Section 9.09 Representation of the Authority 19
Section 9.10 Hazardous Substances 19

ARTICLE X
NO CONSEQUENTIAL DAMAGES; USE OF THE PROPERTY; SUBSTITUTION OR RELEASE

Section 10.01 No Consequential Damages 20
Section 10.02 Use of the Property 20
Section 10.03 Substitution or Release of, or Addition to, the Property 20

ARTICLE XI
MISCELLANEOUS

Section 11.01 Law Governing 21
Section 11.02 Notices 21
Section 11.03 Validity and Severability 21
Section 11.04 Net-Net-Net Lease 21
Section 11.05 Taxes 22
Section 11.06 Section Headings 22
Section 11.07 Amendments 22
Section 11.08 Assignment 23
Section 11.09 Execution 23
Section 11.10 Insurer as Third Party Beneficiary 23

Signatures S-1

EXHIBIT A DESCRIPTION OF THE PROPERTY A-1
EXHIBIT B CAPITALIZED INTEREST AND BASE RENTAL PAYMENT SCHEDULE B-1
EXHIBIT C DESCRIPTION OF PROJECT C-1
EXHIBIT D FORM OF CERTIFICATE REGARDING INSURANCE D-1

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease Agreement") executed and entered into as of July 1, 2025, is by and between the CITY OF EASTVALE (the "City"), a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California, as lessee, and the EASTVALE PUBLIC FINANCING AUTHORITY (the "Authority"), a joint exercise of powers entity duly organized and existing under and by virtue of the laws of the State of California, as lessor.

RECITALS

WHEREAS, the City and the Authority desire to finance the costs of the acquisition, construction and/or installation of certain capital improvement projects within the City, including but not limited to, the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project"), and is more particularly described in Exhibit C attached hereto;

WHEREAS, in order to finance the Project, the City will lease the Property (defined below) to the Authority pursuant to a Ground Lease, dated as of the date hereof (defined below), and the City will sublease the Property back from the Authority pursuant to this Lease Agreement;

WHEREAS, the City and the Authority have determined that it would be in the best interests of the City and the Authority to provide the funds necessary to finance the Project through the issuance by the Authority of bonds payable from the Base Rental Payments (defined below) to be made by the City under this Lease Agreement;

WHEREAS, the City and the Authority have determined that it would be in the best interests of the City and the Authority to provide for the issuance of such bonds payable from the Base Rental Payments pursuant to an Indenture, dated as of the date hereof, by and among the Authority, the City and the Trustee (defined below);

WHEREAS, all rights to receive the Base Rental Payments have been assigned without recourse by the Authority to the Trustee pursuant to an Assignment Agreement, dated as of the date hereof; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Lease Agreement do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease Agreement;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01 Definitions. Unless the context otherwise requires, the terms defined in this Section shall, for all purposes of this Lease Agreement, have the meanings herein specified, which meanings shall be equally applicable to both the singular and plural forms of any of the terms herein defined. Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Indenture.

"**Additional Bonds**" means bonds other than the Series 2025A Bonds issued under the Indenture in accordance with the provisions thereof.

"**Additional Rental Payments**" means all amounts payable by the City as Additional Rental Payments pursuant to Section 3.02 hereof.

"**Authority**" means the Eastvale Public Financing Authority, a joint exercise of powers authority organized and existing under the laws of the State of California.

"**Base Rental Deposit Date**" means the 25th day of the month next preceding each Interest Payment Date.

"**Base Rental Payments**" means all amounts payable to the Authority from the City as Base Rental Payments pursuant to Section 3.01 hereof.

"**Base Rental Payment Schedule**" means the schedule of Total Base Rental Payments payable to the Authority from the City pursuant to Section 3.01 hereof and set forth in Section II of Exhibit B hereto.

"**Bonds**" means the Series 2025A Bonds issued under the Indenture, and any Additional Bonds.

"**City**" means the City of Eastvale, a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California.

"Costs" means, with respect to the Project, together with any other proper item of cost not specifically mentioned herein, (a) costs of payment of, or reimbursement for, acquisition, design, construction, rehabilitation, installation, delivery and financing of the Project, including, but not limited to, the payment of real property rental, administrative costs and capital expenditures relating to acquisition, construction, installation, and demolition, inspection costs, filing and recording costs, printing costs, reproduction and binding costs, fees and charges of the Trustee pursuant to the Indenture and other financing documents, legal fees and charges, financial, accounting and other professional consultant fees, costs of rating agencies or credit ratings, fees for the printing, execution, transportation and safekeeping of the Series 2025A Bonds; (b) all other costs which the City shall be required to pay under the terms of any contract or contracts for the acquisition, construction, delivery and installation of the Project, and demolition work required for the Project, including, but not limited to, the cost of insurance; (c) any sums required to reimburse the City for advances made for any of the above items, or for any other costs incurred and for work done, which is properly chargeable to the Project; (d) any costs paid from the Net Insurance Proceeds to repair, restore or

replace the Project; and (e) such other expenses not specified herein as may be necessary or incidental to the acquisition, construction, delivery and installation of the Project, the financing thereof and the placing of the same in use and operation. Costs, as defined herein, shall be deemed to include the cost and expenses incurred by any agent of the City for any of the above mentioned items.

"**Delivery Date**" means July ____, 2025.

"**Ground Lease**" means the Ground Lease, dated as of the date hereof, by and between the City and the Authority, as originally executed and as it may from time to time be amended in accordance with the provisions thereof and hereof.

"**Indenture**" means the Indenture, dated as of the date hereof, by and among the Authority, the City and the Trustee, as originally executed and as it may from time to time be amended or supplemented in accordance with the provisions thereof.

"**Joint Powers Agreement**" means the Joint Exercise of Powers Agreement, dated as of January 8, 2025, by and between the City and the Eastvale Parking Authority, as originally executed and as it may from time to time amended in accordance with the provisions thereof.

"**Lease Agreement**" means this Lease Agreement, as originally executed and as it may from time to time be amended in accordance with the provisions hereof.

"**Net Insurance Proceeds**" means any insurance proceeds or condemnation award in excess of $50,000, paid with respect to any of the Property, remaining after payment therefrom of all reasonable expenses incurred in the collection thereof.

"**Permitted Encumbrances**" means, with respect to the Property, as of any particular time, (a) liens for general *ad valorem* taxes and assessments, if any, not then delinquent, or which the City may, pursuant to provisions of Article V hereof, permit to remain unpaid, (b) the Assignment Agreement, (c) this Lease Agreement, (d) the Ground Lease, (e) any right or claim of any mechanic, laborer, materialman, supplier or vendor not filed or perfected in the manner prescribed by law as normally exist with respect to properties similar to the Property for the purposes for which it was acquired or is held by the City, (f) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the Delivery Date which the City certifies in writing will not affect the intended use of the Property or impair the security granted to the Trustee for the benefit of the Owners of the Bonds by the Indenture and the Assignment Agreement and to which the Authority and the City consent in writing, (g) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions established following the Delivery Date which the City certifies in writing do not affect the intended use of the Property or impair the security granted to the Trustee for the benefit of the Owners of the Bonds by the Indenture and the Assignment Agreement and to which the Authority and the City consent in writing, and (h) all of the exceptions to title listed in the title insurance policy relating to the Series 2025A Bonds and dated the Delivery Date.

"Project" is defined in the recitals above.

"**Property**" means the real property described in Exhibit A hereto and the improvements located thereon as such real property description may be amended or modified (including the

addition, release or substitution of property as part of the Property), in accordance with Section 10.03 of this Lease Agreement.

"**Rental Payments**" means, collectively, the Base Rental Payments and the Additional Rental Payments.

"**Rental Period**" means the period from the Delivery Date through May 1, 2026, and, thereafter, the twelve-month period commencing on May 2 of each year during the term of this Lease Agreement.

"**Series 2025A Bonds**" means the Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) issued under the Indenture.

"**Trustee**" means the trustee appointed under the Indenture and referred to therein as the Trustee.

ARTICLE II

LEASE OF PROPERTY; TERM

Section 2.01 Lease of Property.

(a) The Authority hereby leases to the City and the City hereby leases from the Authority the Property, and all rights appurtenant thereto, including, but not limited to, rights of access, on the terms and conditions hereinafter set forth, subject to all Permitted Encumbrances.

(b) The leasing of the Property by the City to the Authority pursuant to the Ground Lease shall not effect or result in a merger of the City's leasehold estate pursuant to this Lease Agreement and the City's fee estate as lessor under the Ground Lease, and the Authority shall continue to have a leasehold estate in the Property pursuant to the Ground Lease throughout the term thereof and hereof. The leasehold interest granted by the City to the Authority pursuant to the Ground Lease is and shall be independent of this Lease Agreement; this Lease Agreement shall not be an assignment or surrender of the leasehold interest granted to the Authority under the Ground Lease.

Section 2.02 Term; Occupancy. The term of this Lease Agreement shall commence on the Delivery Date and shall end on May 1, 20[55], unless such term is extended or sooner terminated as hereinafter provided. If on May 1, 20[55] the Bonds shall not be fully paid, or provision therefor made in accordance with Article X of the Indenture, or the Indenture shall not be discharged by its terms, or if the Rental Payments shall remain due and payable or shall have been abated at any time and for any reason, or amounts are owed to the Insurer pursuant to the terms of the Insurance Policy, the Reserve Surety Policy, this Lease Agreement or the Indenture, then the term of this Lease Agreement shall be extended until the date upon which (i) all Bonds shall be fully paid, or provision therefor made in accordance with Article X of the Indenture, or (ii) the Indenture shall be discharged by its terms and all Rental Payments shall have been paid in full. Notwithstanding the foregoing, the term of this Lease Agreement shall in no event be extended beyond May 1, 20[65]. If prior to May 1, 20[55], all Bonds shall be fully paid, or provision therefor made in accordance with Article X of the Indenture, the Indenture shall be discharged by its terms and all Rental Payments shall have been paid in full, the term of this Lease Agreement shall end simultaneously therewith.

ARTICLE III

RENTAL PAYMENTS

Section 3.01 Base Rental Payments.

(a) Subject to the provisions hereof relating to a revision of the Base Rental Payment Schedule pursuant to subsection (b) of this Section, the City shall pay to the Authority, as Base Rental Payments (subject to the provisions of Section 3.06 and Article VIII hereof), (i) the amount at the times specified in the Base Rental Payment Schedule, a portion of which Base Rental Payments shall constitute principal, and a portion of which shall constitute interest, (ii) all amounts payable to the Insurer pursuant to [Section ____] of the Indenture which constitute Insurer Reimbursement Amounts; and (iii) and all amounts required to repay draws and policy costs under or related to the Reserve Surety Policy. Rental Payments, including Base Rental Payments, shall be paid by the City to the Authority for and in consideration of the right to use and occupy the Property and in consideration of the continued right to the quiet use and enjoyment thereof during each Rental Period for which such Rental Payments are to be paid.

The obligation of the City to make the Base Rental Payments does not constitute a debt of the City or of the State of California, or of any political subdivision thereof, within the meaning of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the City or the State of California is obligated to levy or pledge any form of taxation or for which the City or the State of California has levied or pledged any form of taxation.

(b) If the term of this Lease Agreement shall have been extended pursuant to Section 2.02 hereof, the obligation of the City to pay Rental Payments shall continue to and including the Base Rental Deposit Date preceding the date of termination of this Lease Agreement (as so extended pursuant to Section 2.02 hereof). Upon such extension, the Base Rental Payments shall be established so that they will be sufficient to pay all extended and unpaid Base Rental Payments; provided, however, that the Rental Payments payable in any Rental Period subsequent to such extension shall not exceed the annual fair rental value of the Property.

Section 3.02 Additional Rental Payments. The City shall also pay, as Additional Rental Payments, such amounts as shall be required for the payment of the following:

(a) all taxes and assessments of any type or nature charged to the Authority or the City or affecting the Property or the respective interests or estates of the Authority or the City therein;

(b) all reasonable administrative costs of the Authority relating to the Property including, but without limiting the generality of the foregoing, salaries, wages, fees and expenses, compensation and indemnification of the Trustee payable by the Authority under the Indenture, fees of auditors, accountants, attorneys or engineers, and all other necessary and reasonable administrative costs of the Authority or charges required to be paid by it in order to maintain its existence or to comply with the terms of the Indenture or this Lease Agreement or to defend the Authority and its members, officers, agents and employees;

(c) insurance premiums for all insurance required pursuant to Article VI hereof;

(d) any amounts with respect to this Lease Agreement or the Bonds required to be rebated to the federal government in accordance with Section 148(f) of the Code;

(e) all amounts payable to the Insurer pursuant to [Section ___] of the Indenture that are not payable from Base Rental Payments; and

(f) all other payments required to be paid by the City under the provisions of this Lease Agreement or the Indenture.

Amounts constituting Additional Rental Payments payable hereunder shall be paid by the City directly to the person or persons to whom such amounts shall be payable. The City shall pay all such amounts when due or at such later time as such amounts may be paid without penalty or, in any other case, within 60 days after notice in writing from the Trustee to the City stating the amount of Additional Rental Payments then due and payable and the purpose thereof.

Section 3.03 Fair Rental Value. The parties hereto have agreed and determined that the annual fair rental value of the Property is not less than the maximum annual Rental Payments due in any year. In making such determination of fair rental value, consideration has been given to the uses and purposes that may be served by the Property and the benefits therefrom which will accrue to the City and the general public. Payments of the Rental Payments for the Property during each Rental Period shall constitute the total rental for said Rental Period.

Section 3.04 Payment Provisions. Each installment of Base Rental Payments payable hereunder shall be paid in lawful money of the United States of America to or upon the order of the Authority at the principal office of the Trustee in Los Angeles, California, or such other place or entity as the Trustee shall designate. Each Base Rental Payment shall be deposited with the Trustee no later than the Base Rental Deposit Date preceding the Interest Payment Date on which such Base Rental Payment is due. Any Base Rental Payment which shall not be paid by the City when due and payable under the terms of this Lease Agreement shall bear interest from the date when the same is due hereunder until the same shall be paid at the rate equal to the highest rate of interest on any of the Outstanding Bonds. Notwithstanding any dispute between the Authority and the City, the City shall make all Rental Payments when due without deduction or offset of any kind and shall not withhold any Rental Payments pending the final resolution of such dispute. In the event of a determination that the City was not liable for said Rental Payments or any portion thereof, said payments or excess of payments, as the case may be, shall be credited against subsequent Rental Payments due hereunder or refunded at the time of such determination. Amounts required to be deposited by the City with the Trustee pursuant to this Section on any date shall be reduced to the extent of available amounts on deposit in the Base Rental Payment Fund, the Interest Fund or the Principal Fund.

Section 3.05 Appropriations Covenant. The City covenants to take such action as may be necessary to include all Rental Payments due hereunder as a separate line item in its annual budgets and to make necessary annual appropriations for all such Rental Payments. The covenants on the part of the City herein contained shall be deemed to be and shall be construed to be duties imposed by law and it shall be the duty of each and every public official of the City to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the City to carry out and perform the covenants and agreements in this Lease Agreement agreed to be carried out and performed by the City.

Section 3.06 Rental Abatement.

(a) In the Event of Non-Delivery of the Project. To the extent described below, the amount of Rental Payments due hereunder shall be abated during any period in which by reason of delay in the completion of the portions of the Project being constructed on the Property there is substantial interference with the City's use and occupancy of the Project; provided, however, that the Rental Payments due for any Rental Period shall not exceed the annual fair rental value of that portion of the Property available for use and occupancy by the City during such Rental Period. The City and the Authority shall calculate such abatement and shall provide the Trustee with a certificate setting forth such calculation and the basis therefor. Such abatement shall continue until the substantial completion of the portions of the Project being constructed on the Property, and the term of this Lease Agreement shall be extended as provided in Section 2.02 hereof, except that the term shall in no event be extended beyond May 1, 20[65]. Notwithstanding the foregoing, the City shall remain obligated to make Rental Payments hereunder, as an obligation of the City payable from a special fund, (i) to the extent there are proceeds of any completion or performance bonds or moneys paid to the City by the contractors or any other person as liquidated damages as a result of any defect or delay in completion of the portion of the Project being constructed on the Property, or (ii) to the extent that amounts in the Reserve Fund or the Capitalized Interest Fund are available to pay Lease Payments which would otherwise be abated under this Section 3.06(a). Any amounts received by the City as liquidated damages shall be deposited by the City immediately upon receipt in the Base Rental Payment Fund.

(b) In the Event of Damage, Destruction, Condemnation or Title Defect. Except as otherwise specifically provided in this Section, during any period in which, by reason of material damage to, or destruction or condemnation of, the Property, or any defect in title to the Property, there is substantial interference with the City's right to use and occupy any portion of the Property, Rental Payments shall be abated proportionately, and the City waives the benefits of Civil Code Sections 1932(1), 1932(2) and 1933(4) and any and all other rights to terminate this Lease Agreement by virtue of any such interference, and this Lease Agreement shall continue in full force and effect. The amount of such abatement shall be agreed upon by the City and the Authority; provided, however, that the Rental Payments due for any Rental Period shall not exceed the annual fair rental value of that portion of the Property available for use and occupancy by the City during such Rental Period. The City and the Authority shall calculate such abatement and shall provide the Trustee with a certificate setting forth such calculation and the basis therefor. Such abatement shall continue for the period commencing with the date of interference resulting from such damage, destruction, condemnation or title defect and, with respect to damage to or destruction of the Property, ending when such use and occupancy are restored; and the term of this Lease Agreement shall be extended as provided in Section 2.02 hereof, except that the term shall in no event be extended beyond May 1, 20[65].

Notwithstanding the foregoing, to the extent that moneys are available for the payment of Rental Payments in any of the funds and accounts established under the Indenture, Rental Payments shall not be abated as provided above but, rather, shall be payable by the City as a special obligation payable solely from said funds and accounts.

ARTICLE IV

ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF THE PROJECT

Section 4.01 Deposit of Bond Proceeds. Upon the issuance of the Series 2025A Bonds, the Authority agrees that all proceeds of the Series 2025A Bonds shall be paid to the Trustee and that such moneys shall be deposited with the Trustee and be applied as provided in Section 3.02 of the Indenture.

Section 4.02 Acquisition, Construction and Improvement of the Project. The City agrees to acquire, construct, deliver and install any portion of the Project to be financed with the proceeds of the Series 2025A Bonds, or to cause such portion to be acquired, constructed, delivered and installed, with the proceeds of Series 2025A Bonds paid to the City by the Authority pursuant to Section 4.01 above and the Authority shall have no responsibility with respect thereto.

Section 4.03 Compliance with Law. The City shall comply with all applicable provisions for bids and contracts prescribed by law with respect to the Project, including, without limitation, any applicable environmental review and approvals, Sections 20110 et seq. of the Public Contracts Code and Article 42 (commencing with Section 20670) of Part 3 of Division 2 of the Public Contracts Code. The City acknowledges and agrees that specific expenditures for all or any portion of the Project, as now or hereafter designated, are expressly subject to compliance with such requirements.

Section 4.04 Payment of Costs. Payment of Costs of the Project shall be made from the moneys deposited with the Trustee in the Project Fund as provided in Section 4.01 hereof and Section 3.04 of the Indenture, which shall be disbursed from the Project Fund in accordance and upon compliance with Section 3.04 of the Indenture.

Section 4.05 Time of Completion and Liquidated Damages. The construction and equipping of the portion of the Project located at the Property shall be substantially completed on or prior to [July 1, 2028], subject to excused delays pursuant to standard City procedures. It is agreed that, if the City does not cause the substantial completion of the acquisition, construction, equipping and installation of such portion of the Project by its completion date specified above by construction contractors or a construction manager, whichever the City deems appropriate, liquidated damages will be assessed against the construction contractor for each day of unexcused delay in completion (in accordance with standard City procedure). Until the portion of the Project located at the Property is substantially completed, the City shall cause to be paid to the Trustee all amounts received as liquidated damages for application toward the Base Rental Payments. As used herein, "substantially complete" shall mean that the City has determined in its sole and absolute discretion that it has beneficial use and occupancy of the Property.

Each construction contractor hired by the City shall be required to provide payment and performance bonds in amounts equal to the maximum price under its contract.

Section 4.06 Construction and Acquisition of the Project. The City agrees to oversee the construction, acquisition, delivery and installation of the Project in accordance with the following terms:

(a) Construction and Completion. The City agrees to proceed with all due diligence to complete the construction, acquisition, delivery and installation of the Project, all in

accordance with the plans and specifications for the Project (the "Plans and Specifications") approved by the City Engineer. The City shall comply with all statutes and laws applicable to the performance of its obligations hereunder, including all public laws applicable thereto and all laws regarding the approval, acquisition and construction of public projects by cities in the State of California. The City shall make certain that each contract relating to the Project is awarded in accordance with applicable law and contains a scheduled completion date which requires completion on or before the scheduled Completion Date referred to in Section 4.05 above;

(b) Change Orders. Subject to any other restrictions imposed upon the City, the City may approve any changes to the Plans and Specifications so long as any change does not, and all such changes as a whole do not, (i) substantially alter the nature of the Project, (ii) delay the completion of the portion of the Project located at the Property beyond [July 1, 2028] or (iii) reduce the fair rental value of the Property. If changes to the Plans and Specifications increase the total Costs of the Project to an amount in excess of the sum of the amount in the Project Fund and other amounts set aside by the City to pay Costs of the Project, the City shall have received a certificate of an Authorized Representative of the City and together with a revised construction budget demonstrating that the total amount on deposit to pay for the Project is adequate to allow the completion of the Project as planned;

(c) Payment of Costs of the Project. Payment of the portion of the Costs of the Project being financed by the City shall be made from moneys deposited in the Project Fund, and shall be disbursed for such purpose in accordance and upon compliance with the Indenture. Neither the Authority nor the City shall be liable for the payment of Costs of the Project other than from amounts on deposit in the Project Fund; and

(d) Unexpended Monies. The City agrees that unexpended moneys remaining in the Project Fund shall, upon payment in full of all Costs of the Project, be applied solely in accordance with the provisions of the Indenture.

Section 4.07 Completion Date; Certification. Upon the completion of acquisition, construction, delivery and installation of the portion of the Project to be financed with the proceeds of the Series 2025A Bonds, the City shall deliver to the Trustee a Completion Certificate with respect thereto. On the date of filing a Completion Certificate concerning that portion of the Project financed with proceeds of Series 2025A Bonds, all excess moneys remaining in the Project Fund for the Series 2025A Bonds for which such Completion Certificate is delivered shall be applied in accordance with the provisions of Section 3.04 of the Indenture.

ARTICLE V

MAINTENANCE, ALTERATIONS AND ADDITIONS

Section 5.01 Modification of the Property.

(a) Subject to Section 9.02 hereof, the City and any sublessee shall, at its own expense, or with the proceeds of Additional Bonds, have the right to make additions, modifications, and improvements to any portion of the Property if such improvements are necessary or beneficial for the use of such portion of the Property. All such additions, modifications and improvements shall thereafter comprise part of the Property and be subject to the provisions of this Lease Agreement. Such additions, modifications and improvements shall not in any way cause an abatement of Rental

Payments with respect to the Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the State tax-exempt status or the exclusion from gross income for federal income tax purposes of the interest on the Bonds and Additional Bonds (to the extent such Additional Bonds were issued as tax exempt Bonds); and the Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall have an annual fair rental value which is not less than the annual Rental Payments.

(b) Subject to Section 9.02 hereof, the City and any sublessee shall, at its own expense, or with the proceeds of Additional Bonds, have the right to make replacements, redevelopment or renovation of all or a portion of the Property if the following conditions precedent are satisfied:

(i) The City receives an opinion of Bond Counsel, a copy of which the City shall furnish to the Authority and the Trustee, that (1) such replacement does not adversely affect the federal income tax exclusion or the State tax-exempt status of the interest on the Bonds and Additional Bonds (to the extent such Additional Bonds were issued as tax exempt Bonds), and (2) this Lease will remain the legal, valid, binding and enforceable obligation of the City;

(ii) In the event such replacement, redevelopment or renovation would result in the temporary abatement of Rental Payments as provided in Section 3.06 hereof the City shall have notified any rating agency then providing a rating on the Bonds and shall deposit moneys with the Trustee in advance for payment of Rental Payments from the proceeds of Additional Bonds or from special funds of the City or other moneys, the application of which would not, in the opinion of Bond Counsel (a copy of which shall have been delivered to the Trustee), result in such Rental Payments constituting indebtedness of the City in contravention of the Constitution and laws of the State; and

(iii) The City shall certify to the Trustee that it has sufficient funds to complete such replacement, redevelopment or renovation.

Section 5.02 Maintenance and Utilities. Throughout the term of this Lease Agreement, as part of the consideration for rental of the Property, all improvement, repair and maintenance of the Property shall be the responsibility of the City, and the City shall pay for or otherwise arrange for the payment of all utility services supplied to the Property, which may include, without limitation, janitor service, security, power gas, telephone, light, heating, ventilation, air conditioning, water and all other utility services, and shall pay for or otherwise arrange for payment of the cost of the repair and replacement of the Property resulting from ordinary wear and tear or want of care on the part of the City or any assignee or sublessee thereof. In exchange for the Rental Payments, the Authority agrees to provide only the Property.

Section 5.03 Installation of City's Equipment. The City and any sublessee may at any time and from time to time, in its sole discretion and at its own expense, install or permit to be installed items of equipment or other personal property in or upon the Property. All such items shall remain the sole property of the City or such sublessee, and neither the Authority nor the Trustee shall have any interest therein. The City or such sublessee may remove or modify such equipment or other personal property at any time, provided that such party shall repair and restore any and all damage to the Property resulting from the installation, modification or removal of any such items. Nothing in this Lease Agreement shall prevent the City or any sublessee from purchasing items to be installed

pursuant to this Section under a conditional sale or lease purchase contract, or subject to a vendor's lien or security agreement as security for the unpaid portion of the purchase price thereof, provided that no such lien or security interest shall attach to any part of the Property.

ARTICLE VI

INSURANCE

Section 6.01 Commercial General Liability and Property Damage Insurance; Workers' Compensation Insurance.

(a) The City shall maintain or cause to be maintained, throughout the term of this Lease Agreement, a standard commercial general liability insurance policy or policies in protection of the City, the Authority and their respective members, officers, agents and employees. Said policy or policies shall provide for indemnification of said parties against direct or contingent loss or liability for damages for bodily and personal injury, death or property damage occasioned by reason of the use or ownership of the Property. Said policy or policies shall provide coverage in the minimum liability limits of $1,000,000 for personal injury or death of each person and $3,000,000 for personal injury or deaths of two or more persons in a single accident or event, and in a minimum amount of $500,000 for damage to property (subject to a deductible clause of not to exceed $100,000) resulting from a single accident or event. Such commercial general liability and property damage insurance may, however, be in the form of a single limit policy in the amount of $3,000,000 covering all such risks. Such liability insurance may be maintained as part of or in conjunction with any other liability insurance coverage carried or required to be carried by the City, and may be maintained in whole or in part in the form of self-insurance by the City provided such self-insurance complies with the provisions of Section 6.04 hereof. The Net Insurance Proceeds of such liability insurance shall be applied toward extinguishment or satisfaction of the liability with respect to which the Net Insurance Proceeds of such insurance shall have been paid.

(b) The City shall maintain or cause to be maintained, throughout the term of this Lease Agreement, workers' compensation insurance issued by a responsible carrier authorized under the laws of the State of California to insure employers against liability for compensation under the California Labor Code, or any act enacted as an amendment or supplement thereto or in lieu thereof, such workers' compensation insurance to cover all persons employed by the City in connection with the Property and to cover full liability for compensation under any such act; provided, however, that the City's obligations under this subsection may be satisfied by self-insurance, provided such self-insurance complies with the provisions of Section 6.04 hereof.

(c) The City shall maintain or cause to be maintained, fire, lightning and special extended coverage insurance (which shall include coverage for vandalism and malicious mischief, but need not include coverage for earthquake damage) on all improvements constituting any part of the Property, which with respect to any portion of the Property for which initial construction of improvements thereon has not been completed, initially may be in the form of a builder's risk policy providing coverage in an amount not less than the construction costs expended for such projects and, if no builder's risk policy is in effect, in an amount not less than 100% of the replacement cost of such improvements. All insurance required to be maintained pursuant to this subsection may be subject to a deductible in an amount not to exceed $500,000. The City's obligations under this subsection may be satisfied by self-insurance, provided such self-insurance complies with the provisions of Section 6.04 hereof.

(d) The City shall maintain rental interruption insurance to cover the Authority's loss, total or partial, of Base Rental Payments resulting from the loss, total or partial, of the use of any part of the Property as a result of any of the hazards required to be covered pursuant to subsection (c) of this Section in an amount sufficient at all times to pay an amount not less than the product of two times the maximum amount of Base Rental Payments scheduled to be paid during any Rental Period. The City's obligations under this subsection may be satisfied by self-insurance provided such self-insurance complies with the provisions of Section 6.04 hereof. Notwithstanding the foregoing, the City shall not be required to obtain rental interruption insurance with respect to the Property until the City has received a certificate of occupancy for the Project.

(e) The insurance required by this Section shall be provided by reputable insurance companies with claims paying abilities determined, in the reasonable opinion of a professionally certified risk manager or an independent insurance consultant person (who may be an employee of the City), to be adequate for the purposes hereof.

Section 6.02 Title Insurance. The City shall provide, at its own expense, one or more CLTA or ALTA title insurance policies for the Property, in the aggregate amount of not less than the initial aggregate principal amount of the Bonds. Said policy or policies shall insure (a) the fee interest of the City in the Property, (b) the Authority's ground leasehold estate in the Property under the Ground Lease, and (c) the City's leasehold estate hereunder in the Property, subject only to Permitted Encumbrances. All Net Insurance Proceeds received under said policy or policies shall be deposited with the Trustee and applied as provided in Section 5.04 of the Indenture.

Section 6.03 Additional Insurance Provision; Form of Policies. The City shall pay or cause to be paid when due the premiums for all insurance policies required by Section 6.01 hereof. All such policies shall provide that the Trustee shall be given 30 days' notice of the expiration thereof or any intended cancellation thereof. The Trustee shall be fully protected in accepting payment on account of such insurance or any adjustment, compromise or settlement of any loss agreed to by the Trustee.

The City shall cause to be delivered to the Trustee on or before August 15 each year, commencing August 15, 2026, a Written Certificate of the City, which may be in the form set forth in Exhibit D attached hereto, stating that such policies are in full force and effect and that the City is in full compliance with the requirements of this Article. The Trustee shall be entitled to rely upon said Written Certificate of the City as to the City's compliance with this Article. The Trustee shall not be responsible for the sufficiency of coverage or amounts of such policies.

Section 6.04 Self-Insurance. Insurance provided through a California joint powers authority of which the City is a member or with which the City contracts for insurance shall be deemed to be self-insurance for purposes hereof. Any self-insurance maintained by the City pursuant to this Article shall comply with the following terms:

(a) the self-insurance program shall be approved in writing by the City's Risk Manager, a professionally certified risk manager, or an independent insurance consultant;

(b) the self-insurance program shall include an actuarially sound claims reserve fund out of which each self-insured claim shall be paid, the adequacy of each such fund shall be evaluated on an annual basis by the City's Risk Management Department, a professionally certified risk manager or an independent insurance consultant and any deficiencies in any self-insured claims

reserve fund shall be remedied in accordance with the recommendation of the City's Risk Management Department, a professionally certified risk manager or an independent insurance consultant, as applicable; and

(c) in the event that the self-insurance program shall be discontinued, the actuarial soundness of its claims reserve fund, as determined by a professionally certified risk manager or by an independent insurance consultant, shall be maintained.

ARTICLE VII

DEFAULTS AND REMEDIES

Section 7.01 Defaults and Remedies.

(a) (i) If the City shall fail (A) to pay any Base Rental Payment payable hereunder when the same becomes due and payable, time being expressly declared to be of the essence in this Lease Agreement, or (B) to keep, observe or perform any other term, covenant or condition contained herein or in the Indenture to be kept or performed by the City, or (ii) upon the happening of any of the events specified in this subsection or in subsection (b) of this Section, the City shall be deemed to be in default hereunder and it shall be lawful for the Authority to exercise any and all remedies available pursuant to law or granted pursuant to this Lease Agreement. The City shall in no event be in default in the observance or performance of any covenant, condition or agreement in this Lease Agreement on its part to be observed or performed, other than as referred to in clause (i)(B) or (ii) of the preceding sentence, unless the City shall have failed, for a period of 30 days or such additional time as is reasonably required, with the written approval of the Insurer (so long as the Insurer is not in default on any obligation under the Insurance Policy), to correct any such default after notice by the Authority to the City properly specifying wherein the City has failed to perform any such covenant, condition or agreement. Upon any such default, the Authority, in addition to all other rights and remedies it may have at law, shall have the option to do any of the following:

(1) To terminate this Lease Agreement in the manner hereinafter provided on account of default by the City, notwithstanding any re-entry or re-letting of the Property as hereinafter provided for in subparagraph (2) hereof, and to re-enter the Property and remove all persons in possession thereof and all personal property whatsoever situated upon the Property and place such personal property in storage in any warehouse or other suitable place, for the account of and at the expense of the City. In the event of such termination, the City agrees to surrender immediately possession of the Property, without let or hindrance, and to pay the Authority all damages recoverable at law that the Authority may incur by reason of default by the City, including, without limitation, any costs, loss or damage whatsoever arising out of, in connection with, or incident to any such re-entry upon the Property and removal and storage of such property by the Authority or its duly authorized agents in accordance with the provisions herein contained. Neither notice to pay Rental Payments or to deliver up possession of the Property given pursuant to law nor any entry or re-entry by the Authority nor any proceeding in unlawful detainer, or otherwise, brought by the Authority for the purpose of effecting such re-entry or obtaining possession of the Property nor the appointment of a receiver upon initiative of the Authority to protect the Authority's interest under this Lease Agreement shall of itself operate to terminate this Lease Agreement, and no

termination of this Lease Agreement on account of default by the City shall be or become effective by operation of law or acts of the parties hereto, or otherwise, unless and until the Authority shall have given written notice to the City of the election on the part of the Authority to terminate this Lease Agreement. The City covenants and agrees that no surrender of the Property or of the remainder of the term hereof or any termination of this Lease Agreement shall be valid in any manner or for any purpose whatsoever unless stated by the Authority by such written notice.

(2) Without terminating this Lease Agreement, (x) to collect each installment of Rental Payments as the same become due and enforce any other terms or provisions hereof to be kept or performed by the City, regardless of whether or not the City has abandoned the Property, or (y) to exercise any and all rights of entry and re-entry upon the Property. In the event the Authority does not elect to terminate this Lease Agreement in the manner provided for in subparagraph (1) hereof, the City shall remain liable and agrees to keep or perform all covenants and conditions herein contained to be kept or performed by the City and, if the Property is not re-let, to pay the full amount of the Rental Payments to the end of the term of this Lease Agreement or, in the event that the Property is re-let, to pay any deficiency in Rental Payments that results therefrom; and further agrees to pay said Rental Payments and/or Rental Payment deficiency punctually at the same time and in the same manner as hereinabove provided for the payment of Rental Payments hereunder, notwithstanding the fact that the Authority may have received in previous years or may receive thereafter in subsequent years Rental Payments in excess of the Rental Payments herein specified, and notwithstanding any entry or re-entry by the Authority or suit in unlawful detainer, or otherwise, brought by the Authority for the purpose of effecting such re-entry or obtaining possession of the Property. Should the Authority elect to re-enter as herein provided, the City hereby irrevocably appoints the Authority as the agent and attorney-in-fact of the City to re-let the Property, or any part thereof, from time to time, either in the Authority's name or otherwise, upon such terms and conditions and for such use and period as the Authority may deem advisable and to remove all persons in possession thereof and all personal property whatsoever situated upon the Property and to place such personal property in storage in any warehouse or other suitable place, for the account of and at the expense of the City, and the City hereby indemnifies and agrees to save harmless the Authority from any costs, loss or damage whatsoever arising out of, in connection with, or incident to any such re-entry upon and re-letting of the Property and removal and storage of such property by the Authority or its duly authorized agents in accordance with the provisions herein contained. The City agrees that the terms of this Lease Agreement constitute full and sufficient notice of the right of the Authority to re-let the Property in the event of such re-entry without effecting a surrender of this Lease Agreement, and further agrees that no acts of the Authority in effecting such re-letting shall constitute a surrender or termination of this Lease Agreement irrespective of the use or the term for which such re-letting is made or the terms and conditions of such re-letting, or otherwise, but that, on the contrary, in the event of such default by the City the right to terminate this Lease Agreement shall vest in the Authority to be effected in the sole and exclusive manner provided for in subparagraph (1) hereof. The City further agrees to pay the Authority the cost of any alterations or additions to the Property necessary to place the Property in condition for re-letting immediately upon notice to the City of the completion and installation of such additions or alterations.

The City hereby waives any and all claims for damages caused or which may be caused by the Authority in re-entering and taking possession of the Property as herein provided and all claims for damages that may result from the destruction of or injury to the Property and all claims for damages to or loss of any property belonging to the City, or any other person, that may be in or upon the Property.

(b) If (i) the City's interest in this Lease Agreement or any part thereof shall be assigned or transferred, either voluntarily or by operation of law or otherwise, without the written consent of the Authority and, as hereinafter provided for, or (ii) the City or any assignee shall file any petition or institute any proceeding under any act or acts, state or federal, dealing with or relating to the subject or subjects of bankruptcy or insolvency, or under any amendment of such act or acts, either as a bankrupt or as an insolvent, or as a debtor, or in any similar capacity, wherein or whereby the City asks or seeks or prays to be adjudicated a bankrupt, or is to be discharged from any or all of the City's debts or obligations, or offers to the City's creditors to elect a composition or extension of time to pay the City's debts or asks, seeks or prays for reorganization or to effect a plan of reorganization, or for a readjustment of the City's debts, or for any other similar relief, or if any such petition or any such proceedings of the same or similar kind or character be filed or be instituted or taken against the City, or if a receiver of the business or of the property or assets of the City shall be appointed by any court, except a receiver appointed at the instance or request of the Authority, or if the City shall make a general assignment for the benefit of the City's creditors, or (iii) the City shall abandon or vacate the Property, then the City shall be deemed to be in default hereunder.

(c) In addition to the other remedies set forth in this Section, upon the occurrence of an event of default, the Authority and its assignee shall be entitled to proceed to protect and enforce the rights vested in the Authority and its assignee by this Lease Agreement or by law. The provisions of this Lease Agreement and the duties of the City and of its city council, officers or employees shall be enforceable by the Authority or its assignee by mandamus or other appropriate suit, action or proceeding in any court of competent jurisdiction. Without limiting the generality of the foregoing, the Authority and its assignee shall have the right to bring the following actions:

(i) Accounting. By action or suit in equity to require the City and its city council, officers and employees and its assigns to account as the trustee of an express trust.

(ii) Injunction. By action or suit in equity to enjoin any acts or things which may be unlawful or in violation of the rights of the Authority or its assignee.

(iii) Mandamus. By mandamus or other suit, action or proceeding at law or in equity to enforce the Authority's or its assignee's rights against the City (and its city council, officers and employees) and to compel the City to perform and carry out its duties and obligations under the law and its covenants and agreements with the City as provided herein.

Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative and the single or partial exercise of any right, power or privilege hereunder shall not impair the right of the Authority to the further exercise thereof or the exercise of any or all other rights, powers or privileges. The term "re-let" or "re-letting" as used in this Section shall include, but not be limited to, re-letting by means of the operation by the Authority of the Property. If any statute or rule of law validly shall limit the remedies given to the Authority hereunder, the Authority nevertheless shall be entitled to whatever remedies are allowable under any statute or rule of law.

In the event the Authority shall prevail in any action brought to enforce any of the terms and provisions of this Lease Agreement, the City agrees to pay a reasonable amount as and for attorney's fees incurred by the Authority in attempting to enforce any of the remedies available to the Authority hereunder.

Notwithstanding anything to the contrary contained in this Lease Agreement, the Authority shall have no right upon a default hereunder by the City to accelerate Rental Payments.

(d) Notwithstanding anything to the contrary contained in this Lease Agreement, the termination of this Lease Agreement by the Authority and its assignees on account of a default by the City under this Section shall not effect or result in a termination of the Ground Lease.

Section 7.02 Waiver. Failure of the Authority to take advantage of any default on the part of the City shall not be, or be construed as, a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or to lessen the right of the Authority to insist upon performance by the City of any term, covenant or condition hereof, or to exercise any rights given the Authority on account of such default. A waiver of a particular default shall not be deemed to be a waiver of any other default or of the same default subsequently occurring. The acceptance of Rental Payments hereunder shall not be, or be construed to be, a waiver of any term, covenant or condition of this Lease Agreement.

ARTICLE VIII

EMINENT DOMAIN; PREPAYMENT

Section 8.01 Eminent Domain. If all of the Property (or portions thereof such that the remainder is not usable for public purposes by the City) shall be taken under the power of eminent domain, the term hereof shall cease as of the day that possession shall be so taken. If less than all of the Property shall be taken under the power of eminent domain and the remainder is usable for public purposes by the City at the time of such taking, then this Lease Agreement shall continue in full force and effect as to such remainder, and the parties waive the benefits of any law to the contrary, and in such event there shall be a partial abatement of the Rental Payments in accordance with the provisions of Section 3.06 hereof. So long as any Bonds shall be Outstanding, any award made in eminent domain proceedings for the taking of the Property, or any portion thereof, shall be paid to the Trustee and applied to the redemption of Bonds as provided in subsection (a) of Section 4.01 of the Indenture, in the corresponding provisions of any Supplemental Indenture pursuant to which Additional Bonds are issued and in Section 5.03 of the Indenture. Any such award made after all of the Bonds, and all other amounts due under the Indenture and hereunder, have been fully paid, shall be paid to the Authority and to the City as their respective interests may appear.

Section 8.02 Prepayment.

(a) The City may prepay all or a portion of the Base Rental Payments attributable to the Series 2025A Bonds which are payable on or after May 1, 20___, from any source of available funds, on any date on or after May 1, 20___, by paying (i) all or a portion, as selected by the City, of the principal components of such Base Rental Payments, and (ii) the accrued but unpaid interest component of such Base Rental Payments to be prepaid to the date of such prepayment.

(b) The City may prepay, from any source of available funds, all or any portion of the Base Rental Payments attributable to the Series 2025A Bonds by depositing with the Trustee moneys or securities as provided, and subject to the terms and conditions set forth in Article X of the Indenture, sufficient to make such Base Rental Payments when due or to make such Base Rental Payments through a specified date on which the City has a right to prepay such Base Rental Payments pursuant to subsection (a) of this Section, and to prepay such Base Rental Payments on

such prepayment date, at a prepayment price determined in accordance with subsection (a) of this Section.

(c) If less than all of the Base Rental Payments attributable to the Series 2025A Bonds are prepaid pursuant to this Section then, as of the date of such prepayment pursuant to subsection (a) of this Section, or the date of a deposit pursuant to subsection (b) of this Section, the principal and interest components of such Base Rental Payments shall be recalculated in order to take such prepayment into account. The City agrees that if, following a partial prepayment of such Base Rental Payments, the Property is damaged or destroyed or taken by eminent domain, or a defect in title to the Property is discovered, the City shall not be entitled to, and by such prepayment waives the right of, abatement of such prepaid Base Rental Payments and the City shall not be entitled to any reimbursement of such Base Rental Payments.

(d) If all of the Base Rental Payments are prepaid in accordance with the provisions of this Lease Agreement then, as of the date of such prepayment pursuant to subsection (a) of this Section and, if applicable, the corresponding provisions hereof relating to the prepayment of Base Rental Payments attributable to Additional Bonds, or deposit pursuant to subsection (b) of this Section and, if applicable, such corresponding provisions, and payment of all other amounts owed under this Lease Agreement have been made, the term of this Lease Agreement shall be terminated.

(e) Prepayments of Base Rental Payments attributable to the Series 2025A Bonds made pursuant to this Section shall be applied to the redemption of Series 2025A Bonds as directed by the City and as provided in Section 4.01(b) of the Indenture.

(f) Before making any prepayment pursuant to this Article, the City shall give written notice to the Authority and the Trustee specifying the date on which the prepayment will be made, which date shall be not less than 30 nor more than 60 days from the date such notice is given to the Authority.

(g) Net Insurance Proceeds shall be used in accordance with Section 5.03 or Section 5.04 of the Indenture, as applicable.

ARTICLE IX

COVENANTS

Section 9.01 Right of Entry. The Authority and its assignees shall have the right to enter upon and to examine and inspect the Property during reasonable business hours (and in emergencies at all times) for any purpose connected with the Authority's rights or obligations under this Lease Agreement, and for all other lawful purposes.

Section 9.02 Liens. In the event the City shall at any time during the term of this Lease Agreement cause any changes, alterations, additions, improvements, or other work to be done or performed or materials to be supplied, in or upon the Property, the City shall pay, when due, all sums of money that may become due for, or purporting to be for, any labor, services, materials, supplies or equipment furnished or alleged to have been furnished to or for the City in, upon or about the Property and which may be secured by a mechanics', materialmen's or other lien against the Property or the Authority's interest therein, and will cause each such lien to be fully discharged and released at the time the performance of any obligation secured by any such lien matures or becomes due, except

that, if the City desires to contest any such lien, it may do so as long as such contestment is in good faith. If any such lien shall be reduced to final judgment and such judgment or such process as may be issued for the enforcement thereof is not promptly stayed, or if so stayed and said stay thereafter expires, the City shall forthwith pay and discharge said judgment.

Section 9.03 Quiet Enjoyment. The parties hereto mutually covenant that the City, by keeping and performing the covenants and agreements herein contained, shall at all times during the term of this Lease Agreement peaceably and quietly have, hold and enjoy the Property without suit, trouble or hindrance from the Authority.

Section 9.04 Authority Not Liable. The Authority and its directors, officers, agents and employees, shall not be liable to the City or to any other party whomsoever for any death, injury or damage that may result to any person or property by or from any cause whatsoever in, on or about the Property. To the extent permitted by law, the City shall, at its expense, indemnify and hold the Authority and the Trustee and all directors, members, officers and employees thereof harmless against and from any and all claims by or on behalf of any person, firm, corporation or governmental authority arising from the acquisition, construction, occupation, use, operation, maintenance, possession, conduct or management of or from any work done in or about the Property or from the subletting of any part thereof, including any liability for violation of conditions, agreements, restrictions, laws, ordinances, or regulations affecting the Property or the occupancy or use thereof, but excepting the negligence or willful misconduct of the persons or entity seeking indemnity. The City also covenants and agrees, at its expense, to pay and indemnify and save the Authority and the Trustee and all directors, officers and employees thereof harmless against and from any and all claims arising from (a) any condition of the Property and the adjoining sidewalks and passageways, (b) any breach or default on the part of the City in the performance of any covenant or agreement to be performed by the City pursuant to this Lease Agreement, (c) any act or negligence of licensees in connection with their use, occupancy or operation of the Property, or (d) any accident, injury or damage whatsoever caused to any person, firm or corporation in or about the Property or upon or under the sidewalks and from and against all costs, reasonable counsel fees, expenses and liabilities incurred in any action or proceeding brought by reason of any claim referred to in this Section, but excepting the negligence or willful misconduct of the person or entity seeking indemnity. In the event that any action or proceeding is brought against the Authority or the Trustee or any director, member, officer or employee thereof, by reason of any such claim, the City, upon notice from the Authority or the Trustee or such director, member, officer employee thereof, covenants to resist or defend such action or proceeding by counsel reasonably satisfactory to the Authority or the Trustee or such director, member, officer or employee thereof.

To the extent this Lease Agreement confers upon or gives or grants the Trustee any right, remedy or claim under or by reason of this Lease Agreement, the Trustee is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

Section 9.05 Assignment and Subleasing. Neither this Lease Agreement nor any interest of the City hereunder shall be sold, mortgaged, pledged, assigned, or transferred by the City by voluntary act or by operation of law or otherwise. The Property may not be subleased in whole or in part by the City without the prior written consent of the Authority [and the Insurer]. Any such sublease shall be subject to all of the following conditions:

(a) this Lease Agreement and the obligation of the City to make all Rental Payments hereunder shall remain the primary obligation of the City;

(b) the City shall, within 30 days after the delivery thereof, furnish or cause to be furnished to the Authority, the Insurer and the Trustee a true and complete copy of such sublease;

(c) any sublease of the Property by the City shall explicitly provide that such sublease is subject to all rights of the Authority under this Lease Agreement, including, the right to re-enter and re-let the Property or terminate this Lease Agreement upon a default by the City; and

(d) the City shall furnish the Authority and the Trustee with an Opinion of Counsel to the effect that such sublease will not, in and of itself, cause the interest on the Bonds to be included in gross income for federal income tax purposes.

Section 9.06 Title to Property. Upon the termination or expiration of this Lease Agreement (other than as provided in Section 7.01 and Section 8.01 hereof), and the first date upon which the Bonds are no longer Outstanding, all right, title and interest in and to the Property shall vest in the City. Upon any such termination or expiration, the Authority shall execute such conveyances, deeds and other documents as may be necessary to effect such vesting of record.

Section 9.07 Authority's Purpose. The Authority covenants that, prior to the discharge of this Lease Agreement and the Bonds, it will not engage in any activities inconsistent with the purposes for which the Authority is organized, as set forth in the Joint Powers Agreement.

Section 9.08 Representations of the City. The City represents and warrants to the Authority that (a) the City has the full power and authority to enter into, to execute and to deliver this Lease Agreement and the Indenture, and to perform all of its duties and obligations hereunder and thereunder, and has duly authorized the execution and delivery of this Lease Agreement and the Indenture, and (b) the Property will be used in the performance of essential governmental functions.

Section 9.09 Representation of the Authority. The Authority represents and warrants to the City that the Authority has the full power and authority to enter into, to execute and to deliver this Lease Agreement, the Assignment Agreement and the Indenture, and to perform all of its duties and obligations hereunder and thereunder, and has duly authorized the execution and delivery of this Lease Agreement, the Assignment Agreement and the Indenture.

Section 9.10 Hazardous Substances. The City covenants and agrees to comply in all material respects with all laws applicable to the Property or any portion thereof, including without limitation all local, State and federal environmental and Hazardous Substances laws, rules and regulations, and with any order of any jurisdiction over the Property. For purposes of this paragraph, "Hazardous Substances" means any substances, pollutants, wastes and contaminants now or hereafter included in such (or any similar) term under any federal, state or local ordinance, code or regulation now existing or hereafter enacted or amended.

ARTICLE X

NO CONSEQUENTIAL DAMAGES; USE OF THE PROPERTY; SUBSTITUTION OR RELEASE

Section 10.01 No Consequential Damages. In no event shall the Authority or the Trustee be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Lease Agreement or the City's use of the Property.

Section 10.02 Use of the Property. The City will not use, operate or maintain the Property improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated by this Lease Agreement. In addition, the City agrees to comply in all respects (including, without limitation, with respect to the use, maintenance and operation of the Property) with all laws of the jurisdictions in which its operations may extend and any legislative, executive, administrative or judicial body exercising any power or jurisdiction over the Property; provided, however, that the City may contest in good faith the validity or application of any such law or rule in any reasonable manner which does not, in the opinion of the Authority, adversely affect the estate of the Authority in and to any of the Property or its interest or rights under this Lease Agreement.

Section 10.03 Substitution or Release of, or Addition to, the Property. The City shall have the right, [with the written consent of the Insurer (so long as the Insurer is not in default on any obligation under the Insurance Policy and subject to this Section)] to substitute alternate real property for any portion of the Property or to release a portion of the Property from this Lease Agreement or to add additional property to the encumbrance of this Lease Agreement. All costs and expenses incurred in connection with such substitution, release or addition shall be borne by the City. Notwithstanding any substitution or release of, or addition to, Property pursuant to this subsection, there shall be no reduction in or abatement of the Base Rental Payments due from the City hereunder as a result of such substitution, release or addition. Any such substitution or release of any portion of the Property, or addition to the Property, shall be subject to the following specific conditions, which are hereby made conditions precedent to such substitution, release or addition:

(a) a Written Certificate of the City to the effect that the Property, as constituted after such substitution, release or addition, (i) has an annual fair rental value at least equal to the maximum Base Rental Payments payable by the City in any Rental Period, and (ii) has a useful life in excess of the final maturity of any Outstanding Bonds;

(b) with respect to any substituted or added property, the City shall have obtained or caused to be obtained a CLTA or ALTA title insurance policy or policies with respect to the Property (as such term will be defined after such substitution or addition) that when taken together with other title insurance policies covering portions of the Property other than such substituted or added property, will be in the amount at least equal to the aggregate principal amount of all Outstanding Bonds, of the type and with the endorsements described in Section 6.02 hereof; and

(c) the City, the Authority and the Trustee shall have executed, and the City shall have caused to be recorded with the Riverside County Recorder, any document necessary to reconvey to the City the portion of the Property being released and to include any substituted or added real property in the description of the Property contained herein and in the Ground Lease.

ARTICLE XI

MISCELLANEOUS

Section 11.01 Law Governing. THIS LEASE AGREEMENT SHALL BE GOVERNED EXCLUSIVELY BY THE PROVISIONS HEREOF AND BY THE LAWS OF THE STATE OF CALIFORNIA AS THE SAME FROM TIME TO TIME EXIST.

Section 11.02 Notices. All written notices, statements, demands, consents, approvals, authorizations, offers, designations, requests or other communications hereunder shall be given to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

If to the City:	City of Eastvale 12363 Limonite Avenue Suite 910 Eastvale, California 91752 Attention: City Manager
If to the Authority:	Eastvale Public Financing Authority c/o City of Eastvale 12363 Limonite Avenue Suite 910 Eastvale, California 91752 Attention: Executive Director

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, whether by telex, telegram or telecopier, upon the sender's receipt of an appropriate answerback or other written acknowledgment, (c) if given by registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, 72 hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, 24 hours after delivery to said overnight courier, or (e) if given by any other means, upon delivery at the address specified in this Section.

Section 11.03 Validity and Severability. If for any reason this Lease Agreement shall be held by a court of competent jurisdiction to be void, voidable or unenforceable by the Authority or by the City, or if for any reason it is held by such a court that any of the covenants and conditions of the City hereunder, including the covenant to pay Rental Payments, is unenforceable for the full term hereof; then and in such event this Lease Agreement is and shall be deemed to be a Lease Agreement under which the Rental Payments are to be paid by the City annually in consideration of the right of the City to possess, occupy and use the Property, and all of the terms, provisions and conditions of this Lease Agreement, except to the extent that such terms, provisions and conditions are contrary to or inconsistent with such holding, shall remain in full force and effect.

Section 11.04 Net-Net-Net Lease. This Lease Agreement shall be deemed and construed to be a "net-net-net lease" and the City hereby agrees that the Rental Payments shall be an absolute net

return to the Authority, free and clear of any expenses, charges or set-offs whatsoever and notwithstanding any dispute between the City and the Authority.

Section 11.05 Taxes. The City shall pay or cause to be paid all taxes and assessments of any type or nature charged to the Authority or affecting the Property or the respective interests or estates therein; provided, however, that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the City shall be obligated to pay only such installments as are required to be paid during the term of this Lease Agreement as and when the same become due.

The City or any sublessee may, at the City's or such sublessee's expense and in its name, with notice to the Insurer, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom unless the Authority or the Trustee shall notify the City or such sublessee that, in the opinion of independent counsel, by nonpayment of any such items, the interest of the Authority in the Property will be materially endangered or the Property, or any part thereof, will be subject to loss or forfeiture, in which event the City or such sublessee shall promptly pay such taxes, assessments or charges or provide the Authority with full security against any loss which may result from nonpayment, in form satisfactory to the Authority, the Insurer and the Trustee.

Section 11.06 Section Headings. All section headings contained herein are for convenience of reference only and are not intended to define or limit the scope of any provision of this Lease Agreement.

Section 11.07 Amendments.

(a) This Lease Agreement and the Ground Lease may be amended and the rights and obligations of the Authority and the City hereunder and thereunder may be amended at any time by an amendment hereto or thereto which shall become binding upon execution and delivery by the Authority and the City, but only with the prior written consent of the Owners of a majority of the principal amount of the Bonds then Outstanding pursuant to the Indenture and the Insurer (so long as the Insurer has not defaulted on any obligation under the Insurance Policy), provided that no such amendment shall (i) extend the payment date of any Base Rental Payments, reduce the interest component or principal component of any Base Rental Payments or change the prepayment terms and provisions, without the prior written consent of the Owner of each Bond so affected, or (ii) reduce the percentage of the principal amount of the Bonds the consent of the Owners of which is required for the execution of any amendment of this Lease Agreement or the Ground Lease, or (iii) amend this Section without the prior written consent of the Owners of the Bonds then Outstanding and the Insurer.

(b) This Lease Agreement and the Ground Lease and the rights and obligations of the Authority and the City hereunder and thereunder may also be amended at any time by an amendment hereto or thereto which shall become binding upon execution by the Authority and the City, without the written consents of the Insurer or any Owners, but only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the agreements, conditions, covenants and terms required by the Authority or the City to be observed or performed herein or therein other agreements, conditions,

covenants and terms thereafter to be observed or performed by the Authority or the City, or to surrender any right or power reserved herein or therein to or conferred herein or therein on the Authority or the City, and which in either case shall not materially adversely affect the interests of the Owners;

(ii) to make such provisions for the purpose of curing any ambiguity or of correcting, curing or supplementing any defective provision contained herein or therein or in regard to questions arising hereunder or thereunder which the Authority or the City may deem desirable or necessary and not inconsistent herewith or therewith, and which shall not materially adversely affect the interests of the Owners;

(iii) to make such additions, deletions or modifications as may be necessary or appropriate to assure the exclusion from gross income for federal income tax purposes of the interest on the Bonds;

(iv) to provide for the substitution or release of a portion of the Property in accordance with the provisions of Section 10.03 hereof;

(v) to provide for the issuance of Additional Bonds in accordance with Article III of the Indenture; or

(vi) to make such other changes herein or therein or modifications hereto or thereto as the Authority or the City may deem desirable or necessary, and which shall not materially adversely affect the interests of the Owners, as evidenced by an Opinion of Bond Counsel.

Section 11.08 Assignment. The City and the Authority hereby acknowledge the assignment of this Lease Agreement (except for the Authority's obligations and its rights to give consents or approvals hereunder), and the Base Rental Payments payable hereunder, to the Trustee pursuant to the Assignment Agreement.

Section 11.09 Execution. This Lease Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Lease Agreement.

Section 11.10 Insurer as Third Party Beneficiary. [The Insurer is a third-party beneficiary under this Lease Agreement and may enforce any right, remedy or claim conferred upon, given or granted hereunder.]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Authority and the City have caused this Lease Agreement to be executed by their respective officers thereunto duly authorized, all as of the day and year first above written.

CITY OF EASTVALE

By: _____
Mark Orme, City Manager

ATTEST:

_____
Marc A. Donohue, MMC, City Clerk

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Mark Orme, Executive Director

ATTEST:

_____
Marc A. Donohue, MMC, City Clerk

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

[To Come]

EXHIBIT B

CAPITALIZED INTEREST AND BASE RENTAL PAYMENT SCHEDULE

I. CAPITALIZED INTEREST PAYMENTS

A portion of the interest on the portion of the 2025A Bonds issued to finance the Project shall be paid from the Capitalized Interest Fund established under the Indenture on the following dates and in the following amounts:

Date	*Amount*
November 1, 2025	
May 1, 2026	
November 1, 2026	
May 1, 2027	
November 1, 2027	
May 1, 2028	
November 1, 2028	

II. TOTAL BASE RENTAL PAYMENTS

Interest Payment Date[*]	*Principal Component*	*Interest Component*	*Total Base Rental*

EXHIBIT C

DESCRIPTION OF THE PROJECT

Civic Center Project

[To Come]

EXHIBIT D

FORM OF CERTIFICATE REGARDING INSURANCE

U.S. Bank Trust Company, National Association
Attn: Corporate Trust Department
633 West Fifth Street, 24th Floor, Los Angeles, CA 90071
Attention: Global Corporate Trust

Re: Eastvale Public Financing Authority

The undersigned, on behalf of the City of Eastvale (the "City"), hereby certifies that the insurance policies required under Article VI of the Lease Agreement dated as of July 1, 2025 (the "Lease Agreement"), by and between the City and the Eastvale Public Financing Authority, are in full force and effect and the City is in full compliance with the requirements of Article VI of the Lease Agreement.

Date: _____, 20__

CITY OF EASTVALE

By: _____
Authorized City Representative

RECORDING REQUESTED BY:
Eastvale Public Financing Authority

AND WHEN RECORDED RETURN TO:
Stradling Yocca Carlson & Rauth LLP
660 Newport Center Drive, Suite 1600
Newport Beach, California 92660
Attention: Vanessa S. Legbandt, Esq.

[Space above for Recorder's use.]

This Ground Lease is recorded for the benefit of the City of Eastvale and is exempt from California documentary transfer tax pursuant to Section 11928 of the California Revenue and Taxation Code and from recording fees pursuant to Sections 6103, 27383 and 27388.1 (a)(2)(D) and (d)(2) of the California Government Code. Lease term less than 35 years.

GROUND LEASE

by and between

CITY OF EASTVALE

and

EASTVALE PUBLIC FINANCING AUTHORITY

Dated as of July 1, 2025

Relating to

$_____
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

GROUND LEASE

THIS GROUND LEASE (this "Ground Lease"), executed and entered into as of July 1, 2025, is by and between the CITY OF EASTVALE (the "City"), a municipal corporation and general law city duly organized and existing under and by virtue of the Constitution and laws of the State of California, as lessor, and the EASTVALE PUBLIC FINANCING AUTHORITY (the "Authority"), a joint exercise of powers entity duly organized and existing under the laws of the State of California, as lessee.

WITNESSETH:

WHEREAS, the City and the Authority desire to finance the costs of the acquisition, construction and/or installation of certain capital improvement projects within the City, including but not limited to, the design and development of Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project");

WHEREAS, in order to finance the Project, the City will lease certain real property and the improvements located thereon (the "Property") to the Authority pursuant to this Ground Lease, and the City will sublease the Property back from the Authority pursuant to a Lease Agreement, dated as of July 1, 2025 (the "Lease Agreement");

WHEREAS, the Property is more particularly described in Exhibit A hereto;

WHEREAS, the City and the Authority have determined that it would be in the best interests of the City and the Authority to provide the funds necessary to finance the Project through the issuance by the Authority of bonds payable from the Base Rental Payments (as defined in the Lease Agreement) to be made by the City under the Lease Agreement;

WHEREAS, the City and the Authority have determined that it would be in the best interests of the City and the Authority to provide for the issuance of such bonds payable from the Base Rental Payments pursuant to an Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Authority, the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee");

WHEREAS, all rights to receive the Base Rental Payments have been assigned without recourse by the Authority to the Trustee pursuant to an Assignment Agreement, dated as of July 1, 2025 (the "Assignment Agreement") by and between the Authority and the Trustee; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Ground Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Ground Lease;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

Except as otherwise defined herein, or unless the context clearly otherwise requires, words and phrases defined in the Lease Agreement or the Indenture shall have the same meaning in this Ground Lease.

ARTICLE II

LEASE OF THE PROPERTY; RENTAL

Section 2.01 Lease of Property. The City hereby leases to the Authority, and the Authority hereby leases from the City, for the benefit of the Owners of the Bonds, the Property and all rights appurtenant thereto, including, but not limited to, rights of access, subject only to Permitted Encumbrances, to have and to hold for the term of this Ground Lease.

Section 2.02 Rental. The Authority shall pay to the City as and for rental of the Property hereunder, the sum of $1.00, the receipt of which is hereby acknowledged, and shall enter into the Lease Agreement.

ARTICLE III

QUIET ENJOYMENT

The parties intend that the Property will be leased back to the City pursuant to the Lease Agreement for the term thereof. It is further intended that, to the extent provided herein and in the Lease Agreement, if an event of default occurs under the Lease Agreement, the Authority, or its assignee, will have the right, for the then remaining term of this Ground Lease to (a) take possession of the Property, (b) if it deems it appropriate, cause an appraisal of the Property and a study of the then reasonable use thereof to be undertaken, and (c) relet the Property. Subject to any rights the City may have under the Lease Agreement (in the absence of an event of default) to possession and enjoyment of the Property, the City hereby covenants and agrees that it will not take any action to prevent the Authority from having quiet and peaceable possession and enjoyment of the Property during the term hereof and will, at the request of the Authority and at the City's cost, to the extent that it may lawfully do so, join in any legal action in which the Authority asserts its right to such possession and enjoyment.

ARTICLE IV

SPECIAL COVENANTS AND PROVISIONS

Section 4.01 Waste. The Authority agrees that at all times that it is in possession of the Property, it will not commit, suffer or permit any waste on the Property, and that it will not willfully or knowingly use or permit the use of the Property for any illegal purpose or act.

Section 4.02 Further Assurances and Corrective Instruments. The City and the Authority agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may

reasonably be required for correcting any inadequate or incorrect description of the Property hereby leased or intended so to be or for carrying out the expressed intention of this Ground Lease, the Indenture and the Lease Agreement.

Section 4.03 Waiver of Personal Liability. All liabilities under this Ground Lease on the part of the Authority shall be solely liabilities of the Authority as a joint exercise of powers entity, and the City hereby releases each and every director, officer and employee of the Authority of and from any personal or individual liability under this Ground Lease. No director, officer or employee of the Authority shall at any time or under any circumstances be individually or personally liable under this Ground Lease to the City or to any other party whomsoever for anything done or omitted to be done by the Authority hereunder.

All liabilities under this Ground Lease on the part of the City shall be solely liabilities of the City as a public corporation, and the Authority hereby releases each and every member, officer and employee of the City of and from any personal or individual liability under this Ground Lease. No member, officer or employee of the City shall at any time or under any circumstances be individually or personally liable under this Ground Lease to the Authority or to any other party whomsoever for anything done or omitted to be done by the City hereunder.

Section 4.04 Taxes. The City covenants and agrees to pay any and all assessments of any kind or character and also all taxes, including possessory interest taxes, levied or assessed upon the Property.

Section 4.05 Right of Entry. The City reserves the right for any of its duly authorized representatives to enter upon the Property at any reasonable time to inspect the same.

Section 4.06 Representations of the City. The City represents and warrants to the Authority and the Trustee as follows:

(a) the City has the full power and authority to enter into, to execute and to deliver this Ground Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Ground Lease;

(b) except for Permitted Encumbrances, the Property is not subject to any dedication, easement, right of way, reservation in patent, covenant, condition, restriction, lien or encumbrance which would prohibit or materially interfere with the use of the Property for governmental purposes as contemplated by the City;

(c) all taxes, assessments or impositions of any kind with respect to the Property, except current taxes, have been paid in full; and

(d) the Property is necessary to the City in order for the City to perform its governmental functions.

Section 4.07 Representations of the Authority. The Authority represents and warrants to the City and the Trustee that the Authority has the full power and authority to enter into, to execute and to deliver this Ground Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution and delivery of this Ground Lease.

ARTICLE V

ASSIGNMENT, SUBLEASING, MORTGAGING AND SELLING

Section 5.01 Assignment and Subleasing. This Ground Lease may be sold or assigned and the Property subleased, as a whole or in part, by the Authority without the necessity of obtaining the consent of the City, if an event of default occurs under the Lease Agreement. The Authority shall, within 30 days after such an assignment, sale or sublease, furnish or cause to be furnished to the City a true and correct copy of such assignment, sale or sublease, as the case may be.

Section 5.02 Restrictions on City. The City agrees that, except with respect to Permitted Encumbrances, it will not mortgage, sell, encumber, assign, transfer or convey the Property or any portion thereof during the term of this Ground Lease.

ARTICLE VI

TERM; TERMINATION

Section 6.01 Term. The term of this Ground Lease shall commence as of the date of issuance of the Series 2025A Bonds and shall remain in full force and effect from such date to and including May 1, 20[55], unless such term is extended or sooner terminated as hereinafter provided.

Section 6.02 Extension; Early Termination. If, on May 1, 20[55], the Bonds shall not be fully paid, or provision therefor made in accordance with Article X of the Indenture, or the Indenture shall not be discharged by its terms, or if the Rental Payments payable under the Lease Agreement shall have been abated at any time, or amounts that are owed to the Insurer pursuant to the Terms of the Insurance Policy, the Lease Agreement or the Indenture, then the term of this Ground Lease shall be automatically extended until the date upon which all Bonds shall be fully paid, or provision therefor made in accordance with Article X of the Indenture, and the Indenture shall be discharged by its terms, except that the term of this Ground Lease shall in no event be extended beyond May 1, 20[65]. If, prior to May 1, 20[55], all Bonds shall be fully paid, or provisions therefor made in accordance with Article X of the Indenture, and the Indenture shall be discharged by its terms, the term of this Ground Lease shall end simultaneously therewith. Subject to Section 9.05 of the Lease Agreement, no termination, assignment (other than to the Trustee in accordance with the Indenture and the Assignment Agreement), transfer, release, disposition or sublease of the Ground Lease, the Property or any portion thereof shall be permitted without the prior written consent of the Insurer.

ARTICLE VII

MISCELLANEOUS

Section 7.01 Binding Effect. This Ground Lease shall inure to the benefit of and shall be binding upon the City, the Authority and their respective successors and assigns.

Section 7.02 Severability. In the event any provision of this Ground Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 7.03 Amendments, Changes and Modifications. This Ground Lease may be amended, changed, modified, altered or terminated only in accordance with the provisions of the Lease Agreement.

Section 7.04 Assignment to Trustee. The Authority and City acknowledge that the Authority has assigned its right, title and interest in and to this Ground Lease (but none of its obligations and none of its rights to provide consents or approvals hereunder) to the Trustee pursuant to certain provisions of the Assignment Agreement. The City consents to such assignment.

Section 7.05 Execution In Counterparts. This Ground Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 7.06 Applicable Law. This Ground Lease shall be governed by and construed in accordance with the laws of the State of California.

Section 7.07 Insurer as Third Party Beneficiary. The Insurer is a third-party beneficiary under this Ground Lease and may enforce any right, remedy or claim conferred upon, given or granted hereunder.

Section 7.08 Captions. The captions or headings in this Ground Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Ground Lease.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Authority and the City have caused this Ground Lease to be executed by their respective officers hereunto duly authorized, all as of the day and year first above written.

CITY OF EASTVALE

By: _____
Mark Orme, City Manager

ATTEST:

_____
Marc A. Donohue, MMC, City Clerk

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Mark Orme, Executive Director

ATTEST:

_____
Marc A. Donohue, MMC, City Clerk

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in the Property conveyed under the foregoing to the Eastvale Public Financing Authority, a joint exercise of powers entity duly organized and existing under the laws of the State of California, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors of the Eastvale Public Financing Authority, pursuant to authority conferred by resolution of the said Board of Directors adopted on [June 25], 2025, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: July 1, 2025

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Mark Orme, Executive Director

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On _____ before me, _____, Notary Public,

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

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

WITNESS my hand and official seal

_____
SIGNATURE OF NOTARY PUBLIC

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On _____ before me, _____, Notary Public,

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

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

WITNESS my hand and official seal

_____
SIGNATURE OF NOTARY PUBLIC

EXHIBIT A

DESCRIPTION OF THE PROPERTY

[To Come]

RECORDING REQUESTED BY:
Eastvale Public Financing Authority

AND WHEN RECORDED RETURN TO:
Stradling Yocca Carlson & Rauth LLP
660 Newport Center Drive, Suite 1600
Newport Beach, California 92660
Attention: Vanessa S. Legbandt, Esq.

[Space above for Recorder's use.]

This Assignment Agreement is recorded for the benefit of the City of Eastvale and is exempt from California documentary transfer tax pursuant to Section 11928 of the California Revenue and Taxation Code and from recording fees pursuant to Sections 6103, 27383 and 27388.1 (a)(2)(D) and (d)(2) of the California Government Code.

ASSIGNMENT AGREEMENT

by and between

EASTVALE PUBLIC FINANCING AUTHORITY

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of July 1, 2025

Relating to

$_____
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT (this "Assignment Agreement"), executed and entered into as of July 1, 2025, is by and between the EASTVALE PUBLIC FINANCING AUTHORITY, a joint exercise of powers entity organized and existing under and by virtue of the laws of the State of California (the "Authority"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States, as Trustee (the "Trustee").

WITNESSETH:

WHEREAS, the City and the Authority desire to finance the costs of the acquisition, construction and/or installation of certain capital improvement projects within the City, including but not limited to, the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment (collectively, the "Project");

WHEREAS, in order to finance the Project, the City will lease certain real property and the improvements located thereon (the "Property") to the Authority pursuant to a Ground Lease, dated as of July 1, 2025, and recording concurrently herewith (the "Ground Lease"), and the City will sublease the Property back from the Authority pursuant to a Lease Agreement, dated as of July 1, 2025, as disclosed by a Memorandum of Lease Agreement recording concurrently herewith (the "Lease Agreement");

WHEREAS, the Property is more particularly described in Exhibit A hereto;

WHEREAS, under the Lease Agreement, the City is obligated to make Base Rental Payments (as defined in the Lease Agreement) to the Authority;

WHEREAS, the Authority desires to assign without recourse certain of its rights in the Ground Lease and the Lease Agreement, including its right to receive the Base Rental Payments, to the Trustee for the benefit of the owners of bonds (the "Bonds") to be issued pursuant to the Indenture, dated as of the date hereof (as supplemented from time to time in accordance with the terms thereof, the "Indenture"), by and among the Authority, the City and the Trustee;

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Assignment Agreement do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Assignment Agreement;

NOW, THEREFORE, in consideration of the premises and of the mutual agreements and covenants contained herein and for other valuable consideration, the parties hereto do hereby agree as follows:

Section 1. Assignment. The Authority, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer to the Trustee, irrevocably and absolutely, without recourse, for the benefit of the owners of the Bonds, all of its right, title and interest in and to the Ground Lease and the Lease Agreement including, without limitation, its right

to receive the Base Rental Payments to be paid by the City under and pursuant to the Lease Agreement; provided, however, that the Authority shall retain its obligations under the Lease Agreement and Ground Lease, the rights to indemnification, to give approvals and consents under the Lease Agreement and the Ground Lease and to payment or reimbursement of its reasonable costs and expenses under the Lease Agreement.

Section 2. Acceptance. The Trustee hereby accepts the foregoing assignment, subject to the terms and provisions of the Indenture, and all such Base Rental Payments shall be applied and the rights so assigned shall be exercised by the Trustee as provided in the Lease Agreement and the Indenture.

Section 3. Conditions. This Assignment Agreement shall impose no obligations upon the Trustee beyond those expressly provided in the Indenture.

Section 4. Further Assurances. The Authority shall make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Assignment Agreement, and for the better assuring and confirming to the Trustee, for the benefit of the owners of the Bonds, the rights intended to be conveyed pursuant hereto.

Section 5. Governing Law. THIS ASSIGNMENT AGREEMENT SHALL BE GOVERNED EXCLUSIVELY BY THE PROVISIONS HEREOF AND BY THE LAWS OF THE STATE OF CALIFORNIA AS THE SAME FROM TIME TO TIME EXIST.

Section 6. Execution. This Assignment Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all together shall constitute but one and the same Assignment Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Authority and the Trustee have caused this Assignment Agreement to be executed by their respective officers thereunto duly authorized, all as of the day and year first above-written.

EASTVALE PUBLIC FINANCING AUTHORITY

By: _____
Mark Orme, Executive Director

ATTEST:

_____
Marc A. Donohue, MMC, City Clerk

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By: _____
Name: _____
Title: _____

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On _____ before me, _____, Notary Public,

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

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

WITNESS my hand and official seal

_____
SIGNATURE OF NOTARY PUBLIC

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

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

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

WITNESS my hand and official seal

_____
SIGNATURE OF NOTARY PUBLIC

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

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

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

WITNESS my hand and official seal

_____
SIGNATURE OF NOTARY PUBLIC

EXHIBIT A

DESCRIPTION OF THE PROPERTY

[To Come]

$[Par Amount]
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

BOND PURCHASE AGREEMENT

[Pricing Date]

City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, California 91752

Eastvale Public Financing Authority
12363 Limonite Avenue, Suite 910
Eastvale, California 91752

Ladies and Gentlemen:

BofA Securities, Inc. (the "Underwriter") hereby offers to enter into this Bond Purchase Agreement (the "Purchase Agreement") with the City of Eastvale, an incorporated city duly organized and validly existing under and pursuant to the laws of the State of California (the "City"), and the Eastvale Public Financing Authority, a joint exercise of powers authority duly organized and validly existing under and pursuant to the laws of the State of California (the "Authority"), whereby the Underwriter will purchase and the City and the Authority will sell the Bonds (as defined and described below). The Underwriter is making this offer subject to the acceptance by the City and the Authority at or before 5:00 P.M., Pacific Daylight Time, on the date hereof. If the City and the Authority accept this Purchase Agreement, this Purchase Agreement shall be in full force and effect in accordance with its terms and shall bind the City, the Authority and the Underwriter. The Underwriter may withdraw this Purchase Agreement upon written notice delivered by the Underwriter to the City Manager of the City and the Executive Director of the Authority at any time before the City and the Authority accept this Purchase Agreement. Terms used but not defined in this Purchase Agreement are defined in the Indenture (as defined below).

1. PURCHASE AND SALE.

Upon the terms and conditions and in reliance upon the representations, warranties and agreements herein set forth, the Underwriter hereby agrees to purchase from the Authority, and the Authority hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of the following bonds: Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) (the "Bonds"), at the purchase price of $_____, representing the aggregate principal amount of the Bonds of $[Par Amount], less an Underwriter's discount of $_____ plus [net] original issue premium of $_____. The Underwriter agrees to make an initial public offering of the Bonds at a price or prices described in Schedule I hereto; provided, however, the Underwriter reserves the right to change such initial public offering prices

as the Underwriter deems necessary or desirable, in its sole discretion, in connection with the marketing of the Bonds (but in all cases subject to the requirements of Section 4 hereof), and may offer and sell the Bonds to certain dealers, unit investment trusts and money market funds, certain of which may be sponsored or managed by the Underwriter at prices lower than the public offering prices or yields greater than the yields set forth therein (but in all cases subject to the requirements of Section 4 hereof).

The City and the Authority acknowledge and agree that: (i) the Underwriter is not acting as a municipal advisor within the meaning of Section 15B of the Securities Exchange Act, as amended, (ii) the primary role of the Underwriter, as an Underwriter, is to purchase securities, for resale to investors, in an arm's length commercial transaction among the City, the Authority and the Underwriter and the Underwriter has financial and other interests that differ from those of the City and the Authority; (iii) the Underwriter is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the City or the Authority and has not assumed any advisory or fiduciary responsibility to the City or the Authority with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Authority on other matters); (iv) the only obligations the Underwriter has to the City and the Authority with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement; and (v) the City and the Authority have consulted their own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent they have deemed appropriate.

2. DESCRIPTION AND PURPOSE OF THE BONDS.

The Bonds are being issued pursuant to the provisions of Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code (the "Act") of the State of California (the "State"), an Indenture, dated as of [As of Date] (the "Indenture"), by and among the Authority, the City and U.S. Bank Trust Company, National Association, as Trustee (the "Trustee"), a resolution of the City Council of the City with respect to the Bonds (the "City Resolution") and a resolution of the governing board of the Authority with respect to the Bonds (the "Authority Resolution" and, together with the City Resolution, the "Resolutions"). The Bonds will be principally secured by base rental payments to be made by the City pursuant to a Lease Agreement, dated as of [As of Date] (the "Lease"), by and between the Authority, as lessor, and the City, as lessee, in consideration for the use of certain real property and improvements thereon (the "Property") described in the Lease. The Authority will have obtained its interest in the Property pursuant to a Ground Lease, dated as of [As of Date] (the "Ground Lease"), by and between the City, as lessor, and the Authority, as lessee. Substantially all of the Authority's right, title and interest in and to the Ground Lease and the Lease, including its rights to receive the base rental payments due under the Lease Agreement and to enforce any remedies in the event of a default under the Lease Agreement by the City will be assigned by the Authority to the Trustee for the benefit of the owners of the Bonds pursuant to an Assignment Agreement, dated as of [As of Date] (the "Assignment Agreement"), by and between the Authority and the Trustee. The Indenture, the Ground Lease, the Lease and the Assignment Agreement are referred to herein as the "Legal Documents."

The proceeds of the sale of the Bonds will be used to (i) finance the costs of the acquisition, construction and installation of certain capital improvements of the City, generally consisting of the Civic Center Project, (ii) fund capitalized interest on a portion of the Bonds, (iii) [purchase a municipal bond insurance policy to guarantee payment of the principal of and interest on the Insured Bonds (as defined below) when due], and (iv) pay the costs incurred in connection with the issuance of the Bonds.

The Bonds will be secured under the provisions of the Act and the Indenture. The Bonds shall mature in the years, bear interest, be purchased at the prices and be subject to optional and mandatory redemption at the times and in the amounts, all as set forth in Schedule I attached hereto. The scheduled payment of principal of and interest on a portion of the Bonds, as set forth in Schedule I hereto (the "Insured Bonds"), when due will be guaranteed under an insurance policy (the "Bond Insurance Policy") to be issued concurrently with the delivery of the Insured Bonds by [Insurer] (the "Bond Insurer"). The Authorized Denominations, Record Dates, Interest Payment Dates, Sinking Fund Payment Dates, and other details and particulars of the Bonds shall be as described in the Indenture and the Official Statement (as defined below) of the City and the Authority.

3. DELIVERY OF THE OFFICIAL STATEMENT AND OTHER DOCUMENTS.

(a) The City and the Authority have approved and delivered or caused to be delivered to the Underwriter the Preliminary Official Statement dated [POS Date], which, including the cover page and all appendices thereto, is herein referred to as the "Preliminary Official Statement." It is acknowledged by the City and the Authority that the Underwriter may deliver the Preliminary Official Statement and a final Official Statement (as hereinafter defined) electronically over the internet. The City and the Authority have deemed the Preliminary Official Statement final as of its date and as of the date hereof for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended ("Rule 15c2-12"), except for any information which is permitted to be omitted therefrom in accordance with paragraph (b)(1) of Rule 15c2-12.

(b) Within seven (7) business days from the date hereof, and in any event not later than two (2) business days before the Closing Date, the City and the Authority shall deliver to the Underwriter a final Official Statement relating to the Bonds dated the date hereof (such Official Statement, including the cover page, and all appendices attached thereto, together with all information previously permitted to have been omitted by Rule 15c2-12 and any amendments or supplements and statements incorporated by reference therein or attached thereto, as have been approved by the City, the Authority, Bond Counsel, and the Underwriter, is referred to herein as the "Official Statement") in the "designated electronic format" (as defined in Rule G-32 of the Municipal Securities Rulemaking Board (the "MSRB")), to enable the Underwriter to comply with the rules of the Securities and Exchange Commission (the "SEC") and the MSRB. The Underwriter agrees to file a copy of the Official Statement, including any amendments or supplements thereto prepared by the City and the Authority, with the MSRB on its Electronic Municipal Markets Access ("EMMA") system. The Official Statement shall be executed by and on behalf of the Authority and the City by the respective authorized officer thereof. The Official Statement shall be in substantially the same form as the Preliminary Official Statement and, other than information previously permitted to have been omitted by Rule 15c2-12, the City and the Authority shall only

make such other additions, deletions and revisions in the Official Statement which are approved by the Underwriter. The City and the Authority hereby agree to deliver to the Underwriter an electronic copy of the Official Statement in a form that permits the Underwriter to satisfy its obligations under the rules and regulations of the MSRB and the SEC including in a word-searchable pdf format including any amendments thereto. The City and the Authority hereby ratify, confirm and consent to and approve the use and distribution by the Underwriter before the date hereof of the Preliminary Official Statement and hereby authorize and consent to the use by the Underwriter of the Official Statement and the Legal Documents in connection with the public offering and sale of the Bonds.

(c) In order to assist the Underwriter in complying with Rule 15c2-12, the City will undertake, pursuant to the Continuing Disclosure Agreement, dated [Closing Date] (the "Disclosure Agreement"), by and between the City and Urban Futures, Inc., to provide annual financial information and notices of the occurrence of specified events. A description of the Disclosure Agreement is set forth in, and a form of such agreement is attached as an appendix to, the Preliminary Official Statement and the Official Statement.

4. ESTABLISHMENT OF ISSUE PRICE.

(a) The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. [All actions to be taken by the Authority under this section to establish the issue price of the Bonds may be taken on behalf of the Authority by the Authority's Municipal Advisor identified herein and any notice or report to be provided to the Authority may be provided to the Authority's Municipal Advisor.]

(b) [Except as otherwise set forth in Schedule I attached hereto,] the Authority will treat the first price at which 10% of each maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue until the earlier of the date upon which (i) the 10% test has been satisfied as to the Bonds of that maturity or maturities, or (ii) the Closing Date. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(c) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. Schedule I also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the

Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Authority promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter, and

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds

of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The Authority acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a

corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Purchase Agreement by all parties.

5. REPRESENTATIONS.

(a) The City represents to and agrees with the Underwriter that:

(i) The City is duly organized and validly existing, with full legal right, power and authority to cause the issuance, sale and delivery of the Bonds to the Underwriter pursuant to the Indenture, and execute, deliver and perform its obligations, as the case may be, under this Purchase Agreement, the Legal Documents to which it is a party (the "City Legal Documents"), and to perform and consummate all obligations and transactions required or contemplated by each of the City Legal Documents and the Official Statement.

(ii) The City Resolution approving and authorizing the execution and delivery by the City of the City Legal Documents and the offering, issuance and sale of the Bonds upon the terms set forth herein and in the Official Statement, was duly adopted at a meeting of the City Council of the City called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and is in full force and effect and has not been amended or repealed.

(iii) The Indenture and the Bonds conform to the descriptions thereof contained in the Preliminary Official Statement and the Official Statement and the Bonds, when duly issued and authenticated in accordance with the Indenture and delivered to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Indenture and payable from the sources therein specified.

(iv) The City has executed and delivered, or will execute and deliver on or before the Closing Date, each of the City Legal Documents. Each of the City Legal Documents constitutes, or will, as of the Closing Date, constitute, a legal, valid and binding obligation of the City enforceable in accordance with its terms, subject to any applicable bankruptcy, insolvency or other laws affecting creditors' rights or remedies heretofore or hereafter enacted. Each of the City Legal Documents has been executed and delivered, or will be executed and delivered on or before the Closing Date, by each respective signatory and is currently in full force and effect or, as of the Closing Date, will be in full force and effect.

(v) The City is not in any material respect in breach of or default under any constitutional provision, law or administrative regulation of the State or of the United States or any agency or instrumentality of either, or of any other governmental agency, or any Material Judgment or Agreement (as defined below), and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a default or event of default under any Material Judgment or Agreement; and the adoption

of the City Resolution, the issuance, delivery and sale of the Bonds and the execution and delivery of the City Legal Documents and compliance with and performance of the City's obligations therein and herein will not in any material respect conflict with, violate or result in a breach of or constitute a default under, any such constitutional provision, law, administrative regulation or any Material Judgment or Agreement, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the City (except as described in or contemplated by the City Legal Documents and the Preliminary Official Statement and the Official Statement) or under the terms of any such law, administrative regulation or Material Judgment or Agreement. As used in this paragraph, the term "Material Judgment or Agreement" means any judgment or decree or any loan agreement, indenture, bond, note or resolution or any material agreement or other instrument to which the City is a party or to which the City or any of its property or assets is otherwise subject (including, without limitation, the Act, the City Resolution and the City Legal Documents).

(vi) All approvals, consents and orders of any governmental authority, board, agency, council, commission or other body having jurisdiction which would constitute a condition precedent to the performance by the City of its obligations hereunder and under the City Legal Documents have been obtained; provided, that the City makes no representations as to any approvals, consents or other actions which may be necessary to qualify the Bonds for offer and sale under Blue Sky or other state securities laws or regulations.

(vii) Any certificates executed by any officer of the City and delivered to the Underwriter pursuant hereto or in connection herewith shall be deemed a representation and warranty of the City as to the accuracy of the statements therein made.

(viii) Between the date hereof and the time of the Closing, the City shall not, without the prior written consent of the Underwriter, offer or issue in any material amount any bonds, notes or other obligations for borrowed money, or incur any material liabilities, direct or contingent, except in the course of normal business operations of the City or except for such borrowings as may be described in or contemplated by the Preliminary Official Statement and the Official Statement.

(ix) The financial statements of the City as of June 30, 2024 fairly represent the receipts, expenditures, assets, liabilities and cash balances of such amounts and, insofar as presented, other funds of the City as of the dates and for the periods therein set forth. Except as disclosed in the Preliminary Official Statement and the Official Statement or otherwise disclosed in writing to the Underwriter, there has not been any materially adverse change in the financial condition of the City or in its operations since June 30, 2024 and there has been no occurrence, circumstance or combination thereof which is reasonably expected to result in any such materially adverse change.

(x) Except for information which is permitted to be omitted pursuant to Rule 15c2-12(b)(1), the Preliminary Official Statement (excluding therefrom the information under the captions "UNDERWRITING" and "BOND INSURANCE," and in

Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY", as to which no representations or warranties are made), as of its date and as of the date hereof was and is true and correct in all material respects and did not and does not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(xi) The Official Statement is, as of its date and at all times after the date of the Official Statement (excluding therefrom the information under the captions "UNDERWRITING" and "BOND INSURANCE," and in Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY", as to which no representations or warranties are made) up to and including the Closing Date will be, true and correct in all material respects and will not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(xii) If the Official Statement is supplemented or amended, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended) at all times subsequent thereto up to and including that date that is 25 days from the "end of the underwriting period" (as defined in Rule 15c2-12), the Official Statement as so supplemented or amended will be true and correct in all material respects and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(xiii) If between the date hereof and the end of the underwriting period, any event shall occur which might or would cause the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the City shall notify the Underwriter thereof, and if, in the opinion of the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the City shall promptly (and in any event before the Closing) prepare and furnish (at the expense of the City) a reasonable number of copies of an amendment of or supplement to the Official Statement in form and substance satisfactory to the Underwriter.

(xiv) Except as described in the Preliminary Official Statement and Official Statement, no litigation, proceeding or official investigation of any governmental or judicial body is pending against the City or against any other party of which the City has notice or, to the knowledge of the City, threatened against the City: (i) seeking to restrain or enjoin the issuance, sale or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, (ii) in any way contesting or affecting any authority for the issuance of the Bonds or the validity or binding effect of any of the City Legal Documents, (iii) which is in any way contesting the creation, existence, powers or jurisdiction of the City or the validity or effect of the Indenture or the Act or any provision thereof or the application of the proceeds of

the Bonds, (iv) contesting in any way the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or (v) which, if adversely determined, could materially adversely affect the financial position or operating condition of the City or the transactions contemplated by the Preliminary Official Statement and Official Statement or any of the City Legal Documents. The City shall advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise affecting the use of the Preliminary Official Statement or the Official Statement in connection with the offering, sale or distribution of the Bonds.

(xv) [During the last five years, the City has not failed to materially comply with any previous undertaking relating to continuing disclosure of information pursuant to Rule 15c2-12.] [Confirm not applicable because no outstanding CDAs.]

(xvi) The City, to the best of its knowledge, has never been and is not in default in the payment of principal of, premium, if any, or interest on, or otherwise is not nor has it been in default with respect to, any bonds, notes, or other obligations which it has issued, assumed or guaranteed as to payment of principal, premium, if any, or interest.

(b) The Authority represents to and agrees with the Underwriter that:

(i) The Authority is duly organized and validly existing, with full legal right, power and authority to issue, sell and deliver the Bonds to the Underwriter pursuant to the Indenture, and execute, deliver and perform its obligations, as the case may be, under this Purchase Agreement, the Legal Documents to which it is a party (the "Authority Legal Documents"), and to perform and consummate all obligations and transactions required or contemplated by each of the Authority Legal Documents and the Official Statement.

(ii) The Authority Resolution approving and authorizing the execution and delivery by the Authority of the Authority Legal Documents and the offering, issuance and sale of the Bonds upon the terms set forth herein and in the Official Statement, was duly adopted at a meeting of the Board of Directors of the Authority called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and is in full force and effect and has not been amended or repealed.

(iii) The Indenture and the Bonds conform to the descriptions thereof contained in the Preliminary Official Statement and the Official Statement and the Bonds, when duly issued and authenticated in accordance with the Indenture and delivered to the Underwriter as provided herein, will be validly issued and outstanding obligations of the Authority, entitled to the benefits of the Indenture and payable from the sources therein specified.

(iv) The Authority has executed and delivered, or will execute and deliver on or before the Closing Date, each of the Authority Legal Documents. Each of the Authority Legal Documents constitutes, or will, as of the Closing Date, constitute, a legal, valid and binding obligation of the Authority enforceable in accordance with its

terms, subject to any applicable bankruptcy, insolvency or other laws affecting creditors' rights or remedies heretofore or hereafter enacted. Each of the Authority Legal Documents has been executed and delivered, or will be executed and delivered on or before the Closing Date, by each respective signatory and is currently in full force and effect or, as of the Closing Date, will be in full force and effect.

(v) The Authority is not in any material respect in breach of or default under any constitutional provision, law or administrative regulation of the State or of the United States or any agency or instrumentality of either, or of any other governmental agency, or any Material Judgment or Agreement (as defined below), and no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a default or event of default under any Material Judgment or Agreement; and the adoption of the Authority Resolution, the issuance, delivery and sale of the Bonds and the execution and delivery of the Authority Legal Documents and compliance with and performance of the Authority's obligations therein and herein will not in any material respect conflict with, violate or result in a breach of or constitute a default under, any such constitutional provision, law, administrative regulation or any Material Judgment or Agreement, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Authority (except as described in or contemplated by the Authority Legal Documents and the Preliminary Official Statement and the Official Statement) or under the terms of any such law, administrative regulation or Material Judgment or Agreement. As used in this paragraph, the term "Material Judgment or Agreement" means any judgment or decree or any loan agreement, indenture, bond, note or resolution or any material agreement or other instrument to which the Authority is a party or to which the Authority or any of its property or assets is otherwise subject (including, without limitation, the Act, the Authority Resolution and the Authority Legal Documents).

(vi) All approvals, consents and orders of any governmental authority, board, agency, council, commission or other body having jurisdiction which would constitute a condition precedent to the performance by the Authority of its obligations hereunder and under the Authority Legal Documents have been obtained; provided, that the Authority makes no representations as to any approvals, consents or other actions which may be necessary to qualify the Bonds for offer and sale under Blue Sky or other state securities laws or regulations.

(vii) Any certificates executed by any officer of the Authority and delivered to the Underwriter pursuant hereto or in connection herewith shall be deemed a representation and warranty of the Authority as to the accuracy of the statements therein made.

(viii) Between the date hereof and the time of the Closing, the Authority shall not, without the prior written consent of the Underwriter, offer or issue in any material amount any bonds, notes or other obligations for borrowed money, or incur any material liabilities, direct or contingent, except in the course of normal business operations of the

Authority or except for such borrowings as may be described in or contemplated by the Preliminary Official Statement and the Official Statement.

(ix) Except for information which is permitted to be omitted pursuant to Rule 15c2-12(b)(1), the statements with respect to the Authority in the Preliminary Official Statement (excluding therefrom the information under the captions "UNDERWRITING" and "BOND INSURANCE," and in Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY", as to which no representations or warranties are made), as of the date of the Preliminary Official Statement and as of the date hereof were and are true and correct in all material respects and did not and do not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(x) The statements with respect to the Authority in the Official Statement are, as of the date of the Official Statement and at all times after the date of the Official Statement (excluding therefrom the information under the captions "UNDERWRITING" and "BOND INSURANCE," and in Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY" , as to which no representations or warranties are made) up to and including the Closing Date will be, true and correct in all material respects and will not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(xi) If the Official Statement is supplemented or amended, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended) at all times subsequent thereto up to and including that date that is 25 days from the "end of the underwriting period" (as defined in Rule 15c2-12), the statements with respect to the Authority in the Official Statement as so supplemented or amended will be true and correct in all material respects and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(xii) If between the date hereof and the end of the underwriting period, any event shall occur which might or would cause the statements with respect to the Authority in the Official Statement, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Authority shall notify the Underwriter thereof, and if, in the opinion of the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the Authority shall promptly (and in any event before the Closing) prepare and furnish (at the expense of the Authority) a reasonable number of copies of an amendment of or supplement to the Official Statement in form and substance satisfactory to the Underwriter.

(xiii) Except as described in the Preliminary Official Statement and Official Statement, no litigation, proceeding or official investigation of any governmental or judicial body is pending against the Authority or against any other party of which the Authority has notice or, to the knowledge of the Authority, threatened against the Authority: (i) seeking to restrain or enjoin the issuance, sale or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, (ii) in any way contesting or affecting any authority for the issuance of the Bonds or the validity or binding effect of any of the Authority Legal Documents, (iii) which is in any way contesting the creation, existence, powers or jurisdiction of the Authority or the validity or effect of the Indenture or the Act or any provision thereof or the application of the proceeds of the Bonds, (iv) contesting in any way the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or (v) which, if adversely determined, could materially adversely affect the financial position or operating condition of the Authority or the transactions contemplated by the Preliminary Official Statement and Official Statement or any of the Authority Legal Documents. The Authority shall advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise affecting the use of the Preliminary Official Statement or the Official Statement in connection with the offering, sale or distribution of the Bonds.

(xiv) The Authority, to the best of its knowledge, has never been and is not in default in the payment of principal of, premium, if any, or interest on, or otherwise is not nor has it been in default with respect to, any bonds, notes, or other obligations which it has issued, assumed or guaranteed as to payment of principal, premium, if any, or interest.

All representations, warranties and agreements of the City and the Authority shall remain operative and in full force and effect, regardless of any investigations made by the Underwriter or on the Underwriter's behalf, and shall survive the delivery of the Bonds.

6. CLOSING.

At [8:00] A.M., Pacific Daylight Time, on [Closing Date], or at such other time or date as the Underwriter, the City and the Authority may mutually agree upon as the date and time of the Closing (the "Closing Date"), the City and the Authority will deliver or cause to be delivered to the Underwriter, at the offices of Stradling Yocca Carlson & Rauth LLP ("Bond Counsel"), 660 Newport Center Drive, Suite 1600, Newport Beach, California 92660, or at such other place as the Underwriter, the City and the Authority may mutually agree upon, the Bonds, through the facilities of The Depository Trust Company ("DTC"), duly executed and authenticated, and the other documents specified in Section 7. At the Closing, (a) upon satisfaction of the conditions herein specified, the Underwriter shall accept the delivery of the Bonds, and pay the purchase price therefor in federal funds payable to the order of the Trustee for the account of the Authority and (b) the Authority shall deliver or cause to be delivered the Bonds to the Underwriter through the facilities of DTC in definitive or temporary form, duly executed by the Authority and in the authorized denominations as specified by the Underwriter at the Closing and the City and the Authority shall deliver the other documents hereinafter mentioned. The Bonds shall be made

available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection.

7. CONDITIONS PRECEDENT.

The Underwriter has entered into this Purchase Agreement in reliance upon the representations and agreements of the City and the Authority contained herein and the performance by the City and the Authority of its obligations hereunder, both as of the date hereof and as of the Closing Date. The Underwriter's obligations under this Purchase Agreement are and shall be subject to the following further conditions:

(a) The representations of the City and the Authority contained herein shall be true, complete and correct in all material respects on the date of acceptance hereof and on and as of the Closing Date.

(b) At the time of the Closing, the Official Statement, the Resolutions and the Legal Documents shall be in full force and effect and shall not have been amended, modified or supplemented except as may have been agreed to in writing by the Underwriter.

(c) The City and the Authority shall perform or have performed all of its obligations required under or specified in the Resolutions, the Legal Documents and the Official Statement to be performed at or prior to the Closing.

(d) The City and the Authority shall have delivered to the Underwriter final Official Statement by the time required by Section 3 of this Purchase Agreement.

(e) As of the date hereof and at the time of Closing, all necessary official action of the City and the Authority relating to the Legal Documents and the Official Statement shall have been taken and shall be in full force and effect and shall not have been amended, modified or supplemented in any material respect.

(f) After the date hereof, up to and including the time of the Closing, there shall not have occurred any change in or particularly affecting the City and the Authority, the Act, the Resolutions, the Legal Documents, the base rental payments payable under the Lease or the Property securing the Bonds, as the foregoing matters are described in the Preliminary Official Statement and the Official Statement, which in the reasonable professional judgment of the Underwriter materially impairs the investment quality of the Bonds.

(g) At or prior to the Closing, the Underwriter shall receive the following documents (in each case with only such changes as the Underwriter shall approve):

i. The approving opinion of Bond Counsel relating to the Bonds, dated the Closing Date, substantially in the form attached as Appendix D to the Official Statement, and, if not otherwise directly addressed to the Underwriter, a reliance letter with respect thereto addressed to the Underwriter;

ii. The supplemental opinion of Bond Counsel, addressed to the Underwriter, dated the Closing Date, to the effect that:

1. This Purchase Agreement has been duly executed and delivered by the Authority and is a legal, valid and binding obligation of the Authority enforceable in accordance with its terms, subject to laws relating to bankruptcy, insolvency, reorganization or creditors' rights generally, to the application of equitable principles, the exercise of judicial discretion and the limitations on legal remedies against public entities in the State of California;

2. The statements contained in the Preliminary Official Statement and the Official Statement on the cover page and in the sections entitled "INTRODUCTION," "THE SERIES 2025A BONDS," (other than the information concerning DTC and the book-entry system) "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS," "TAX MATTERS," and Appendix B – "SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS" insofar as such statements expressly summarize certain provisions of the Indenture, the Bonds, and the form and content of such counsel's opinion attached as Appendix D to the Preliminary Official Statement and the Official Statement, are accurate in all material respects; and

3. The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended (the "1933 Act") and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended (the "Trust Indenture Act");

iii. A letter, dated the Closing Date and addressed to the Underwriter, from Stradling Yocca Carlson & Rauth LLP, Disclosure Counsel, to the effect that:

1. The Bonds are exempt from the registration requirements of the 1933 Act and the Indenture is exempt from qualification under the Trust Indenture Act; and

2. Based upon the information made available to them in the course of their participation in the preparation of the Preliminary Official Statement and the Official Statement and without passing on and without assuming any responsibility for the accuracy, completeness and fairness of the statements in the Preliminary Official Statement and the Official Statement, and having made no independent investigation or verification thereof, nothing has come to their attention which would lead them to believe that the Preliminary Official Statement, as of its date and as of the date hereof, did not and does not, and the Official Statement as of its date and all times subsequent thereto during the period up to and including the Closing

Date, does not and will not, contain an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading in any material respect;

iv. The opinion of the City Attorney, as Counsel to the City, dated the date of the Closing and addressed to the Underwriter, to the effect that:

1. The City has been duly organized and is validly existing under the Constitution and laws of the State of California, and has all requisite power and authority thereunder: (a) to adopt the City Resolution, and to enter into, execute, deliver and perform its covenants and agreements under the City Legal Documents; (b) to approve and authorize the use, execution and distribution of the Preliminary Official Statement and the Official Statement; (c) to cause the issuance, sale, execution and delivery of the Bonds; (d) to pledge the Property and cause the payment of base rental payments as contemplated by the City Legal Documents; and (e) to carry on its activities as currently conducted;

2. The City has taken all actions required to be taken by it before the Closing Date material to the transactions contemplated by the documents mentioned in paragraph (1) above, and the City has duly authorized the execution and delivery of, and the due performance of its obligations under, the City Legal Documents;

3. The City Resolution was duly adopted by the City Council of the City at a meeting of the governing body of the City which was called and held pursuant to law and with all required notices and in accordance with all applicable open meetings laws and at which a quorum was present and acting at the time of the adoption of the City Resolution;

4. The adoption of the City Resolution, the execution and delivery by the City of the City Legal Documents and the compliance with the provisions of the City Legal Documents, do not and will not conflict with or violate in any material respect any California constitutional, statutory or regulatory provision, or, to the best of such counsel's knowledge after due inquiry, conflict with or constitute on the part of the City a material breach of or default under any agreement or instrument to which the City is a party or by which it is bound;

5. The City Legal Documents constitute legal, valid and binding obligations of the City and are enforceable according to the terms thereof, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors' rights generally, and by the application of equitable

principles if equitable remedies are sought, by the exercise of judicial discretion and the limitations on legal remedies against public entities in the State;

6. No litigation is pending or, to the best of such counsel's knowledge after due inquiry, threatened against the City in any court in any way affecting the titles of the officials of the City to their respective positions, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or the pledge of the Property, or the payment of base rental payments, or the payment of the principal of and interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the City Resolution or the City Legal Documents, or contesting in any way the completeness or accuracy of the Preliminary Official Statement and the Official Statement, or contesting the powers of the City or its authority with respect to the City Resolution or the City Legal Documents;

7. The information contained in the Preliminary Official Statement, as of its date and as of the date hereof and the Official Statement as of its date and as of the Closing Date does not contain any untrue statement of a material fact and does not omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

8. To the best of such counsel's knowledge after due inquiry, no authorization, approval, consent or other order of the State or any local agency of the State, other than such authorizations, approvals and consents which have been obtained, is required for the valid authorization, execution and delivery by the City of the City Legal Documents and the authorization and distribution of the Preliminary Official Statement and the Official Statement (provided that no opinion need be expressed as to any action required under state securities or Blue Sky laws in connection with the purchase of the Bonds by the Underwriter); and

9. To the best of such counsel's knowledge after due inquiry, the City is not in breach of or default under any applicable law or administrative regulation of the State or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the City is a party or is otherwise subject, which breach or default would materially adversely affect the City's ability to enter into or perform its obligations under the City Legal Documents, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or an event of default under any such instrument and which would materially

adversely affect the City's ability to enter into or perform its obligations under the City Legal Documents;

v. The opinion of the Stradling Yocca Carlson & Rauth LLP, as Counsel to the Authority, dated the date of the Closing and addressed to the Underwriter, to the effect that:

1. The Authority has been duly organized and is validly existing under the Constitution and laws of the State of California, and has all requisite power and authority thereunder: (a) to adopt the Authority Resolution, and to enter into, execute, deliver and perform its covenants and agreements under the Authority Legal Documents; (b) to approve and authorize the use, execution and distribution of the Preliminary Official Statement and the Official Statement; (c) to issue, sell, execute and deliver the Bonds; (d) to facilitate the pledging of the Property and assign the base rental payments as contemplated by the Authority Legal Documents; and (e) to carry on its activities as currently conducted;

2. The Authority has taken all actions required to be taken by it before the Closing Date material to the transactions contemplated by the documents mentioned in paragraph (a) above, and the Authority has duly authorized the execution and delivery of, and the due performance of its obligations under, the Authority Legal Documents;

3. The Authority Resolution was duly adopted by the Board of Directors of the Authority at a meeting of the governing body of the Authority which was called and held pursuant to law and with all required notices and in accordance with all applicable open meetings laws and at which a quorum was present and acting at the time of the adoption of the Authority Resolution;

4. The adoption of the Authority Resolution, the execution and delivery by the Authority of the Authority Legal Documents and the compliance with the provisions of the Authority Legal Documents, do not and will not conflict with or violate in any material respect any California constitutional, statutory or regulatory provision, or, to the best of such counsel's knowledge after due inquiry, conflict with or constitute on the part of the Authority a material breach of or default under any agreement or instrument to which the Authority is a party or by which it is bound;

5. The Authority Legal Documents constitute legal, valid and binding obligations of the Authority and are enforceable according to the terms thereof, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of

creditors' rights generally, and by the application of equitable principles if equitable remedies are sought, by the exercise of judicial discretion and the limitations on legal remedies against public entities in the State;

6. No litigation is pending or, to the best of such counsel's knowledge after due inquiry, threatened against the Authority in any court in any way affecting the titles of the officials of the Authority to their respective positions, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or the pledging of the Property, or the assignment of base rental payments, or the payment of the principal of and interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Authority Resolution or the Authority Legal Documents, or contesting in any way the completeness or accuracy of the Preliminary Official Statement and the Official Statement, or contesting the powers of the Authority or its authority with respect to the Authority Resolution or the Authority Legal Documents;

7. The information contained in the Preliminary Official Statement, as of its date and as of the date hereof and the Official Statement as of its date and as of the Closing Date does not contain any untrue statement of a material fact and does not omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

8. To the best of such counsel's knowledge after due inquiry, no authorization, approval, consent or other order of the State or any local agency of the State, other than such authorizations, approvals and consents which have been obtained, is required for the valid authorization, execution and delivery by the Authority of the Authority Legal Documents and the authorization and distribution of the Preliminary Official Statement and the Official Statement (provided that no opinion need be expressed as to any action required under state securities or Blue Sky laws in connection with the purchase of the Bonds by the Underwriter); and

9. To the best of such counsel's knowledge after due inquiry, the Authority is not in breach of or default under any applicable law or administrative regulation of the State or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Authority is a party or is otherwise subject, which breach or default would materially adversely affect the Authority's ability to enter into or perform its obligations under the Authority Legal Documents, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or an event of

default under any such instrument and which would materially adversely affect the Authority's ability to enter into or perform its obligations under the Authority Legal Documents;

vi. The opinion of Dorsey & Whitney LLP, counsel to the Trustee, dated the date of the Closing and addressed to the Underwriter, to the effect that:

1. The Trustee is a national banking association duly organized, validly existing and in good standing under the laws of the United States having full power and authority and being qualified to enter into, accept and administer the trust created under the Indenture and the other Legal Documents to which it is a party and to enter into such Indenture and other Legal Documents;

2. The Legal Documents to which it is a party have been duly authorized, executed and delivered by the Trustee and constitute the legal, valid and binding obligations of the Trustee enforceable against the Trustee in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting enforcement of creditors' rights generally and by the application of equitable principles if equitable remedies are sought;

3. The execution, delivery and performance of the Indenture and the other Legal Documents to which the Trustee is a party will not conflict with or cause a default under any law, ruling, agreement, administrative regulation or other instrument by which the Trustee is bound;

4. All authorizations and approvals required by law and the articles of association and bylaws of the Trustee in order for the Trustee to execute and deliver and perform its obligations under the Indenture and the other Legal Documents to which it is a party have been obtained; and

5. No action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, is pending or threatened in any way affecting the existence of the Trustee or the titles of its directors or officers to their respective offices, or seeking to restrain or enjoin the issuance, sale or delivery of the Bonds or the application of proceeds thereof in accordance with the Indenture, or in any way contesting or affecting the Bonds or the Indenture or the other Legal Documents to which the Trustee is a party;

vii. The opinion of Hawkins Delafield & Wood LLP, counsel to the Underwriter, dated the date of the Closing and addressed to the Underwriter, and covering such matters as the Underwriter may reasonably request;

viii. A certificate, dated the Closing Date, signed by the City Manager of the City to the effect that: (a) the representations and agreements of the City contained herein are true and correct in all material respects as of the date of the Closing; (b) the Legal Documents have been duly authorized and executed and are in full force and effect; (c) except as described in the Preliminary Official Statement as of its date and as of the date hereof and the Official Statement, no litigation is pending or, to his or her knowledge, threatened (i) seeking to restrain or enjoin the issuance or delivery of any of the Bonds, (ii) in any way contesting or affecting any authority for the issuance of the Bonds or the validity of the Bonds, the City Resolution or any Legal Document, (iii) in any way contesting the creation, existence or powers of the City or the validity or effect of the Act or any provision thereof or the application of the proceeds of the Bonds, or (iv) which, if adversely determined, could materially adversely affect the financial position or operating condition of the City or the transactions contemplated by the Preliminary Official Statement as of its date and as of the date hereof and the Official Statement as of its date and as of the Closing Date or any Legal Document; and (d) the Official Statement is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, except no review has been made of information in the Official Statement under the captions "UNDERWRITING" and "BOND INSURANCE," and in Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY";

ix. A certificate, dated the Closing Date, signed by the Executive Director of the Authority to the effect that: (a) the representations and agreements of the Authority contained herein are true and correct in all material respects as of the date of the Closing; (b) the Legal Documents have been duly authorized and executed and are in full force and effect; (c) except as described in the Preliminary Official Statement as of its date and as of the date hereof and the Official Statement, no litigation is pending or, to his or her knowledge, threatened (i) seeking to restrain or enjoin the issuance or delivery of any of the Bonds, (ii) in any way contesting or affecting any authority for the issuance of the Bonds or the validity of the Bonds, the Authority Resolution or any Legal Document, (iii) in any way contesting the creation, existence or powers of the Authority or the validity or effect of the Act or any provision thereof or the application of the proceeds of the Bonds, or (iv) which, if adversely determined, could materially adversely affect the financial position or operating condition of the Authority or the transactions contemplated by the Preliminary Official Statement as of its date and as of the date hereof and the Official Statement as of its date and as of the Closing Date or any Legal Document; and (d) the Official Statement is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact

necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, except no review has been made of information in the Official Statement under the captions "UNDERWRITING" and "BOND INSURANCE," and in Appendix F – "BOOK ENTRY ONLY SYSTEM" and Appendix G – "SPECIMEN MUNICIPAL BOND INSURANCE POLICY";

x. A certificate, dated the Closing Date, signed by the City Manager of the City, in form and substance satisfactory to the Underwriter, to the effect that (i) the financial statements of the City as of June 30, 2024 fairly represents the receipts, expenditures, assets, liabilities and cash balances of such amounts and, insofar as presented, other funds of the City as of the dates and for the periods therein set forth and (ii) except as disclosed in the Preliminary Official Statement and the Official Statement, since June 30, 2024, no materially adverse change has occurred, or any development involving a prospective material change, in the financial position or results of operations of the City and the City has not incurred since June 30, 2024, any material liabilities other than in the ordinary course of business or as set forth in or contemplated by the Preliminary Official Statement and the Official Statement;

xi. Executed or certified copies of the Indenture;

xii. Executed or certified copies of each other Legal Document;

xiii. A Tax Certificate of the City and the Authority, in form satisfactory to Bond Counsel, executed by such officials of the City and the Authority as shall be satisfactory to the Underwriter;

xiv. A certified copies of the Resolutions;

xv. Evidence satisfactory to the Underwriter that the Bonds have received an underlying rating of [____] from S&P Global Ratings ("S&P") [and the Insured Bonds have received an insured rating of [____] from S&P];

xvi. [An opinion of Counsel to the Bond Insurer to the effect that the information in the Official Statement under the caption "BOND INSURANCE" was as of the date of the Official Statement and is as of the date of Closing Date true and correct in all material respects and such information did not and does not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;]

xvii. [A certified copy of the Bond Insurance Policy issued by the Bond Insurer;]

xviii. Evidence of required filings with the California Debt and Investment Advisory Commission ("CDIAC");

xix. A certificate of an authorized officer of the Trustee, dated as of the Closing Date, to the effect that: (a) the Trustee is a national banking association organized and existing under and by virtue of the laws of the United States, having the full power and being qualified to enter into and perform its duties under the Legal Documents to which it is a party (the "Trustee Legal Documents") and to authenticate and deliver the Bonds to the Underwriter; (b) the Trustee is duly authorized to enter into the Trustee Legal Documents and to authenticate and deliver the Bonds to the Underwriter pursuant to the Indenture; (c) when delivered to and paid for by the Underwriter at the Closing, the Bonds will have been duly authenticated and delivered by the Trustee; (d) the execution and delivery of the Trustee Legal Documents and compliance with the provisions on the Trustee's part contained therein, will not conflict with or constitute a breach of or default under any law, administrative regulation, judgment, decree, loan agreement, indenture, note, resolution, agreement or other instrument to which the Trustee is a party or is otherwise subject (except that no representation, warranty or agreement is made with respect to any federal or state securities or blue sky laws or regulations), which conflict, breach or default would materially impair the ability of the Trustee to perform its obligations under any Trustee Legal Document, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the properties or assets held by the Trustee pursuant to the lien created by the Indenture under the terms of any such law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument, except as provided by the Indenture; and (e) to the best of the knowledge of the Trustee, it has not been served with any action, suit, proceeding, inquiry or investigation in law or in equity, before or by any court, governmental agency, public board or body, nor is any such action or other proceeding threatened against the Trustee, affecting the existence of the Trustee, or the titles of its officers to their respective offices or seeking to prohibit, restrain, or enjoining the execution and delivery of the Bonds or the collection of revenues to be applied to pay the principal, premium, if any, and interest with respect to the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of any Trustee Legal Document, or contesting the powers of the Trustee or its authority to enter into, adopt or perform its obligations under any of the foregoing to which it is a party, wherein an unfavorable decision, ruling or funding would materially adversely affect the validity or enforceability of the Indenture or the power and authority of the Trustee to enter into and perform its duties under any Trustee Legal Document and to authenticate and deliver the Bonds to or upon the order of the Underwriter;

xx. Evidence that a Form 8038-G relating to the Bonds has been executed by the Authority and will be filed with the Internal Revenue Service (the "IRS") within the applicable time limit:

xxi. A copy of the Blue Sky Survey with respect to the Bonds;

xxii. A copy of the Authority's executed Blanket Letter of Representations to The Depository Trust Company; and

xxiii. Such additional legal opinions, certificates, proceedings, instruments and other documents as the Underwriter, counsel for the Underwriter or Bond Counsel may reasonably request to evidence compliance by the City and the Authority with legal requirements, the truth and accuracy, as of the time of Closing, of the representations of the City and the Authority herein contained and the due performance or satisfaction by the City and the Authority at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the City and the Authority and all conditions precedent to the issuance of the Bonds pursuant to the Indenture shall have been fulfilled.

8. TERMINATION.

If the City and the Authority shall be unable to satisfy the conditions of the Underwriter's obligations contained in this Purchase Agreement or if the Underwriter's obligations shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement may be cancelled by the Underwriter at, or at any time before, the time of the Closing. Notice of such cancellation shall be given by the Underwriter to the City and the Authority in writing, or by telephone confirmed in writing. The performance by the City and the Authority of any and all conditions contained in this Purchase Agreement for the benefit of the Underwriter may be waived by the Underwriter.

(a) The Underwriter shall also have the right, before the time of Closing, to cancel its obligations to purchase the Bonds, by written notice by the Underwriter to the City and the Authority, if between the date hereof and the time of Closing:

(i) Any event or circumstance occurs or information becomes known, which, in the professional judgment of the Underwriter, makes untrue any statement of a material fact set forth in the Preliminary Official Statement or the Official Statement or results in an omission to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; or

(ii) The market for the Bonds or the market prices of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds shall have been materially and adversely affected, in the professional judgment of the Underwriter, by:

(1) An amendment to the Constitution of the United States or the State of California shall have been passed or legislation shall have been introduced in or enacted by the Congress of the United States or the legislature of any state having jurisdiction of the subject matter or legislation pending in the Congress of the United States shall have been amended or legislation (whether or not then introduced) shall have been recommended to the Congress of the United States or to any state having jurisdiction of the subject matter or otherwise endorsed for passage (by press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue

Service or the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed (whether or not then introduced) for consideration by either such Committee by any member thereof or presented as an option for consideration (whether or not then introduced) by either such Committee by the staff of such Committee or by the staff of the joint Committee on Taxation of the Congress of the United States, or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or of the State of California or the Tax Court of the United States, or a ruling shall have been made or a regulation or temporary regulation shall have been proposed or made or any other release or announcement shall have been made by the Treasury Department of the United States, the Internal Revenue Service or other federal or State of California authority, with respect to federal or State of California taxation upon revenues or other income of the general character to be derived by the Authority or upon interest received on obligations of the general character of the Bonds which, in the judgment of the Underwriter, may have the purpose or effect, directly or, indirectly, of affecting the tax status of the Authority, its property or income, its securities (including the Bonds) or the interest thereon, or any tax exemption granted or authorized by State of California legislation; or

(2) The declaration of war or engagement in or escalation of military hostilities by the United States or the occurrence of any other national emergency or calamity or terrorism affecting the operation of the government of, or the financial community in, the United States; or

(3) The declaration of a general banking moratorium by federal, New York or California authorities; or

(4) The occurrence of a major financial crisis, a material disruption in commercial banking or securities settlement or clearance services, or a material disruption or deterioration in the fixed income or municipal securities market; or

(5) Additional material restrictions not in force or being enforced as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange; or

(6) The general suspension of trading on any national securities exchange; or

(iii) Legislation enacted, introduced in the Congress or recommended for passage (whether or not then introduced) by the President of the United States, or a decision rendered by a court established under Article III of the Constitution of the United States or by the Tax Court of the United States, or an order, ruling, regulation (final, temporary or proposed) or official statement issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter shall have been made or

issued to the effect that the Bonds, other securities of the City or obligations of the general character of the Bonds are not exempt from registration under the 1933 Act, or that the Indenture is not exempt from qualification under the Trust Indenture Act; or

(iv) Any change in or particularly affecting the City, the Authority, the Act, the Resolutions, the Legal Documents or the Property as the foregoing matters are described in the Preliminary Official Statement or the Official Statement, which in the professional judgment of the Underwriter materially impairs the investment quality of the Bonds; or

(v) An order, decree or injunction of any court of competent jurisdiction, issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including any or all underlying obligations, as contemplated hereby or by the Preliminary Official Statement or the Official Statement, is or would be in violation of any applicable law, rule or regulation, including (without limitation) any provision of applicable federal securities laws as amended and then in effect; or

(vi) A stop order, ruling, regulation or official statement by the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made or any other event occurs, the effect of which is that the issuance, offering or sale of the Bonds, or the execution and delivery of any Legal Documents, as contemplated hereby or by the Preliminary Official Statement or the Official Statement, is or would be in violation of any applicable law, rule or regulation, including (without limitation) any provision of applicable federal securities laws, including the 1933 Act, the Securities Exchange Act of 1934 or the Trust Indenture Act, each as amended and as then in effect; or

(vii) Any change or any development involving a prospective change in or affecting the business, properties or financial condition of the City, except for changes which the Preliminary Official Statement and Official Statement discloses are expected to occur.

(viii) Any litigation shall be instituted or be pending at the time of the Closing to restrain or enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting any authority for or the validity of the proceedings authorizing and approving the Act, the Resolutions, the Legal Documents or the existence or powers of the City or the Authority with respect to its obligations under the Legal Documents; or

(ix) A reduction or withdrawal by S&P of its assigned underlying rating on the Bonds [or insured rating on the Insured Bonds], or, as of the Closing Date, the failure by S&P to assign the rating of [____] to the Bonds [and [____] to the Insured Bonds].

9. AMENDMENTS TO OFFICIAL STATEMENT.

During the period commencing on the Closing Date and ending twenty-five (25) days from the end of the underwriting period, the City or the Authority, as applicable, shall advise the Underwriter if any event relating to or affecting the Official Statement shall occur as a result of which it may be necessary or appropriate to amend or supplement the Official Statement in order to make the Official Statement not misleading in light of the circumstances existing at the time it is delivered to a purchaser or "potential customer" (as defined for purposes of Rule 15c2-12). If the Official Statement is supplemented or amended, at the time of each supplement or amendment

thereto and at all times subsequent thereto up to and including that date that is 25 days from the end of the "underwriting period" (as defined in Rule 15c2-12), the Official Statement as supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and shall amend or supplement the Official Statement (in form and substance satisfactory to counsel for the Underwriter) so that the Official Statement will not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

10. EXPENSES.

All expenses and costs of the City and the Authority incident to the performance of their obligations in connection with the authorization, issuance and sale of the Bonds to the Underwriter, including the costs of printing or reproduction of the Bonds, the Legal Documents and the Official Statement in reasonable quantities, fees of consultants, fees of rating agencies, advertising expenses, fees and expenses of the Trustee and its counsel and fees and expenses of the City Attorney, Counsel to the Authority, Bond Counsel and Disclosure Counsel, shall be paid by the Authority or the City, as applicable, from the proceeds of the Bonds or other revenues of the Authority or the City. The City shall be solely responsible for and shall pay for any expenses incurred by the Underwriter on behalf of the City's employees and representatives which are incidental to implementing this Purchase Agreement, including, but not limited to, meals, transportation, lodging, and entertainment of those employees and representatives. All other expenses and costs of the Underwriter incurred under or pursuant to this Purchase Agreement, including, without limitation, the cost of preparing this Purchase Agreement and other Underwriter documents, travel expenses and the fees and expenses of counsel to the Underwriter, shall be paid by the Underwriter (which may be included as an expense component of the Underwriter's discount).

11. USE OF DOCUMENTS.

The City and the Authority hereby authorizes the Underwriter to use, in connection with the public offering and sale of the Bonds, this Purchase Agreement, the Preliminary Official Statement, the Official Statement and the Legal Documents, and the information contained herein and therein.

12. QUALIFICATION OF SECURITIES.

The Authority will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and to provide for the continuance of such qualification; *provided*, *however*, that the Authority will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any state.

13. NOTICES.

Any notice or other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City Manager at the address set forth above, and to the Authority under this Purchase Agreement may be given by delivering the same in writing to the Authority's Executive Director at the address set forth above, and any such notice or other communication to be given to the Underwriter may be given by delivering the same in writing to BofA Securities, Inc., 555 California Street, Suite 610, San Francisco, California 94104, Attention: Holly Vocal.

14. BENEFIT.

This Purchase Agreement is made solely for the benefit of the City, the Authority and the Underwriter (including their successors or assigns) and no other person, partnership, association or corporation shall acquire or have any right hereunder or by virtue hereof. Except as otherwise expressly provided herein, all of the agreements and representations of the City and the Authority contained in this Purchase Agreement and in any certificates delivered pursuant hereto shall remain operative and in full force and effect regardless of: (i) any investigation made by or on behalf of the Underwriter; (ii) delivery of and payment for the Bonds hereunder; or (iii) any termination of this Purchase Agreement, other than pursuant to Section 8 (and in all events the agreements of the City and the Authority pursuant to Section 10 hereof shall remain in full force and effect notwithstanding the termination of this Purchase Agreement under Section 8 hereof).

15. GOVERNING LAW. This Purchase Agreement shall be deemed to be a contract under, and for all purposes shall be governed by, and construed and interpreted in accordance with, the laws of the State of New York without regard to choice of law rules (other than New York General Obligation Laws Section 5-1401 and 5-1402); provided, however, that the obligations of the Authority shall be governed by, and construed and interpreted in accordance with, the laws of the State of California.

16. MISCELLANEOUS.

(a) This Purchase Agreement contains the entire agreement between the parties relating to the subject matter hereof and supersedes all oral statements, prior writings and representations with respect thereto.

(b) This Purchase Agreement may be executed in several counterparts, each of which shall be deemed an original hereof.

Very truly yours,

BOFA SECURITIES, INC.,
as Underwriter

By:_____
Name:
Title:

Approved and Agreed to: _____, 2025

CITY OF EASTVALE

By:_____
Name:
Title:

EASTVALE PUBLIC FINANCING AUTHORITY

By:_____
Name:
Title:

[SIGNATURE PAGE TO BOND PURCHASE AGREEMENT]

SCHEDULE I

MATURITY SCHEDULE AND REDEMPTION PROVISIONS

$[Par Amount]
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

Maturity (May 1)	Principal Amount	Interest Rate	Price	Yield	10% Test Satisfied (Y/N)

[C] Priced to call at par on _____.
[I] Insured Bond.

EXHIBIT A

$[Par Amount]
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of BofA Securities, Inc. ("BofA Securities"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

[Select appropriate provisions below]

1. [Alternative 1[1] – All Maturities Use General Rule: ***Sale of the Bonds***. As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.][Alternative 2[2] – Select Maturities Use General Rule: ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.]

2. ***Initial Offering Price of the [Bonds] [Hold-the-Offering-Price Maturities]***.

a) [Alternative 1[3] – All Maturities Use Hold-the-Offering-Price Rule: BofA Securities offered the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.] [Alternative 2[4] – Select Maturities Use Hold-the-Offering-Price Rule: BofA Securities offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.]

b) [Alternative 1 – All Maturities use Hold-the-Offering-Price Rule: As set forth in the Bond Purchase Agreement, BofA Securities has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the unsold Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the offering-price rule"), and (ii) any selling group agreement shall contain the agreement

[1] If Alternative 1 is used, delete the remainder of paragraph 1 and all of paragraph 2 and renumber paragraphs accordingly.

[2] If Alternative 2 is used, delete Alternative 1 of paragraph 1 and use each Alternative 2 in paragraphs 2(a) and (b).

[3] If Alternative 1 is used, delete all of paragraph 1 and renumber paragraphs accordingly.

[4] Alternative 2(a) of paragraph 2 should be used in conjunction with Alternative 2 in paragraphs 1 and 2(b).

of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. BofA Securities has not offered or sold any Maturity of the unsold Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.] [Alternative 2 - Select Maturities Use Hold-the-Offering-Price Rule: As set forth in the Bond Purchase Agreement, BofA Securities has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the unsold Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. BofA Securities has not offered or sold any unsold Bonds of any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.]

3. ***Defined Terms***.

[(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."]

[(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."]

[(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([Pricing Date]), or (ii) the date on which the BofA Securities has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.]

(d) *Authority* means the Eastvale Public Financing Authority.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [Pricing Date].

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph

to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents BofA Securities' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Authority with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Stradling Yocca Carlson & Rauth LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of Internal Revenue Service Form 8038[-G][-GC][-TC], and other federal income tax advice it may give to the Authority from time to time relating to the Bonds. The representations set forth herein are not necessarily based on personal knowledge and, in certain cases, the undersigned is relying on representations made by the other members of the Underwriting Group.

BofA SECURITIES, INC.

By: _____
Name:
Title:

Dated: [ISSUE DATE]

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

PRELIMINARY OFFICIAL STATEMENT DATED JUNE ___, 2025

NEW ISSUE—BOOK-ENTRY ONLY

RATINGS:
S&P: "___" (INSURED 2025A BONDS)
S&P: "____" (UNDERLYING/UNINSURED 2025A BONDS)
(See "RATINGS" herein)

In the opinion of Stradling Yocca Carlson & Rauth LLP, Bond Counsel ("Bond Counsel"), under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described in this Official Statement, interest (and original issue discount) on the Series 2025A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. In the further opinion of Bond Counsel, interest (and original issue discount) on the Series 2025A Bonds is exempt from State of California personal income tax. See the caption "TAX MATTERS" herein with respect to tax consequences relating to the Series 2025A Bonds, including with respect to the alternative minimum tax imposed on certain large corporations.

$_____*
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

Dated: Date of Delivery **Due: May 1, as shown on inside cover**

The Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) are being issued to provide funds to (i) finance the costs of the acquisition, construction and installation of certain capital improvements of the City, generally consisting of the Civic Center Project, (ii) fund capitalized interest on a portion of the Series 2025A Bonds through [May 1, 2028], (iii) [purchase a municipal bond insurance policy to guarantee payment of the principal of and interest on the Insured Series 2025A Bonds when due], and (iv) pay the costs incurred in connection with the issuance of the Series 2025A Bonds. The Series 2025A Bonds are payable from Base Rental Payments to be made by the City of Eastvale for the right to use certain City-owned Property as described herein pursuant to a Lease Agreement, dated as of July 1, 2025, by and between the City, as lessee, and the Eastvale Public Financing Authority, as lessor.

The City has covenanted under the Lease Agreement to make all Base Rental Payments provided for therein, to include all such payments in its annual budgets, and to make all the necessary annual appropriations for such Base Rental Payments. The City's obligation to make Base Rental Payments is subject to abatement during any period in which, by reason of non-delivery of the Project (as defined herein) or by reason of material damage to, or destruction or condemnation of, the Property, or any defects in title to the Property, there is substantial interference with the City's right to use and occupy any portion of the Property.

The Series 2025A Bonds are being issued in fully registered book-entry only form, initially registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Interest on the Series 2025A Bonds is payable semiannually on May 1 and November 1 of each year, commencing November 1, 2025. Purchasers will not receive certificates representing their interest in the Series 2025A Bonds. Individual purchases of the Series 2025A Bonds may be made in principal amounts of $5,000 or integral multiples thereof. Principal of and interest and premium, if any, on the Series 2025A Bonds will be paid by U.S. Bank Trust Company, National Association, as trustee (the "Trustee") to DTC for subsequent disbursement to DTC Participants who are obligated to remit such payments to the Beneficial Owners of the Series 2025A Bonds.

The Series 2025A Bonds will be issued pursuant to an Indenture, dated as of July 1, 2025, (the "Indenture"), by and among the City, the Authority and the Trustee. The Indenture permits the Authority to issue Additional Bonds secured by Base Rental Payments, subject to certain conditions.

The Series 2025A Bonds are subject to optional, extraordinary and mandatory sinking fund redemption prior to maturity.

[The scheduled payment of principal of and interest on the Series 2025A Bonds maturing on and after May 1, 20___, when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Insured Series 2025A Bonds by [INSURER].]

[INSURER LOGO]

The Bonds are special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor under the Indenture. Neither the faith and credit or the Authority, the City, or the State of California, or any political subdivision thereof, nor the taxing power of the City or the State of California, or any political subdivision thereof, is pledged to the payment of the Bonds. The Authority has no power to tax.

The obligation of the City to make the Base Rental Payments does not constitute a debt of the City or the State of California or of any political subdivision thereof within the meaning of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the City or the State of California is obligated to levy or pledge any form of taxation or for which the City or the State of California has levied or pledged any form of taxation.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Series 2025A Bonds will be offered when, as and if issued and received by the Underwriter, subject to the approval as to their validity by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Bond Counsel. Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, is also acting as Disclosure Counsel to the City. Certain legal matters will be passed upon for the City and the Authority by the City Attorney of the City, for the Underwriter by Hawkins Delafield & Wood LLP, Los Angeles, California, for the Trustee by its counsel, and for the Insurer by its counsel. It is anticipated that the Series 2025A Bonds will be available in book-entry form through the facilities of DTC in New York, New York on or about July __, *2025.*

BofA Securities, Inc.

Dated: July __, 2025

*Preliminary, subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold, nor may offers to buy them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful.

**$_____*
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)**

MATURITY SCHEDULE
BASE CUSIP†: _____

Maturity Date (May 1)	*Principal Amount*	*Interest Rate*	*Yield*	*Price*	*CUSIP Suffix†*
	$	%	%		

$_____ _____% Term Bonds due May 1, 20__ Yield: _____% Price: _____ CUSIP† ___

$_____ _____% Term Bonds due May 1, 20__ Yield: _____% Price: _____ CUSIP† ___

---

* *Preliminary, subject to change.*

C Priced to the first optional redemption date of May 1, 20___ at par.

† *CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright© 2025 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the Underwriter, the Authority or the City, or their agents or counsel, assume responsibility for the accuracy of such numbers.*

No dealer, broker, salesperson or other person has been authorized by the City or the Authority to give any information or to make any representations in connection with the offer or sale of the Series 2025A Bonds other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by the City or the Authority. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Series 2025A Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers or Owners of the Series 2025A Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

This Official Statement and the information contained herein are subject to completion or amendment without notice and neither delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the Authority or any other parties described herein since the date hereof. The Series 2025A Bonds may not be sold nor may an offer to buy be accepted prior to the time this Official Statement is delivered in final form. This Official Statement is being submitted in connection with the sale of the Series 2025A Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose, unless authorized in writing by the City. All summaries of documents and laws are made subject to the provisions thereof and do not purport to be complete statements of any or all such provisions.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "budget," "intend" or similar words. Such forward-looking statements include, but are not limited to, certain statements contained in the information under the caption "RISK FACTORS" and in APPENDIX A – "THE CITY OF EASTVALE."

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT. IN EVALUATING SUCH STATEMENTS, POTENTIAL INVESTORS SHOULD SPECIFICALLY CONSIDER THE VARIOUS FACTORS WHICH COULD CAUSE ACTUAL EVENTS OR RESULTS TO DIFFER MATERIALLY FROM THOSE INDICATED BY SUCH FORWARD-LOOKING STATEMENTS.

THE UNDERWRITER MAY OFFER AND SELL THE SERIES 2025A BONDS TO CERTAIN DEALERS AND DEALER BANKS AND BANKS ACTING AS AGENT AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES STATED ON THE INSIDE COVER PAGE HEREOF AND SAID PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THE SERIES 2025A BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT AND HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

[INSURER] (the "Insurer") makes no representation regarding the Insured Series 2025A Bonds or the advisability of investing in the Insured Series 2025A Bonds. In addition, the Insurer has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding the Insurer, supplied by the Insurer and presented under the heading "BOND INSURANCE" and "Appendix G - SPECIMEN MUNICIPAL BOND INSURANCE POLICY."

A wide variety of other information, including financial information, concerning the City is available from publications and website of City. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded. No such information is a part of or incorporated into this Official Statement, except as expressly noted.

CITY OF EASTVALE
COUNTY OF RIVERSIDE, CALIFORNIA

CITY COUNCIL/AUTHORITY BOARD OF DIRECTORS

Mike McMinn, *Mayor/Chair of the Authority*
Jocelyn Yow, *Mayor Pro Tem/Vice Chair of the Authority*
Clint Lorimore, *Councilmember/Director*
Christian Dinco, *Councilmember/Director*
Todd Rigby, *Councilmember/Director*

CITY OFFICIALS

Mark Orme, *City Manager/Executive Director*
Erica L. Vega, *City Attorney/Authority Counsel*
Amanda Wells, *Finance Director/City Treasurer/Authority Treasurer*
Marc A. Donohue, MMC, *City Clerk/Secretary*

BOND AND DISCLOSURE COUNSEL

Stradling Yocca Carlson & Rauth LLP
Newport Beach, California

MUNICIPAL ADVISOR

Urban Futures, Inc.
Walnut Creek, California

TRUSTEE

U.S. Bank Trust Company, National Association
Los Angeles, California

TABLE OF CONTENTS

Page

INTRODUCTION 1
General 1
Other Information in this Official Statement 3

THE SERIES 2025A BONDS 3
General 3
Registration, Transfers and Exchanges 4
Redemption 4
Book-Entry Only System 6

SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS 6
Pledge of Revenues 6
Base Rental Payments 7
Additional Rental Payments 8
Abatement 8
Substitution, Addition and Removal of Property 9
Action on Default 10
No Reserve Fund 10
Capitalized Interest Fund 11
Additional Bonds 11
Insurance 12

BOND INSURANCE 14
[TO COME] 14

SOURCES AND USES OF FUNDS 14

DEBT SERVICE SCHEDULE 15

THE FINANCING PLAN 16

THE CIVIC CENTER PROJECT 16

THE PROPERTY 18

THE AUTHORITY 18

THE CITY 18

RISK FACTORS 19
General Considerations – Security for the Series 2025A Bonds 19
Abatement 19
Natural Disasters and Climate Change 20
Hazardous Substances 22
Cybersecurity 23
Substitution, Addition and Removal of Property; Additional Bonds 23
Limited Recourse on Default; No Acceleration of Base Rental 24
Limitations on Remedies Available; Bankruptcy 24
Possible Insufficiency of Insurance Proceeds 25
Loss of Tax Exemption 26
No Liability of Authority to the Owners 26
Risks Associated with Bond Insurance 26
Dependence on State for Certain Revenues 27

CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS 28
Article XIIIA of the State Constitution 28
Legislation Implementing Article XIIIA 28
Article XIIIB of the State Constitution 28
Articles XIIIC and XIIID of the State Constitution 29

Proposition 62 30
Proposition 1A 31
Proposition 22 31
Proposition 26 32
Possible Future Initiatives 32
TAX MATTERS 32
CERTAIN LEGAL MATTERS 34
ABSENCE OF LITIGATION 34
UNDERWRITING 35
RATINGS 35
MUNICIPAL ADVISOR 36
CONTINUING DISCLOSURE 36
FINANCIAL STATEMENTS OF THE CITY 36
MISCELLANEOUS 36

APPENDIX A THE CITY OF EASTVALE A-1
APPENDIX B SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS B-1
APPENDIX C ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2024 ..... C-1
APPENDIX D PROPOSED FORM OF BOND COUNSEL OPINION D-1
APPENDIX E FORM OF CONTINUING DISCLOSURE AGREEMENT E-1
APPENDIX F BOOK-ENTRY ONLY SYSTEM F-1
APPENDIX G SPECIMEN MUNICIPAL BOND INSURANCE POLICY G-1

OFFICIAL STATEMENT

$_____*
EASTVALE PUBLIC FINANCING AUTHORITY
LEASE REVENUE BONDS, SERIES 2025A
(CIVIC CENTER PROJECT)

INTRODUCTION

General

This Official Statement (which includes the cover page, inside cover page and the appendices hereto) (the "Official Statement"), provides certain information concerning the sale and delivery of $_____* aggregate principal amount of Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) (the "Series 2025A Bonds").

The net proceeds of the sale of the Series 2025A Bonds will be used to (i) finance the costs of the acquisition, construction and installation of certain capital improvements of the City of Eastvale (the "City"), as described herein, (ii) fund capitalized interest on a portion of the Series 2025A Bonds through [May 1, 2028], (iii) [purchase a municipal bond insurance policy to guarantee payment of the principal of and interest on the Insured Series 2025A Bonds (as defined herein) when due, as described under the caption "BOND INSURANCE,"] and (iv) pay the costs incurred in connection with the issuance of the Series 2025A Bonds. See "SOURCES AND USES OF FUNDS" herein.

The Series 2025A Bonds are equally and ratably payable from base rental payments (the "Base Rental Payments") to be made by the City for the right to use certain real property (as further described under the caption "THE PROPERTY") (the "Property") pursuant to a Lease Agreement, dated as of July 1, 2025 (the "Lease Agreement"), between the City, as lessee, and the Eastvale Public Financing Authority (the "Authority"), as lessor.

The Series 2025A Bonds will be issued pursuant to an Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Authority, the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). Pursuant to the Indenture, the Authority may issue additional bonds (the "Additional Bonds") payable from the Base Rental Payments on a parity with the Series 2025A Bonds (the Series 2025A Bonds and any such Additional Bonds being collectively referred to as the "Bonds"), subject to certain conditions.

Pursuant to a Ground Lease, dated as of July 1, 2025 (the "Ground Lease"), by and between the City and the Authority, the City has leased the Property to the Authority. The Authority has subleased the Property to the City under the Lease Agreement. The Lease Agreement obligates the City to make Base Rental Payments to the Authority.

The Trustee and the Authority have entered into an Assignment Agreement, dated as of July 1, 2025, pursuant to which the Authority has assigned to the Trustee for the benefit of the Bond Owners substantially all of the Authority's right, title and interest in and to the Ground Lease and the Lease Agreement, including its rights to receive the Base Rental Payments due under the Lease Agreement and to enforce any remedies in the event of a default under the Lease Agreement by the City.

The City will covenant under the Lease Agreement to take such action as may be necessary to include all Rental Payments, which are comprised of Base Rental Payments and Additional Rental Payments (which

* *Preliminary, subject to change.*

include taxes and assessments affecting the Property, administrative costs of the Authority relating to the Property, fees and expenses of the Trustee, amounts payable to the Insurer (as defined herein) pursuant to the Indenture that are not payable from Base Rental Payments, and other amounts payable under the Lease Agreement), due under the Lease Agreement as a separate line item in its annual budgets and to make the necessary annual appropriations therefor, subject to abatement as described herein.

Base Rental Payments are subject to complete or partial abatement in the event and to the extent that there is substantial interference with the City's right to use and occupy the Property or any portion thereof, including but not limited to non-delivery of the Project (as defined herein). See "RISK FACTORS—Abatement." Abatement of Base Rental Payments under the Lease Agreement, to the extent that payment is not made from alternative sources as set forth below, would result in all Bond Owners receiving less than the full amount of principal of and interest on the Bonds. To the extent that proceeds of insurance are available, Base Rental Payments (or a portion thereof) may be made from such proceeds of insurance during periods of abatement.

[Payment of the principal of and interest on the Series 2025A Bonds maturing on and after May 1, 20___ (the "Insured 2025A Bonds"), will be insured by a municipal bond insurance policy (the "Policy") to be issued by [INSURER] ("[INSURER]" or the "Insurer") concurrently with the issuance of the Insured Series 2025A Bonds. See the caption "BOND INSURANCE." A specimen of the Policy is set forth in Appendix G.]

In the opinion of Bond Counsel under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Series 2025A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. In the further opinion of Bond Counsel, interest (and original issue discount) on the Series 2025A Bonds is exempt from State of California ("State") personal income tax. See "TAX MATTERS" with respect to tax consequences relating to the Series 2025A Bonds, including with respect to the alternative minimum tax imposed on certain large corporations.

The Series 2025A Bonds are special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor under the Indenture. Neither the faith and credit or the Authority, the City, or the State, or any political subdivision thereof, nor the taxing power of the City or the State, or any political subdivision thereof, is pledged to the payment of the Bonds. The Authority has no power to tax.

The obligation of the City to make the Base Rental Payments does not constitute a debt of the City, the State or of any political subdivision thereof within the meaning of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the City or the State is obligated to levy or pledge any form of taxation or for which the City or the State has levied or pledged any form of taxation.

The City has agreed to provide, or cause to be provided, to the Municipal Securities Rulemaking Board for purposes of Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission ("SEC Rule 15c2-12(b)(5)") certain annual financial information and operating data and notice of certain listed events within ten business days of their occurrence. These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5). See "CONTINUING DISCLOSURE" herein for a description of the specific nature of the annual report and notices of listed events and a summary description of the terms of the disclosure agreement pursuant to which such reports are to be made. And see APPENDIX E—"FORM OF CONTINUING DISCLOSURE AGREEMENT."

The U.S. Bank Trust Company, National Association, Los Angeles, California, will act as Trustee with respect to the Series 2025A Bonds. The Series 2025A Bonds will be issued subject to the approval as to their legality by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Bond Counsel. Certain

legal matters will be passed upon for the City and the Authority by the City Attorney of the City and by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Disclosure Counsel. Certain legal matters will be passed upon for the Underwriter by Hawkins Delafield & Wood LLP, Los Angeles, California.

The City's financial statements for the fiscal year ended June 30, 2024 included as Appendix C hereto have been audited by Rogers, Anderson, Malody & Scott, LLP (the "Auditor"). See APPENDIX C—"ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2024" herein. The Auditor has not undertaken to update the audited financial statements of the City or its report or to take any action intended or likely to elicit information concerning the accuracy, completeness or fairness of the statements made in this Official Statement.

Certain events could affect the ability of the City to make the Base Rental Payments when due. See "RISK FACTORS" for a discussion of certain factors that should be considered, in addition to other matters set forth herein, in evaluating an investment in the Series 2025A Bonds.

The presentation of information, including tables of receipt of revenues, is intended to show recent historical information and, except for a budget discussion for Fiscal Year 2025-26, is not intended to indicate future or continuing trends in the financial position or other affairs of the City. No representation is made that past experience, as it might be shown by such financial and other information, will necessarily continue or be repeated in the future. See Appendix A for financial and operating information related to the City.

Other Information in this Official Statement

The summaries or references to the Indenture, the Lease Agreement, the Ground Lease, the Assignment Agreement and other documents, agreements and statutes referred to herein, and the description of the Series 2025A Bonds included in this Official Statement, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entireties by reference to each such document or statute. All capitalized terms used in this Official Statement (unless otherwise defined herein) which are defined in the Indenture or the Lease Agreement shall have the meanings set forth therein, some of which are summarized in APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS."

THE SERIES 2025A BONDS

General

The Series 2025A Bonds will be issued in fully registered form without coupons in denominations of $5,000 or any integral multiple thereof. The Series 2025A Bonds will be dated as of and bear interest (calculated on the basis of a 360-day year comprised of twelve 30-day months) from the dated date thereof at the rates set forth on the inside cover page hereof. Interest on the Series 2025A Bonds will be paid semiannually on May 1 and November 1 (each, an "Interest Payment Date") of each year, commencing November 1, 2025.

Interest on the Series 2025A Bonds will be payable from the Interest Payment Date next preceding the date of authentication thereof unless (i) a Series 2025A Bond is authenticated on or before an Interest Payment Date and after the close of business on the fifteenth day of the month next preceding such Interest Payment Date, whether or not such day is a Business Day (the "Record Date"), in which event it will bear interest from such Interest Payment Date, (ii) a Series 2025A Bond is authenticated on or before the first Record Date, in which event interest thereon will be payable from the dated date thereof, or (iii) interest on any Series 2025A Bond is in default as of the date of authentication thereof, in which event interest thereon will be payable from the date to which interest has been paid in full, payable on each Interest Payment Date. Interest will be paid in lawful money of the United States on each Interest Payment Date to the Persons in whose names the ownership of the Series 2025A Bonds is registered on the Registration Books at the close of business on the immediately preceding Record Date, except as provided below. Interest will be paid by check of the Trustee mailed by first

class mail, postage prepaid, on each Interest Payment Date to the Owners at their respective addresses shown on the Registration Books as of the close of business on the preceding Record Date or by wire transfer to Owners of more than $1,000,000 in principal amount of Series 2025A Bonds who have provided account information and wiring instructions satisfactory to the Trustee.

The principal of the Series 2025A Bonds will be payable in lawful money of the United States of America upon presentation and surrender thereof upon maturity or earlier redemption at the Office of the Trustee. The Series 2025A Bonds will be subject to redemption as set forth herein.

Registration, Transfers and Exchanges

The Series 2025A Bonds will be issued as fully registered bonds, registered in the name of Cede & Co. as nominee of DTC, and will be available to actual purchasers of the Series 2025A Bonds (the "Beneficial Owners") in the denominations set forth above, under the book-entry system maintained by DTC, only through brokers and dealers who are or act through DTC Participants (as defined in Appendix F) as described herein. Beneficial Owners will not be entitled to receive physical delivery of the Series 2025A Bonds. See "THE SERIES 2025A BONDS—Book-Entry Only System."

Redemption[*]

Extraordinary Redemption from Condemnation Award or Insurance Proceeds. The Series 2025A Bonds shall be subject to redemption, in whole or in part, on any date, in denominations of $5,000 or any integral multiple thereof, from and to the extent of: (i) Net Insurance Proceeds received with respect to all or a portion of the Property, deposited by the Trustee in the Redemption Fund pursuant to the Indenture, and (ii) eminent domain proceeds received pursuant to the Lease Agreement, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

Optional Redemption. The Series 2025A Bonds maturing on or after May 1, 20___, are subject to optional redemption, in whole or in part, on any date on or after May 1, 20___, in denominations of $5,000 or any integral multiple thereof, from and to the extent of prepaid Base Rental Payments paid pursuant to the Lease Agreement, at a Redemption Price equal to the principal amount of the Series 2025A Bonds to be redeemed, plus accrued interest thereon to the date of redemption, without premium.

Mandatory Sinking Fund Redemption. The Series 2025A Bonds with a stated maturity on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date (May 1)	***Principal Amount***
	$

[*]

[*] Final Maturity.

The Series 2025A Bonds with a stated maturity on May 1, 20___ are subject to mandatory sinking fund redemption in part (by lot) on each May 1 on and after May 1, 20___, in integral multiples of $5,000 at a

[*] *Preliminary, subject to change.*

Redemption Price equal to the principal amount thereof plus accrued interest to the date fixed for redemption, without premium, in accordance with the following schedule:

Redemption Date (May 1)	***Principal Amount***
	$
*	

* Final Maturity.

In the event of a redemption pursuant to extraordinary or optional redemption, the City shall provide the Trustee with a revised mandatory sinking fund schedule giving effect to the redemption so completed.

Selection of Bonds for Redemption. Whenever provision is made in the Indenture for the redemption of less than all of the Bonds, the Trustee shall select the Bonds to be redeemed from all Bonds of a Series not previously called for redemption (a) with respect to any optional redemption of Bonds of a Series, among maturities of Bonds of such Series as directed in a Written Request of the Authority provided to the Trustee at least 30 but no more than 60 days prior to the date of such redemption, (b) with respect to any redemption from and to the extent of any insurance proceeds or condemnation award received with respect to all or a portion of the Property and the corresponding provision of any Supplemental Indenture pursuant to which Additional Bonds are issued, among maturities of all Series of Bonds on a pro rata basis as nearly as practicable, as directed in a Written Request of the Authority provided to the Trustee at least 30 but no more than 60 days prior to the date of such redemption, and (c) with respect to any other redemption of Additional Bonds, among maturities as provided in the Supplemental Indenture pursuant to which such Additional Bonds are issued, and by lot among Bonds of the same Series with the same maturity in any manner which the Trustee in its sole discretion deems appropriate and fair. For purposes of such selection, all Bonds will be deemed to be comprised of separate $5,000 denominations and such separate denominations will be treated as separate Bonds which may be separately redeemed.

Notice of Redemption. Notice of redemption shall be given by the Trustee, not less than 20 nor more than 60 days prior to the redemption date (i) as to Series 2025A Bonds not registered in the name of a Securities Depository or its nominee, to the respective Owners of the Series 2025A Bonds designated for redemption at their addresses appearing on the Registration Books, (ii) as to Series 2025A Bonds registered in the name of a Securities Depository or its nominee, to such Securities Depository for such Series 2025A Bonds, and (iii) the Information Services. Notice of redemption to the Owners pursuant to (i) above shall be given by mail at their addresses appearing on the Registration Books, or any other method agreed upon by such Owner and the Trustee. Notice of redemption to the Securities Depositories pursuant to (ii) above and the Information Services pursuant to (iii) above shall be given by electronically secure means, or any other method agreed upon by such entities and the Trustee.

Such notice will state the date of the notice, the redemption date, the redemption place and the Redemption Price and shall designate the CUSIP numbers, the Series 2025A Bond numbers and the maturity or maturities (except in the event of redemption of all of the Series 2025A Bonds of such maturity or maturities in whole) of the Series 2025A Bonds to be redeemed, and will require that such Series 2025A Bonds be then surrendered at the principal corporate trust office of the Trustee for redemption at the Redemption Price, giving notice also that further interest on such Series 2025A Bonds will not accrue from and after the date fixed for redemption. Neither the failure to receive any notice so given, nor any defect in such notice, will affect the validity of the proceedings for the redemption of the Series 2025A Bonds or the cessation of accrual of interest thereon from and after the date fixed for redemption.

With respect to any notice of optional redemption of the Series 2025A Bonds, such notice may state that such redemption is conditional upon the receipt by the Trustee, on or prior to the date fixed for such redemption, of moneys sufficient to pay the principal of, premium if any, and interest on the Series 2025A Bonds to be redeemed and upon other conditions set forth therein and that, if such money has not been so received or such other conditions have not been satisfied, said notice is of no force and effect and the Trustee is not required to redeem such Series 2025A Bonds. If any condition stated in the redemption notice for an optional redemption have not been satisfied on or prior to the redemption date: (i) the redemption notice will be of no force and effect, (ii) the Authority will not be required to redeem such Series 2025A Bonds, (iii) the redemption will not be made, and (iv) the Trustee will within a reasonable time thereafter give notice to the persons in the manner in which the conditional redemption notice was given that such condition or conditions were not met and that the redemption was canceled.

Partial Redemption of Bonds. Upon surrender of any Bonds redeemed in part only, the Authority will execute and the Trustee will authenticate and deliver to the Owner thereof, at the expense of the Authority, a new Bond or Bonds of the same Series in authorized denominations equal in aggregate principal amount representing the unredeemed portion of the Bonds surrendered.

Effect of Notice of Redemption. Notice having been given as aforesaid, and moneys for the Redemption Price, and the interest to the applicable date fixed for redemption, having been set aside in the Redemption Fund, the Bonds will become due and payable on said date, and, upon presentation and surrender thereof at the principal corporate trust office of the Trustee, said Bonds will be paid at the Redemption Price thereof, together with interest accrued and unpaid to said date.

If, on said date fixed for redemption, moneys for the Redemption Price of all the Bonds to be redeemed, together with interest to said date, will be held by the Trustee so as to be available therefor on such date, and, if notice of redemption thereof has been given as aforesaid and not canceled, then, from and after said date, interest on said Bonds will cease to accrue and become payable. All moneys held by or on behalf of the Trustee for the redemption of Bonds will be held in trust for the account of the Owners of the Bonds so to be redeemed without liability to such Owners for interest thereon. All Bonds paid at maturity or redeemed prior to maturity pursuant to the provisions of the Indenture will be canceled upon surrender thereof and destroyed.

Book-Entry Only System

DTC will act as securities depository for the Series 2025A Bonds. The Series 2025A Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee). One fully-registered Series 2025A Bond will be issued for each maturity of the Series 2025A Bonds, each in the initial aggregate principal amount of such maturity, and will be deposited with DTC. See APPENDIX F—"BOOK-ENTRY ONLY SYSTEM."

SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS

Pledge of Revenues

The Series 2025A Bonds are equally and ratably payable from and secured by Base Rental Payments and certain amounts on deposit in the Base Rental Payment Fund, the Interest Fund, the Capitalized Interest Fund, the Principal Fund, and the Redemption Fund established under the Indenture. Base Rental Payments will be payable by the City from any and all legally available funds, however, the City expects that its General Fund will be the primary source of funds to make Base Rental Payments. See "RISK FACTORS" and APPENDIX A—"THE CITY OF EASTVALE" for a description of such available funds and the potential risks associated with the availability of such funds to make Base Rental Payments. The City covenants in the Lease Agreement to take such action as may be necessary to include all Base Rental Payments and Additional

Rental Payments due under the Lease Agreement in its annual budgets and to make the necessary annual appropriations therefor.

The Authority, pursuant to the Assignment Agreement, has assigned to the Trustee for the benefit of the Bond Owners all of the Authority's right, title and interest in and to the Ground Lease and the Lease Agreement, including, without limitation, its right to receive Base Rental Payments to be paid by the City under and pursuant to the Lease Agreement; provided that, the Authority will retain the rights to indemnification, to give approvals and consents under the Lease Agreement and the Ground Lease and to payment or reimbursement of its reasonable costs and expenses under the Lease Agreement. The City will pay Base Rental Payments directly to the Trustee, as assignee of the Authority. See "—Base Rental Payments" below. Pursuant to the Indenture, the Authority may issue Additional Bonds payable from the Base Rental Payments on a parity with the Series 2025A Bonds. See the caption "—Additional Bonds," below, and APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE INDENTURE—ISSUANCE OF BONDS; APPLICATION OF PROCEEDS—Conditions for the Issuance of Additional Bonds" and "—Procedure for the Issuance of Additional Bonds."

Subject only to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth in the Indenture, all of the Base Rental Payments and any other amounts (including proceeds of the sale of the Bonds) held in the Base Rental Payment Fund, the Interest Fund, the Capitalized Interest Fund, the Principal Fund, and the Redemption Fund are pledged by the Authority pursuant to the Indenture to secure the payment of the principal of and interest on the Bonds in accordance with their terms, the provisions of the Indenture and the Act. Said pledge constitutes a first lien on such assets.

The Series 2025A Bonds are special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged therefor under the Indenture. Neither the faith and credit or the Authority, the City, or the State, or any political subdivision thereof, nor the taxing power of the City or the State, or any political subdivision thereof, is pledged to the payment of the Bonds. The Authority has no power to tax.

Base Rental Payments

Rental Payments (defined in the Lease Agreement as collectively, the Base Rental Payments and the Additional Rental Payments) will be paid by the City to the Authority for and in consideration of the right to use and occupy the Property and in consideration of the continued right to the quiet use and enjoyment thereof during each Rental Period for which such Rental Payments are to be paid. Each Base Rental Payment will be deposited with the Trustee no later than the 25th day of the month next preceding each Interest Payment Date (the "Base Rental Deposit Date") on which such Base Rental Payment is due. All Base Rental Payments will be paid directly by the City to the Trustee, and if received by the Authority at any time will be transferred by the Authority to the Trustee within one Business Day after the receipt thereof. All Base Rental Payments received by the Trustee will be deposited by the Trustee in the Base Rental Payment Fund.

Pursuant to the Indenture, on the Business Day immediately preceding each Interest Payment Date and on the Business Day immediately preceding each Principal Payment Date, the Trustee will transfer amounts in the Base Rental Payment Fund as are necessary to the Interest Fund and the Principal Fund to provide for the payment of the interest on and principal of the Series 2025A Bonds.

The Base Rental Payments due under the Lease Agreement are calculated to be sufficient to pay the scheduled principal of and interest on the Series 2025A Bonds when due. The debt service schedules for the Series 2025A Bonds are set forth below under the heading "DEBT SERVICE SCHEDULE."

The obligation of the City to make the Base Rental Payments does not constitute a debt of the City, the State or of any political subdivision thereof within the meaning of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the City or the State is

obligated to levy or pledge any form of taxation or for which the City or the State has levied or pledged any form of taxation.

Additional Rental Payments

For the right to use and occupy the Property, the Lease Agreement requires the City to pay, as Additional Rental payments thereunder, in addition to the Base Rental Payments, such amounts as shall be required for the payment of the following:

(i) All taxes and assessments of any type or nature charged to the Authority or the City or affecting the Property or the respective interests or estates of the Authority or the City therein.

(ii) All reasonable administrative costs of the Authority relating to the Property including, but without limiting the generality of the foregoing, salaries, wages, fees and expenses, compensation and indemnification of the Trustee payable by the Authority under the Indenture, fees of auditors, accountants, attorneys or engineers, and all other necessary and reasonable administrative costs of the Authority or charges required to be paid by it in order to maintain its existence or to comply with the terms of the Indenture or the Lease Agreement or to defend the Authority and its members, officers, agents and employees.

(iii) Insurance premiums for all insurance required pursuant to the Lease Agreement.

(iv) Any amounts with respect to the Lease Agreement or the Bonds required to be rebated to the federal government in accordance with section 148(f) of the Internal Revenue Code of 1986;

(v) All amounts payable to the Insurer pursuant to the Indenture not payable from Base Rental Payments; and

(vi) All other payments required to be paid by the City under the provisions of the Lease Agreement or the Indenture.

Amounts constituting Additional Rental Payments payable under the Lease Agreement will be paid by the City directly to the person or persons to whom such amounts are payable. The City will pay all such amounts when due or at such later time as such amounts may be paid without penalty or, in any other case, within 60 days after notice in writing from the Trustee to the City stating the amount of Additional Rental Payments then due and payable and the purpose thereof.

Abatement

Base Rental Payments and Additional Rental Payments are paid by the City in each Rental Period for and in consideration of the right to use and occupy the Property. Base Rental Payments and Additional Rental Payments may be abated in the event of non-delivery of the Project or in the event of damage, destruction, condemnation or title defect affecting the Property, each as described further below. The Trustee cannot terminate the Lease Agreement in the event of such substantial interference. Abatement of Base Rental Payments and Additional Rental Payments is not an event of default under the Lease Agreement and does not permit the Trustee to take any action or avail itself of any remedy against the City. See APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—RENTAL PAYMENTS—Rental Abatement."

In the Event of Non-Delivery of the Project. To the extent described below, the amount of Rental Payments due under the Lease Agreement will be abated during any period in which by reason of delay in the completion of the portions of the Project being constructed on the Property there is substantial interference with the City's use and occupancy of the Project; provided, however, that the Rental Payments due for any

Rental Period may not exceed the annual fair rental value of that portion of the Property available for use and occupancy by the City during such Rental Period. The City and the Authority will calculate such abatement and provide the Trustee with a certificate setting forth such calculation and the basis therefor. Such abatement will continue until the substantial completion of the portions of the Project being constructed on the Property, and the term of the Lease Agreement will be extended until the date upon which (i) all Bonds shall be fully paid, or provision therefor made in accordance with the Indenture, or (ii) the Indenture shall be discharged by its terms and all Rental Payments shall have been paid in full. Notwithstanding the foregoing, the term of the Lease Agreement will in no event be extended beyond May 1, [2065]. Notwithstanding the foregoing, the City will remain obligated to make Rental Payments under the Lease Agreement, as an obligation of the City payable from a special fund, (i) to the extent there are proceeds of any completion or performance bonds or moneys paid to the City by the contractors or any other person as liquidated damages as a result of any defect or delay in completion of the portion of the Project being constructed on the Property, or (ii) to the extent that amounts in the Capitalized Interest Fund are available to pay Rental Payments which would otherwise be abated under the Lease Agreement in the event of non-delivery of the Project. Any amounts received by the City as liquidated damages will be deposited by the City immediately upon receipt in the Base Rental Payment Fund.

In the Event of Damage, Destruction, Condemnation or Title Defect. Except as otherwise specifically provided in the Lease Agreement, during any period in which, by reason of material damage to, or destruction or condemnation of, the Property, or any defect in title to the Property, there is substantial interference with the City's right to use and occupy any portion of the Property, Rental Payments are subject to abatement proportionately, and the City waives the benefits of Civil Code Sections 1932(1), 1932(2) and 1933(4) and any and all other rights to terminate the Lease Agreement by virtue of any such interference, and the Lease Agreement will continue in full force and effect. The amount of such abatement will be agreed upon by the City and the Authority; provided, however, that the Rental Payments due for any Rental Period may not exceed the annual fair rental value of that portion of the Property available for use and occupancy by the City during such Rental Period. Any such abatement will continue for the period commencing with the date of interference resulting from such damage, destruction, condemnation or title defect and, with respect to damage to or destruction of the Property, ending when such use and occupancy is restored. In the event of abatement, the term of the Lease Agreement will be extended until the date upon which (i) all Bonds shall be fully paid, or provision therefor made in accordance with the Indenture, or (ii) the Indenture shall be discharged by its terms and all Rental Payments shall have been paid in full. Notwithstanding the foregoing, the term of the Lease Agreement will in no event be extended beyond May 1, [2065].

Notwithstanding the foregoing, to the extent that moneys are available for the payment of Rental Payments due under the Lease Agreement in any of the funds and accounts established under the Indenture (including as a result of the availability of insurance proceeds), such Rental Payments will not be abated as provided above but, rather, will be payable by the City as a special obligation payable solely from said funds and accounts.

Substitution, Addition and Removal of Property

General. The Authority and the City may amend the Lease Agreement to substitute alternate property for any portion of the Property, to release a portion of the Property from the Lease Agreement or to add additional property to the encumbrance of the Lease Agreement, with the written consent of the Insurer (so long as the Insurer is not in default on any obligation under the Policy) and upon compliance with all of the conditions set forth in the Lease Agreement and described below. After a substitution or release, the portion of the Property for which the substitution or release has been effected will be released from the leasehold encumbrance of the Lease Agreement.

The Lease Agreement provides that there will be no reduction in or abatement of the Base Rental Payments due from the City thereunder as a result of such substitution, release or addition. Any such

substitution, release or addition is subject to the following specific conditions precedent to such substitution, release or addition:

(a) a Written Certificate of the City to the effect that the Property, as constituted after such substitution, release or addition: (i) has an annual fair rental value at least equal to the maximum Base Rental Payments payable by the City in any Rental Period, and (ii) has a useful life in excess of the final maturity of any Outstanding Bonds.

(b) with respect to any substituted or added property, the City obtains or causes to be obtained a CLTA or ALTA title insurance policy or policies with respect to the Property (as such term will be defined after such substitution or addition) that when taken together with other title insurance policies covering portions of the Property other than such substituted or added property, will be in an amount at least equal to the aggregate principal amount of any Outstanding Bonds, of the type and with the endorsements described in the Lease Agreement; and

(c) the City, the Authority and the Trustee execute, and the City causes to be recorded with the County of Riverside Recorder, any document necessary to reconvey to the City the portion of the Property being released and to include any substituted or added real property in the description of the Property contained in the Lease Agreement and in the Ground Lease.

See the captions "THE PROJECT" and "THE PROPERTY," as well as APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—NO CONSEQUENTIAL DAMAGES; USE OF THE PROPERTY; SUBSTITUTION OR RELEASE—Substitution or Release of, or Addition to, the Property."

Action on Default

Should the City default under the Lease Agreement, the Trustee, as assignee of the Authority under the Lease Agreement, may terminate the Lease Agreement and recover certain damages from the City, or may retain the Lease Agreement and hold the City liable for all Base Rental Payments thereunder on an annual basis, and will have the right to re-enter and re-let the Property. In the event such re-letting occurs, the City would be liable for any resulting deficiency in Base Rental Payments. See "RISK FACTORS—Limited Recourse on Default; No Acceleration of Base Rental."

For purposes of certain actions of Bond Owners under the Indenture and the Lease Agreement, such as certain consents and amendments and the direction of remedies following default, Bond Owners do not act alone and may not control such matters to the extent such matters are not supported by the requisite number of the Owners of all Bonds.

In the event of a default under the Lease Agreement, there is no right under any circumstances to accelerate the Base Rental Payments or otherwise declare any Base Rental Payments not then in default to be immediately due and payable. There is no right under the Indenture to accelerate debt service payments on the Bonds in the event of a default under the Indenture or the Lease Agreement.

For a description of the events of default and permitted remedies of the Trustee (as assignee of the Authority) contained in the Lease Agreement and the Indenture, see APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—DEFAULTS AND REMEDIES" and "—THE INDENTURE—DEFAULT AND LIMITATIONS OF LIABILITY."

No Reserve Fund

The Authority has not funded a debt service reserve fund for the Series 2025A Bonds.

Capitalized Interest Fund

Debt service on the Series 2025A Bonds through [May 1, 2028] will be paid from capitalized interest. On the second Business Day immediately preceding each Interest Payment Date, the Trustee will transfer from the Capitalized Interest Fund to the Interest Fund, the following amounts on the dates set forth below. All amounts remaining in the Capitalized Interest Fund following [May 1, 2028] will be transferred to the Interest Fund.

Date	*Amount*
November 1, 2025	$
May 1, 2026	
November 1, 2026	
May 1, 2027	
November 1, 2027	
May 1, 2028	

See the captions "SOURCES AND USES OF FUNDS," "DEBT SERVICE SCHEDULE" and "THE PROJECT—The Project," as well as APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE INDENTURE—SECURITY FOR THE BONDS; FLOW OF FUNDS—Flow of Funds."

Additional Bonds

Pursuant to the Indenture, the Authority may issue Additional Bonds payable from the Base Rental Payments on a parity with the outstanding Bonds upon satisfaction of certain conditions, including, but not limited to, the following:

(a) The issuance of such Additional Bonds has been authorized under and pursuant to the Indenture and provided for by a Supplemental Indenture, which shall specify, among other things, the following:

(1) the application of the proceeds of the sale of such Additional Bonds;

(2) the principal amount, designation, and denominations of such Series of Additional Bonds;

(3) the date, the maturity date or dates, the interest payment dates and the dates on which mandatory sinking fund redemptions, if any, are to be made for such Additional Bonds; provided, however, that (i) the serial Bonds of such Series of Additional Bonds must be payable as to principal annually on May 1 of each year in which principal falls due, and the Term Bonds of such Series of Additional Bonds must have annual mandatory sinking fund redemptions on May 1, (ii) the Additional Bonds must be payable as to interest semiannually on May 1 and November 1 of each year, except that the first installment of interest may be payable on either May 1 or November 1 and shall be for a period of not longer than twelve months and the interest must be payable thereafter semiannually on May 1 and November 1, (iii) all Additional Bonds of a Series of like maturity must be identical in all respects, except as to number or denomination (and provided that such Bonds may accrue interest at different rates), and (iv) serial maturities of serial Bonds or mandatory sinking fund redemptions for term Bonds, or any combination thereof, will be established as appropriate to provide for the redemption or payment of such Additional Bonds on or before their respective maturity dates;

(4) the redemption premiums and terms, if any, for such Additional Bonds; and

(5) if necessary; that from such proceeds or other sources an amount shall be deposited in a reserve fund or account so that following such deposit there will be on deposit in a reserve fund or

account an amount at least equal to the Reserve Fund Requirement for such Series of Additional Bonds, if any, after issuance of the Additional Bonds;

(b) The Authority and the City shall be in compliance with all agreements, conditions, covenants and terms contained in the Indenture, in the Lease Agreement and in the Ground Lease required to be observed or performed by it;

(c) The Ground Lease and the Lease Agreement shall have been amended, to the extent necessary, (i) so as to increase the Base Rental Payments payable by the City thereunder by an aggregate amount equal to the principal of and interest on such Additional Bonds, payable at such times and in such manner as may be necessary to provide for the payment of the principal of and interest on such Additional Bonds; provided, however, that no such amendment shall be made such that the sum of Base Rental Payments, including any increase in the Base Rental Payments as a result of such amendment, plus Additional Rental Payments, in any Rental Period shall be in excess of the annual fair rental value of the Property after taking into account the use of the proceeds of any Additional Bonds issued in connection therewith (evidence of the satisfaction of such condition shall be made by a Written Certificate of the City); and (ii) to include provisions for the prepayment of Base Rental Payments attributable to such Additional Bonds; and

Notwithstanding satisfaction of the other conditions to the issuance of Additional Bonds set forth in the Indenture, no such issuance may occur if an event of default (within the meaning of the Lease Agreement) (or any event which, once all notice or grace periods have passed, would constitute such event of default) exists unless such event of default shall be cured upon such execution or issuance.

See APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE INDENTURE—ISSUANCE OF BONDS; APPLICATION OF PROCEEDS—Conditions for the Issuance of Additional Bonds" and "—Procedure for the Issuance of Additional Bonds."

Insurance

General. The Lease Agreement requires that the City maintain certain insurance coverages on the Property for loss due to property damage, title defect, loss of use and other liability as described below. Under the Lease Agreement, the City may self-insure for the coverages required under the captions "*Property Insurance*," "*General Liability Insurance*," and "*Workers' Compensation Insurance*." The City self-insures up to certain amounts and purchases additional coverage from commercial carriers as described in Appendix A hereto under "INFORMATION REGARDING THE CITY OF EASTVALE — Risk Management."

Property Insurance. The Lease Agreement requires the City to maintain or cause to be maintained fire, lightning and special extended coverage insurance (which includes coverage for vandalism and malicious mischief, but need not include coverage for earthquake damage) on all improvements constituting any part of the Property, which with respect to any portion of the Property for which initial construction of improvements thereon has not been completed, initially may be in the form of a builder's risk policy providing coverage in an amount not less than the construction costs expended for such projects and, if no builder's risk policy is in effect in an amount not less than 100% of the replacement cost of such improvements. Such property insurance required to be maintained pursuant to the Lease Agreement may be subject to a deductible in an amount not to exceed $500,000.

General Liability Insurance. The Lease Agreement requires the City to maintain or cause to be maintained a standard commercial general liability insurance policy or policies in protection of the City, the Authority and their respective members, officers, agents and employees. Said policy or policies shall provide for indemnification of said parties against direct or contingent loss or liability for damages for bodily and personal injury, death or property damage occasioned by reason of the use or ownership of the Property. Said policy or policies shall provide coverage in the minimum liability limits of $1,000,000 for personal injury or death of each person and $3,000,000 for personal injury or deaths of two or more persons in a single accident

or event, and in a minimum amount of $500,000 for damage to property (subject to a deductible clause of not to exceed $100,000) resulting from a single accident or event. Such commercial general liability and property damage insurance may, however, be in the form of a single limit policy in the amount of $3,000,000 covering all such risks.

Rental Interruption Insurance. The Lease Agreement requires the City to maintain rental interruption insurance to cover the Authority's loss, total or partial, of Base Rental Payments resulting from the loss, total or partial, of the use of any part of the Property as a result of any of the hazards covered by the casualty insurance described above under "— *Property Insurance*," in an amount sufficient at all times to pay an amount not less than the product of two times the maximum amount of Base Rental Payments scheduled to be paid during any Rental Period. The City's obligations in the Lease Agreement may be satisfied by self-insurance, provided such self-insurance complies with the provisions thereof. Notwithstanding the foregoing, the City will not be required to obtain rental interruption insurance with respect to Property until the City has received a certificate of occupancy for Project.

Workers' Compensation Insurance. The City is also required to maintain or cause to be maintained workers' compensation insurance issued by a responsible carrier authorized under the laws of the State to insure employers against liability for compensation under the California Labor Code, or any act enacted as an amendment or supplement thereto or in lieu thereof, such workers' compensation insurance to cover all persons employed by the City in connection with the Property and to cover full liability for compensation under any such act.

Title Insurance. The City shall provide, at its own expense, one or more CLTA or ALTA title insurance policies for the Property, in the aggregate amount of not less than the initial aggregate principal amount of the Bonds. Said policy or policies shall insure (a) the fee interest of the City in the Property, (b) the Authority's ground leasehold estate in the Property under the Ground Lease, and (c) the City's leasehold estate under the Lease in the Property, subject only to Permitted Encumbrances. All Net Insurance Proceeds received under said policy or policies shall be deposited with the Trustee and applied as provided in the Indenture.

See APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—INSURANCE."

BOND INSURANCE

[TO COME]

SOURCES AND USES OF FUNDS

The sources and uses of funds with respect to proceeds of the Series 2025A Bonds and other available amounts are shown below.

Sources	
Principal Amount of Series 2025A Bonds	$ _____
Plus Net Original Issue Premium	_____
Total Sources	$ _____
Uses	
Project Fund	$
Capitalized Interest Fund[(1)]	
Underwriter's Discount	
Costs of Issuance[(2)]	_____
Total Uses	$ _____

(1) To fund a portion of capitalized interest through [May 1, 2028].

(2) Includes legal, municipal advisory, rating agency, printing fees, the premiums for the Insurance Policy and the Reserve Surety Policy and other miscellaneous costs of issuance.

Source: The Underwriter.

DEBT SERVICE SCHEDULE

Following is the annual schedule of debt service due with respect to the Series 2025A Bonds, assuming no optional or extraordinary redemption:

Bond Year Ending May 1	***Principal***	***Interest***	***Total***
[1]	$	$	$
Total	$	$	$

[1] Debt service on the Series 2025A Bonds through [May 1, 2028] will be paid from capitalized interest. See the caption "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Capitalized Interest Fund."

Source: The Underwriter.

THE FINANCING PLAN

A portion of the proceeds of the Series 2025A Bonds will be used to finance the costs of the acquisition, construction and/or installation of certain capital improvement projects within the City, including but not limited to, the design and development of the Civic Center Project, which includes the City Hall, Library, and Police Station buildings, as well as a Civic Plaza, Park, Amphitheater, and associated subterranean and surface parking, associated facilities and equipment (collectively, the "Civic Center Project" or the "Project"). A breakdown of the estimated cost of the Civic Center Project by component is set forth in the following table. Of the total cost of the Project, approximately $137.3 million will be funded from cash and approximately $50 will be funded from the net proceeds of the Series 2025A Bonds. See the caption "THE PROJECT."

Project Component	***Component Cost***
City Hall[(1)]	$ 62,292,353
Library[(2)]	38,223,604
Police Station[(3)]	43,226,835
Civic Plaza and Park[(4)]	24,663,050
Contingency[(5)]	18,880,615
Total	$ 187,286,456

(1) The City Hall building and approximately 12 surface parking spaces constitute the Property subject to the Lease Agreement.
(2) Includes approximately 5 surface parking spaces.
(3) Includes approximately 6 surface parking spaces and an approximately 28,810 square foot single level subterranean parking garage.
(4) Includes the Amphitheater and other site improvements.
(5) Contingency is allocated among the Project components as follows: $6.9 million to City Hall, $4.2 million to the Library, $4.9 to the Police Station, and $2.8 million to Civic Plaza, Park, Amphitheater, and other site improvements.

Source: The City.

THE CIVIC CENTER PROJECT

Description of the Project. The Civic Center Project is located at the northwestern corner of Hamner Avenue and Limonite Avenue in the City, and consists of the design, construction and furnishing of three buildings (City Hall, Police Department, and Library), an approximately 4.3 acre open space area including a Civic Plaza, Park, and Amphitheater, and approximately 23 surface parking spaces.

The City Hall building is planned to be an approximately 52,340 square foot, three story building which will house the City Council chambers and various City departments including the City Manager's office, City Clerk, finance, and development services. The City Hall building and approximately 12 surface parking spaces located adjacent to the building constitute the Property subject to the Lease Agreement.

The City Hall building will be located directly adjacent to the new Police Department building, which is also part of the Project but which will not be part of the leased Property. The Police Department building will be an approximately 22,021 square foot, two story building plus one level of subterranean parking which will serve as the Police Department headquarters in the City, and will be operated by the Riverside County Sheriff. Approximately six surface parking spaces will be located adjacent to the Police Department building and will be fenced off and restricted to use by the County Sheriff in connection with operation of the Police Department facility.

The Library building will also be two stories and approximately 25,599 square feet, and will be operated by the County under agreement with the City. Approximately five surface parking spaces will be located adjacent to the Library building. The Library building is not a part of the leased Property.

The Civic Plaza will consist of approximately 46,771 square feet of open space located between the City Hall, Library, and Police Station buildings. The Park will consist of approximately 101,703 (drive lane exclude) square of open space located to the west of the City Hall and Library buildings and will include walking paths, seating and eating areas, open area grass, and trees. The Park also includes an 5,380 square foot outdoor amphitheater with seating for approximately 406 people, located directly adjacent to the northwest corner of the City Hall building.

Design and Construction of the Project. The City has retained M. Arthur Gensler, Jr. and Associates ("Gensler") to provide architectural, planning and pre-design services for the Project and Griffin Structures as the owner representative/program manager for the Project.

The total cost of the Project (including furniture, fixtures and equipment) is expected to be approximately $187.3 million, which is expected to be financed with the proceeds of the Series 2025A Bonds and other funds of the City as described under the caption "THE FINANCING PLAN."

The design phase of the Project was completed in March 2025, and requests for bids were sent to pre-qualified contractors in April, 2025. Bids were opened in June 2025 and the general construction contract (the "Construction Contract") was awarded to [Clark Construction] (the "Contractor") on [June 25], 2025. Construction of the Project is scheduled to begin in August, 2025. The construction contract currently identifies a 25-month construction schedule, with completion of the Project currently expected in September 2027. As of June 16, 2025, the City had expended approximately $9.8 million on design, engineering and related soft costs, all of which the City expects to seek reimbursement for from the proceeds of the Series 2025A Bonds.

The Property leased under the Ground Lease and the Lease Agreement includes the City Hall building, approximately 23 surface parking spaces and 66 subterranean parking spaces (sometimes referred to herein as the "Leased Portion of the Project"). See "THE PROPERTY," below.

The City has funded a portion of the capitalized interest on the Series 2025A Bonds through [May 1, 2028], which is calculated to equal the Base Rental Payments through the estimated completion of the Project. Should the Project not be timely completed and if the City does not have beneficial use and occupancy of the Leased Portion of the Project prior to the date through which capitalized interest has been funded, the City's Base Rental Payments under the Lease Agreement may be subject to abatement.

The Construction Contract entered into by the City for the Project provides that the Contractor will be required to pay liquidated damages of $22,260 per day to the City in the event the Project is not substantially completed within 730 calendar days of the commencement of construction, or in the event final completion does not occur within 760 days of commencement of construction. The City currently expects construction to begin in August, 2025. However, certain force majeure and other provisions of the Construction Contract may prohibit or reduce the collection of liquated damages. In the event of abatement of all or a portion of the Rental Payments due to non-delivery of the Leased Portion of the Project, the City is required under the Lease Agreement to continue to make Rental Payments from such liquidated damages or any proceeds of any completion or performance bonds or other moneys paid to the City by the various contractors. The City can make no assurances regarding the availability, amounts or timing of funds that could be collected as liquidated damages or from the proceeds of any completion or performance bonds. See the captions "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Abatement" and "RISK FACTORS—Abatement."

THE PROPERTY

The Property leased under the Ground Lease and the Lease Agreement consists of the City Hall building, approximately 23 surface parking spaces and 66 subterranean parking spaces (defined above as the "Leased Portion of the Project"). As described further under the caption "THE CIVIC CENTER PROJECT," construction on the Civic Center Project is expected to begin in August, 2025 and is expected to be completed in September 2027. The real property on which the Civic Center Project will be constructed is currently vacant land located at the northwestern corner of Hamner Avenue and Limonite Avenue in the City.

The City Hall building will house the City Council chambers and various City departments including the City Manager's office, City Clerk, finance, and development services. The City currently operates the majority of its City departments, including the City Council chambers, at space leased by the City in a retail shopping center located at 12363 Limonite Avenue in the City.

THE AUTHORITY

The Authority was established pursuant to Article 1 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the California Government Code and a Joint Exercise of Powers Agreement, dated as of January 8, 2025, by and between the City and the Eastvale Parking Authority (the "Parking Authority"). The governing board of the Authority is comprised of all of the individuals who currently are members of the City Council of the City. The Authority is qualified to assist in the financing of certain public improvements and to issue the Series 2025A Bonds pursuant to the provisions of Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the California Government Code (the "Bond Law"). The Authority has no taxing power. The Authority and the City are each separate and distinct legal entities, and the debts and obligations of each such entity are not debts or obligations of the other entity.

THE CITY

The City of Eastvale (the "City") was incorporated on October 1, 2010 and is one of the newest cities in the State. The City is located in northwestern Riverside County in the Inland Empire region of Southern California. The City is surrounded by the cities of Chino and Ontario within San Bernardino County to the north and west and the cities of Corona, Norco, and Jurupa Valley in Riverside County to the south and east. The City has a total area of 13.1 square miles, of which 12.5 square miles is land and 0.6 square miles is water (the Santa Ana River).

The City provides a wide range of services including City Clerk, Communications, Planning, Economic Development, Public Works, Engineering, Building, Code Enforcement, Community Services and Recreation, and internal administrative services including Finance, Human Resources, and Risk Management. Animal control, library, and public safety (fire and police) services are provided to the City and its residents through contracts with the County of Riverside (the "County"). Other services are provided directly through other agencies, including water and sewer service through the Jurupa Community Services District, parks and recreation through the Jurupa Community Services District and Jurupa Area Recreation and Parks District and public transit through the Riverside Transit Agency. The City has franchise agreements for electricity service through Southern California Edison, natural gas through SoCalGas, refuse collection through Waste Management and cable service through state franchise agreements with Charter Communications, DirecTV, and Frontier.

As of January 1, 2025, the City had a population of 69,799. The proximity of three heavily commercialized counties (two of the City's borders are adjacent to San Bernardino County, and the city is within 8 miles of the Los Angeles County and Orange County borders), and the fact that the City is roughly squared between Interstate 15 and California State Routes 91, 60, and 71, has made the City popular with commuters to these three counties for employment.

For more detailed operational, financial and demographic information regarding the City, see APPENDIX A—"THE CITY OF EASTVALE." A copy of the financial statements of the City for the fiscal year ended June 30, 2024 is attached hereto as Appendix C which should be read in its entirety. See APPENDIX C—"ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2024."

RISK FACTORS

The following factors, along with the other information in this Official Statement, should be considered by potential investors in evaluating the purchase of the Series 2025A Bonds. However, they do not purport to be an exhaustive listing of risks and other considerations which may be relevant to an investment in the Series 2025A Bonds. In addition, the order in which the following factors are presented is not intended to reflect the relative importance of any such risks.

General Considerations – Security for the Series 2025A Bonds

The Series 2025A Bonds are special obligations of the Authority, payable solely from Base Rental Payments and the other assets pledged under the Indenture. Neither the faith and credit or the Authority, the City, or the State, or any political subdivision thereof, nor the taxing power of the City or the State, or any political subdivision thereof, is pledged to the payment of the Bonds. The Authority has no taxing power.

The obligation of the City to make the Base Rental Payments does not constitute a debt of the City or the State or of any political subdivision thereof within the meaning of any constitutional or statutory debt limit or restriction, and does not constitute an obligation for which the City or the State is obligated to levy or pledge any form of taxation or for which the City or the State has levied or pledged any form of taxation.

Although the Lease Agreement does not create a pledge, lien or encumbrance upon the funds of the City, the City is obligated under the Lease Agreement to pay the Base Rental Payments and Additional Rental Payments from any source of legally available funds and the City has covenanted in the Lease Agreement that it will take such action as may be necessary to include all Base Rental Payments and Additional Rental Payments due under the Lease Agreement in its annual budgets and to make necessary annual appropriations for all such Rental Payments, subject to abatement. The City is currently liable and may become liable on other obligations payable from its general revenues. See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Indebtedness."

The City has the capacity to enter into other obligations which may constitute additional charges against its revenues. To the extent that additional obligations are incurred by the City, the funds available to make Base Rental Payments may be decreased. In the event the City's revenue sources are less than its total obligations, the City could choose to fund other activities before making Base Rental Payments and other payments due under the Lease Agreement. The same result could occur if, because of California Constitutional limits on expenditures, the City is not permitted to appropriate and spend all of its available revenues. The City has exceeded its annual limitation on appropriations under Article XIIIB of the State Constitution each year since 2021, because of the City's high sales tax revenues. See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Constitutional Appropriations Limit." Also see "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS—Article XIIIB of the State Constitution."

Abatement

In the event of substantial interference with the City's right to use and occupy any portion of the Property by reason of non-delivery of the Project or by reason of damage to, or destruction or condemnation of the Property, or any defects in title to the Property, Rental Payments will be subject to abatement. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Abatement." In the

event of non-delivery of the Leased Portion of the Project or if the Leased Portion of the Project cannot be completed during the period of time in which proceeds of the City's rental interruption insurance and any liquidated damages received by the City are available in lieu of Rental Payments, plus the period for which funds are available from the funds and account established under the Indenture, there could be insufficient funds to make payments to Owners in full. Furthermore, in the event that all or a portion of the Property, if damaged or destroyed by an insured casualty, could not be replaced during the period of time in which proceeds of the City's rental interruption insurance will be available in lieu of Rental Payments, plus the period for which funds are available from the funds and accounts established under the Indenture, or in the event that casualty insurance proceeds are insufficient to provide for complete repair or replacement of such portion of the Property or redemption of the Series 2025A Bonds, there could be insufficient funds to make payments to Owners in full.

It is not always possible to predict the circumstances under which abatement of rental may occur. In addition, there is no statute, case or other law specifying how such an abatement of rental should be measured. For example, it is not clear whether fair rental value is established as of commencement of the Lease Agreement or at the time of the abatement. If the latter, it may be that the value of the Property is substantially higher or lower than its value at the time of issuance of the Series 2025A Bonds. Abatement, therefore, could have an uncertain and material adverse effect on the security for and payment of the Series 2025A Bonds.

If damage, destruction, title defect or eminent domain proceedings with respect to the Property results in abatement of the Rental Payments related to such Property and if such abated Rental Payments, if any, together with moneys from rental interruption or use and occupancy insurance (in the event of any insured loss due to damage or destruction), and eminent domain proceeds, if any, are insufficient to make all payments of principal and interest with respect to the Series 2025A Bonds during the period that the Property is being replaced, repaired or reconstructed, then all or a portion of such payments of principal and interest may not be made. Under the Lease Agreement and the Indenture, no remedy is available to the Series 2025A Bond Owners for nonpayment under such circumstances.

As described above under "THE PROJECT" and "THE PROPERTY," the Property leased under the Ground Lease and the Lease Agreement consists of the new City Hall component of the Civic Center Project. The City has funded capitalized interest for the Series 2025A Bonds through [May 1, 2028], which is calculated to equal the Base Rental Payments coming due through the rental period during which the Project is expected to be completed. Should the Leased Portion of the Project not be timely completed and if the City does not have beneficial use and occupancy of the Leased Portion of the Project prior to the period through which capitalized interest has been funded, the City's Rental Payments under the Lease Agreement may be subject to abatement. See the caption "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Abatement."

Natural Disasters and Climate Change

General. The occurrence of any natural disaster in the City, including, without limitation, fire, windstorm, drought, earthquake, landslide, mudslide or flood, could have an adverse material impact on the economy within the City, its General Fund and the revenues available for the payment of Base Rental Payments. The occurrence of natural disasters in the City could result in substantial damage to the City and the Property which, in turn, could substantially reduce General Fund revenues and affect the ability of the City to make Base Rental Payments or cause an abatement in Base Rental Payments. Reduced ability to pay Base Rental Payments could affect the payment of the principal of and interest on the Series 2025A Bonds. The City maintains liability insurance and property casualty insurance (for losses other than from seismic events) for the Property. See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Risk Management" in Appendix A hereto. However, there can be no assurance that specific losses will be covered by insurance or, if covered, that claims will be paid in full by the applicable insurers.

Seismic Activity. According to the Safety Element (the "Safety Element") dated March 2024 of the City's General Plan, there are three major, known faults located in the County: the San Andreas, San Jacinto, and Elsinore faults. The San Andreas and San Jacinto are two of California's most active faults. Several properties within the City and its sphere of influence are directly impacted by the southernmost section of the San Andreas fault and/or secondary faults and fractures. These faults pose geologic and seismic hazards in the form of earthquakes, fault rupture, liquefaction, and landslides. The most recent earthquake along this stretch of the fault occurred more than 300 years ago leading scientists to suggest that it has accumulated a substantial amount of tectonic stress and is likely to produce a large (7 to 8 magnitude) earthquake in the near future. For more information, see the Safety Element of the City's General Plan on file with the City Clerk.

Flooding. The City's Local Hazards Mitigation Plan (the "LHMP") dated July 2023, identified flooding as having limited damage/injuries severity and likely probability. Portions of the City are located within the 100- and 500-year floodplains including the Santa Ana riverbeds as well as some residential properties adjacent to this area, Crossroads Riverview Park, Prado Basin Park, Eastvale Community Park, Swan Lake, and a portion of I-15. No portion of the Property subject to the Ground Lease and the Lease Agreement are within a 100-year flood plain.

Wildfires. The State is periodically subject to wildfires. When wildfires scorch land, they destroy all vegetation on mountains and hillsides. As a result, when heavy rain falls in the winter, there is nothing to stop the rain from penetrating directly into the soil. In addition, waxy compounds in plants and soil that are released during fires create a natural barrier in the soil that prevents rain water from seeping deep into the ground. The result is erosion, mudslides, and excess water running off the hillsides often causing flash flooding. According to the Safety Element of the City's General Plan, wildfires are a primary concern given the City's generally dry climate, location within a semi-rural setting, the abundance of dry, low-lying dry brush and chaparral on the hillsides, the frequency of high wind velocity from Santa Ana winds and the steep terrain in portions of the City. Wildfires are of special concern in communities that are located in the Wildland-Urban Interface (the "WUI") which is commonly described as the area where human development meets and intermingles with undeveloped wild land dry brush near homes and/or vegetative fuels. This results in creation of a wildfire hazard area that poses significant risks to life, property, and infrastructure. Additionally, fires outside the City can impact residents as smoke and air pollution from wildfires can be a severe health hazard, especially for more vulnerable health impaired populations.

Fire Hazard Severity Zone Maps. On March 24, 2025, CAL Fire released an updated Fire Hazard Severity Zone ("FHSZ") map for the Southern California region which evaluates "Hazard," being the likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfire or fuel reduction efforts. On the other hand, "Risk" is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction. Pursuant to Sections 4201-4204 of the California Public Resources Code, the State Fire Marshal is mandated to classify the state responsibility areas (the "SRAs"), where the state has financial responsibility for wildfire protection and prevention, into FHSZs. These zones are classified as either "Moderate," "High" or "Very High" and are based on statewide criteria and severity of fire hazard that is expected to prevail in those areas. Each zone embraces relatively homogeneous lands and is based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified as a major cause of wildfire spread. In areas designated as the local responsibility areas (the "LRAs"), where local agencies have financial responsibility for wildfire protection and prevention, local agencies must adopt a FHSZ map and all three FHSZ classes. The LRAs map process will happen after the SRAs map process has been completed, which is estimated to occur in the summer of 2025. For more information, see the CAL Fire website. No portion of the Property is located within a High or Very High FHSZ. However, there is a risk of property within the City being destroyed by wildfires or urban fires, and no assurance can be given as to the severity or frequency of wildfires or urban fires within the vicinity of the City.

Property Tax Relief for Properties Affected by Natural Disasters. On January 16, 2025, Governor Gavin Newsom issued Executive Order N-10-25 (the "Governor's Order) which canceled penalties, costs and interest on overdue property taxes (including special taxes) within certain Los Angeles County zip codes affected by the Palisades and Eaton Fires during calendar year 2025. This will likely cause a delay in the payment of property taxes by certain property owners in the areas affected by the Governor's Order, unless such property owners within the affected areas pay their property taxes voluntarily or have mortgage impound accounts. In the event of a major fire or other natural disaster affecting the City, a similar order affecting the City could impact the City's receipt of property tax revenues with respect to properties located in affected areas.

Climate Change. According to the Safety Element and LHMP, climate change caused by human activities may have adverse effects on the City. Climate change can also result in more variable weather patterns, which can lead to longer and more severe droughts as well as increased risk of flooding. Projections of the impacts of global climate change on the City are complex and depend on many factors that are outside the City's control. The various scientific studies that forecast the amount and timing of adverse impacts of climate change are based on assumptions contained in such studies, but actual events may vary materially. Also, the scientific understanding of climate change and its effects continues to evolve. Accordingly, the City is unable to forecast with certainty when adverse impacts of climate change will occur or the extent of such impacts. The City expects to continue to consider the effects of climate change in its own planning and to participate in regional planning initiatives. While the impacts of climate change may be mitigated by the City's past and future investment in adaptation strategies, the City can give no assurance about the net effects of those strategies and whether the City will be required to take additional adaptive mitigation measures. Particular potential impacts of climate change on the City include worsening air quality, increased flooding, and heatwaves.

Hazardous Substances

The City knows of no existing hazardous substances which require remedial action on or near the Property. However, it is possible such substances do currently or potentially exist and that the City is not aware of them.

According to the LHMP, the existing City Hall facility, Fire Station 27, and three schools are within a 1-miles proximity to the I-15 transportation corridor which could be at risk from a hazardous materials spill caused by a transportation incident. If a tanker spill did occur in this area, the existing City Hall facility and potentially three schools would be either evacuated or required to shelter in place affecting the capability to provide critical services. There would be limited damage to buildings but a high potential of contamination to staff. Additionally, depending on the type of hazardous material involved, a spill along this transportation corridor could have a significant impact on the retail base located in this area of the City.

According to the City's Safety Element, most hazardous materials in the region are being transported on truck routes along major roadways that pass through the City, such as I-15 along the eastern border of the City. The most vulnerable areas along this route are the on-/off-ramps and interchanges. Since 1970, there have been no reported roadway hazardous materials incidents in the City.

Hazardous materials and waste within the City are managed by the Certified Unified Program Agency ("CUPA"), a local administrative agency within the Riverside County Division of Environmental Health. The CUPA consolidates, coordinates, and makes consistent the regulatory activities of several hazardous materials and hazardous waste programs, including Hazardous Materials Management, California Accidental Release Prevention, Hazardous Waste Management, Underground Storage Tanks, Aboveground Storage Tanks, and Emergency Response. Several state agencies monitor hazardous materials/waste facilities. Potential and known contamination sites are monitored and documented by the Regional Water Quality Control Board ("RWQCB") and the California Department of Toxic Substances Control ("DTSC").

Owners and operators of real property may be required by law to remedy conditions of the property relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly and adversely affect the operations and finances of the City, may result in the reduction in the assessed value of property, and therefor property tax revenue.

Cybersecurity

The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the City is subject to multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to the City's digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. The City has adopted various policies regarding cybersecurity, including policies with respect to appropriate use and of email and technology, as well as the handling of sensitive personally identifiable information. The City has also heavily invested in software's and programs such as Cylance, ESET, and Knowbe4 Cyber Security to prevent ransomware attacks. To date, the City has not experienced an attack on its computer operating systems which resulted in a breach of its cybersecurity systems. However, no assurances can be given that the City's efforts to manage cyber threats and attacks will be successful or that any such attack will not materially impact the operations or finances of the City. See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Risk Management" in Appendix A hereto for more information with respect to the City's cybersecurity insurance coverage.

Substitution, Addition and Removal of Property; Additional Bonds

The Authority and the City may amend the Lease Agreement to substitute alternate real property for any portion of or add additional real property to the Property or to release a portion of the Property from the Lease Agreement, upon compliance with all of the conditions set forth in the Lease Agreement. After a substitution or release, the portion of the Property for which the substitution or release has been effected will be released from the leasehold encumbrance of the Lease Agreement. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Substitution, Addition and Removal of Property." Moreover, the Authority may issue Additional Bonds secured by Base Rental Payments which are increased from current levels.

Although the Lease Agreement requires, among other things, that the Property, as constituted after such substitution or release, have an annual fair rental value at least equal to the maximum Base Rental Payments payable by the City in any Rental Period, it does not require that such Property have an annual fair rental value equal to the annual fair rental value of the Property prior to such substitution or release. Thus, a portion of the Property could be replaced with less valuable real property, or could be released altogether. Such a replacement or release could have an adverse impact on the security for the Series 2025A Bonds, particularly if an event requiring abatement of Base Rental Payments were to occur subsequent to such substitution or release. See APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—NO CONSEQUENTIAL DAMAGES; USE OF THE PROPERTY; SUBSTITUTION OR RELEASE—Substitution or Release of, or Addition to, the Property."

The Indenture requires, among other things, that upon the issuance of Additional Bonds, the Ground Lease and the Lease Agreement will be amended, to the extent necessary, so as to increase the Base Rental

Payments payable by the City thereunder by an aggregate amount equal to the principal of and interest on such Additional Bonds; provided, however, that no such amendment will be made such that the sum of Base Rental Payments, including any increase in the Base Rental Payments as a result of such amendment, plus Additional Rental Payments, in any Rental Period is in excess of the annual fair rental value of the Property after taking into account the use of the proceeds of any Additional Bonds issued in connection therewith.

Limited Recourse on Default; No Acceleration of Base Rental

Failure by the City to make Base Rental Payments or other payments required to be made under the Lease Agreement, or failure to observe and perform any other terms, covenants or conditions contained in the Lease Agreement or in the Indenture for a period of 30 days or such additional time as is reasonable required, with the written approval of the Insurer (so long as the Insurer is not in default on any obligations under the Insurance Policy), to correct any such default after notice by the Authority to the City, constitute events of default under the Lease Agreement and permit the Trustee or the Authority to pursue any and all remedies available. In the event of a default, notwithstanding anything in the Lease Agreement or in the Indenture to the contrary, there is no right under any circumstances to accelerate the Base Rental Payments or otherwise declare any Base Rental Payments not then in default to be immediately due and payable, nor do the Authority or the Trustee have any right to re-enter or re-let the Property except as described in the Lease Agreement.

The enforcement of any remedies provided in the Lease Agreement and the Indenture could prove both expensive and time consuming. If the City defaults on its obligation to make Base Rental Payments with respect to the Property, the Trustee, as assignee of the Authority, may retain the Lease Agreement and hold the City liable for all Base Rental Payments thereunder on an annual basis and enforce any other terms or provisions of the Lease Agreement to be kept or performed by the City.

Alternatively, the Trustee may terminate the Lease Agreement, retake possession of the Property and proceed against the City to recover damages pursuant to the Lease Agreement. Due to the specialized nature of the Property or any property substituted therefor pursuant to the Lease Agreement and the restrictions on its use, no assurance can be given that the Trustee will be able to re-let the Property so as to provide rental income sufficient to make all payments of principal of, interest and premium, if any, on the Series 2025A Bonds when due, and the Trustee is not empowered to sell the Property for the benefit of the Owners of the Series 2025A Bonds. Any suit for money damages would be subject to limitations on legal remedies against cities in California, including a limitation on enforcement of judgments against funds needed to serve the public welfare and interest. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS" and APPENDIX B—"SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS—THE LEASE AGREEMENT—DEFAULTS AND REMEDIES."

Limitations on Remedies Available; Bankruptcy

The enforceability of the rights and remedies of the Owners and the obligations of the City may become subject to the following: the federal bankruptcy code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect; usual equitable principles which may limit the specific enforcement under state law of certain remedies; the exercise by the United States of America of the powers delegated to it by the Federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State and its governmental bodies in the interest of servicing a significant and legitimate public purpose.

Under Chapter 9 of the United States Bankruptcy Code (Title 11, United States Code) (the "Bankruptcy Code"), which governs bankruptcy proceedings of public entities such as the City, no involuntary bankruptcy petition may be filed against a public entity. However, upon satisfaction of certain prerequisite conditions, a voluntary bankruptcy petition may be filed by the City. The filing of a bankruptcy petition results in a stay against enforcement of remedies under agreements to which the bankrupt entity is a party. A

bankruptcy filing by the City could thus limit remedies under the Lease Agreement. A bankruptcy debtor may choose to assume or reject executory contracts and leases, such as the Lease Agreement. In the event of rejection of a lease by debtor lessee, the leased property is returned to the lessor and the lessor has a claim for a limited amount of the resulting damages.

Under the Indenture, the Trustee holds a security interest in the Base Rental Payments for the benefit of the Owners of the Bonds, but such security interest arises only when the Base Rental Payments are actually received by the Trustee following payment by the City. The Property is not subject to a security interest, mortgage or any other lien in favor of the Trustee for the benefit of Owners. In the event of a bankruptcy filed by the City and the subsequent rejection of the Lease Agreement by the City, the Authority would recover possession of the Property and the Trustee, as assignee of the Authority, would have a claim for damages against the City. The Trustee's claim would constitute a secured claim only to the extent of Revenues in the possession of the Trustee; the balance of such claim would be unsecured.

Bankruptcy proceedings would subject the Owners of the Series 2025A Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise, and consequently entail risks of delay, limitation, or modification of their rights with respect to the Series 2025A Bonds. In a bankruptcy case, the amount recovered by Owners of the Series 2025A Bonds could be affected by whether the Lease Agreement is determined to be a "true lease" or a loan or other financing arrangement (a "financing lease"), and the Owners' recovery could be reduced in either case. If the Lease Agreement is determined by the bankruptcy court to constitute a "true lease" (rather than a financing lease), the City could choose not to perform under the Lease Agreement by rejecting it and the claim of the Owners could be substantially limited pursuant to Section 365 of the Bankruptcy Code to a fraction of the scheduled amount of Base Rental Payments, and that reduced claim amount could be impaired as an unsecured claim under a plan of adjustment. If a bankruptcy court were to treat the Lease Agreement as a financing lease then, under a plan of adjustment, the priority, payment terms, collateral, payment dates, payment sources, covenants and other terms or provisions of the Lease Agreement and the Series 2025A Bonds may be altered. Such a plan could be confirmed even over the objections of the Trustee and the Owners, and without their consent. For example, the amount of the Base Rental Payments from the City might be substantially reduced because of the power of the bankruptcy court under the Bankruptcy Code to adjust secured claims to the value of their collateral, which, as described above, could be limited to the Base Rental Payments held by the Trustee. In addition there can be a substantial disparity in treatment based on the nature of the Property. Whether the Lease Agreement is characterized by the bankruptcy court as a true lease or a financing lease, either scenario could result in the Owners not receiving the full amount of the principal and interest due on the Series 2025A Bonds.

The opinions of counsel, including Bond Counsel, delivered in connection with the issuance of the Series 2025A Bonds will be so qualified. Bankruptcy proceedings, or the exercising of powers by the federal or state government, if initiated, could subject the Owners to judicial discretion and interpretation of their rights in bankruptcy or otherwise and consequently may entail risks of delay, limitation, or modification of their rights.

Possible Insufficiency of Insurance Proceeds

The Lease Agreement obligates the City to keep in force various forms of insurance, subject to deductibles, for repair or replacement of the Property in the event of damage, destruction or title defects, subject to certain exceptions. The Authority and the City make no representation as to the ability of any insurer to fulfill its obligations under any insurance policy obtained pursuant to the Lease Agreement, and no assurance can be given as to the adequacy of any such insurance to fund necessary repair or replacement or to pay principal of and interest on the Series 2025A Bonds when due. In addition, certain risks, such as earthquakes and floods, are not required to be insured under the Lease Agreement, and therefore, are not carried by the City. See "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS—Insurance."

Loss of Tax Exemption

As discussed under the heading "TAX MATTERS," the interest (and original issue discount) on the Series 2025A Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2025A Bonds, as a result of acts or omissions of the Authority or the City in violation of their covenants in the Indenture and the Lease Agreement. Should such an event of taxability occur, the Series 2025A Bonds would not be subject to a special redemption and would remain Outstanding until maturity or until redeemed under the redemption provisions contained in the Indenture.

No Liability of Authority to the Owners

Except as expressly provided in the Indenture, the Authority will not have any obligation or liability to the Owners of the Series 2025A Bonds with respect to the payment when due of the Base Rental Payments by the City, or with respect to the performance by the City of other agreements and covenants required to be performed by it contained in the Lease Agreement or the Indenture, or with respect to the performance by the Trustee of any right or obligation required to be performed by it contained in the Indenture.

Risks Associated with Bond Insurance

[In the event that the Authority defaults in the payment of principal of or interest on the Insured Series 2025A Bonds as a result of the failure of the City to pay the Base Rental Payments when due, the Owners of the Insured Series 2025A Bonds will have a claim under the Policy for such payments. See the caption "BOND INSURANCE." In the event that the Insurer becomes obligated to make payments with respect to the Insured Series 2025A Bonds, no assurance can be given that such event will not adversely affect the market for the Insured Series 2025A Bonds. In the event that the Insurer is unable to make payment of principal of and interest on the Insured Series 2025A Bonds when due under the Policy, the Insured Series 2025A Bonds will be payable solely from Base Rental Payments and amounts held in certain funds and accounts established under the Indenture, as described under the caption "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025A BONDS."

The Insurer is expected to insure a majority of the Series 2025A Bonds and will therefore have the ability to direct the actions of the Trustee give consents and waivers and take other actions without regard to the views of the owners of the Series 2025A Bonds. As a result, Owners of the Series 2025A Bonds may be limited in the rights and remedies they are able to exercise in the event of a default by the Authority under the Indenture. The Insurer may have different business and other interests than the Owners of the Series 2025A Bonds.

The long-term rating on the Insured Series 2025A Bonds is dependent in part on the financial strength of the Insurer and its claims-paying ability. The Insurer's financial strength and claims-paying ability are predicated upon a number of factors which could change over time. If the long-term ratings of the Insurer are lowered, such event could adversely affect the market for the Insured Series 2025A Bonds. See the caption "RATINGS."

None of the City, the Authority or the Underwriter have made an independent investigation of the claims-paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is being made by the City, the Authority or the Underwriter in this Official Statement. Therefore, when making an investment decision with respect to the Insured Series 2025A Bonds, potential investors should carefully consider the ability of the City to pay Base Rental Payments, which secure the Insured Series 2025A Bonds, assuming that the Policy is not available for that purpose, and the claims-paying ability of the Insurer through final maturity of the Insured Series 2025A Bonds.

So long as the Policy remains in effect and the Insurer is not in default of its obligations thereunder, the Insurer has certain notice, consent and other rights under the Indenture and will have the right to control all

remedies for default under the Indenture. The Insurer is not required to obtain the consent of the Owners with respect to the exercise of remedies.]

Dependence on State for Certain Revenues

On May 14, 2025, the Governor released the May Revision to his proposed 2025-26 California state budget (the "2025-26 May Revision"). The following is drawn from the Department of Finance ("DOF") and Legislative Analyst's Office ("LAO") summaries of the 2025-26 May Revision.

The 2025-26 May Revision reports that the State is facing a budgetary shortfall in 2025 of approximately $12 billion. The shortfall is driven by a substantial slowdown in Gross Domestic Product (GDP) growth combined with lower job growth and higher unemployment as well as reduced personal income and capital gains taxes driven by reduced stock prices, driven primarily by high tariffs. In addition, expenditures in the Medi-Cal program—the state's health care program for low-income individuals—have increased significantly and continue to outpace revenues. Unlike the last two years, during which the State also faced budget deficits, this year's approach includes a significant number of reductions to ongoing programs that result in greater savings in future years.

To provide for a balanced budget over two fiscal years, the 2024 Budget Act reflected withdrawals from the Budget Stabilization Account ("BSA") of $5.1 billion in 2024-25 and $7.1 billion in 2025-26. Despite the downgraded revenue forecast, the 2025-26 May Revision maintains the planned withdrawal of approximately $7.1 billion from the BSA. Accounting for withdrawals, the 2025-26 May Revision reflects total reserve balances of approximately $15.7 billion at the end of 2025-26. This consists of $11.2 billion in the BSA and $4.5 billion in the Special Fund for Economic Uncertainties.

The City cannot predict the extent of the budgetary problems the State may encounter in future fiscal years, and it is not clear what measures would be taken by the State to balance its budget, as required by law. In addition, the City cannot predict the impact that State budgets will have on the City's finances and operations or what actions will be taken in the future by the State Legislature and the Governor to deal with changing State revenues and expenditures. Current and future State budgets will be affected by international, national and State economic conditions and other factors over which the City has no control.

A number of the City's revenues are collected and dispersed by the State (such as sales taxes and the VLF) or allocated in accordance with State law (most importantly, property taxes). Therefore, State budget decisions can have an impact on City finances. In the event of a material economic downturn in the State, there can be no assurance that any resulting revenue shortfalls to the State will not reduce revenues to local governments (including the City) or shift financial responsibility for programs to local governments as part of the State's efforts to address any such related State financial difficulties.

See "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS—Proposition 1A" and "—Proposition 22" below.

CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS

Principal of and interest on the Series 2024 Bonds are payable from Base Rental Payments made from the City's General Fund. See the caption "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2024 BONDS." Articles XIIIA, XIIIB, XIIIC and XIIID of the State Constitution, Propositions 62, 111, 218, 1A and 22, and certain other provisions of law discussed below are included in this Official Statement to describe the potential effect of these Constitutional and statutory measures on the ability of the City to levy taxes and spend tax proceeds for operating and other purposes.

Article XIIIA of the State Constitution

On June 6, 1978, State voters approved Proposition 13, which added Article XIIIA to the State Constitution. Article XIIIA, as amended, limits the amount of any *ad valorem* tax on real property to 1% of the full cash value thereof, except that additional *ad valorem* taxes may be levied to pay debt service: (i) on indebtedness approved by the voters prior to December 1, 1978; (ii) on bonded indebtedness approved by a two-thirds vote on or after December 1, 1978, for the acquisition or improvement of real property; or (iii) bonded indebtedness incurred by a school district, community college district or county office of education for the construction, reconstruction, rehabilitation or replacement of school facilities, including the furnishing and equipping of school facilities or the acquisition or lease of real property for school facilities, approved by 55% of the voters voting on the proposition. Article XIIIA defines full cash value to mean "the county assessor's valuation of real property as shown on the 1975-76 tax bill under "full cash value," or thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment." This full cash value may be increased at a rate not to exceed 2% per year to account for inflation.

Article XIIIA has subsequently been amended to permit reduction of the "full cash value" base in the event of declining property values caused by damage, destruction or other factors, including a general economic downturn, to provide that there would be no increase in the "full cash value" base in the event of reconstruction of property damaged or destroyed in a disaster, and in other minor or technical ways.

Legislation Implementing Article XIIIA

Legislation has been enacted and amended a number of times since 1978 to implement Article XIIIA. Under current law, local agencies are no longer permitted to levy directly any property tax (except to pay voter-approved indebtedness). The 1% property tax is automatically levied by counties and distributed according to a formula among taxing agencies.

Increases in assessed valuation resulting from reappraisals of property due to new construction, change in ownership or from the 2% annual adjustment are allocated among the various jurisdictions in the "taxing area" based upon their respective "situs." Any such allocation made to a local agency continues as part of its allocation in future years.

All taxable property is shown at full cash value on the tax rolls. Consequently, the tax rate is expressed as $1 per $100 of taxable value. All taxable property value included in this Official Statement is shown at 100 percent of taxable value (unless noted differently) and all tax rates reflect the $1 per $100 of taxable value.

Article XIIIB of the State Constitution

In addition to the limits that Article XIIIA imposes on property taxes that may be collected by local governments, certain other revenues of the State and most local governments are subject to an annual "appropriations limit" imposed by Article XIIIB which effectively limits the amount of such revenues that such entities are permitted to spend. Article XIIIB, approved by the voters in June 1979, was modified

substantially by Proposition 111 in 1990. The appropriations limit of each government entity applies to "proceeds of taxes," which consist of tax revenues and the investment proceeds thereof, State subventions and certain other funds, including proceeds from regulatory licenses, user charges or other fees to the extent that such proceeds exceed "the cost reasonably borne by such entity in providing the regulation, product or service." "Proceeds of taxes" excludes tax refunds and some benefit payments such as unemployment insurance. No limit is imposed on the appropriation of funds which are not "proceeds of taxes," such as reasonable user charges or fees, and certain other non-tax funds. Article XIIIB also does not limit appropriation of local revenues to pay debt service on bonds existing or authorized as of October 1, 1979, or subsequently authorized by the voters (such as the Bonds), appropriations required to comply with mandates of courts or the federal government, appropriations for qualified capital outlay projects, and appropriation by the State of revenues derived from any increase in gasoline taxes and motor vehicle weight fees above January 1, 1990 levels. The appropriations limit may also be exceeded in case of emergency; however, the appropriations limit for the next three years following such emergency appropriation must be reduced to the extent by which it was exceeded, unless the emergency arises from civil disturbance or natural disaster declared by the Governor, and the expenditure is approved by two-thirds of the legislative body of the local government.

The State and each local government entity has its own appropriations limit. Each year, the limit is adjusted to allow for changes, if any, in the cost of living, the population of the jurisdiction, and any transfer to or from another government entity of financial responsibility for providing services. Proposition 111 requires that each local government's actual appropriations be tested against its limit every two years.

If the aggregate "proceeds of taxes" for the preceding two-year period exceeds the aggregate limit, the excess must be returned to the agency's taxpayers through tax rate or fee reductions over the following two years.

The City has exceeded its annual limitation on appropriations under Article XIIIB of the State Constitution each year since 2021, because of the City's high sales tax revenues. See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Constitutional Appropriations Limit."

Articles XIIIC and XIIID of the State Constitution

On November 5, 1996, State voters approved Proposition 218, known as the "Right to Vote on Taxes Act." Proposition 218 adds Articles XIIIC and XIIID to the State Constitution and contains a number of interrelated provisions affecting the ability of the City to levy and collect both existing and future taxes, assessments and property-related fees and charges. The interpretation and application of Proposition 218 will ultimately be determined by the courts with respect to a number of the matters discussed below, and it is not possible at this time to predict with certainty the outcome of such determination.

Article XIIIC requires that all new local taxes be submitted to the electorate before they become effective. Taxes for general governmental purposes of the City require a majority vote and taxes for specific purposes, even if deposited in the City's General Fund, require a two-thirds vote. The voter approval requirements of Proposition 218 reduce the flexibility of the City to raise revenues for the General Fund, and no assurance can be given that the City will be able to impose, extend or increase such taxes in the future to meet increased expenditure needs.

Article XIIID also adds several provisions making it generally more difficult for local agencies to levy and maintain property-related fees, charges, and assessments for municipal services and programs, such as hearings and stricter and more individualized benefit requirements and findings. These provisions include, among other things: (i) a prohibition against assessments which exceed the reasonable cost of the proportional special benefit conferred on a parcel; (ii) a requirement that assessments must confer a "special benefit," as defined in Article XIIID, over and above any general benefits conferred; (iii) a majority protest procedure for assessments which involves the mailing of notice and a ballot to the record owner of each affected parcel, a public hearing and the tabulation of ballots weighted according to the proportional financial obligation of the

affected party; and (iv) a prohibition against fees and charges which are used for general governmental services, including police, fire or library services, where the service is available to the public at large in substantially the same manner as it is to property owners. If the City is unable to continue to collect these revenues, the services and programs funded with these revenues would have to be curtailed and/or the City's General Fund might have to be used to support them. The City is unable to predict whether or not in the future it will be able to continue all existing services and programs funded by the fees, charges and assessments in light of Proposition 218 or, if these services and programs are continued, which amounts (if any) would be used from the City's General Fund to continue to support such activities.

Article XIIIC also removes limitations on the initiative power in matters of reducing or repealing local taxes, assessments, fees or charges. This extension of the initiative power is not limited to taxes imposed on or after November 6, 1996, the effective date of Proposition 218, and could result in retroactive repeal or reduction in any existing taxes, assessments, fees and charges, subject to overriding federal constitutional principles relating to the impairments of contracts. Legislation implementing Proposition 218 provides that the initiative power provided for in Proposition 218 "shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after (the effective date of Proposition 218) assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights" protected by the United States Constitution. However, no assurance can be given that the voters of the City will not, in the future, approve an initiative or initiatives which reduce or repeal local taxes, assessments, fees or charges currently comprising a substantial part of the City's General Fund.

Although a portion of the City's General Fund revenues are derived from taxes purported to be governed by Proposition 218, all of such taxes were imposed in accordance with the requirements of Proposition 218. No assurance can be given that the voters of the City will not, in the future, approve an initiative or initiatives which reduce or repeal local taxes, assessments, fees or charges which support the City's General Fund.

Proposition 62

Proposition 62 was adopted by the voters at the November 4, 1986, general election and: (a) requires that any new or higher taxes for general governmental purposes imposed by local governmental entities such as the City be approved by a two-thirds vote of the governmental entity's legislative body and by a majority vote of the voters of the governmental entity voting in an election on the tax; (b) requires that any special tax (defined as taxes levied for other than general governmental purposes) imposed by a local governmental entity be approved by a two-thirds vote of the voters of the governmental entity voting in an election on the tax; (c) restricts the use of revenues from a special tax to the purposes or for the service for which the special tax was imposed; (d) prohibits the imposition of *ad valorem* taxes on real property by local governmental entities except as permitted by Article XIIIA; (e) prohibits the imposition of transaction taxes and sales taxes on the sale of real property by local governmental entities; and (f) requires that any tax imposed by a local governmental entity on or after July 1, 1985, be ratified by a majority vote of the voters voting in an election on the tax within two years of the adoption of the initiative or be terminated by November 15, 1988.

California appellate court cases have overturned the provisions of Proposition 62 pertaining to the imposition of taxes for general government purposes. However, the California Supreme Court upheld Proposition 62 in its decision on August 28, 1995 in *Fresno County Transportation Authority v. Guardino*. This decision reaffirmed the constitutionality of Proposition 62. Certain matters regarding Proposition 62 were not addressed in the Court's decision, such as what remedies exist for taxpayers subject to a tax not in compliance with Proposition 62, and whether the decision applies to charter cities. The City has not experienced any substantive adverse financial impact as a result of the passage of Proposition 62.

Proposition 1A

Proposition 1A, proposed by the State Legislature in connection with the State's fiscal year 2004-05 budget, approved by the voters in November 2004 and generally effective in State fiscal year 2006-07, provides that the State may not reduce any local sales tax rate, limit existing local government authority to levy a sales tax rate or change the allocation of local sales tax revenues, subject to certain exceptions. Proposition 1A generally prohibits the State from shifting to schools or community colleges any share of property tax revenues allocated to local governments for any fiscal year, as set forth under the laws in effect as of November 3, 2004. Any change in the allocation of property tax revenues among local governments within a county must be approved by two-thirds of both houses of the Legislature. Proposition 1A provides, however, that beginning in State fiscal year 2008-09, the State may shift to schools and community colleges up to 8% of local government property tax revenues, which amount must be repaid, with interest, within three years, if the Governor proclaims that the shift is needed due to a severe state financial hardship, the shift is approved by two-thirds of both houses and certain other conditions are met. The State also will not be able to borrow from local property tax revenues for more than two fiscal years within a period of ten fiscal years. In addition, the State cannot reduce the local sales tax rate or restrict the authority of local governments to impose or change the distribution of the State-wide local sales tax. The State may also approve voluntary exchanges of local sales tax and property tax revenues among local governments within a county. Proposition 1A also provides that if the State reduces the motor vehicle license fee rate currently in effect, 0.65% of vehicle value, the State must provide local governments with equal replacement revenues. Further, Proposition 1A requires the State, beginning July 1, 2005, to suspend State mandates affecting cities, counties and special districts, excepting mandates relating to employee rights, schools or community colleges, in any year that the State does not fully reimburse local governments for their costs to comply with such mandates.

Proposition 1A may result in increased and more stable City revenues. The magnitude of such increase and stability is unknown and would depend on future actions by the State. However, Proposition 1A could also result in decreased resources being available for State programs. This reduction, in turn, could affect actions taken by the State to resolve budget difficulties. Such actions could include increasing State taxes, decreasing spending on other State programs or other action, some of which could be adverse to the City.

Many of the provisions of Proposition 1A have been superseded by Proposition 22 enacted in November 2010 and described below.

Proposition 22

On November 2, 2010, the voters of the State approved Proposition 22, known as "The Local Taxpayer, Public Safety, and Transportation Protection Act" ("Proposition 22"). Proposition 22, among other things, broadens the restrictions established by Proposition 1A. While Proposition 1A permits the State to appropriate or borrow local property tax revenues on a temporary basis during times of severe financial hardship, Proposition 22 amends Article XIII of the State Constitution to prohibit the State from appropriating or borrowing local property tax revenues under any circumstances. The State can no longer borrow local property tax revenues on a temporary basis even during times of severe financial hardship. Proposition 22 also prohibits the State from appropriating or borrowing proceeds derived from any tax levied by a local government solely for the local government's purposes. Furthermore, Proposition 22 restricts the State's ability to redirect redevelopment agency property tax revenues to school districts and other local governments and limits uses of certain other funds although this provision no longer has any meaningful impact given the statewide dissolution of redevelopment agencies. Proposition 22 is intended to stabilize local government revenue sources by restricting the State government's control over local revenues. The City cannot predict whether Proposition 22 will have a beneficial effect on the City's financial condition.

Proposition 26

On November 2, 2010, State voters also approved Proposition 26. Proposition 26 amends Article XIIIC of the State Constitution to expand the definition of "tax" to include "any levy, charge, or exaction of any kind imposed by a local government" except the following: (a) a charge imposed for a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege; (b) a charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product; (c) a charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof; (d) a charge imposed for entrance to or use of local government property, or the purchase, rental or lease of local government property; (e) a fine, penalty or other monetary charge imposed by the judicial branch of government or a local government as a result of a violation of law; (f) a charge imposed as a condition of property development; and (g) assessments and property-related fees imposed in accordance with the provisions of Article XIIID. Proposition 26 provides that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burdens on, or benefits received from, the governmental activity. The City does not believe that Proposition 26 will adversely affect its General Fund revenues.

See APPENDIX A—"CITY OF EASTVALE—CITY FINANCIAL INFORMATION—Other Franchise Fees" for information regarding the potential impact of the California Supreme Court's decision in *Robert Zolly et al. v. City of Oakland*, relating to franchises awarded by the City of Oakland for recycling and municipal waste services challenged under Proposition 26.

Possible Future Initiatives

Articles XIIIA, XIIIB, XIIIC and XIIID and Propositions 218, 111, 62, 1A, 22 and 26 were each adopted as measures that qualified for the ballot pursuant to the State's initiative process. From time to time other initiative measures could be adopted, further affecting revenues of the City or the City's ability to expend revenues. The nature and impact of these measures cannot be anticipated by the City.

TAX MATTERS

In the opinion of Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Series 2025A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. However, it should be noted that with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code"), generally certain corporations with more than $1,000,000,000 of average annual adjusted financial statement income, interest (and original issue discount) with respect to the Series 2025A Bonds might be taken into account in determining adjusted financial statement income for purposes of computing the alternative minimum tax imposed by Section 55 of the Code on such corporations. In the further opinion of Bond Counsel, interest (and original issue discount) on the Series 2025A Bonds is exempt from State personal income tax.

Bond Counsel's opinion as to the exclusion from gross income for federal income tax purposes of interest (and original issue discount) on the Series 2025A Bonds is based upon certain representations of fact and certifications made by the Authority and others and is subject to the condition that the Authority comply

with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2025A Bonds to assure that interest (and original issue discount) on the Series 2025A Bonds will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause interest (and original issue discount) on the Series 2025A Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2025A Bonds. The Authority has covenanted to comply with all such requirements.

In the opinion of Bond Counsel, the difference between the issue price of a Series 2025A Bond (the first price at which a substantial amount of the Series 2025A Bonds of a maturity is to be sold to the public) and the stated redemption price at maturity of such Series 2025A Bond constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Beneficial Owner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by a Beneficial Owner will increase the Beneficial Owner's basis in the applicable Series 2025A Bond. The amount of original issue discount that accrues to the Beneficial Owner of a Series 2025A Bond is excluded from the gross income of such Beneficial Owner for federal income tax purposes, is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals, and is exempt from State personal income tax.

The amount by which a Series 2025A Bond Owner's original basis for determining loss on sale or exchange in the applicable Series 2025A Bond (generally, the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable bond premium, which must be amortized under Section 171 of the Code; such amortizable bond premium reduces the Series 2025A Bond Owner's basis in the applicable Series 2025A Bond (and the amount of tax-exempt interest received with respect to the Series 2025A Bonds), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of bond premium may result in a Series 2025A Bond Owner realizing a taxable gain when a Series 2025A Bond is sold by the Owner for an amount equal to or less (under certain circumstances) than the original cost of the Series 2025A Bond to the Owner. Purchasers of the Series 2025A Bonds should consult their own tax advisors as to the treatment, computation and collateral consequences of amortizable bond premium.

The IRS has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the Series 2025A Bonds will be selected for audit by the IRS. It is also possible that the market value of the Series 2025A Bonds might be affected as a result of such an audit of the Series 2025A Bonds (or by an audit of similar municipal obligations). No assurance can be given that in the course of an audit, as a result of an audit, or otherwise, Congress or the IRS might not change the Code (or interpretation thereof) subsequent to the issuance of the Series 2025A Bonds to the extent that it adversely affects the exclusion from gross income of interest (and original issue discount) on the Series 2025A Bonds or their market value.

SUBSEQUENT TO THE ISSUANCE OF THE SERIES 2025A BONDS THERE MIGHT BE FEDERAL, STATE OR LOCAL STATUTORY CHANGES (OR JUDICIAL OR REGULATORY CHANGES TO OR INTERPRETATIONS OF FEDERAL, STATE OR LOCAL LAW) THAT AFFECT THE FEDERAL, STATE OR LOCAL TAX TREATMENT OF THE SERIES 2025A BONDS, INCLUDING THE IMPOSITION OF ADDITIONAL FEDERAL INCOME OR STATE TAXES BEING IMPOSED ON OWNERS OF TAX-EXEMPT STATE OR LOCAL OBLIGATIONS, SUCH AS THE SERIES 2025A BONDS. THESE CHANGES COULD ADVERSELY AFFECT THE MARKET VALUE OR LIQUIDITY OF THE SERIES 2025A BONDS. NO ASSURANCE CAN BE GIVEN THAT SUBSEQUENT TO THE ISSUANCE OF THE SERIES 2025A BONDS STATUTORY CHANGES WILL NOT BE INTRODUCED OR ENACTED OR JUDICIAL OR REGULATORY INTERPRETATIONS WILL NOT OCCUR HAVING THE EFFECTS DESCRIBED ABOVE. BEFORE PURCHASING ANY OF THE SERIES 2025A BONDS, ALL POTENTIAL PURCHASERS SHOULD CONSULT THEIR TAX ADVISORS REGARDING POSSIBLE STATUTORY CHANGES OR JUDICIAL OR REGULATORY CHANGES OR

INTERPRETATIONS, AND THEIR COLLATERAL TAX CONSEQUENCES RELATING TO THE SERIES 2025A BONDS.

Bond Counsel's opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. Bond Counsel has not undertaken to determine, or to inform any person, whether any such actions or events are taken or do occur. The Indenture and the Tax Certificate relating to the Series 2025A Bonds permit certain actions to be taken or to be omitted if a favorable opinion of Bond Counsel is provided with respect thereto. Bond Counsel expresses no opinion as to the effect on the exclusion from gross income of interest (and original issue discount) for federal income tax purposes with respect to any Series 2025A Bond if any such action is taken or omitted based upon the advice of counsel other than Stradling Yocca Carlson & Rauth LLP.

Although Bond Counsel has rendered an opinion that interest (and original issue discount) on the Series 2025A Bonds is excluded from gross income for federal income tax purposes provided that the Authority continues to comply with certain requirements of the Code, the ownership of the Series 2025A Bonds and the accrual or receipt of interest (and original issue discount) on the Series 2025A Bonds may otherwise affect the tax liability of certain persons. Bond Counsel expresses no opinion regarding any such tax consequences. Accordingly, before purchasing any of Series 2025A Bonds, all potential purchasers should consult their tax advisors with respect to collateral tax consequences relating to the Series 2025A Bonds.

Should interest (and original issue discount) on the Series 2025A Bonds become includable in gross income for federal income tax purposes, the Series 2025A Bonds are not subject to early redemption and will remain outstanding until maturity or until redeemed in accordance with the Indenture.

A complete copy of the proposed form of opinion of Bond Counsel is attached hereto as Appendix D.

CERTAIN LEGAL MATTERS

The validity of the Series 2025A Bonds and certain other legal matters are subject to the approving opinion of Stradling Yocca Carlson & Rauth LLP, Bond Counsel. Stradling Yocca Carlson & Rauth LLP, is also acting as Disclosure Counsel for the City. A complete copy of the proposed form of Bond Counsel opinion is contained in Appendix D hereto. Bond Counsel undertakes no responsibility for the accuracy, completeness or fairness of this Official Statement. Bond and Disclosure Counsel will receive compensation from the City contingent upon the sale and delivery of the Series 2025A Bonds. From time to time, Bond Counsel represents the Underwriter on matters unrelated to the Series 2025A Bonds. Certain legal matters will be passed upon for the Underwriter by Hawkins Delafield & Wood LLP, for the Trustee by its counsel, and for the Insurer by its counsel. Counsel to the Underwriter will receive compensation contingent upon the issuance of the Series 2025A Bonds.

ABSENCE OF LITIGATION

To the best knowledge of the City and the Authority, there is no action, suit or proceeding pending or threatened either restraining or enjoining the execution or delivery of the Series 2025A Bonds, the Lease Agreement, the Ground Lease or the Indenture, or in any way contesting or affecting the validity of the foregoing or any proceedings of the Authority or the City taken with respect to any of the foregoing.

UNDERWRITING

The Series 2025A Bonds are being purchased by Bofa Securities, Inc. (the "Underwriter"). The Underwriter will purchase the Series 2025A Bonds from the Authority at an aggregate purchase price of $_____ (representing the principal amount of the Series 2025A Bonds, plus net original issue premium of $_____ and less an Underwriter's discount of $_____). The purchase agreement relating to the Series 2025A Bonds provides that the Underwriter will purchase all of the Series 2025A Bonds if any are purchased. The obligation to make such purchase is subject to certain terms and conditions set forth in such purchase agreement, the approval of certain legal matters by counsel and certain other conditions.

BofA Securities, Inc. has entered into a distribution agreement with its affiliate Merrill Lynch, Pierce, Fenner & Smith Incorporated ("MLPF&S"). As part of this arrangement, BofA Securities, Inc. may distribute securities to MLPF&S, which may in turn distribute such securities to investors through the financial advisor network of MLPF&S. As part of this arrangement, BofA Securities, Inc. may compensate MLPF&S as a dealer for their selling efforts with respect to the Series 2025A Bonds.

The initial offering prices that are stated on the inside front cover page of this Official Statement may be changed from time to time by the Underwriter. The Underwriter may offer and sell the Series 2025A Bonds to certain dealers (including dealers depositing Series 2025A Bonds into investment trusts), dealer banks, banks acting as agent and others at prices lower than said public offering prices.

The Underwriter and its affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, advisory, investment management, principal investment, hedging, financing and brokerage services. The Underwriter and its affiliates have, from time to time, performed, and may in the future perform, various advisory and investment banking services for the Authority, for which they received or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriter and its affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (which may include bank loans and credit default swaps) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the Authority.

The Underwriter and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

RATINGS

S&P Global Ratings, a Standard & Poor's Financial Services LLC business ("S&P") is expected to assign a rating of "___" to the Insured Series 2025A Bonds based upon the delivery of the municipal bond insurance policy by the Insurer at the time of issuance of the Insured Series 2025A Bonds. S&P has assigned the Series 2025A Bonds the rating of "___" without regard to the delivery of the Policy. Such ratings reflect only the views of S&P and any desired explanation of the significance of such ratings should be obtained from S&P. Generally, a rating agency bases its ratings on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such ratings will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency, if in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of the rating may have an adverse effect on the market price of the Series 2025A Bonds. None of the Authority, the City or the Underwriter has undertaken any responsibility either to bring to the attention of

the owners of the Series 2025A Bonds a proposed change in or withdrawal of the ratings or to oppose any such proposed revision or withdrawal.

MUNICIPAL ADVISOR

Urban Futures, Inc., Walnut Creek, California (the "Municipal Advisor"), served as municipal advisor to the Authority and the City with respect to the sale of the Series 2025A Bonds. The Municipal Advisor will receive compensation contingent upon the sale and delivery of the Series 2025A Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume any responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal or other public securities.

CONTINUING DISCLOSURE

The City has covenanted for the benefit of the Owners of the Series 2025A Bonds to provide annually certain financial information and operating data relating to the Series 2025A Bonds and the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. For a complete listing of items of information which will be provided in each Annual Report and further description of the City's undertaking with respect to the Annual Report and certain enumerated events, see APPENDIX E—"FORM OF CONTINUING DISCLOSURE AGREEMENT." The Annual Report is to be provided by the City not later than nine months following the end of the City's fiscal year (which presently ends on June 30), commencing with the report for the fiscal year ending June 30, 2025 and due March 31, 2026. The Annual Report will be filed by the City with the Municipal Securities Rulemaking Board. These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5).

Within the last five years, the City has not failed to comply with continuing disclosure obligations related to any of the Authority's or the City's outstanding obligations pursuant to SEC Rule 15c2-12(b)(5).

FINANCIAL STATEMENTS OF THE CITY

Included herein as Appendix C is the Annual Comprehensive Financial Report of the City for the Fiscal Year ended June 30, 2024, together with the report thereon dated December 18, 2024 of Rogers, Anderson, Malody & Scott, LLP, certified public accountants (the "Auditor"). The Auditor has not undertaken to update the audited financial statements of the City or its report or to take any action intended or likely to elicit information concerning the accuracy, completeness or fairness of the statements made in this Official Statement, and no opinion is expressed by the Auditor with respect to any event subsequent to its report dated December 18, 2024.

MISCELLANEOUS

References are made herein to certain documents and reports which are brief summaries thereof which do not purport to be complete or definitive and reference is made to such documents and reports for full and complete statements of the contents thereof. Copies of the Indenture, the Lease Agreement, the Ground Lease and other documents are available, upon request, and upon payment to the City of a charge for copying, mailing and handling, from the City Clerk at the City of Eastvale, 12363 Limonite Avenue, suite 910, Eastvale, California 91752.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as

a contract or agreement between the Authority or the City and the purchasers or Owners of any of the Series 2025A Bonds.

The execution and delivery of this Official Statement have been duly authorized by the Authority and the City.

EASTVALE PUBLIC FINANCING AUTHORITY

By:_____
Executive Director

CITY OF EASTVALE

By:_____
City Manager

APPENDIX A

THE CITY OF EASTVALE

TABLE OF CONTENTS

PAGE

INFORMATION REGARDING THE CITY A-1
General A-1
City Council A-1
City Management A-2
Employee and Employee Relations A-2
Risk Management A-3
CITY FINANCIAL INFORMATION A-4
Management Discussion and Analysis A-4
Accounting and Financial Reporting A-5
Financial Policies A-7
Budget Procedure, Current Budget and Historical Budget Information A-9
Comparative Change in Fund Balance of the City General Fund A-15
Comparative General Fund Balance Sheets of the City A-17
Constitutional Appropriations Limit A-18
Tax and Fee Revenues By Source A-19
Sales Taxes A-19
Property Taxes A-21
Intergovernmental Revenues A-23
Franchise Fees A-24
Licenses, Permits and Fees A-24
Other Revenue Sources A-24
Transient Occupancy Tax A-25
Long-Term Liabilities A-25
Retirement System A-25
Other Post-Employment Benefits A-30
ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING THE CITY AND THE COUNTY A-33
Population A-33
Employment and Industry A-33
Largest Employers A-34
Per Capital Personal Income A-35
Taxable Transactions A-35

INFORMATION REGARDING THE CITY

General

The City of Eastvale (the "City") was incorporated on October 1, 2010 and is one of the newest cities in the State of California. The City is located in northwestern Riverside County in the Inland Empire region of Southern California. The City is surrounded by the cities of Chino and Ontario within San Bernardino County to the north and west and the cities of Corona, Norco, and Jurupa Valley in Riverside County to the south and east. The City has a total area of 13.1 square miles, of which 12.5 square miles is land and 0.6 square miles is water (the Santa Ana River).

The City provides a wide range of services including City Clerk, Communications, Planning, Economic Development, Public Works, Engineering, Building, Code Enforcement, Community Services and Recreation, and internal administrative services including Finance, Human Resources, and Risk Management. Animal control, library, and public safety (fire and police) services are provided to the City and its residents through contracts with the County of Riverside (the "County"). See the caption "CITY FINANCIAL INFORMATION—Management Discussion and Analysis—*Public Safety*." Other services are provided directly through other agencies, including water and sewer service through the Jurupa Community Services District, parks and recreation through the Jurupa Community Services District and Jurupa Area Recreation and Parks District and public transit through the Riverside Transit Agency. The City has franchise agreements for electricity service through Southern California Edison, natural gas through SoCalGas, refuse collection through Waste Management and cable service through state franchise agreements with Charter Communications, DirecTV, and Frontier.

As of January 1, 2025, the City had a population of 69,799. The proximity of three heavily commercialized counties (two of the City's borders are adjacent to San Bernardino County, and the City is within 8 miles of the Los Angeles County and Orange County borders), and the fact that the City is roughly squared between Interstate 15 and California State Routes 91, 60, and 71, has made the City popular with those who commute to these three counties for employment, making the City a community with ties across County borders. For additional economic and demographic information regarding the City, see the caption "ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING THE CITY" in this Appendix A.

City Council

The City is a general law city and has a Council-Manager form of municipal government. The City Council has five members, who are elected on a nonpartisan basis. The five Councilmembers are elected by district and serve four-year staggered terms, and the Mayor and Mayor Pro Tempore are selected annually by the City Council to serve a one-year term. The Mayor and City Council serve as the legislative and policy-making body of the City. Based upon their own studies and investigations, and the advice and recommendations of the City Manager and his staff, the City Council makes basic, long-range policy decisions for the City. The City Council uses study sessions and committee meetings, beyond regular City Council meetings, to help determine policy. The City Council appoints the City Manager to act as the City's chief executive officer and a City Attorney to be the legal adviser for the City.

The current City Council members and their respective current terms are as follows:

Name and Office	*District*	*Term*
Todd Rigby, Councilmember	1	2022-2026
Christian Dinco, Councilmember	2	2024-2028
Clint Lorimore, Councilmember	3	2022-2026
Jocelyn Yow, Mayor Pro Tem	4	2022-2026
Mike McMinn, Mayor	5	2024-2028

Source: City of Eastvale.

City Management

Summary information regarding certain City executive staff is described below.

City Manager. Mark Orme is the City Manager of the City and the Executive Director of the Authority. The City Manager holds the responsibility of administering programs in accordance with policies established by the City Council and within the guidelines of the annual budget adopted by the Council.

Mr. Orme has an extensive and successful history of working in local government, to include over twenty-five years of working within the City Manager's Office. Having served in the capacity of City Manager for over a decade, Mr. Orme continues to be a leader and ensure excellence in the profession, as exemplified by him being a credentialed City Manager through the International City Manager's Association for many years. Since arriving at the City of Eastvale in 2022, Mr. Orme has brought about the stability and direction necessary for the organization and City Council to see the pinnacle Civic Center project through development, construction, and public use.

Mr. Orme received his B.A. in Political Science from the University of California at Riverside in 1995 and his Masters of Business Administration from the University of Redlands in 2002. Mr. Orme is also an ICMA Credentialed City Manager since 2019.

Finance Director/City Treasurer. Amanda Wells is the Finance Director/City Treasurer of the City and the Treasurer of the Authority. The Finance Department is responsible for the safekeeping, accounting and management of the financial operations of the City in accordance with the City's municipal code, policies, and state and federal statutes. The Finance Department processes cash receipts, accounts receivable and accounts payable, oversees the issuance and renewals of business registrations, invests the City's funds, prepares and monitors the City's budget and coordinates the City's financial audits. In addition, the Finance Department provides fiscal support to the public, the City Council, the City Manager and other City departments.

Ms. Wells was hired by the City in 2019 and was appointed as the City's Director of Finance/City Treasurer in January 2020 after serving as Accounting Manager and Acting Finance Director. Prior to the City of Eastvale, Ms. Wells served 14 years in the City of Rialto, starting in the Finance Department as an Accounting Assistant and working her way through all divisions of the department and settling in the Finance Manager position. She holds a bachelor's degree in Psychology and a master's degree in Public Administration with a concentration in Public Financial Management from Cal State San Bernardino. Wells is a member of the California Society of Municipal Finance Officers and the Government Finance Officers Association.

Employee and Employee Relations

As of June 30, 2024 the City employed a staff of approximately 64 full-time and 6 part-time employees. None of the City's employees are represented by any bargaining unit.

Risk Management

The City is a member of the Public Entity Risk Management Authority ("PERMA"), a joint powers insurance authority formed under Section 990 of the California Government Code for the purpose of jointly funding programs of insurance coverage for its members. PERMA is comprised of thirty-two participating member agencies: twenty-one cities, four transit agencies and seven special districts. The City participates in the liability, workers compensation, property, auto physical damage, cyber liability, employment practices, and crime insurance programs of PERMA.

The liability program provides coverage up to $50 million per occurrence for personal injury, bodily injury, property damage and public officials' errors and omissions. The City has selected a $25,000 self-insured retention for this coverage and participates in risk sharing pools for losses up to $1 million, followed by PERMA's membership in the Public Risk Innovation Solutions and Management (PRISM) for excess liability coverage. PERMA has a $1 million retention and PRISM provides coverage up to $50 million.

The workers compensation program provides statutory benefits for employee injuries arising out of and in the course of employment, and employers' liability coverage. The City has selected a $50,000 self-insured retention for this coverage. The pooled coverage limit, per accident, is $500,000 with excess coverage providing statutory limits for workers' compensation and $5,000,000 for employers' liability through a combination of pooling and excess coverage. PERMA is a member of the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX) for excess coverage.

The property insurance program is a group purchased commercial insurance for property, boiler & machinery, and pollution coverage. The City has selected a $10,000 retention. Commercial property coverage is written on a replacement cost basis and all risk, eliminating the traditional commercial "named peril" policy.

The auto physical damage insurance program is also group purchased under a master insurance policy with accumulated values from all participants resulting in lower rates for members. Auto physical damage coverage is written on an agreed amount basis.

The Cyber Liability program provides coverage for information security & privacy liability, privacy notification costs, regulatory defense & penalties, website media content liability, cyber extortion, first party data protection & business interruption losses.

The Employment Practices Liability program provides coverage for employment related lawsuits, such as wrongful termination and discrimination, through participation in the Employment Risk Management Authority (ERMA). ERMA provides $1,000,000 in employment practices liability coverage and additional coverage is available through PRISM, PERMA's excess insurer for liability coverage.

The crime insurance program provides public employee theft including faithful performance of duty, forgery or alteration, and computer fraud coverage under a master insurance policy.

For more information with respect to the insurance requirements under the Lease Agreement, see the caption "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2025 BONDS—Insurance" in this Official Statement.

See Note 11 to City's Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2024 set forth in Appendix B for more information regarding the City's insurance coverage.

Development in the City

New development in the City (completed, underway, or planned) includes development adjacent to the Civic Center Project, including up to 2,500 planned residential units to be developed by New Home Company

and Quarterra over the next three years as well as future planned retail and commercial space on approximately 10 acres located to the southeast of the Civic Center Project.

The City's first hotel, a Staybridge Suites with 119 guest rooms, opened in January 2025, and a Walmart Superstore of 170,995 square feet with 16-pump fuel stations is under construction and expected to be completed in early 2026.

In October 2024, a new 320-foot bridge over the Cucamonga Creek Channel was completed, known as the "Limonite Gap Closure Project" or the "Limonite Gap Bridge." The Limonite Gap Bridge connects Limonite Avenue from Archibald Avenue to Hellman Avenue, creating a direct passage for vehicles, bicycles, and pedestrians between Eastvale, Chino, and surrounding communities and providing a new east-west connection between the 15 and 71 highways.

CITY FINANCIAL INFORMATION

Management Discussion and Analysis

Public Safety. Public Safety is the City's largest expenditure, making up 48.5% of total General Fund operational expenditures. As the City contracts for Public Safety with Riverside County, the City Council only controls the level of service and has no control over the costs to provide those services. The Riverside County Sheriff charges the City a level rate for patrol services which is fully burdened and rolls in administrative costs and operational costs, such as vehicles and evidence. The City currently contracts for 96 hours of patrol daily; total daily patrol hours will increase to 108 daily patrol hours on July 1, 2025. The City also contracts for a myriad of dedicated services, including a traffic unit, zone policing unit, motor unit, community service officers, commercial enforcement, and sergeants to oversee the units. Dedicated positions are not backfilled when a Sheriff employee is unable to attend work for the day; as a result, the hourly rate for dedicated positions is lower. The City is also responsible for providing miscellaneous supplies and equipment for dedicated positions, whereas the patrol rate includes all rollup costs. The rate for law enforcement services is expected to increase 9% for the 2025-26 fiscal year. The 2024-25 fiscal year saw a 7% rate increase and 2023-24 included a 2.45% increase. According to the Riverside County Sheriff's Office, rates continue to rise due to labor negotiation efforts to bring pay in line with local agency police department pay schedules. Although the City Council has no control over the rates charged by the Riverside County Sheriff's Office, the City Council can control the number of patrol hours and dedicated services included in the contract by lowering or increasing services to be provided by the Riverside County Sheriff's Office.

Similarly, the City Council controls the level of service for Fire Service provision, but not the cost to provide service. Fire Services are provided through a contract with Riverside County Fire, which in turn contracts Fire Services to CalFIRE. Riverside County is not the hiring agency for the bulk of fire services and does not participate in state-wide labor negotiations for CalFIRE staff. Similar to law enforcement, the City contracts for basic fire services such as fire apparatus and dedicated staff to support fire safety efforts such as building inspections. Riverside County sets the minimum staffing levels for fire apparatus; the City has no control over the number of staff assigned to an engine or ladder truck. The City Council can control the number of fire apparatus and dedicated services included in the contract by lowering or increasing services as necessary.

In 2018, the City Council established a committed Public Safety Rate Increase Stabilization Reserve, which now totals $3.0 million. The funding level is described in the City's Fund Balance Reserve Policy. See the caption "—Financial Policies."

Pension and OPEB. The City's pension liability remains low compared to other surrounding cities, primarily due to the City's relatively recent incorporation date and the larger number of PEPRA employees versus classic (37 to 12 as of the June 30, 2023 valuation). The City's miscellaneous plan is 90.0% funded and PEPRA is funded at 87.2%. Combined, the City's unfunded accrued liability is $506,333 for both plans. Several

years ago, the City Council established a committed Pension Obligation reserve, which now totals $2.5 million. The funding level is described in the City's Fund Balance Reserve Policy.

Similar to pension, the City's Other Post Employment Benefit ("OPEB") liability remains low. This is primarily due to limited retiree benefits, a small staff, and a small pool of active retirees, which totals ten retired members and beneficiaries. Health benefits are provided through CalPERS. The City provides the Public Employees' Medical & Hospital Care Act (PEMHCA) minimum benefits to eligible retirees in accordance with CalPERS requirements, which is $158 for calendar year 2025. The City's annual contribution for retiree medical is projected to be $41,845 by fiscal year 2037-38. The City annually funds OPEB at the full actuarially determined contribution, which totals around $75,000 per fiscal year. See "CITY FINANCIAL INFORMATION—Retirement Systems" and "—Other Post-Employment Benefits."

Appropriations Limit. The City has exceeded its annual Gann Appropriations Limit each year since 2021, because of the City's high sales tax revenues. In 2021, the Eastvale voters passed Measure A, approving a temporary increase to the appropriations limit. The temporary limit expired in March 2025. However, after Measure A was passed in 2021, AB137 was approved by the California Legislature and added section 7902.2 to the California Government Code. Section 7902.2 allows cities and counties to calculate proceeds of taxes from the Local Revenue Fund and Local Revenue Fund 2011 and subsequently increase the appropriations limit for the applicable fiscal year based on those calculations. The City then notifies the California Director of Finance, which then requires the appropriations limit of the State be reduced by the amounts reported by cities and counties. The City calculates the normal appropriations limit and then applies the calculations specified in 7902.2 to arrive at the new appropriations limit. These calculations are specified in detail each year in the City's budget document. See "CITY FINANCIAL INFORMATION—Constitutional Appropriations Limit."

Sales Tax Revenues. The City has a concentration of sales tax from one producer within the City (referred to herein as the "Largest Taxpayer"). This significant increase in sales tax revenues started in early 2021, and since then the City Council has utilized only a portion of the sales tax revenues from the Largest Taxpayer for operating expenditures. Historically, the City Council utilized 100% of the sales tax revenues from the Largest Taxpayer as non-operating revenues. However, when it became apparent that the revenue source would likely continue into the future, City Council switched to a 50/50 model, allocating 50% of the Largest Taxpayer sales tax revenues to operating expenses and the remainder to non-operating expenditures, such as capital expenditures. Currently, the City Council utilizes 60% of the Largest Taxpayer's sales tax revenues for operating expenditures and utilizes the remaining 40% for non-operating expenditures, such as capital expenditures. See "CITY FINANCIAL INFORMATION—Sales Taxes."

Accounting and Financial Reporting

The City maintains its accounting records in accordance with Generally Accepted Accounting Principles ("GAAP") and the standards established by the Governmental Accounting Standards Board ("GASB").

The City's government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental and business-type activities for the City accompanied by a total column. The City does not currently have any business-type activity. Certain eliminations have been made as prescribed by GASB Statement No. 34 in regard to interfund activities, payables, and receivables. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. Governmental activities which normally are supported by taxes and intergovernmental revenues are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Currently, the City does not have any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific

function or segment. Program revenues include charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, as well as grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental, proprietary, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The City does not have any proprietary funds.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Accordingly, all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the statement of net position. The statement of activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. The types of transactions reported as program revenues for the City are reported in three categories: (1) charges or services, (2) operating grants and contributions, and (3) capital grants and contributions.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified-accrual basis of accounting, revenues are recognized in these funds when susceptible to accrual (i.e., when they are both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers property taxes collected after year-end as available if they are collected within 60 days of the end of the current fiscal period.

Other revenue susceptible to accrual includes sales tax, state gasoline taxes, investment earnings, and certain other intergovernmental revenues. Expenditures in the governmental funds are generally recognized in the accounting period in which the related fund liability is incurred. However, debt service principal and interest expenditures on general long-term debt, including lease liabilities, as well as expenditures related to compensated absences, and claims and judgments, and postemployment benefits are recognized later based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions, including entering into contracts giving the City the right to use lease assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

The City reports the following major governmental funds: the General Fund, the Miscellaneous Grants Fund, the TUMF Fund and the Capital Project Fund (Capital Projects). As a general rule, the effect of interfund activity has been eliminated from the government- wide financial statements except for the effect of interfund services provided and used.

The City maintains sixteen individual governmental funds for financial reporting purposes. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the General Fund, Miscellaneous Grants Fund, TUMF Fund and Capital Projects Fund, which as indicated above are considered major funds. Data from the remaining governmental funds are combined into a single, aggregated presentation.

The General Fund is the government's primary operating fund and accounts for all financial resources of the general government not accounted and reported in another fund. The General Fund accounts for all revenues and expenditures used to finance the traditional services associated with a municipal government, such

as general government, public safety, public works, community development, and community services and recreation.

Because the General Fund is the City's primary operating fund, the City expects to pay Base Rental Payments from amounts in the General Fund. See the captions "—Budget Procedures, Current Budget and Historical Budget Information," "—Comparative Change in Fund balance of the City" and "—Comparative General Fund Balance Sheets of the City" for more information regarding historical and projected results of the City's General Fund. Information on the other governmental funds of the City as of June 30, 2024 is set forth in Appendix B.

Financial Policies

General. The City Council has adopted a comprehensive set of financial management policies to provide for: (i) budget policies and guidelines; (ii) financial forecasting; (iii) fund balance reserves; (iv) capital financing and debt management; and (v) investment management. A summary of these City Council policies is set forth below.

Fund Balance Reserve Policies. City Council approved an updated Fund Balance Reserve Policy on January 22, 2025. The updates memorialized practices that the City has undertaken over the past five years. The City has established a General Fund Operating Reserve fund balance policy which provides that at the end of each fiscal year, the General Fund should have a minimum fund balance of 50% of the current year's General Fund annual budgeted operating expenditures, as calculated by the Finance Director.

Additionally, the City's General Structural Fire Fund has an Operating Reserve fund balance policy that establishes a 75% Operating Reserve; at the end of each fiscal year, the Fire Fund should have a minimum assigned fund balance of 75% of the current year's Fire Fund annual budgeted operating expenditures. The policy also provides for additional annual surpluses to be contributed to Capital Replacement reserves for future maintenance, including technology, fleet, streets, facilities, and catch basins. The General Fund also carries a minimum unassigned fund balance of 5% of the current fiscal year's General und annual budgeted operating expenditures. Finally, the General Fund carries a pension obligation reserve, a public safety rate increase reserve, and a debt service reserve.

Although the debt service reserve policy is set at 50% of annual debt ser, currently 50% is Series 2025A held in the committed debt service reserve and the other 50% is held in the Operating Reserve. The City currently has 100% of the estimated debt service for the Series 2025A Bonds on deposit in the debt service reserve; once the Series 2025A Bonds are issued, 50% of the annual debt service amount will be moved to the Operating Reserve. Following issuance of the Series 2025A Bonds, the City's policies will require funding of the debt service reserve with 50% of Bond debt service and the remaining 50% of annual debt service in the Operating Reserve.

These target amounts have been established in order to provide a reasonable level of assurance that the City's day-to-day operations will be able to continue even if circumstances occur where revenues are insufficient to cover expenditures. The City's policy establishes the priority for spending reserves and authorizes and directs the Finance Director/City Treasurer to prepare financial reports which accurately categorize fund balance as per GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions.

The City sets aside certain other fund balances as reserves to save and plan for the future. Many fund balances other than the General Fund are set aside and unavailable for general use due to the nature of the revenues for which they were received (i.e., Gas Tax, Measure A, Fire Fund, and Landscape Maintenance). The remaining fund balances can be set aside or committed for other purposes as determined by the City Council. These committed reserves are a way to invest in the future and save for a "rainy day."

Five-Year Forecast. A five-year forecast, including revenues and expenditures, is prepared annually for all funds to provide strategic perspective to each annual budget process. The five-year forecast is updated during the annual budget process and again during the annual mid-year review. The model forecasts conservative revenue increases and known increases to expenditures based on economic projections. The model can be adjusted to reflect expected service increases based on the City Council's strategic plan; staff utilizes the model to project service increases and related costs to assist the City Council in making prudent financial decisions related to the timing of service increase implementation, particularly with public safety. The model utilizes the Capital Improvement Plan and staff calculates available fund balance in all funds for the complete five-year period. This ensures that capital projects are adequately planned for and funded.

Interim Financial Reporting. Starting in 2020 and continuing currently, Finance staff prepares a quarterly interim financial report that details the City's budget to actuals performance. The report is filed quarterly with a City Council agenda. The report includes several summary schedules, General Fund Summary by Category and Department, Operating Summary, Other Funds Summary, Available Resources, Contingency Calculation, and Appropriation Limit Summary. The fourth quarter report, while issued before audited financials are available, includes detailed narrative about the General Fund and is available in early Fall each year.

Capital Financing and Debt Management Policy. The City has adopted a debt management policy (the "Debt Management Policy") in compliance with California Government Code Section 8855. The Debt Management Policy provides that all debt issued, including use of the lease-purchase method, will be repaid within a period not to exceed 120% of the expected useful lives of the improvements financed by the debt and in no event should exceed the lesser of 30 years or the period of time until the sunset of a revenue source used to repay the bonds. The Debt Management Policy also provides that the City will refrain from utilizing long-term borrowing to finance current operational costs and that short-term borrowing may be utilized for the temporary funding of operational cash flow deficits or anticipated revenues, where anticipated revenues are defined as an assured revenue source with the anticipated amount based on conservative estimates. The City may issue short-term debt when there is a defined repayment source and amortization of principal. In anticipation of issuing debt and to ensure compliance with SB1029, the City Council adopted an updated Debt Management and Disclosure Policy on January 22, 2025. The updates primarily expanded the existing policy by clarifying the policy's objective and added additional detail regarding debt considerations, debt capacity, debt term, inter-fund borrowing, internal controls, and disclosure procedures.

Investment Policy. The City invests cash balances in conformance with the City Council adopted Investment Policy (the "Investment Policy"). The Investment Policy provides that the investment of the funds of the City shall be guided by the goals of safety, liquidity, diversification and return on investments in that order of priority. The Investment Policy also provides that investments will be made only in those instruments specifically authorized by California State laws (Government Code sections 53600-53609), and to no greater an extent than those authorized by those laws. The City generally limits investments in any one issuer, except U.S. Treasuries, Federal Agencies, supranational, and pooled funds (i.e., money market funds, local government investment pools, and the Local Agency Investment Fund (LAIF)), to no more than 5% regardless of security type.

The City Treasurer is required to submit a quarterly investment report to the City Council; however, in order to comply with Government Code sections 53607 and 53646 the City currently issues a monthly investment report.

The majority of unrestricted cash is combined into several pooled investment bank accounts to facilitate effective management of the City's resources. The Finance Director/City Treasurer invests temporarily idle funds in accordance with Government Code Sections 53600 et al, 16429.1 and 53684 and an Investment Policy approved by the City Council and each year, the current policy was last updated on July 24, 2024. Permissible investments include obligations of the U.S. Government, Federal, State, and Local Agencies, Government Sponsored Enterprises, Medium Term Corporate Notes, Certificates of Deposit, Bankers' Acceptances, Commercial Paper rated A-1 by Standard and Poor's Corporation, P-1 by Moody's Investors Service or F-1 by

Fitch Ratings, State of California Local Agency Investment Fund, Repurchase Agreements, Supranational, and Money Market Mutual Funds.

At June 30, 2024, the City had an investment portfolio with a market value of $157,508,838 and at May 31, 2025 the City had an investment portfolio with a market value of $212,281,066. The following table presents a summary of the City's investment portfolio as of such dates.

TABLE 1
CITY OF EASTVALE
SUMMARY OF INVESTMENTS
(AS OF JUNE 30, 2024 AND JANUARY 31, 2025)

	Market Value	
Investment Type	***As of June 30, 2024***	***As of May 31,2025***
Local Agency Investment Fund	$ 11,492,346	$ 61,846,159
California Asset Management Program	104,558,284	134,509,005
Money Market Mutual Funds	3,038,986	67,831
Federal Agency Bonds	1,942,761	0
Federal Agency Securities	6,793,491	8,147,437
Commercial Paper	168,083	0
Medium-Term Notes	6,305,164	7,231,788
U.S. Treasury	18,650,950	20,918,299
Asset-Backed Securities	2,071,013	2,610,529
Bank Notes	928,400	937,570
Municipal Obligations	841,224	284,202
Negotiable Certificates of Deposit	718,136	364,385
Total	**$ 157,508,838**	**$2,365,917,205**

Source: City of Eastvale.

For additional information with respect to the City's cash and investments, see Note 3 to the audited financial statements for fiscal year 2023-24 attached to the Official Statement as Appendix B.

Budget Procedure, Current Budget and Historical Budget Information

Budget Procedure. The City strives to maintain a balanced budget. Per the City's adopted Budget policy, the total appropriations shall not exceed the total of estimated revenues. Unassigned fund balance may only be utilized for non-operating one-time expenditures, replacement of temporary declines in revenue, or to offset future increases in revenue not yet recognized.

The City's budgetary process begins in January of each year, starting with building budget targets and key projections followed by one City Council goal setting budget workshop session. The Finance Department works in cooperation with all City departments to formulate revenue projections for the upcoming fiscal year. From this, the individual departments use the projected revenues to prioritize and recommend the next fiscal year's objectives. The City Manager's Office and the Finance Department review each budget proposal, revenue assumptions, and all current financial obligations, before preparing the proposed document for the City Council. Additionally, the Finance Department projects fund balances for the next five years, which provides a guideline for funding within the Capital Improvement Plan. At this time revenue and expenditure estimates and projected fund balances are also keyed into the City's long term planning model. The draft budget is prepared for the City Manager's review. The City Council reviews the Proposed Budget, through a series of workshops, with the final adoption scheduled during the second City Council meeting in June.

The City Council may modify appropriations at any time with majority approval. The City Manager is authorized to transfer budgeted appropriations in any sum of appropriated funds between accounts, departments, programs and funds, provided no change is made to the total amount of appropriations for the City. At year end, all unencumbered budgeted amounts lapse, subject to requests for budget rollovers to the next fiscal year, which are limited to non-operating expenditures. Outstanding encumbrances related to capital improvement projects are generally carried forward into the new fiscal year with City Manager approval.

Department heads are responsible for maintaining control of expenditures in the expedient administration of programs. If increased budget appropriation needs are identified at an interim period during the fiscal year the following procedures are implemented. If additional appropriations are not required, Department Heads may request approval from the City Manager to transfer budget appropriations between accounts, departments, or programs. If additional appropriations are required, formal budgetary authority via resolution will be requested from the City Council.

Fiscal Year 2025-26 Adopted Budget. The City's budget for fiscal year 2025-26 (the "2025-26 Budget") was adopted by the City Council on [June 25], 2025. The 2025-26 adopted General Fund Budget consists of both the General Fund and Structural Fire Fund and included $88.0 million in revenues and $84.8 million in expenditures, inclusive of interfund transfers. Furthermore, in the 2025-26 Budget, the General Fund is projected to complete the 2025-26 fiscal year with a $3.2 million overall budget surplus, which is the result of operating revenues being projected to exceed operating expenditures by $14.4 million and non-operating expenditures being projected to exceed non-operating revenues by $11.3 million, primarily due to project appropriations from reserve.

The projected revenues for the General Fund in the 2025-26 Budget total $88,046,971, consisting of operating revenues of $67,519,371 and non-operating revenues of $20,527,600. The principal revenue sources for the General Fund are sales and use taxes, franchise fees, intergovernmental revenues, and property taxes. Sales tax is the City's largest revenue contributor, comprising approximately 56% of the total General Fund revenues in the 2025-26 Budget. [Approximately 74% of the City's fiscal year 2023-24 sales tax revenue was produced by a single business operating in the City. This percentage represents the total sales tax produced by the single business, in addition to a back payment attributable to the single business. Excluding the back payments for both fiscal year 2021-22 and 2022-23, the percentage generated by a single business in the City totaled 69% of all sales tax revenues.] See the caption "—Sales Tax—*Concentration of Sales Tax Revenues*." Although property tax is often a top revenue source for municipalities, this category is the third largest for the City, totaling only approximately 6% of total revenues in the 2025-26 Budget. Intergovernmental is the third largest revenue source at 8% and is comprised primarily of property taxes received in lieu of vehicle license fees. See the caption "—Tax and Fee Revenues By Source."

Prior to incorporation, a revenue neutrality agreement was entered into with the County of Riverside and adopted by the City Council and Riverside County Board of Supervisors. The agreement was first approved in 2009 and subsequently amended in 2011 and 2013. The current amended agreement requires the City to annually pay a mitigation fee to the County. The base amount was established at $384,351 and increases annually by the Consumer Price Index. The mitigation fee for fiscal year 2023-24 was $556,342. Up to 50% of the mitigation fee may be paid from the City's Structural Fire Fund. In addition, as compensation for Mutual Aid for Regional Fire Services, any accumulated available fund balances in excess of $500,000 must be paid to the County of Riverside. Currently, the fund has accumulated $19.5 million as of June 30, 2024. The City holds the funds in assigned and committed reserves. The first is the Operating Reserve described above in the fund balance section and the second is a committed reserve to build and operate a third fire station. The General Fund also holds a committed reserve for the purchase of a fire truck for the third fire station. City staff has met with County staff to discuss the accumulation of a balance in the Structural Fire Fund, and have agreed that the City's construction of a third fire station meets the mutual aid intent of the Revenue Neutrality Agreement.

Budget Considerations Regarding the Project and the Series 2025 Bonds. Since fiscal year 2025, the City has included projected Series 2025A Bond debt service and operational costs associated with the Project in

its five-year financial planning model. The City reserved $6.5 million in annual debt service and approximately $3.0 million to operate the Project facilities within the five-year outlook and ensured that projected General Fund revenues would be adequate to pay these costs during the forecast period.

Capital Improvement Plan. In connection with the adoption of its annual budget, the City by policy adopts a five-year budget plan for capital improvements (the "Capital Improvement Plan") which includes cost estimates, methods of financing, time schedules, and future operating or maintenance costs. Projects included in the Capital Improvement Plan are infrastructure, improvements, maintenance, and equipment that exceed $50,000 in cost and will have a useful life of at least ten years. The Capital Improvement Plan does not appropriate funds in future years, but rather, it functions as a budgeting and planning tool which supports actual appropriations that are made through adoption of the budget.

The City's adopted Capital Improvement Plan for fiscal year 2025-26 (the "2025-26 CIP") covers capital projects from fiscal years 2025-26 through 2029-30. Over such five-year period, the 2025-26 CIP includes approximately $365.7 million in capital projects and for fiscal year 2025-26 in particular, funds have been appropriated for capital projects totaling approximately $110.4 million.

For the Project, staff utilized the most recent construction estimate to project budget, however because the budget is an estimate the budget will likely require adjustments after bids are received. The 2025-26 CIP includes $203.6 million in budget for the Project through fiscal year 2026-27. The sources are a combination of existing General Fund reserves specific to the project, development impact fee reserves and future revenues, and bond proceeds. At this time, staff expects the General Fund to initially provide $156.3 million, currently a combination of cash reserves and fiscal year 2025-26 non-operating revenues, to the Project. Staff expect to recommend the adoption of a development impact fee nexus study and fee schedule during the summer of 2025 to the City Council. The new development impact fees may generate up to $49.4 million in funds specific to the Project as development continues throughout the City. Staff plan to propose to the City Council a General Fund loan to the development impact fee funds. The interfund loan will provide an additional funding source for the Project, however because fees are contingent upon development the flow of revenue is unknown. See the caption "THE PROJECT—Plan of Finance" in this Official Statement.

The remaining projects described in the 2025-26 CIP are expected to be financed from a variety of funding and revenues sources, including the General Fund, gas tax revenues received by the City, revenues received from the County's Measure A sales tax, development impact fees and various other federal and state funding sources. Other projects within the 2025-26 CIP that are expected to utilize General Funds include Civic Center Parking Structure ($4.5 million). A majority of these projects will utilize reserves and/or future non-operating General Fund revenues.

TABLE 2
CITY OF EASTVALE
CAPITAL IMPROVEMENT PLAN
(FISCAL YEARS 2024-25 THROUGH 2029-30)

Project Description	*Fiscal Year 2025-26*	*Fiscal Year 2026-27*	*Fiscal Year 2027-28*	*Fiscal Year 2028-29*	*Fiscal Year 2029-30*
Land, Building & Improvements[(1)]	$ 94,605,455	$150,779,375	$ 16,263,995	$ 1,000,000	$ 0
Roadway Safety/Traffic Improvements[(2)]	279,000	1,766,800	132,000	27,831,505	132,000
Street Improvements[(2)]	8,370,000	23,346,850	12,834,150	6,550,000	2,800,000
Citywide Maintenance[(2)]	1,975,000	1,850,000	4,400,000	5,400,000	
Accessibility Projects[(2)]	455,635	1,078,300	1,003,500	250,000	250,000
Total	$110,382,090	$178,371,650	$ 33,635,645	$37,291,505	$6,082,000

(1) Includes approximately $90.1 million for the Project in fiscal year 2025-26 and $113.5 for the Project in fiscal year 2026-27. See the caption "THE PROJECT—Plan of Finance" in this Official Statement.
(2) Expected to be funded primarily using grants and special funds.
Source: City of Eastvale.

Historical and Preliminary Budget Information. Tables 3 below presents the final General Fund budgets for fiscal years 2022-23 and 2023-24 and the audited results for fiscal years 2022-23 and 2023-24. Table 4 presents the adopted and amended General Fund budget for fiscal year 2024-25 and the adopted General Fund budget for fiscal year 2025-26.

TABLE 3
CITY OF EASTVALE
GENERAL FUND BUDGETS TO ACTUAL COMPARISONS (ON A BUDGETARY BASIS)

	Final Fiscal Year 2022-23 Budget	*Audited Fiscal Year 2022-23 Results*	*Final Fiscal Year 2023-24 Budget*	*Audited Fiscal Year 2023-24 Results*
REVENUES				
Taxes[(1)]	$ 61,467,500	$ 66,296,731	$ 70,087,700	$ 74,221,086
Licenses, Permits, and Fees	2,624,650	2,425,431	2,428,600	3,901,518
Fines and Forfeitures	598,000	772,663	577,500	774,612
Intergovernmental[(2)]	5,751,000	6,257,848	6,271,000	6,657,860
Investment Earnings	1,600,000	2,812,380	2,450,000	6,626,119
Other	403,210	163,986	153,210	375,309
Total revenues	$ 72,444,360	$ 78,729,039	$ 81,968,010	$ 92,556,504
EXPENDITURES				
General Government	$ 7,396,642	$ 5,938,748	$ 9,046,889	$ 7,043,890
Public Safety	21,266,688	19,870,428	22,773,792	21,550,236
Public Works	733,691	275,437	1,942,776	587,627
Community Development	7,697,320	5,420,907	8,281,619	5,764,415
Revenue Neutrality[(3)]	556,200	545,433	640,000	556,342
Capital Outlay	27,000	910,661	2,000	831,070
Debt Service[(4)]				
Principal	--	496,867	--	495,149
Interest	--	3,815	--	27,885
Total expenditures	$ 37,677,541	$ 33,462,296	$ 42,687,076	$ 36,856,614
Excess of Revenues over Expenditures[(5)]	$ 34,766,819	$ 45,266,743	$ 39,280,934	$ 55,699,890
OTHER FINANCING SOURCES (USES)				
Transfers in	$ 293,075	$ 298,240	$ 531,786	$ 531,786
Transfers out[(6)]	(12,758,836)	(12,761,462)	(12,276,922)	(15,247,922)
Leases (As Lessee)[(7)]	--	909,321	338,200	830,711
Total other financing sources (uses)	$ (12,465,761)	$ (11,553,901)	$ (11,406,936)	$ (13,885,425)
Net Change in fund balance	$ 22,301,058	$ 33,712,842	$ 27,873,998	$ 41,814,465
Fund Balance, Beginning of Year[(8)]	$ 110,556,933	$ 110,556,933	$ 144,569,775	$ 110,556,933
Fund Balance, End of Year[(8)]	$ 132,857,991	$ 144,269,775	$ 172,443,773	$ 144,569,775

(1) See Table 7.
(2) Consists primarily of property tax in lieu of VLF. See the captions "—Tax and Fee Revenues by Source" and "—Intergovernmental Revenues."
(3) Revenue neutrality is an annual mitigation fee payment to the County of Riverside to mitigate the impact of the City's incorporation on the County's General Fund.
(4) GASB 87 required the City, beginning in 2020-21, to record leases as a right to use an underlying asset, as a result the budget is included in an operating category, but the expenditures are recorded in debt service (principal and interest expense).
(5) Excess budget surplus has been annually set aside for special projects, in particular for the Civic Center Project.
(6) Transfers out are primarily contributions to the City's capital replacement reserves and Capital Improvement Project funds.
(7) In fiscal year 2020-21, the City was required to implement GASB 87, relating to leases. This resulted in the City recording offsetting entries to revenue and expense to present the full amortized cost of the right to use a lease asset.
(8) See footnote (8) to Table 5 regarding the City's plans to use a portion of the General Fund balance for the Civic Center Project and construction of a fire station.

Source: City of Eastvale Audited Financial Statements for fiscal years 2022-23 and 2023-24.

TABLE 4
CITY OF EASTVALE
ADOPTED FISCAL YEAR 2024-25 BUDGET (ON A BUDGETARY BASIS)

	Adopted Fiscal Year 2024-25 Budget	*Amended Fiscal Year 2024-25 Budget*	*Proposed Fiscal Year 2025-26 Budget*
REVENUES			
Taxes	$ 62,535,800	$ 63,635,800	$ 63,877,800
Licenses, Permits, and Fees	4,626,750	8,116,750	8,526,300
Fines and Forfeitures	895,000	1,110,000	1,095,000
Intergovernmental	6,425,000	6,460,000	7,075,000
Investment Earnings	4,020,000	6,120,000	6,760,000
Other	240,060	240,060	205,060
Total revenues	$ 78,742,610	$ 85,682,610	$ 87,539,160
EXPENDITURES			
General Government	$ 13,040,468	$ 13,812,006	$ 15,605,235
Public Safety	23,026,633	22,611,633	26,277,275
Public Works	6,105,839	6,600,339	6,865,549
Community Development	3,401,204	3,438,204	3,693,988
Revenue Neutrality	600,000	600,000	600,000
Capital Outlay	691,500	1,745,850	712,500
Debt Service[(1)]			
Principal	-	-	-
Interest	-	-	-
Total expenditures	$ 46,865,644	$ 48,808,032	$ 53,754,547
Excess of Revenues over Expenditures	$ 31,876,966	$ 36,874,578	$ 33,784,613
OTHER FINANCING SOURCES (USES)			
Transfers	$ 510,406	$ 510,406	$ 507,811
Transfers out	(12,231,499)	(12,231,499)	(31,072,992)
Leases (As Lessee)	-	-	-
Total other financing sources (uses)	$ (11,721,093)	$ (11,721,093)	$ (30,565,181)
Net Change in fund balance	$ 20,155,873	$ 25,153,485	$ 3,219,432
Fund Balance, Beginning of Year[(1)]	$186,027,445	$186,027,445	$211,180,930
Fund Balance, End of Year[(1)]	$206,183,318	$211,180,930	$214,400,362

(1) See footnote (8) to Table 5 regarding the City's plans to use a portion of the General Fund balance for the Civic Center Project and construction of a fire station.

Source: City of Eastvale Adopted Fiscal Year 2024-25 Budget, Adopted Fiscal Year 2024-25 Mid-Year Budget, and Proposed Fiscal Year 2025-26 Budget.

Comparative Change in Fund Balance of the City General Fund

The table below presents the City's audited General Fund Statement of Revenues, Expenditures and Change in Fund Balance for fiscal years 2019-20 through 2023-24.

TABLE 5
CITY OF EASTVALE
GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCES

	2019-20	*2020-21*	*2021-22*	*2022-23*	*2023-24*
Revenues					
Taxes[1]	$ 22,597,633	$45,431,170	$ 58,752,698	$ 66,296,731	$ 74,221,086
Licenses, permits and fees	3,389,989	3,039,760	2,427,776	2,425,431	3,901,518
Fines and forfeitures	651,945	595,230	552,598	772,663	774,612
Intergovernmental[2]	5,028,263	5,275,642	5,597,716	6,257,848	6,657,860
Investment earnings	2,075,304	148,987	(92,197)	2,812,380	6,626,119
Miscellaneous	426,642	223,048	750,594	163,986	375,309
Total revenues	**$ 34,169,776**	**$54,713,837**	**$ 67,989,**185	**$ 78,729,039**	**$ 92,556,504**
Expenditures					
Current					
General government[3]	$ 5,214,980	$ 6,152,485	$ 9,409,171	$ 5,938,748	$ 7,043,890
Public safety	16,268,278	15,343,918	17,394,916	19,870,428	21,550,236
Public works	203,234	415,553	368,711	275,437	587,627
Community development	4,603,183	4,117,452	5,269,010	5,420,907	5,764,415
Revenue neutrality[4]	498,222	504,864	524,455	545,433	556,342
Capital outlay	918,169	222,791	90,074	910,661	831,070
Debt service[5]					
Principal retirement	--	2,006	271,400	496,867	495,149
Interest and fiscal charges	--	323	16,749	3,815	27,885
Total expenditures	**$ 27,706,066**	**$26,759,392**	**$ 33,344,486**	**$ 33,462,296**	**$ 36,856,614**
Excess of revenues over (under) expenditures	**$ 6,463,710**	**$27,954,445**	**$ 34,644,699**	**$ 45,266,743**	**$ 55,699,890**
Other financing sources (uses):					
Transfers in[6]	$ 631,506	$ 185,546	$ 7,414,812	$ 298,240	$ 531,786
Transfers out[7]	(1,381,354)	(1,989,215)	(6,594,781)	(12,761,462)	(15,247,922)
Subscription/lease acquisition	--	956,617	--	909,321	830,711
Total other financing sources (uses)	**$ (749,848)**	**$ (847,052)**	**$ 820,031**	**$ (11,553,901)**	**$ (13,885,425)**
Net change in fund balance	**$ 5,713,862**	**$27,107,393**	**$ 35,464,730**	**$ 33,712,842**	**$ 41,814,465**
Fund balance – beginning	**$ 42,270,948**	**$47,984,810**	**$ 75,092,203**	**$110,556,933**	**$144,269,775**
Fund balance – ending[8]	**$ 47,984,810**	**$75,092,203**	**$110,556,933**	**$144,269,775**	**$186,084,240**

(1) See Table 7 under "—Tax and Fee Revenues by Source" for a discussion regarding certain top tax revenues sources. See "Sales Taxes—*Concentration of Sales Tax Revenues*" for a discussion of the increase in sales tax revenues received by the City starting in fiscal year 2020-21.

(2) Consists primarily of property tax in lieu of VLF. See the captions "—Tax and Fee Revenues by Source" and "—Intergovernmental Revenues."

(3) Increase in General Government expenditures in fiscal year 2021-22 due to several factors, including payment of $2.6 million under a Developer Agreement to Tarpon Properties for traffic infrastructure and payment of $3.8 million under a streetlight acquisition and LED retrofit loan.

(4) Revenue neutrality is an annual mitigation fee payment to the County of Riverside to mitigate the impact of the City's incorporation on the County's General Fund.

[Footnotes continue on following page]

[Footnotes continue from previous page]

(5) GASB 87 required the City, beginning in 2020-21, to record leases as a right to use an underlying asset, as a result the budget is included in an operating category, but the expenditures are recorded in debt service (principal and interest expense).

(6) Transfers in to the City's General Fund of $7,414,812 in fiscal year 2021-22 primarily consisted of $7.36 million of American Rescue Plan Act State and Local Fiscal Recovery Funds as a reimbursement for Law Enforcement contract expenditures.

(7) Includes transfers out of $6,563,000, $12,720,759 and $15,228,282 in fiscal years 2021-22, 2022-23 and 2023-24, respectively, from the City's General Fund to the Capital Projects Fund.

(8) $101 million of the fiscal year 2023-24 ending General Fund balance is reserved the Civic Center Project and construction of a fire station.

Source: City of Eastvale Audited Financial Statements for fiscal years 2019-20 through 2023-24.

Comparative General Fund Balance Sheets of the City

The table below presents the City's audited General Fund Balance Sheets for fiscal years 2019-20 through 2023-24.

TABLE 6
CITY OF EASTVALE
GENERAL FUND BALANCE SHEETS

	2019-20	*2020-21*	*2021-22*	*2022-23*	*2023-24*
Assets					
Cash and investments	$ 49,160,040	$ 72,328,162	$110,583,002	$141,180,149	$ 181,976,064
Receivables:					
Accounts	56,665	966,613	824,959	73,085	36,381
Intergovernmental	3,751,801	9,775,947	8,445,436	10,526,510	10,351,863
Interest	145,522	97,430	101,955	135,320	307,115
Loan	--	75,000	--	--	--
Lease	--	601,733	580,039	556,949	532,407
Due from other funds[1]	510,364	539,084	719,058	1,028,620	4,806,737
Prepaid costs	94,389	92,329	260,181	--	--
Total Assets	**$ 53,718,781**	**$ 84,476,298**	**$121,514,630**	**$153,500,633**	**$ 198,010,567**
Liabilities, Deferred Inflows of Resources, and Fund Balances					
Liabilities					
Accounts payable	$ 5,417,834	$ 4,813,791	$ 6,464,054	$ 4,680,759	$ 6,202,533
Accrued liabilities	117,528	181,749	303,136	426,923	566,011
Deposits payable	--	3,661,360	3,523,500	3,441,650	4,459,102
Total liabilities	$ 5,535,362	$ 8,656,900	$ 10,290,690	$ 8,549,332	$ 11,227,646
Deferred Inflows of Resources					
Unavailable revenue	$ 198,609	$ 138,761	$ 113,187	$ 114,232	$ 214,088
Lease related items	--	588,434	553,820	567,294	484,593
Total Deferred Inflows of Resources	$ 198,609	$ 727,195	$ 667,007	$ 681,526	$ 698,681
Fund Balances					
Nonspendable[2]	$ 94,389	$ 92,329	$ 260,181	--	--
Restricted[3]	10,268,695	11,445,158	14,473,114	$ 16,875,651	$ 19,543,967
Committed[4]	3,000,000	30,745,000	78,955,029	109,900,929	93,515,029
Assigned[5]	--	--	--	--	50,588,664
Unassigned[6]	34,621,726	32,809,716	16,868,609	17,493,195	22,436,580
Total fund balances	$ 47,984,810	$ 75,092,203	$110,556,933	$144,269,775	$ 186,084,240
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	**$ 53,718,781**	**$ 84,476,298**	**$121,514,630**	**$153,500,633**	**$ 198,010,567**

(1) Increase in fiscal year 2023-24 due to a negative cash entry to cover negative fund balances in special revenue funds. $5.4 million is attributable to reimbursable grant funds that were not eligible for reimbursement in the 2023-24 fiscal year. The remaining balance is attributable to several special district funds with negative fund balances, primarily the City's landscape maintenance districts and community facilities districts for which expenditures exceed the maximum permitted assessment or special tax levy, as applicable.

(2) Represents amounts that are not in a spendable form (such as inventory) or are required to be maintained intact.

(3) Represents amounts constrained to restricted purposes by their providers (such as grantors, bondholders and higher levels of government) through constitutional provisions or by enabling legislation.

(4) Represents amounts contracted to specific purposes by a government itself using the highest level of decision-making authority (i.e., the City Council). To be reported as committed, amounts cannot be used for any other purpose unless the highest level of decision-making authority takes the same action to remove or change the constraint.

(5) Represents amounts a government intends to use for a specific purpose. The City Council has delegated the authority to assign unrestricted fund balance to the City Manager or the City Manager's designee per the City Council's Fund Balance Reserve Policy.

(6) Represents amounts that are available for any purpose.

Source: City of Eastvale Audited Financial Statements for fiscal years 2019-20 through 2023-24.

Constitutional Appropriations Limit

As described further under the caption "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS—Article XIIIB of the State Constitution" in this Official Statement, the City is subject to the constitutional appropriations limit, also known as the "Gann Appropriations Limit." Under Article XIIIB of the State Constitution, the appropriations limit of each government entity applies to "proceeds of taxes," which consist of tax revenues and the investment proceeds thereof, State subventions and certain other funds, including proceeds from regulatory licenses, user charges or other fees to the extent that such proceeds exceed "the cost reasonably borne by such entity in providing the regulation, product or service." "Proceeds of taxes" excludes tax refunds and some benefit payments such as unemployment insurance. No limit is imposed on the appropriation of funds which are not "proceeds of taxes," such as reasonable user charges or fees, and certain other non-tax funds. Article XIIIB also does not limit appropriation of local revenues to pay debt service on bonds existing or authorized as of October 1, 1979, or subsequently authorized by the voters, appropriations required to comply with mandates of courts or the federal government, appropriations for qualified capital outlay projects, and appropriation by the State of revenues derived from any increase in gasoline taxes and motor vehicle weight fees above January 1, 1990 levels.

The State and each local government entity has its own appropriations limit. Each year, the limit is adjusted to allow for changes, if any, in the cost of living, the population of the jurisdiction, and any transfer to or from another government entity of financial responsibility for providing services. Proposition 111 requires that each local government's actual appropriations be tested against its limit every two years. If the aggregate "proceeds of taxes" for the preceding two-year period exceeds the aggregate limit, the excess must be returned to the agency's taxpayers through tax rate or fee reductions over the following two years.

The voters of the City at the first municipal election held on November 6, 2012 established a permanent appropriation limit of $15,518,412, which was established without the VLF revenues, which were rescinded by the State earlier in 2012 and before the appropriations limit was adopted, and as a result the VLF revenues were not included in the appropriations limit calculation. The VLF revenues were reinstated in fiscal year 2017-18, which caused the City's revenues to increasingly approach the appropriations limit each subsequent fiscal year. On March 2, 2021, the voters of the City passed a measure to temporarily increase the City's appropriations limit for a period of four years to $33,000,000 as of March 3, 2021. As the temporary limit is only valid for a period of four years, the City continues to calculate the City's previous appropriations limit; once the temporary limit expires the previous limit will be re-enacted at the adjusted level unless another measure is passed by the City's voters to again temporarily increase the limit.

Effective July 2021 and September 2021, government code 7902.2.2 was updated via AB 137 and AB 163. The code update allows cities and counties to calculate the appropriations limit with consideration taken to the amount of sales and vehicle license fee revenue generated through the Local Revenue Fund (LRF). The update allows cities and counties exceeding the appropriations limit due to specific LRF revenues to increase the appropriations limit for a given fiscal year by notifying the State's Director of Finance and subsequently requesting the State to reduce the State appropriations limit by the same amount. The City has utilized this section of the government code to recalculate the appropriations limit and notify the State of the overages since fiscal year 2023-24.

Largely due to the recent increase in sales tax received by the City described under the caption "—Sales Taxes," the City has recently exceeded is constitutional appropriations limit and a significant portion of the new sales tax revenue has therefore been restricted to various capital improvements. The City calculated an appropriations limit of $42,562,311 for fiscal year 2024-25. The City's appropriations that are subject to the limit are $48,555,657. Total general fund appropriations for fiscal year 2024-25 are 162.5% of the limit.

Tax and Fee Revenues By Source

The City derives its General Fund tax revenues from a variety of sources including sales and use taxes, *ad valorem* property taxes, franchise fees, a real property transfer tax and transient occupancy taxes. The City's total actual General Fund tax and fee revenues by source for the five most recently completed fiscal years and budgeted information for fiscal years 2024-25 and 2025-26 are set forth below.

TABLE 7
CITY OF EASTVALE
GENERAL FUND TAX AND FEE REVENUES BY SOURCE

Revenue Category	*2019-20*	*2020-21*	*2021-22*	*2022-23*	*2023-24*	*2024-25*[4]	*2025-26*[4]
Sales and Use Tax	$ 9,609,575	$ 10,348,979	$ 44,710,286	$47,356,371	$58,319,348[3]	$ 50,100,000	$ 49,200,000
Property Tax	9,406,503	9,956,295	11,263,993	12,383,700	13,200,998	13,285,800	14,137,800
Franchise Fee[1]	1,544,629	1,644,840	1,971,912	6,556,660	2,700,740	2,635,000	2,805,000
Property Taxes in Lieu of VLF[2]	6,097,008	6,301,448	6,367,511	6,077,206	6,632,569	6,460,000	7,075,000
Total	$ 25,113,086	$ 26,606,722	$ 62,341,790	$ 65,817,277	$78,152,914	$ 72,840,800	$ 76,134,100

(1) Includes a one-time payment in fiscal year 2022-23 of $4,000,000 from Waste Management.
(2) Property taxes in lieu of Department of Motor Vehicles license fees are recorded in the City's audited financial statements as intergovernmental revenues. See the captions "—Property Taxes" and "—Intergovernmental Revenues."
(3) Includes a one-time retroactive payment in fiscal year 2023-24 of $9,700,000.
(4) Budgeted.
Source: City of Eastvale.

Sales Taxes

General. During fiscal year 2023-24, sales and use tax ("sales tax") receipts of approximately $58.3 million provided the largest tax revenue source for the City, contributing approximately 75% of total General Fund revenues. [General Fund sales tax revenues of approximately $50.1 million are budgeted to be received during fiscal year 2024-25.] A sales tax is imposed on retail sales or consumption of personal property. The basic sales tax rate is established by the State Legislature, and local overrides may be approved by voters. The current total sales tax rate in the City is 7.75%, which includes the 7.00% sales tax rate established by the State Legislature, a 0.5% sales tax rate for the County's Measure A (passed in 1988) and 0.25% for the Riverside County Transportation Authority's voter-approved sales tax rate. County Measure A and Riverside County Transportation Authority sales taxes are restricted to specific transportation related uses.

Top Sales Tax Producers. The table below sets forth the top twenty-five sales tax producers as of December 2024 in alphabetical order.

TABLE 8
CITY OF EASTVALE
TOP 25 SALES TAX PRODUCERS
(as of December, 2024)

7 Eleven	McDonalds
Amazon Com Services	Ralphs
Amazon MFA	Rivian
Best Buy	Rugby Hardwood
Chevron	Shamrock Foods Company
Chick Fil A	Target
Costco W/ Gas	TJ Maxx
Dicks Sporting Goods	Ulta Beauty
Home Depot	Vons Fuel
Home Goods	W.W. Grainger
In N Out Burger	Walmart Distribution
Kohls	Yamibuy
Lennox Industries	

Source: City of Eastvale and HdL.

Concentration of Sales Tax Revenues. A local business changed its business structure during fiscal year 2020-21, which lead to a significant increase in sales tax revenues to the City. The business, referred to herein as the "Largest Taxpayer," changed from an out-of-state corporation to an in-state corporation. The business structure change shifted the sales tax allocation from a statewide allocation through the County sales tax pool, where the tax was distributed pro-rata throughout the State, to a local sales tax allocation based upon the businesses' point-of-sale or fulfillment of the sale. The change caused an increase in sales tax received by the City of approximately 225%, or approximately $30.0 million, over the City's regular recurring sales tax revenues. It is unknown if the business will continue to operate as an in-state corporation. Additionally, the business is located at a leased 2.0 million square foot facility under a lease that the City has been informed has a remaining term of approximately 6 years. The Largest Taxpayer recently opened another 4.0 million square foot facility approximately 4.0 miles from the Eastvale location. The Largest Taxpayer has also opened other facilities within the last year located within a ten-mile radius of the City.

There have been legislative attempts to redistribute e-commerce sales tax revenues among all California cities, and, therefore, there can be no assurances that such increased sales tax revenues will continue to be allocated to the City in the future. The League of California Cities' legislative office and a working group have recommended several proposals for online sales tax distribution, including a proposal for a 50/50 split between fulfillment center host cities and the County sales tax pools and a proposal for a 60/40 split, with either 60% or 40% of sales tax remaining with host cities and the remainder returning to the County pools. No finalized plans have been made to recommend legislation to the League of California Cities General Assembly. A redistribution of e-commerce sales tax within the City would affect and reduce revenues from several businesses located within the City, including sales taxes paid by the Largest Taxpayer, but would also bring new sales tax to the City for online transactions made by residents and businesses. The California Department of Tax and Fee Administration (CDTFA) estimated a 50% sales tax reduction for Eastvale resulting from the 50/50 split proposal, but highlighted that the department does not have adequate access to data to make a reasonable projection. Similarly, no data is available for the 60/40 split proposals described above. The League of California Cities working group also recommended a phased implementation over five years, but no specific legislation has been drafted. Accordingly (and also to address the City's constitutional appropriations limit described under the caption "—Constitutional Appropriations Limit"), the City is currently using up to 60% of these additional revenues for operating costs, future and current, and the remaining 40% for one-time capital improvement projects including for the Project. See the captions "—Constitutional Appropriations Limit" in this Appendix A and "RISK FACTORS— Dependence on State for Certain Revenues." Also see "THE PROJECT."

Sales Tax Abatement Agreements. In accordance with the Eastvale Municipal Code, the City provides sales tax rebates to a local sales tax generator based on sales tax generated at a site developed within the City. The City entered into a 20-year economic development agreement on March 22, 2023 for sales tax rebates with Rivian, LLC, in order to establish a significant tax-generating business, jobs, and occupancy of property within City boundaries. The rebates are calculated based on the total taxes generated by the business. The City will pay 65% of local sales taxes paid by Rivian for the first 20 quarters and the percentage drops to 50% for the remainder of the agreement term. For fiscal year 2023-24, the City abated local sales tax totaling $98,697.

The City is not negotiating or currently planning for any other sales tax abatement agreements.

Property Taxes

During fiscal year 2023-24, property tax receipts of approximately $13.2 million provided the second largest tax revenue source of the City, contributing approximately 17% of total General Fund revenues. [General Fund property tax revenues of approximately $13.3 million are budgeted to be received during fiscal year 2024-25.] Such amounts do not include property taxes in lieu of VLF, as described under the caption "—Intergovernmental Revenues."

In California, property which is subject to *ad valorem* taxes is classified as "secured" or "unsecured." The secured classification includes property on which any property tax levied by a county becomes a lien on that property. A tax levied on unsecured property does not become a lien against the taxed unsecured property, but may become a lien on certain other property owned by the taxpayer. Every tax which becomes a lien on secured property has priority over all other liens, arising pursuant to State Law, on the secured property, regardless of the time of the creation of other liens. The valuation of property is determined as of January 1 each year, and installments of taxes levied upon secured property are due November 1 and February 1 and become delinquent on the following December 10 and April 10, respectively. Taxes on unsecured property are due July 1, and become delinquent August 31.

Secured and unsecured properties are entered separately on the assessment roll maintained by the county assessor. The method of collecting delinquent taxes is substantially different for the two classifications of property. The exclusive means of enforcing the payment of delinquent taxes with respect to property on the secured roll is the sale of the property securing the taxes of the State for the amount of taxes that are delinquent. The taxing authority has four methods of collecting unsecured personal property taxes: (1) a civil action against the taxpayer; (2) filing a certificate in the office of the county clerk specifying certain facts in order to obtain a judgment lien on certain property of the taxpayer; (3) filing a certificate of delinquency for record in the County Recorder's Office in order to obtain a lien on certain property of the taxpayer, and (4) seizure and sale of personal property, improvement or possessory interest belonging or taxable to the assessee.

A ten percent penalty is added to delinquent taxes which have been levied with respect to property on the secured roll. In addition, beginning on the July 1 following a delinquency, interest begins accruing at the rate of 1 1/2% per month on the amount delinquent. Such property may thereafter be redeemed by the payment of the delinquent taxes and the ten percent penalty, plus interest at the rate of 1 1/2% per month to the time of redemption. If taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the county tax collector. A ten percent penalty also applies to the delinquent taxes or property on the unsecured roll, and further, an additional penalty of 1 1/2% per month accrues with respect to such taxes beginning on the varying dates related to the tax billing date.

Legislation enacted in 1984 (Section 75 *et seq*. of the Revenue and Taxation Code of the State of California), provides for the supplemental assignment and taxation of property as of the occurrence of a change in ownership or completion of new construction. Previously, statutes enabled the assessment of such changes only as of the next tax lien date following the change and thus delayed the realization of increased property taxes from the new assessment for up to 14 months. Collection of taxes based on supplemental assessments occurs throughout the year. Taxes due are prorated according to the amount of time remaining in the tax year, with the

exception of tax bills dated January 1 through May 31, which are calculated on the basis of the remainder of the current fiscal year and the full 12 months of the next fiscal year.

In the past, the State Legislature has shifted property taxes from cities, counties and special districts to the Educational Revenue Augmentation Fund. The term "ERAF" is often used as a shorthand reference for this shift of property taxes. In 1992-93 and 1993-94, in response to serious budgetary shortfalls, the State Legislature and administration permanently redirected over $3 billion of property taxes from cities, counties, and special districts to schools and community college districts. The 2004-05 State budget included an additional $1.3 billion shift of property taxes from certain local agencies, including the City, to occur in fiscal years 2004-05 and 2005-06. See "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS—Proposition 1A" and "—Proposition 22" for a description of certain limitations on the State's authority over local government revenue sources.

The table below sets forth the secured and unsecured assessed valuations for property in the City for the fiscal years 2014-15 through 2024-25.

TABLE 9
CITY OF EASTVALE
ASSESSED VALUATION
FISCAL YEARS 2014-15 THROUGH 2024-25
(in thousands)

Fiscal Year	*Residential Property*	*Commercial Property*	*Industrial Property*	*Other*	*Total Assessed Valuation*	*Less Tax-Exempt Property*	*Total Taxable Assessed Valuation*
2014-15	$ 6,464,576	$ 242,419	$ 408,625	$495,062	$7,610,682	$(18,594)	$7,592,088
2015-16	6,866,359	261,470	440,387	489,328	8,057,544	(19,868)	8,037,676
2016-17	7,251,789	272,192	465,414	491,561	8,480,956	(24,368)	8,456,588
2017-18	7,663,784	288,085	642,081	486,943	9,080,893	(26,206)	9,054,687
2018-19	8,055,727	325,604	896,230	541,404	9,818,965	(28,597)	9,790,368
2019-20	8,356,245	385,613	1,015,665	662,736	10,420,259	(36,163)	10,384,096
2020-21	8,731,141	432,684	1,126,015	646,112	10,935,952	(39,047)	10,896,905
2021-22	9,162,997	478,897	1,253,529	562,394	11,457,817	--	11,457,817
2022-23	9,677,094	488,326	1,447,137	658,297	12,270,854	--	12,270,854
2023-24	10,060,619	579,445	2,138,417	576,065	13,354,545	--	13,354,545
2024-25	10,349,586	627,488	2,219,003	648,955	13,845,032	--	13,845,032

Source: City of Eastvale Audited Financial Statements for fiscal years 2014-15 through 2023-24; the City for fiscal year 2024-25.

The County operates under a statutory program entitled Alternate Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (the "Teeter Plan"). Under the Teeter Plan local taxing entities receive 100% of their tax levies net of delinquencies, but do not receive interest or penalties on delinquent taxes collected by the County. The City's share of the *ad valorem* property tax levy is included in the County's Teeter Plan. As a result, the City currently receives 100% of such levy and is not impacted by delinquencies in payment. However, the County may choose to discontinue the Teeter Plan at any time.

The 10 largest property taxpayers in the City for fiscal year 2023-24 based on total assessed valuation, the land use and the percentage of the City's total assessed value attributable to each are shown in the below table. The information in Table 10 has been obtained from third-party sources and is included for general information purposes only. The City has not verified the information in Table 10 and does not guarantee the accuracy of such information.

TABLE 10
CITY OF EASTVALE
TOP TEN PRINCIPAL PROPERTY TAXPAYERS
2023-24 ASSESSED VALUATION

	Property Owner	*Secured*	*Unsecured*	*Total*	*% of Total*[1]	*Primary Use*
1.	DPIF California 27 Archibald Avenue [2]	473,393,507		473,393,501	3.56%	Industrial
2.	Tarpon Property Ownership 2 LLC [2][3]	322,082,489		322,082,489	2.42	Industrial
3	Amazon Com Services LLC [4]		232,021,038	232,021,038	1.74	Unsecured
4.	LRE Eastvale	220,000,000		220,000,000	1.65	Industrial
5.	BPP Pacific Industrial California Reit	169,840,962		169,840,962	1.28	Industrial
6.	Homecoming at Eastvale	151,759,229	283,879	152,043,108	1.14	Residential
7.	Providence Owner LLC [2]	139,230,000		139,230,000	1.05	Industrial
8.	First Industrial LP [2]	112,120,855		112,120,855	0.84	Industrial
9.	AMB Institutional Alliance Fund III [2]	100,282,176		100,282,176	0.75	Industrial
10.	Rexford Industrial Realty [2]	87,164,172		87,164,172	0.66	Industrial
	Totals	1,7758,873,384	232,304,917	2,008,178,301	15.09%	

(1) 2024-25 Local Assessed Valuation (secured and unsecured): $13,307,044,346.
(2) Has pending assessment appeals on parcels.
(3) Tarpon Property Ownership 2 LLC owns a commercial shopping center which includes retail and commercial uses, including an Amazon distribution facility, a Costco warehouse, and other uses.
(4) Unsecured value of property owned by Amazon Com Services LLC includes value of equipment located at a 2.0 million square foot distribution facility located at a portion of the property owned by Tarpon Property Ownership 2 LLC.
Source: HdL Coren and Cone.

Intergovernmental Revenues

General. During fiscal year 2023-24, intergovernmental revenues of approximately $6.7 million (consisting of approximately $6.3 million of property taxes in lieu of VLF, as described further below) contributed approximately 7.0% of total General Fund revenues. [General Fund intergovernmental revenues of approximately $6.5 million (consisting of approximately $6.4 million of property taxes in lieu of VLF) are budgeted to be received during fiscal year 2024-25.]

Property Taxes In Lieu of VLF. The City's intergovernmental revenues consist primarily of property taxes in lieu of Vehicle License Fees ("VLF"). VLF revenue was a subvention collected by the State and allocated to cities and counties based on a statutory formula. Several years ago, VLF were reduced by approximately two-thirds. However, the State continued to remit to cities and counties the same amount that those local agencies would have received if the VLF had not been reduced, known as the "VLF backfill." The State VLF backfill was phased out, and as of fiscal year 2011-12, all of the VLF is now received through an in-lieu payment from State property tax revenues referred to as Property Taxes in lieu of VLF. Calculations are now based on property valuations; therefore, as property valuations within the City grow so does the City's VLF allocation. See the caption "—Property Taxes" above.

Other. The City also receives other General Fund revenue from other government agencies, principally from the State and Federal governments. These revenues include monies called subventions, as well as grants for specific projects, and reimbursements related to State mandated activities or disaster/emergency declarations. These revenues can fluctuate from year-to-year for on-going programs and activities.

Historically, intergovernmental revenues also include maintenance reimbursement costs received from Jurupa Community Services District because certain streetlights purchased by the City from Southern California

Edison were located within assessment districts established by Jurupa Community Services District. However, the City has taken over administration of such assessment districts; accordingly, in fiscal year 2022-23 the City moved these revenues into special revenue funds to properly account for such revenues.

Franchise Fees

The City imposes fees on gas, electric, and cable television companies operating within the City. The City also imposes a franchise fee for refuse services. The fees range from 1% to 8% of gross receipts derived from business activities conducted within the City.

During fiscal year 2023-24, franchise fee receipts of approximately $2.7 million contributed approximately 4.2% of total General Fund Revenues. [General Fund franchise fee revenues of approximately $2.6 million are budgeted to be received during fiscal year 2024-25.]

Franchise fees relating to recycling and solid waste collection have been the subject of recent litigation. In the case of *Robert Zolly et al. v. City of Oakland*, two franchises awarded by the City of Oakland for recycling and municipal waste services were subject to challenge under Proposition 26. The City of Oakland argued that the franchise fees fell within the exception of Proposition 26 described under (d) above ("a charge for entrance to or use of local government property, or the purchase, rental, or lease of local government property"). In its ruling issued on August 11, 2022, in *Robert Zolly et al. v. City of Oakland*, the California Supreme Court found that the City of Oakland had failed to demonstrate that the right to use city streets for travel (i.e., to haul recyclable and municipal waste), as others use them, is a property right for which a fee can be imposed. The City's current solid waste franchise fees generate approximately $1.6 million annually, and are budgeted to produce $1.65 million in fiscal year 2025-26. The City's solid waste franchise fee has not been challenged and the City is evaluating the potential risk to this revenue stream. See "CONSTITUTIONAL AND STATUTORY LIMITATIONS ON TAXES AND APPROPRIATIONS—Proposition 26."

Licenses, Permits and Fees

The City collects both fixed fee and deposit-based permits for planning, building and safety, and engineering services for residential and commercial development. In February 2024, the City adopted a new user fee study that substantially reduced the number of administrative deposits the City collects in favor of fixed fees. The fees are based on the type of development activity and were adopted by resolution resulting from a Citywide comprehensive user fee and rate study.

During fiscal year 2023-24, revenues from licenses, permits and fees of approximately $3.9 million contributed approximately 4.2% of total General Fund revenues. [General Fund revenues from licenses and permits of approximately $5.5 million are budgeted to be received during fiscal year 2024-25.]

Other Revenue Sources

Fines and Forfeitures. Revenues from fines and forfeitures consists of traffic fines, parking citations and code enforcement citations. [This category of revenue is budgeted at $1.1 million for fiscal year 2024-25.]

Investment Earnings. Revenues from investment earnings consist of interest earnings on City investments. [The 2024-25 budget includes $6.1 million in investment earnings; this level of interest is not expected to continue as the City begins to spend cash reserves to fund the Civic Center Project.]

Other. Other sources of General Fund revenue for the City include reimbursements for special events, recovery from damage to City properties, donations, sale of City assets, and other miscellaneous revenue sources. These revenues can be inconsistent from year-to-year or are generally one-time in nature.

Transient Occupancy Tax

General. When the City was incorporated, it adopted the County's transient occupancy tax rate of 10%; however, the City has not historically received any transient occupancy tax revenues because until recently there have not been any hotels located within the City. The first hotel within the City opened in July 2024. The City currently estimates the new hotel will generate approximately $250,000 in transient occupancy tax revenues for fiscal year 2024-25, with the first full year of collections expected to be fiscal year 2025-26.

The City entered into a transient occupancy tax sharing and settlement agreement with the hotel operator on November 13, 2024. The City will rebate to the operator 80% of the transient occupancy tax generated by the hotel for ten years or until the operator is paid $6.0 million, whichever occurs first. In total, the City has paid $59,184 for two months of collected transient occupancy tax.

Long-Term Liabilities

Long-Term Debt. The City's long-term obligations payable from the General Fund currently consist of various real property and equipment leases, as well as subscriptions with an aggregate total liability as of June 30, 2024 of approximately $1.3 million and compensated absences for employees.

For additional information with respect to the City's outstanding long-term obligations, see Notes 7 and 8 to the audited financial statements for fiscal year 2023-24 attached to the Official Statement as Appendix B.

Short-Term Debt. The City currently has no short-term debt outstanding.

Retirement System

This caption contains certain information relating to the California Public Employees Retirement System ("CalPERS"). The information is primarily derived from information produced by CalPERS, its independent accountants and actuaries. The City has not independently verified the information provided by CalPERS and makes no representations nor expresses any opinion as to the accuracy of the information provided by CalPERS.

The annual comprehensive financial reports of CalPERS are available on its Internet website at www.calpers.ca.gov. The CalPERS website also contains CalPERS' most recent actuarial valuation reports and other information concerning benefits and other matters. Such information is not incorporated by reference herein. The City cannot guarantee the accuracy of such information. Actuarial assessments are "forward-looking" statements that reflect the judgment of the fiduciaries of the pension plans, and are based upon a variety of assumptions, one or more of which may not materialize or be changed in the future. Actuarial assessments will change with the future experience of the pension plans.

Plan Description. All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan ("Plan") administered by CalPERS. The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City participates in one miscellaneous rate plan. Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.go.

Benefits Provided. CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan operates under the provisions of the California Public Employees' Retirement Law ("PERL"), the California Public Employees' Pension Reform Act of 2013 ("PEPRA"), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The Plan's provisions and benefits in effect at June 30, 2024, are summarized as follows:

	Miscellaneous Plan	
Hire date	Prior to January 1, 2013	On or after January 1, 2013
Benefit formula	2.0% @ 60	2.0% @ 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	Monthly for life	Monthly for life
Minimum retirement age	50	52
Monthly benefits, as a % of eligible compensation	1.092% to 2.418%	1.0% to 2.5%
Required employee contribution rates	7.00%	7.75%
Required employer contribution rates[(1)]	10.19%	7.96%

(1) As described under "—*Contributions*" below, CalPERS no longer collects required contributions for the unfunded portion of pension liability based on a percentage of payroll.

Employees Covered. As of the June 30, 2023 actuarial valuation date, the following employees were covered by the benefit terms of the Plan:

Description	
Inactive employees or beneficiaries currently receiving benefits	10
Inactive employees entitled to but not yet receiving benefits	43
Active employees	49
Total	102

Source: City of Eastvale.

Contributions. Section 20814(c) of PERL requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contributions requirements are classified as plan member contributions.

The required employer contribution is comprised of a Normal Cost component and a component equal to an amortized amount of the unfunded liability or Annual Unfunded Accrued Liability ("UAL") Payment. The "Normal Cost" is the annual cost of service earned by active employees for the upcoming fiscal year, which is expressed as a percentage of payroll. The Annual UAL Payment is the amortized dollar amount needed to fund

past service credit earned (or accrued) for members who are currently receiving benefits, active members, and for members entitled to deferred benefits, as of the valuation date. The UAL Payment is a fixed dollar annual payment, billed monthly.

Beginning with fiscal year 2017-18, CalPERS began collecting employer contributions toward the Plan's unfunded liability as dollar amounts instead of the prior method of a contribution rate. According to CalPERS, this change was to address potential funding issues that could arise from a declining payroll or reduction in the number of active members in the Plan. Funding the unfunded liability as a percentage of payroll could lead to the underfunding of the Plan. Due to stakeholder feedback regarding internal needs for total contributions expressed as an estimated percentage of payroll, the CalPERS reports include such results in the contribution projection set forth in the tables below. CalPERS indicates that these results are provided for information purposes only and contributions toward the unfunded liability will continue to be collected as set dollar amounts.

Employer contributions by the City to the Plan for the fiscal year ended June 30, 2024 were $452,959. The actual employer payments of $451,400 made to CalPERS by the City during the measurement period ended June 30, 2023 differed from the City's proportionate share of the employer's contributions of $145,045 by $306,355, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan.

The tables below are derived from the City of Eastvale Annual Valuation Reports with valuation dates as of June 30, 2023 and delivered in July 2024 (the "2024 Reports") and show the required and projected employer contributions for the next six fiscal years. Projected results reflect the adopted changes to the discount rates described in the 2024 Reports. Such projections also assume that all actuarial assumptions will be realized and that no further changes to assumptions, contributions, benefits, or funding will occur during the projection period. The projected Normal Cost percentages in the projections below does not reflect that the Normal Cost will decline over the time as new employees are hired into PEPRA or other lower cost benefit tiers.

The foregoing projections assumed the investment return for fiscal year 2023-24 would be 6.80% and beyond. CalPERS announced a preliminary net investment return of 9.3% for fiscal year 2023-24. As a result, the actual contribution requirements for fiscal year 2025-26 and the following years shown below can be expected to differ from such projections. No assurance can be provided that the City's CalPERS plan expenses will not increase significantly in the future.

Miscellaneous Plan

	Required Contribution	***Projected Future Employer Contributions (Assumes 6.80% Return for Fiscal Year 2023-24 and Beyond)***				
Fiscal Year	***2025-26***	***2026-27***	***2027-28***	***2028-29***	***2029-30***	***2030-31***
Normal Cost %	10.19%	10.2%	10.2%	10.2%	10.2%	10.2%
UAL Payment	$16,054	$21,000	$25,000	$29,000	$30,000	$30,000

Source: CalPERs Miscellaneous Plan of the City of Eastvale Annual Valuation Report as of June 30, 2023.

PEPRA Miscellaneous Plan

	Required Contribution	***Projected Future Employer Contributions (Assumes 6.80% Return for Fiscal Year 2023-24 and Beyond)***				
Fiscal Year	***2025-26***	***2026-27***	***2027-28***	***2028-29***	***2029-30***	***2030-31***
Normal Cost %	7.96%	8.0%	8.0%	8.0%	8.0%	8.0%
UAL Payment	$13,362	$18,000	$22,000	$26,000	$27,000	$27,000

* Illustrative only and based on the projected payroll shown.

Source: CalPERs PEPRA Miscellaneous Plan of the City of Eastvale Annual Valuation Report as of June 30, 2023.

Total Pension Liability. The City's total pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The total pension liability of the Plan is measured as of June 30, 2023, using an annual actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. A summary of principal assumptions and methods used to determine the total pension liability is as follows:

Valuation Date	June 20, 2022
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry Age Actuarial Cost Method
Asset Valuation Method	Fair Value of Assets
Actuarial Assumptions	
Discount Rate	6.90%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table[(1)]	Derived using CalPERS' membership data for all funds
Post Retirement Benefit Increase	The lesser of contract COLA up to 2.30% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.30% thereafter

(1) The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP- 2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Pension Plan Fiduciary Net Position. Information about the Plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at www.calpers.ca.gov. The Plan's fiduciary net position and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

The City maintains a Pension Obligation reserve, which is not included in the Plan assets but is available to pay the City's pension liabilities. See the caption "CITY FINANCIAL INFORMATION—Management Discussion and Analysis—Pension and OPEB" and "—Financial Policies."

Proportionate Share of Total Pension Liability. The following table shows the City's proportionate share of the Plan's total pension liability over the measurement period.

	Increase (Decreases)		
	Proportionate Share of Total Pension Liability	***Proportionate Share of Fiduciary Net Position***	***Proportionate Share of Total Pension Liability***
Balance at June 30, 2022	$ 2,329,459	$ 2,275,780	$ 53,679
Balance at June 30, 2023	3,789,783	3,489,039	300,744
Net Changes During Fiscal Year 2022-23	$ 1,460,324	$ 1,213,259	$ 247,065

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the City's proportionate share of the total pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.9 percent, as well as what the total pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.9 percent) or 1 percentage-point higher (7.9 percent) than the current rate:

Miscellaneous	*Discount Rate -1% (5.90%)*	*Current Discount Rate (6.90%)*	*Discount Rate +1% (7.90%)*
Plan's Net Pension Liability/(Asset)	$813,296	$300,744	$(121,130)

Detailed information about each of the Miscellaneous and PEPRA Miscellaneous Plans' fiduciary net position is available in the separately issued CalPERS financial reports and can be obtained on the CalPERS website.

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions. On June 25, 2012, the Governmental Accounting Standards Board approved GASB Statement No. 68 ("GASB 68") with respect to pension accounting and financial reporting standards for state and local governments and pension plans. GASB 68 states that, for pensions within the scope of the statement, a cost-sharing employer that does not have a special funding situation is required to recognize a net pension liability, deferred outflows of resources, deferred inflows of resources related to pensions, and pension expense based on its proportionate share of the net pension liability for benefits provided through the pension plan. While the accounting standard changed financial statement reporting requirements, they do not impact funding policies of the pension systems. The audited financial statements of the City for fiscal year 2023-24 attached hereto as Appendix B reflect the application of the GASB 68.

As of the start of the measurement period (July 1, 2022), the City's total pension liability was $53,679. For the measurement period ending June 30, 2023 (the measurement date), the City incurred a pension expense of $447,618.

At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions as follows:

	Deferred Outflows of Resources	*Deferred Inflows of Resources*
Pension contributions subsequent to measurement date	$ 452,959	--
Changes in proportion	129,006	--
Differences in actual contributions vs. proportionate share of contributions	364,276	$ --
Difference between expected and actual experience	15,364	(2,383)
Differences between projected and actual earnings on plan investments	48,693	--
Changes in assumptions	18,157	--
Totals	$ 1,028,455	$ (1,770,950)

The amounts above are net of outflows and inflows recognized in the fiscal year 2022-23 measurement period expense. Contributions subsequent to the measurement date of $452,959 reported with deferred outflows of resources will be recognized as a reduction of the total pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Measurement Period Ended June 30:	*Deferred Outflows/(Inflows) of Resources, Net*
2025	$253,379
2026	184,503
2026	133,834
2028	1,397
Thereafter	--

Funded Status. The tables below are derived from the 2024 Reports and show the funded status of the City's defined benefit pension plan as of the valuation dates shown.

Miscellaneous Plan

Valuation Date	*Accrued Liability*	*Share of Pool's Market Value of Assets*	*Unfunded Accrued Liability*	*Funded Ratio*	*Annual Covered Payroll*
06/30/2014	$219,472	$226,757	$(7,285)	103.3%	$577,490
06/30/2015	245,222	244,265	957	99.6	252,356
06/30/2016	314,231	287,126	27,105	91.4	396,472
06/30/2017	415,624	391,831	23,793	94.3	323,701
06/30/2018	737,558	687,483	50,075	93.2	751,888
06/30/2019	957,237	895,251	61,986	93.5	1,102,706
06/30/2020	1,165,904	1,070,740	95,164	91.8	995,302
06/30/2021	1,597,916	1,719,162	(121,246)	107.6	925,624
06/30/2022	2,281,791	2,089,078	192,713	91.6	1,184,732
06/30/2023	2,674,878	2,406,237	268,641	90.0	1,581,815

Source: CalPERs Miscellaneous Plan of the City of Eastvale Annual Valuation Report as of June 30, 2023.

PEPRA Miscellaneous Plan

Valuation Date	*Accrued Liability*	*Share of Pool's Market Value of Assets*	*Unfunded Accrued Liability*	*Funded Ratio*	*Annual Covered Payroll*
06/30/2014	$14,268	$15,183	$(915)	106.4%	$183,217
06/30/2015	39,543	37,673	1,870	95.3	218,427
06/30/2016	97,581	87,565	10,016	89.7	286,205
06/30/2017	152,473	143,004	9,469	93.8	297,411
06/30/2018	95,124	78,654	16,470	82.7	442,260
06/30/2019	191,530	169,846	21,684	88.7	705,761
06/30/2020	301,051	270,194	30,857	89.8	842,358
06/30/2021	660,432	718,666	(58,234)	108.8	1,767,498
06/30/2022	1,396,361	1,234,515	161,846	88.4	2,384,723
06/30/2023	1,857,946	1,620,254	237,692	87.2	2,925,172

Source: CalPERs PEPRA Miscellaneous Plan of the City of Eastvale Annual Valuation Report as of June 30, 2023.

Other Post-Employment Benefits

Plan Description. The City's defined benefit postemployment healthcare plan (the "OPEB Plan") provides medical benefits to eligible retired employees and qualified dependents. The OPEB Plan is part of the

Public Agency portion of the California Employers' Retiree Benefit Trust Fund ("CERBT"), an agent multiple-employer plan administered by CalPERS, which acts as a common investment and administrative agent for participating public employers within the State of California. A menu of benefit provisions as well as other requirements is established by State statute within the PERL. CalPERS issues an Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report is issued in aggregate and includes the sum of all CalPERS plans. Copies of the CalPERS ACFR may be obtained from the CalPERS Executive Office, 400 P Street, Sacramento, California 95814.

Funding Policy. The contribution requirements of the City are established and may be amended by the City Council.

Employees Covered. As of December 31, 2023, actuarial valuation, the following current and former employees were covered by the benefit terms under the OPEB Plan:

Active employee	55
Inactive employees or beneficiaries currently receiving benefits	1
Inactive employees entitled to, but not yet receiving benefits	--
Total Number of Participants	56

Source: City of Eastvale Audited Financial Statements for fiscal year 2023-24.

Contributions. The City's annual contribution to the OPEB Plan is based on the actuarially determined contribution. For the fiscal year ended June 30, 2024, the City's cash contributions were $65,624.

Total OPEB Liability. The City's total OPEB liability (asset) was measured as of June 30, 2024 and the total OPEB liability (asset) used to calculate the total OPEB liability (asset) was determined by an actuarial valuation dated December 31, 2023 based on the following actuarial methods and assumptions.

Actuarial Assumptions	
Discount Rate	5.75%
Inflation	2.50%
Salary Increases	3.00% per year
Investment Rate of Return	5.75%, net of expenses
Mortality Rate[(1)]	Derived using CalPERS Membership Data for all funds
Pre-Retirement Turnover[(1)]	Derived using CalPERS Membership Data for all funds
Healthcare-Trend Rate	6.5% in 2025 decreasing to 3.9% by 2075

(1) Derived from data collected during 1997 to 2011 CalPERS Experience Study dated January 2014 and post-retirement mortality information was derived from the 2007 to 2011 CalPERS Experience Study. The Experience Study Reports may be access on the CalPERS website www.calpers.ca.gov under Forms and Publications.

Changes in the OPEB Liability (Asset). The changes in the total OPEB liability(asset) for the City in the fiscal year ending June 30, 2024 are as follows:

	Increase (Decrease)		
	Total OPEB Liability (a)	***Plan Fiduciary Net Position (b)***	***Total OPEB Liability/(Asset) (c)=(a)-(b)***
Balance at Fiscal Year Ending June 30, 2023	$ 227,257	$ 276,405	$ (49,148)
Changes During the Period			
Service Cost	63,142	--	63,142
Interest Cost	16,772	--	16,772
Actual and Expected Experience Difference	(11,029)	--	(11,029)
Changes of Assumptions	(21,455)	--	(21,455)
Contributions - Employer	--	65,624	(65,624)
Net Investment Income	--	23,386	(23,386)
Benefit Payments	(2,441)	(2,441)	--
Administrative Expense	--	(148)	148
Net Changes	44,989	86,421	(41,432)
Balance at Fiscal Year Ending June 30, 2023	$ 272,246	$ 362,826	$ (90,580)

Sensitivity of Total OPEB Liability to Changes in the Discount. The following presents the total OPEB liability (asset) of the City calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

Discount Rate 1% Lower (4.75%)	***Valuation Discount Rate (5.75%)***	***Discount Rate 1% Higher (6.75%)***
$(37,715)	$(90,580)	$(132,260)

The following presents the total OPEB liability (asset) of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2024:

Trend Rate 1% Lower (5.5%)	***Valuation Trend Rate (6.5%)***	***Trend Rate 1% Higher (7.5%)***
$(143,077)	$(90,580)	$(19,316)

For additional information with respect to the City's OPEB plan, including with respect to actuarial methods and assumptions used to determine the total OPEB liability, recognition of deferred outflows and inflows of resources and OPEB expense and deferred outflow/inflow of resources to OPEB, see Note 10 to the audited financial statements for fiscal year 2023-24 attached hereto as Appendix B.

GASB Statement No. 75. In June 2015, GASB issued Statement No. 75, which became effective for fiscal years beginning after June 15, 2017. The primary objective of Statement No. 75 is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (i.e., OPEB). Statement No. 75 is also intended to improve information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. Statement No. 75 results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for all postemployment benefits (pensions and OPEB) with regard to providing decision-useful information, supporting assessments of accountability and inter-period equity, and creating additional transparency.

More specifically, Statement No. 75 requires the liability of employers to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's

fiduciary net position. Statement No. 75 requires the recognition of the total OPEB liability in the Statement of Net Position.

ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING THE CITY AND THE COUNTY

Population

The following table shows the population growth for the City and the County for the years shown:

TABLE 11
CITY OF EASTVALE
CITY AND COUNTY POPULATION
CALENDAR YEARS 2020-24

Calendar Year	*City*	*County*
2024	68,884	2,442,378
2023	69,123	2,428,580
2022	69,797	2,427,832
2021	70,401	2,419,165
2020	69,685	2,418,185

Source: State of California, Department of Finance, *E-4 Population Estimates for Cities, Counties, and the State, 2021-2024, with 2020 Census Benchmark*. Sacramento, California, May 2024.

Employment and Industry

The following table shows certain employment statistics for the City, the County and the State for calendar years 2019 through 2023.

TABLE 12
CITY OF EASTVALE
CITY, COUNTY AND STATE AVERAGE ANNUAL EMPLOYMENT STATISTICS[(1)]
CALENDAR YEARS 2019 THROUGH 2023

	City			*County*	*State*
Year	*Labor Force*	*Employed*	*Unemployment Rate*	*Unemployment Rate*	*Unemployment Rate*
2023	35,100	33,900	3.5%	4.8%	4.8%
2022	34,700	33,700	3.0	4.2	4.3
2021	34,100	32,200	5.6	7.3	7.3
2020	33,800	30,900	8.5	10.2	10.1
2019	32,200	31,300	3.0	4.3	4.1

(1) Not seasonally adjusted. Figures represent the 12-month average for each such year.
Source: California Employment Development Department, Labor Market Information Division.

The following table shows the distribution of the labor force in the County from 2019 through 2023.

TABLE 13
COUNTY OF RIVERSIDE
ANNUAL AVERAGE EMPLOYMENT BY INDUSTRY
CALENDAR YEARS 2019-2023

	2019	*2020*	*2021*	*2022*	*2023*
Total Farm	12,900	11,800	11,400	11,300	10,900
Mining and Lodging	500	400	400	500	400
Construction	68,100	66,800	70,900	73,900	74,100
Manufacturing	45,200	43,000	43,700	44,900	45,200
Trade, Transportation and Utilities	169,600	173,200	188,100	197,900	196,700
Information	6,500	5,300	5,300	5,500	5,600
Financial Activities	21,600	20,900	21,400	22,500	21,100
Professional and Business Services	73,700	71,500	77,200	78,600	76,300
Educational and Health Services	115,300	119,600	124,600	131,700	143,900
Leisure and Hospitality	97,800	77,600	88,600	101,100	104,200
Other Services	23,300	19,900	21,800	24,400	25,500
Government	132,100	124,000	119,800	121,700	128,100
Total All Industries	766,500	734,000	773,200	813,900	832,000
Total Civilian Labor Force	1,106,200	1,118,900	1,130,500	1,145,700	1,157,900

Source: California Employment Development Department, Labor Market Information Division.

Largest Employers

The following table lists the major area employers within the City for the fiscal year ending June 30, 2024.

TABLE 14
CITY OF EASTVALE
MAJOR AREA EMPLOYERS
FISCAL YEAR ENDING JUNE 30, 2024

Employer	*Number of Employees*	*Percent of Total Employment (%)*
Amazon Fulfillment Center	4,958	14.21
Walmart Distribution	1,029	2.95
Corona-Norco Unified School District	794	2.28
Costco	353	1.01
Ingram Micro	282	0.81
Grainger Distribution Center	240	0.69
Home Depot	191	0.55
Komar Distribution Services	160	0.46
Albertson	85	0.24
City of Eastvale	69	0.20
Total Top 10 Employers	8,161	23.38%
Total City Labor Force	34,900	

Source: City of Eastvale, as shown in the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024.

Per Capital Personal Income

The City is part of the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, as determined by the United States Office of Management and Budget. The following table shows the annual per capita personal income for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area, the State and the United States from 2019 through 2023:

TABLE 15
RIVERSIDE-SAN BERNARDINO-ONTARIO METROPOLITAN STATISTICAL AREA, STATE OF CALIFORNIA AND THE UNITED STATES
PER CAPITA PERSONAL INCOME[(1)]
CALENDAR YEARS 2019 THROUGH 2023

Year	*MSA*	*State*	*U.S.*
2023	$52,553	$81,255	$69,810
2022	49,908	76,941	66,244
2021	50,700	76,882	64,460
2020	46,540	70,098	59,123
2019	42,138	64,219	55,566

(1) Dollar estimates in current dollars (not adjusted for inflation).
Source: U.S. Bureau of Economic Analysis, CAINC1 County and MSA personal income summary: personal income, population, per capita personal income (accessed Friday, December 6, 2024).

Taxable Transactions

A summary of taxable sales within the City, by type of business, during the past five years for which data is available is shown in the following table.

TABLE 16
CITY OF EASTVALE
TAXABLE TRANSACTION VALUATION[(1)]
CALENDAR YEARS 2019-2023

Business	*2019*	*2020*	*2021*[(2)]	*2022*	*2023*
Motor Vehicle and Parts Dealers	$ 6,103	$ 6,116	$ 6,194	$ 6,051	$ 6,065
Home Furnishings and Appliance Stores	44,239	41,830	62,862	56,499	47,408
Building Material, Garden Equip & Supplies	63,882	79,247	0	0	86,713
Food and Beverage Stores	56,453	51,317	61,686	71,241	64,911
Gasoline Stations	35,085	23,392	46,741	65,684	62,559
Clothing and Clothing Accessories Stores	24,811	24,936	41,285	43,172	44,713
General Merchandise Stores	192,564	195,766	250,227	299,554	289,749
Food Services and Drinking Places	87,462	86,413	115,708	131,379	150,605
Other Retail Group	39,623	32,676	2,866,480	2,924,084	2,995,720
Total Retail and Food Services	550,227	652,697	3,451,188	3,597,667	3,748,448
All Other Outlets	287,624	541,697	381,823	398,706	403,044
Total All Outlets	837,852	332,086	3,833,112	3,996,374	4,151,493

(1) In thousands of dollars ('000s).
(2) See the caption "CITY FINANCIAL INFORMATION—Sales Taxes—*Concentration of Sales Tax Revenues*" for a discussion regarding the increase in sales tax revenues generated in the City beginning in calendar year 2021.
Source: California Department of Tax and Fee Administration.

The number of sales permits and the valuation of taxable transaction in the City subject to sales tax are presented in the following table.

TABLE 17
CITY OF EASTVALE
PERMIT NUMBERS AND TAXABLE TRANSACTION VALUATION
CALENDAR YEARS 2019-2023

Year	*No. of Retail and Food Services Permits*	*Retail and Food Services Stores*	*No. of Total Permits*	*Total All Outlets*
2023	928	$3,748,448,579	1,544	$4,151,493,493
2022	912	3,597,667,843	1,494	3,996,374,127
2021	827	3,451,188,665	1,430	3,833,112,212
2020[(2)]	905	541,697,561	1,523	873,784,151
2019	793	550,227,731	1,278	837,852,099

(1) See the caption "CITY FINANCIAL INFORMATION—Sales Taxes—*Concentration of Sales Tax Revenues*" for a discussion regarding the increase in sales tax revenues generated in the City beginning in calendar year 2021.
Source: California Department of Tax and Fee Administration.

APPENDIX B

SUMMARY OF THE PRINCIPAL LEGAL DOCUMENTS

The following is a brief summary of the provisions of the Indenture, the Ground Lease, the Lease Agreement and the Assignment Agreement. This summary is not intended to be definitive, and Owners of the Series 2025A Bonds should refer to the documents for the complete text thereof. Copies of the documents summarized herein are available from the City.

[TO COME]

APPENDIX C

ANNUAL COMPREHENSIVE FINANCIAL REPORT
OF THE CITY FOR THE FISCAL YEAR ENDED JUNE 30, 2024

APPENDIX D

PROPOSED FORM OF BOND COUNSEL OPINION

_____, 2025

Eastvale Public Financing Authority
Eastvale, California

Re: *$_____ Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project)*

Ladies and Gentlemen:

We have acted as bond counsel to the Eastvale Public Financing Authority (the "Authority") in connection with the issuance by the Authority of $_____ Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project) (the "Bonds"), pursuant to the provisions of Article 4 (commencing with Section 6584) of Chapter 5 of Division 7 of Title 1 of the California Government Code (the "Bond Law"), and pursuant to an Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Authority, the City of Eastvale (the "City") and U.S. Bank Trust Company, National Association, as Trustee. The Bonds will be principally secured by base rental payments to be made by the City pursuant to a Lease Agreement, dated as of July 1, 2025 (the "Lease"), by and between the Authority and the City. We have examined the law and such certified proceedings and other documents, agreements, opinions and matters as we deem necessary to render this opinion. This opinion is based on current statutory and constitutional law and published court decisions as of the date hereof. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Indenture.

As to questions of fact material to our opinion, we have relied upon representations of the Authority contained in the Indenture and in the certified proceedings and certifications of public officials and others furnished to us, without undertaking to verify the same by independent investigation.

We have assumed the genuineness of all documents and signatures presented to us, the authenticity of documents submitted as originals and the conformity to originals of documents submitted as copies. We have not undertaken to verify independently, and have assumed, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions referred to in the preceding paragraphs of this opinion. Furthermore, we have assumed compliance with all covenants and agreements contained in the Indenture, the Lease and the Ground Lease. We call attention to the fact that the rights and obligations under the Bonds, the Indenture, the Lease, the Ground Lease, the Assignment Agreement and the Tax Certificate may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, by the application of equitable principles and the exercise of judicial discretion in appropriate cases and by the limitations on legal remedies against cities and public agencies in the State of California.

We express no opinion herein with respect to any indemnification, contribution, choice of law, choice of forum, penalty or waiver provisions contained in the Bonds, the Indenture, the Lease, the Ground Lease or the Assignment Agreement; nor do we express any opinion with respect to the state or quality of title to any of the real or personal property described in the Indenture, the Lease or the Ground Lease, or the accuracy or sufficiency of the description contained therein, or the remedies available to enforce liens on, any such property contained therein. [Additionally, we express no opinion with respect to the municipal bond insurance policy relating to the Insured Bonds.]

Based upon the foregoing we are of the opinion, under existing law, as follows:

1. The Authority is a joint exercise of powers authority duly organized and validly existing under the laws of the State of California with the full power to enter into the Indenture and the Lease, to perform the agreements on its part contained therein and to issue the Bonds.

2. The Indenture and the Lease have each been duly authorized and approved by the Authority and the Indenture and the Lease constitute the valid and binding obligations of the Authority enforceable against the Authority in accordance with their respective terms. The Indenture creates a valid pledge of the Base Rental Payments and other moneys pledged under the Indenture, subject to the provisions of the Indenture.

3. The Indenture and the Lease have each been duly authorized and approved by the City and the Indenture and the Lease constitute the valid and binding obligations of the City enforceable against the City in accordance with their respective terms.

4. The Bonds have been duly and validly authorized by the Authority and are legal, valid and binding limited obligations of the Authority, enforceable in accordance with their terms and the terms of the Indenture. The Bonds are limited obligations of the Authority payable solely from the Base Rental Payments and other moneys pledged under the Indenture as provided in the Indenture, but are not a debt of the City, the State of California or any other political subdivision thereof within the meaning of any constitutional or statutory limitation, and, neither the faith and credit nor the taxing power of the City, the State of California, or any of its political subdivisions is pledged for the payment thereof. The Authority has no taxing power.

5. Under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals; however, it should be noted that with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code"), interest (and original issue discount) with respect to the Bonds might be taken into account in determining adjusted financial statement income for purposes of computing the alternative minimum tax imposed on such corporations.

6. Interest (and original issue discount) on the Bonds is exempt from personal income taxes imposed in the State of California.

7. The difference between the issue price of a Bond (the first price at which a substantial amount of the Bonds of a maturity is to be sold to the public) and the stated redemption price at maturity with respect to such Bond constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Bond Owner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by a Bond Owner will increase the Bond Owner's basis in the applicable Bond. Original issue discount that accrues to the Bond Owner is excluded from the gross income of such owner for federal income tax purposes, is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals (as described in paragraph (5) above) and is exempt from State of California personal income tax.

8. The amount by which a Bond Owner's original basis for determining loss on sale or exchange in the applicable Bond (generally the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable Bond premium which must be amortized under Section 171 of the Code; such amortizable Bond premium reduces the Bond Owner's basis in the applicable Bond (and the amount of tax-exempt interest received), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of Bond premium may result in a Bond Owner realizing a taxable gain when a Bond is sold by the owner for an amount equal to or less (under certain circumstances) than the original cost of the Bond to the owner. Purchasers of the Bonds should consult their own tax advisors as to the treatment, computation and collateral consequences of amortizable bond premium.

The opinions expressed in paragraphs (5) and (7) above as to the exclusion from gross income for federal income tax purposes of interest (and original issue discount) on the Bonds are based upon certain representations of fact and certifications made by the District and others and are subject to the condition that the Authority and the City comply with all requirements of the Code, that must be satisfied subsequent to the issuance of the Bonds to assure that such interest (and original issue discount) will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause interest (and original issue discount) on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. The Authority and the City have covenanted to comply with all such requirements. Except as set forth in paragraphs (5), (6), (7) and (8) above, we express no opinion as to any tax consequences related to the Bonds.

Certain requirements and procedures contained or referred to in the Indenture, the Lease and Tax Certificate may be changed, and certain actions may be taken, under the circumstances and subject to the terms and conditions set forth in the Indenture, the Lease and Tax Certificate, upon the advice or with the approving opinion of counsel nationally recognized in the area of tax-exempt obligations. We express no opinion as to the effect on the exclusion of interest (and original issue discount) on the Bonds from gross income for federal income tax purposes on and after the date on which any such change occurs or action is taken upon the advice or approval of counsel other than Stradling Yocca Carlson & Rauth LLP.

Our opinion is limited to matters governed by the laws of the State of California and federal law. We assume no responsibility with respect to the applicability or the effect of the laws of any other jurisdiction.

The opinions expressed herein are based upon an analysis of existing statutes, regulations, rulings and judicial decisions and cover certain matters not directly addressed by such authorities. We call attention to the fact that the foregoing opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. We have not undertaken to determine, or to inform any person, whether such actions or events are taken (or not taken) or do occur (or do not occur). Our engagement with respect to the Bonds terminates upon their issuance, and we disclaim any obligation to update the matters set forth herein.

We express no opinion herein as to the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds. We expressly disclaim any duty to advise the owners of the Bonds with respect to the matters contained in the Official Statement and any other offering material relating to the Bonds.

Respectfully submitted,

APPENDIX E

FORM OF CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement, dated as of July __, 2025 (the "Disclosure Agreement") is by and between the City of Eastvale (the "City") and Urban Futures, Inc. (the "Dissemination Agent"), in connection with the issuance of the Eastvale Public Financing Authority's (the "Authority") $_____ Lease Revenue Bonds, Series 2025A (Civic Center Project) (the "Bonds").

WHEREAS, the Bonds are being issued pursuant to an Indenture, dated as of July 1, 2025 (the "Indenture"), by and among the Authority, the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

WHEREAS, the Bonds are payable from the base rental payments to be made by the City under the Lease Agreement, dated as of July 1, 2025 (the "Lease Agreement"), between the City, as lessee, and the Authority, as lessor; and

WHEREAS, this Disclosure Agreement is being entered into by the City for the benefit of the Owners and Beneficial Owners of the Bonds and in order to assist the Underwriter in complying with the Rule (defined below).

NOW, THEREFORE, the City and the Dissemination Agent agree as follows:

SECTION 1. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Comprehensive Financial Report provided by the City pursuant to, and as described in, Sections 2 and 3 of this Disclosure Agreement.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Disclosure Representative" shall mean the City Manager of the City, the Director of Finance of the City, or their designee, or such other officer or employee as the City shall designate in writing from time to time.

"Dissemination Agent" shall mean Urban Futures, Inc., or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Listed Events" shall mean any of the events listed in Section 4(a) and (b) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule,

or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"Official Statement" shall mean the Official Statement relating to the Bonds, dated _____, 2025.

"Repository" shall mean the Electronic Municipal Market Access system of the Municipal Securities Rulemaking Board, which can be found at http://emma.msrb.org.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of California.

"Underwriter" shall mean the original Underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

SECTION 2. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent, not later than nine months following the end of the City's fiscal year (which presently ends on June 30) (the "Annual Report Date"), commencing with the report for the fiscal year ending June 30, 2025 due March 31, 2026, provide to the MSRB an Annual Report which is consistent with the requirements of Section 3 of this Disclosure Agreement. The Annual Report shall be provided to the MSRB in an electronic format as prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 3 of this Disclosure Agreement; provided that the audited financial statements of the City may be submitted separately from and later than the balance of the Annual Report if they are not available by the date required above for the filing of the Annual Report.

The Annual Report shall be provided at least annually notwithstanding any fiscal year longer than 12 calendar months. The City's fiscal year is currently effective from July 1 to the immediately succeeding June 30 of the following year. The City will promptly notify the MSRB and the Dissemination Agent (if other than the City) of a change in the fiscal year dates. The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by it hereunder. The Dissemination Agent may conclusively rely upon such certification of the City and shall have no duty or obligation to review such Annual Report.

(b) If by five (5) Business Days prior to the Annual Report Date, the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall notify the City of such non-receipt.

(c) If the Dissemination Agent is unable to verify that an Annual Report has been provided to the MSRB by the Annual Report Date, the Dissemination Agent shall provide in a timely manner to the MSRB (with a copy to the Trustee and the Underwriter) a notice, in substantially the form attached as Exhibit A.

(d) Unless the City has done so pursuant to Section 3(a) above, the Dissemination Agent (if other than the City) shall:

(i) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(ii) if the Dissemination Agent is other than the City, file a certificate with the City to the effect that the Annual Report has been provided pursuant to this Disclosure Agreement, stating, to the extent it can confirm such filing of the Annual Report, the date it was provided.

SECTION 3. Content of Annual Reports. The City's Annual Report shall contain or include by reference the following:

(a) The City's audited financial statements, prepared in accordance with generally accepted auditing standards for municipalities in the State of California. If the City's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 2(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Information for the immediately preceding Fiscal Year (unless otherwise noted below) of the general type contained in Appendix A to the Official Statement, in the following charts and tables:

(i) Table 5 (General Fund Statement of Revenues, Expenditures and Changes in Fund Balances),

(ii) Table 6 (General Fund Balance Sheets),

(iii) Table 7 (General Fund Tax and Fee Revenues by Source),

(iv) Table 8 (Top 25 Sales Tax Producers) (most recent data available),

(v) Table 9 (Assessed Valuation), and

(vi) Table 10 (Top Ten Principal Property Taxpayers).

Financial information relating to the City referenced in this Section 3 may be updated from time to time, and such updates may involve displaying data in a different format or table or eliminating data that is no longer available.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The City shall clearly identify each such other document so included by reference.

SECTION 4. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 4, the City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not more than ten (10) business days after the event:

1. Principal and interest payment delinquencies;

2. Unscheduled draws on debt service reserves reflecting financial difficulties;

3. Unscheduled draws on credit enhancements reflecting financial difficulties;

4. Substitution of credit or liquidity providers, or their failure to perform;

5. Issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposal Issue (IRS Form 5701-TEB);

6. Tender Offers;

7. Defeasances;

8. Rating changes;

9. Bankruptcy, insolvency, receivership or similar proceedings; and

Note: For the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

10. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) Pursuant to the provisions of this Section 4, the City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material, in a timely manner not more than ten (10) business days after occurrence:

1. unless described in Section 4(a)(5), adverse tax opinions or other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;

2. modifications to the rights of Bondholders;

3. bond calls;

4. release, substitution or sale of property securing repayment of the Bonds;

5. non-payment related defaults;

6. the consummation of a merger, consolidation, or acquisition involving the City or the Authority or the sale of all or substantially all of the assets of the City or the Authority, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;

7. appointment of a successor or additional trustee or the change of the name of a trustee; and

8. incurrence of a Financial Obligation of the obligated person, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect Bond Owners.

(c) If the City determines that knowledge of the occurrence of a Listed Event under subsection (b) would be material under applicable federal securities laws, and if the Dissemination Agent is other than the City, the City shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to file a notice of such occurrence with the MSRB in an electronic format as prescribed by the MSRB in a timely manner not more than ten (10) Business Days after the event.

(d) If the City determines that the Listed Event under subsection (b) would not be material under applicable federal securities laws and if the Dissemination Agent is other than the City, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence.

(e) The City hereby agrees that the undertaking set forth in this Disclosure Agreement is the responsibility of the City and, if the Dissemination Agent is other than the City, the Dissemination Agent shall not be responsible for determining whether the City's instructions to the Dissemination Agent under this Section 5 comply with the requirements of the Rule.

SECTION 5. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under this Disclosure Agreement shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 6. Termination of Reporting Obligation. The obligations of the City, the Trustee and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 4(a).

SECTION 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the form or content of any notice or report prepared by the City pursuant to this Disclosure Agreement. The Dissemination Agent may resign by providing thirty days written notice to the City and the Trustee. The Dissemination Agent shall not be responsible for the content of any report or notice prepared by the City and shall have no duty to review any information provided to it by the City. The Dissemination Agent shall have no duty to prepare any information report nor shall the Dissemination Agent be responsible for filing any report not provided to it by the City in a timely manner and in a form suitable for filing.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the City may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that, in the opinion of nationally recognized bond counsel, such amendment or waiver is permitted by the Rule; provided, the Dissemination Agent shall have first consented to any amendment that modifies or increases its duties or obligations hereunder. In the event of any amendment or waiver of a provision of this Disclosure Agreement, the City shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 4(a), and (ii) the Annual Report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this

Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the City to comply with any provision of this Disclosure Agreement, any Owners or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the City to comply with this Disclosure Agreement shall be an action to compel performance.

No Bond Owner or Beneficial Owner may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the City satisfactory written evidence of their status as such, and a written notice of and request to cure such failure, and the City shall have refused to comply therewith within a reasonable time.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and the City agrees, to the extent permitted by law, to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall also be entitled to any further protections and limitations from liability afforded to the Trustee under the Indenture as if such provisions were fully set forth herein. The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time and all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. In performing its duties hereunder, the Dissemination Agent shall not be deemed to be acting in any fiduciary capacity for the City, the Bond Owners, or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Notices. Any notices or communications to or among any of the parties to this Disclosure Agreement may be given as follows:

City:	City of Eastvale 12363 Limonite Avenue, Suite 910 Eastvale, California 91752 Attention: City Manager
Dissemination Agent:	Urban Futures, Inc. 1470 Maria Ln, Suite 315 Walnut Creek, California 94596 Attention: Michael Busch

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Dissemination Agent, if any, the Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 14. Signature. This Disclosure Agreement has been executed by the undersigned on the date hereof, and such signature binds the City to the undertaking herein provided.

CITY OF EASTVALE

By: _____
City Manager

URBAN FUTURES, INC., as Dissemination Agent

By: _____
Authorized Officer

EXHIBIT A
NOTICE TO MUNICIPAL SECURITIES RULEMAKING BOARD
OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Eastvale Public Financing Authority

Name of Issue: Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A (Civic Center Project)

Date of Issuance: July __, 2025

NOTICE IS HEREBY GIVEN that the City of Eastvale (the "City") has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Agreement, dated as of July __, 2025, by and between the City and Urban Futures, Inc. [The City anticipates that the Annual Report will be filed by _____.]

Dated: _____

[DISSEMINATION AGENT]

By: _____

APPENDIX F

BOOK-ENTRY ONLY SYSTEM

The information in this section concerning DTC and DTC's book-entry only system has been obtained from sources that the Authority believes to be reliable, but the Authority takes no responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Series 2025A Bonds, payment of principal, premium, if any, accreted value and interest on the Series 2025A Bonds to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Series 2025A Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC.

1. The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2025A Bonds (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each maturity of the Securities in the aggregate principal amount of such maturity, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P Global Ratings highest rating: "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. The information set forth on such website is not incorporated herein by reference.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Principal, redemption price and interest payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption price and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. If applicable, a Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to tender/remarketing agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to tender/remarketing agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to tender/remarketing agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the Authority or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

APPENDIX G

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

CITY OF EASTVALE

City of Eastvale

Proposed Issuance of Eastvale Public Financing Authority Lease Revenue Bonds, Series 2025A

June 25, 2025

UFI Financial Solutions

Stradling Attorneys at Law

BofA SECURITIES

Civic Center Project – 2025A Lease Revenue Bonds

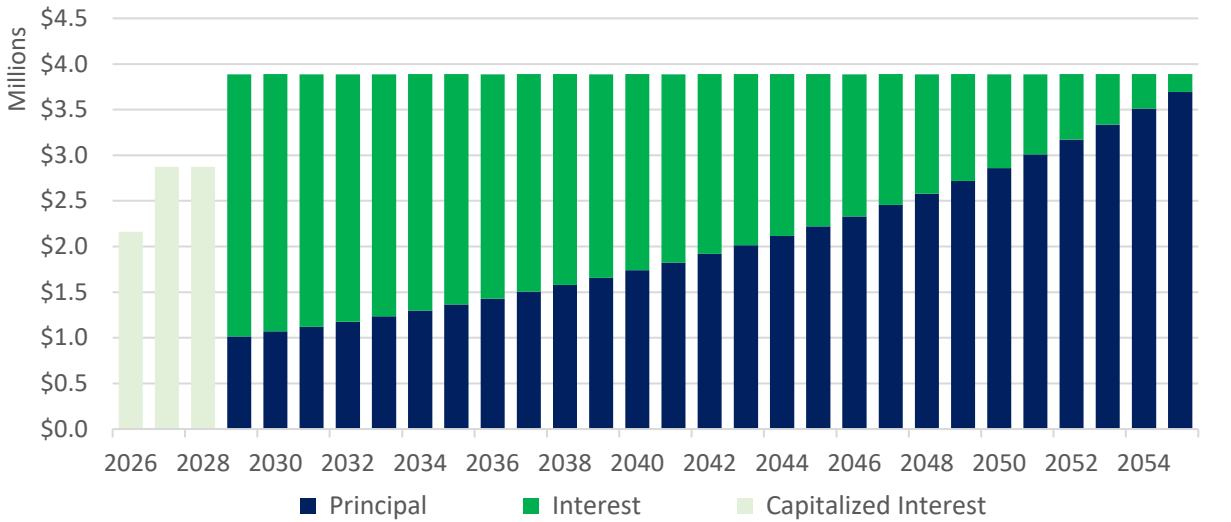
- 2025A Bonds are being issued to finance a portion of the Civic Center Project
  - Project includes City Hall, Library, Police Station buildings, Civic Plaza, Park, Amphitheater, and parking, associated facilities and equipment
- Total estimated cost of $187.3 million
- 2025A Bonds expected to fund $50 million of Project costs
- Bonds secured by base rental payments made by City pursuant to Lease Agreement
  - Leased Asset: City Hall Building

Select Financing Statistics*

- Fixed-rate, tax-exempt borrowing
- 30-year term (Final maturity May 1, 2055)
- First principal payment: May 1, 2029
- Capitalized interest through May 1, 2028
- 10-year optional redemption date (May 1, 2035)
- Estimated annual payments of $3.9 million
- True interest cost of 4.82%

Sources & Uses*	
Sources	
Par Amount	$55,950,000
Premium	2,466,889
Total Sources	**$58,416,887**
Uses	
Project Fund	$50,000,000
Capitalized Interest Fund	7,905,049
Issuance Costs	511,838
Total Uses	**$58,416,887**

2025A Bonds Debt Service*



*Preliminary, as of 6/12/2025, and assuming "AA" category credit rating; subject to change

2188

Recommended Actions

- Conduct a public hearing with respect to the issuance of the 2025A Bonds
- Adopt City Council and Authority Resolutions Authorizing the issuance of Eastvale Public Financing Authority Lease Revenue Bonds in an amount not to exceed $65 million
- Resolutions authorize execution and delivery of legal and financing documents
  - Indenture of Trust
  - Lease Agreement
  - Ground Lease
  - Assignment Agreement
  - Bond Purchase Agreement
  - Preliminary Official Statement with Continuing Disclosure Agreement

Next Steps

- 2025A Bonds are expected to be sold on or around the week of July 14

Month	Description
June 25	City Council Meeting to Approve Financing
June 27	Post Preliminary Official Statement (Make Available to Prospective Investors)
Week of July 14	Pricing of 2025A Bonds
Week of July 28	Settlement of 2025A Bonds (Date of Issuance)

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY BUSINESS
Agenda Item No. 13.1
June 25, 2025

Construction Contract Award to Clark Construction Group and Professional Services Agreements Approval with Geocon West, Inc. for the Eastvale Civic Center project

Prepared By:

Jimmy Chung, Public Works Director/ City Engineer

Recommended Action(s)

Staff recommends that the City Council:

1. Adopt the attached resolution approving the project plans and specifications and awarding the Construction Contract to Clark Construction Group - California LP, the lowest responsive and responsible bidder, in accordance with unit bid prices in the amount of $135,151,000 plus a 10% contingency of $13,515,100 for a total not-to-exceed amount of $148,666,100;
2. Approve the Professional Services Agreement with Geocon West, Inc. in the amount of $131,770 plus a 10% contingency of $13,177 for a total not-to-exceed amount of $144,947 for the geotechnical observation and testing services;
3. Approve the payment of water and sewer capacity charges to Jurupa Community Services District (JCSD) in the amount of $1,271,632.75; and
4. Authorize the City Manager to execute all necessary documents to complete the project, including, but not limited to, the Notice of Completion.

Summary

Following City Council's adoption of the prequalified contractor list on April 9, 2025, the Notice Inviting Bids (NIB) was published on the City's website and PlanetBids on April 10, 2025. In accordance with the Public Contract Code, the NIB was also published in the local newspaper on

April 15 and April 22, 2025. A mandatory pre-bid meeting was held on April 17, 2025, with participation from all prequalified general contractors. During the bidding period, six addenda were issued to clarify and revise the original contract documents.

Bid opening occurred on June 6, 2025, with the following results:

NAME OF BIDDER	BASE BID AMOUNT
Clark Construction Group	$135,151,000
Swinerton Builders	$136,542,200
Bernards Bros., Inc.	$140,250,000
The Whiting-Turner Contracting Company	$159,227,694
McCarthy Building Companies, Inc.	$159,279,000
PCL Construction Services, Inc.	Did Not Submit

Bids were received from five (5) of the prequalified general contractors. Upon review, City staff determined that Clark Construction Group (Clark) submitted the lowest responsive and responsible bid, with a total base bid of $135,151,000. Clark holds valid Class A and B Contractor's Licenses in the State of California with no enforcement actions.

Clark Construction has an extensive track record of successfully delivering complex, ground-up public facilities throughout California. Over the past 30 years, Clark has partnered with clients to deliver over $3 billion in civic and public safety projects. Notably, Clark recently completed the Long Beach Civic Center and is currently constructing the Garden Grove Civic Center—both highly relevant to the City's project.

Assuming timely execution of the construction contract, work is expected to commence in August 2025. The contract allows for 730 calendar days to complete the project. City staff will coordinate with the City's Communications Division to ensure that the public receives regular construction updates throughout the duration of the project.

Background

Project Description

The Eastvale Civic Center project has been one of the City's highest priority capital projects. This comprehensive development is designed to create a centralized civic campus that includes a new City Hall (Capital Improvement Project No. 95011), public library (CIP No. 95012), police station (CIP No. 95014), and associated site improvements (CIP No. 95023). These Civic Center projects reflect the City's long-term vision for improved public service delivery and community engagement. A rendering illustrating the project vision is included in Attachment 1, and project highlights are listed below:

- City Hall: a three-story building that includes public counter spaces, an outdoor amphitheater, a council chamber that could be converted into a stage for performances, conference rooms, and office spaces. it is approximately 52,340 SF.

- Library: a two-story building featuring book collection areas for all ages, group study rooms, activity spaces, offices, and an occupiable terrace. it is approximately 25,599 SF.
- Police Station: a two-story building with one level below grade secured parking. it is approximately 22, 021 SF.
- Site Improvement: An approximately 2.8 acre Civic Park with an amphitheater and a central hardscape Civic Plaza and associated site work around the three buildings: City Hall, library, and police station.

Project Delivery

The City is using the design-bid-build project delivery method to design and construction the Eastvale Civic Center project. This approach requires the City to select an architectural firm to design the building, then select a general contractor to construct the building, through a competitive process. State law requires that public works projects such as the design and construction of the Civic Center follow certain procedures to help achieve transparency and cost effectiveness. One requirement is that the City must accept the bid (proposal) of the general contractor that provides the lowest cost responsive, responsible bid to construct the building. A responsive bid is one that fully complies with all of the bid requirements, and a responsible bidder is one whose past performance, reputation, and financial capability is deemed acceptable.

To ensure the successful completion on of this large-scale project, it was determined that using a prequalification process would be valuable for selecting the most qualified general contractor while still awarding the project to the contractor that provides the most competitive pricing. At its April 9, 2025 meeting, City Council adopted the list of prequalified contractors to bid on the Eastvale Civic Center project that is comprised of six (6) general contractors listed below, in alphabetical order:

1. Benards Bros, Inc.
2. Clark Construction Group
3. McCarthy Bulding Companies, Inc.
4. PCL Construction Services, Inc.
5. Swinerton Builders
6. Whiting-Turner Contracting Company

Gensler serves as the architect of record and has provided comprehensive architectural, engineering, and interior design services for the project. The construction documents were completed and delivered on March 27, 2025, and subsequently used to advertise the project for construction bidding. The plans and specifications for the project are on file at the City's Public Works Department and are available upon request.

A resolution has been prepared which, if adopted would, approve of the plans and specifications for the Eastvale Civic Center project, and award the contract to Clark Construction Group – California LP. Adopting a resolution for this project is recommended to create a record that the City's legislative body approved the plans and specifications in advance of construction, for the purposes of design immunity under Government Code section 830.6.

Geotechnical Observation and Testing Services

Geocon West, Inc. (Geocon) will be providing geotechnical observation and testing services for the project. The scope of services includes full-time observation and testing during site grading activities, foundation (footing) inspections, responses to RFIs and issuance of pad certification letters. Geocon

will also provide observation and testing during backfill of both wet and dry utilities, as well as for offsite improvements. A final report will be prepared upon completion of the work.

Water and Sewer Capacity Charges to Jurupa Community Services District (JCSD)

JCSD (Jurupa Community Services District) is a utility service provider for the City of Eastvale. Services provided by JCSD include water, sewer, wastewater, parks and recreation, graffiti abatement, and more. The Civic Center project requires new water and sewer connections. As such, water and sewer capacity charges are due to JCSD. A statement outlining these charges has been provided by JCSD, based on the rates and fees detailed in their Customer Guide (see Attachment 5.2). These capacity charges are used by JCSD to fund the infrastructure necessary to deliver water and sewer services to new developments.

The Water Capacity Charge, also known as the water connection charge, is calculated based on the size of the water meter, which determines the flow capacity available to the customer. The Sewer Capacity Charge is based on Equivalent Dwelling Units (EDUs), a standardized unit used to estimate the amount of sewage generated by various types of buildings or land uses.

Environmental

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

Strategic Plan Action - Priority Level: 1 | Target #: 5 | Goal #: 1

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

Fiscal Impact

The total fiscal impact for the construction contract is $148,666,100. The project is inclusive of four CIP projects, City Hall (95011), Library (95012), Police Station (95014), and Civic Center Site Improvement (95023). During the Fiscal Year 2025-26 budget process, budget was identified for the Civic Center Project and broken down by the specific components of the project (buildings and site features). The budget was based on the original conservative cost estimate received by the city's cost estimator consultant and as a result the total budget is higher than necessary and relies on more bond proceeds than will be necessary. Once the contracts and bonds are finalized, staff will adjust the budget to reflect the new cost estimates and sources of funding. The proposed Fiscal Year 2025-26 budget is included for approval by City Council on the same agenda as this item and specific amounts for each component of the Civic Center Project are listed below.

FY 2025-26 Project Budget					
Fund	**Account**	**City Hall (95011-0000)**	**Library (95012-0000)**	**Police Station (95014-0000)**	**Civic Center Site Improvement (95023-0000)**
Debt Service Fund	500-500-6650	20,883,540	10,110,015	22,805,000	7,000,000

Public Facilities: City Hall DIF	292-500-6650	15,221,915			
Public Facilities: Library DIF	296-500-6650		9,889,985		
Police Facilities DIF	295-500-6650			4,195,000	
Total		**$36,105,455**	**$20,000,000**	**$27,000,000**	**$7,000,000**

Prior City Council/Commission Action

On July 28, 2021, Council authorized staff to start the RFP process for an Owner Representative/Program Manager and Bridging Architect.

On November 2021, the City Council approved a contract with Griffin Structures and sub-consultants, LPA (architects), Urban Arena (architects), and Circle Pointe (communications) in the amount of $4,580,000 for outreach, design up to Design Development, and Construction Administration

On May 11, 2022, the City Council approved the Downtown Eastvale Master Plan Amendment (Leal Master Plan Amendment) project and the associated Development Agreement.

On October 12, 2022 the City Council authorized the City Manager to execute a contract amendment with Gensler architectural services for $230,000, for a combined amount not-to-exceed $250,000, to perform planning and pre-design services for Downtown Eastvale.

On October 12, 2022, the City Council authorized the City Manager to execute the First Amendment to the Agreement with Griffin Structures to reduce the Scope of Services, retaining Griffin as the Owner Representative/Program Manager for the Civic Center project and eliminating sub-consultants, and reducing the total compensation amount to $1,845,353 and modifying the delivery method.

On November 30, 2022, the City Council held a workshop on the Civic Center Public Infrastructure Project and set the building sizes for the Civic Center Campus.

On May 10, 2023, the City Council authorized the City Manager to execute the Third Amendment to the Agreement with Gensler to provide to expand the scope of work to full architectural and design services for the Civic Center project.

On April 9, 2025, the City Council adopted the list of prequalified contractors to bid on the Eastvale Civic Center project.

Attachment(s)

Attachment 1 - Project Rendering
Attachment 2 - Draft Resolution Approving the Construction Plans and Specifications and Awarding a Contract to Clark Construction Group - California LP
Attachment 3.1 - Construction Contract with Clark Construction Group
Attachment 3.2 - Contractor's Bid
Attachment 4 - PSA for Geocon

Attachment 5.1 - Statement from JCSD
Attachment 5.2 - Customer Guide for rates, charges, and deposits

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE APPROVING THE CONSTRUCTION PLANS AND SPECIFICATIONS AND AWARDING A CONTRACT TO CLARK CONSTRUCTION GROUP – CALIFORNIA, LP FOR CONSTRUCTION OF THE EASTVALE CIVIC CENTER PROJECT

WHEREAS, bids have been invited for the performance of work for the City of Eastvale generally described as the Eastvale Civic Center Project, as more particularly described in the plans and specifications for construction of said project on file in the office of the Public Works Department; and

WHEREAS, bids for construction of said project were received and opened on June 6, 2025 in accordance with law; and

WHEREAS, the bid of Clark Construction Group – California, LP in the amount of $135,151,000 is the lowest responsive bid received for the project;

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Eastvale does hereby resolve, determine, and order as follows:

SECTION 1. The above recitals are true and correct and are incorporated as a material part of this resolution.

SECTION 2. The City Council hereby approves the plans and specifications for construction of the Eastvale Civic Center Project on file in the office of the Public Works Department.

SECTION 3. The City Council accepts the bid of Clark Construction Group – California, LP for the Eastvale Civic Center Project in the amount of $135,151,000 and awards to Clark Construction Group – California, LP the contract for construction of the Eastvale Civic Center Project, in accordance with the plans and specifications on file in the office of the Public Works Department, in the amount of $135,151,000.

SECTION 4. The City Council approves and authorizes the City Manager to execute the construction contract and any required construction change orders up to the authorized project budget on behalf of the City, and authorizes the Finance Director to pay all proper claims for performance of the contract.

PASSED, APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

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

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

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

DOCUMENT 00 5200

AGREEMENT

THIS AGREEMENT, dated this **25th** day of **June,** 2025, by and between **Clark Construction Group – California, LP** whose place of business is located at **611 Anton Boulevard, Suite 1100, Costa Mesa, California 92626** (**Contractor**), and **CITY OF EASTVALE**, a political subdivision of the State of California (**Owner**), acting under and by virtue of the authority vested in Owner by the laws of the State of California.

WHEREAS, Owner, by its Resolution No.25-XX adopted on the **25** day of **June, 2025**, awarded to Contractor the following Contract:

CIVIC CENTER PROJECT

at 6065 PREMIER PLACE, EASTVALE, CALIFORNIA 92880

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, Contractor and Owner agree as follows:

ARTICLE 1 SCOPE OF WORK OF THE CONTRACT

1.01 Work of the Contract

A. Contractor shall complete all work specified in the Contract Documents, in accordance with the Specifications, Drawings, and all other terms and conditions of the Contract Documents (**Work**).

1.02 Price for Completion of the Work

A. Owner shall pay Contractor the following Contract Sum (**Contract Sum**) for completion of Work in accordance with Contract Documents as set forth in Contractor's Bid, attached hereto.

B. The Contract Sum includes all allowances (if any).

C. The Contract Sum is all inclusive and includes all Work; all federal, state, and local taxes on materials and equipment, and labor furnished by Contractor, its subcontractors, subconsultants, architects, engineers, and" vendors or otherwise arising out of Contractor's performance of the Work, including any increases in any such taxes during the term of this Agreement; and any duties, fees, and royalties imposed with respect to any materials and equipment, labor or services. The taxes covered hereby include (but are not limited' to) occupational, sales, use, excise, unemployment, FICA, and income taxes, customs, duties, and any and all other taxes on any item or service that is part of the Work, whether such taxes are normally included in the price of such item or service or are normally stated separately. Notwithstanding the foregoing, each party shall bear such state or local inventory, real property, personal property or fixtures taxes as may be properly assessed against it by applicable taxing authorities.

COMMENCEMENT AND COMPLETION OF WORK

1.03 Commencement of Work

A. Contractor shall commence Work on the date established in the Notice to Proceed (**Commencement Date**).

B. Owner reserves the right to modify or alter the Commencement Date.

1.04 Completion of Work

A. Contractor shall achieve Substantial Completion of the entire Work within 730 Days from the Commencement Date.

B. Contractor shall achieve Final Completion of the entire Work within 760 days from the Commencement Date.

ARTICLE 2 PROJECT REPRESENTATIVES

2.01 Owner's Project Manager

A. Owner has designated **Steve Chaky with Griffin Structures** as its Project Manager to act as Owner's Representative in all matters relating to the Contract Documents. If Project Manager is an employee of Owner, Project Manager is the beneficiary of all Contractor obligations to Owner including, without limitation, all releases and indemnities.

B. Project Manager shall have final authority over all matters pertaining to the Contract Documents and shall have sole authority to modify the Contract Documents on behalf of Owner, to accept work, and to make decisions or actions binding on Owner, and shall have sole signature authority on behalf of Owner.

C. Owner may assign all or part of the Project Manager's rights, responsibilities and duties to a Construction Manager, or other Owner Representative.

2.02 Contractor's Project Manager and Other Key Personnel

A. Contractor has designated Carlos Gonzales, P.E. as its Project Manager to act as Contractor's Representative in all matters relating to the Contract Documents.

B. Contractor has designated the following other Key Personnel for the Project:

Name	Position
Kindayl Lake	Senior Safety Manager

2.03 Owner Rights Regarding its Consultants

A. Notwithstanding any provision of the Contract Documents that identifies a specific Owner consultant (such as Architect, Construction Manager, or other) to perform one or more specific tasks (such as reviewing Contractor submittals, approving Contractor applications for payment, etc.), as between Owner and Contractor, Owner may, in its sole discretion, either cause the task to be performed by its own forces, or cause it to be performed by any consultant it elects, provided only that tasks requiring a specific license be performed by properly licensed persons. Additionally, as between Owner and Contractor, Owner may change the identity of any of its consultants at any time in its sole discretion, and will provide reasonable notice thereof to Contractor.

ARTICLE 3 LIQUIDATED DAMAGES FOR DELAY IN COMPLETION OF WORK

3.01 Liquidated Damage Amounts

Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss in the form of Contract administration expenses (such as project management and consultant expenses), if all or any part of the Work is not completed within the times specified above, plus any extensions thereof allowed in accordance with the Contract Documents. Contractor and Owner agree that because of the nature of the Project, it would be impractical or extremely difficult to fix the amount of actual damages incurred by Owner because of a delay in completion of all or any part of the Work. Accordingly, Owner and Contractor agree that as liquidated damages for delay Contractor shall pay Owner:

3.1.1 Twenty two thousand two hundred and sixty dollars ($22,260) for each Day that expires after the time specified herein for Contractor to achieve Substantial

Completion of the entire Work, until achieved.

3.1.2 Twenty two thousand two hundred and sixty dollars ($22,260) each Day that expires after the time specified herein for Contractor to achieve Final Completion of the entire Work, until achieved.

These measures of liquidated damages shall apply cumulatively and except as provided below, shall be presumed to be the damages suffered by Owner resulting from delay in completion of the Work. Contractor and Owner further understand and agree that liquidated damages are not intended to constitute a penalty against Contractor.

3.2 Liquidated damages for delay shall only cover administrative, overhead, interest on bonds, and general loss of public use damages suffered by Owner as a result of delay. Liquidated damages shall not cover the cost of completion of the Work, damages resulting from defective work, lost revenues or costs of substitute facilities, or damages suffered by others who then seek to recover their damages from Owner (for example, delay claims of other contractors, subcontractors, tenants, or other third-parties), and defense costs thereof.

ARTICLE 4 RESERVED

ARTICLE 5 CONTRACTOR'S REPRESENTATIONS

In order to induce Owner to enter into this Agreement, Contractor makes the following representations and warranties:

5.1 Contractor has visited the Site and has examined thoroughly and understood the nature and extent of the Contract Documents, Work, Site, locality, actual conditions, as-built conditions, and all local conditions, and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the means, methods, techniques, sequences or procedures of construction to be employed by Contractor and safety precautions and programs incident thereto.

5.2 Contractor has examined thoroughly and understood all reports of exploration and tests of subsurface conditions, as-built drawings, drawings, products specifications or reports, available for Bidding purposes, of physical conditions, including Underground Facilities, which have been made available for Bidders or which may appear in the Drawings. Contractor accepts the determination set forth in these Documents and Document 00 72 00 of the limited extent of the information contained in such materials upon which Contractor may be entitled to rely. Contractor agrees that except for the information so identified, Contractor does not and shall not rely on any other information contained in such reports and drawings.

5.3 Contractor has conducted or obtained and has understood all such examinations, investigations, explorations, tests, reports and studies (in addition to or to supplement those referred to in paragraph 5.2 of this Agreement) that pertain to the subsurface conditions, as-built conditions, Underground Facilities and all other physical conditions at or contiguous to the Site or otherwise that may affect the cost, progress, performance or furnishing of Work, as Contractor considers necessary for the performance or furnishing of Work at the Contract Sum, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of Document 00 72 00; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by Contractor for such purposes.

5.4 Contractor has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

ARTICLE 6 CONTRACT DOCUMENTS

6.01 Contract Documents consist of the following documents, including all changes, Addenda, and Modifications thereto:

Document 00 5100	Notice of Award
Document 00 5200	Agreement
Document 00 5500	Notice to Proceed
Document 00 6000 et seq.	Project Forms
Document 00 6113.13	Construction Performance Bond
Document 00 6113.16	Construction Labor and Material Payment Bond
Document 00 6290	Escrow Agreement for Security Deposits
Document 00 6530	Release of Claims
Document 00 6536	Guaranty
Document 00 7200	General Conditions
Document 00 7301	Supplementary Conditions
Document 00 7316	Supplementary Conditions – Insurance and Indemnification
Document 00 7324	CARB IUOR Diesel Fueled Fleets Regulation
Document 00 7380	Apprenticeship Program
Document 00 9113	Addenda
	Addendum No. 1, issued on 4/17/2025
	Addendum No. 2, issued on 4/25/2025
	Addendum No. 3, issued on 5/08/2025
	Addendum No. 4, issued on 5/23/2025
	Addendum No. 5, issued on 5/28/2025
	Addendum No. 6, issued on 6/02/2025

Drawings, Table, Schedules, and Technical Specifications listed in Document 00 0115

01 1000	Summary
01 1000	Summary Rider
01 1300	Delegated Design Requirements
01 1400	Work Restrictions
01 2100	Allowances
01 2500	Substitution Procedures
01 2600	Contract Modification Procedures
01 2600	Contract Modification Procedures Rider
01 2613	Requests for Interpretation
01 2613	Requests for Interpretation - Rider
01 2900	Payment Procedures
01 2900	Payment Procedures Rider
01 3100	Project Management and Coordination
01 3200	Construction Progress Documentation
01 3300	Submittal Procedures
01 4000	Quality Requirements
01 4100	Regulatory Requirements
01 4200	References
01 4200	References Rider
01 4523	Testing and Inspection
01 5000	Temporary Facilities and Controls
01 5600	Site Security and Safety
01 5723	Temporary Storm Water Pollution Control
01 6000	Product Requirements
01 7300	Execution
01 7419	Construction Waste Management and Disposal
01 7419	Construction Waste Management and Disposal Rider
01 7700	Closeout Procedures
01 7700	Closeout Procedures Rider

01 7823 Operation and Maintenance Data
01 7839 Project Record Documents
01 7900 Demonstration and Training
01 8113.14 Sustainable Design Requirements – LEED v4 BD+C
01 8113.15 LEED Scorecard
01 8119 Indoor Air Quality (IAQ) Management
01 8123 Calgreen Requirements
01 8133 Sustainable Design Requirements – Embodied Carbon
01 9113 General Commission Requirements
All Division 02 through Division 33 and appendices identified in Table of Contents or added by Addendum.
All Bid Set Drawings as listed on the sheet index Vol 1 and 2, or added by Addendum.

6.02 There are no Contract Documents other than those listed above. The Contract Documents may only be amended, modified or supplemented as provided in Document 00 7200 (General Conditions).

ARTICLE 7 MISCELLANEOUS

7.01 Terms and abbreviations used in this Agreement are defined in Document 00 7200 (General Conditions) and Section 01 4200 (References and Definitions) and will have the meaning indicated therein.

7.02 Contractor and Owner understand and agree that in no instance are the persons signing this Agreement for or on behalf of Owner or acting as an employee, agent, or representative of Owner, liable on this Agreement or any of the Contract Documents, or upon any warranty of authority, or otherwise. Contractor and Owner further understand and agree that liability of Owner is limited and confined to such liability as authorized or imposed by the Contract Documents or applicable law.

7.03 Contractor shall not assign any portion of the Contract Documents without the Owner's prior approval. Any assignment of any portion of the Contract Documents without the Owner's prior written approval shall be deemed null and void. Contractor may subcontract portions of the Contract Documents only in compliance with the Subcontractor Listing Law, California Public Contract Code Section 4100, *et seq.*

7.04 Pursuant to Labor Code Section 1771.1(a), Contractor represents that it and all of its Subcontractors are currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. Contractor covenants that any additional or substitute Subcontractors will be similarly registered and qualified.

7.05 In entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, Contractor or Subcontractor offers and agrees to assign to the awarding body all rights, title and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 15) or under the Cartwright Act (Chapter 2 (commencing with § 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time Owner tenders final payment to Contractor, without further acknowledgment by the parties.

7.06 Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by Director of the State of California Department of Industrial Relations, are on file outside of General Contractor's Job Site trailer, may be obtained from the California Department of Industrial Relations website [http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm] and are deemed included in the Contract Documents, and shall be made available to any interested party on request. Pursuant to Labor Code Sections 1860 and 1861, in accordance with Labor Code Section 3700, every contractor will be required to secure the payment of compensation to Contractor's employees. Contractor represents that it is aware of the provisions of Labor Code Section 3700 that require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and Contractor shall comply with such

provisions before commencing the performance of the Work of the Contract Documents.

7.07 Should any part, term or provision of this Agreement or any of the Contract Documents, or any document required herein or therein to be executed or delivered, be declared invalid, void or unenforceable, all remaining parts, terms and provisions shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby. If the provisions of any law causing such invalidity, illegality or unenforceability may be waived, they are hereby waived to the end that this Agreement and the Contract Documents may be deemed valid and binding agreements, enforceable in accordance with their terms to the greatest extent permitted by applicable law. In the event any provision not otherwise included in the Contract Documents is required to be included by any applicable law, that provision is deemed included herein by this reference (or, if such provision is required to be included in any particular portion of the Contract Documents, that provision is deemed included in that portion).

7.08 This Agreement and the Contract Documents shall be deemed to have been entered into in the City of Eastvale, State of California, and governed in all respects by California law (excluding choice of law rules). The exclusive venue for all disputes or litigation hereunder shall be in the Superior Court for the County of Riverside, California.

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

CITY OF EASTVALE:

_____
Mark Orme, City Manager

ATTEST:

_____
Marc Donohue, City Clerk

APPROVED AS TO FORM:

_____
Erica Vega, City Attorney

CONTRACTOR:

_____

_____

By:_____
Name:
Title: (If Corporation: Chairman, President or Vice President)

By:_____
Name:
Title: (If Corporation: Chairman, President or Vice President)

Address:_____
_____
_____

Two signatures are required if a corporation.

END OF DOCUMENT

May 23, 2025
Issue for Addendum 4

DOCUMENT 00 4113

BID FORM

TO THE CITY OF EASTVALE

THIS BID IS SUBMITTED BY:

CLARK CONSTRUCTION GROUP - CALIFORNIA, LP
(Firm/Company Name)

Re: Civic Center Project

1. The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an agreement with the **CITY OF EASTVALE** in the form included in the Contract Documents, Document 00 5200 (Agreement), to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Sum and within the Contract Time indicated in this Bid and in accordance with all other terms and conditions of the Contract Documents.

2. Bidder accepts all of the terms and conditions of the Contract Documents, Document 00 1116 (Notice Inviting Bids), and Document 00 2113 (Instructions to Bidders) including, without limitation, those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for 120 Days after the day of Bid opening.

3. In submitting this Bid, Bidder represents that Bidder has examined all of the Contract Documents, performed all necessary Pre-Bid investigations, attended the mandatory Pre-Bid Meeting, if any, received the Pre-Bid Meeting minutes (if any), and received the following Addenda:

Addendum Number	ADDENDUM DATE	Signature of Bidder
No. 1	4/17/2025	GONZALEZ
No. 2	4/25/2025	GONZALEZ
No. 3	5/08/2025	GONZALEZ
No. 4	5/23/2025	GONZALEZ

4. Based on the foregoing, Bidder proposes and agrees to fully perform the Work within the time stated and in strict accordance with the Contract Documents for the following sums of money listed in the following Schedule of Bid Prices:

No. 5	5/28/2025	GONZALEZ
No. 6	6/2/2025	GONZALEZ

SCHEDULE OF BID PRICES

All Bid items, including lump sums, and alternates (if any), must be filled in completely. Bid items are described in Section 01 1100 (Summary of Work). Quote in figures only, unless words are specifically requested.

ITEM	DESCRIPTION	TOTAL
1.	All work of Contract Documents other than Allowances	$ 133,951,000
2.	Allowance No. 1 – Temporary Parking Lot	$ 1,000,000
3.	Allowance No. 2 – Site Improvements / Hoof Concrete Slab Placement	$ 50,000
4.	Allowance No.3 - City Hall Fire Authority Path of Travel (AMMR No 3)	$ 150,000
TOTAL		$ 135,151,000 $

Total Bid Price:

ONE HUNDRED THIRTY FIVE MILLION ONE HUNDRED FIFTY ONE THOUSAND DOLLARS

(Indicate Bid Price in Words)

5. The undersigned acknowledges that the Apparent Low Bidder will be determined as provided in Documents 00 1116 (Notice Inviting Bids) and Document 00 2113 (Instruction to Bidders).

6. Subcontractors for work are listed on Document 00 4314 (Subcontractors List), submitted herewith.

7. The undersigned Bidder understands that Owner reserves the right to reject this Bid.

8. If written notice of the acceptance of this Bid, hereinafter referred to as Notice of Award, is mailed or delivered to the undersigned Bidder within the time described in Paragraph 2 of this Document 00 4113 or at any other time thereafter before it is withdrawn, the undersigned Bidder will execute and deliver the documents required by Document 00 2113 (Instructions to Bidders) within the times specified therein.

9. Notice of Award or request for additional information may be addressed to the undersigned Bidder at the address set forth below.

10. The undersigned Bidder herewith encloses cash, a cashier's check, or certified check of or on a responsible bank in the United States, or a corporate surety bond furnished by a surety authorized to do a surety business in the State of California, in form specified in Document 00 2113 (Instructions to Bidders), in the amount of ten percent (10%) of the Total Bid Price and made payable to the **CITY OF EASTVALE**.

11. The undersigned Bidder agrees to commence Work under the Contract Documents on the date established in Document 00 7200 (General Conditions) and to complete all Work within the time specified in Document 00 5200 (Agreement).

12. The undersigned Bidder agrees that, in accordance with Document 00 7200 (General Conditions), liquidated damages for failure to complete all Work in the Contract within the time specified in Document 00 5200 (Agreement) shall be as set forth in Document 00 5200.

13. The names of all persons interested in the foregoing Bid as principals are: [ ]

CLARK CONSTRUCTION GROUP - CALIFORNIA, Inc., its general partner
CLARK CONSTRUCTION GROUP, LLC - its limited partner

IMPORTANT NOTICE: If Bidder or other interested person is a corporation, give the legal name of corporation, state where incorporated, and names of president and secretary thereof; if a partnership, give name of the firm and names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, give first and last names in full.

NAME OF BIDDER: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP

licensed in accordance with an act for the registration of Contractors, and with license number: 839892 Expiration: June 30, 2026.

CALIFORNIA (Place of Incorporation, if Applicable)

CLARK CONSTRUCTION GROUP - CALIFORNIA, LP (Principal)

BY: CLARK CONSTRUCTION GROUP - CALIFORNIA, Inc., its general partner
(Principal)

BY: CARLOS GONZALEZ, DIVISION PRESIDENT
(Principal)

GONZALEZ
(Signature of Bidder)

NOTE: If Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If Bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Address:
611 Anton Boulevard
Suite 1100
Costa Mesa, California 92626

Contractor's Representative(s):
Carlos Gonzalez / Division President
(Name/Title)

(Name/Title)

(Name/Title)

Officers Authorized to Sign Contracts

Carlos Gonzalez / Division President
(Name/Title)

(Name/Title)

(Name/Title)

Telephone Number(s):

(619) 571-3568
(Area Code) (Number)

(Area Code) (Number)

Fax Number(s):

N/A
(Area Code) (Number)

(Area Code) (Number)

Email Address(es):

carlos.gonzalez@clarkconstruction.com

Date of Bid:

June 6, 2025

END OF DOCUMENT

CERTIFICATE OF CORPORATE AUTHORITY

I, Kelly Hernandez, being the Chief Financial Officer/Secretary of Clark Construction Group-California, Inc. (the "Company"), a California corporation and the general partner of Clark Construction Group-California, LP, a California limited partnership ("Applicant"), here certify that:

Carlos Gonzalez is the Division President of the Company and, as such, is duly authorized by the Company to execute all bids, proposals, construction contracts, subcontract agreements, and other related documents with owners and subcontractors on behalf of the Company in connection with the City of Eastvale, Civic Center Project.

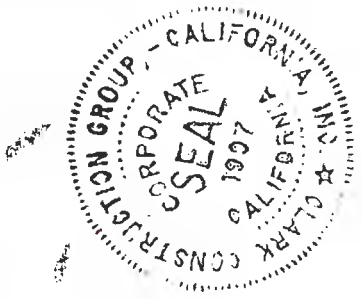
In witness whereof, the Chief Financial Officer/Secretary of the Clark Construction Group-California, Inc. has executed this Certificate under seal effective this 28th day of April 2025.

CLARK CONSTRUCTION GROUP-CALIFORNIA, INC.

By: _____

Kelly Hernandez
Chief Financial Officer/Secretary

(Corporate Seal)



March 27, 2025
Issue for Bid

DOCUMENT 00 4313

BOND ACCOMPANYING BID

KNOW ALL BY THESE PRESENTS:

That the undersigned

Clark Construction Group - California, LP

(Name of Contractor)

as Principal and the undersigned as Surety are held and firmly bound unto Owner, **CITY OF EASTVALE, a political subdivision of the State of California**, as obligee, in the penal sum of **(Dollar Amount In Words)** Ten Percent (10%) of the Aggregate Amount of the Principal's Total Bid Price Dollars ($ 10% ---) lawful money of the United States of America being at least ten percent (10%) of the aggregate amount of said Principal's Total Bid Price, for the payment of which, well and truly to be made, we bind ourselves, our successors, executors, administrators, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal is submitting a Bid for construction of the Civic Center Project located at 6065 Premier Place, Eastvale, California 92880.

THE CONDITION OF THIS OBLIGATION IS SUCH that if the Bid submitted by the said Principal be accepted and the Contract be awarded to said Principal and said Principal shall within the required periods enter into the Contract so awarded and provide the required Construction Performance Bond, Construction Labor and Material Payment Bond, insurance certificates, Guaranty, and all other endorsements, forms, and documents required under Document 00 2113 (Instructions to Bidders), then this obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument this 5th day of June, 2025.
(Month)

(Corporate Seal)

(Corporate Seal)

Clark Construction Group - California, LP
by Clark Construction Group - California, Inc., Its General Partner

By _____
Principal

By Travelers Casualty and Surety Company of America
Surety

By _____
Attorney in Fact - Karen C. Bowling

END OF DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Orange)

On 5 June 2025 before me, Melissa Brooks, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Carlos Garcia Gonzalez
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

MELISSA ERIN BROOKS
Notary Public - California
Orange County
Commission # 2476066
My Comm. Expires Dec 12, 2027

Signature
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:
Document Date: Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Carlos Gonzalez
☒ Corporate Officer — Title(s): Division President
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

ALL-PURPOSE ACKNOWLEDGMENT

State of Maryland)
) ss
County of Anne Arundel)

On June 5, 2025, before me, Diana L. Parker, Notary Public, personally appeared Karen C. Bowling, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is~~/are~~ subscribed to the within instrument and acknowledged to me that ~~he/~~she~~/they~~ executed the same in ~~his/~~her~~/their~~ authorized capacity~~(ies)~~, and that by ~~his/~~her~~/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____

(Seal)

Diana L. Parker, Notary Public
Commission Expires 8/10/2025

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Karen C Bowling** of **COLUMBIA**, **Maryland**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 5th day of June, 2025.

HARTFORD, CONN.

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

March 27, 2025
Issue for Bid

DOCUMENT 00 4314

BIDDER REGISTRATION FORM

INDEPENDENT CONTRACTOR REGISTRATION

Contractor's License # 839892

Date: _____ Fed Tax I.D. # 34-1997350

Full Corporate Name of Company: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP

Street Address: 611 Anton Boulevard, Suite 1100 Costa Mesa, California 92626

Mailing Address: 611 Anton Boulevard, Suite 1100 Costa Mesa, California 92626

Phone: (714) 427-2800 Fax: N/A

Name of Principal Contact: Carlos Gonzalez

California Department of Industrial Relations ("**DIR**") Number: 1000001822

Type of Business:
_____ Sole Proprietor
_____ Non-Profit 501(c)(3)
_____ other (please explain:_____)
_____ Partnership
_____ Corporation

INSURANCE (Complete all items listed below that are applicable and/or are required by Document 00 7316, Supplementary Conditions – Insurance and Indemnification)

Workers' Compensation:

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: WLRC50697034

General Liability:

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: HDO G47330191 001

Policy Limits: $ $5,000,000 each occurrence; $5,000,000 Personal & Advertising Injury; $10,000,000 General Aggregate; $10,000,000 Products/Completed Operations

A.M. Best Rating: A++ XV

Automobile Liability:

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: ISA H10719069

Policy Limits: $ $5,000,000

A.M. Best Rating: A++ XV

All-Risk Course of Construction:

Carrier: Hartford Fire Insurance Company

Address: One Hartford Plaza, Hartford, Connecticut 06155

Phone and Fax: Phone: 1-877-853-2582

Policy Number: 34 MS IE7985

Policy Limits: $ Completed Value subject to industry standard sub-limits

A.M. Best Rating: A+ XV

Professional Liability (if applicable):

Carrier: Indian Harbor Insurance Company

Address: AXA XL, 677 Washington Blvd., 10th Floor, Suite 1000, Stamford, CT 06901

Phone and Fax: Phone: 1-800-688-1840

Policy Number: CEO7421732

Policy Limits: $ $25,000,000 per claim; $25,000,000 aggregate

A.M. Best Rating: A+ XV

Pollution Legal Liability Insurance (if applicable):

Carrier: Indian Harbor Insurance Company

Address: AXA XL, 677 Washington Blvd., 10th Floor, Suite 1000, Stamford, CT 06901

Phone and Fax: Phone: 1-800-688-1840

Policy Number: CEO7421732

Policy Limits: $ $25,000,000 per claim; $25,000,000 aggregate

A.M. Best Rating: A+ XV

Excess Liability Insurance (if applicable):

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: XCQ G7180673A 005

Policy Limits: $ $5,00,000 per claim; $5,000,000 aggregate

A.M. Best Rating: A++ XV

Cyber Liability (if applicable):

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: D02283566

Policy Limits: $ $10,00,000 per claim; $10,000,000 aggregate

A.M. Best Rating: A++ XV

Other Liability Insurance (if applicable): *Employer's Liability Insurance*

Carrier: ACE American Insurance Company

Address: Attn: Chubb Customer Services, 436 Walnut Street, Philadelphia, PA 19106

Phone and Fax: Phone: 1-800-352-4462 Fax: 1-215-640-2489

Policy Number: WLRC50697034

Policy Limits: $ $5,000,000 each accident; $5,000,000 policy limit; $5,000,000 each employee

A.M. Best Rating: A++ XV

BIDDER CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE AND AUTHORIZES OWNER, AND ITS AGENTS AND REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

BIDDER: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP

March 27, 2025
Issue for Bid

(COMPANY NAME)

By: Carlos Gonzalez
NAME

Division President
TITLE

By:
SIGNATURE

June 6, 2025
DATE

SAFETY AND EXPERIENCE RECORD

The following statements as to the Bidder's safety experience are submitted with the Bid, as part thereof, and the Bidder guarantees the truthfulness and accuracy of all information.

1. List Bidder's interstate Experience Modification Rate for the last three years.

   2022 0.72 **2023** 0.79 **2024** 0.65

   If Bidder was not eligible to obtain a formal rating from the Workers Compensation Insurance Rating Bureau for any of the years listed above, Bidder must submit written information from its workers compensation insurance company that establishes what Bidder's equivalent EMR would be.

2. Total Recordable Incident Rates (RIR)

   What were Bidder's Total RIR for each of the last three years?

   2022 0.88 **2023** 0.00 **2024** 0.22

   Average of last three years: 0.34 (no rounding)

3. Total Lost Time Incident Rates (LTIR)

   What were Bidder's Total LTIR for each of the last three years?

   2022 0.00 **2023** 0.00 **2024** 0.00

   Average of last three years: 0.00 (no rounding)

4. Use Bidder's last year's Cal/OSHA 300 log to fill in the following number of injuries and illnesses:

   a. Number of lost workday cases 0

   b. Number of medical treatment cases 1

   c. Number of fatalities 0

5. Employee hours worked last year 895,092

6. State the name of Bidder's safety engineer/manager: Kindayl Lake

Attach a resume or outline of this individual's safety and health qualifications and experience.

I CERTIFY, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE AND I AUTHORIZE OWNER, AND ITS AGENTS AND REPRESENTATIVES TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

BIDDER:

By: _____
Signature

Its: Carlos Gonzalez, Division President
Title

Date June 6, 2025

END OF DOCUMENT

Chubb Construction
550 Madison Avenue
New York, NY 10022

Kirby Garcia
O: 646.276.7053
E: kirby.garcia@chubb.com

June 01, 2025

CHUBB

RE: Clark Construction Group-California, LP WCIRB California Experience Rating Factors

To Whom It May Concern:

As of the date of this letter, please allow this letter to serve as confirmation regarding the WCIRB California experience rating factors for Clark Construction Group-California, LP from the renewal period beginning 06/01/2018 to present.

06/01/2025 – 0.53
06/01/2024 – 0.65
06/01/2023 - 0.79
06/01/2022 - 0.72
06/01/2021 - 0.66
06/01/2020 - 0.58
06/01/2019 - 0.63
06/01/2018 - 0.58

Should you have any questions, please contact me.

Thank you,

Kirby L. Garcia, CRIS
Senior Vice President, Chubb Construction Major Accounts

Experience

- 6 Years with Clark
- 11 Years in the AEC Industry

Education

- BS, Grantham University

Certifications

- Veteran's Transition Support - Volunteer
- Construction Health and Safety Technician (CHST)
- Cal OSHA
- OSHA 500 - Trainer Course in OSHA Standards for Construction
- Aerial Lift Certified Operator All Terrain Forklifts
- EM385-1
- CPR/First Aid/AED
- OSHA 30-Hour
- Fall Protection Competent Person
- Temporary Traffic Control for New Hires
- Certified Flagger
- EM 385-1
- First Aid/CPR Instructor

Kindayl Lake

Senior Safety Manager

Kindayl is accountable for ensuring Clark's safety policies and procedures are rigorously implemented in accordance with the firm's Safety and Health Program. As a fully integrated member of the project team, he will play an instrumental role in developing project-specific safety plans, work plans, and activity hazard analyses.

Why Kindayl: Kindayl has consistently delivered excellent safety results on large, complex projects. He will foster a culture of safety on Eastvale Civic Center's job site while holding firm on safety performance.

RELEVANT PROJECT EXPERIENCE

Garden Grove Civic Center Revitalization

Garden Grove, CA / 103K SF / $137M / 2027 / DB

Senior Safety Manager

Clark is revitalizing the Garden Grove Civic Center, including the construction of a 103,000 SF, three-story Public Safety Building, a four-level parking structure, the demolition of the old public safety facility, and the redesign of the 2.7-acre Civic Center Park.

Menifee Justice Center

Riverside, CA / 85K SF / $63M / 2024 / CMAR

Senior Safety Manager

Clark constructed a new judicial facility to replace the existing 51-year-old Menifee Courthouse. The new facility features modern, accessible, and secure courtrooms for family, traffic, and civil cases. The building also includes jury assembly and deliberation rooms, a self-help center, a children's waiting room, and attorney interview/witness waiting rooms.

Vandenberg SFB Buildings 8337, 8339, & 1900 Renovation

CA / 143K SF / $82M / 2024 / DB

Senior Safety Manager

Clark renovated three existing warehouses and constructed a proof load test facility at Vandenberg Space Force Base (VSFB). The team also installed modular units in two of the three warehouses that will provide offices, launch control rooms, and a key distribution room. The third warehouse, which does not contain any modular units, includes specific areas to test the different components of the Ground-Based Strategic Deterrent (GBSD) weapon system.

UCSD North Torrey Pines Living and Learning Neighborhood

La Jolla, CA / 1M SF / $535M / 2020 / DB

Safety Manager

Clark delivered this 1.6 million SF, seven-building complex with academic and residential spaces for 2,048 undergraduates in Sixth College. The scope included below-grade parking for 1,187 vehicles, roadway improvements, and utility and site improvements. The project is LEED Platinum certified.

Pepperdine University - The Mountain at Mullin Park

CA / 206K SF / $217M / 2026 / CMAR

Senior Safety Manager

Clark is constructing The Mountain at Mullin Park, which includes a 3,600-seat arena and event center, a three-level student wellness and recreation building, an 830-car parking structure, and a park featuring an elevated plaza and amphitheater. Additional scope includes the relocation of campus utilities. The project is designed to be LEED Silver certified.

March 27, 2025
Issue for Bid

See following pages for subcontractor listings

DOCUMENT 00 4336

SUBCONTRACTORS LIST

The Subcontractors List must include the names of all subcontractors who will perform any portion of Work, including labor, rendering of service, or specially fabricating and installing a portion of the Work or improvement according to detailed drawings contained in the plans and specifications, in excess of one half of one percent (0.5%) of the total Bid amount.

A. Audio-visual subcontractors must have been prequalified with Owner. The following audio visual subcontractors are prequalified to perform audio-visual work for the project:

1. Avidex Industries LLC.
2. Paralleltek,LLC (dba Tangram Technology).
3. Western A/V.
4. Paladin Technologies (USA) Inc.
5. RTS Solutionz Inc., (dba Solutionz Inc).
6. Golden Star Technologies, Inc.
7. EDIM Group, Inc. (dba EIDIM AV Technology).

B. The project will require the work of a qualified subcontractor to perform security-related work. Owner will issue an addendum concerning security-related work and qualification requirements for security subcontractors. as required per Addendum 3, 1.A.4 and Addendum 4

Name of Subcontractor and Location of Place of Business	Description of Work	Subcontractor's License No.	DIR Registration Number

(Bidder to attach additional sheets if necessary)

(PUBLIC CONTRACT CODE §4100 ET SEQ.)

END OF DOCUMENT

See following pages for subcontractor listings

March 27, 2025
Issue for Bid

DOCUMENT 00 4519

NON-COLLUSION DECLARATION

PUBLIC CONTRACT CODE SECTION 7106

NON-COLLUSION DECLARATION TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the Division President of CLARK CONSTRUCTION GROUP - CALIFORNIA, Inc., the general partner of Clark Construction Group - California, LP, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 6/06/2025 **[date]**, at Costa Mesa **[city]**, California **[state]**.

BIDDER'S SIGNATURE: _____

NAME/TITLE OF SIGNATORY: Carlos Gonzalez, Division President

LEGAL NAME OF BIDDER: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP

END OF DOCUMENT

THIS PAGE INTENTIONALLY LEFT BLANK

DOCUMENT 00 4546

BIDDER CERTIFICATIONS

TO BE EXECUTED BY ALL BIDDERS AND SUBMITTED WITH BID

The undersigned Bidder certifies to Owner as set forth in sections 1 through 10, below.

1. STATEMENT OF CONVICTIONS

By my signature hereunder, I hereby swear, under penalty of perjury, that no more than one final, unappealable finding of contempt of court by a Federal Court has been issued against Bidder within the past two years because of failure to comply with an order of a Federal Court or to comply with an order of the National Labor Relations Board.

2. CERTIFICATION OF WORKER'S COMPENSATION INSURANCE

By my signature hereunder, as the Contractor, I certify that I am aware of the Labor Code Section 3700, which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract.

3. CERTIFICATION OF PREVAILING WAGE RATES AND RECORDS

By my signature hereunder, as the Contractor, I certify that I am aware of Labor Code Section 1773, which requires the payment of prevailing wage on public projects. Contractor and any subcontractors under the Contractor shall comply with Labor Code Section 1776 regarding wage records, and with Labor Code Section 1777.5 regarding the employment and training of apprentices. Contractor is responsible to ensure compliance by any and all subcontractors performing work under this Contract.

4. CERTIFICATION OF COMPLIANCE WITH PUBLIC WORKS CHAPTER OF LABOR CODE

By my signature hereunder, as the Contractor, I certify that I am aware of Labor Code Sections 1777.1 and 1777.7 Code, and Contractor and Subcontractors are eligible to bid and work on public works projects.

5. CERTIFICATION OF NON-DISCRIMINATION

By my signature hereunder, as the Contractor, I certify that there will be no discrimination in employment with regard to race, color, religion, gender, sexual orientation, age or national origin; that all federal, state, and local directives and executive orders regarding non-discrimination in employment will be complied with; and that the principal of equal opportunity in employment will be demonstrated positively and aggressively.

6. CERTIFICATION OF NON-DISQUALIFICATION

By my signature hereunder, as the Contractor, I swear, under penalty of perjury, that the below indicated Bidder, any officer of Bidder, or any employee of Bidder who has a proprietary interest in such Bidder, has never been disqualified, removed, or otherwise prevented from bidding on, or completing a Federal, State, or local government project because of a violation of law or safety regulation, except as indicated on the separate sheet attached hereto entitled "Previous Disqualifications." If a statement of "Previous Disqualifications" is attached, please explain the circumstances.

7. CERTIFICATION OF ADEQUACY OF CONTRACT AMOUNT

By my signature hereunder, as the Contractor, pursuant to Labor Code Section 2810(a), I certify that, if awarded the Contract based on the undersigned's Bid, the Contract will include funds sufficient to allow the Contractor to comply with all applicable local, state, and federal laws or regulations governing

the labor or services to be provided. I understand that Owner will be relying on this certification if it awards the Contract to the undersigned.

8. CERTIFICATION REGARDING DIR CONTRACTOR / SUBCONTRACTOR REGISTRATION

By my signature hereunder, as the Contractor, I certify that Contractor, and all Subcontractors listed on Document 00 4336 (Subcontractors List) are the subject of current and active contractor registrations pursuant to Division 2, Part 7, Chapter 1 (commencing with section 1720) of the California Labor Code. Contractor's registration number is ***[please complete]*** 1000001822. Subcontractors' registration numbers are as indicated in Document 00 4336.

9. CERTIFICATION REGARDING PREQUALIFICATION INFORMATION

By my signature hereunder, as the Contractor, I certify as follows:

a. Contractor prequalified for this Project by submitting its Statement of Qualifications, dated 3/21/2025 (**SOQ**).

b. ***[Please complete or strikeout the following as inapplicable]*** ~~Subsequently, on or about~~ _____, _____ ~~and~~ _____, ~~Contactor submitted further information supplementing for foregoing Statement of Qualifications~~.

c. All information described above is referred to as the **"Qualification Information."**

d. Contractor has carefully reviewed all of the foregoing Qualification Information.

e. ***[Please check and/or complete one of the following]***

■ All Prequalification Information remains true and correct in all material respects as of the date hereof, as if such information were actually being submitted to Owner as of the date hereof.

_____ Except as otherwise expressly set forth in separate **Additional Prequalification Information**, submitted with the Bid as described in Document 00 2113 (Instructions to Bidders), all Prequalification Information remains true and correct in all material respects as of the date hereof, as if such information were actually being submitted to Owner as of the date hereof. ***[Contractor must provide Additional Prequalification Information as described above if this item is checked.]***

10. CERTIFICATION OF N/A (per response to Clark pre-bid RFI 6)

[Insert other Owner-specific certifications, if applicable. Otherwise, delete.]

I certify under penalty of perjury under the laws of the State of California that each of the foregoing certifications is true and correct.

BIDDER: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP
(Name of Bidder)

Date: June 6, [2025] By: _____
(Signature)

Name: Carlos Gonzalez
(Print Name)

Its: Division President
(Title)

END OF DOCUMENT

March 27, 2025
Issue for Bid

DOCUMENT 00 4548

IN-USE OFF-ROAD DIESEL-FUELED FLEETS CERTIFICATION

TO BE EXECUTED BY ALL BIDDERS AND SUBMITTED WITH BID

The undersigned Bidder certifies to Owner as set forth in sections 1 through 2, below.

1. **Certification of Compliance.** I hereby certify that I and all of my Subcontractors will conform to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets requirements for all work involving the use of vehicles subject to the regulations, including, without limitation, as applicable, the Contracting Requirements in Title 13 CCR section 2449, subdivision (i), subparts (1) – (4), and the Prime Contractor Requirements in Title 13 CCR section 2449, subdivision (j), subparts (1) – (5).

2. **Instructions.** Check one (1) box below.

   ☒ Bidder's current CARB issued Certificate of Reported Compliance accompanies this Certification. (If this box is checked, the Certificate ***must be*** provided.)

   ☐ Bidder certifies that its work on the Project (including work of its Subcontractors) does not involve the use of vehicles subject to the CARB In-Use Off-Road Diesel-Fueled Fleets requirements.

BIDDER: CLARK CONSTRUCTION GROUP - CALIFORNIA, LP
(Name of Bidder)

Date: June 6, 2025 By: _____
(Signature)

Name: Carlos Gonzalez
(Print Name)

Its: Division President
(Title)

END OF DOCUMENT

Name of Subcontractor and Location of Place of Business	Description of Work	Subcontractor's License Number	DIR Registration Number
Paralleltek, LLC dba Tangram Technology --- 1375 Dove St, 300, Newport Beach, CA 92660	A/V	997318	1000041013
Soundproof San Diego Inc. --- 10977 San Diego Mission Road, San Diego, CA 92108	Acoustical Treatment & Ceilings	1028422	1000043556
J.T. Wimsatt Contracting Co., Inc. --- 28064 Avenue Stanford Ste B, Valencia, CA 91355	Cast-in-Place Concrete	721022	1000000144
Paladin Technologies --- 5625 Copley Drive, San Diego, CA 92111	Communications	1092094	1000914462
Poous Prefabricated Systems Inc --- 3605 Maplewood Avenue, Los Angeles, CA 90066	Demountable Glass Partitions	1062640	1000881707
Design Hardware --- 6053 West 3rd Street, Los Angeles, CA 90036	Doors, Frames & Hardware	842952	1000008483
Calex Engineering Co. --- 2764 South Vista Avenue, Bloomington, CA 92316	Earthwork	1035841	1000007257
Helix Electric, Inc --- 6795 Flanders Drive, San Diego, CA 92121	Electrical	483309	1000000019
KONE Inc. --- 1540 Scenic Avenue, Ste 100, Costa Mesa, CA 92626	Elevators	179166	1000003806
Best Contracting Services, Inc. --- 695 Town Center Dr, Suite 1200, Costa Mesa, CA 92626	Expansion Joints	456263	1000000563
West Point Fire Protection INC --- 15039 Moonglow Drive, Ramona, CA 92065	Fire Suppression	1081530	1000829320
Golden Glass, Inc. --- 1221 East Orangethorpe Avenue, Fullerton, CA 92831	Glass Glazing	661928	1000004338
Perez Construction Group, Inc. --- 14538 Central Ave, Suite A, Chino, CA 91710	Gypsum Board Assemblies	985998	1000004414
Control Air Enterprises LLC --- 5200 East La Palma Avenue, Anaheim, CA 92807	HVAC	1053402	1000379532
BrightView Landscape Development, Inc. --- 2000 South Yale Street, Santa Ana, CA 92704	Landscaping	133947	1000003004
Haxton Masonry --- 7138 East 29th Street, Yuma, AZ 85365	Masonry	777133	1000002517
Best Contracting Services, Inc. --- 695 Town Center Dr, Suite 1200, Costa Mesa, CA 92626	Metal Panels & Sheet Metal	456263	1000000563
ISEC, Incorporated --- 20 Centerpointe Dr 140, Suite 140, Suite 140, La Palma, CA 90623	Millwork	333609	1000004089
Pecoraro Inc. --- 1728 India Street, San Diego, CA 92101	Paint and Coatings	868925	1000003195
A.O. Reed & Co., LLC --- 4740 Bryson Street, Anaheim, CA 92807	Plumbing	7731	1000000157
Nucor Harris Rebar - Lakeside, CA --- 12751 Vigilante Road, Lakeside, CA 92040	Reinforcing Steel	638636	10000007035
Best Contracting Services, Inc. --- 695 Town Center Dr, Suite 1200, Costa Mesa, CA 92626	Roofing and Waterproofing	456263	1000000563
KAR Construction --- 1306 Brooks Street, Ontario, CA 91762	Site Concrete	595709	1000000930
Steelfab Oregon, Inc. --- 31975 Rolland Drive, Tangent, OR 97389	Steel	1063161	1000905684
Martin Bros./Marcowall, Inc. --- 17104 S Figueroa St, Gardena, CA 90248	Terra Cotta	246274	1000006679
Corradini Corp --- 2970 Airway Avenue, Costa Mesa, CA 92626	Terrazzo Flooring	219047	1000000739
Michael Surface Solutions, Inc. --- 7101 Schirra Court, Bakersfield, CA 93313	Tiling	1088958	1000877947
Bulldog Paving, Inc. --- 12223 Highland Ave #602, Rancho Cucamonga, CA 91739	Unit Paving	982752	1000013293
Murray Company --- 2919 Victoria St., Rancho Dominguez, CA 90221	Water Utilities	162382	1000008261

California Environmental Protection Agency

Air Resources Board

January 1, 2025

Certificate of Reported Compliance
Off-Road Diesel Vehicle Regulation

is issued to

ATKINSON CONSTRUCTION

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

2728

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

Atkinson Construction is a wholly owner subsidiary of Clark Construction Group - California, LP. If any work is performed by Clark subject to off-road CARB compliance, it will be done using Atkinson equipment

California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

K.A.R. CONSTRUCTION INC.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

6614

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

CALEX ENGINEERING CO.

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

2258

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

#5

California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

MURRAY COMPANY

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

147

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

California Environmental Protection Agency

Air Resources Board

January 1, 2025

CERTIFICATE OF REPORTED COMPLIANCE
OFF-ROAD DIESEL VEHICLE REGULATION

is issued to

HAXTON MASONRY, INC

This certificate indicates that the fleet listed above has reported off-road diesel vehicles to the California Air Resources Board and has certified they are in compliance with title 13 CCR, section 2449. All applicable vehicles owned by the individual, company, or agency must be reported and labeled, as specified in Section 2449, with all possible completeness, else this certificate is null and void. **Certificate expires 2/28/2026**

Jack Kitowski
Chief, Mobile Source Control Division
California Air Resources Board

Off-road Diesel Fleet Identification

12442

To verify the authenticity of this certificate, enter this number at
http://www.arb.ca.gov/doors/compliance_cert1.html

AGREEMENT FOR SERVICES
GEOTECHNICAL OBSERVATION AND TESTING SERVICES
FOR CIVIC CETNER PROJECT

This Agreement for Services ("Agreement") is entered into as of this ____ day of _____, 2025 by and between the City of Eastvale, a municipal corporation ("City") and Geocon West, Inc., a _California corporation_____ ("Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

RECITALS

A. City is undertaking a major construction project involving the construction of a new civic center at Eastvale City Hall, 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752. This project consists of a new Civic Center for the City of Eastvale, California consisting of a 2-story Public Library, 3-story City Hall and a 2-story Police Station with 1 level of below grade secured parking. The northwest of the site will be occupied by a Public Park which includes an Amphitheater. The project is known as the "Eastvale Civic Center Project," and is referred to herein as the "Project."

B. City requires professional assistance relating to the Project.

C. City has sought, by direct negotiation the performance of the services defined and described particularly in Section 2 of this Agreement.

D. 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 36 months commencing on the date first ascribed above. If the engagement of Contractor is not extended by mutual written consent of City and Contractor, then this Agreement shall be terminated at the end of the Term, provided that Contractor shall not be relieved of any of the obligations or covenants contained in this Agreement until the tasks provided for within the Scope of Services, and any Additional Services expressly agreed to, have been completed. It is further provided that the obligations or covenants contained in Sections 6, 7, 15-18, 20, 24-34 shall continue in full force and effect after termination of this Agreement due to completion, end of Term, or termination by the parties.

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.

During the period of this Agreement, upon request by City, Contractor, shall provide information related to Services that is reasonably necessary to assist City in its coordination of the efforts of others performing services related to the Services or Project.

Contractor shall, at no cost to City, prepare any necessary rework occasioned by Contractor's failure to provide the services specified in Exhibit A in a satisfactory manner, due to any act or omission attributable to Contractor, or its agents, including subcontractors.

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 One Hundred Thirty One Thousand Seven Hundred Seventy Dollars ($131,770), 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. In the event that a payment dispute arises between the parties, Contractor

shall provide to City full and complete access to Contractor's labor cost records and other direct cost data, and copies thereof if requested by City.

(c) City may withhold payment of a portion of an invoice because of defective work not remedied or because of unsatisfactory work performed by Contractor. When the foregoing grounds are removed by Contractor, payment shall be made for amounts withheld because of them.

(d) 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.

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

(f) In no event shall Contractor be entitled to compensation over and above the original fee identified in Section 4(a) where changes in the scope of services or the time for performance are necessitated by the acts of or failures to act of Contractor, or any subcontractor agent, or other person performing under it.

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, software, systems, networks, data, reports, estimates, opinions, recommendations, specifications, reports, estimates, summaries, files and other documents (collectively "Files") 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 Files.

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 representations in Section 9 "Standard of Performance" of this Agreement shall not extend to such use of the maps, models, designs, drawings, photographs,

studies, surveys, reports, data, notes, computer files, files or other documents.

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

SECTION 7. CONTRACTOR'S BOOKS AND RECORDS.

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

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

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

SECTION 8. INDEPENDENT CONTRACTOR.

(a) Contractor is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Contractor shall have no authority to bind

City in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise.

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

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

SECTION 9. STANDARD OF PERFORMANCE.

Contractor represents 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 Services" 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.

City's review of software, systems, networks, drawings, designs, specifications, reports, opinions, recommendations and incidental consulting work or materials furnished under this Agreement will not in any way relieve Contractor of responsibility for the professional and/or technical adequacy of its work. Neither City's review, acceptance of, nor payment for, any of the services will be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

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 at Contractor's sole cost unless otherwise specified 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 & LABOR LAWS

Contractor shall keep itself fully informed of, and at all times shall observe and comply with, all applicable provisions of federal, state, and local laws, ordinances, and regulations which in any manner affect those engaged or employed on any work, or the materials and equipment that may be used in any work, or in any way affect the performance of any work, and of all orders and decrees of agencies having any jurisdiction or authority over work performed under this Agreement including, but not limited to, those related to equal opportunity employment and the following:

(a) Prevailing Wage: To the extent that the work and services, or any portions thereof, to be provided by Contractor or its sub-contractors under this Agreement is subject to California prevailing wage laws, Contractor shall pay prevailing wages to its Employees on any agreement in excess of one-thousand dollars ($1,000.00). Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Agreement, as determined by the Director of the State of California Department of Industrial Relations, are on file at the District's Offices, and may be obtained from the California Department of Industrial Relations website, [http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm]. Contractor shall comply with the eight (8) hours per day, forty (40) hours per week/overtime/working hours restrictions for all employees, pursuant to the California Labor Code. Contractor and all subcontractors shall keep and maintain accurate employee payroll records for work and services performed under the Agreement. The payroll records shall be certified and submitted as required by law, including Labor Code Sections 1771.4 (if applicable) and 1776, including to the Labor Commissioner, no less frequently than monthly. Contractor shall comply fully with Labor Code Section 1777.5 in the hiring of apprentices for work relating to the Agreement. If the Agreement exceeds two-thousand dollars ($2,000) and is funded with federal funds, then Contractor shall pay federal Davis Bacon wages and comply with applicable federal requirements.

(b) Contractor shall comply with Section 12101 through 12901 of Title 22, California Administrative Code. Contractor shall warn all persons at the work site of their exposure to chemicals known to the state to cause cancer or birth defects or other reproductive harm. Contractor shall be responsible for compliance by its subcontractors with this article.

(c) Contractor stipulates and agrees that pursuant to the provisions of Labor Code, Sections 1810 through 1815, eight (8) hours labor shall constitute a legal day's work, and no worker shall be required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one (1) calendar week, except as provided under Section 1815. Nothing in this provision shall be construed to relate to wage determination or in any way affect contractual provisions related to compensation.

(d) Notwithstanding the Labor Code provisions set forth above, pursuant to Labor Code, Section 1815, work performed by employees of Contractor in excess of eight (8) hours per day and forty (40) hours during any one (1) week shall be permitted provided that compensation shall be made for all hours worked in excess of eight (8) hours per day at no less than one and one-half (1-1/2) times the basic rate of pay.

(e) Contractor shall be allowed to substitute securities for any monies withheld to ensure performance under this Agreement pursuant to Section 22300 of the California Public Contracts Code.

(f) To the extent required, Contractor shall be licensed under the provisions of Chapter 9, Division 3, of the Business and Professions Code of the State of California, and all other applicable federal, state, and local requirements to do the type of work contemplated in this Agreement and shall be skilled and regularly engaged in the general class or type of work called for under the Agreement.

If any discrepancy or inconsistency should be discovered between the Agreement and any law, ordinance, regulation, order, or decree, Contractor shall immediately report the same in writing to Central San. Contractor shall require and be responsible for the compliance by subcontractors of all tiers with the above provisions of this article.

Failure of Contractor to comply with this Section 11, or any federal, state, and local laws, ordinances, and regulations which in any manner affect those engaged or employed on any work, or the materials and equipment that may be used in any work, or in any way affect the performance of any work, and of all orders and decrees of agencies having any jurisdiction or authority over work performed under this Agreement, shall constitute a material breach of this Agreement.

(g) Contractor shall perform the work in full compliance with applicable local, state, and federal safety requirements including but not limited to Occupational Safety and Health Administration requirements, and shall assume sole and complete responsibility during the course of completion of the Services for job site safety of Contractor's employees and subcontractor's employees and their property, applicable at all times, and not limited to normal working hours. Nothing in this Section requires Contractor to be responsible for job site safety of City's property or City's personnel or the property or personnel of any third parties over which Contractor has no authority or control.

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 represents 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 represents 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 dealings of the parties under this Agreement, as well as information gained or work product produced by Contractor in performance of this Agreement shall be considered confidential by Contractor, 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 prompt 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; LIMITATION OF LIABILITY.

(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 reasonable attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees) to the extent caused by, in whole or in part, any negligent act, error or omission or willful misconduct 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 reasonable 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) Indemnification from Design Professionals. Contractors meeting the definition of a design professional, per California Civil Code § 2782.8(c), shall indemnify, protect, defend and hold harmless City, and any and all of its officials, employees and agents, from and against any and all claims, demands, costs, or liability that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Contractor. To the extent Civil Code section 2782.8 is applicable to Contractor's scope of services set forth herein, in no event shall the cost to defend charged to Contractor exceed Contractor's proportionate share of fault. However, notwithstanding the previous sentence, in the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the design professional shall meet and confer with other parties regarding unpaid defense costs.

(e) Intellectual Property Indemnification. City does not authorize the impermissible use of any patent or the reproduction of any copyrighted material by Contractor which exceeds "fair use" in the performance of this Agreement. Contractor is solely responsible for any such infringement. Contractor shall indemnify, protect, defend and hold harmless City from any and all losses, damage, costs, expenses, and attorneys' fees suffered or incurred as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent, copyright, or trade secret, and arising out of the use of the equipment or materials utilized to perform under this Agreement or specified by or procured by Contractor, or out of the processes or actions employed by, or on behalf of, Contractor in connection with the performance of this Agreement.

(f) City's Negligence. The provisions of paragraphs (a) to (e) of this Section 16 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 negligence or willful acts or omissions of City or any and all of its officials, employees and agents.

(g) Insurance. Submission of insurance certificates or submission of other proof of compliance with the insurance requirements does not relieve Contractor from liability under this Section. The obligations of this Section shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(h) Limitation of Liability.

Except as otherwise provided in this Agreement, City's obligations under this Agreement shall be limited to the payment of the compensation provided for in Section 4 of this Agreement.

Notwithstanding any other provision of this Agreement, in no event shall either party be liable, regardless of whether any claim is based on contract, tort or otherwise, for any special, consequential, indirect or incidental damages, lost profits or revenue, arising out of or in connection with this Agreement, or the Services described in Exhibit A.

City shall not be responsible for any damage to persons or property as a result of the use, misuse or failure of any equipment used by Contractor, or by any of its employees, even though such equipment be furnished, rented or loaned to Contractor by City. The acceptance or use of such equipment by Contractor or any of its employees shall be construed to mean that Contractor accepts full responsibility for and shall exonerate, indemnify, defend and save harmless City from and against any and all claims for any damage or injury of any type, including attorneys' fees, arising from the use, misuse or failure of such equipment, whether such damage be to Contractor, its employees, City employees or third parties, or to property belonging to any of the above.

Nothing in this Agreement shall constitute a waiver or limitation of any right or remedy, whether in equity or at law, which City or Contractor may have under this Agreement or any applicable law. All rights and remedies of City or Contractor, whether under this Agreement or other applicable law, shall be cumulative.

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. SUBCONTRACTORS; DESIGNATION AND CONTINUITY OF PERSONNEL.

(a) No subcontract shall be awarded or an outside consultant engaged by Contractor unless prior written approval is obtained from City. No additional approval shall be required for subcontracting with or engagement of any outside consultant set forth in an exhibit to this Agreement (Exhibit A), subject to subd. (b) below.

(b) If any subcontract is awarded or an outside consultant is engaged by Contractor to perform work and/or provide services that are subject to California prevailing wage laws, where such prevailing wage work was not initially anticipated, Contractor shall notify City in writing of the subcontract and/or outside consultant, the scope of work said subcontractor or outside consultant will perform, and any other information City deems reasonably necessary to complete and file the required Form PWC-100 or any other documents.

(c) 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. Contractor designates to have immediate responsibility for the performance of the Services and for all matters relating to performance under this Agreement. Contractor designates the following persons for the indicated functions:

_____

_____

Substitution of any of these assigned personnel shall require the prior written approval of City. If City determines that a proposed substitution is not acceptable, then, at the request of City, Contractor shall substitute with a person acceptable to City.

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, or if the City elects, it may immediately terminate the Agreement pursuant to Section 20(c). The opportunity to cure timeframe, should the City elect to provide one, is presumptively thirty (30) days, but may be reduced or extended 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.

(a) Cooperation by City. City, without cost to Contractor, will provide all pertinent information reasonably available to it which is necessary for performance by Contractor under this Agreement, including pertinent plans, reports and data. City does not guarantee or ensure the accuracy of any reports, information, and/or data so provided. To the extent that any reports, information, and/or other data so provided was supplied to City by person or persons not employees of City, any liability resulting from inaccuracies and/or omissions contained in said reports, information or data shall be limited to liability on behalf of the party who prepared the information for City or otherwise supplied that information, report or data to City.

(b) Cooperation by Contractor. There may be other contractors, consultants, agents or forces of City working in the same area where work under the Agreement will be performed. Contractor must anticipate that is work may be interfered with or suspended from time to time on account of the concurrent performance of work by other

contractors, consultants, agents or forces of City, and Contractor shall fully cooperate with such other parties to avoid any delay or hindrance of their work. City may require that certain facilities be used concurrently by Contractor and other persons.

Should Contractor sustain any loss, damage, or delay through any act or omission of any other contractor or any sub-consultant of any such other contractor, Contractor shall have no claim against City therefore, other than an extension of time, but shall have recourse solely to such other contractor or sub-consultant.

SECTION 24. NOTICES.

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

To City: City of Eastvale
Attn: Public Works Director
12363 Limonite Ave., Suite 910
Eastvale, CA 91752

To Contractor: Geocon West, Inc.
Attn: Lisa Battiato
41571 Corning Place, Ste. 101
Murrieta, CA 92562

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. NO THIRD-PARTY BENEFICIARIES.

There are no intended third-party beneficiaries to this Agreement. Nothing in the Agreement or the attachments and/or exhibits incorporated herein shall operate to confer rights or benefits on persons or entities not party to the Agreement.

SECTION 35. 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

GEOCON WEST, INC.

_____
_____
_____

EXHIBIT "A"
SCOPE OF SERVICES

- Attend a pre-construction meeting.
- Provide observation and testing during site grading activities on a full-time basis. This will include observation of the over-excavation bottoms by a professional engineer or geologist, and observation and testing of engineered fill placement by an experienced technician.
- Prepare a report of observation and testing during grading for pad certifications.
- Provide observation of foundation excavations prior to concrete placement for structures.
- Provide observation and testing during backfill of wet and dry utilities. Wet utilities are typically required to have full time observation and testing per governing agencies while part time observation and testing during backfill of shallow dry utilities is acceptable.
- Provide testing of subgrade for cross gutters, curb & gutter, pavers, and sidewalks on a part-time basis.
- Provide observation and testing of subgrade, aggregate base, and asphaltic concrete pavement. We have estimated that our observation and testing services will be required on a part-time basis for subgrade and base placement, and on a full-time basis during asphalt concrete paving.
- Provide observation, testing, and inspection for offsite improvements.
- Perform laboratory testing of soil and asphalt samples. We anticipate the testing will consist of maximum dry density and optimum moisture content, expansion index, sulfate screening, and Hveem density of the asphalt concrete.
- Prepare a final report documenting the results of our observation and testing services during grading and construction of site improvements.

- Provide professional project support, which includes project management, attendance at meetings when requested, preparation of compaction letters as required by agencies, response to RFI's, and QA/QC support.
- ASSUMPTIONS:
    - Work will be performed during typical working hours of 7 am to 5 pm Monday through Friday. Weekend and night work are not expected.

EXHIBIT "B"
COMPENSATION

Cost Estimate Table

Activity Description	Personnel	Rate	Qty	Estimate
Geotechnical Observation & Testing Services				
Geotechnical Observation & Testing Services				
Testing and Observation of				
Rough Grading - est 3 weeks	Engineering Technician	$135	135	$18,225
Wet & Dry Utility Trench Backfill Concurent - est 6 weeks	Engineering Technician	$135	270	$36,450
Offsite Work - est 3 weeks part time	Engineering Technician	$135	68	$9,180
Flatwork & Paving Subgrade - est 4 weeks part time	Engineering Technician	$135	90	$12,150
Paving - est 1 week	Engineering Technician	$135	45	$6,075
Vehicle & Equipment	Engineering Technician	$20	563	$11,260
Professional Observations during Earthwork - est 4 hrs/wk for 20 weeks	Project Engineer/Geologist	$155	80	$12,400
Footing Inspections	Project Engineer/Geologist	$125	24	$3,000
			Subtotal:	**$108,740**
Geotechnical Laboratory Testing				
Maximum Density/Optimum Moisture - 4" (D1557 Soils)	Laboratory	$300	6	$1,800
Expansion Potential at Finish Grade	Laboratory	$250	3	$750
Sulfate Content at Finish Grade	Laboratory	$125	3	$375
Hveem Density - Asphalt (D2726/CAL 308)	Laboratory	$225	2	$450
Miscellaneous Lab Testing & Reporting	Laboratory	$2,000	1	$2,000
Sample Pick Up & Delivery	Technician/Lab Tech	$95	9	$855
			Subtotal:	**$6,230**
Professional Project Support				
Project Management, QA/QC, Meetings, Etc...	CEG/GE	$155	60	$9,300
Project Coordination/Scheduling, QA QC	Engineering Assistant/Tech Supervisor	$125	40	$5,000
Final Report of T&O during Grading and Improvements	CEG/GE	$2,500	1	$2,500
			Subtotal:	**$16,800**
			ESTIMATE:	**$131,770**

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. 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 claim.

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 pursuant to the terms included in this Exhibit "C" to the extent applicable to the subcontractor's scope of work and trade.

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.

JCSD Statement

DATE:	5/27/2025		SERVICE ADDRESS:
NAME:	City of Eastvale		Eastvale Civic Center
ATTN:	City of Eastvale		Eastvale, CA
ADDRESS:	12363 Limonite Avenue, #910	Requested By:	Nicole Smith
	Eastvale, CA 91752	Finance:	
		Dev. Supervisor:	
TRACT NO.:	Civic Center	JOB NUMBER:	D2510190
NO. OF UNITS:	3	SIZE OF METERS:	3" Domestic & 2" Irrigation

		AMOUNT PER UNIT
WATER CHARGES:		
600.00.4401	WATER FACILITIES FEES	$776,916.00
600.00.4401	WATER FACILITIES FEES - Landscape / Non-Potable	$129,485.00
600.00.4401	WATER FACILITIES FEES	
SEWER CHARGES:		
601.00.4401	SEWER FACILITIES FEES	$295,647.00
200.00.4107	SEWER LATERAL INSPECTION FEES	
200.00.4109	SEWER MAPPING FEES	
200.00.4605	SEWER FRONT FOOTAGE FEES	
200.00.4106	INLAND EMPIRE BRINELINE SEWER CAPACITY FEES	
DEPOSITS:		
100.2302	ADVANCE DEPOSIT - WATER/SEWER AVAILABILITY - 10	
100.2302	ADVANCE DEPOSIT - PLAN CHECK - 20	
100.2302	ADVANCE DEPOSIT- INSPECTION SERVICES-30	$30,000.00
100.2302	ADVANCE DEPOSIT- ADMINISTRATION - 40	$10,500.00
100.2302	ADVANCE DEPOSIT - ENGINEERING SERVICES - 50	
100.2302	ADVANCE DEPOSIT - RESEARCH & MONITORING - 55	
100.2302	ADVANCE DEPOSIT - LEGAL - 60	
100.2302	ADVANCE DEPOSIT- ANNEXATION - 90	
100.2302	ADVANCE DEPOSIT- MISC. - 95	
MISC. CHARGES:		
100.00.4009	METER FEES	$1,895.78
200.00.4107	INDUSTRIAL WASTE REVIEW	
100.00.4008	FIRE-FLOW FEES	
100.2302	PAST DUE - WATER/SEWER AVAILABILITY - 10	$65.45
100.2302	PAST DUE - PLAN CHECK - 20	
100.2302	PAST DUE- INSPECTION SERVICES - 30	
100.2302	PAST DUE- ADMINISTRATION - 40	$3,835.82
100.2302	PAST DUE - ENGINEERING SERVICES - 50	$891.20
100.2302	PAST DUE - RESEARCH & MONITORING - 55	
100.2302	PAST DUE - LEGAL - 60	
100.2302	PAST DUE - ANNEXATION - 90	
100.00.4022	FIRE SERVICE FEE	$22,396.50
100.00.4022	FIRE SERVICE FEE	
	TOTAL	**$1,271,632.75**

Rates are good through June 30, 2025. Water-Recycled Water-Sewer Capacity Charges are subject to increase on July 1st.

JCSD - WATER CAPACITY CHARGE WORKSHEET

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

WATER CAPACITY CHARGES

WATER - DOMESTIC

METER SIZE	CAPACITY CHARGE		# of Services		
3/4"	$16,187.00	@		=	$0.00
1"	$40,463.00	@		=	$0.00
1 1/2"	$80,930.00	@		=	$0.00
2"	$129,485.00	@		=	$0.00
3"	$258,972.00	@	3	=	$776,916.00
4"	$404,640.00	@		=	$0.00
6"	$809,285.00	@		=	$0.00
8"	$1,294,854.00	@		=	$0.00
10"	$3,398,989.00	@		=	$0.00
			SUB-TOTAL WATER:		**$776,916.00**

Total Water Capacity Charges Due:	**$776,916.00**

JCSD - NON-POTABLE LANDSCAPE CAPACITY CHARGES WORKSHEET

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

NON-POTABLE / LANDSCAPE CAPACITY CHARGES

METER SIZE	FACILITY CHARGE		# of Services		
3/4"	$16,187.00	@		=	$0.00
1"	$40,463.00	@		=	$0.00
1 1/2"	$80,930.00	@		=	$0.00
2"	$129,485.00	@	1	=	$129,485.00
3"	$258,972.00	@		=	$0.00
4"	$404,640.00	@		=	$0.00
6"	$809,285.00	@		=	$0.00
8"	$1,294,854.00	@		=	$0.00
10"	$3,398,989.00	@		=	$0.00
			SUB-TOTAL WATER:		**$129,485.00**

Total Non-Potable / Landscape Capacity Charges Due: $129,485.00

JCSD - SEWER CAPACITY CHARGES WORKSHEET

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

SEWER FACILITIES FEES

SEWER

	CAPACITY CHARGE		# of Services		
	$9,537.00	@	31	=	$295,647.00
Bellegrave Area B Surcharge	$12,805.00	@		=	$0.00
			TOTAL SEWER:		**$295,647.00**

SEWER CAPACITY CHARGE- CFD NO. 1 / INLAND EMPIRE BRINE LINE

Summary and Capacity Fee Calculation Sheet Attached

Flow Charge		
	=	$0.00
TOTAL IEBL:		**$0.00**

Total Sewer Capacity Charges: $295,647.00

City Hall - 14 EDUs
Library - 9 EDUs
Police Station - 8 EDUs

JCSD Determination of Inspection Deposits

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

WATER	**Estimated Cost Per L.F.**				
8" Waterline	$4.96	@		LF. =	$0.00
12" Waterline	$6.00	@		LF. =	$0.00
16" Waterline	$7.92	@		LF. =	$0.00
			Sub-Total Water:		**$0.00**

NON-POTABLE WATER	**Estimated Cost Per L.F.**				
8" Waterline	$4.96	@		LF. =	$0.00
12" Waterline	$6.00	@		LF. =	$0.00
16" Waterline	$7.92	@		LF. =	$0.00
			Sub-Total Non-Potable:		**$0.00**

SEWER					
6" Sewerline	$4.32	@		LF. =	$0.00
8" Sewerline	$4.32	@		LF. =	$0.00
10" Sewerline	$4.64	@		LF. =	$0.00
12" Sewerline	$5.04	@		LF. =	$0.00
			Sub-Total Sewer:		**$0.00**

Minimum Deposit Requirement	$30,000.00	=	$30,000.00
			$30,000.00

Sub-Total Inspection:	$30,000.00
35% Adminstration Deposit:	**$10,500.00**

TOTAL INSPECTION DEPOSIT DUE:	$40,500.00

JCSD - METER FEE WORKSHEET

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

DOMESTIC METER FEES

METER SIZE	FEE PER METER		# of Meters		
3/4"	$347.34	@		=	$0.00
1"	$369.02	@		=	$0.00
1 1/2"	$699.41	@		=	$0.00
2"	$896.75	@		=	$0.00
3"		@		=	$0.00
4"		@		=	$0.00
6"		@		=	$0.00
				SUB-TOTAL:	**$0.00**

NON-POTABLE / IRRIGATION METER FEES

METER SIZE	FEE PER METER		# of Meters		
3/4"	$347.34	@		=	$0.00
1"	$369.02	@		=	$0.00
1 1/2"	$699.41	@		=	$0.00
2"	$896.75	@	1	=	$896.75
				SUB-TOTAL:	**$896.75**

FIRE SERVICE INDICATOR METER FEES

METER SIZE	FEE PER METER		# of Meters		
3/4" - Short	$333.01	@	3	=	$999.03
				SUB-TOTAL :	**$999.03**

Total Meter Fees:	**$1,895.78**

JCSD- METER & LANDSCAPE FACILITIES FEE WORKSHEET

DEVELOPER: City of Eastvale
PROJECT: Eastvale Civic Center (City Hall-Police-Library)
JCSD PN: D2510190

FIRE SERVICE METER FEES

METER SIZE	FEE PER METER		# of Meters		
4"	$6,000.00	@		=	$0.00
6"	$7,465.50	@	3	=	$22,396.50
8"	$10,000.00	@		=	$0.00
10"	$14,000.00	@		=	$0.00
				SUB-TOTAL:	**$22,396.50**

Total Fire Service Fees: $22,396.50

Jurupa

COMMUNITY SERVICES DISTRICT

Proudly serving Jurupa Valley and Eastvale

EFFECTIVE JULY 1, 2024

CUSTOMER GUIDE

RATES, CHARGES, AND DEPOSITS

11201 HARREL STREET | JURUPA VALLEY, CA 91752

(951) 685-7434 | WWW.JCSD.US

2268

WATER RATES

FIXED MONTHLY WATER SERVICE RATES

(RESOLUTION NO. 3012)

Meter Size	GPM	Monthly Base Charge
5/8 Inch	16-20	$43.01
¾ Inch	24-30	$43.01
1 Inch	40-50	$66.30
1 ½ Inch	80-100	$124.56
2 Inch	128-160	$194.47
3 Inch	240-300	$415.86
4 Inch		$742.13
6 Inch		$1,522.81
8 Inch		$3,270.62
10 Inch		$4,901.89

MONTHLY WATER USAGE RATES

(RESOLUTION NO. 3012)

TIERED HCF RATES

SINGLE-FAMILY RESIDENTIAL

HCF Tier Structure	Rate
Tier 1: 0-12 HCF	$1.22
Tier 2: 13-20 HCF	$3.03
Tier 3: 21-30 HCF	$3.56
Tier 4: Over 30 HCF	$3.79

UNIFORM HCF RATE

MULTI-FAMILY, INSTITUTIONAL, COMMERCIAL, INDUSTRIAL

HCF Tier Structure	Rate
Uniform Rate per HCF	$2.22

UNIFORM POTABLE

WATER IRRIGATION RATE

HCF Rate Structure	Rate
Potable Rate per HCF	$2.33

UNIFORM NON-POTABLE

WATER IRRIGATION RATE

HCF Rate Structure	Rate
Non-Potable Rate per HCF	$1.51

HCF: Hundred Cubic Feet

SEWER RATES

FIXED MONTHLY WASTEWATER SERVICE RATES

(RESOLUTION NO. 3011)

Rate Structure	Charge
Monthly Base Charge per EDU:	$26.69
*Usage Rate Per HCF Charge Per Unit:	$2.46

An **EDU** is a unit of measure for the sewage generated from particular buildings, structures or uses.

*Maximum usage charge is 8 units for residential and institutional customers.

MONTHLY BASE CHARGE + USAGE RATE = MONTHLY SEWER CHARGES

HYDRANT METER RATES

HYDRANT METER DEPOSIT: $1,200 MONTHLY BASE CHARGE (2-INCH METER): $194.47

UNIFORM HYDRANT (CONSTRUCTION) RATE

(RESOLUTION NO. 3012)

Rate Structure	Charge
Uniform Rate per HCF	$3.79

FIRE SERVICE METER RATES

FIRE SERVICE METERS

Meter Size	New Service Charge
4 Inch	$6,000.00
6 Inch	$7,465.50
8 Inch	$10,000.00
10 Inch	$14,000.00

PRIVATE PROTECTION FIXED MONTHLY SERVICE

Units	Rate	Unauthorized Use (RESOLUTION NO. 2511)
All	$7.44	1st Unauthorized Use per HCF
All	$24.80	2nd Unauthorized Use per HCF

Monthly Base	Charge
Private Fire Protection Charge	$35.96

MONTHLY BASE CHARGE + UNAUTHORIZED USAGE RATE = MONTHLY WATER CHARGES

CAPACITY / INSTALLATION

WATER CAPACITY CHARGES

(RESOLUTION NO. 2627)

Meter Size	Meter Charge	Facility Component*	Water Resources Component*	TOTAL Capacity Charge*
5/8 Inch	$291.34	$11,320	$4,867	$16,187
¾ Inch	$315.93	$11,320	$4,867	$16,187
1 Inch	$348.76	$28,297	$12,166	$40,463
1 ½ Inch	$702.81	$56,597	$24,333	$80,930
2 Inch	$873.69	$90,554	$38,931	$129,485
3 Inch	Actual Cost	$181,108	$77,864	$258,972
4 Inch	Actual Cost	$282,979	$121,661	$404,640
6 Inch	Actual Cost	$565,962	$243,323	$809,285
8 Inch	Actual Cost	$905,537	$389,317	$1,294,854
10 Inch	Actual Cost	$2,377,032	$1,021,957	$3,398,989

*Subject to annual adjustment per Engineering News Record – Construction Cost Index on July 1st.

FACILITY COMPONENT + WATER RESOURCES COMPONENT = TOTAL CAPACITY CHARGE

NEW SERVICE INSTALLATION – WATER ONLY

(SINGLE LOT)

Meter Size	Deposit
¾ Inch	$7,500
1 Inch	$7,500

FULL INSTALLATION DEPOSIT (WATER SERVICE)

SEWER CAPACITY CHARGES

(RESOLUTION NO. 2628)

Sewer Capacity Charge	Charge
Per EDU	$9,537

Bellegrave Ave. (Area B)	Charge
Per EDU	$12,805

*Subject to annual adjustment per Engineering News Record – Construction Cost Index on July 1st.

FLAT RATES / DEPOSITS

FLAT RATE & DEPOSIT BASED FEES

Description / Item	Flat Rate	Deposit
Water Availability Letters – Tracts/Parcel Maps/Plot Plans		$2,800
Water / Sewer Inspection Fee (Single Lot)	$200.00	
Water / Sewer Mapping Fee (Single Lot)	$50.00	
Drop-In Charge Meter Installation (Single Lot)	$100.00	
Hydraulic Analysis		$5,000
Fire Flow	$250.00	
Water Supply Assessments (WSA)		$25,000
CFD Formation		$50,000
LMD Formation		$8,000
Inter-Agency Community Facilities Agreement		$5,000
LAFCO Annexation		$25,000

Plan Check	Deposit
Plot Plans	$7,000
Landscape Plans	$7,000
Tracts / Parcel Maps	$6000 + $1,500/sheet

*Deposits are calculated based on the quantities and/or information provided to Jurupa Community Services District at the time of submittal. If quantities and/or information changes during the plan check process, fees and deposits will be adjusted accordingly. If costs exceed the deposit amount, the customer will be billed for the difference.

jurupa

COMMUNITY SERVICES DISTRICT

Proudly serving Jurupa Valley and Eastvale

Jurupa

COMMUNITY SERVICES DISTRICT

Proudly serving Jurupa Valley and Eastvale

CONNECT WITH US

/JCSDistrict
/jcsdparks

@JCSDistrict
@jcsdparks

@JCSDistrict
@jcsdparks

JCSDistrict
jcsdparks

Download the
My JCSD mobile app

11201 HARREL STREET | JURUPA VALLEY, CA 91752
(951) 685-7434 | WWW.JCSD.US

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council/Eastvale Public Financing Authority Meeting
CITY COUNCIL/EASTVALE PUBLIC FINANCING AUTHORITY BUSINESS
Agenda Item No. 13.2
June 25, 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. Approve and Adopt the Resolution Declaring Results of a Special Election and Directing the Recording of a Special Tax Lien for Community Facilities District No. 2025-01 (Limonite); and
2. Introduce the proposed Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL FO TH CITY OF EASTVALE, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMU FACILITIES DISTRICT (CITY OF EASTVALE COMMUNITY FACILITIES DISTRICT NO. 202 (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 a Public Hearing was held by the City Council on March 23, 2025. This is the next step in the process to finalize the establishment of the CFD, which will levy special taxes to generate funds for the City to provide the services described in the Resolution of Intention. Ballots

were mailed to property owners in late May 2025 for a special landowner election to be conducted by the City tonight, June 25, 2025. If at least 2/3 of the property owner votes are in favor of the proposed special tax, the City Council will need to introduce/waive the first reading by title only of the Ordinance levying the special taxes tonight, and will need to formally adopt said Ordinance on August 13, 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.

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, which was held on March 26, 2025. On that same date, City Council adopted a Resolution Establishing the Formation of Community Facilities District No. 2025-01 (Limonite) and adopted a Resolution Calling a Special Election for Community Facilities District No. 2025-01 (Limonite) for tonight, June 25, 2025.

Attachment(s)

Attachment 1 - Resolution: Certifying Election Results
Attachment 2 - Ordinance
Attachment 3 - Boundary Map
Attachment 4 - Rate and Method of Apportionment
Attachment 5 - Attachment C to Rate and Method of Apportionment

RESOLUTION NO. 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASTVALE, STATE OF CALIFORNIA, DECLARING RESULTS OF A SPECIAL ELECTION AND DIRECTING THE RECORDING OF A SPECIAL TAX LIEN

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, under the provisions of the Resolution of Formation, and pursuant to the resolution entitled "A Resolution of the City Council of the City of Eastvale, State of California, Calling a Special Election for a Community Facilities District" (the "Resolution Calling the Special Election") heretofore adopted by this City Council, the propositions of the levy of the special tax and the establishment of the appropriations limit were submitted to the qualified electors of the District as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Resolution Calling the Special Election, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Special Election, (the "Canvass") a copy of which is attached hereto as Exhibit A; and

WHEREAS, this City Council has been informed of the Canvass, finds it appropriate and wishes to complete its proceedings for the District.

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 issues presented at the special election were the levy of a special tax within the District and the approval of an annual appropriations limit of not to exceed an amount equal to $1,750,000 pursuant to the Resolution of Formation.

SECTION 3. The City Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the District. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the District by more than two-thirds (2/3) of the votes cast at the special election.

SECTION 4. Pursuant to the voter approval, the District is hereby declared to be fully formed with the authority to levy the special taxes and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the District were valid and in conformity with the Act.

SECTION 5. The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Riverside a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption of this Resolution by the City Council.

SECTION 6. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this 25th day of June 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 25th day of June 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)

CANVASS AND STATEMENT OF RESULT OF SPECIAL ELECTION

I hereby certify that on June 25, 2025, I canvassed the returns of the special election held on June 25, 2025, in the City of Eastvale Community Facilities District No. 2025-01 (Limonite) of the City of Eastvale and the total number of ballots cast in such special election and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	Qualified Landowner Votes	**Votes Cast**	**Votes YES**	**Votes NO**
City of Eastvale Community Facilities District No. 2025-01 (Limonite) Special Tax Election, June 25, 2025	247	_____	_____	_____

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 for the District adopted by the City Council on March 26, 2025, commencing with the City's fiscal year 2025/26, to pay for the 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: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND on June 25, 2025.

By: _____
City Clerk
City of Eastvale

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN 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") 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" (the "Resolution of Intention") and has conducted proceedings (the "Proceedings") to establish the City of Eastvale Community Facilities District No. 2025-01 (Citywide Maintenance and Services) (the "District") pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act") to finance the costs of police protection services; fire protection and suppression services; 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 (the "Services") as provided in the Act; and

WHEREAS, the Resolution of Intention called for a public hearing to be held on March 26, 2025, or as soon thereafter as the matter may be heard; and

WHEREAS, on March 26, 2025, and as part of the Proceedings, this City Council held a public hearing under the Act relative to the determination to proceed with the formation of the District and the rate and method of apportionment of the special tax (the "Special Tax") to be levied within the District to finance the Services and, at such hearing, all persons desiring to be heard on all matters pertaining to the formation of the District and the levy of the Special Tax were heard, substantial evidence was presented and considered by this City Council, and a full and fair public hearing was held; and

WHEREAS, upon the conclusion of the hearing, this City Council 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"), whereby the City Council (i) established the District, (ii) authorized the levy of the Special Tax within the District, and (iii) preliminarily established an appropriations limit for the District, all pursuant to the Act; and

WHEREAS, on June 25, 2025, a special election was held among the landowner voters within the District at which the landowner voters approved the proposition relating to the levy of Special Taxes within the District and the establishment of an appropriations limit for the District by the two-thirds vote required by the Act, which approval has been confirmed by resolution of this City Council; and

WHEREAS, the City Council ordered the recordation with the County Recorder of the County of Riverside of a Notice of Special Tax Lien (the "Notice").

NOW, THEREFORE, the City Council of the City of Eastvale, DOES HEREBY ORDAIN as follows:

By the passage of this Ordinance, the City Council hereby authorizes and levies the Special Tax within the District pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of Special Tax set forth in the Resolution of Formation, which rate and method is by this reference incorporated herein. The Special Tax is hereby levied commencing in fiscal year 2025/26 and in each fiscal year thereafter to pay for the Services for the District and all costs of administering the District, as contemplated by the Resolution of Formation and the Proceedings.

1. The City's Finance Director or designee or employee or consultant of the City is hereby authorized and directed each fiscal year to determine the specific Special Tax to be levied for the next ensuing fiscal year for each parcel of real property within the District, in the manner and as provided in the Resolution of Formation.

2. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall the Special Tax be levied on any parcel within the District in excess of the maximum Special Tax specified in the Resolution of Formation.

3. All of the collections of the Special Tax shall be used as provided in the Act and in the Resolution of Formation, including, but not limited to, the payment of the costs of the Services, the payment of the costs of the City in administering the District, and the costs of collecting and administering the Special Tax.

4. The Special Tax shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that the City Council may provide for other appropriate methods of collection by resolution(s) of the City Council. The Finance Director of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Riverside in order to effect proper billing and collection of the Special Tax, so that the Special Tax shall be included on the secured property tax roll of the County of Riverside for fiscal year 2025/26 and for each fiscal year thereafter until no longer required to pay for the Services or until otherwise terminated by the City.

5. If for any reason any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the District by a court of competent jurisdiction, the balance of this ordinance and the application of the special tax to the remaining parcels within the District shall not be affected.

6. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published immediately after its passage at least once in a newspaper of general circulation for the City.

7. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

8. This Ordinance shall become effective thirty (30) days following adoption.

INTRODUCED and first read on the 25th day of June 2025; and **PASSED, APPROVED AND ORDAINED** this 13th day of August 2025.

_____
Mike McMinn
Mayor

APPROVED AS TO FORM:

_____
Erica Vega
City Attorney

ATTEST:

_____
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 Ordinance No. 25-XX, was introduced at a regular meeting of the City Council of the City of Eastvale held on the 25th of June, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the ___ day of _____, 2025 by the following vote:

AYES:

NOES:

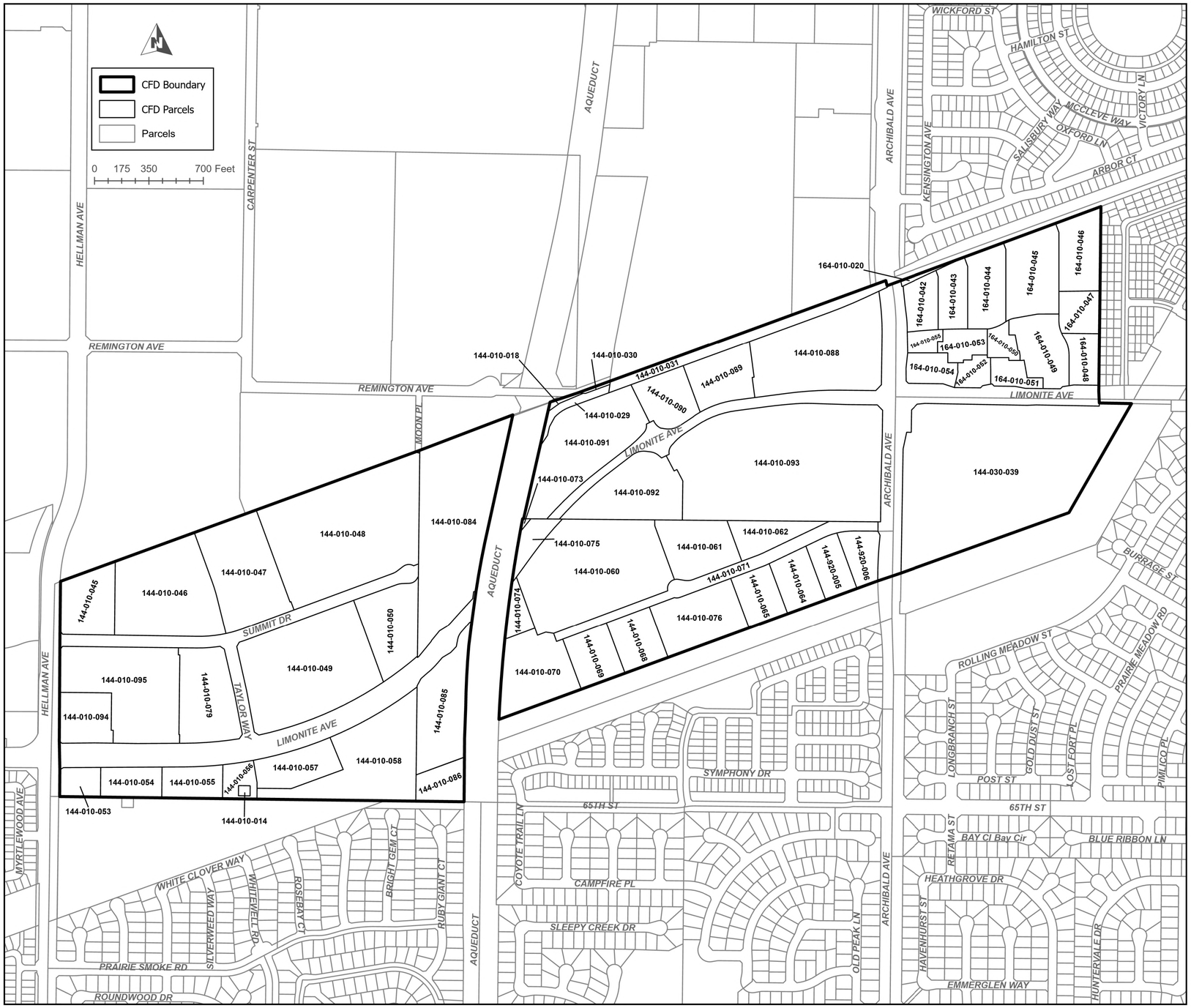
ABSENT:

ABSTAIN:

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

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

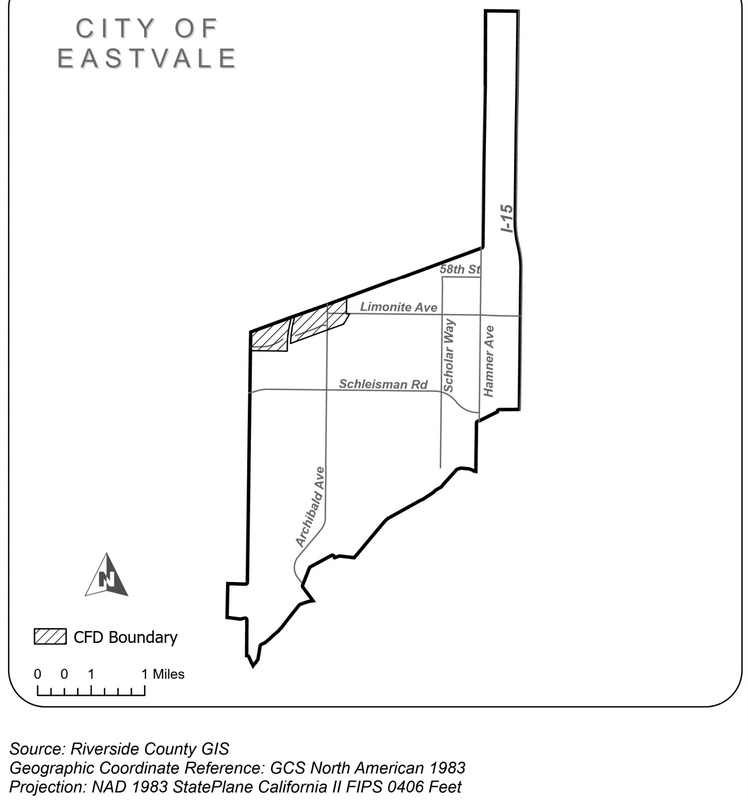
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF EASTVALE COMMUNITY FACILITIES DISTRICT NO. 2025-01 (LIMONITE), CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF EASTVALE, AT MEETING THEREOF, HELD ON THE ____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

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 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 for Tax Zone No. 1, 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 2025-01shall 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 Developed Property, Proportionately, up to the applicable Maximum Annual Special Tax.

Third: If additional monies are needed to satisfy the Annual Special Tax Requirement after the second step has been completed, the Annual Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Annual Special Tax.

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 shall be apportioned to each Parcel within CFD No. 2025-01 by the method shown below.

First: Determine the Contingent Special Tax Requirement.

Second: Levy the Contingent Special Tax on each Parcel Developed Property, Proportionately, up to the applicable Maximum Contingent Special Tax.

Third: If additional monies are needed to satisfy the Contingent Special Tax Requirement after the second step has been completed, the Contingent Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Contingent Special Tax.

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 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.

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

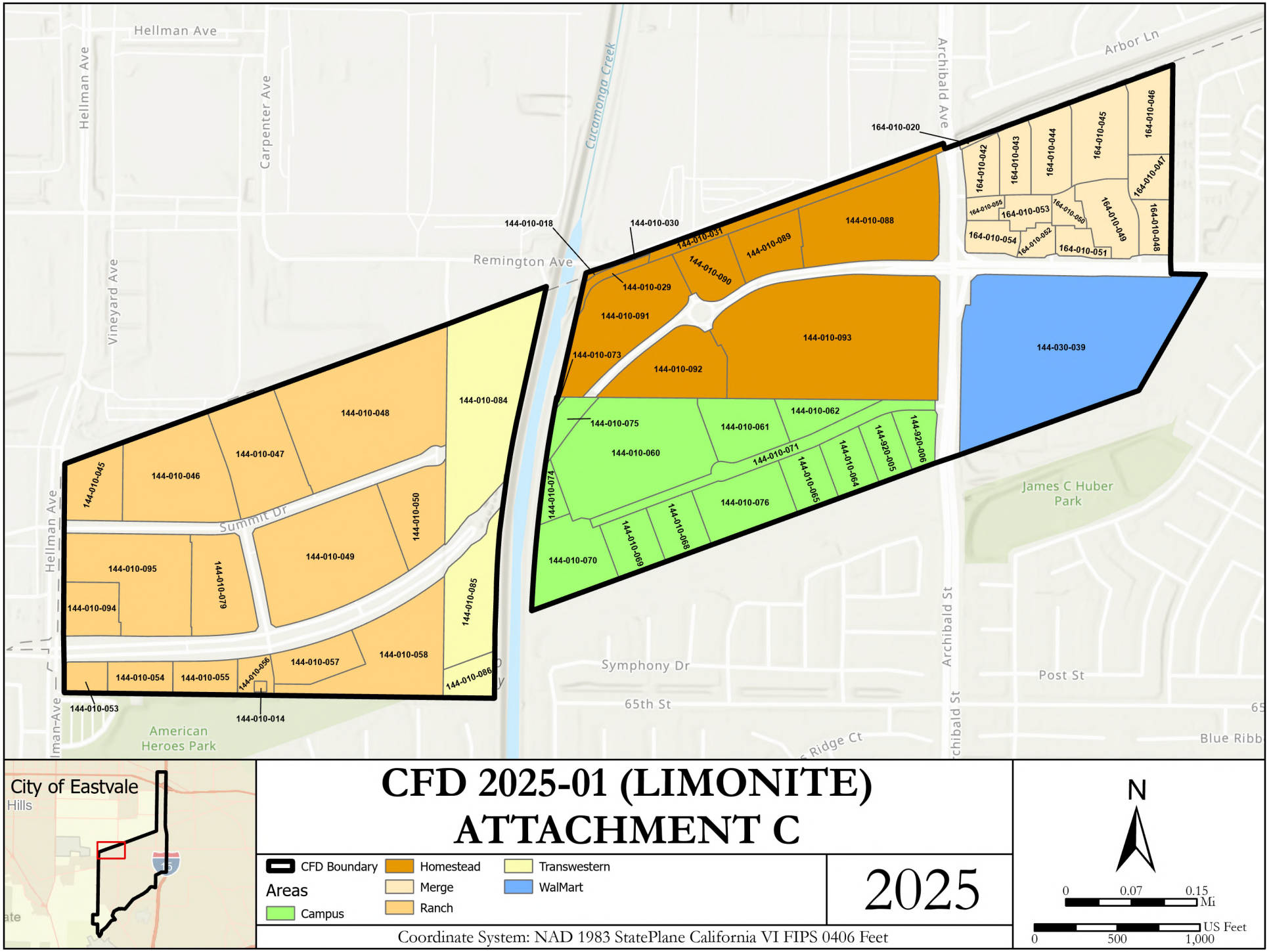
incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to CFD No. 2025-01.

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



CFD 2025-01 (LIMONITE)
ATTACHMENT C

For illustration purposes only, not an official map.