CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

Eastvale City Hall Council Chambers
12363 Limonite Avenue, Suite 900, Eastvale, CA 91752
Regular City Council Meeting: 6:30 PM
Wednesday, April 22, 2026

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

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

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

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

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

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

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

5. **INVOCATION**

6. **PLEDGE OF ALLEGIANCE**

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

8. **PRESENTATIONS/ANNOUNCEMENTS**

   8.1. Economic Development Week Proclamation
   8.2. Municipal Clerks Week Proclamation
   8.3. Arab American Heritage Month Proclamation
   8.4. Introduction of Senior Building Inspector - Mitchell Wirth

9. **AGENDA PARTNER UPDATES**

   9.1. YMCA Update

   RECOMMENDED ACTION(S):
   Corona-Norco YMCA will provide an update.

   9.2. Eastvale Library Update

   RECOMMENDED ACTION(S):
   The Eastvale Library Branch Manager will provide an update.

9.3. Youth Council Update

RECOMMENDED ACTION(S):
The Youth Council will provide an 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 meeting minutes from the regular meeting on April 8, 2026.

11.2. Planning Division Update

Submitted by: David Murray, City Planner

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

11.3. Public Works Department Update

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

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Public Works Department update.

11.4. City of Eastvale Crime Statistics – February 2026

Submitted by: Johnny Terfehr, Community Safety Director

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Eastvale Crime Statistics for February 2026.

11.5. **Treasurer's Report: March 2026**
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.

11.6. **Interim Financial Report - Fiscal Year 2025-26, Quarter 2**
Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the City Council receive and file the Interim Financial Report for Fiscal Year 2025-26, Quarter 2 ending December 31, 2025.

11.7. **Approval of Placer Geographical Information System Software Contract Amendment**
Submitted by: Samantha Greven, Management Analyst

RECOMMENDED ACTION(S):
Staff recommends that the City Council authorize the City Manager to execute a contract amendment with Placer Labs, Inc.

11.8. **Accept the Dedication of Public Streets, Public Utility and Public Park Easements related to Tract Map 38594 Located on the Northwest Corner of Limonite and Hamner Avenues.**
Submitted by: Jimmy Chung, City Engineer/Public Works Director

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

1. Accept the Grant Deed conveying fee ownership to the City for various lots dedicated as public streets within Tract Map 38594; and
2. Accept the Easement Deed for public street, public utility and public park purposes for a portion of Lot "G" within Tract Map 38594; and
3. Accept the Easement Deed for public street and public utility purposes for a portion of Lot 64 within Tract Map 38594; and
4. Authorize the City Manager to execute the Certificates of Acceptance for the Deeds; and
5. Authorize the City Clerk to record the Deeds.

11.9. **Approval of Purchase Agreements for Promotional Items and Materials**
Submitted by: Mollie Corrao, Communications Officer

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

1. Approve Purchase Agreement for promotional items with Promotethis! to provide as-needed city-branded promotional items and materials, in an annual not-to-exceed amount of $35,000 for an initial three-year period, with two additional one-year renewal options.
2. Authorize the City Manager to execute the agreement.

12. PUBLIC HEARINGS

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

13. CITY COUNCIL BUSINESS

13.1. Fiscal Year 2026-27 Preliminary Budget Workshop

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):
Staff recommends that the City Council discuss and provide direction to staff on General Fund and Fire Fund department budget proposals for the Preliminary Fiscal Year 2026-27 budget.

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, May 13, 2026, at 6:30 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

17. AFFIDAVIT OF POSTING

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

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

CITY COUNCIL MEETING
Wednesday, April 8, 2026
Regular Meeting: 6:30 PM

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

---

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent: Councilmember Rigby.

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

3. CLOSED SESSION PUBLIC COMMENT – None

4. CLOSED SESSION ITEMS – None

5. INVOCATION

Councilmember Dinco offered the invocation.

6. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Lorimore led the Pledge of Allegiance.

7. ADDITIONS/REVISIONS – None

8. PRESENTATIONS/ANNOUNCEMENTS

8.1 Donate Life Month Proclamation

Allen Jolley, on behalf of OneLegacy, accepted the proclamation.

8.2 Arbor Day Proclamation

Arbor Day was proclaimed.

8.3 Introduction of Senior Building Inspector – Mitchell Wirth

The item was pushed to a future meeting.

8.4 Recognition of Southern California Edison (SCE) Scholarship Recipient

Jiayi "Jason" Qin was recognized and a certificate was presented.

9. AGENCY PARTNER UPDATES

9.1 California Department of Insurance Legislative and Insurance Market Update

Judith Pina, California Department of Insurance, presented a PowerPoint.

10. PUBLIC COMMENT

The following individuals provided public comment:

- Christina Gao and Cameron Ramirez, Eastvale Kiwanis
- Ed Reece, Vice Mayor of City of Claremont

11. CONSENT CALENDAR

On motion of Councilmember McMinn second by Mayor Pro Tem Lorimore, 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 March 25, 2026.

11.2 Treasurer's Report: February 2026

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

11.3 Approval of Tract Map 39022, Accepting Offers of Dedication, and Approval of the related Improvement Agreement and Improvement Securities for Public Improvements and the Affordable Housing Agreement, Located at the Southwest Corner of Archibald Avenue and Grapewin Street

The City Council:

1. Adopted Resolution 26-10, approving the final map for Tract No. 39022; and
2. Approved a Subdivision Improvement Agreement for related public improvements and authorized the City Manager and the City Clerk to sign said agreement; and
3. Accepted security in the form of bonds for completion of the related public improvements; and
4. Directed the City Clerk to record the Subdivision Improvement Agreement; and
5. Approved the Affordable Housing Agreement between Richmond American Homes, and the City of Eastvale.

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

The City Council adopted Ordinance 26-05 entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING CHAPTER 4.72 OF THE EASTVALE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM.

11.5 Agreement with CivicPlus for Agenda Management, ADA Compliance, Public Records Request Portal, and City Website Software Solutions

The City Council:

1. Authorized the City Manager to execute a five-year agreement with CivicPlus for $369,617.15 for Agenda Management software, ADA compliance tools, public records request software, and city website software services; and
2. Determined compliance with the formal bidding process is not in the best interest of the City in accordance with Municipal Code section 04.06.090(g) and authorize use of the direct negotiation process.

12. PUBLIC HEARINGS – None

13. CITY COUNCIL BUSINESS

13.1 Purchase of one (1) 107' Quint Aerial Apparatus, Review of Staffing Options, Approve Budget Appropriation, and Capital Improvement Plan Amendment

CAL FIRE/ Riverside County Fire Division Chief Voigt presented the item and answered related questions.

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

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

1. Approve the procurement and upfitting of one (1) 107' Quint Aerial Apparatus and related equipment for a total amount not-to-exceed $2,762,385; and
2. Determine compliance with the formal bidding process is not in the best interest of the City in accordance with Sec on 4.06.090.b. of the municipal code and authorize Riverside County to procure the apparatus and upfitting equipment and services; and
3. Direct staff to proceed with Staffing Option 1; and
4. Approve amendments to the Fire Aerial Ladder Truck Purchase Capital Improvement Project (95015) as presented in Attachment 7.1; and
5. Approve and adopt Resolution 26-11, amending the Fiscal Year 2025-26 Capital Improvement Plan and Budget for the aforementioned Capital Improvement Project; and
6. Approve and adopt Resolution 26-12, Approving the Commitment of Fund Balance Pursuant to GASB 54; and
7. Authorize the City Manager to execute all documents and take all actions necessary to facilitate the above actions.

14. CITY MANAGER/CITY STAFF REPORT

City Manager Orme provided an update on upcoming City events.

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

15.1 League of California Cities

No report was provided.

15.2 Southern California Association of Governments

Mayor Pro Tem Lorimore provided an update.

15.3 Western Riverside Council of Governments

Councilmember Dinco provided an update.

15.4 Riverside Transit Agency

Mayor Yow provided an update.

15.5 Northwest Mosquito and Vector Control District

No report was provided.

15.6 Riverside County Transportation Commission

No report was provided.

15.7 Western Riverside County Regional Conservation Authority

Mayor Yow provided an update.

15.8 Finance Committee

No report was provided.

15.9 Eastvale Schools Committee

No report was provided.

15.10 Business and Development Success Ad-Hoc Committee

No report was provided.

15.11 Eastvale Legislative Ad-Hoc Committee

No report was provided.

15.12 Eastvale Community Services Ad-Hoc Committee

No report was provided.

15.13 City Council Communications

The City Council provided comments.

ADJOURNMENT – Mayor Yow adjourned the regular meeting at 7:45 P.M. The next regular meeting of the Eastvale City Council is scheduled for Wednesday, April 22, 2026, at 6:30 P.M.

Marc A. Donohue, MMC
City Clerk

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.2
April 22, 2026

Planning Division Update

Prepared By:
David Murray, City Planner

Recommended Action(s)
Staff recommends that the City Council receive and file the Planning Division Update.

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

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

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

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact
The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment - Planning Division Update

CITY OF EASTVALE

Major Projects Summary

April 22, 2026

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*
Leal Ranch Residential Tentative Tract Map Phase C (MAP ID: LEAL.2) *3*
Leal Ranch Residential Overall Phase C Offsite (MAP ID: LEAL.2) *4*
Leal Ranch Residential DR PA-7B (MAP ID: LEAL.2) *5*
Leal Ranch Residential DR PA-7C (MAP ID: LEAL.2) *6*
Leal Ranch Residential DR PA-12A (MAP ID: LEAL.2) *7*
Leal Ranch Residential DR PA-12B (MAP ID: LEAL.2) *8*
Leal Ranch Residential DR PA-12C (MAP ID: LEAL.2) *9*
Leal Ranch Residential DR PA-13A (MAP ID: LEAL.2) *10*
Leal Ranch Residential DR PA-13B (MAP ID: LEAL.2) *11*
Leal Ranch Residential DR PA-13C (MAP ID: LEAL.2) *12*
Eastvale Care Facility (Selby) *13*
Warmington Residential *14*
Sri Jayaram Temple Selby *15*
Beyond Pickleball Club *16*
Forge District Gym *17*
Wireless Facility – 7250 Cobble Creek *18*

APPROVED/ ENTITLED **19**

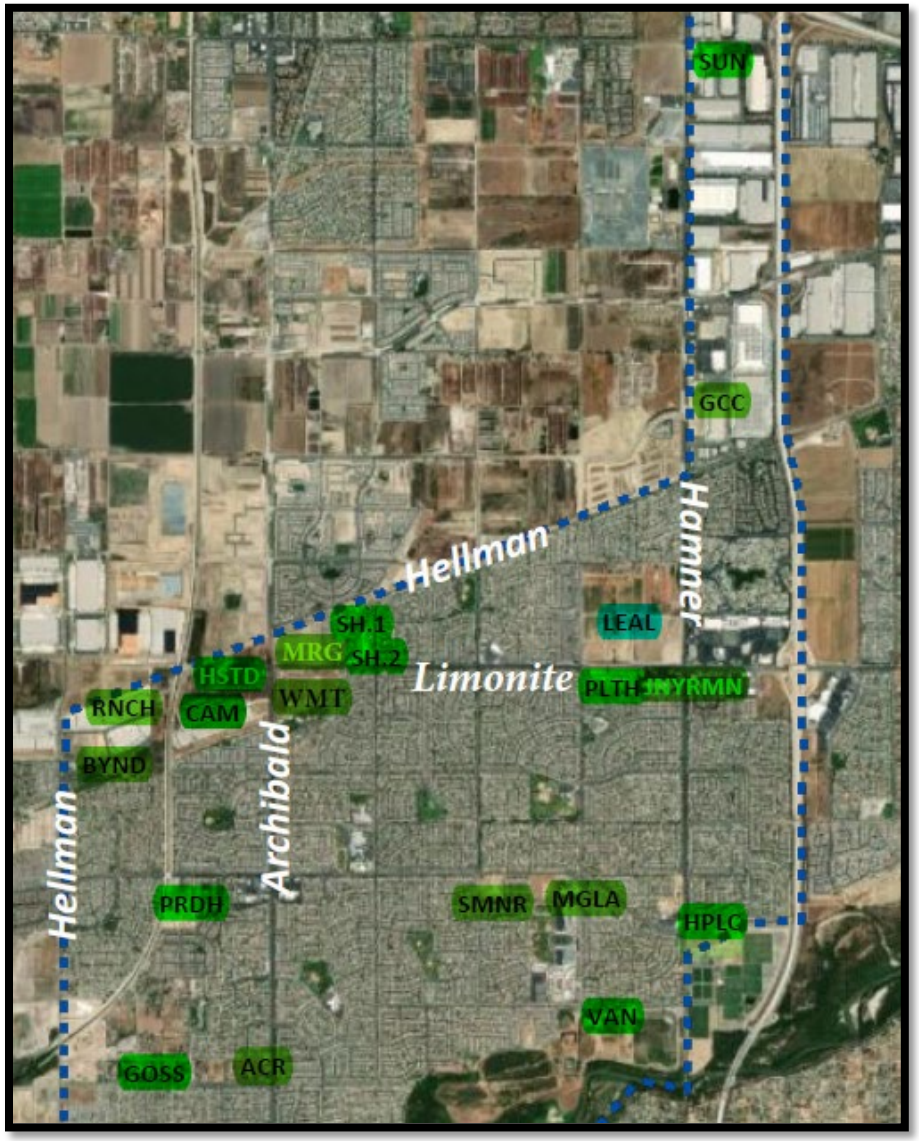
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1) *19*
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2) *20*
Leal Ranch Residential PA-1 Phase A (MAP ID: LEAL.3) *21*
Leal Ranch Residential PA-6 Phase A (MAP ID: LEAL.4) *22*
Leal Ranch Residential PA-7A Phase A (MAP ID: LEAL.5) *23*
Leal Ranch Residential PA-8 Phase A (MAP ID: LEAL.6) *24*
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7) *25*
New Home Recreation Center *26*
New Home TTM 38595 Phase B *27*
New Home Off-site *28*
Leal Ranch Residential PA-9 ..... *29*

Leal Ranch Residential PA-11A 30
Leal Ranch Residential PA-11B 31
Leal Ranch Residential PA-11C 32
Leal Ranch Residential PA-4 Quarterra Phase II 33
Richmond American Residential (formerly Warmington Residential) 34
Goodman Commerce Center (MAP ID: GCC) 35
GCC CR-1 Chili's Alcohol CUP and VAR (MAP ID: GCC.13) 36
New Restaurant Shell (CR-1) 37
GCC Planning Area 4 DR and TPM (MAP ID: GCC.15) 38
Team Up Arena 39
All-Magic 40
Hamner Place Pad-2 (MAP ID: HPLC.4) 41
The Ranch (MAP ID: RNCH) 42
Beyond Food Mart at The Ranch (MAP ID: RNCH.5) 43
The Ranch TPM No. 38114 (MAP ID: RNCH.6) 44
Hotel Suites (HPLC.1) 45
Hamner Place Retail Suites D.R (HPLC.3) 46
The Merge (MAP ID: MRG) 47
Walmart (MAP ID: WMT) 48
Mister Carwash (MAP ID: WMT) 49
McDonanlds (MAP ID: WMT) 50
Better Buzz (MAP ID: WMT) 51
Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK) 52
Cherry Tree Residential 53
Oasis Residential 54
Archibald and Chandler Retail (MAP ID: ACR) 55
Magnolia Ranch 56
St. Oscar Romero Modular Buildings 57

FUTURE **58**

The Leal Plan (MAP ID: LEAL) 58

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

Project Map:

Current Status:

- The project is awaiting a City Council hearing date.

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

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

Notes:

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

Project Map:

Current Status:

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

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 C Offsite (MAP ID: LEAL.2)

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

Notes:

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

Project Map:

Current Status:

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

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

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

Notes:

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

Project Map:

Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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 DR PA-7C (MAP ID: LEAL.2)

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

Notes:

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

Project Map:

Current Status:

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

Notes:

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

Project Map:

Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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 DR PA-13A (MAP ID: LEAL.2)

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

Notes:

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

Project Map:

Current Status:

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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

Warmington Residential

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

Notes:

- Received application on 12.2.25.
- An incomplete letter was sent to the applicant on 12.17.25
- On 1.26.26 the applicant resubmitted the project for review.
- An second incomplete letter was sent to the applicant on 2.11.26

Project Map:

Current Status:

- On March 25, 2026, the applicant resubmitted the project and is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
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

Sri Jayaram Temple Selby

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

Notes:

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

Project Map:

Current Status:

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

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

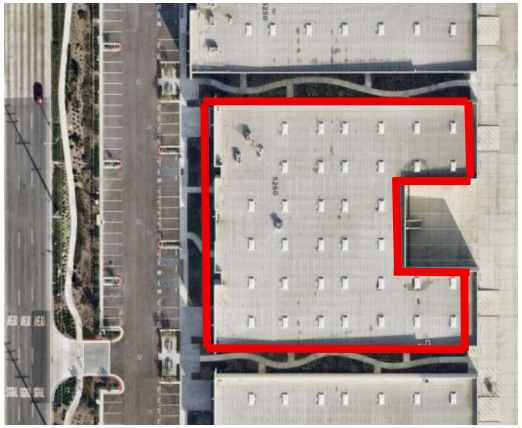
Beyond Pickleball Club

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

Notes:

- Received application on 2.17.26
- The application was deemed complete for the 2.18.26 Planning Commission.
- The project was continued to a Special Planning Commission meeting on 3.23.26
- The Special Planning Commission meeting for 3.23.26 was canceled.

Project Map:



Current Status:

- The project was deemed complete and is scheduled for April 15, 2026 Planning Commission.

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

Forge District Gym

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

Notes:

- Received application on 3.5.26

Project Map:

Current Status:

- On March 25, 2026 the applicant received an incomplete letter and 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

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

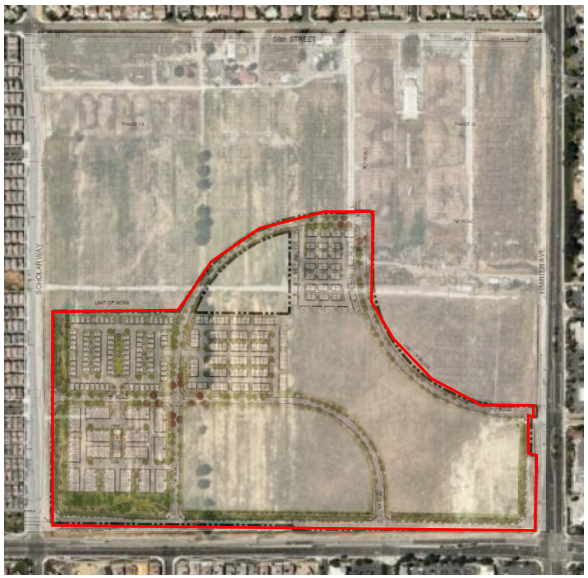
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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

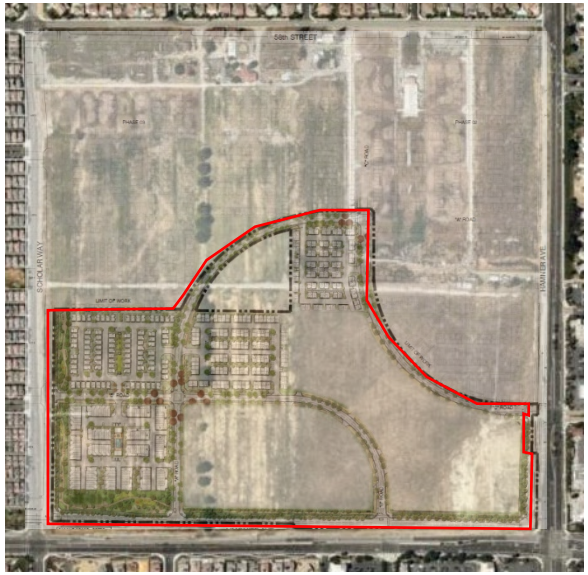
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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.
- All units have been signed off and received Certificate of Occupancy.

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

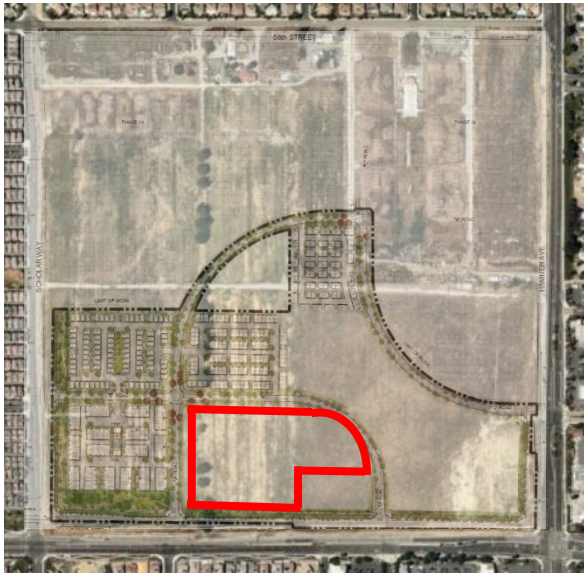
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

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

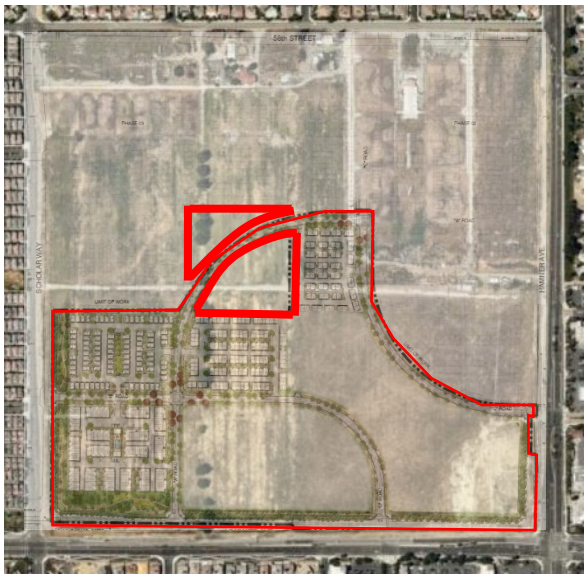
New Home Recreation Center

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:

- The project has been signed off the Certificate of Occupancy.

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

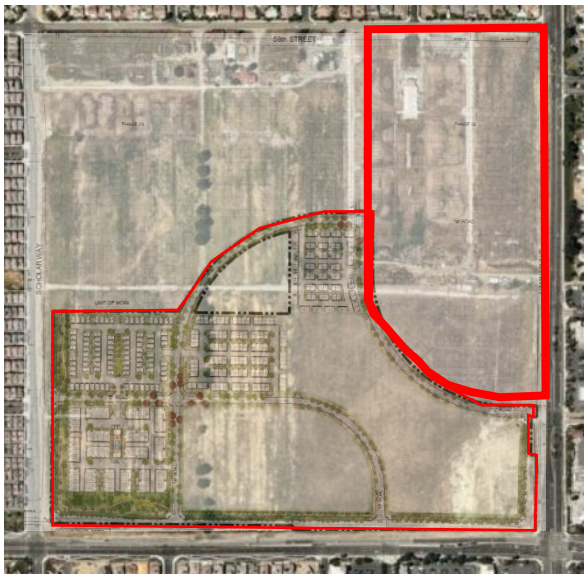
New Home TTM 38595 Phase B

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

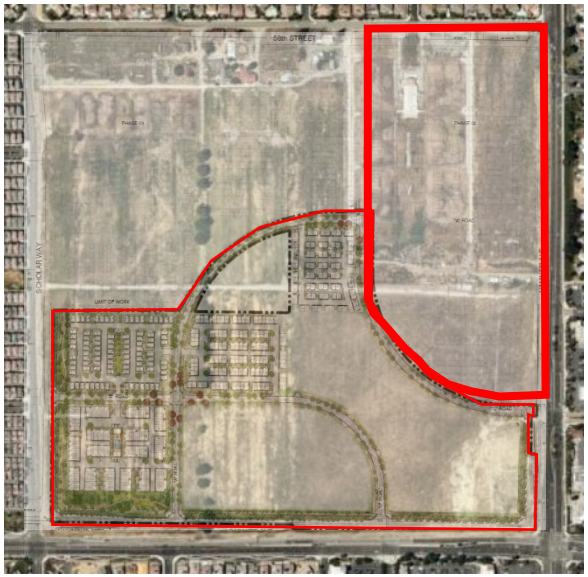
New Home Off-site

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

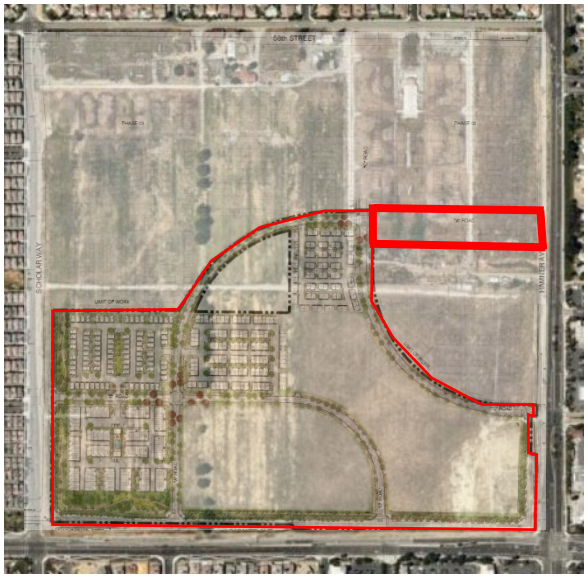
Leal Ranch Residential PA-9

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

Project Map:



Current Status:

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

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

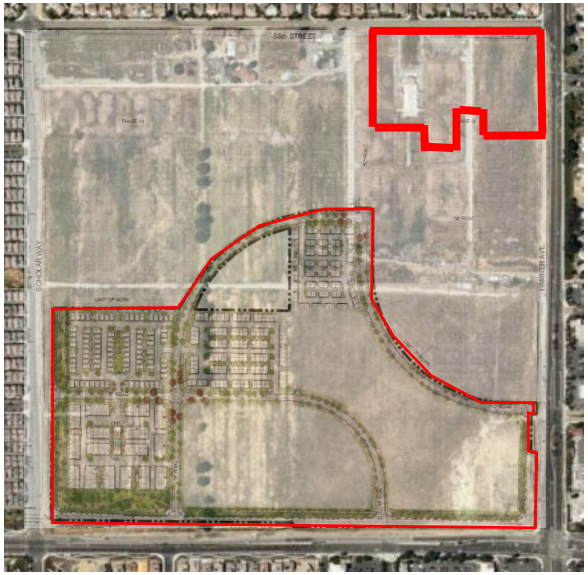
Leal Ranch Residential PA-11A

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

Project Map:



Current Status:

- Actively under construction.

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

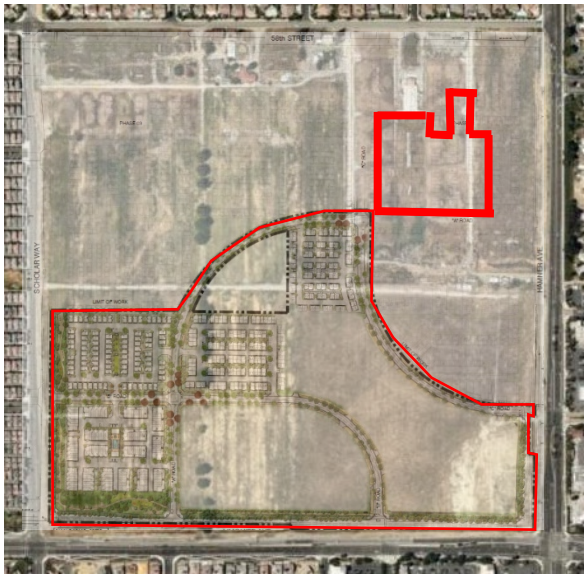
Leal Ranch Residential PA-11B

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

Project Map:



Current Status:

- Actively under construction.

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

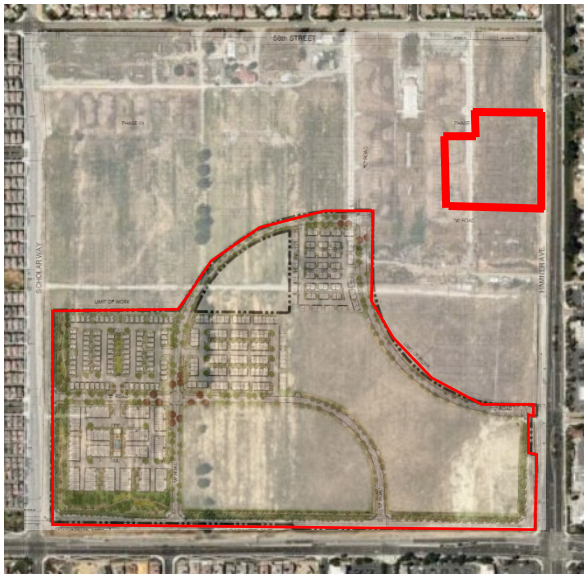
Leal Ranch Residential PA-11C

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

Project Map:



Current Status:

- Actively under construction.

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

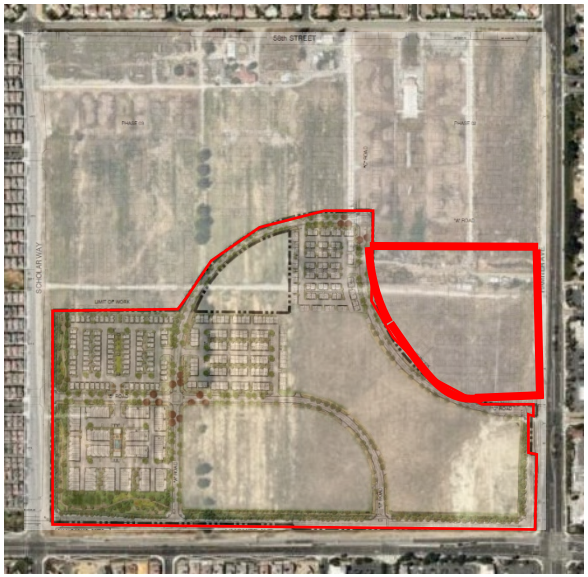
Leal Ranch Residential PA-4 Quarterra Phase II

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

Richmond American Residential (formerly Warmington Residential)

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

Notes:

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

Project Map:

Current Status:

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

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

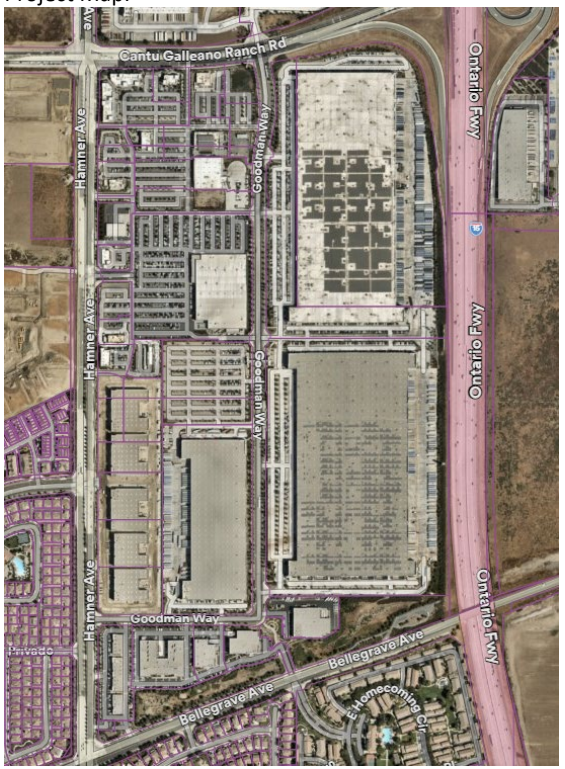
Notes:

- 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

New Restaurant Shell (CR-1)

Project:	Commercial Restaurant Building (CR-1)
Project No.	PLN25-20031 DR003
Project Location:	Southwest corner of Cantu-Galleano Ranch Road. & Goodman Way.
Project Description:	**Major Development Review** for the development of a new restaurant building of 5,780 sq. ft. located on 1.17-acre vacant lot.
Planner:	Steven D. Fowler

Notes:

- Received application on 4.23.25
- On 5.20.25 an incomplete letter was sent out to the applicant.
- On 6.12.25 the applicant resubmitted to the Planning Division.
- A public hearing was scheduled for 8.20.25 to present the project to the Planning Commission
- On August 20, 2025, the Planning Commission approved entitlements for PLN25-20031 and is subject to conditions of approval.

Project Map:

Current Status:

- Grading plans and Construction plans have been approved and construction will begin shortly.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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.
- Building Permits issued on November 28,2023

Project Map:

Current Status:

- Buildings are currently being leased.

1. New projects are added to the bottom of the list as they are submitted.
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

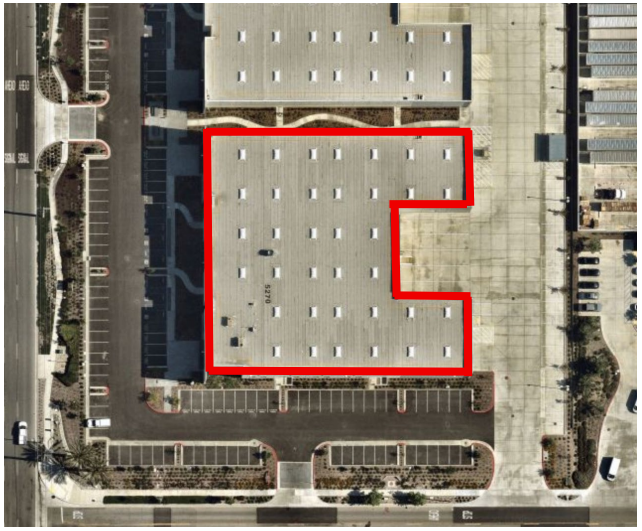
Team Up Arena

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

Notes:

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

Project Map:



Current Status:

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

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

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

All-Magic

Project:	All-Magic Paint and Body
Project No.	PLN25-20081 CUP
Project Location:	Northeast corner of Hamner Avenue and Commerce.
Project Description:	**Conditional Use Permit** to allow for an indoor autobody paint and repair center that is contained completely within the building.
Planner:	Steven D. Fowler

Notes:

- Received application on 10.13.25
- The project was deemed complete and scheduled for 11.19.25 Planning Commission meeting.
- On November 19, 2025, the Planning Commission approved entitlements for PLN25-20081 and is subject to Conditions of Approval.

Project Map:

Current Status:

- Plans have been submitted to 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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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.

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 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

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.
- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.

Project Map:

Current Status:

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

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

CITY OF EASTVALE
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 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

Cherry Tree Residential

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

Notes:

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

Project Map:

Current Status:

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

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

Project Map:

Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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.
- Model homes are open to the public.

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

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

Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:

Current Status:

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

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.3
April 22, 2026

Public Works Department Update

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

Recommended Action(s)
Staff recommends that the City Council receive and file the Public Works Department update.

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

Background
Not Applicable.

Analysis
Not Applicable.

Environmental
Not Applicable.

Strategic Plan Action - Priority Level: N/A | Target #: N/A | Goal #: N/A
Not Applicable.

Fiscal Impact
Not Applicable.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment 1 - Project Update List
Attachment 2 - Grants Summary

EASTVALE PUBLIC WORKS PROJECT UPDATES

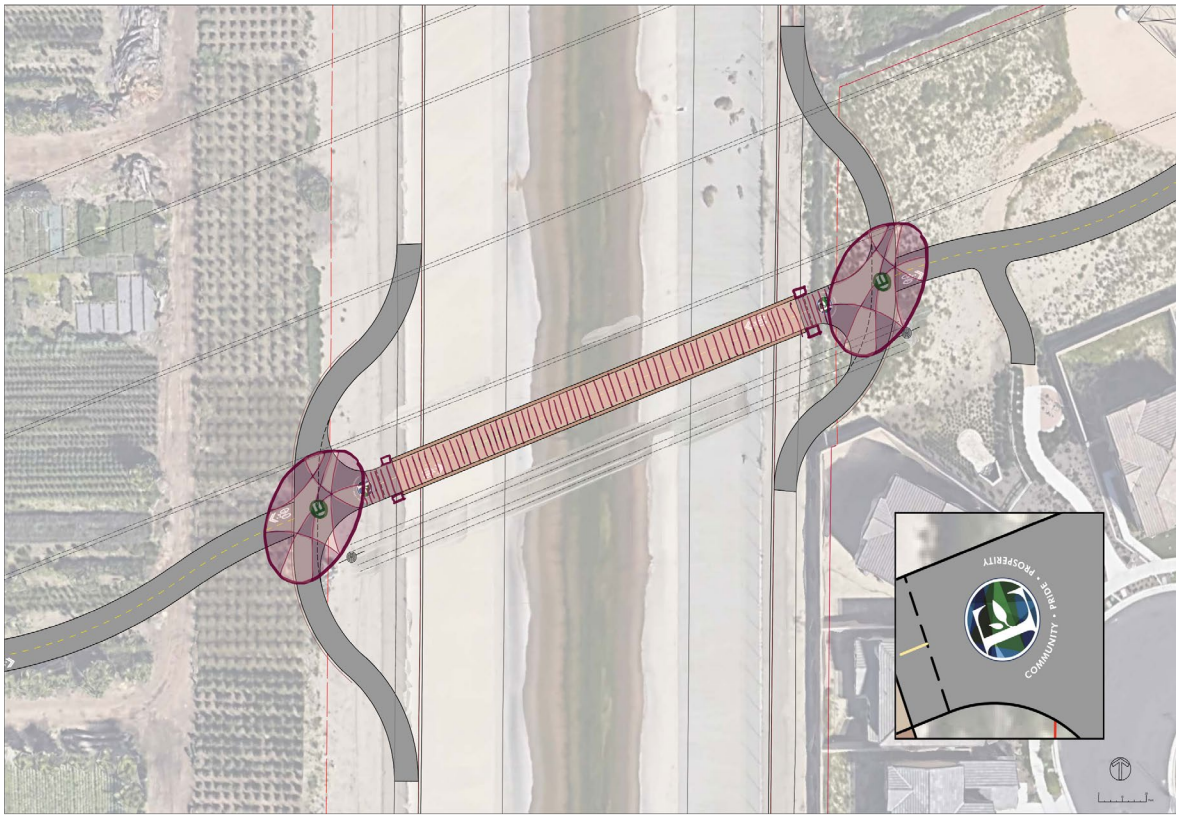
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**In Construction:** The construction contract was awarded to Clark Construction on June 25, 2025. Notice to Proceed was issued to Clark, effective August 11, 2025.
PROJECT SCHEDULE:	Structural steel topping out ceremony took place on March 27, 2026. Contractor will continue with the deck pour and MEP installation.

PROJECT RENDERING:

EASTVALE PUBLIC WORKS
PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

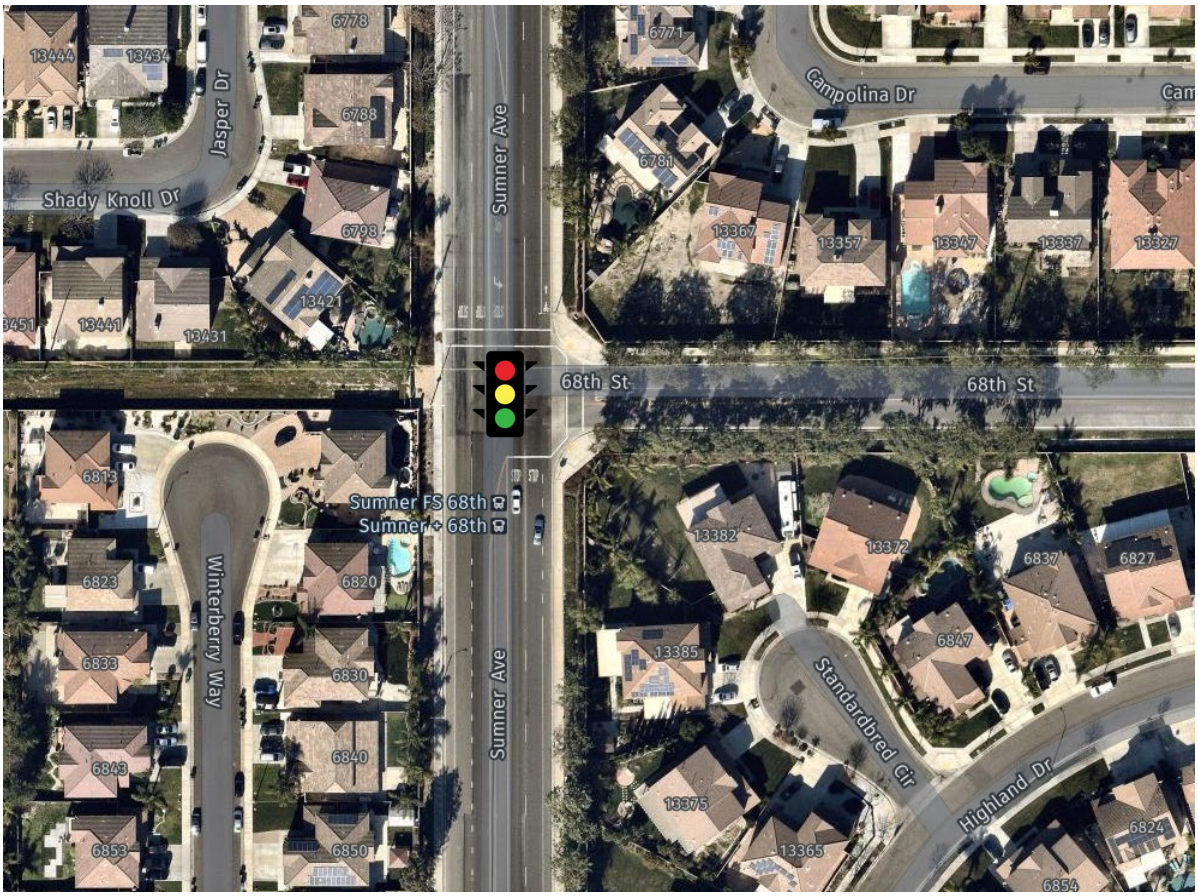
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams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

PROJECT IMAGE:

EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Traffic Signal Improvement at Sumner Ave and 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:** Design contract was awarded to STC on August 13, 2025.
PROJECT SCHEDULE:	The final PS&E is expected to be completed by May 2026, and the project is tentatively scheduled to be advertised for construction bidding in July 2026.

PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

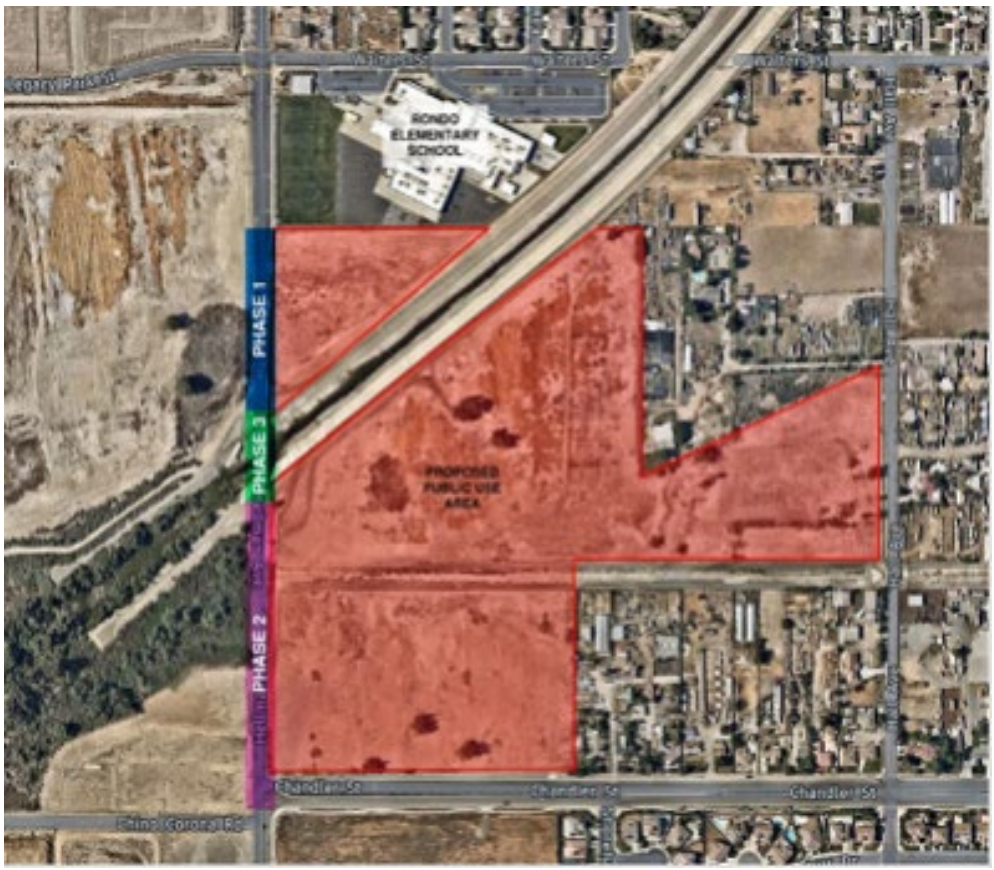
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Citywide Traffic Signal Synchronization - Phase 1 Arterials
PROJECT DESCRIPTION:	Install traffic synchronization components and fiber optic line and/or wireless antenna to relay signal per the traffic signal synchronization master plan. Traffic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

PROJECT IMAGE:

EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Hellman Avenue Street Widening and Walters Pedestrian Bridge
PROJECT DESCRIPTION:	The project involves widening Hellman Avenue from Walters Street to River Road to eliminate bottlenecks and improve traffic flow. The scope includes conducting a feasibility study, preparing environmental documents, right-of-way easement documents, and PS&E. The project will be completed in two phases: 1) Widening of Hellman Avenue north of Chandler Avenue, including lot grading south of Rondo Elementary School and bridge widening. 2) Widening of Hellman Avenue from Shortham Street to River Road. The feasibility study will determine the most efficient approach for phasing the project.
PROJECT STATUS:	**In Design - Engineering:** This project is receiving TUMF funding.
PROJECT SCHEDULE:	The RFP for design and environmental services has been issued. The NTP is anticipated in April 2026.

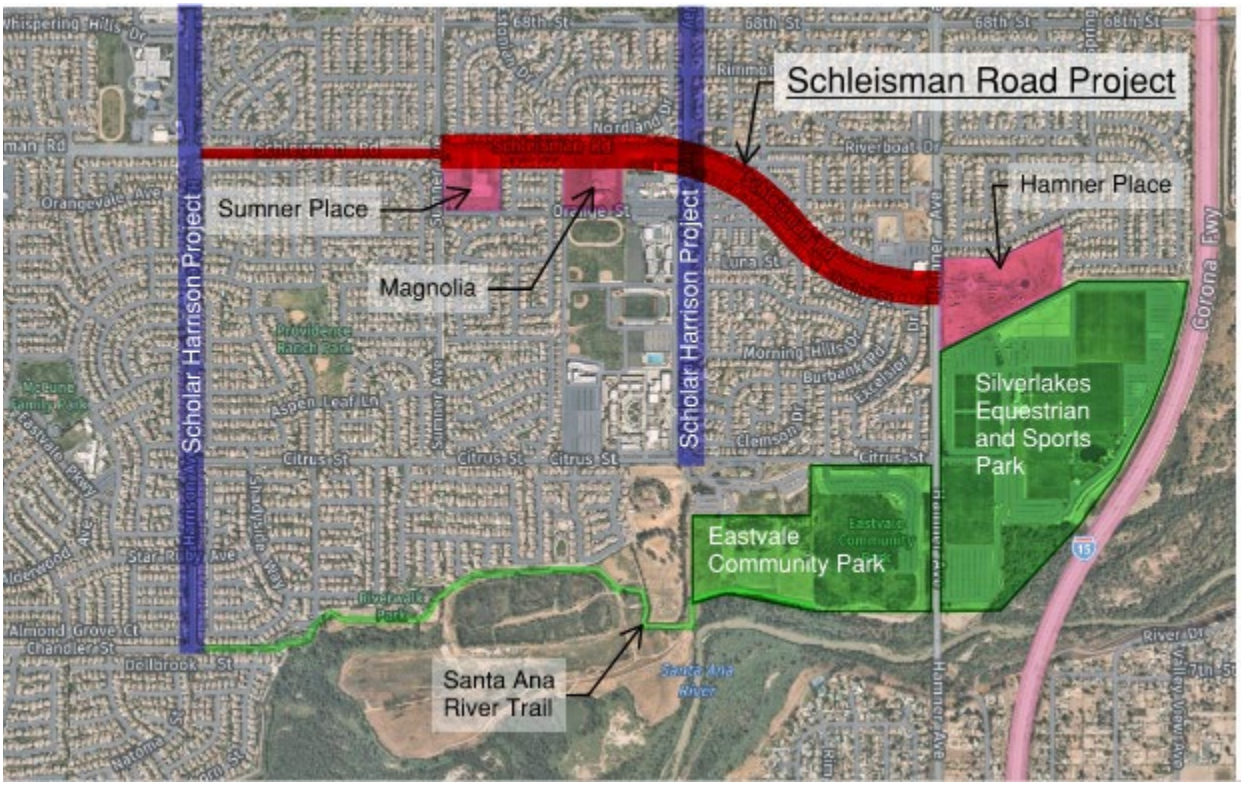
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Schleisman Road Mobility, Safety and Connectivity Project
PROJECT DESCRIPTION:	Design and construction of Schleisman Road between Hamner Avenue and Sumner Avenue to include all-inclusive, all ages and abilities.
PROJECT STATUS:	**In Design – Engineering:** Notice to Proceed issued 6/12/2025.
PROJECT SCHEDULE:	60% plans being prepared.

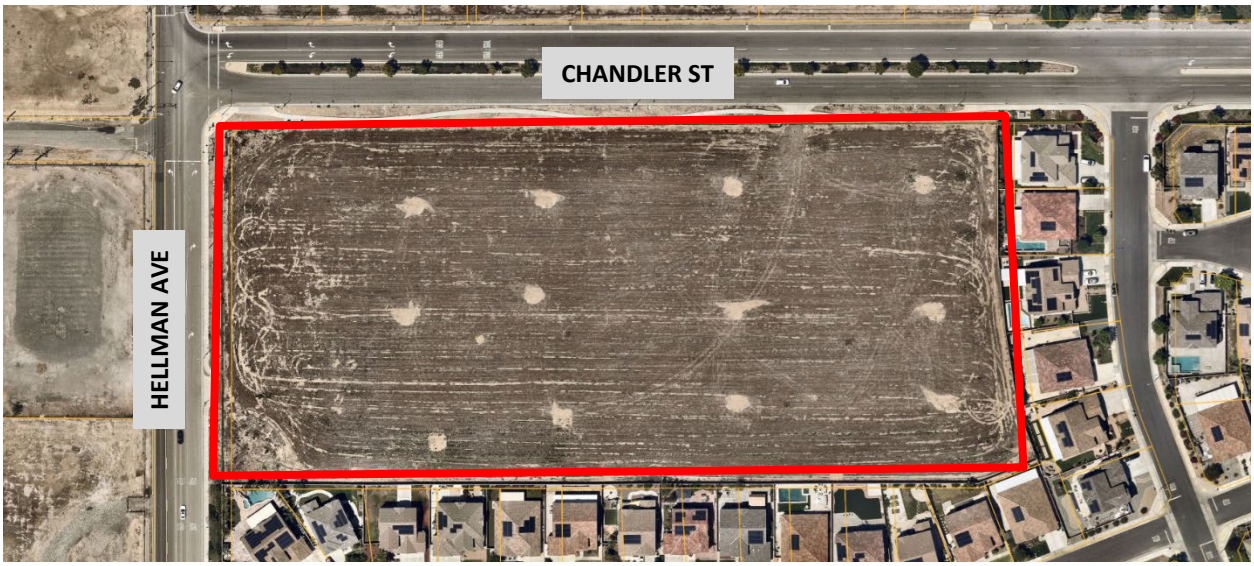
PROJECT IMAGE:



EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Residential Development
PROJECT NAME:	Oasis Residential
PROJECT LOCATION:	Southeast corner of Chandler Street and Hellman Avenue
PROJECT DESCRIPTION:	65 Residential units on 8.2 acres.
PROJECT STATUS:	Project is currently in review for entitlement.

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

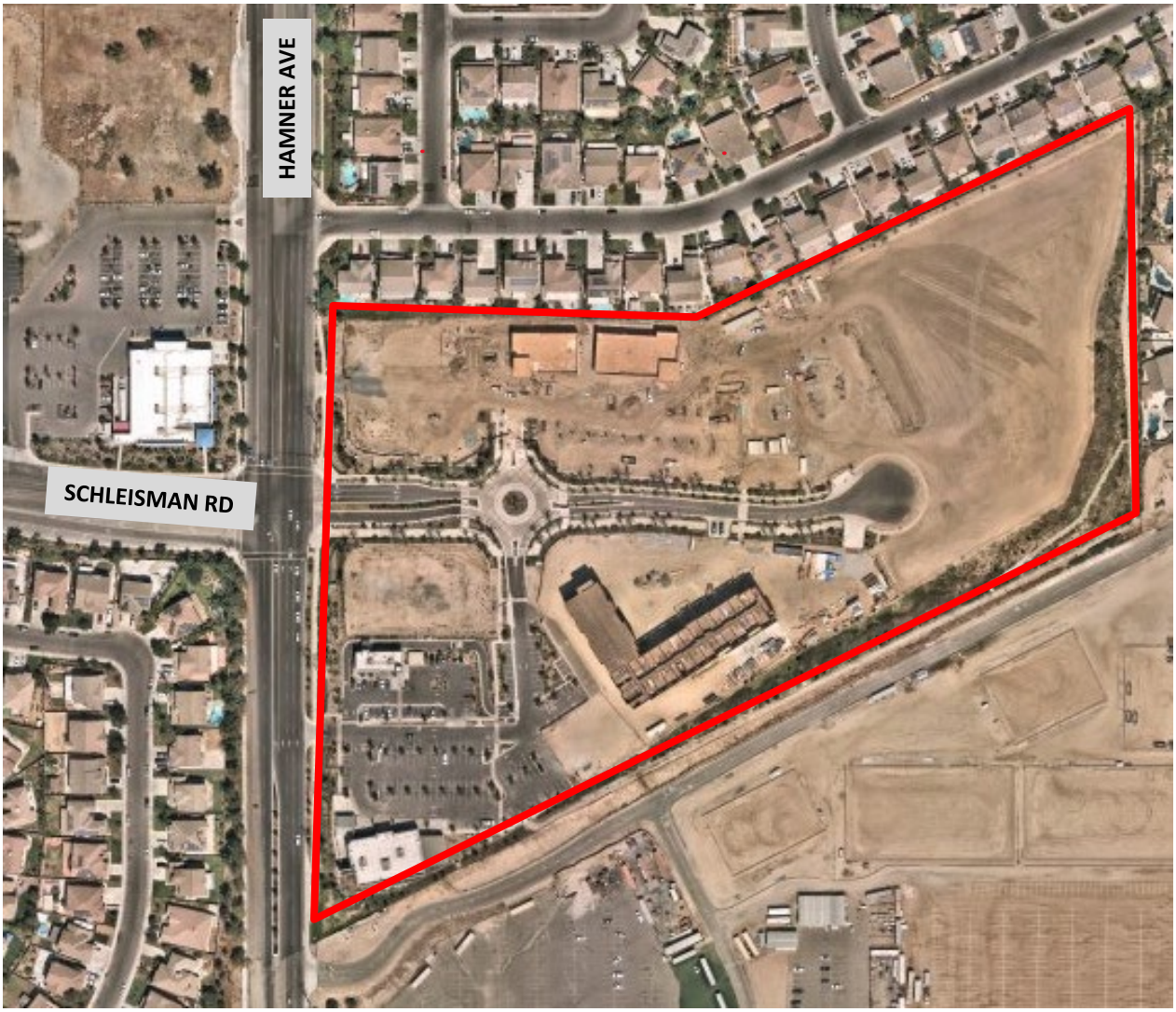
PROJECT TYPE:	Residential Development
PROJECT NAME:	Warmington Residential
PROJECT NUMBER:	PW25-10004
PROJECT LOCATION:	Southeast corner of Archibald Avenue and Grapewin Street
PROJECT DESCRIPTION:	Improvements include 76 residential lots on 8.3 acres.
PROJECT STATUS:	Project is in the plan check phase.

PROJECT MAP:

EASTVALE PUBLIC WORKS
PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

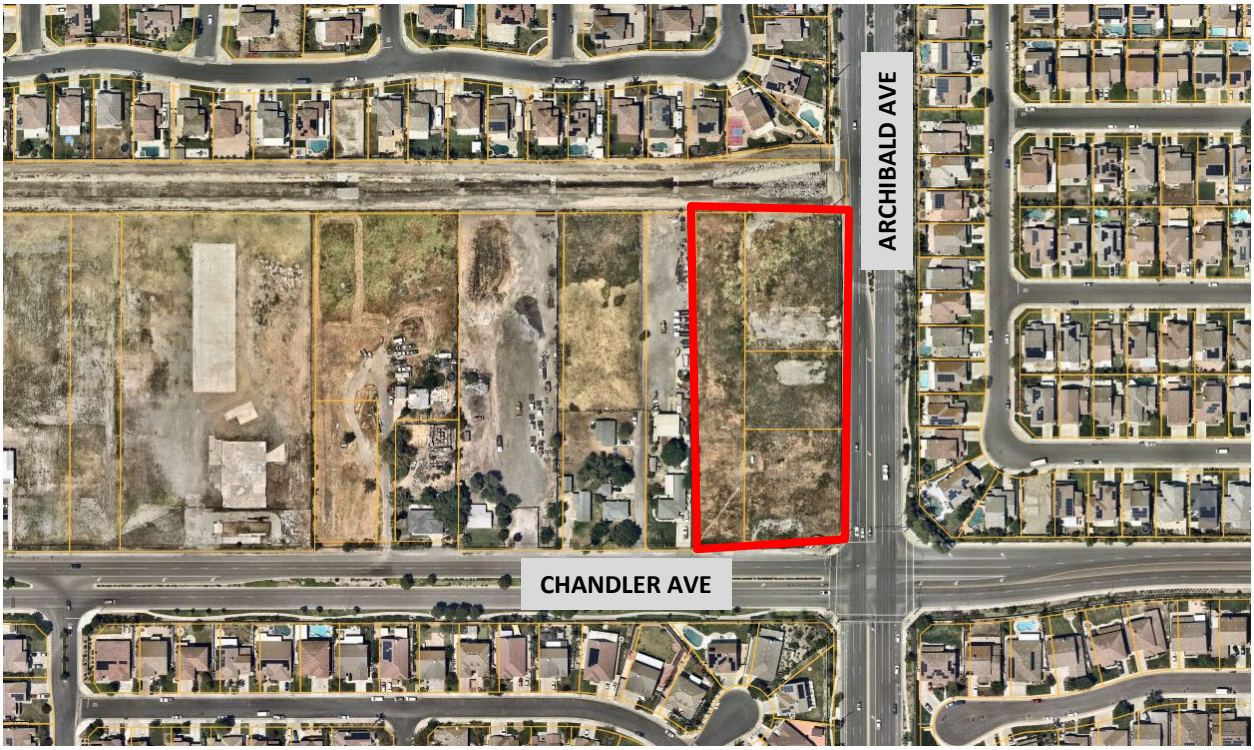
PROJECT TYPE:	Residential Development
PROJECT NAME:	Eastwalk/ Leal
PROJECT NUMBER:	PW22-1004
PROJECT LOCATION:	Northwest corner of Limonite Avenue and Hamner Avenue
PROJECT DESCRIPTION:	158.6 acre development that will include approximately 2500 residential units as well as plans for future commercial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

PROJECT MAP:

EASTVALE PUBLIC WORKS PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Chandler Plaza
PROJECT NUMBER:	TPM 37653
PROJECT LOCATION:	Northwest corner of Chandler Avenue and Archibald Avenue
PROJECT DESCRIPTION:	2.70 acre subdivision into three retail development parcels
PROJECT STATUS:	Developer is working to obtain permits

PROJECT MAP:



EASTVALE PUBLIC WORKS
PROJECT UPDATES

PROJECT TYPE:	Commercial Development
PROJECT NAME:	Walmart
PROJECT NUMBER:	PW23-10004
PROJECT LOCATION:	Southeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	177,000 square foot retail center on 23.3 acres

PROJECT STATUS:	Walmart is open. Off-site improvements are wrapping up.

PROJECT MAP:

PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED

AGENCY	GRANT NAME	PROJECT NAME	GRANT AWARD	MATCH	DUE DATE	STATUS
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap 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 Meeting
CONSENT CALENDAR
Agenda Item No. 11.4
April 22, 2026

City of Eastvale Crime Statistics – February 2026

Prepared By:
Johnny Terfehr, Community Safety Director

Recommended Action(s)
Staff recommends that the City Council receive and file the Eastvale Crime Statistics for February 2026.

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

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

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

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

Environmental

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

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

Not applicable

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

On July 25, 2017, the Public Safety Commission approved the 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 February 2026

CITY OF EASTVALE

Crime Data & Statistics

90-Day / Year-Over-Year

TOTAL PART I CRIMES | 90-Day / Year-Over-Year								
PART I CRIMES	**DEC 2024**	**DEC 2025**	**JAN 2025**	**JAN 2026**	**FEB 2025**	**FEB 2026**	**YTD-2025**	**YTD-2026**
Homicide	0	0	0	0	0	1	1	1
Arson	0	0	0	0	0	0	2	0
Aggravated Assault	11	15	11	14	11	23	192	37
Burglary	12	7	18	5	2	7	92	12
Larceny Theft	81	51	45	51	54	54	717	105
Rape	1	0	2	1	0	2	6	3
Robbery	0	1	0	2	4	1	16	3
Vehicle Theft	19	12	6	5	5	5	85	10
Total Part I Crimes	**124**	**86**	**82**	**78**	**76**	**93**	**1,111**	**171**

TOTAL VIOLENT CRIMES | 90-Day / Year-Over-Year								
PART I CRIME	**DEC 2024**	**DEC 2025**	**JAN 2025**	**JAN 2026**	**FEB 2025**	**FEB 2026**	**YTD-2025**	**YTD-2026**
Homicide	0	0	0	0	0	1	1	1
Rape	1	0	2	1	0	2	6	3
Robbery	0	1	0	2	4	1	16	3
Aggravated Assault	11	15	11	14	11	23	192	37
Arson	0	0	0	0	0	0	2	0
Total Violent Crimes	**12**	**16**	**13**	**17**	**15**	**27**	**217**	**44**

TOTAL PROPERTY CRIMES | 90-Day / Year-Over-Year								
PROPERTY CRIMES	**DEC 2024**	**DEC 2025**	**JAN 2025**	**JAN 2026**	**FEB 2025**	**FEB 2026**	**YTD-2025**	**YTD-2026**
Burglary	12	7	18	5	2	7	92	12
Vehicle Theft	19	12	6	5	5	5	85	10
Larceny Theft	81	51	45	51	54	54	717	105
Total Property Crimes	**112**	**70**	**69**	**61**	**61**	**66**	**894**	**127**

CALLS FOR SERVICE 90-Day / Year-Over-Year								
CALL NATURE	**DEC 2024**	**DEC 2025**	**JAN 2025**	**JAN 2026**	**FEB 2025**	**FEB 2026**	**YTD-2025**	**YTD-2026**
Mail Theft	6	1	7	3	9	4	90	7
Total Calls	**1,894**	**2,358**	**1,981**	**2,406**	**2,094**	**2,146**	**26,833**	**4,552**

TOTAL ARRESTS								
CHARGE LEVEL	**DEC 2024**	**DEC 2025**	**JAN 2025**	**JAN 2026**	**FEB 2025**	**FEB 2026**	**YTD-2025**	**YTD-2026**
Felony Arrests	5	9	11	15	4	6	**165**	**21**
Misdemeanor Arrests	26	34	32	19	21	33	**373**	**52**
Total Arrests	**31**	**43**	**43**	**34**	**25**	**39**	**538**	**73**

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

CITY OF EASTVALE

Crime Data & Statistics

CY-2026

TOTAL PART I CRIMES													
PART I CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Homicide	0	1	0	0	0	0	0	0	0	0	0	0	**1**
Arson	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Aggravated Assault	14	23	0	0	0	0	0	0	0	0	0	0	**37**
Burglary	5	7	0	0	0	0	0	0	0	0	0	0	**12**
Larceny Theft	51	54	0	0	0	0	0	0	0	0	0	0	**105**
Rape	1	2	0	0	0	0	0	0	0	0	0	0	**3**
Robbery	2	1	0	0	0	0	0	0	0	0	0	0	**3**
Vehicle Theft	5	5	0	0	0	0	0	0	0	0	0	0	**10**
Total Crime	**78**	**93**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**171**

TOTAL VIOLENT CRIMES													
PART I CRIME	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Homicide	0	1	0	0	0	0	0	0	0	0	0	0	**1**
Rape	1	2	0	0	0	0	0	0	0	0	0	0	**3**
Robbery	2	1	0	0	0	0	0	0	0	0	0	0	**3**
Aggravated Assault	14	23	0	0	0	0	0	0	0	0	0	0	**37**
Arson	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Crime	**17**	**27**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**44**

TOTAL PROPERTY CRIMES													
PROPERTY CRIMES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Burglary	5	7	0	0	0	0	0	0	0	0	0	0	**12**
Vehicle Theft	5	5	0	0	0	0	0	0	0	0	0	0	**10**
Larceny Theft	51	54	0	0	0	0	0	0	0	0	0	0	**105**
Total Crime	**61**	**66**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**127**

TOTAL CALLS FOR SERVICE													
CALL NATURE	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Mail Thefts	3	4	0	0	0	0	0	0	0	0	0	0	**7**
Total Calls	**2,406**	**2,146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4,552**

TOTAL ARRESTS													
CHARGE LEVEL	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Felony Arrests	15	6	0	0	0	0	0	0	0	0	0	0	**21**
Misdemeanor	19	33	0	0	0	0	0	0	0	0	0	0	**52**
Total Arrests	**34**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**73**

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

CITY OF EASTVALE

Traffic Enforcement Statistics
CY-2026

TOTAL TRAFFIC COLLISIONS													
TRAFFIC COLLISIONS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
T/C – No Injury	38	32	0	0	0	0	0	0	0	0	0	0	**70**
T/C – w/ Injury	8	6	0	0	0	0	0	0	0	0	0	0	**14**
T/C – Fatality	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Hit & Run – No Injury	9	7	0	0	0	0	0	0	0	0	0	0	**16**
Hit & Run – w/ Injury	0	0	0	0	0	0	0	0	0	0	0	0	**0**
Total Collisions	**55**	**45**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**100**

TOTAL TRAFFIC CITATIONS													
TRAFFIC CITATIONS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
Parking	236	147	0	0	0	0	0	0	0	0	0	0	**383**
Traffic / Moving	162	105	0	0	0	0	0	0	0	0	0	0	**267**
Commercial	147	111	0	0	0	0	0	0	0	0	0	0	**258**
Total Citations	**545**	**363**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**908**

TRAFFIC ENFORCEMENT ACTIVITY													
TRAFFIC INCIDENTS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**YTD**
DUI (Arrests/Cites)	1	3	0	0	0	0	0	0	0	0	0	0	**4**
Street Racing (VC 23103)	15	20	0	0	0	0	0	0	0	0	0	0	**35**

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

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.5
April 22, 2026

Treasurer's Report: March 2026

Prepared By:
Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)
Staff recommends that the City Council receive and file the City Treasurer's Report.

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

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

The Dash Board Report Card, consists of two sections:

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

II. Portfolio Performance Measures – This section compares budget to actuals in for interest earnings. Also included is a cash breakdown report per the City's fund balance reserve policy showing funds restricted, committed, designated, and unassigned in addition to investment income received as of March 31, 2026, 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 March are $340,273,247 (book value). Active deposits total $294,687,332; inactive deposits total $8,005,300. The remaining amount of $37,580,615 accounts for cash with fiscal agent, which comprises bond proceeds for the Civic Center Project. Net investment income received for fiscal year 2025-26 through the end of March (nine months of the fiscal year) is $9,158,449. The net annualized yield on investments is 4.145%.

Cash and investment income is spread among all of the city's 100+ funds and is not an indicator of available cash in any one particular fund, such as the General Fund.

Environmental

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

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

The Treasurer's Report is an activity required by the city's investment policy and is not a strategic activity.

Fiscal Impact

Not applicable.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Investment Report: March 2026
Attachment 2 - PFM Statement: March 2026

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

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 March 31, 2026 has been prepared by City Staff. We hereby certify that this report accurately reflects all pooled investments and is in compliance with the City's Investment Policy. Combined with anticipated revenues, the portfolio contains sufficient investment liquidity to meet budgeted expenditures for the next six months.

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

12 MONTH BALANCES

Month Ending	Active Deposits Ending Book Value	Inactive Deposits Ending Book Value	Cash With Fiscal Agent	Interest*	Realized Gain/(Loss)	Yield at Cost
April 30, 2025	$ 254,899,446	$ 8,001,373	$ -	$ 1,305,239	$ (2,205)	4.235%
May 31, 2025	262,369,797	8,001,373	-	542,829	(29,916)	4.115%
June 30, 2025	263,428,432	8,041,373	-	636,113	13,921	4.117%
July 31, 2025	267,263,935	8,003,111	57,529,535	1,408,122	23,852	4.951%
August 31, 2025	273,409,767	10,818,948	57,549,582	646,820	227	4.848%
September 30, 2025	277,037,455	8,000,000	57,549,582	868,876	31,270	4.736%
October 31, 2025	283,398,116	8,000,000	57,939,042	1,585,273	32,301	4.549%
November 30, 2025	282,017,368	8,000,000	50,257,618	736,541	60,384	4.408%
December 31, 2025	285,973,519	8,000,000	46,150,973	782,599	30,195	4.194%
January 31, 2026	291,375,471	8,019,637	46,289,521	1,467,729	18,703	4.056%
February 28, 2026	298,458,685	8,002,262	40,248,145	579,108	43,121	3.892%
March 31, 2026	294,687,332	8,005,300	37,580,615	821,236	50,951	4.167%

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

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

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 Cl Y	236,959	236,959	236,959	3.270%
Total Money Market	**$ 236,959**	**$ 236,959**	**$ 236,959**	**3.270%**
Sweep Accounts:				
Citizens Business Bank - General Sweep	$ 18,592,001	$ 18,592,001	$ 18,592,001	0.100%
Total Sweep Accounts	**$ 18,592,001**	**$ 18,592,001**	**$ 18,592,001**	**0.100%**
Pooled Investment Accounts:				
CAMP Pool	$ 164,252,966	$ 164,252,966	$ 164,252,966	3.830%
Local Agency Investment Fund*	70,073,371	70,073,371	70,226,235	4.200%
Total Pooled Investment	**$ 234,326,337**	**$ 234,326,337**	**$ 234,479,201**	**3.941%**
PFM Managed Investment Portfolio:				
U.S. Treasury Bond / Note	$ 15,800,000	$ 15,548,872	$ 15,682,586	3.880%
U.S. Treasury Bill	-	-	-	0.000%
Supra-National Agency Bond / Note	-	-	-	0.000%
Municipal Bond / Note	-	-	-	0.000%
Federal Agency Commercial	7,988,345	7,938,170	8,071,145	4.770%
Asset-Back Security / Collateralized	5,990,243	5,989,480	5,994,317	4.350%
Certificate of Deposit	360,000	360,000	361,597	5.080%
Federal Agency Bond / Note	-	-	-	0.000%
Bank Note	370,000	370,781	374,208	5.450%
Corporate Note	11,454,000	11,324,733	11,370,216	4.220%
Total PFM Managed Investments	**$ 41,962,588**	**$ 41,532,035**	**$ 41,854,070**	**4.235%**
ACTIVE DEPOSITS TOTAL	**$ 295,117,885**	**$ 294,687,332**	**$ 295,162,231**	**4.167%**
INACTIVE DEPOSITS				
Checking Account:				
Citizens Business Bank - General Account	$ 8,005,300	$ 8,005,300	$ 8,005,300	0.000%
Total Inactive Deposits	**$ 8,005,300**	**$ 8,005,300**	**$ 8,005,300**	**0.000%**
INACTIVE DEPOSITS TOTAL	**$ 8,005,300**	**$ 8,005,300**	**$ 8,005,300**	
CASH WITH FISCAL AGENT				
Revenue Lease Bonds				
US Bank Series 2025A**	$ 37,580,615	$ 37,580,615	$ 37,580,615	3.350%
Total Cash with Fiscal Agent	**$ 37,580,615**	**$ 37,580,615**	**$ 37,580,615**	**3.350%**
CASH WITH FISCAL AGENT TOTAL	**$ 37,580,615**	**$ 37,580,615**	**$ 37,580,615**	
GRAND TOTAL CASH	**$ 340,703,800**	**$ 340,273,247**	**$ 340,748,145**	

**yield as of the prior quarter end* ***new as of 07/31/2025*

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

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

Dash Board Report Card

I. PORTFOLIO DIVERSIFICATION*

DIVERSIFICATION BY INSTRUMENT

Money Market	0.08%
Sweep	6.30%
LAIF	23.79%
CAMP Pool	55.65%
Certificates of Deposit	0.12%
U.S. Treasury Bond/ Note	5.31%
U.S. Treasury Bill	0.00%
Supra-National Agency Bond/Note	0.00%
Municipal Bond / Note	0.00%
Federal Agency Collaterized Mortgage	2.73%
Asset-Backed Security/ Collateralized	2.03%
Federal Agency Bond/ Note	0.00%
Bank Note	0.13%
Corporate Note	3.85%
	100.00%

DIVERSIFICATION BY MATURITY

Less Than 90 Days	85.82%
90 days to Six Months (26 Weeks)	0.28%
Six Months to One Year (52 Weeks)	0.55%
One to Two Years (104 Weeks)	1.76%
Two to Three Years (156 Weeks)	3.64%
Three to Four Years (208 Weeks)	3.37%
Four to Five Years	4.58%
Five Years +	0.00%
	100.00%

II. PORTFOLIO PERFORMANCE MEASURES*

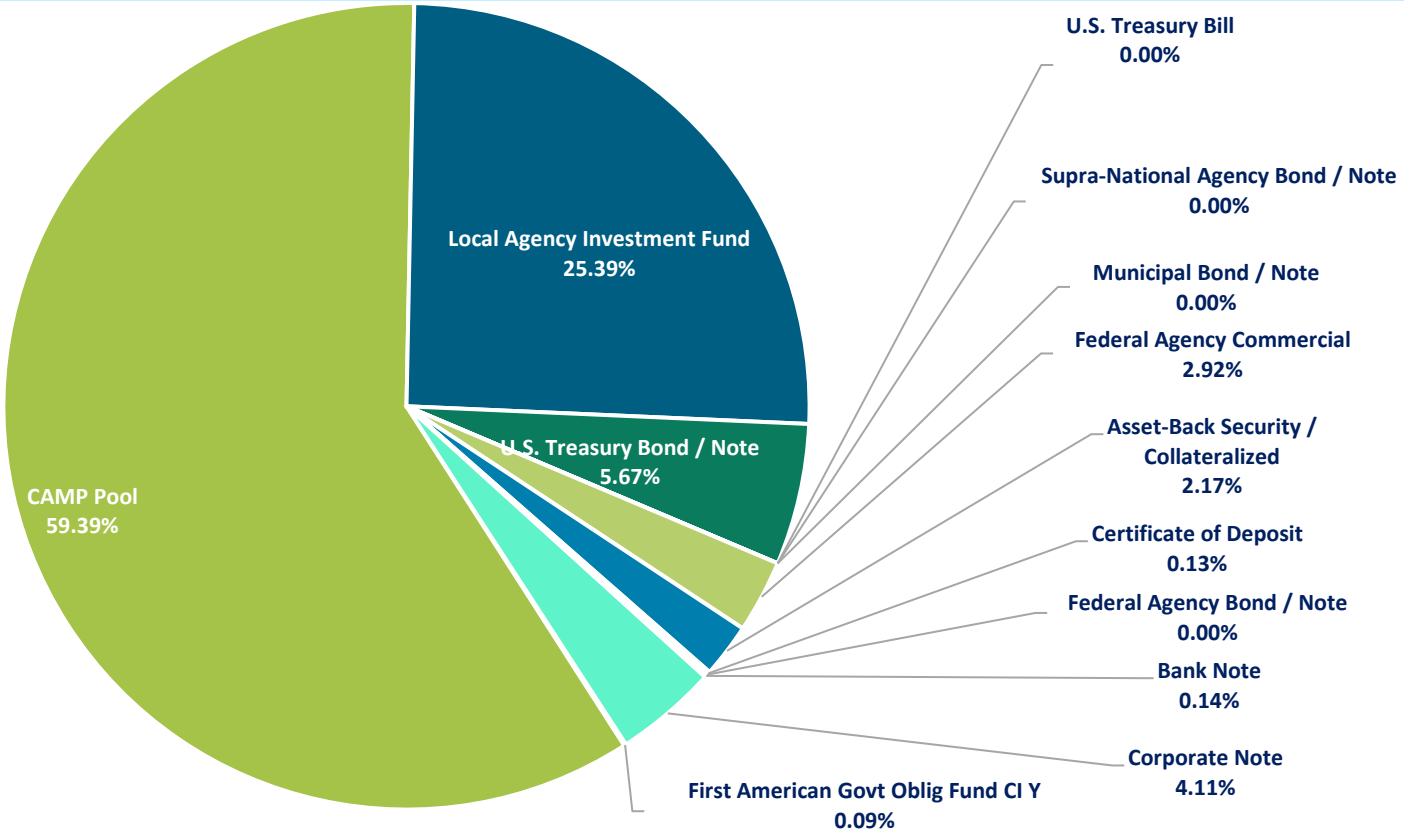
Yield at Cost - March 31, 2026	4.167%	
Annual Investment Income Budget	**$ 7,781,585**	**A**
Investment Income Received - YTD 03/31/2026	9,322,166	B
Less Investment Fees	(32,220)	C
Net Investment Income Received - YTD 03/31/2026	**$ 9,289,946**	**B+C**
Over/(Under) Annual Budget	*$ 1,508,361*	**C-B**
% of Annual Budget	119.384%	
Net Yield Annualized at Cost - March 31, 2026	**4.145%**	

**excludes cash with fiscal agent*

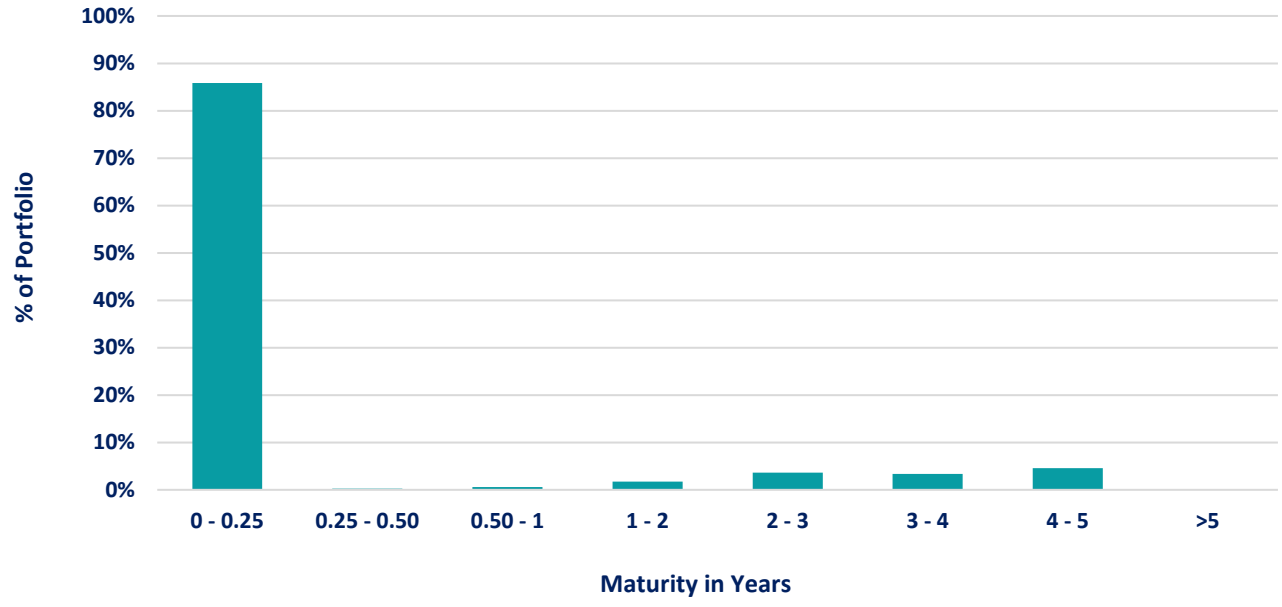
CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

Dash Board Report Card

Active Investments: Diversification by Investment*

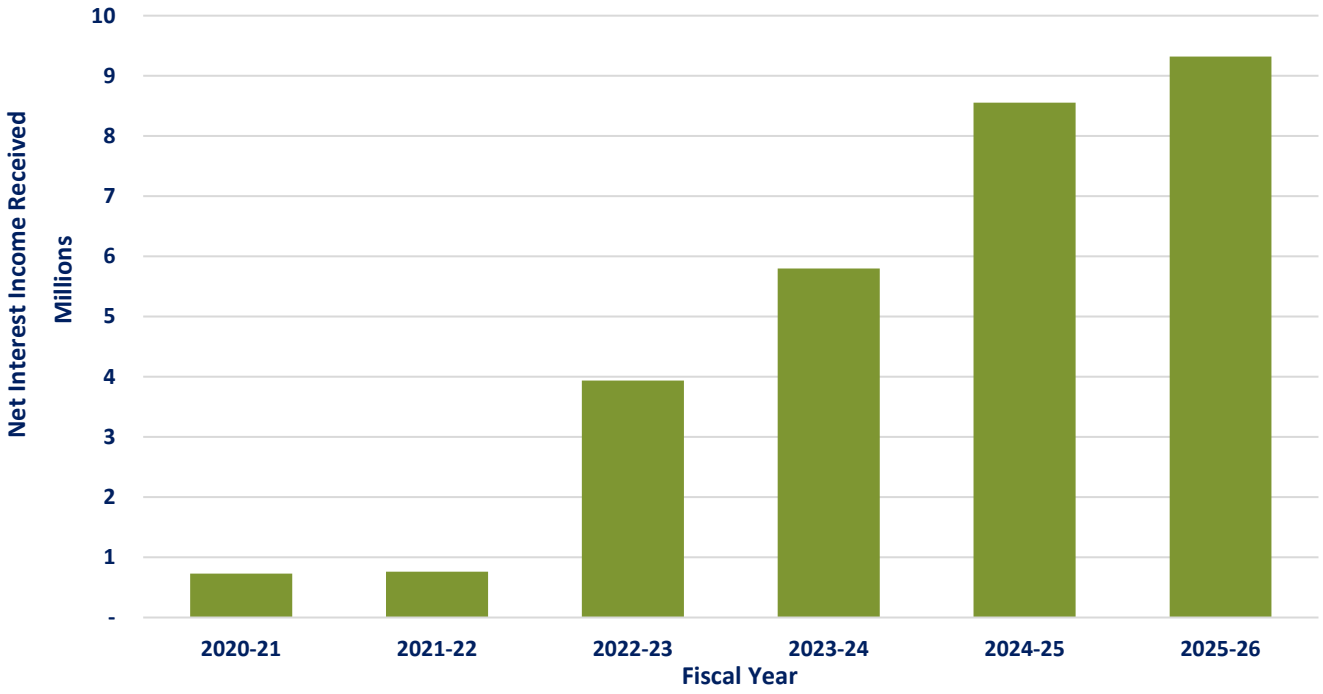


Active Investments: Diversification by Maturity*



Dash Board Report Card

All Activity: Year Over Year Total Interest Income



**excludes cash with fiscal agent*

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

Cash Breakdown per Fund Balance Reserve Policy

Schedule of Investments - March 31, 2026

Money Market Accounts	$ 236,959
Sweep Accounts	18,592,001
Pooled Investment Accounts	234,326,337
PFM Managed Investments	41,532,035
Checking Account	8,005,300
Cash with Fiscal Agent	37,580,615
Grand Total Cash - March 31, 2026	**$ 340,273,247**

Breakdown of Total Cash at March 31, 2026

Non-Spendable & Restricted Funds (Non-Discretionary Per Law):				$ 131,912,198
per 06/30/2025 audited financials				
Committed (Formal Action of City Council):				135,221,901
per fiscal year 2025-26 adopted budget				
Assigned (City's Intent):				
per fiscal year 2025-26 adopted budget				
Fire Operations				
per fiscal year 2025-26 adopted budget			10,759,000	
General Fund Emergency Contingency:				
per fund balance reserve policy (General and Fire Funds)		+	29,942,137	
- Cash Flow for CIP Grants			16,854,090	
- Cover Special Revenue Fund Negative Fund Balance			387,319	
- Business Incentive Loan Program			130,000	
- Land Purchases			11,600,000	
- Financial System Implementation (FY 2025-26)			1,000,000	
All Funds Adopted Budget				
Revenues	210,291,546			
Expenditures	198,702,740			
All Funds Net Revenue		-	11,588,806	
Total Designated/ Assigned				59,083,740
Unassigned				14,055,408
Grand Total Cash - March 31, 2026				**$ 340,273,247**

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

CITY OF EASTVALE
Treasurer's Report
Fiscal Year 2025-26 as of March 31, 2026

Investment Income Detail

Yield at Cost - March 31, 2026			4.167%
Annual Investment Income Budget	**A**	**$**	**7,781,585**
Investment Income Received YTD:			
Money Market (CBB)		$	-
Sweep (CBB)			21,385
Money Market (PFM)			4,661
LAIF			2,381,551
CAMP Pool			4,256,967
Certificate of Deposits			18,288
Municipal Bond/Note			1,793
U.S. Treasury Bill			407,193
U.S. Treasury Bond/ Note			48,281
Federal Agency Bond/ Note			65,121
Federal Agency Commercial Mortgage Backed Security			154,924
Asset-Backed Security			219,322
Corporate Note			287,948
Bank Note			42,698
Supra-National Agency Bond/Note			-
US Bank Series 2025A			1,121,030
Realized Gain/ (Loss)			291,004
Total Investment Income Received - YTD 03/31/2026	**B**		**9,322,166**
Less Investment Fees Paid:			
Trust Fees-U.S. Bank			(3,405)
Management Fee-PFM			(28,815)
Total Investment Fees Paid - YTD 03/31/2026	**C**		**(32,220)**
Net Investment Income Received - YTD 03/31/2026	**B+C**	**$**	**9,289,946**
Investment Income Over/(Under) Annual Budget	***C-B***	*$*	*1,508,361*
Investment Income Annual Budget % Used			119.384%
Net Yield Annualized at Cost - March 31, 2026			**4.145%**

pfm asset management

Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

CITY OF EASTVALE

For the Month Ending
March 31, 2026

Client Management Team

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

Contents

Cover/Disclosures
Summary Statement
Individual Accounts

Accounts included in Statement

20240100	CITY OF EASTVALE - INVESTMENT PORTFOLIO

CITY OF EASTVALE
LOUIS JOVEN
12363 LIMONITE AVE, SUITE 910
EASTVALE, CA 91752

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 **March 31, 2026**

CITY OF EASTVALE

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value
PFMAM Managed Account	206,684.71	41,854,069.68
CAMP Pool	0.00	164,252,966.14
Total	**$206,684.71**	**$206,107,035.82**

Investment Allocation

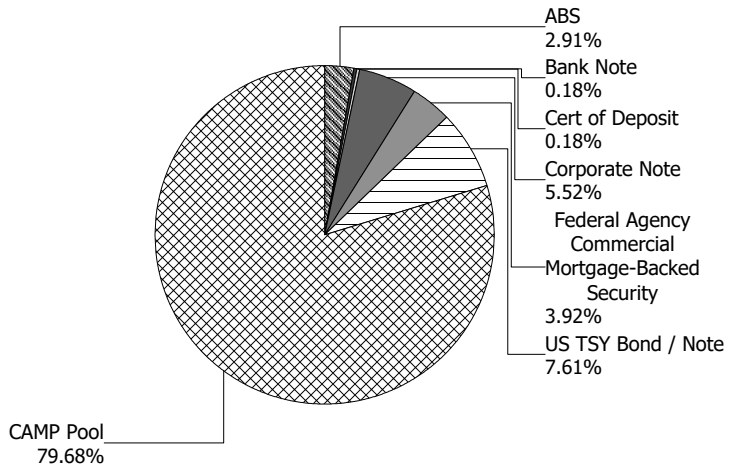
Investment Type	Closing Market Value	Percent
Asset-Backed Security	5,994,317.32	2.91
Bank Note	374,208.01	0.18
Certificate of Deposit	361,596.96	0.18
Corporate Note	11,370,216.33	5.52
Federal Agency Commercial Mortgage-Backed Se	8,071,145.28	3.92
U.S. Treasury Bond / Note	15,682,585.78	7.61
CAMP Pool	164,252,966.14	79.68
Total	**$206,107,035.82**	**100.00%**

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	164,252,966.14	79.70
31 to 60 days	0.00	0.00
61 to 90 days	0.00	0.00
91 to 180 days	824,053.88	0.40
181 days to 1 year	1,634,882.84	0.79
1 to 2 years	5,208,883.12	2.53
2 to 3 years	10,740,206.25	5.21
3 to 4 years	9,942,264.76	4.82
4 to 5 years	13,503,778.83	6.55
Over 5 years	0.00	0.00
Total	**$206,107,035.82**	**100.00%**

Weighted Average Days to Maturity **237**

Sector Allocation



pfm asset management

Managed Account Summary Statement

For the Month Ending **March 31, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Summary - Managed Account	
Opening Market Value	**$42,179,334.09**
Maturities/Calls	(247,352.39)
Principal Dispositions	(3,876,383.59)
Principal Acquisitions	4,241,659.98
Unsettled Trades	0.00
Change in Current Value	(443,188.41)
Closing Market Value	**$41,854,069.68**

Cash Transactions Summary - Managed Account	
Maturities/Calls	200,000.00
Sale Proceeds	3,896,615.03
Coupon/Interest/Dividend Income	139,156.74
Principal Payments	47,352.39
Security Purchases	(4,246,276.96)
Net Cash Contribution	(418.13)
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	159,388.18
Less Purchased Interest Related to Interest/Coupons	(4,616.98)
Plus Net Realized Gains/Losses	51,913.51
Total Cash Basis Earnings	**$206,684.71**

Cash Balance	
Closing Cash Balance	**$236,958.92**

Earnings Reconciliation (Accrual Basis)	Total
Ending Amortized Value of Securities	41,758,113.82
Ending Accrued Interest	230,773.60
Plus Proceeds from Sales	3,896,615.03
Plus Proceeds of Maturities/Calls/Principal Payments	247,352.39
Plus Coupons/Dividends Received	139,156.74
Less Cost of New Purchases	(4,246,276.96)
Less Beginning Amortized Value of Securities	(41,622,866.56)
Less Beginning Accrued Interest	(244,892.16)
Total Accrual Basis Earnings	**$157,975.90**

pfm asset management

Portfolio Summary and Statistics

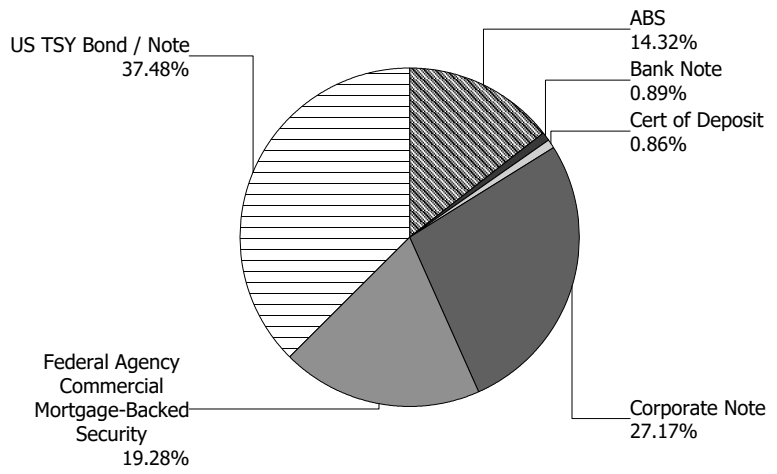
For the Month Ending **March 31, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

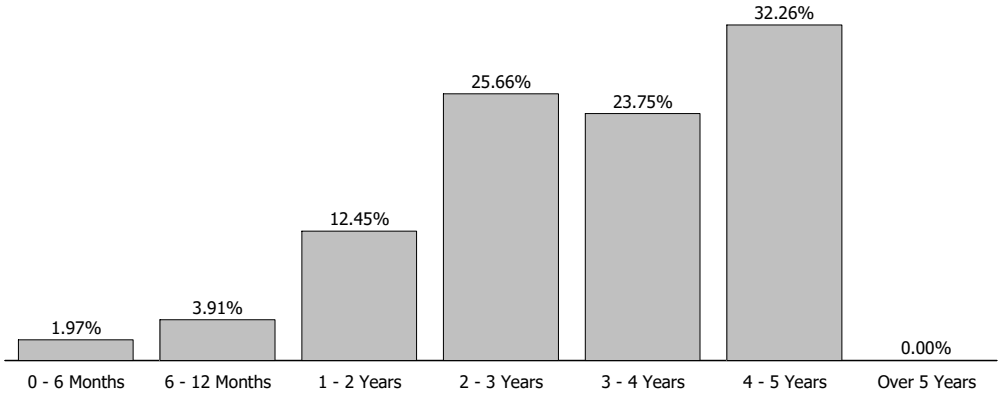
Account Summary

Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	15,800,000.00	15,682,585.78	37.48
Federal Agency Commercial Mortgage-Backed Security	7,988,344.79	8,071,145.28	19.28
Corporate Note	11,454,000.00	11,370,216.33	27.17
Certificate of Deposit	360,000.00	361,596.96	0.86
Bank Note	370,000.00	374,208.01	0.89
Asset-Backed Security	5,990,242.95	5,994,317.32	14.32
Managed Account Sub-Total	**41,962,587.74**	**41,854,069.68**	**100.00%**
Accrued Interest		230,773.60	
Total Portfolio	**41,962,587.74**	**42,084,843.28**	
Unsettled Trades	**0.00**	**0.00**	

Sector Allocation



Maturity Distribution



Characteristics

Yield to Maturity at Cost	4.23%
Yield to Maturity at Market	4.07%
Weighted Average Days to Maturity	1161

pfm asset management

Managed Account Issuer Summary

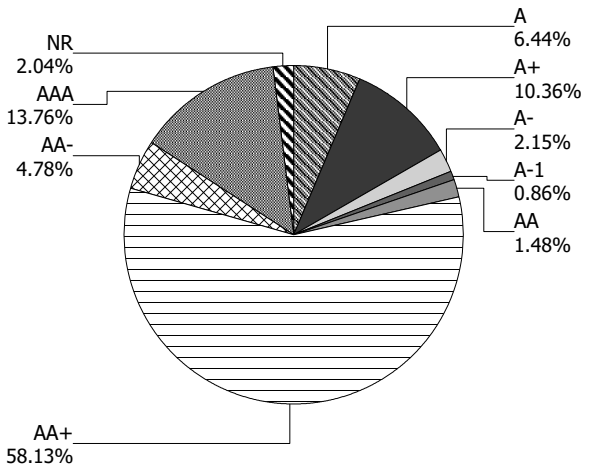
For the Month Ending **March 31, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	393,966.80	0.94
Ally Auto Receivables Trust	79,914.80	0.19
Alphabet Inc	570,058.45	1.36
Amazon.com Inc	620,393.75	1.48
American Express Co	537,786.56	1.28
AstraZeneca PLC	230,916.89	0.55
BA Credit Card Trust	321,554.56	0.77
Bank of America Corp	587,624.77	1.40
Bank of New York Mellon Corp	612,373.69	1.46
BlackRock Inc	595,419.53	1.42
Capital One Financial Corp	343,003.17	0.82
Caterpillar Inc	311,336.40	0.74
Charles Schwab Corp	313,688.52	0.75
Chase Auto Owner Trust	129,286.56	0.31
Cisco Systems Inc	132,380.69	0.32
Citigroup Inc	1,211,128.13	2.89
Cooperatieve Rabobank UA	361,596.96	0.86
Deere & Co	280,329.23	0.67
Eli Lilly & Co	295,279.37	0.71
Federal Home Loan Mortgage Corp	7,727,771.01	18.47
Federal National Mortgage Association	343,374.27	0.82
Fifth Third Auto Trust	121,441.93	0.29
Ford Credit Auto Owner Trust	164,471.51	0.39
GM Financial Consumer Automobile Receiv	88,245.62	0.21
Goldman Sachs Group Inc	400,495.20	0.96
Home Depot Inc	383,310.72	0.92
Honda Auto Receivables Owner Trust	841,616.71	2.01
Hyundai Auto Receivables Trust	848,915.87	2.03
JPMorgan Chase & Co	1,559,445.77	3.73
Kenvue Inc	223,357.42	0.53
Mastercard Inc	289,140.90	0.69
Microsoft Corp	462,456.92	1.10

Credit Quality (S&P Ratings)



pfm asset management

Managed Account Issuer Summary

For the Month Ending **March 31, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Issuer	Market Value of Holdings	Percent
Morgan Stanley	611,777.77	1.46
National Rural Utilities Cooperative Fi	154,493.15	0.37
Novartis AG	553,762.16	1.32
PepsiCo Inc	277,947.23	0.66
Salesforce Inc	325,673.08	0.78
Target Corp	280,528.35	0.67
TotalEnergies SE	406,217.34	0.97
Toyota Auto Receivables Owner Trust	709,942.64	1.70
Toyota Motor Corp	296,752.60	0.71
United States Treasury	15,682,585.78	37.48
USAA Auto Owner Trust	94,789.10	0.23
Verizon Master Trust	358,229.88	0.86
Visa Inc	719,287.92	1.72
Total	**$41,854,069.68**	**100.00%**

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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 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	461.88	214,673.37	212,435.52
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	AA+	Aa1	03/19/25	03/20/25	166,495.31	3.96	1,515.54	165,846.85	166,121.51
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	17.47	154,691.36	155,635.81
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	6,581.77	381,708.26	381,573.58
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	AA+	Aa1	01/04/23	01/06/23	647,217.19	3.91	1,595.58	722,940.04	721,317.52
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	7,467.89	575,883.20	575,336.95
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	5,065.33	521,735.45	520,365.56
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	279.70	214,425.05	212,827.05
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	AA+	Aa1	01/31/23	01/31/23	247,437.89	3.66	354.28	271,217.63	269,580.93
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	AA+	Aa1	03/03/23	03/07/23	98,890.62	4.25	347.83	99,573.93	100,328.10
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	260,000.00	AA+	Aa1	05/08/23	05/09/23	233,928.91	3.50	8.88	249,355.76	247,264.16
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	AA+	Aa1	05/01/23	05/01/23	39,820.31	3.60	587.85	39,925.21	39,746.88
US TREASURY N/B DTD 11/15/2018 3.125% 11/15/2028	9128285M8	50,000.00	AA+	Aa1	01/21/26	01/22/26	49,316.41	3.64	591.33	49,360.64	49,128.90
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	115,000.00	AA+	Aa1	05/02/24	05/03/24	115,251.56	4.58	2,233.29	115,162.11	117,605.44

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	130,000.00	AA+	Aa1	06/06/24	06/07/24	131,178.12	4.30	1,960.71	130,777.11	132,518.75
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	50,000.00	AA+	Aa1	07/02/24	07/03/24	49,660.16	4.40	534.19	49,770.71	50,605.45
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	AA+	Aa1	07/08/24	07/09/24	165,090.23	4.24	1,762.81	165,061.47	166,997.99
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	265.19	40,191.49	40,178.12
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	3,435.87	1,091,590.28	1,081,654.96
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	47.81	498,976.06	493,984.50
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	4,676.52	268,512.38	272,214.81
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	5,196.13	299,455.71	302,460.90
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	4,078.54	295,400.76	297,442.90
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	9,293.25	843,547.06	859,292.33
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	5,107.04	722,883.04	734,175.60
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	4,521.74	1,302,199.45	1,304,925.70
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	98.91	908,692.53	908,252.57
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	AA+	Aa1	06/04/25	06/05/25	776,076.76	4.00	9,866.41	777,431.43	780,216.21

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	AA+	Aa1	07/01/25	07/01/25	285,857.23	3.81	2,776.19	285,739.04	284,565.95
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	AA+	Aa1	09/02/25	09/03/25	1,173,731.25	3.74	3,719.57	1,174,403.89	1,165,526.12
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	AA+	Aa1	10/30/25	10/31/25	79,656.25	3.72	7.92	79,683.34	79,003.12
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	AA+	Aa1	10/01/25	10/02/25	897,468.75	3.69	89.14	897,703.23	888,785.10
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	460,000.00	AA+	Aa1	12/03/25	12/05/25	457,376.56	3.63	5,396.15	457,533.51	451,536.92
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	120,000.00	AA+	Aa1	01/02/26	01/05/26	119,414.06	3.73	1,093.51	119,439.89	118,368.72
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	105,000.00	AA+	Aa1	02/04/26	02/05/26	104,630.86	3.83	652.62	104,641.27	104,105.82
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	370,000.00	AA+	Aa1	02/05/26	02/10/26	369,985.55	3.75	2,299.72	369,987.03	366,849.08
US TREASURY N/B DTD 03/02/2026 3.500% 02/28/2031	91282CQD6	1,050,000.00	AA+	Aa1	03/13/26	03/16/26	1,032,773.44	3.87	3,195.65	1,032,913.73	1,029,656.25
Security Type Sub-Total		**15,800,000.00**					**15,548,871.87**	**3.88**	**97,184.21**	**15,693,033.27**	**15,682,585.78**
Federal Agency Commercial Mortgage-Backed Security											
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	250,020.71	AA+	Aa1	05/19/23	05/24/23	242,324.76	4.29	697.35	248,592.59	248,683.35
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	AA+	Aa1	08/16/23	08/18/23	367,879.69	4.94	1,047.80	383,962.54	387,120.63
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	216,361.79	218,219.10
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	341,363.01	AA+	Aa1	08/17/23	08/22/23	319,227.76	4.97	886.69	334,256.68	337,919.00

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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 K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	314,104.12	AA+	Aa1	09/20/23	09/28/23	309,174.89	5.19	1,256.42	311,683.31	317,227.88
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	184,463.40	AA+	Aa1	09/07/23	09/14/23	181,704.76	5.01	714.80	183,114.66	186,075.61
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	292,007.92	AA+	Aa1	07/19/23	07/27/23	292,000.59	4.78	1,162.43	292,004.59	293,691.93
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	AA+	Aa1	07/13/23	07/20/23	363,595.68	4.59	1,445.70	361,628.69	364,020.12
FNA 2023-M6 A2 DTD 07/01/2023 4.184% 07/01/2028	3136BQDE6	343,690.13	AA+	Aa1	07/18/23	07/31/23	337,863.51	4.58	1,198.38	340,981.43	343,374.27
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	102,636.70	AA+	Aa1	09/19/23	09/28/23	102,636.18	5.27	450.92	102,636.47	103,537.44
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	372,128.41	378,778.12
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	AA+	Aa1	10/11/23	10/19/23	371,664.32	5.25	1,501.00	375,595.89	384,084.62
FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	AA+	Aa1	10/25/23	10/31/23	275,913.35	5.60	1,151.88	279,994.69	289,259.89
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	AA+	Aa1	09/20/23	09/28/23	365,577.39	5.07	1,480.00	367,617.46	374,745.25
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	144,767.88	147,925.52
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	209,663.93	213,270.96
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,058.81	AA+	Aa1	12/11/23	12/21/23	176,693.51	4.79	729.41	175,988.36	178,549.14
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	216,251.34	217,800.59

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 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	221,292.84	221,909.16
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	AA+	Aa1	03/05/24	03/14/24	345,045.31	4.67	1,494.94	341,108.52	344,914.33
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	AA+	Aa1	02/14/24	02/22/24	385,102.50	4.79	1,687.50	381,082.43	386,137.50
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	381,824.05	386,536.88
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	321,353.17	325,132.48
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	352,276.38	353,521.35
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	207,982.39	208,632.19
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	401,575.49	407,128.00
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	AA+	Aa1	09/09/25	09/18/25	263,896.36	4.01	944.88	263,488.42	260,829.14
FHMS K557 A2 DTD 03/01/2026 3.936% 01/01/2031	3137HOSP7	195,000.00	AA+	Aa1	03/03/26	03/12/26	194,996.29	3.94	639.60	194,996.57	192,120.83
Security Type Sub-Total		**7,988,344.79**					**7,938,169.76**	**4.77**	**30,396.02**	**7,984,210.97**	**8,071,145.28**
Corporate Note											
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	AAA	Aaa	02/23/22	02/25/22	470,156.85	2.14	1,643.00	465,408.56	462,456.92
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	205.83	49,986.52	49,215.50
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	967.42	234,977.18	231,312.85

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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											
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	330,000.00	A	Aa3	01/26/22	01/28/22	331,062.60	1.98	1,221.46	330,158.25	324,583.71
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	1,433.33	393,790.04	393,966.80
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	7,820.22	400,354.56	400,495.20
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	515.67	383,097.81	383,310.72
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	1,239.12	236,264.64	238,290.48
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	A	A2	06/27/25	06/30/25	225,194.20	4.12	277.75	223,773.64	223,357.42
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	3,444.74	140,359.23	141,709.26
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	1,323.44	124,914.84	127,422.38
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	1,588.13	150,932.92	152,906.85
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	NR	A2	08/19/25	08/25/25	154,826.40	4.19	643.25	154,859.52	154,493.15
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	117.67	365,000.00	379,013.44
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	133.79	419,702.20	430,933.09
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	2,640.94	287,082.65	287,220.44
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	60,000.00	AA+	Aa2	02/09/26	02/13/26	59,782.20	3.83	296.00	59,791.43	59,484.36

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											
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	AA+	Aa2	02/10/26	02/13/26	64,930.45	3.74	320.67	64,933.52	64,441.39
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	AA+	Aa2	02/10/26	02/13/26	64,935.65	3.74	320.67	64,938.43	64,441.39
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	385,000.00	AA+	Aa2	02/10/26	02/13/26	384,607.30	3.74	1,899.33	384,624.91	381,691.31
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	A	A2	02/18/26	02/24/26	274,637.00	3.80	1,059.90	274,648.95	271,711.00
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	AA-	A1	11/12/25	11/13/25	133,412.50	3.99	612.99	133,026.95	132,380.69
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	A+	A1	06/26/25	06/27/25	232,087.07	4.18	1,070.37	231,068.47	230,916.89
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	77.68	34,960.90	35,544.04
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	614.79	276,193.97	281,305.69
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	325,000.00	A+	A2	03/11/26	03/13/26	324,928.50	4.66	755.63	324,929.88	325,673.08
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	2,950.00	283,671.23	289,140.90
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	A+	A1	07/15/24	07/17/24	184,713.25	4.53	1,711.25	184,804.54	186,778.04
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	328.61	49,929.40	50,297.05
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	755.81	114,908.35	115,683.22
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	854.39	129,628.43	130,772.33

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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	65,000.00	A+	Aa3	08/12/24	08/14/24	64,857.65	4.25	356.42	64,901.01	65,061.56
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	1,261.17	230,234.10	230,217.81
BANK OF NY MELLON CORP (CALLABLE) DTD 01/22/2026 4.026% 01/22/2030	06406RCG0	50,000.00	A	Aa3	01/14/26	01/22/26	50,000.00	4.03	385.83	50,000.00	49,499.50
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	621.00	89,880.71	91,169.19
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	240,000.00	A+	Aa3	02/04/26	02/05/26	240,084.00	4.20	1,657.11	240,080.47	237,569.76
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	11,092.24	460,975.75	463,799.70
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	300,000.00	AA-	Aa3	06/26/25	06/27/25	275,166.00	4.31	3,020.00	278,738.00	278,569.80
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	AA-	Aa3	11/03/25	11/05/25	558,320.00	4.17	9,311.56	558,446.02	553,762.16
CATERPILLAR FINL SERVICE DTD 01/08/2026 4.150% 01/08/2031	14913UBH2	40,000.00	A	A2	01/05/26	01/08/26	39,985.60	4.16	382.72	39,986.29	39,625.40
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	175,000.00	A+	Aa3	01/06/26	01/13/26	175,000.00	4.25	1,610.70	175,000.00	173,385.45
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	235,000.00	A+	Aa3	01/07/26	01/13/26	235,554.60	4.20	2,162.94	235,533.22	232,831.89
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	720,000.00	AA-	Aa3	03/03/26	03/04/26	726,026.40	3.91	4,018.00	725,943.50	719,287.92
BANK OF AMERICA CORP (CALLABLE) DTD 02/13/2020 2.496% 02/13/2031	06051GHZ5	325,000.00	A-	A1	03/16/26	03/17/26	301,252.25	4.16	1,081.60	301,423.79	300,404.33
CHARLES SCHWAB CORP (CALLABLE) DTD 12/11/2020 1.650% 03/11/2031	808513BG9	360,000.00	A-	A2	03/23/26	03/24/26	313,387.20	4.60	330.00	313,551.87	313,688.52

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											
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	275,000.00	AA	A1	03/11/26	03/13/26	274,056.75	4.33	584.38	274,065.60	272,973.25
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	350,000.00	AA	A1	03/10/26	03/13/26	349,440.00	4.29	743.75	349,446.49	347,420.50
Security Type Sub-Total		**11,454,000.00**					**11,324,732.64**	**4.22**	**77,463.27**	**11,360,928.74**	**11,370,216.33**
Certificate of Deposit											
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	A-1	P-1	07/17/23	07/20/23	360,000.00	5.08	3,759.20	360,000.00	361,596.96
Security Type Sub-Total		**360,000.00**					**360,000.00**	**5.08**	**3,759.20**	**360,000.00**	**361,596.96**
Bank Note											
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	7,071.11	370,293.89	374,208.01
Security Type Sub-Total		**370,000.00**					**370,780.70**	**5.45**	**7,071.11**	**370,293.89**	**374,208.01**
Asset-Backed Security											
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815OAC1	91,300.49	AAA	NR	08/15/23	08/22/23	91,281.66	5.42	178.37	91,292.60	91,768.67
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	35,597.14	AAA	NR	08/08/23	08/15/23	35,589.09	5.17	81.64	35,593.62	35,758.58
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	50,166.07	AAA	NR	11/07/23	11/14/23	50,160.67	5.54	123.52	50,163.29	50,633.22
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	120,624.34	AAA	Aaa	08/15/23	08/23/23	120,616.86	5.53	296.47	120,620.78	121,441.93
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	299,956.50	301,627.50
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	AAA	NR	09/12/23	09/19/23	309,986.14	5.23	720.58	309,992.87	311,795.21

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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											
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	64,519.15	AAA	NR	11/03/23	11/13/23	64,510.66	5.54	158.86	64,514.57	64,994.79
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	134,990.06	135,859.14
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	23,035.75	NR	Aaa	01/09/24	01/17/24	23,031.12	4.85	46.55	23,033.06	23,125.04
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	AAA	NR	01/24/24	01/31/24	329,949.74	4.60	674.67	329,970.69	331,495.23
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	AAA	NR	02/04/25	02/11/25	284,991.22	4.57	361.79	284,993.61	286,884.14
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	244,971.91	245,572.81
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	149,993.47	150,561.15
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	AAA	NR	06/03/25	06/11/25	94,991.42	4.36	184.09	94,992.85	95,358.44
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	AAA	Aaa	10/02/25	10/09/25	94,991.66	3.95	166.78	94,992.80	94,789.10
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	230,000.00	AAA	Aaa	08/05/25	08/12/25	229,995.19	4.04	258.11	229,995.87	229,352.55
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	AAA	NR	10/07/25	10/16/25	79,988.58	3.96	140.80	79,989.76	79,914.80
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	AAA	Aaa	07/22/25	07/30/25	164,982.61	4.11	301.40	164,984.97	165,170.94
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	AAA	NR	09/09/25	09/17/25	199,967.36	3.88	344.89	199,971.63	198,953.40
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	AAA	Aaa	05/06/25	05/14/25	64,990.43	4.28	115.92	64,992.05	65,120.58

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											
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	AAA	NR	06/05/25	06/12/25	184,999.30	4.31	354.38	185,000.00	185,695.42
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	AAA	NR	11/05/25	11/12/25	179,965.15	3.98	318.40	179,967.95	179,067.24
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	AAA	NR	10/15/25	10/23/25	209,975.85	3.84	358.40	209,977.99	208,480.65
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	AAA	Aaa	06/18/25	06/26/25	399,891.48	4.31	4,777.78	399,906.74	401,181.60
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	AAA	NR	10/28/25	11/05/25	94,979.88	3.85	162.56	94,981.63	94,514.17
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	AAA	NR	07/15/25	07/22/25	224,967.58	4.30	430.00	224,971.85	225,991.35
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	AAA	NR	07/18/25	07/25/25	319,993.57	4.16	591.64	319,994.98	320,814.08
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	250,000.00	AAA	NR	09/09/25	09/16/25	249,952.60	3.82	424.44	249,958.07	248,489.00
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	100,000.00	AAA	Aaa	01/13/26	01/21/26	99,991.48	3.86	171.56	99,991.82	99,338.10
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	AAA	NR	11/05/25	11/12/25	184,984.35	3.99	328.07	184,985.67	184,543.61
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	55,000.00	NR	Aaa	02/10/26	02/18/26	54,991.24	3.78	57.75	54,991.63	54,544.11
FORDO 2026-A A3 DTD 03/24/2026 4.050% 10/15/2030	34532WAD7	165,000.00	AAA	Aaa	03/17/26	03/24/26	164,968.47	4.05	129.94	164,969.27	164,471.51
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	NR	Aaa	10/17/25	10/29/25	129,994.85	3.86	83.63	129,995.65	129,286.56
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	60,000.00	AAA	NR	02/10/26	02/18/26	59,995.95	3.79	101.07	59,996.26	59,492.82

pfm asset management

Managed Account Detail of Securities Held

For the Month Ending **March 31, 2026**

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											
VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2	360,000.00	NR	Aaa	03/05/26	03/13/26	359,949.89	3.94	709.20	359,950.48	358,229.88
Security Type Sub-Total		**5,990,242.95**					**5,989,480.03**	**4.35**	**14,899.79**	**5,989,646.95**	**5,994,317.32**
Managed Account Sub-Total		**41,962,587.74**					**41,532,035.00**	**4.23**	**230,773.60**	**41,758,113.82**	**41,854,069.68**
Securities Sub-Total		**$41,962,587.74**					**$41,532,035.00**	**4.23%**	**$230,773.60**	**$41,758,113.82**	**$41,854,069.68**
Accrued Interest											**$230,773.60**
Total Investments											**$42,084,843.28**

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
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 04/30/2020 0.500% 04/30/2027	912828ZN3	220,000.00	Nomura		96.56	212,435.52	15,810.52	(2,237.85)	1.06	3.78
US TREASURY N/B DTD 07/15/2024 4.375% 07/15/2027	91282CKZ3	165,000.00	BNP Sec		100.68	166,121.51	(373.80)	274.66	1.23	3.83
US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8	155,000.00	BOFAML		100.41	155,635.81	1,646.94	944.45	1.44	3.84
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	380,000.00	Nomura		100.41	381,573.58	(3,710.80)	(134.68)	1.50	3.85
US TREASURY N/B DTD 11/02/2020 0.500% 10/31/2027	91282CAU5	760,000.00	WellsFar		94.91	721,317.52	74,100.33	(1,622.52)	1.55	3.85
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	575,000.00	Citigrou		100.06	575,336.95	(2,043.91)	(546.25)	1.58	3.84
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	520,000.00	WellsFar		100.07	520,365.56	(4,509.44)	(1,369.89)	1.66	3.83
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	225,000.00	GoldmanS		94.59	212,827.05	14,958.89	(1,598.00)	1.79	3.83
US TREASURY N/B DTD 02/01/2021 0.750% 01/31/2028	91282CBJ9	285,000.00	Nomura		94.59	269,580.93	22,143.04	(1,636.70)	1.79	3.83
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	100,000.00	TD Secur		100.33	100,328.10	1,437.48	754.17	1.82	3.82
US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9	260,000.00	BNPPSA		95.10	247,264.16	13,335.25	(2,091.60)	1.94	3.83
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	40,000.00	BOFAML		99.37	39,746.88	(73.43)	(178.33)	1.96	3.82
US TREASURY N/B DTD 11/15/2018 3.125% 11/15/2028	9128285M8	50,000.00	MorganSt		98.26	49,128.90	(187.51)	(231.74)	2.46	3.83
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	115,000.00	WellsFar		102.27	117,605.44	2,353.88	2,443.33	2.80	3.84
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	130,000.00	JPMorgan		101.94	132,518.75	1,340.63	1,741.64	2.89	3.86
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	50,000.00	HSBC		101.21	50,605.45	945.29	834.74	2.98	3.85
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	165,000.00	Citigrou		101.21	166,997.99	1,907.76	1,936.52	2.98	3.85

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
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	40,000.00	Citigrou		100.45	40,178.12	(100.00)	(13.37)	3.08	3.86
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,090,000.00	Citigrou		99.23	1,081,654.96	(10,601.68)	(9,935.32)	3.17	3.87
US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9	500,000.00	TD Secur		98.80	493,984.50	(4,589.72)	(4,991.56)	3.26	3.87
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	270,000.00	TD Secur		100.82	272,214.81	4,218.72	3,702.43	3.25	3.88
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	300,000.00	HSBC		100.82	302,460.90	3,199.18	3,005.19	3.25	3.88
US TREASURY N/B DTD 12/02/2024 4.125% 11/30/2029	91282CMA6	295,000.00	WellsFar		100.83	297,442.90	1,912.82	2,042.14	3.33	3.88
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	845,000.00	BNP Sec		101.69	859,292.33	16,173.78	15,745.27	3.40	3.90
US TREASURY N/B DTD 01/31/2025 4.250% 01/31/2030	91282CMG3	725,000.00	BNP Sec		101.27	734,175.60	11,866.03	11,292.56	3.49	3.89
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,300,000.00	Nomura		100.38	1,304,925.70	2,183.51	2,726.25	3.58	3.89
US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2	905,000.00	BNP Sec		100.36	908,252.57	(1,272.43)	(439.96)	3.67	3.91
US TREASURY N/B DTD 05/31/2023 3.750% 05/31/2030	91282CHF1	785,000.00	HSBC		99.39	780,216.21	4,139.45	2,784.78	3.78	3.91
US TREASURY N/B DTD 06/30/2025 3.875% 06/30/2030	91282CNK3	285,000.00	Citigrou		99.85	284,565.95	(1,291.28)	(1,173.09)	3.85	3.91
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,180,000.00	Nomura		98.77	1,165,526.12	(8,205.13)	(8,877.77)	4.03	3.95
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	80,000.00	JPMorgan		98.75	79,003.12	(653.13)	(680.22)	4.11	3.95
US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3	900,000.00	Citigrou		98.75	888,785.10	(8,683.65)	(8,918.13)	4.11	3.95
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	460,000.00	GoldmanS		98.16	451,536.92	(5,839.64)	(5,996.59)	4.22	3.93
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	120,000.00	HSBC		98.64	118,368.72	(1,045.34)	(1,071.17)	4.29	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 02/02/2026 3.750% 01/31/2031	91282CPW5	105,000.00	Barclays		99.15	104,105.82	(525.04)	(535.45)	4.36	3.94
US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	370,000.00	Nomura		99.15	366,849.08	(3,136.47)	(3,137.95)	4.36	3.94
US TREASURY N/B DTD 03/02/2026 3.500% 02/28/2031	91282COD6	1,050,000.00	Citigrou		98.06	1,029,656.25	(3,117.19)	(3,257.48)	4.46	3.94
Security Type Sub-Total		**15,800,000.00**				**15,682,585.78**	**133,713.91**	**(10,447.49)**	**3.22**	**3.89**
Federal Agency Commercial Mortgage-Backed Security										
FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	250,020.71	Citigrou		99.47	248,683.35	6,358.59	90.76	0.57	3.93
FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXOY1	390,000.00	MorganSt		99.26	387,120.63	19,240.94	3,158.09	0.80	3.90
FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	220,000.00	MorganSt		99.19	218,219.10	10,791.76	1,857.31	0.95	3.89
FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	341,363.01	CantorFi		98.99	337,919.00	18,691.24	3,662.32	1.05	3.90
FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	314,104.12	BOFAML		100.99	317,227.88	8,052.99	5,544.57	1.73	4.09
FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	184,463.40	WellsFar		100.87	186,075.61	4,370.85	2,960.95	1.75	4.04
FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	292,007.92	JPMorgan		100.58	293,691.93	1,691.34	1,687.34	1.18	4.06
FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2	360,000.00	JPMorgan		101.12	364,020.12	424.44	2,391.43	1.98	4.15
FNA 2023-M6 A2 DTD 07/01/2023 4.184% 07/01/2028	3136BQDE6	343,690.13	JPMorgan		99.91	343,374.27	5,510.76	2,392.84	2.12	4.14
FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	102,636.70	JPMorgan		100.88	103,537.44	901.26	900.97	1.10	4.20
FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6	375,000.00	WellsFar		101.01	378,778.12	9,325.49	6,649.71	2.13	4.08
FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74	380,000.00	BMO		101.07	384,084.62	12,420.30	8,488.73	2.16	4.15

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 K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4	285,000.00	MorganSt		101.49	289,259.89	13,346.54	9,265.20	2.24	4.10
FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2	370,000.00	BOFAML		101.28	374,745.25	9,167.86	7,127.79	2.20	4.13
FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4	145,000.00	JPMorgan		102.02	147,925.52	3,344.71	3,157.64	2.28	4.10
FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7	210,000.00	BOFAML		101.56	213,270.96	3,874.29	3,607.03	2.31	4.11
FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	175,058.81	JPMorgan		101.99	178,549.14	1,855.63	2,560.78	2.32	4.06
FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5	215,000.00	BMO		101.30	217,800.59	652.95	1,549.25	2.45	4.12
FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4	220,000.00	JPMorgan		100.87	221,909.16	(290.62)	616.32	2.40	4.14
FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5	335,000.00	BOFAML		102.96	344,914.33	(130.98)	3,805.81	2.56	4.14
FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0	375,000.00	WellsFar		102.97	386,137.50	1,035.00	5,055.07	2.46	4.13
FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0	375,000.00	MorganSt		103.08	386,536.88	288.00	4,712.83	2.50	4.18
FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56	320,000.00	PIER		101.60	325,132.48	3,167.36	3,779.31	2.84	4.11
FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9	350,000.00	BMO		101.01	353,521.35	247.45	1,244.97	3.00	4.16
FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0	205,000.00	MorganSt		101.77	208,632.19	(465.15)	649.80	3.11	4.19
FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6	400,000.00	JPMorgan		101.78	407,128.00	5,045.20	5,552.51	3.13	4.18
FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6	260,000.00	BMO		100.32	260,829.14	(3,067.22)	(2,659.28)	3.66	4.25
FHMS K557 A2 DTD 03/01/2026 3.936% 01/01/2031	3137HOSP7	195,000.00	MorganSt		98.52	192,120.83	(2,875.46)	(2,875.74)	4.29	4.27
Security Type Sub-Total		**7,988,344.79**				**8,071,145.28**	**132,975.52**	**86,934.31**	**2.19**	**4.10**

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										
MICROSOFT CORP (CALLABLE) DTD 08/08/2016 2.400% 08/08/2026	594918BR4	465,000.00	Citigrou	05/08/26	99.45	462,456.92	(7,699.93)	(2,951.64)	0.35	3.97
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	50,000.00	Citigrou	12/15/26	98.43	49,215.50	(699.50)	(771.02)	0.77	3.99
TARGET CORP (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	235,000.00	Barclays	12/15/26	98.43	231,312.85	(3,543.80)	(3,664.33)	0.77	3.99
BANK OF NY MELLON CORP (CALLABLE) DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	330,000.00	JPMorgan	12/24/26	98.36	324,583.71	(6,478.89)	(5,574.54)	0.80	4.10
ADOBE INC (CALLABLE) DTD 02/03/2020 2.150% 02/01/2027	00724PAC3	400,000.00	CSFirstB	12/01/26	98.49	393,966.80	24,726.80	176.76	0.81	4.01
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	400,000.00	WellsFar	05/21/26	100.12	400,495.20	(2,020.80)	140.64	0.15	4.41
HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	390,000.00	Citigrou	06/14/27	98.28	383,310.72	15,310.62	212.91	1.37	3.99
BANK OF NY MELLON CORP (CALLABLE) DTD 02/07/2017 3.442% 02/07/2028	06406RAB3	240,000.00	Citigrou	02/07/27	99.29	238,290.48	5,120.88	2,025.84	0.83	4.69
KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9	220,000.00	JPMorgan	02/22/28	101.53	223,357.42	(1,836.78)	(416.22)	1.81	4.24
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.571% 04/22/2028	46647PEE2	140,000.00	JANE	04/22/27	101.22	141,709.26	775.46	1,350.03	1.00	4.47
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	125,000.00	Citigrou		101.94	127,422.38	2,608.63	2,507.54	2.13	4.05
JOHN DEERE CAPITAL CORP DTD 07/14/2023 4.950% 07/14/2028	24422EXB0	150,000.00	SGSA		101.94	152,906.85	869.85	1,973.93	2.13	4.05
NATIONAL RURAL UTIL COOP (CALLABLE) DTD 08/25/2025 4.150% 08/25/2028	63743HFZ0	155,000.00	MUFG	07/25/28	99.67	154,493.15	(333.25)	(366.37)	2.22	4.29
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	365,000.00	Citigrou	08/29/28	103.84	379,013.44	14,013.44	14,013.44	2.26	4.15
CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3	415,000.00	Citigrou	08/29/28	103.84	430,933.09	7,906.99	11,230.89	2.26	4.15
BANK OF AMERICA CORP (CALLABLE) DTD 01/24/2025 4.979% 01/24/2029	06051GMK2	285,000.00	Citigrou	01/24/28	100.78	287,220.44	(937.36)	137.79	1.72	4.49
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	60,000.00	JPMorgan	01/15/29	99.14	59,484.36	(297.84)	(307.07)	2.66	4.02

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										
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	SEEL	01/15/29	99.14	64,441.39	(489.06)	(492.13)	2.66	4.02
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	65,000.00	StifelNi	01/15/29	99.14	64,441.39	(494.26)	(497.04)	2.66	4.02
ALPHABET INC (CALLABLE) DTD 02/13/2026 3.700% 02/15/2029	02079KBJ5	385,000.00	JPMorgan	01/15/29	99.14	381,691.31	(2,915.99)	(2,933.60)	2.66	4.02
CATERPILLAR FINL SERVICE DTD 02/24/2026 3.750% 02/23/2029	14913UBJ8	275,000.00	Barclays		98.80	271,711.00	(2,926.00)	(2,937.95)	2.71	4.19
CISCO SYSTEMS INC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	17275RBR2	130,000.00	Citigrou	01/26/29	101.83	132,380.69	(1,031.81)	(646.26)	2.64	4.17
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	227,000.00	JPMorgan	01/26/29	101.73	230,916.89	(1,170.18)	(151.58)	2.64	4.21
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	35,000.00	Citigrou	02/14/29	101.55	35,544.04	607.39	583.14	2.69	4.14
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	277,000.00	GoldmanS	02/14/29	101.55	281,305.69	5,590.97	5,111.72	2.69	4.14
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	325,000.00	Citigrou	02/15/29	100.21	325,673.08	744.58	743.20	2.69	4.57
MASTERCARD INC (CALLABLE) DTD 05/31/2019 2.950% 06/01/2029	57636QAM6	300,000.00	Citigrou	03/01/29	96.38	289,140.90	13,545.90	5,469.67	2.91	4.20
PEPSICO INC (CALLABLE) DTD 07/17/2024 4.500% 07/17/2029	713448FX1	185,000.00	Citigrou	06/17/29	100.96	186,778.04	2,064.79	1,973.50	2.97	4.18
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	50,000.00	MIZU		100.59	50,297.05	398.55	367.65	3.07	4.36
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	115,000.00	MorganSt		100.59	115,683.22	815.47	774.87	3.07	4.36
TOYOTA MOTOR CREDIT CORP DTD 08/09/2024 4.550% 08/09/2029	89236TMK8	130,000.00	LoopCapM		100.59	130,772.33	1,306.63	1,143.90	3.07	4.36
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	65,000.00	MorganSt	07/14/29	100.09	65,061.56	203.91	160.55	3.07	4.17
ELI LILLY & CO (CALLABLE) DTD 08/14/2024 4.200% 08/14/2029	532457CQ9	230,000.00	JPMorgan	07/14/29	100.09	230,217.81	(117.99)	(16.29)	3.07	4.17
BANK OF NY MELLON CORP (CALLABLE) DTD 01/22/2026 4.026% 01/22/2030	06406RCG0	50,000.00	MorganSt	01/22/29	99.00	49,499.50	(500.50)	(500.50)	2.71	4.38

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										
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	90,000.00	MorganSt	01/07/30	101.30	91,169.19	1,320.39	1,288.48	3.45	4.23
MORGAN STANLEY PVT BANK (CALLABLE) DTD 02/02/2026 4.213% 02/08/2030	61776NU43	240,000.00	CIDLY	02/08/29	98.99	237,569.76	(2,514.24)	(2,510.71)	2.66	4.56
JPMORGAN CHASE & CO (CALLABLE) DTD 04/22/2024 5.581% 04/22/2030	46647PEG7	450,000.00	BOFAML	04/22/29	103.07	463,799.70	(199.80)	2,823.95	2.73	4.58
BLACKROCK INC (CALLABLE) DTD 01/27/2020 2.400% 04/30/2030	09247XAQ4	300,000.00	FTNF	01/30/30	92.86	278,569.80	3,403.80	(168.20)	3.76	4.31
NOVARTIS CAPITAL CORP (CALLABLE) DTD 11/05/2025 4.100% 11/05/2030	66989HAY4	560,000.00	JPMorgan	10/05/30	98.89	553,762.16	(4,557.84)	(4,683.86)	4.06	4.38
CATERPILLAR FINL SERVICE DTD 01/08/2026 4.150% 01/08/2031	14913UBH2	40,000.00	Citigrou		99.06	39,625.40	(360.20)	(360.89)	4.25	4.37
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	175,000.00	Citigrou	12/13/30	99.08	173,385.45	(1,614.55)	(1,614.55)	4.23	4.46
TOTALENERGI CAP USA LLC (CALLABLE) DTD 01/13/2026 4.248% 01/13/2031	89158TAA7	235,000.00	SMBC	12/13/30	99.08	232,831.89	(2,722.71)	(2,701.33)	4.23	4.46
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	720,000.00	BBVA	01/12/31	99.90	719,287.92	(6,738.48)	(6,655.58)	4.33	4.12
BANK OF AMERICA CORP (CALLABLE) DTD 02/13/2020 2.496% 02/13/2031	06051GHZ5	325,000.00	CIDLY	02/13/30	92.43	300,404.33	(847.92)	(1,019.46)	3.62	4.70
CHARLES SCHWAB CORP (CALLABLE) DTD 12/11/2020 1.650% 03/11/2031	808513BG9	360,000.00	Suntrust	12/11/30	87.14	313,688.52	301.32	136.65	4.64	4.54
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	275,000.00	BNP Sec	02/13/31	99.26	272,973.25	(1,083.50)	(1,092.35)	4.39	4.41
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	350,000.00	JPMorgan	02/13/31	99.26	347,420.50	(2,019.50)	(2,025.99)	4.39	4.41
Security Type Sub-Total		**11,454,000.00**				**11,370,216.33**	**45,483.69**	**9,287.59**	**2.60**	**4.27**
Certificate of Deposit										
COOPERAT RABOBANK UA/NY DTD 07/20/2023 5.080% 07/17/2026	21684LGS5	360,000.00	RABO UA		100.44	361,596.96	1,596.96	1,596.96	0.29	3.52
Security Type Sub-Total		**360,000.00**				**361,596.96**	**1,596.96**	**1,596.96**	**0.29**	**3.52**

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
Bank Note										
MORGAN STANLEY BANK NA (CALLABLE) DTD 05/30/2024 5.504% 05/26/2028	61690U8B9	370,000.00	MorganSt	05/26/27	101.14	374,208.01	3,427.31	3,914.12	1.10	4.50
Security Type Sub-Total		**370,000.00**				**374,208.01**	**3,427.31**	**3,914.12**	**1.10**	**4.50**
Asset-Backed Security										
HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	91,300.49	BOFAML		100.51	91,768.67	487.01	476.07	0.41	4.22
TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	35,597.14	BNPPSA		100.45	35,758.58	169.49	164.96	0.45	4.19
TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	50,166.07	JPMorgan		100.93	50,633.22	472.55	469.93	0.65	4.16
FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	120,624.34	JPMorgan		100.68	121,441.93	825.07	821.15	0.49	4.19
CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4	300,000.00	JPMorgan		100.54	301,627.50	1,710.66	1,671.00	0.44	3.99
AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1	310,000.00	Citigrou		100.58	311,795.21	1,809.07	1,802.34	0.44	3.98
HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	64,519.15	BNPPSA		100.74	64,994.79	484.13	480.22	0.56	4.29
BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8	135,000.00	BOFAML		100.64	135,859.14	877.27	869.08	0.60	3.98
GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	23,035.75	Barclays		100.39	23,125.04	93.92	91.98	0.60	4.25
CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9	330,000.00	JPMorgan		100.45	331,495.23	1,545.49	1,524.54	0.76	4.05
HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1	285,000.00	MUFG		100.66	286,884.14	1,892.92	1,890.53	1.16	4.05
HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3	245,000.00	Barclays		100.23	245,572.81	608.95	600.90	1.25	4.17
TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8	150,000.00	Barclays		100.37	150,561.15	569.74	567.68	1.42	4.12
HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7	95,000.00	JPMorgan		100.38	95,358.44	367.02	365.59	1.51	4.15

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										
USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3	95,000.00	JPMorgan		99.78	94,789.10	(202.56)	(203.70)	1.47	4.13
HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1	230,000.00	Barclays		99.72	229,352.55	(642.64)	(643.32)	1.62	4.25
ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7	80,000.00	Barclays		99.89	79,914.80	(73.78)	(74.96)	1.31	4.08
TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0	165,000.00	RBC Capi		100.10	165,170.94	188.33	185.97	1.67	4.08
HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8	200,000.00	Citigrou		99.48	198,953.40	(1,013.96)	(1,018.23)	1.75	4.21
GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9	65,000.00	TD Secur		100.19	65,120.58	130.15	128.53	1.23	4.17
BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1	185,000.00	BOFAML		100.38	185,695.42	696.12	695.42	1.99	4.16
HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5	180,000.00	BOFAML		99.48	179,067.24	(897.91)	(900.71)	1.90	4.29
TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0	210,000.00	JPMorgan		99.28	208,480.65	(1,495.20)	(1,497.34)	1.79	4.28
CCCIT 2025-A1 A DTD 06/26/2025 4.300% 06/21/2030	17305EHA6	400,000.00	Citigrou		100.30	401,181.60	1,290.12	1,274.86	2.08	4.16
COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7	95,000.00	JPMorgan		99.49	94,514.17	(465.71)	(467.46)	1.99	4.14
AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1	225,000.00	Barclays		100.44	225,991.35	1,023.77	1,019.50	2.14	4.13
CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0	320,000.00	JPMorgan		100.25	320,814.08	820.51	819.10	2.14	4.08
COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2	250,000.00	WellsFar		99.40	248,489.00	(1,463.60)	(1,469.07)	2.30	4.11
TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0	100,000.00	BNP Sec		99.34	99,338.10	(653.38)	(653.72)	2.12	4.20
HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9	185,000.00	BNP Sec		99.75	184,543.61	(440.74)	(442.06)	2.02	4.15
HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0	55,000.00	MUFG		99.17	54,544.11	(447.13)	(447.52)	2.16	4.20

pfm asset management

Managed Account Fair Market Value & Analytics

For the Month Ending **March 31, 2026**

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										
FORDO 2026-A A3 DTD 03/24/2026 4.050% 10/15/2030	34532WAD7	165,000.00	Barclays		99.68	164,471.51	(496.96)	(497.76)	2.20	4.23
CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6	130,000.00	JPMorgan		99.45	129,286.56	(708.29)	(709.09)	1.99	4.17
HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2	60,000.00	BOFAML		99.15	59,492.82	(503.13)	(503.44)	2.25	4.20
VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2	360,000.00	SMBC		99.51	358,229.88	(1,720.01)	(1,720.60)	2.30	4.34
Security Type Sub-Total		**5,990,242.95**				**5,994,317.32**	**4,837.29**	**4,670.37**	**1.54**	**4.15**
Managed Account Sub-Total		**41,962,587.74**				**41,854,069.68**	**322,034.68**	**95,955.86**	**2.57**	**4.07**
Securities Sub-Total		**$41,962,587.74**				**$41,854,069.68**	**$322,034.68**	**$95,955.86**	**2.57**	**4.07%**
Accrued Interest						**$230,773.60**				
Total Investments						**$42,084,843.28**				

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										
03/03/26	03/04/26	VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	720,000.00	(726,026.40)	(1,804.00)	(727,830.40)			
03/03/26	03/12/26	FHMS K557 A2 DTD 03/01/2026 3.936% 01/01/2031	3137HOSP7	195,000.00	(194,996.29)	(234.52)	(195,230.81)			
03/05/26	03/13/26	VZMT 2026-1 A1A DTD 03/13/2026 3.940% 02/20/2031	92348KFC2	360,000.00	(359,949.89)	0.00	(359,949.89)			
03/10/26	03/13/26	AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	350,000.00	(349,440.00)	0.00	(349,440.00)			
03/11/26	03/13/26	SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	325,000.00	(324,928.50)	0.00	(324,928.50)			
03/11/26	03/13/26	AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	275,000.00	(274,056.75)	0.00	(274,056.75)			
03/13/26	03/16/26	US TREASURY N/B DTD 03/02/2026 3.500% 02/28/2031	91282CQD6	1,050,000.00	(1,032,773.44)	(1,597.83)	(1,034,371.27)			
03/16/26	03/17/26	BANK OF AMERICA CORP (CALLABLE) DTD 02/13/2020 2.496% 02/13/2031	06051GHZ5	325,000.00	(301,252.25)	(766.13)	(302,018.38)			
03/17/26	03/24/26	FORDO 2026-A A3 DTD 03/24/2026 4.050% 10/15/2030	34532WAD7	165,000.00	(164,968.47)	0.00	(164,968.47)			
03/18/26	03/18/26	TREASURY BILL DTD 11/25/2025 0.000% 03/24/2026	912797TA5	200,000.00	(199,880.79)	0.00	(199,880.79)			
03/23/26	03/24/26	CHARLES SCHWAB CORP (CALLABLE) DTD 12/11/2020 1.650% 03/11/2031	808513BG9	360,000.00	(313,387.20)	(214.50)	(313,601.70)			
Transaction Type Sub-Total				**4,325,000.00**	**(4,241,659.98)**	**(4,616.98)**	**(4,246,276.96)**			
INTEREST										
03/01/26	03/25/26	FHMS K513 A2 DTD 01/01/2024 4.724% 12/01/2028	3137HBFY5		0.00	846.38	846.38			
03/01/26	03/25/26	FHMS K064 A2 DTD 05/01/2017 3.224% 03/01/2027	3137BXQY1		0.00	1,047.80	1,047.80			
03/01/26	03/25/26	FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028	3137HB3D4		0.00	612.50	612.50			
03/01/26	03/25/26	FHMS K530 A2 DTD 11/01/2024 4.792% 09/01/2029	3137HHJL6		0.00	1,597.33	1,597.33			

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										
03/01/26	03/25/26	FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028	3137HB3G7		0.00	850.50	850.50			
03/01/26	03/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1		0.00	701.23	701.23			
03/01/26	03/25/26	FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028	3137HACX2		0.00	1,445.70	1,445.70			
03/01/26	03/25/26	FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028	3137HAQ74		0.00	1,501.00	1,501.00			
03/01/26	03/25/26	FHMS K516 A2 DTD 03/01/2024 5.477% 01/01/2029	3137HBPM0		0.00	1,711.56	1,711.56			
03/01/26	03/25/26	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3		0.00	896.14	896.14			
03/01/26	03/25/26	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9		0.00	729.56	729.56			
03/01/26	03/25/26	FHMS K524 A2 DTD 07/01/2024 4.720% 05/01/2029	3137HDV56		0.00	1,258.67	1,258.67			
03/01/26	03/25/26	FHMS K526 A2 DTD 08/01/2024 4.543% 07/01/2029	3137HDXL9		0.00	1,325.04	1,325.04			
03/01/26	03/25/26	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45		0.00	1,164.64	1,164.64			
03/01/26	03/25/26	FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028	3137HAMH6		0.00	1,453.13	1,453.13			
03/01/26	03/25/26	FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028	3137HAST4		0.00	1,151.88	1,151.88			
03/01/26	03/25/26	FHMS K065 A2 DTD 07/01/2017 3.243% 04/01/2027	3137F1G44		0.00	594.55	594.55			
03/01/26	03/25/26	FHMS K514 A2 DTD 02/01/2024 4.572% 12/01/2028	3137HBLV4		0.00	838.20	838.20			
03/01/26	03/25/26	FNA 2023-M6 A2 DTD 07/01/2023 4.184% 07/01/2028	3136BQDE6		0.00	1,198.51	1,198.51			
03/01/26	03/25/26	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3		0.00	454.50	454.50			
03/01/26	03/25/26	FHMS K517 A2 DTD 03/01/2024 5.355% 01/01/2029	3137HC2C5		0.00	1,494.94	1,494.94			

CITY OF EASTVALE - INVESTMENT PORTFOLIO - 20240100

Transaction Type Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST										
03/01/26	03/25/26	FHMS K546 A2 DTD 09/01/2025 4.361% 05/01/2030	3137HN4R6		0.00	944.88	944.88			
03/01/26	03/25/26	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4		0.00	1,268.79	1,268.79			
03/01/26	03/25/26	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8		0.00	715.98	715.98			
03/01/26	03/25/26	FHMS K515 A2 DTD 02/01/2024 5.400% 01/01/2029	3137HBPD0		0.00	1,687.50	1,687.50			
03/01/26	03/25/26	FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028	3137HAMS2		0.00	1,480.00	1,480.00			
03/01/26	03/25/26	FHMS K529 A2 DTD 10/01/2024 4.791% 09/01/2029	3137HH6C0		0.00	818.46	818.46			
03/02/26	03/02/26	MONEY MARKET FUND DTD 01/01/2010 0.000% --	MONEY0002		0.00	259.77	259.77			
03/14/26	03/14/26	BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9		0.00	7,332.00	7,332.00			
03/14/26	03/14/26	HOME DEPOT INC (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8		0.00	5,460.00	5,460.00			
03/15/26	03/15/26	CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028	161571HT4		0.00	1,290.00	1,290.00			
03/15/26	03/15/26	COPAR 2025-1 A3 DTD 11/05/2025 3.850% 07/15/2030	14043YAD7		0.00	304.79	304.79			
03/15/26	03/15/26	COMET 2025-A1 A DTD 09/16/2025 3.820% 09/15/2030	14041NGF2		0.00	795.83	795.83			
03/15/26	03/15/26	HART 2025-C A3 DTD 09/17/2025 3.880% 04/15/2030	44935JAD8		0.00	646.67	646.67			
03/15/26	03/15/26	ALLYA 2025-1 A3 DTD 10/16/2025 3.960% 03/15/2030	02008KAC7		0.00	264.00	264.00			
03/15/26	03/15/26	HART 2026-A A3 DTD 02/18/2026 3.790% 02/18/2031	448981AD2		0.00	170.55	170.55			
03/15/26	03/15/26	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4		0.00	248.60	248.60			
03/15/26	03/15/26	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4		0.00	323.40	323.40			

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										
03/15/26	03/15/26	TAOT 2026-A A3 DTD 01/21/2026 3.860% 09/16/2030	89240KAD0		0.00	321.67	321.67			
03/15/26	03/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3		0.00	610.45	610.45			
03/15/26	03/15/26	BACCT 2025-A1 A DTD 06/12/2025 4.310% 05/15/2030	05522RDK1		0.00	664.46	664.46			
03/15/26	03/15/26	HART 2025-A A3 DTD 03/12/2025 4.320% 10/15/2029	44935CAD3		0.00	882.00	882.00			
03/15/26	03/15/26	HART 2025-B A3 DTD 06/11/2025 4.360% 12/17/2029	44935XAD7		0.00	345.17	345.17			
03/15/26	03/15/26	TAOT 2025-D A3 DTD 10/23/2025 3.840% 06/17/2030	89231GAD0		0.00	672.00	672.00			
03/15/26	03/15/26	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2		0.00	168.46	168.46			
03/15/26	03/15/26	HART 2025-D A3 DTD 11/12/2025 3.990% 09/16/2030	44891XAD9		0.00	615.13	615.13			
03/15/26	03/15/26	AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028	02582JKD1		0.00	1,351.08	1,351.08			
03/15/26	03/15/26	USAOT 2025-A A3 DTD 10/09/2025 3.950% 12/17/2029	90327HAC3		0.00	312.71	312.71			
03/15/26	03/15/26	TAOT 2025-B A3 DTD 04/30/2025 4.340% 11/15/2029	89231HAD8		0.00	542.50	542.50			
03/15/26	03/15/26	BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028	05522RDH8		0.00	560.25	560.25			
03/15/26	03/15/26	CHAIT 2024-A1 A DTD 01/31/2024 4.600% 01/15/2029	161571HV9		0.00	1,265.00	1,265.00			
03/15/26	03/15/26	AMXCA 2025-4 A DTD 07/22/2025 4.300% 07/15/2030	02582JKV1		0.00	806.25	806.25			
03/15/26	03/15/26	HAROT 2025-4 A3 DTD 11/12/2025 3.980% 06/17/2030	43814XAD5		0.00	597.00	597.00			
03/15/26	03/15/26	TAOT 2025-C A3 DTD 07/30/2025 4.110% 03/15/2030	89238VAD0		0.00	565.13	565.13			
03/15/26	03/15/26	CHAIT 2025-A1 A DTD 07/25/2025 4.160% 07/15/2030	161571HZ0		0.00	1,109.33	1,109.33			

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										
03/16/26	03/16/26	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7		0.00	100.33	100.33			
03/16/26	03/16/26	GMCAR 2025-2 A3 DTD 05/14/2025 4.280% 04/16/2030	362549AD9		0.00	231.83	231.83			
03/18/26	03/18/26	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1		0.00	461.48	461.48			
03/21/26	03/21/26	HAROT 2025-3 A3 DTD 08/12/2025 4.040% 02/21/2030	43813QAD1		0.00	774.33	774.33			
03/21/26	03/21/26	HAROT 2025-1 A3 DTD 02/11/2025 4.570% 09/21/2029	43814VAC1		0.00	1,085.37	1,085.37			
03/21/26	03/21/26	HAROT 2026-1 A3 DTD 02/18/2026 3.780% 09/23/2030	43815CAD0		0.00	190.58	190.58			
03/22/26	03/22/26	KENVUE INC (CALLABLE) DTD 10/17/2023 5.050% 03/22/2028	49177JAF9		0.00	5,555.00	5,555.00			
03/25/26	03/25/26	CHAOT 2025-2A A3 DTD 10/29/2025 3.860% 10/25/2030	16144MAD6		0.00	418.17	418.17			
03/29/26	03/29/26	CITIBANK NA (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028	17325FBB3		0.00	22,631.70	22,631.70			
03/31/26	03/31/26	US TREASURY N/B DTD 03/31/2025 4.000% 03/31/2030	91282CMU2		0.00	18,100.00	18,100.00			
03/31/26	03/31/26	US TREASURY N/B DTD 09/30/2025 3.625% 09/30/2030	91282CPA3		0.00	17,762.50	17,762.50			
03/31/26	03/31/26	US TREASURY N/B DTD 03/31/2021 1.250% 03/31/2028	91282CBS9		0.00	1,625.00	1,625.00			
03/31/26	03/31/26	US TREASURY N/B DTD 09/30/2022 4.125% 09/30/2027	91282CFM8		0.00	3,196.88	3,196.88			
03/31/26	03/31/26	US TREASURY N/B DTD 09/30/2024 3.500% 09/30/2029	91282CLN9		0.00	8,750.00	8,750.00			
Transaction Type Sub-Total					**0.00**	**139,156.74**	**139,156.74**			
MATURITY										
03/24/26	03/24/26	TREASURY BILL DTD 11/25/2025 0.000% 03/24/2026	912797TA5	200,000.00	200,000.00	0.00	200,000.00	119.21	0.00	

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2026**

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
Transaction Type Sub-Total				**200,000.00**	**200,000.00**	**0.00**	**200,000.00**	**119.21**	**0.00**	
PAYDOWNS										
03/01/26	03/25/26	FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028	3137HAMG8	305.86	305.86	0.00	305.86	4.57	2.32	
03/01/26	03/25/26	FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028	3137HBCF9	34.69	34.69	0.00	34.69	(0.32)	(0.19)	
03/01/26	03/25/26	FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028	3137HAD45	554.66	554.66	0.00	554.66	0.01	0.01	
03/01/26	03/25/26	FNA 2023-M6 A2 DTD 07/01/2023 4.184% 07/01/2028	3136BODE6	39.24	39.24	0.00	39.24	0.67	0.32	
03/01/26	03/25/26	FHMS K061 A2 DTD 01/01/2017 3.347% 11/01/2026	3137BTUM1	1,389.77	1,389.77	0.00	1,389.77	42.78	8.96	
03/01/26	03/25/26	FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028	3137HAMR4	3,093.59	3,093.59	0.00	3,093.59	48.55	24.74	
03/01/26	03/25/26	FHMS K066 A2 DTD 08/01/2017 3.117% 06/01/2027	3137F2LJ3	3,636.99	3,636.99	0.00	3,636.99	235.84	80.83	
03/01/26	03/25/26	FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028	3137HAMN3	815.05	815.05	0.00	815.05	0.00	0.00	
03/15/26	03/15/26	FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028	31680EAD3	11,841.57	11,841.57	0.00	11,841.57	0.73	0.36	
03/15/26	03/15/26	HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028	44918CAD4	5,530.79	5,530.79	0.00	5,530.79	0.73	0.40	
03/15/26	03/15/26	TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028	89239FAD4	3,681.44	3,681.44	0.00	3,681.44	0.40	0.21	
03/15/26	03/15/26	TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028	89231FAD2	3,578.68	3,578.68	0.00	3,578.68	0.81	0.36	
03/16/26	03/16/26	GMCAR 2024-1 A3 DTD 01/17/2024 4.850% 12/18/2028	36268GAD7	1,789.00	1,789.00	0.00	1,789.00	0.36	0.21	
03/18/26	03/18/26	HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028	43815QAC1	11,061.06	11,061.06	0.00	11,061.06	2.28	0.97	
Transaction Type Sub-Total				**47,352.39**	**47,352.39**	**0.00**	**47,352.39**	**337.41**	**119.50**	
SELL										

pfm asset management

Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2026**

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
SELL										
03/03/26	03/04/26	WELLS FARGO BANK NA (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026	94988J6D4	555,000.00	557,863.80	2,268.56	560,132.36	3,624.15	2,973.03	FIFO
03/03/26	03/06/26	US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	195,000.00	195,921.68	686.81	196,608.49	1,607.23	1,596.93	FIFO
03/06/26	03/13/26	US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	360,000.00	361,307.81	4,400.55	365,708.36	224.99	286.66	FIFO
03/10/26	03/13/26	US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	350,000.00	350,164.06	1,486.53	351,650.59	1,394.53	1,371.68	FIFO
03/11/26	03/13/26	US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	325,000.00	330,738.28	2,747.24	333,485.52	7,947.27	7,251.06	FIFO
03/11/26	03/13/26	US TREASURY N/B DTD 02/02/2026 3.750% 01/31/2031	91282CPW5	275,000.00	274,473.63	1,167.99	275,641.62	440.43	422.48	FIFO
03/13/26	03/16/26	US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,050,000.00	1,028,548.83	1,892.61	1,030,441.44	33,058.60	(5,829.47)	FIFO
03/16/26	03/17/26	BANK OF AMERICA NA (CALLABLE) DTD 08/18/2023 5.526% 08/18/2026	06428CAA2	300,000.00	301,272.00	1,335.45	302,607.45	3,798.00	1,648.16	FIFO
03/17/26	03/18/26	US TREASURY N/B DTD 05/15/2025 3.750% 05/15/2028	91282CND9	200,000.00	200,312.50	2,548.34	202,860.84	(289.06)	(251.35)	FIFO
03/23/26	03/24/26	PACCAR FINANCIAL CORP DTD 08/10/2023 5.050% 08/10/2026	69371RS56	275,000.00	275,781.00	1,697.36	277,478.36	(349.25)	638.54	FIFO
Transaction Type Sub-Total				**3,885,000.00**	**3,876,383.59**	**20,231.44**	**3,896,615.03**	**51,456.89**	**10,107.72**	
Managed Account Sub-Total					**(117,924.00)**	**154,771.20**	**36,847.20**	**51,913.51**	**10,227.22**	
Total Security Transactions					**($117,924.00)**	**$154,771.20**	**$36,847.20**	**$51,913.51**	**$10,227.22**	

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.6
April 22, 2026

Interim Financial Report - Fiscal Year 2025-26, Quarter 2

Prepared By:

Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)

Staff recommends that the City Council receive and file the Interim Financial Report for Fiscal Year 2025-26, Quarter 2 ending December 31, 2025.

Summary

The goal of the Fiscal Year 2025-26 Annual Operating and Capital Improvement Budget served 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). 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, policies, and execution of services to the public. The budget identifies target areas via the strategic plan while measuring achievements to ensure departments remain transparent and on track. An abundant amount of time, analysis, and data from various resources helps establish projections to forecast proper revenue and expenditure budgets. 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.

The Quarterly Interim Financial Report is intended to serve as an update to City Council on the City's revenue and expenditure performance with respect to budget. This particular Interim Financial Report is for the second (2) quarter of fiscal year 2025-26 ending December 31, 2025. The figures in the attached reports represent the unaudited financials for quarter two as of April 9, 2026. It is important to note that the figures contained within the report do not reflect audited financials for

the current fiscal year, and figures may be adjusted in accordance with audit standards.

Background

Detail regarding the Interim Financial Report can be found in attachment 1, Interim Financial Report.

Environmental

Government fiscal activities and budget appropriations 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 that City revenues align with expenditures.

Fiscal Impact

The interim report for quarter two of fiscal year 2025-26 does not cause a fiscal impact to the city.

Prior City Council/Commission Action

In preparation for the adoption of the Fiscal-Year 2025-26 Annual Operating Budget staff followed the budget timeline as contained within the 2025-26 budget document. 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. On June 25, 2025 the City Council unanimously adopted the budget. The Quarter 1 2025-26 report was received and filed by City Council on December 10, 2025.

Attachment(s)

Attachment 1 - Interim Financial Report - Fiscal Year 2025-26: Quarter 2

INTERIM FINANCIAL REPORT
QUARTER TWO | 6 MONTHS
FISCAL YEAR 2025-2026

CITY OF
EASTVALE
CALIFORNIA

General Fund Summary by Category

Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 12/31/2025	% Budget Used	Amount Over(Under) Budget 2025-26
GENERAL FUND							
Revenues							
Property Taxes	$ 4,004,362	$ 4,004,968	$ 4,261,355	$ 4,443,800	$ 1,352,588	30%	$ (3,091,212)
Sales & Use Tax	47,356,371	58,319,348	48,463,297	49,200,000	16,762,433	34%	(32,437,567)
Franchise Fees	6,556,660	2,700,740	2,968,827	2,945,000	898,660	31%	(2,046,340)
Transient Occupancy Tax	-	-	377,751	560,000	233,309	42%	(326,691)
License, Permits & Fees	2,347,535	3,701,400	5,845,278	6,237,300	3,582,504	57%	(2,654,796)
Fines, Penalties & Forfeitures	724,866	713,504	1,051,914	1,020,000	404,926	40%	(615,074)
Intergovernmental	6,077,206	6,632,569	6,922,975	7,075,000	239,549	3%	(6,835,451)
Use of Money & Property	1,511,747	5,289,049	9,026,433	8,500,000	2,691,254	32%	(5,808,746)
Miscellaneous	299,556	374,955	324,134	205,060	78,897	38%	(126,163)
Transfers In	298,240	531,786	511,261	507,811	-	0%	(507,811)
Total General Fund Revenues	**69,176,543**	**82,268,318**	**79,753,223**	**80,693,971**	**26,244,121**	**33%**	**(54,449,850)**
Expenditures							
Personnel	$ 6,127,883	$ 7,514,498	$ 9,558,111	$ 12,906,497	$ 5,675,162	44%	$ (7,231,335)
Contract Services (Law Enforcement)	12,445,838	13,215,383	14,431,853	17,165,150	3,046,545	18%	(14,118,605)
Contract Services (Other)	3,934,059	3,848,020	4,820,763	7,531,150	1,274,275	17%	(6,256,875)
Maintenance	345,138	291,750	326,092	644,710	111,938	17%	(532,772)
Operations	960,061	2,627,366	3,046,778	5,642,614	2,177,400	39%	(3,465,214)
Capital Outlay	758,553	(367,180)	555,919	724,191	326,166	45%	(398,026)
Debt Service	533,242	801,205	1,050,540	300,000	-	0%	(300,000)
Transfers Out & Appropriation from Reserve	12,761,462	15,247,922	12,238,146	51,648,708	405,000	1%	(51,243,708)
Total General Fund Expenditures	**37,866,236**	**43,178,965**	**46,028,201**	**96,563,020**	**13,016,486**	**13%**	**(83,546,534)**
TOTAL GENERAL FUND NET REVENUE	***31,310,307***	***39,089,353***	***33,725,022***	***(15,869,049)***	***13,227,635***		***29,096,684***
OTHER PURPOSE GENERAL FUNDS							
RESTRICTED STRUCTURAL FIRE FUND							
Revenues							
Property Taxes (Restricted for Fire Services)	$ 8,379,338	$ 9,196,030	$ 9,376,216	$ 9,890,000	$ 2,983,851	30%	$ (6,906,149)
Sales & Use Tax	-	-	-	-	-	0%	-
Franchise Fees	-	-	-	-	-	0%	-
Other Taxes	-	-	-	-	-	0%	-
License, Permits & Fees	77,971	143,895	112,232	119,000	84,260	71%	(34,740)
Fines, Penalties & Forfeitures	92,793	86,348	126,624	90,000	-	0%	(90,000)
Intergovernmental	-	-	-	-	-	0%	-
Use of Money & Property	432,432	625,717	925,075	660,000	396,374	60%	(263,626)
Miscellaneous	-	-	-	-	-	0%	-
Transfers	-	-	-	-	-	0%	-
Total Fire Fund Revenues	**8,982,534**	**10,051,989**	**10,540,147**	**10,759,000**	**3,464,485**	**32%**	**(7,294,515)**
Expenditures							
Salaries	$ -	$ -	$ -	$ -	$ -	0%	$ -
Benefits	-	-	-	-	-	0%	-
Contract Services	6,298,267	6,821,529	6,619,948	8,697,125	2,102,021	24%	(6,595,104)
Maintenance	70,167	77,995	60,950	123,500	4,163	3%	(119,337)
Operations	(87,248)	205,979	226,299	310,350	57,023	18%	(253,327)
Capital Outlay (Approp from Reserve)	26,094	-	-	1,000,000	-	0%	(1,000,000)
Debt Service	272,717	278,171	287,907	300,000	-	0%	(300,000)
Transfers Out	-	-	-	-	-	0%	-
Total General Fund Expenditures	**6,579,997**	**7,383,673**	**7,195,105**	**10,430,975**	**2,163,207**	**21%**	**(8,267,768)**
TOTAL FIRE FUND NET REVENUE	***2,402,537***	***2,668,316***	***3,345,042***	***328,025***	***1,301,278***		***973,253***

General Fund Summary by Departments

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 12/31/2025	% Budget Used	Amount Over(Under) Budget 2025-26
GENERAL FUND								
Revenues								
	General Services							
	Non Departmental	$ 66,138,827	$ 78,086,136	$ 73,292,808	$ 73,906,671	$ 22,534,534	30%	$ (51,372,137)
	City Clerk	74,273	108,780	105,485	80,200	37,829	47%	(42,371)
	City Manager	-	-	-	-	100	0%	100
	Community Services & Recreation	-	-	4,454	15,000	3,012	20%	$ (11,988)
	Finance	145,228	184,249	214,962	170,100	87,379	51%	(82,721)
	General Government	-	-	-	-	-	0%	-
	City Attorney	22,944	30,346	22,186	25,000	17,868	71%	(7,132)
	Subtotal General Services	**66,381,272**	**78,409,511**	**73,639,895**	**74,196,971**	**22,680,721**	31%	**(51,516,250)**
	Community Development							
	Community Development	$ 1,425,582	$ 2,321,572	$ 4,214,850	$ 4,608,000	$ 2,579,607	56%	$ (2,028,393)
	Subtotal Community Development	**1,425,582**	**2,321,572**	**4,214,850**	**4,608,000**	**2,579,607**	**56%**	**(2,028,393)**
	Public Works							
	Public Works	$ 778,728	$ 937,868	$ 1,315,897	$ 1,315,000	$ 724,512	55%	$ (590,488)
	Subtotal Community Development	**778,728**	**937,868**	**1,315,897**	**1,315,000**	**724,512**	**55%**	**(590,488)**
	Community Safety & Technology							
	Community Safety	$ 294,266	$ 319,045	$ 335,753	$ 316,000	$ 195,939	62%	$ (120,061)
	Subtotal Community Safety & Technology	**294,266**	**319,045**	**335,753**	**316,000**	**195,939**	**62%**	**(120,061)**
	Public Safety							
	Public Safety	$ 296,697	$ 280,322	$ 246,829	$ 258,000	$ 63,341	25%	$ (194,659)
	Subtotal Public Safety	**296,697**	**280,322**	**246,829**	**258,000**	**63,341**	**25%**	**(194,659)**
	Total General Fund Revenues	**69,176,543**	**82,268,318**	**79,753,223**	**80,693,971**	**26,244,121**	**33%**	**(54,449,850)**
Expenditures								
	City Council							
100	City Council	$ 162,650	$ 161,344	$ 217,346	$ 334,278	$ 127,956	38%	$ (206,322)
	Subtotal City Council	**162,650**	**161,344**	**217,346**	**334,278**	**127,956**	**38%**	**(206,322)**
	City Administration							
200	City Manager	$ 521,256	$ 595,799	$ 687,800	$ 816,078	$ 347,071	43%	$ (469,007)
220	Human Resources	$ 601,773	$ 743,288	$ 722,992	1,084,049	411,408	38%	(672,641)
230	Risk Management	388,154	550,270	800,888	1,203,900	1,095,991	91%	(107,909)
302	Economic Development	-	719,414	899,324	1,000,249	330,733	33%	(669,516)
720	Community Services & Recreation	$ 1,003,507	$ 1,078,775	$ 1,239,423	1,672,599	607,464	36%	(1,065,135)
	Subtotal City Administration	**2,514,690**	**3,687,546**	**4,350,427**	**5,776,875**	**2,792,668**	**48%**	**(2,984,207)**
	Non Departmental							
110	City Attorney	$ 295,852	$ 307,171	$ 333,366	$ 384,000	$ 143,319	37%	$ (240,681)
290	Non Departmental	12,680,685	15,793,582	14,369,335	54,267,170	982,768	2%	(53,284,402)
	Subtotal Non Departmental	**12,976,537**	**16,100,753**	**14,702,700**	**54,651,170**	**1,126,087**	**2%**	**(53,525,083)**
	Government Services							
120	City Clerk	$ 579,863	$ 497,458	$ 534,862	$ 860,032	$ 356,252	41%	$ (503,780)
260	Communications	320,256	374,202	469,432	431,368	156,241	36%	(275,127)
	Subtotal Government Services	**900,119**	**871,660**	**1,004,294**	**1,291,400**	**512,493**	**40%**	**(778,907)**
	Finance							
210	Finance	$ 1,139,254	$ 1,231,399	$ 1,578,139	$ 1,909,278	$ 699,963	37%	$ (1,209,315)
211	Procurement	-	-	-	314,849	152,143	48%	(162,706)
	Subtotal Finance	**1,139,254**	**1,231,399**	**1,578,139**	**2,224,127**	**852,107**	**38%**	**(1,372,020)**

General Fund Summary by Departments

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 12/31/2025	% Budget Used	Amount Over(Under) Budget 2025-26
	Community Development							
301	Administration	$ 1,356,552	$ 474,789	$ 378,497	$ 536,865	$ 205,964	38%	$ (330,901)
300	Planning	686,329	665,670	890,558	1,184,583	419,208	35%	(765,375)
310	Building Safety	1,273,580	1,111,581	1,388,476	1,969,302	617,184	31%	(1,352,118)
	Subtotal Community Development	**3,316,461**	**2,252,039**	**2,657,532**	**3,690,750**	**1,242,356**	**34%**	**(2,448,395)**
	Public Works							
320	Engineering	$ 1,419,521	$ 2,041,620	$ 2,210,106	$ 3,847,901	$ 1,094,246	28%	$ (2,753,655)
500	Public Works	275,437	596,730	1,242,879	2,908,164	610,469	21%	(2,297,695)
295	Facility Maintenance	557,645	371,872	396,023	609,277	155,752	26%	(453,525)
296	Facility Landscaping	181,504	149,746	181,034	380,207	65,903	17%	(314,304)
600	Landscaping (public right-of-way)	-	-	-	-	-	0%	-
	Subtotal Public Works	**2,434,108**	**3,159,967**	**4,030,042**	**7,745,549**	**1,926,370**	**25%**	**(5,819,179)**
	Community Safety & Technology							
311	Administration	$ 315,828	$ 644,270	$ 958,183	$ 967,818	$ 438,261	45%	$ (529,557)
330	Code Enforcement	811,417	765,922	801,884	1,047,653	422,335	40%	(625,318)
240	Information Technology	289,671	375,969	387,527	618,900	170,962	28%	(447,938)
	Subtotal Community Safety	**1,416,917**	**1,786,161**	**2,147,593**	**2,634,371**	**1,031,558**	**39%**	**(1,602,812)**
	Public Safety							
400	Law Enforcement	$ 12,621,198	$ 13,537,188	$ 14,897,377	$ 17,652,000	$ 3,303,612	19%	$ (14,348,388)
430	Animal Control	276,155	274,649	327,795	412,500	80,643	20%	(331,857)
440	Crossing Guards	108,149	116,260	114,957	150,000	20,637	14%	(129,363)
	Subtotal Public Safety	**13,005,502**	**13,928,096**	**15,340,129**	**18,214,500**	**3,404,892**	**19%**	**(14,809,608)**
	Total General Fund Expenditures	**37,866,236**	**43,178,965**	**46,028,201**	**96,563,020**	**13,016,486**	**13%**	**(83,546,534)**
	TOTAL GENERAL FUND NET REVENUE	***31,310,307***	***39,089,353***	***33,725,022***	***(15,869,049)***	***13,227,635***		***29,096,684***
OTHER PURPOSE GENERAL FUNDS								
RESTRICTED STRUCTURAL FIRE FUND								
Revenues								
	Property Taxes (Restricted for Fire Services)	$ 8,379,338	$ 9,196,030	$ 9,376,216	$ 9,890,000	$ 2,983,851	30%	$ (6,906,149)
	Sales & Use Tax	-	-	-	-	-	0%	-
	Franchise Fees	-	-	-	-	-	0%	-
	Other Taxes	-	-	-	-	-	0%	-
	License, Permits & Fees	77,971	143,895	112,232	119,000	84,260	71%	(34,740)
	Fines, Penalties & Forfeitures	92,793	86,348	126,624	90,000	-	0%	(90,000)
	Intergovernmental	-	-	-	-	-	0%	-
	Use of Money & Property	432,432	625,717	925,075	660,000	396,374	60%	(263,626)
	Miscellaneous	-	-	-	-	-	0%	-
	Transfers	-	-	-	-	-	0%	-
	Total Fire Fund Revenues	**8,982,534**	**10,051,989**	**10,540,147**	**10,759,000**	**3,464,485**	**32%**	**(7,294,515)**
Expenditures								
	Public Safety							
290	General Government	$ 30,899	$ 278,171	$ 287,907	$ 300,000	$ -	0%	$ (300,000)
295	Facility Maintenance	146,078	194,022	163,043	253,450	52,155	21%	(201,295)
296	Facility Landscaping	22,065	32,470	25,624	71,600	10,046	14%	(61,554)
320	Engineering	-	-	-	-	-	0%	-
420	Fire Services	6,380,954	6,879,010	6,718,530	9,805,925	2,101,006	21%	(7,704,919)
	Total Fire Fund Expenditures	**6,579,997**	**7,383,673**	**7,195,105**	**10,430,975**	**2,163,207**	**21%**	**$ (8,267,768)**
	TOTAL FIRE FUND NET REVENUE	***2,402,537***	***2,668,316***	***3,345,042***	***328,025***	***1,301,278***		***973,253***

General Fund Operating Summary

Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 12/31/2025	% Budget Used	Amount Over(Under) Budget 2025-26
GENERAL FUND							
Operating Revenues							
Property Taxes	$ 4,004,362	$ 4,004,968	$ 4,261,355	$ 4,443,800	$ 1,352,588	30%	$ (3,091,212)
Sales & Use Tax	30,966,371	31,415,102	34,714,250	36,072,400	12,236,633	34%	(23,835,767)
Franchise Fees	2,556,660	2,700,740	2,968,827	2,945,000	898,660	31%	(2,046,340)
Transient Occupancy Tax	-	-	377,751	560,000	233,309	42%	(326,691)
License, Permits & Fees	2,347,535	3,701,400	2,984,208	3,637,300	1,982,504	55%	(1,654,796)
Fines, Penalties & Forfeitures	724,866	713,504	1,051,914	1,020,000	404,926	40%	(615,074)
Intergovernmental	6,077,206	6,632,569	6,922,975	7,075,000	239,549	3%	(6,835,451)
Use of Money & Property	1,024,247	1,310,489	1,443,000	3,700,000	752,554	20%	(2,947,446)
Miscellaneous	299,556	374,955	324,134	205,060	78,897	38%	(126,163)
Transfers In	298,240	531,786	511,261	507,811	-	0%	(507,811)
Total General Fund Operating Revenues	**48,299,043**	**51,385,512**	**55,559,673**	**60,166,371**	**18,179,621**	**30%**	**(41,986,750)**
Operating Expenditures							
Personnel	$ 6,127,883	$ 7,514,498	$ 9,558,111	$ 12,906,497	$ 5,675,162	44%	$ (7,231,335)
Contract Services (Law Enforcement)	12,445,838	13,215,383	14,431,853	17,165,150	3,046,545	18%	(14,118,605)
Contract Services (Other)	3,934,059	3,848,020	4,430,763	6,831,150	1,274,275	19%	(5,556,875)
Maintenance	345,138	291,750	326,092	644,710	111,938	17%	(532,772)
Operations	960,061	2,627,366	3,046,778	5,642,614	2,177,400	39%	(3,465,214)
Capital Outlay	758,553	(367,180)	555,919	724,191	326,166	45%	(398,026)
Debt Service	533,242	801,205	1,050,540	300,000	-	0%	(300,000)
Transfers Out	40,703	19,640	15,456	17,250	-	0%	(17,250)
Total General Fund Operating Expenditures	**25,145,477**	**27,950,683**	**33,415,511**	**44,231,562**	**12,611,486**	**29%**	**(31,620,076)**
NET OPERATING REVENUE	***23,153,566***	***23,434,829***	***22,144,162***	***15,934,809***	***5,568,135***		***(10,366,674)***
Non-Operating Revenues							
Sales Tax	$ 16,390,000	$ 26,904,246	$ 13,749,047	13,127,600	$ 4,525,800	34%	$ (8,601,800)
Franchise Fees (Retention Fees)	4,000,000	-	-	-	-	0%	-
License, Permits & Fees (One-Time Construction)	-	-	2,861,070	2,600,000	1,600,000	62%	(1,000,000)
Use of Money and Property (Interest)	487,500	2,550,000	6,097,002	4,800,000	1,938,700	40%	(2,861,300)
Use of Money and Property (Unrealized Gain/Loss)	-	1,428,560	1,486,431	-	-	0%	-
Total General Fund Non-Operating Revenues	**20,877,500**	**30,882,806**	**24,193,550**	**20,527,600**	**8,064,500**	**39%**	**(12,463,100)**
Non-Operating Expenditures							
Contract Services (Developer Permits)	-	-	390,000	700,000	390,000	56%	(310,000)
Transfers Out (Capital Replacement Reserves)	1,303,652	1,020,000	1,140,000	1,140,000	-	0%	(1,140,000)
Transfers Out (DIF)				28,568,953	-		
Transfers Out (CIP)	11,417,107	14,208,282	11,082,690	21,922,505	405,000	2%	(21,517,505)
Total General Fund Non-Operating Expenditures	**12,720,759**	**15,228,282**	**12,612,690**	**52,331,458**	**795,000**	**2%**	**(22,967,505)**
NET NON-OPERATING REVENUE	***8,156,741***	***15,654,524***	***11,580,860***	***(31,803,858)***	***7,269,500***		***10,504,405***
GRAND TOTAL GENERAL FUND NET REVENUE	***31,310,307***	***39,089,353***	***33,725,022***	***(15,869,049)***	***12,837,635***		***137,731***

General Fund Operating Summary

Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 12/31/2025	% Budget Used	Amount Over(Under) Budget 2025-26
OTHER PURPOSE GENERAL FUNDS							
RESTRICTED STRUCTURAL FIRE FUND							
Operating Revenues							
Property Taxes (Restricted for Fire Services)	$ 8,379,338	$ 9,196,030	$ 9,376,216	$ 9,890,000	$ 2,983,851	30%	$ (6,906,149)
Sales & Use Tax	-	-	-	-	-	0%	-
Franchise Fees	-	-	-	-	-	0%	-
Other Taxes	-	-	-	-	-	0%	-
License, Permits & Fees	77,971	143,895	112,232	119,000	84,260	71%	(34,740)
Fines, Penalties & Forfeitures	92,793	86,348	126,624	90,000	-	0%	(90,000)
Intergovernmental	-	-	-	-	-	0%	-
Use of Money & Property	432,432	625,717	925,075	660,000	396,374	60%	(263,626)
Miscellaneous	-	-	-	-	-	0%	-
Transfers	-	-	-	-	-	0%	-
Total Fire Fund Revenues	**8,982,534**	**10,051,989**	**10,540,147**	**10,759,000**	**3,464,485**	**32%**	**(7,294,515)**
Operating Expenditures							
Salaries	$ -	$ -	$ -	$ -	$ -	0%	$ -
Benefits	-	-	-	-	-	0%	-
Staff Development	-	-	-	-	-	0%	-
Contract Services	6,298,267	6,821,529	6,619,948	8,697,125	2,102,021	24%	(6,595,104)
Maintenance	70,167	77,995	60,950	123,500	4,163	3%	(119,337)
Operations	(87,248)	205,979	226,299	310,350	57,023	18%	(253,327)
Capital Outlay	0	-	-	-	-	0%	-
Debt Service	272,717	278,171	287,907	300,000	-	0%	(300,000)
Transfers Out	-	-	-	-	-	0%	-
Subtotal Fire Fund Expenditures	**6,553,903**	**7,383,673**	**7,195,105**	**9,430,975**	**2,163,207**	**23%**	**(7,267,768)**
NET OPERATING REVENUE	***2,428,631***	***2,668,316***	***3,345,042***	***1,328,025***	***1,301,278***		***(26,747)***
Non-Operating Revenues							
Use of Money and Property (Unrealized Gain/Loss)	$ -	$ -	$ -	$ -	$ -	0%	$ -
Transfers In	-	-	-	-	-	0%	-
Total Fire Fund Non-Operating Revenues	**-**	**-**	**-**	**-**	**-**	**0%**	**$ -**
Non-Operating Expenditures							
CIP (Fire Station)	$ -	$ -	$ -	$ 1,000,000	$ -	0%	$ (1,000,000)
CIP (Vehicle Purchase)	26,094	-	-	-	-	0%	-
Total Fire Fund Non-Operating Expenditures	**26,094**	**-**	**-**	**1,000,000**	**-**	**0%**	**$ (1,000,000)**
NET NON-OPERATING REVENUE	***(26,094)***	***-***	***-***	***(1,000,000)***	***-***		***1,000,000***
FIRE FUND GRAND TOTAL NET REVENUE	***2,402,537***	***2,668,316***	***3,345,042***	***328,025***	***1,301,278***	***-***	***973,253***

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 9/30/2025	% Budget Used	Amount Over(Under) Budget 2025-26
OTHER FUNDS								
Revenues								
120	General Plan Fund	$ -	$ 56,795	$ 114,990	$ 124,000	$ 75,077	61%	$ (48,923)
200	Gas Tax	1,910,031	2,068,582	2,130,447	2,146,500	919,288	43%	(1,227,212)
205	SB1	1,630,373	1,841,295	1,949,486	1,926,300	666,296	35%	(1,260,004)
206	Area Drainage Plan (ADP)	22,224	30,080	40,400	33,000	16,388	50%	(16,612)
210	Measure A	3,561,411	3,433,382	3,794,696	3,590,000	1,185,346	33%	(2,404,654)
211	TDA Fund	146,666	-	-	-	-	0%	-
220	AQMD	105,726	155,405	103,099	104,000	51,106	49%	(52,894)
230	Grants: Law Enforcement Grants	-	-	-	-	-	0%	-
240	Grants: Miscellaneous Grants Fund	520,685	10,820,267	10,273,842	986,914	47,245	5%	(939,669)
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	0%	-
242	Grants: American Rescue Plan Act Fund	-	-	-	-	-	0%	-
243	Public, Educational, or Governmental Access Fund	1,444	885	1,049	-	158	0%	158
250	Grants: Community Development Block Grant	-	-	15,007	-	-	0%	-
260	Local Law Enforcement Services	-	-	-	-	-	0%	-
270	TUMF Reimbursement Fund	13,818	451,322	2,862,711	-	-	0%	-
290	Transportation DIF	520,618	574,123	4,208,195	306,000	292,118	95%	(13,882)
291	Fire DIF	70,837	144,417	2,896,192	69,000	220,987	320%	151,987
292	Public Facilities DIF	69,972	226,542	5,625,146	24,551,953	408,452	2%	(24,143,501)
293	Road and Bridge Benefit District	218,470	867,221	826,941	337,000	1,163,835	345%	826,835
294	Quimby Parkland Fees	-	12,387	22,339	-	661	0%	661
295	DIF Police Facilities Fund	-	-	-	4,195,000	37,223	1%	(4,157,777)
296	DIF Public Facilities: Library Fund	-	-	-	-	58,994	0%	58,994
297	DIF Park Improvement Fund	-	-	-	-	-	0%	-
298	DIF Community & Recreation Centers Fund	-	-	-	-	-	0%	-
300	LLMD 89-1 Zone 10	4,743	12	-	-	-	0%	-
301	LLMD 89-1 Zone 33	707	185	-	-	-	0%	-
302	LLMD 89-1 Zone 41	76,992	99,814	145,925	86,590	35,117	41%	(51,473)
303	LLMD 89-1 Zone 79	1,667	1,783	2,363	1,009	315	31%	(694)
304	LLMD 89-1 Zone 85	985	1,176	1,805	1,105	574	52%	(531)
305	LLMD 89-1 Zone 111	24,893	15,827	26,149	8,258	3,267	40%	(4,991)
306	LLMD 89-1 Zone 115	4,094	4,269	4,411	4,579	70	2%	(4,509)
307	LLMD 89-1 Zone 116	7,897	7,233	9,945	3,308	1,137	34%	(2,171)
308	LLMD 89-1 Zone 147	1,717	1,785	1,862	1,912	5	0%	(1,907)
309	LLMD 89-1 Zone 151	9,512	9,702	11,129	11,352	-	0%	(11,352)
310	LLMD 89-1 Zone 156	7,139	7,282	8,353	8,520	-	0%	(8,520)
311	Benefit Assessment District 2014-2	11,259	10,183	8,626	11,891	336	3%	(11,555)
312	LLMD 2014-1	18,215	17,087	8,487	12,873	583	5%	(12,290)
313	LLMD 2014-3	7,114	9,230	5,185	2,842	218	8%	(2,624)
314	LLMD 2014-4	6,071	4,134	1,640	2,575	285	11%	(2,290)
315	Community Facilities District 2019-1 Cloverdale	11,030	9,618	9,726	5,148	265	5%	(4,883)
316	Community Facilities District 2025-01 Limonite	-	-	-	76,200	-	0%	(76,200)
317	Community Facilities District 2024-02 Zone 1 Eastvale Square F	-	-	-	430,848	-	0%	(430,848)
318	Community Facilities District 2024-02 Zone 2 Magnolia Ranch	-	-	-	-	-	0%	-
319	Community Facilities District 2024-02 Zone 4 Eastvale Square F	-	-	-	-	-	0%	-
400	Community Facilities District 2017-1 Goodman Commerce	41,746	45,285	49,547	39,827	5,430	14%	(34,397)
401	Community Facilities District 2017-2 Sendero	49,212	35,390	37,133	33,353	1,379	4%	(31,974)
402	Community Facilities District 2020-1 Hamner Place	95,925	99,168	117,254	121,942	-	0%	(121,942)
403	LMD 98-2 ORIGINAL	11,024	5,485	4,644	1,300	387	30%	(913)
404	LMD 98-2 ANNEX 01/Zone A	8,149	4,749	4,867	2,427	116	5%	(2,311)
405	LMD 98-2 ANNEX 02/Zone B	91,834	64,280	49,206	18,260	1,679	9%	(16,581)
406	LMD 98-2 ANNEX 03/Zone C	16,645	10,371	10,721	1,305	330	25%	(975)
407	LMD 98-2 ANNEX 04/Zone D	22,287	15,673	16,178	1,590	416	26%	(1,174)
408	LMD 98-2 ANNEX 06/Zone F	22,359	11,367	10,330	2,460	815	33%	(1,645)
409	LMD 2001-1 Zone G	1,092	1,254	1,333	1,324	62	5%	(1,262)
410	LMD 2001-1 Zone S	1,320	1,643	1,720	1,736	52	3%	(1,684)
411	LMD 2001-1 Zone W	14,940	7,732	617	-	-	0%	-

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 9/30/2025	% Budget Used	Amount Over(Under) Budget 2025-26
412	LMD 2001-2 Zone A	18,360	15,067	14,031	3,865	1,066	28%	(2,799)
413	LMD 2001-2 Zone B	17,360	11,964	10,898	2,235	666	30%	(1,569)
414	LMD 2001-2 Zone C	1,094	674	607	65	30	47%	(35)
415	LMD 2001-2 Zone D	11,887	7,999	9,214	1,555	545	35%	(1,010)
416	LMD 2001-2 Zone F	3,067	11,209	2,781	625	235	38%	(390)
417	LMD 2001-2 Zone G	10,287	9,437	7,737	1,900	583	31%	(1,317)
418	LMD 2001-2 Zone H	28,855	19,990	23,756	3,855	1,186	31%	(2,669)
419	LMD 2001-2 Zone J	18,512	13,370	14,423	2,620	829	32%	(1,791)
420	LMD 2001-2 Zone K	1,716	1,880	1,919	1,965	18	1%	(1,947)
421	LMD 2001-2 Zone M	2,771	1,677	1,807	210	82	39%	(128)
422	LMD 2001-3 Zone A	12,739	13,396	13,848	14,111	203	1%	(13,908)
423	LMD 2001-3 Zone B	9,909	8,173	8,626	1,737	384	22%	(1,353)
424	LMD 2001-3 Zone C	8,419	4,639	4,473	1,785	504	28%	(1,281)
425	LMD 2001-3 Zone D	17,458	9,343	8,922	3,500	948	27%	(2,552)
426	LMD 2001-3 Zone E	38,591	22,706	22,041	7,350	2,224	30%	(5,126)
427	LMD 2001-3 Zone F	14,954	4,824	4,948	3,120	965	31%	(2,155)
428	LMD 2001-3 Zone G	7,967	6,918	4,983	3,916	131	3%	(3,785)
429	LMD 2001-3 Zone H	6,331	3,742	3,460	1,355	281	21%	(1,074)
430	LMD 2001-3 Zone I	40,910	25,353	30,276	5,700	1,995	35%	(3,705)
431	LMD 2001-3 Zone J	11,936	7,174	6,547	1,530	544	36%	(986)
432	LMD 2001-3 Zone K	14,651	8,290	7,067	1,745	435	25%	(1,310)
433	LMD 2001-3 Zone L	14,175	8,636	7,795	1,785	722	40%	(1,063)
434	LMD 2001-3 Zone M	25,718	15,716	19,214	4,590	1,556	34%	(3,034)
435	LMD 2001-3 Zone N	43,034	20,318	17,394	3,485	935	27%	(2,550)
436	LMD 2001-3 Zone O	2,746	1,519	1,463	480	157	33%	(323)
437	LMD 2001-3 Zone P	14,526	8,324	8,151	3,255	812	25%	(2,443)
438	LMD 2001-3 Zone Q	5,997	3,618	3,493	1,195	356	30%	(839)
439	LMD 2001-3 Zone R	1,699	1,067	934	155	53	34%	(102)
440	LMD 2001-3 Zone S	3,061	1,717	2,298	595	188	32%	(407)
441	LMD 2001-3 Zone T	21,130	12,021	12,614	5,075	1,238	24%	(3,837)
442	LMD 2001-3 Zone U	14,313	8,485	9,032	2,673	693	26%	(1,981)
443	LMD 2001-3 Zone V	23,359	13,631	25,369	4,985	1,617	32%	(3,368)
444	LMD 2001-3 Zone W	7,854	8,985	9,292	1,870	610	33%	(1,260)
445	LMD 2001-3 Zone X	2,365	1,321	1,240	430	160	37%	(270)
446	LMD 2001-3 Zone Y	3,689	2,099	2,058	765	207	27%	(558)
447	LMD 2001-3 Zone Z	4,093	2,296	2,226	805	229	28%	(576)
448	LMD 2001-3 Zone AA	2,843	1,615	1,498	500	172	34%	(328)
449	LMD 2001-3 Zone BB	2,464	1,343	1,254	490	156	32%	(334)
450	LMD 2001-3 Zone CC	17,523	10,601	9,835	1,980	730	37%	(1,250)
451	LMD 2001-3 Zone DD	23,649	14,894	14,235	4,010	1,286	32%	(2,724)
452	LMD 2001-3 Zone EE	9,563	15,881	6,486	2,315	749	32%	(1,566)
453	LMD 2001-3 Zone FF	21,436	12,637	12,086	2,795	886	32%	(1,909)
454	LMD 2001-3 Zone GG	6,056	3,452	3,345	1,230	327	27%	(903)
455	LMD 2001-3 Zone HH	4,877	2,771	2,704	945	299	32%	(646)
456	LMD 2001-3 Zone II	10,433	5,828	5,769	2,150	584	27%	(1,566)
457	LMD 2001-3 Zone JJ	2,102	1,178	1,147	395	107	27%	(288)
458	LMD 2001-3 Zone KK	1,655	1,664	1,272	2,051	-	0%	(2,051)
459	LMD 2001-3 Zone LL	4,358	2,252	2,754	755	157	21%	(598)
460	LMD 2001-3 Zone MM	5,042	3,146	2,873	635	203	32%	(432)
461	LMD 2001-3 Zone NN	7,293	4,227	4,105	1,605	424	26%	(1,181)
462	LMD 2001-3 Zone OO	7,230	4,175	4,016	1,410	399	28%	(1,011)
463	LMD 2001-3 Zone PP	8,413	4,814	4,635	1,815	446	25%	(1,369)
464	LMD 2001-3 Zone QQ	3,648	2,116	2,041	575	230	40%	(345)
465	LMD 2001-3 Zone RR	21,582	13,226	12,702	4,060	1,245	31%	(2,815)
466	LMD 2001-3 Zone SS	8,167	4,739	4,607	1,835	450	25%	(1,385)
467	LMD 2001-3 Zone TT	3,602	2,056	1,986	875	193	22%	(682)
468	LMD 2001-3 Zone UU	2,844	1,510	1,468	475	152	32%	(323)
469	LMD 2001-3 Zone VV	2,434	2,513	2,457	535	151	28%	(384)
470	LMD 2001-3 Zone WW	9,570	5,583	5,415	1,865	531	28%	(1,334)
471	LMD 2001-3 Zone XX	2,242	2,843	2,881	2,852	133	5%	(2,719)

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 9/30/2025	% Budget Used	Amount Over(Under) Budget 2025-26
472	LMD 2001-3 Zone YY	19,033	11,887	10,613	2,520	987	39%	(1,533)
473	LMD 2001-3 Zone ZZ	4,300	2,726	2,448	865	263	30%	(602)
474	LMD 2001-3 Zone AAA	17,999	10,753	10,288	3,670	1,110	30%	(2,560)
475	LMD 2001-3 Zone BBB	11,626	6,775	6,527	2,170	639	29%	(1,531)
476	LMD 2001-3 Zone CCC	28,879	17,254	16,335	5,095	1,462	29%	(3,633)
477	LMD 2001-3 Zone DDD	21,166	12,722	12,412	4,230	1,185	28%	(3,045)
478	LMD 2001-3 Zone EEE	2,900	3,459	3,332	745	186	25%	(559)
479	LMD 2001-3 Zone FFF	20,119	11,827	15,892	4,130	1,390	34%	(2,740)
480	LMD 2001-3 Zone GGG	7,672	4,708	4,497	1,260	457	36%	(803)
481	LMD 2001-3 Zone HHH	2,137	3,910	4,062	2,906	26	1%	(2,880)
482	LMD 2001-3 Zone III	13,216	14,862	15,102	15,365	54	0%	(15,311)
483	LMD 2001-3 Zone JJJ	11,775	7,200	6,742	2,520	663	26%	(1,857)
484	LMD 2001-3 Zone LLL	11,151	5,044	2,776	1,520	178	12%	(1,342)
485	LMD 2001-3 Zone MMM	8,225	4,783	4,620	1,662	423	25%	(1,239)
486	Illumination District No 2 Subarea 35	3,795	5,352	4,971	390	128	33%	(262)
487	Illumination District No 2 Subarea 42	1,496	1,777	1,609	2,271	38	2%	(2,233)
488	Illumination District No 2 Subarea 46	3,263	4,550	4,782	3,160	54	2%	(3,106)
489	Illumination District No 2 Subarea 49	4,113	4,802	4,855	4,837	123	3%	(4,714)
490	Illumination District No 2 Subarea 55	679	684	682	679	18	3%	(661)
500	Debt Service	-	-	-	57,802,245	58,708,453	102%	906,208
600	Capital Projects	11,417,107	14,208,282	11,343,363	21,922,505	405,000	2%	(21,517,505)
601	General Information Technology Capital Replacement Fund	433,652	50,000	50,000	50,000	-	0%	(50,000)
602	General Fleet Capital Replacement Fund	120,000	120,000	240,000	240,000	-	0%	(240,000)
603	General Street Maintenance Capital Fund	500,000	500,000	500,000	500,000	-	0%	(500,000)
604	General Facility Maintenance Capital Fund	250,000	250,000	250,000	250,000	-	0%	(250,000)
700	Information Technology	-	-	-	-	-	0%	-
	Total Other Fund Revenues	**22,951,703**	**36,890,417**	**48,366,113**	**120,223,986**	**64,352,249**	54%	**(55,871,737)**
	Expenditures							
120	General Plan Fund	$ -	$ -	$ -	$ -	$ -	0%	$ -
200	Gas Tax	1,280,427	2,684,385	1,813,837	4,369,230	224,887	5%	(4,144,343)
205	SB1	(7,078)	3,938,265	306,587	3,256,124	1,817,514	56%	(1,438,610)
206	Area Drainage Plan (ADP)	(13,822)	-	-	-	-	0%	-
210	Measure A	1,572,979	4,542,330	2,561,775	8,728,670	882,660	10%	(7,846,011)
211	TDA Fund	44,348	-	-	83,750	-	0%	(83,750)
220	AQMD	1,844	519,472	-	320,000	124,808	39%	(195,192)
230	Law Enforcement Grants	-	-	-	-	-	0%	-
240	Grants: Miscellaneous Grants Fund	479,696	13,029,122	8,086,513	565,552	87,697	16%	(477,855)
241	Grants: Coronavirus Relief Fund	-	-	-	-	-	0%	-
242	Grants: American Rescue Plan Act Fund	-	-	-	-	-	0%	-
243	Public, Educational, or Governmental Access Fund	-	-	-	-	-	0%	-
250	Grants: Community Development Block Grant	-	-	15,000	-	-	0%	-
260	Local Law Enforcement Services	-	-	-	-	-	0%	-
270	TUMF Reimbursement Fund	157,993	1,671,198	873,493	9,572,000	-	0%	(9,572,000)
290	Transportation DIF	(3,547)	5,170	4,012,778	9,961	895	9%	(9,066)
291	Fire DIF	(7,086)	910	2,775,119	69	-	0%	(69)
292	Public Facilities DIF	485,117	3,260	5,435,493	20,764,822	367,869	2%	(20,396,953)
293	Road and Bridge Benefit District	(98,390)	-	196,635	-	-	0%	-
294	Quimby Parkland Fees	-	-	-	-	-	0%	-
295	DIF Police Facilities Fund	-	-	-	5,426,650	43,433	1%	(5,383,217)
296	DIF Public Facilities: Library Fund	-	-	-	19,020,000	3,661,557	19%	(15,358,443)
297	DIF Park Improvement Fund	-	-	-	-	-	0%	-
298	DIF Community & Recreation Centers Fund	-	-	-	-	-	0%	-
300	LLMD 89-1 Zone 10	159	527	-	-	-	0%	-
301	LLMD 89-1 Zone 33	8	8,095	-	-	-	0%	-
302	LLMD 89-1 Zone 41	(14,775)	20,269	14,413	59,923	5,911	10%	(54,012)
303	LLMD 89-1 Zone 79	884	1,493	1,384	1,837	528	29%	(1,309)
304	LLMD 89-1 Zone 85	(374)	147	102	552	2	0%	(550)
305	LLMD 89-1 Zone 111	8,522	14,694	13,613	31,879	4,085	13%	(27,794)
306	LLMD 89-1 Zone 115	11,544	14,138	12,643	14,009	4,061	29%	(9,948)

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 9/30/2025	% Budget Used	Amount Over(Under) Budget 2025-26
307	LLMD 89-1 Zone 116	4,950	7,152	5,712	7,272	2,322	32%	(4,950)
308	LLMD 89-1 Zone 147	5,179	5,949	4,488	4,984	1,773	36%	(3,211)
309	LLMD 89-1 Zone 151	19,258	38,973	23,870	27,743	10,030	36%	(17,713)
310	LLMD 89-1 Zone 156	13,403	16,161	12,473	15,075	3,987	26%	(11,088)
311	Benefit Assessment District 2014-2	4,860	7,379	9,239	11,091	3,049	27%	(8,042)
312	LLMD 2014-1	5,096	9,327	10,461	11,474	3,702	32%	(7,772)
313	LLMD 2014-3	3,603	5,701	5,958	7,274	2,138	29%	(5,136)
314	LLMD 2014-4	726	1,613	2,185	2,985	373	13%	(2,612)
315	Community Facilities District 2019-1 Cloverdale	3,198	4,455	5,064	6,399	3,150	49%	(3,249)
316	Community Facilities District 2025-01 Limonite	-	18,820	5,158	74,269	4,411	6%	(69,858)
317	Community Facilities District 2024-02 Zone 1 Eastvale Square F	-	22,017	8,000	435,948	1,409	0%	(434,539)
318	Community Facilities District 2024-02 Zone 2 Magnolia Ranch	-	-	-	-	5,000	0%	5,000
319	Community Facilities District 2024-02 Zone 4 Eastvale Square F	-	-	-	-	1,000	0%	1,000
400	Community Facilities District 2017-1 Goodman Commerce	1,612	26,446	30,417	28,827	14,613	51%	(14,214)
401	Community Facilities District 2017-2 Sendero	25,840	31,863	30,592	30,355	12,484	41%	(17,871)
402	Community Facilities District 2020-1 Hamner Place	123,806	143,595	139,704	147,634	15,727	11%	(131,907)
403	LMD 98-2 ORIGINAL	5,417	4,509	3,412	3,718	989	27%	(2,729)
404	LMD 98-2 ANNEX 01/Zone A	4,141	3,190	2,559	2,763	738	27%	(2,025)
405	LMD 98-2 ANNEX 02/Zone B	40,253	46,871	44,451	53,285	15,085	28%	(38,200)
406	LMD 98-2 ANNEX 03/Zone C	8,395	6,572	5,090	5,549	1,480	27%	(4,069)
407	LMD 98-2 ANNEX 04/Zone D	10,981	8,858	6,794	7,468	1,992	27%	(5,476)
408	LMD 98-2 ANNEX 06/Zone F	8,944	7,415	6,056	6,635	1,827	28%	(4,808)
409	LMD 2001-1 Zone G	477	620	570	4,756	172	4%	(4,584)
410	LMD 2001-1 Zone S	995	1,323	1,205	13,672	426	3%	(13,246)
411	LMD 2001-1 Zone W	18,434	18,934	1,225	-	1,546	0%	1,546
412	LMD 2001-2 Zone A	10,987	14,908	12,356	14,127	4,245	30%	(9,882)
413	LMD 2001-2 Zone B	8,921	7,646	6,316	6,832	2,037	30%	(4,795)
414	LMD 2001-2 Zone C	691	714	407	422	90	21%	(332)
415	LMD 2001-2 Zone D	6,090	4,991	4,122	4,417	1,307	30%	(3,110)
416	LMD 2001-2 Zone F	1,785	1,674	2,113	2,452	512	21%	(1,940)
417	LMD 2001-2 Zone G	4,767	7,411	5,449	6,456	1,868	29%	(4,588)
418	LMD 2001-2 Zone H	14,741	11,806	9,424	10,069	2,998	30%	(7,071)
419	LMD 2001-2 Zone J	10,315	8,784	7,274	7,768	2,304	30%	(5,464)
420	LMD 2001-2 Zone K	2,832	3,572	3,359	3,429	1,384	40%	(2,045)
421	LMD 2001-2 Zone M	1,360	1,044	790	795	212	27%	(583)
422	LMD 2001-3 Zone A	4,986	5,571	5,061	5,750	2,181	38%	(3,569)
423	LMD 2001-3 Zone B	3,327	2,743	2,296	2,786	692	25%	(2,094)
424	LMD 2001-3 Zone C	2,794	3,505	3,083	3,821	921	24%	(2,900)
425	LMD 2001-3 Zone D	6,211	8,054	7,600	9,190	2,445	27%	(6,745)
426	LMD 2001-3 Zone E	13,735	17,531	16,375	19,834	5,284	27%	(14,550)
427	LMD 2001-3 Zone F	1,430	1,608	1,585	2,791	221	8%	(2,570)
428	LMD 2001-3 Zone G	4,446	5,160	4,778	5,494	1,501	27%	(3,993)
429	LMD 2001-3 Zone H	3,227	4,002	3,724	4,255	827	19%	(3,428)
430	LMD 2001-3 Zone I	18,922	14,481	11,384	12,490	3,240	26%	(9,250)
431	LMD 2001-3 Zone J	5,419	4,148	3,285	3,591	911	25%	(2,680)
432	LMD 2001-3 Zone K	8,217	6,396	5,055	5,267	1,407	27%	(3,860)
433	LMD 2001-3 Zone L	6,185	4,486	3,464	3,752	933	25%	(2,819)
434	LMD 2001-3 Zone M	9,448	10,470	9,297	11,048	2,934	27%	(8,114)
435	LMD 2001-3 Zone N	29,601	17,745	14,252	13,686	4,076	30%	(9,610)
436	LMD 2001-3 Zone O	935	1,206	1,144	1,356	338	25%	(1,018)
437	LMD 2001-3 Zone P	5,015	6,465	6,151	7,484	1,956	26%	(5,528)
438	LMD 2001-3 Zone Q	2,753	3,339	3,043	3,555	935	26%	(2,620)
439	LMD 2001-3 Zone R	815	726	548	572	137	24%	(435)
440	LMD 2001-3 Zone S	1,063	1,347	1,280	1,524	379	25%	(1,145)
441	LMD 2001-3 Zone T	7,191	9,158	8,704	10,651	2,768	26%	(7,883)
442	LMD 2001-3 Zone U	12,620	7,046	7,417	7,839	2,101	27%	(5,738)
443	LMD 2001-3 Zone V	9,454	11,293	10,457	12,556	3,330	27%	(9,226)
444	LMD 2001-3 Zone W	3,136	3,824	3,552	4,207	1,122	27%	(3,085)
445	LMD 2001-3 Zone X	831	1,060	992	1,175	292	25%	(883)
446	LMD 2001-3 Zone Y	1,311	1,665	1,577	1,879	478	25%	(1,401)

Other Funds Summary

*Data includes transfers

	Description	Audited Actuals 2022-23	Audited Actuals 2023-24	Unaudited Actuals 2024-25	Amended Budget 2025-26	Actuals 9/30/2025	% Budget Used	Amount Over(Under) Budget 2025-26
447	LMD 2001-3 Zone Z	1,424	1,810	1,708	2,054	522	25%	(1,532)
448	LMD 2001-3 Zone AA	1,015	1,195	1,113	1,311	321	24%	(990)
449	LMD 2001-3 Zone BB	801	1,020	969	1,187	276	23%	(911)
450	LMD 2001-3 Zone CC	10,381	5,509	4,545	4,551	1,134	25%	(3,417)
451	LMD 2001-3 Zone DD	8,547	8,339	6,863	8,260	1,881	23%	(6,379)
452	LMD 2001-3 Zone EE	3,986	6,422	4,456	5,410	1,414	26%	(3,996)
453	LMD 2001-3 Zone FF	10,264	7,022	6,087	6,517	1,726	26%	(4,791)
454	LMD 2001-3 Zone GG	2,120	2,692	2,556	3,077	794	26%	(2,283)
455	LMD 2001-3 Zone HH	1,718	2,268	2,073	2,492	638	26%	(1,854)
456	LMD 2001-3 Zone II	3,571	4,538	4,309	5,248	1,353	26%	(3,895)
457	LMD 2001-3 Zone JJ	734	931	874	1,036	252	24%	(784)
458	LMD 2001-3 Zone KK	3,317	4,252	3,887	4,046	1,147	28%	(2,899)
459	LMD 2001-3 Zone LL	6,370	1,833	2,331	2,072	518	25%	(1,554)
460	LMD 2001-3 Zone MM	2,273	2,053	1,708	1,898	495	26%	(1,403)
461	LMD 2001-3 Zone NN	2,567	3,261	3,090	3,736	963	26%	(2,773)
462	LMD 2001-3 Zone OO	2,726	4,238	3,286	3,982	1,042	26%	(2,940)
463	LMD 2001-3 Zone PP	3,807	4,426	4,106	4,830	1,368	28%	(3,462)
464	LMD 2001-3 Zone QQ	1,317	1,712	1,594	1,884	489	26%	(1,395)
465	LMD 2001-3 Zone RR	7,600	9,790	9,144	11,126	2,926	26%	(8,200)
466	LMD 2001-3 Zone SS	2,920	3,724	3,505	4,228	1,101	26%	(3,127)
467	LMD 2001-3 Zone TT	1,526	1,936	1,827	2,131	549	26%	(1,582)
468	LMD 2001-3 Zone UU	909	1,163	1,103	1,329	319	24%	(1,010)
469	LMD 2001-3 Zone VV	1,082	1,387	1,302	1,499	378	25%	(1,121)
470	LMD 2001-3 Zone WW	3,440	4,363	4,142	4,995	1,310	26%	(3,685)
471	LMD 2001-3 Zone XX	1,452	1,700	1,559	1,647	482	29%	(1,165)
472	LMD 2001-3 Zone YY	8,934	6,655	5,193	5,638	1,444	26%	(4,194)
473	LMD 2001-3 Zone ZZ	1,516	1,952	1,858	2,235	568	25%	(1,667)
474	LMD 2001-3 Zone AAA	6,256	7,846	7,430	9,051	2,355	26%	(6,696)
475	LMD 2001-3 Zone BBB	4,427	5,667	5,341	6,392	1,719	27%	(4,673)
476	LMD 2001-3 Zone CCC	11,916	13,011	11,865	13,932	3,770	27%	(10,162)
477	LMD 2001-3 Zone DDD	7,810	9,831	9,087	10,992	2,904	26%	(8,088)
478	LMD 2001-3 Zone EEE	470	3,153	1,056	1,511	330	22%	(1,181)
479	LMD 2001-3 Zone FFF	7,194	9,013	8,511	10,369	2,705	26%	(7,664)
480	LMD 2001-3 Zone GGG	3,308	4,661	3,822	4,543	1,238	27%	(3,305)
481	LMD 2001-3 Zone HHH	2,459	2,580	2,189	2,271	711	31%	(1,560)
482	LMD 2001-3 Zone III	30,926	19,495	13,274	12,420	3,648	29%	(8,772)
483	LMD 2001-3 Zone JJJ	4,301	5,372	4,833	5,873	1,512	26%	(4,361)
484	LMD 2001-3 Zone LLL	2,128	2,152	1,904	2,056	596	29%	(1,460)
485	LMD 2001-3 Zone MMM	2,959	3,834	3,618	4,337	1,155	27%	(3,182)
486	Illumination District No 2 Subarea 35	3,618	4,728	4,411	4,779	1,726	36%	(3,053)
487	Illumination District No 2 Subarea 42	1,341	1,577	1,438	1,508	545	36%	(963)
488	Illumination District No 2 Subarea 46	8,226	4,291	4,368	4,148	1,371	33%	(2,777)
489	Illumination District No 2 Subarea 49	5,027	5,522	5,246	5,673	1,945	34%	(3,728)
490	Illumination District No 2 Subarea 55	821	1,073	989	1,074	340	32%	(734)
500	Debt Service	-	-	-	57,802,245	10,980,439	19%	(46,821,806)
600	Capital Projects	3,273,187	8,801,649	5,202,634	44,522,746	3,824,081	9%	(40,698,665)
601	General Information Technology Capital Replacement Fund	-	-	-	-	-	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	**7,906,268**	**36,108,448**	**32,048,980**	**175,871,863**	**22,252,190**	13%	**(153,619,672)**

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Unaudited Fund Balance 2024-25	Amended Revenue Budget 2025-26	Amended Expenditure Budget 2025-26	Estimated Available Fund Balance 6/30/2026
GENERAL FUNDS							
100	General Fund	$ 127,394,125	$ 166,483,478	$ 200,208,500	$ 80,693,971	$ 96,563,020	$ 184,339,451
	TOTAL General Funds	**127,394,125**	**166,483,478**	**200,208,500**	**80,693,971**	**96,563,020**	**184,339,451**
OTHER PURPOSE GENERAL FUNDS							
110	Restricted Structural Fire Fund	$ 16,875,651	$ 19,543,967	$ 22,889,009	$ 10,759,000	$ 10,430,975	$ 23,217,034
120	General Plan Fund	-	56,795	171,785	124,000	-	295,785
	TOTAL Other Purpose General Funds	**16,875,651**	**19,600,762**	**23,060,794**	**10,883,000**	**10,430,975**	**23,512,819**
SPECIAL REVENUE FUNDS							
200	Gas Tax Fund	$ 3,783,628	$ 3,177,175	$ 3,502,966	$ 2,146,500	$ 4,369,230	$ 1,280,236
205	Road Maintenance and Rehabilitation Fund	2,437,501	340,531	1,983,430	1,926,300	3,256,124	653,606
206	Area Drainage Plan (ADP)	921,734	951,814	992,214	33,000	-	1,025,214
210	Measure A Fund	6,637,058	5,528,110	6,761,031	3,590,000	8,728,670	1,622,360
211	TDA Fund	-	-	-	-	83,750	(83,750)
220	AQMD	617,349	243,932	337,849	104,000	320,000	121,849
240	Grants: Miscellaneous Grants Fund	26,204	(2,182,651)	4,678	986,914	565,552	426,041
243	Public, Educational, or Governmental Access Fund	4,147	5,032	6,081	-	-	6,081
250	Grants: Community Development Block Grant	(7)	(7)	-	-	-	-
270	TUMF Reimbursement Find	(769,342)	(1,989,218)	-	-	9,572,000	(9,572,000)
290	DIF Transportation Facilities Fund	947,941	1,516,894	1,712,311	306,000	9,961	2,008,350
291	DIF Fire Department Facilities Fund	616,755	760,262	881,335	69,000	69	950,266
292	DIF Public Facilities: City Hall Fund	175,194	398,476	588,129	24,551,953	20,764,822	4,375,260
293	Road and Bridge Benefit District	6,986,893	7,854,113	8,484,419	337,000	-	8,821,419
294	Quimby Parkland Fees	-	12,387	34,726	-	-	34,726
295	DIF Police Facilities Fund	-	-	-	4,195,000	5,426,650	(1,231,650)
296	DIF Public Facilities: Library Fund	-	-	-	-	19,020,000	(19,020,000)
297	DIF Park Improvement Fund	-	-	-	-	-	-
298	DIF Community & Recreation Centers Fund	-	-	-	-	-	-
300	LLMD 89-1 Zone 10 - dissolved 06/26/2024	515	-	-	-	-	-
301	LLMD 89-1 Zone 33 - dissolved 06/24/2024	7,910	-	-	-	-	-
302	LLMD 89-1 Zone 41	1,879,870	1,959,414	2,090,927	86,590	59,923	2,117,594
303	LLMD 89-1 Zone 79	16,990	17,279	18,258	1,009	1,837	17,430
304	LLMD 89-1 Zone 85	31,958	32,987	34,690	1,105	552	35,243
305	LLMD 89-1 Zone 111	183,032	184,164	196,700	8,258	31,879	173,079
306	LLMD 89-1 Zone 115	(35,657)	(45,526)	(53,758)	4,579	14,009	(63,188)
307	LLMD 89-1 Zone 116	63,988	64,070	68,303	3,308	7,272	64,339
308	LLMD 89-1 Zone 147	(9,674)	(13,839)	(16,465)	1,912	4,984	(19,537)
309	LLMD 89-1 Zone 151	(60,500)	(89,771)	(102,511)	11,352	27,743	(118,902)
310	LLMD 89-1 Zone 156	(28,784)	(37,662)	(41,782)	8,520	15,075	(48,337)
311	Benefit Assessment District 2014-2	19,802	22,605	21,992	11,891	11,091	22,792
312	LLMD 2014-1	31,667	39,427	37,453	12,873	11,474	38,852
313	LLMD 2014-3	11,402	14,932	14,159	2,842	7,274	9,727
314	LLMD 2014-4 (dissolve 2026-27, move balances to 317)	15,525	18,047	17,502	2,575	2,985	17,092
315	Community Facilities District 2019-1 Cloverdale	7,179	12,342	17,005	5,148	6,399	15,754
316	Community Facilities District 2025-1 Limonite/Archibald	-	(18,820)	(23,978)	76,200	74,269	(22,047)
317	Community Facilities District 2024-02 Zone 1 Eastvale Squ	-	(22,017)	(30,017)	430,848	435,948	(35,117)
318	Community Facilities District 2024-02 Zone 2 Magnolia Ra	-	-	-	-	-	-
319	Community Facilities District 2024-02 Zone 4 Eastvale Squ	-	-	-	-	-	-
400	Community Facilities District 2017-1 Goodman Commerc	295,932	314,771	333,901	39,827	28,827	344,901
401	Community Facilities District 2017-2 Sendero	76,569	80,096	86,636	33,353	30,355	89,634
402	Community Facilities District 2020-1 Hamner Place	24,598	(19,829)	(42,279)	121,942	147,634	(67,971)
403	LMD 98-2 ORIGINAL	20,544	21,519	22,751	1,300	3,718	20,333
404	LMD 98-2 ANNEX 01/Zone A	1,817	3,375	5,683	2,427	2,763	5,347
405	LMD 98-2 ANNEX 02/Zone B	64,667	82,076	86,831	18,260	53,285	51,806
406	LMD 98-2 ANNEX 03/Zone C	8,521	12,320	17,951	1,305	5,549	13,707
407	LMD 98-2 ANNEX 04/Zone D	8,932	15,747	25,131	1,590	7,468	19,253
408	LMD 98-2 ANNEX 06/Zone F	40,039	43,991	48,265	2,460	6,635	44,090
409	LMD 2001-1 Zone G	2,332	2,966	3,729	1,324	4,756	297
410	LMD 2001-1 Zone S	2,414	2,734	3,250	1,736	13,672	(8,686)
411	LMD 2001-1 Zone W - dissolved 06/26/2024	10,585	(617)	(1,225)	-	-	(1,225)

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Unaudited Fund Balance 2024-25	Amended Revenue Budget 2025-26	Amended Expenditure Budget 2025-26	Estimated Available Fund Balance 6/30/2026
412	LMD 2001-2 Zone A	53,181	53,340	55,015	3,865	14,127	44,753
413	LMD 2001-2 Zone B	32,007	36,324	40,906	2,235	6,832	36,309
414	LMD 2001-2 Zone C	1,695	1,656	1,856	65	422	1,499
415	LMD 2001-2 Zone D	21,229	24,236	29,328	1,555	4,417	26,466
416	LMD 2001-2 Zone F	3,881	13,416	14,084	625	2,452	12,257
417	LMD 2001-2 Zone G	30,389	32,416	34,704	1,900	6,456	30,148
418	LMD 2001-2 Zone H	49,308	57,492	71,825	3,855	10,069	65,611
419	LMD 2001-2 Zone J	32,474	37,060	44,209	2,620	7,768	39,061
420	LMD 2001-2 Zone K	1	(1,692)	(3,132)	1,965	3,429	(4,596)
421	LMD 2001-2 Zone M	3,352	3,986	5,003	210	795	4,418
422	LMD 2001-3 Zone A	(7,167)	658	9,444	14,111	5,750	17,805
423	LMD 2001-3 Zone B	3,447	8,877	15,207	1,737	2,786	14,158
424	LMD 2001-3 Zone C	27,092	28,225	29,615	1,785	3,821	27,579
425	LMD 2001-3 Zone D	54,664	55,953	57,275	3,500	9,190	51,585
426	LMD 2001-3 Zone E	119,981	125,155	130,821	7,350	19,834	118,337
427	LMD 2001-3 Zone F	51,278	54,494	57,857	3,120	2,791	58,186
428	LMD 2001-3 Zone G	4,574	6,332	6,536	3,916	5,494	4,958
429	LMD 2001-3 Zone H	17,407	17,146	16,882	1,355	4,255	13,982
430	LMD 2001-3 Zone I	77,850	88,722	107,614	5,700	12,490	100,824
431	LMD 2001-3 Zone J	22,502	25,528	28,789	1,530	3,591	26,728
432	LMD 2001-3 Zone K	21,876	23,770	25,782	1,745	5,267	22,260
433	LMD 2001-3 Zone L	25,028	29,179	33,510	1,785	3,752	31,543
434	LMD 2001-3 Zone M	68,510	73,757	83,675	4,590	11,048	77,217
435	LMD 2001-3 Zone N	46,824	49,396	52,539	3,485	13,686	42,338
436	LMD 2001-3 Zone O	8,069	8,383	8,702	480	1,356	7,826
437	LMD 2001-3 Zone P	46,173	48,033	50,033	3,255	7,484	45,804
438	LMD 2001-3 Zone Q	17,749	18,028	18,478	1,195	3,555	16,118
439	LMD 2001-3 Zone R	2,512	2,853	3,239	155	572	2,822
440	LMD 2001-3 Zone S	9,072	9,442	10,459	595	1,524	9,530
441	LMD 2001-3 Zone T	68,318	71,182	75,092	5,075	10,651	69,516
442	LMD 2001-3 Zone U	37,299	38,739	40,353	2,673	7,839	35,187
443	LMD 2001-3 Zone V	74,167	76,506	91,418	4,985	12,556	83,847
444	LMD 2001-3 Zone W	23,122	28,283	34,023	1,870	4,207	31,686
445	LMD 2001-3 Zone X	6,779	7,039	7,287	430	1,175	6,542
446	LMD 2001-3 Zone Y	11,143	11,577	12,058	765	1,879	10,944
447	LMD 2001-3 Zone Z	12,364	12,850	13,368	805	2,054	12,119
448	LMD 2001-3 Zone AA	7,965	8,385	8,769	500	1,311	7,958
449	LMD 2001-3 Zone BB	7,406	7,729	8,014	490	1,187	7,317
450	LMD 2001-3 Zone CC	28,214	33,307	38,597	1,980	4,551	36,026
451	LMD 2001-3 Zone DD	63,155	69,710	77,082	4,010	8,260	72,832
452	LMD 2001-3 Zone EE	28,893	38,351	40,381	2,315	5,410	37,286
453	LMD 2001-3 Zone FF	38,456	44,071	50,070	2,795	6,517	46,348
454	LMD 2001-3 Zone GG	18,572	19,332	20,120	1,230	3,077	18,273
455	LMD 2001-3 Zone HH	14,892	15,395	16,027	945	2,492	14,480
456	LMD 2001-3 Zone II	33,230	34,520	35,980	2,150	5,248	32,882
457	LMD 2001-3 Zone JJ	6,076	6,323	6,596	395	1,036	5,955
458	LMD 2001-3 Zone KK	(42)	(2,630)	(5,245)	2,051	4,046	(7,240)
459	LMD 2001-3 Zone LL	8,196	8,615	9,038	755	2,072	7,721
460	LMD 2001-3 Zone MM	10,197	11,290	12,455	635	1,898	11,192
461	LMD 2001-3 Zone NN	22,906	23,871	24,886	1,605	3,736	22,755
462	LMD 2001-3 Zone OO	22,379	22,316	23,046	1,410	3,982	20,474
463	LMD 2001-3 Zone PP	25,579	25,967	26,496	1,815	4,830	23,481
464	LMD 2001-3 Zone QQ	10,527	10,931	11,378	575	1,884	10,069
465	LMD 2001-3 Zone RR	68,574	72,009	75,568	4,060	11,126	68,502
466	LMD 2001-3 Zone SS	25,601	26,617	27,718	1,835	4,228	25,325
467	LMD 2001-3 Zone TT	10,682	10,803	10,961	875	2,131	9,705
468	LMD 2001-3 Zone UU	8,652	8,998	9,362	475	1,329	8,508
469	LMD 2001-3 Zone VV	6,907	8,032	9,188	535	1,499	8,224
470	LMD 2001-3 Zone WW	29,491	30,711	31,984	1,865	4,995	28,854
471	LMD 2001-3 Zone XX	3,937	5,080	6,402	2,852	1,647	7,607
472	LMD 2001-3 Zone YY	34,611	39,843	45,263	2,520	5,638	42,145
473	LMD 2001-3 Zone ZZ	13,262	14,037	14,627	865	2,235	13,257

Available Resources Summary

	Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Unaudited Fund Balance 2024-25	Amended Revenue Budget 2025-26	Amended Expenditure Budget 2025-26	Estimated Available Fund Balance 6/30/2026
474	LMD 2001-3 Zone AAA	57,433	60,340	63,199	3,670	9,051	57,818
475	LMD 2001-3 Zone BBB	36,264	37,371	38,557	2,170	6,392	34,335
476	LMD 2001-3 Zone CCC	78,573	82,816	87,286	5,095	13,932	78,449
477	LMD 2001-3 Zone DDD	66,732	69,622	72,947	4,230	10,992	66,185
478	LMD 2001-3 Zone EEE	8,542	8,849	11,125	745	1,511	10,359
479	LMD 2001-3 Zone FFF	64,801	67,616	74,997	4,130	10,369	68,758
480	LMD 2001-3 Zone GGG	22,854	22,901	23,576	1,260	4,543	20,293
481	LMD 2001-3 Zone HHH	(1,524)	(194)	1,679	2,906	2,271	2,314
482	LMD 2001-3 Zone III	5,426	793	2,621	15,365	12,420	5,566
483	LMD 2001-3 Zone JJJ	37,008	38,837	40,746	2,520	5,873	37,393
484	LMD 2001-3 Zone LLL	7,205	10,098	10,970	1,520	2,056	10,434
485	LMD 2001-3 Zone MMM	24,238	25,186	26,188	1,662	4,337	23,513
486	Illumination District No 2 Subarea 35	7,677	8,300	8,861	390	4,779	4,472
487	Illumination District No 2 Subarea 42	2,262	2,462	2,634	2,271	1,508	3,397
488	Illumination District No 2 Subarea 46	3,161	3,420	3,834	3,160	4,148	2,846
489	Illumination District No 2 Subarea 49	9,429	8,709	8,318	4,837	5,673	7,482
490	Illumination District No 2 Subarea 55	1,934	1,545	1,239	679	1,074	844
491	JCSD Special District Temporary Fund	(759)	-	-	-	-	-
	TOTAL Special Revenue Funds	**27,134,953**	**21,534,252**	**30,555,665**	**39,335,236**	**73,546,872**	**(3,655,971)**
	DEBT SERVICE FUND						
500	General Debt Service Fund	$ -	$ -	$ -	$ 57,802,245	$ 57,802,245	$ -
	TOTAL Debt Service Fund	**-**	**-**	**-**	**57,802,245**	**57,802,245**	**-**
	CAPITAL PROJECTS FUNDS						
600	General Capital Projects Fund	$ 11,052,878	$ 16,459,511	$ 22,600,241	$ 21,922,505	$ 44,522,746	$ (0)
601	General Information Technology Capital Replacement Fu	553,652	483,652	533,652	50,000	-	583,652
602	General Fleet Capital Replacement Fund	120,000	240,000	480,000	240,000	-	720,000
603	General Street Maintenance Capital Fund	500,000	1,000,000	1,500,000	500,000	-	2,000,000
604	General Facility Maintenance Capital Fund	250,000	500,000	750,000	250,000	-	1,000,000
605	General Catch Basin & Storm Drain Maintenance Capital I	-	100,000	200,000	100,000	-	300,000
	TOTAL Capital Projects Fund	**12,476,530**	**18,783,163**	**26,063,893**	**23,062,505**	**44,522,746**	**4,603,652**
	TOTAL	**$ 183,881,258**	**$ 226,401,655**	**$ 279,888,852**	**$ 211,776,957**	**$ 282,865,858**	**$ 208,799,952**

Available Resources Summary

Fund Name & Type	Audited Fund Balance 2022-23	Audited Fund Balance 2023-24	Unaudited Fund Balance 2024-25	Amended Revenue Budget 2025-26	Amended Expenditure Budget 2025-26	Estimated Available Fund Balance 6/30/2026
GENERAL FUND - FUND BALANCE RESERVES AND COMMITMENTS						
Total General Fund Estimated Fund Balance at 06/30/2025						$ 184,339,451
Nonspendable (Per 06/30/2025 ACFR Draft):						
Prepaid Items					-	
Other Current Liabilities (& Fund 800)					5,848,110	
Total Nonspendable Fund Balance						5,848,110
Restricted:						
Restricted Fund Balance					-	
Total Restricted Fund Balance						-
Assigned:						
General Fund Operating Reserve (50% of Adopted Operating Appropriations)					22,115,781	
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)					11,600,000	
Unprocessed Budget Amendment, Lot 10 Purchase					400,000	
Financial System Implementation (FY2026-27)					1,000,000	
GF/DIF Loan Civic Center					32,476,627	
Facility Construction: Civic Center/Parking Structure					7,357,113	
Total Assigned Reserves						*92,320,930*
Committed:						
Facility Construction: City Hall					19,571,690	
Facility Construction: Library					17,574,470	
Facility Construction: Police Station					9,906,400	
Facility Construction: Civic Center/Parking Structure					16,145,476	
Equipment Purchase, Fire Truck					2,500,000	
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						*78,198,036*
Committed Appropriations Limit Qualified Capital Outlay Reserve:						
General Fund: Facility Construction: Police Station - Appropriations Limit					375,100	
Total Appropriations Limit Committed Reserves						*375,100*
Total General Funds Estimated Unassigned Fund Balance at 06/30/2026						**$ 7,597,275**
RESTRICTED STRUCTURAL FIRE FUND - FUND BALANCE RESERVES AND COMMITMENTS						
Total Fire Funds Estimated Fund Balance at 06/30/2025						$ 23,217,034
Assigned:						
Fire Fund Operating Reserve (75% of Adopted Operating Appropriations)					7,823,231	
Unprocessed Budget Amendment, Heli Hydrant Contribution					150,000	
Total Assigned Reserves						*7,973,231*
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						**$ 2,543,803**
Restricted by the County of Riverside (Per 06/30/2025 ACFR Draft):						
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	$ 96,563,020	$ 80,693,971	$ 96,563,020	$ 80,693,971
TOTAL General Funds	**127,394,125**	**166,483,478**	**96,563,020**	**80,693,971**	**96,563,020**	**80,693,971**
Assigned 50% Contingency Reserve						
Policy: 50% of Annual Budgeted Operating Expenditures						
Total Expenditures					96,563,020	
Non-Operating Expenditures					52,331,458	
Operating Expenditures						44,231,562
50% Reserve						**22,115,781**
5% Unassigned Reserve						**2,211,578**
OTHER PURPOSE GENERAL FUNDS						
110 Restricted Structural Fire Fund	$ 16,875,651	$ 19,543,967	$ 10,430,975	$ 23,217,034	$ 10,430,975	$ 23,217,034
TOTAL Other Purpose General Funds	**16,875,651**	**19,543,967**	**10,430,975**	**23,217,034**	**10,430,975**	**23,217,034**
Assigned 75% Contingency Reserve						
Policy: 75% of Annual Budgeted Operating Expenditures						
Total Expenditures					10,430,975	
Non-Operating Expenditures					-	
Operating Expenditures						10,430,975
75% Reserve						**7,823,231**

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 Appropriat	**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					
General Fund: Facility Construction City Hall - Appropriations Limit			(3,525,400)		

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: 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									(17,595,000)
General Fund: Facility Construction Police Station - Appropriations Limit Release									(12,895,000)
General Fund: Equipment Purchase: Fire Truck - Appropriations Limit Release									(965,502)
General Fund: Facility Construction Police Station - Appropriations Limit Commitment									375,100
Subtotal Capital Outlay Reserve Commitments					-	-	-	-	**(51,500,431)**
FY2025-26 Proposed Capital Outlay Expenditures									
95011: Appropriation from Appropriations Limit Reserve Facility Construction City Hall									20,420,029
95012: Appropriation from Appropriations Limit Reserve Facility Construction Library									17,595,000
95014: Appropriation from Appropriations Limit Reserve Facility Construction Police Station									15,665,858
95011: Facility Construction City Hall									5,426,366
95012: Facility Construction Library									6,840,530
95023: Facility Construction Civic Center Site Improvement									18,643,600
95024: Facility Construction Parking Structure									4,500,000
Subtotal Capital Outlay Expenditure Budget					-	-	-	-	**89,091,383**
Subtotal Capital Outlay Expenditure Budget					6,727,569	11,980,000	7,708,742	10,405,000	89,091,383
Subtotal Capital Outlay Reserve Commitments					34,994,529	10,045,900	(7,025,400)	13,860,502	(51,500,431)
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

Sales Tax Summary

Quarter	Fiscal Year 2019-20**	Fiscal Year 2020-21	Fiscal Year 2021-22	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Fiscal Year 2025-26	Budget 2025-26
Quarter 1	2,986,937	2,873,677	10,585,289	11,716,157	12,593,129	11,359,058	12,650,777	**49,200,000**
Quarter 2 #	2,807,803	3,144,645	12,241,575	13,047,245	22,003,231	13,493,863	14,422,486	
Quarter 3	2,272,291	10,892,874	10,836,091	10,173,170	11,478,848	11,468,681	3,709,539	**Quarterly**
Quarter 4	2,281,948	11,208,862	11,047,330	12,419,799	12,244,139	12,141,695	-	**Budget:**
TOTAL Sales Tax	**10,348,979**	**28,120,058**	**44,710,286**	**47,356,371**	**58,319,347**	**48,463,297**	**30,782,802**	**12,300,000**

NOTE: Sales tax figures represent sales tax receipts applicable to the quarters indicated. Amounts may not have been actually received by the city in the quarter indicated. As a result, these totals may not be represented in other summary reports included in this report. This report reflects actuals as of 04/08/2026.

**Sales tax for Quarter 1 2019-20 included a late payment from the state applicable to prior quarters, this timing issue is the result of a state software system conversion. As a result, the amounts for Quarter 1 2019-20 appear higher than normal.

A true up for Quarter 2 ending December 31, 2020 was received in Quarter 2 2023-24. As a result, the amounts for Quarter 2, 2023-24 appear significantly higher than normal. Net of the back payment, the quarter totaled $12,303,231

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.7
April 22, 2026

Approval of Placer Geographical Information System Software Contract Amendment

Prepared By:

Samantha Greven, Management Analyst

Recommended Action(s)

Staff recommends that the City Council authorize the City Manager to execute a contract amendment with Placer Labs, Inc.

Summary

Placer is a traffic analytics platform that provides users with detailed insights into any property, which allows jurisdictions to gain a deeper understanding of the factors that drive economic success. The Placer platform is specifically designed to empower professionals in economic development, retail, real estate, and hospitality industries. Since June 2021, staff from the City's Economic Development, Planning, Public Works, and Community Services Divisions have utilized Placer. The contract automatically renews each year unless it is canceled or amended.

Starting in 2026, a new annual 8% cost increase will be added to the contract. As a result, the City will be reducing its annual subscription from $28,500 per year to the base model price of $25,380 to retain access to essential data while managing costs.

Background

Placer's platform provides a myriad of functions for jurisdictions to track business visits, traffic counts, and travel patterns. The collected data can be analyzed by city staff to inform business attraction decisions. The platform's functionalities allow users to track each business' visits, customer average dwell me, and typical visitor demographics. Additionally, Placer users can identify a shopping center's typical visitor journey and traffic routes. In other words, the platform can

analyze where consumers typically visit before and after stopping by a particular business. Given the information provided by Placer's platform, staff can perform extensive market analysis to evaluate Eastvale's retail opportunities and quantify the demand for new retail and development in specific industries. The information can be utilized to provide Eastvale with a competitive advantage when recruiting for new businesses and retailers.

Analysis

In 2023, staff negotiated with Placer's representatives and received a rate of $28,500/year for three consecutive years from June 28, 2023 to June 27, 2026. In exchange for committing to a three-year contract and adding the Spatial PersonaLive dataset on Placer to boost business attraction data on the platform, Placer Labs agreed to remove inflationary cost increases throughout the duration of the contract resulting in a cost savings for the City.

This year, Placer informed staff that once the previous amendment expires on June 27, 2026, a new annual 8% cost increase will be added to the City's contract. Staff evaluated the platform's current usage and determined that reduced access to key features justifies the removal of the Spatial PersonaLive dataset. As a result, the City will be reducing its subscription from $28,500 to the base model price of $25,380 to retain access to essential data while managing costs. This will give staff access to the platform from June 28, 2026 to June 27, 2027. Per the terms of the amendment, the annual fees for future years may be increased by the greater of CPI or 8%.

Staff recommends that the City Council authorize the City Manager to execute a contract amendment with Placer Labs, Inc. which will support the changes outlined above.

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

Placer's platform can allow staff to perform extensive market analysis to evaluate Eastvale's retail opportunities and quantify the demand for new retail and development in specific industries, which greatly supports the City's business attraction and retention efforts.

Fiscal Impact

The Placer Labs, Inc. contract amendment would lower the Annual License Fee by a total of $3,120/year which will bring the annual fee from $28,500/year to $25,380/year. These funds are and will be budgeted in the Economic Development Division's "Other Services and Supplies" account 100-302-6510.

Prior City Council/Commission Action

On June 26, 2024, the City Council approved the execution of a contract amendment with Placer Labs, Inc. which added the Events dataset for a trial period of 12 months, increasing the contract amount to $31,000. After the one year trial period, the City chose not to continue with the dataset and the contract was reduced back down to the $28,500 amount that was previously approved.

On April 26, 2023, the City Council approved the renewal of the City's contract with Placer Labs, Inc.

for a period of three years from June 28, 2023 to June 27, 2026 with an annual fee of $28,500.

Prior to this, there were no City Council actions on this item as Placer's previous subscription costs were below $24,999/year, the previous contracts were signed and approved by former City Managers.

Attachment(s)

Attachment - Placer Labs, Inc - Amendment 2026

PLACER LABS, INC.

AMENDMENT TO ORDER FORM

This Amendment to Order Form (this "**Amendment**"), dated and effective as of the last signature below (the "**Amendment Date**"), modifies the Order Form executed by City of Eastvale ("**Customer**") and Placer Labs, Inc. ("**Placer**") on or about June 28, 2021 (together with any other prior amendments thereto, the "**Order Form**"). Unless otherwise defined, capitalized terms herein have the same meaning as in the Order Form. Placer and Customer agree to amend the Order Form as follows:

1. The Parties agree to an Additional Term commencing on June 28, 2026 ("**Commencement Date**") and ending on June 27, 2027.

2. Starting on the Commencement Date, the following summary of the Services and Fees is added to the beginning of the Order Form and replaces any existing summary:

   Services and Fees.

Services Description	List Price	Discount	Total Fees	Services Description Detail
Platform Access	$26,250.00	$7,450.00	$18,800.00	Section 2
Chains Report Expanded	$0.00	$0.00	$0.00	Section 2
Migration Dashboard Pack	$9,187.50	$2,607.50	$6,580.00	Section 2
Void Analysis	$0.00	$0.00	$0.00	Section 2
Esri Basemaps	$0.00	$0.00	$0.00	Section 2

Total List Price	**$35,437.50**
Total Discount	**$10,057.50**
Subscription Fees Total	**$25,380.00**

All Fees in this Order Form are shown in US Dollar (USD)

3. Starting on the Commencement Date, the services listed in Exhibit A are added as Services in the applicable Services section of the Order Form.

4. Starting on the Commencement Date, the following Services are fully removed from the applicable Services section of the Order Form:

Product Name
Spatial PersonaLive

5. Customer's invoicing schedule for this Additional Term shall be as follows and replaces the current invoicing schedule, if any (for purposes of this Amendment, Effective Date means Commencement Date):

Placer will invoice Customer as follows for the Additional Term starting on the Effective Date:	Annually (Placer will invoice Customer for the entire Annual Fee promptly after the Effective Date and then annually thereafter)
Customer shall pay all invoices within the following number of days of the invoice date:	30

6. As of the Amendment Date, the annual Fees for any subsequent Additional Term shall be subject to an increase up to the greater of eight percent (8%) or CPI, unless Placer provides notice of different pricing at least thirty (30) days prior to the applicable Additional Term. Any such increase in Annual Fees will only be effective upon commencement of the Additional Term.

7. **Additional Terms For the Esri Basemaps Enabled Platform.** Customer hereby acknowledges and agrees that access to and use of the Esri Basemaps features in the Placer Platform is subject to the supplemental Terms and Conditions included below (the "**Supplemental T&Cs**"). Customer acknowledges and agrees that the Supplemental T&Cs shall specifically modify, amend and supersede any contrary terms or conditions in this Order Form or the Agreement.

Supplemental T&Cs

1. Customer hereby disclaims, to the extent permitted by applicable law, Environmental Systems Research Institute, Inc.'s ("Esri") and its licensors' liability for any damages or loss of any kind, whether direct, special, indirect, incidental, or consequential, arising from the use of the Placer Platform or its components or output therefrom including, but not limited to, liability for use of the Placer Platform or its components or output therefrom in high-risk activities or liability related to any data supplied by Esri.
2. Customer hereby agrees that, at the time of termination of use of the Placer Platform, it shall delete or destroy all elements of data derived from the Placer Platform or its components; provided however, that Customer shall not be required to immediately purge from its hard-copy, electronic or email files any such data which are contained in such files for so long as such data is (i) solely retained for ordinary corporate systems backup, legal or regulatory purposes, (ii) not used for any commercial purposes or monetized in any manner and (iii) ultimately deleted in accordance with its data retention policy.
3. Customer hereby agrees that it shall comply fully with all relevant export control and trade sanctions laws and regulations of the United States, including, but not limited to, the Export Administration Regulations (EAR), including prohibited end users and end uses as referenced in Part 744 of the EAR and all of its relevant supplements including Supplement No. 4 to Part 44 of the EAR (https://www.bis.doc.gov/index.php/documents/regulations-docs/2343-part-744-control-policy-end-user-and-end-use-based-2/file and https://www.bis.doc.gov/index.php/documents/regulations-docs/2347-744-supp-4-6/file);

International Traffic in Arms Regulations (ITAR); and the United States Department of Treasury, Office of Foreign Assets Control (OFAC) regulations, and it shall ensure that the Placer Platform, Placer Data and/or any component or output therefrom is not exported, reexported, transferred, diverted, used, or accessed, directly or indirectly, in violation of any United States export control and trade sanctions laws and regulations. When applicable, Customer shall provide Placer with information about its export and distribution activities as may be required for Placer and Esri to meet their respective obligations under those laws and regulations.

4. Customer hereby agrees that it shall not remove or obscure any patent, copyright, trademark, proprietary rights notices, or legends contained in or affixed to the Placer Platform, any component thereof, any data supplied by Esri, output, metadata file, or online or hard-copy attribution page of any data supplied by Esri with respect to the Placer Platform and/or any component thereof.

5. Customer hereby acknowledges and agrees that Esri and its licensors do not warrant that any data supplied by Esri or its licensors or in the Placer Platform and/or any component thereof will meet its needs or expectations; that the use of the Placer Platform, any component thereof, any data supplied by Esri or its licensors will be uninterrupted; or that all nonconformities can or will be corrected. Esri and its licensors are not inviting reliance on any data supplied by Esri or its licensors in the Placer Platform and/or any component thereof, and Customer should always verify actual data supplied by Esri or its licensors in the Placer Platform and/or any component thereof. Any warranty offered by Placer for the Placer Platform, any component or output therefrom and/or any data supplied by Esri or its licensors shall only apply between Placer and Customer. Esri and its licensors do not offer any warranties or indemnities to Customer for the Placer Platform, any component thereof and/or any data supplied by Esri.

6. Customer hereby agrees that it shall not store, or cache, for the purposes of redistributing, or sublicensing content or otherwise using the Placer Platform and/or any component or output therefrom in violation of Esri's or a third-party's rights, including intellectual property rights, privacy rights, nondiscrimination laws, export laws, or any other applicable laws or regulations.

8. Except as modified by the terms of this Amendment, the Order Form shall remain in full force and effect. In the event of any conflict or inconsistency between any provision of this Amendment and any provision of the Order Form, the provisions of this Amendment shall govern and control.

Signature Page to Follow

PLACER LABS, INC.

City of Eastvale
By:
Name:
Title:
Date:

Placer Labs, Inc.
By:
Name:
Title:
Date:

PLACER LABS, INC.

Exhibit A

Esri Basemaps

Esri Basemaps is enabled on the Placer Platform . The Esri Basemaps product is subject to the Additional Terms for the Esri Basemaps Enabled Platform outlined herein.

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.8
April 22, 2026

Accept the Dedication of Public Streets, Public Utility and Public Park Easements related to Tract Map 38594 Located on the Northwest Corner of Limonite and Hamner Avenues.

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

Recommended Action(s)
Staff recommends that the City Council:

1. Accept the Grant Deed conveying fee ownership to the City for various lots dedicated as public streets within Tract Map 38594; and
2. Accept the Easement Deed for public street, public utility and public park purposes for a portion of Lot "G" within Tract Map 38594; and
3. Accept the Easement Deed for public street and public utility purposes for a portion of Lot 64 within Tract Map 38594; and
4. Authorize the City Manager to execute the Certificates of Acceptance for the Deeds; and
5. Authorize the City Clerk to record the Deeds.

Summary
The developer, Arroyo CAP III-2 LLC has submitted legal descriptions for the acceptance of the public streets, public utility easements and public park purposes easement related to Tract Map 38594.

The accepted dedication for the public streets on Tract Map 38594 recorded on March 15, 2024 as instrument number 2024-0076720 in the County of Riverside included language accepting the public streets as an easement instead of in-fee. Acceptance of the dedication will update the language to

in-fee.

The deeds are on file in the City Clerk's Office.

Background

On October 18, 2023, the Planning Commission approved Tentative Tract Map 38594 to subdivide and develop 69.8 acres of undeveloped property located at the northwest corner of Limonite and Hamner Avenues into 65 buildable lots and 19 lettered lots for condominium, multi-family residential, commercial, civic, open space, and public right-of-way purposes.

On February 14, 2024, the City Council approved Tract Map 38594, the Improvement Agreement and Improvement Securities for the public improvements.

Environmental

The acceptance of dedication and easements does not require any environmental review.

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

Not applicable.

Fiscal Impact

The acceptance of dedication and easements will not impact the City's operating budget.

Prior City Council/Commission Action

On October 18, 2023, Planning Commission approved Tentative Tract Map 38594
On February 14, 2024, City Council approved Tract Map 38594

Attachment(s)

Attachment 1 - Deed Legal Description
Attachment 2 - Deed Legal Description Utility and Park Easements
Attachment 3 - Deed Legal Description Public Utility Easements

WHEN RECORDED MAIL TO:

City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752
Attn: _____

This document is recorded at the request of and for the benefit of the City of Eastvale, and therefore is exempt from the payment of a recording fee pursuant to California Government Code §§ 6103 and 27383 and from payment of documentary transfer tax pursuant to California Revenue and Taxation Code § 11922.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The Undersigned
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ARROYO CAP III-2, LLC, a Delaware limited liability company (*"Grantor"*),

hereby GRANT(S) to

CITY OF EASTVALE, a municipal corporation,

the real property in the City of Eastvale, County of Riverside, State of California, described as:

SEE *EXHIBIT "A"* HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

[SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARIES]

MAIL TAX STATEMENTS AS DIRECTED TO: Same as above.

[SIGNATURE PAGE TO GRANT DEED]

Grantor has caused this Grant Deed to be duly executed on this 10 day of February, 2026.

ARROYO CAP III-2, LLC,
a Delaware limited liability company

By: Arroyo Capital III, LLC,
a Delaware limited liability company
Its Sole Member

By: _____
Jeffrey B. Brouelette
Executive Vice President

"Grantor"

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 10, 2026, before me, A. Cote Magoolaghan, a Notary Public, personally appeared Jeffrey B. Brouelette, 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.

A. COTE MAGOOLAGHAN
Notary Public - California
Orange County
Commission # 2510331
My Comm. Expires Jan 21, 2029

Notary Public (SEAL)

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

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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

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

WITNESS my hand and official seal.

Notary Public (SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Eastvale, County of Riverside, State of California.

Being Lot "D" (Scholar Way), Lot "H" (Limonite Avenue), Lot "I" (Hamner Avenue), Lot "J" (Premier Place), Lot "K" (Civita Parkway, formerly Eastwalk Parkway), and Lots "L" & "M" (Bootsma Boulevard), of Tract No. 38594, as filed in Book 494, Pages 87 through 115, inclusive, of Maps, Certificate of Correction recorded March 27, 2025, as Document No. 2025-0091412, Certificate of Correction recorded April 2, 2025, as Document No. 2025-0098469, and Certificate of Correction recorded May 12, 2025, as Document No. 2025-0142611, of Official Records, all in the Office of the County Recorder of said County, State of California, lying within the Southeast Quarter of Fractional Section 24, Township 2 South, Range 7 West, as shown by sectionalized survey of Jurupa Rancho per Book 9, Page 33 of Maps, records of San Bernardino County, California.

Date: FEBRUARY 12, 2026

Robert N. Beuschlein, L.S. 7874

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in the real property conveyed by the Grant Deed to which this Certificate is attached, from ARROYO CAP III-2, LLC, a Delaware limited liability company, to the CITY OF EASTVALE, a municipal corporation, is hereby accepted by order of the undersigned officer of the City of Eastvale, on behalf of the City of Eastvale, and the grantee, the City of Eastvale, consents to the recordation thereof by its undersigned duly authorized officer.

Dated : _____, 2026

CITY OF EASTVALE,
a municipal corporation

By: _____
Name: _____
Title: _____

ATTEST:

_____
City Clerk

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

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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

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

WITNESS my hand and official seal.

_____
Notary Public (SEAL)

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

STATE OF CALIFORNIA)
)
COUNTY OF _____)

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

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

WITNESS my hand and official seal.

_____
Notary Public (SEAL)

Certificate of Acceptance of Easement of the Street
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the deed dated _____, from _____ to the CITY OF EASTVALE, a municipal corporation, is hereby accepted for the dedicated purposes by the undersigned officer on behalf of the City Council pursuant to the authority contained in City Municipal Code Section 12.04 and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
Mark Orme, City Manager
City of Eastvale

NO FEE DOCUMENT
Government Code §6103 & §27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

The Above Space For Recorder's Use Only

Projects Name: _____
Project No. _____
Address: _____
APN:

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **ARROYO CAP III-2, LLC, a Delaware Limited Liability Company** hereinafter referred to as "Grantor", hereby grants and conveys to the **CITY OF EASTVALE**, a municipal corporation, hereinafter referred to as "Grantee", its successors and assigns, a perpetual non-exclusive easement for street, utility and public park purposes including but not limited to, construction, installation, use, repair, reconstruction, inspection, operation, maintenance and all appurtenant works including ingress and egress thereto, over, upon, under and across that real property situated in the City of Eastvale, County of Riverside, State of California, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof, hereinafter referred to as "Easement Area".

Grantor and Grantor's successors and assigns, shall have all rights and privileges as may be used and enjoyed without interfering with the use of the Easement.

This instrument shall be binding upon and inure to the benefit of the successor and assigns of the Grantor.

Executed this 1 day of March, 2026

GRANTOR:

By: **ARROYO CAP III-2, LLC**

By: _____
Print Name: Kelley Furey
Title: Vice President of Operations

By: _____
Print Name: _____
Title: _____

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)
) ss.
COUNTY OF Orange)

On March 9, 2026, before me, Rachel Mayo Notary Public (here insert name and title of the officer), personally appeared ~~Kelley Furey~~, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (Seal)

RACHEL MAYO
Notary Public - California
Orange County
Commission # 2417412
My Comm. Expires Oct 18, 2026

ATTACH EXHIBIT A & B

EXHIBIT "A"

PUBLIC ROAD & PUBLIC UTILITY EASEMENT

Being a portion of Lot "G" of Tract 38594 in the City of Eastvale, County of Riverside, State of California, as filed in Book 494, Pages 87 through 115, inclusive, of Maps, records of said County of Riverside, lying within Fractional Section 24, Township 2 South, Range 7 West, as shown by sectionalized survey of Jurupa Rancho per Book 9, Page 33 of Maps, records of San Bernardino County, California, more particularly described as follows:

PARCEL "A":

COMMENCING at the centerline intersection of Limonite Avenue (formerly Cloverdale Road, 150.00 feet in width, as shown on said Tract 38594 and Parcel Map 36400, as filed in Book 234, Pages 75 through 79, inclusive, of Parcel Maps, records of said County of Riverside) and Bootsma Boulevard (width varies, as shown on said Tract 38594);

Thence along the centerline of said Bootsma Boulevard North 00°38'57" East 91.48 feet;

Thence departing the centerline of said Bootsma Boulevard South 89°21'03" East 45.99 feet to a point on the easterly Right of Way line of said Bootsma Boulevard as shown on said Tract 38594, said point also being the **TRUE POINT OF BEGINNING**;

Thence along the easterly Right of Way line of said Bootsma Boulevard North 01°23'01" West 12.54 feet to the northwest corner of said Lot "G";

Thence along the northerly line of said Lot "G" South 89°21'27" East 12.01 feet to a line 12.00 feet easterly and parallel with measured at right angles from the easterly Right of Way line of said Bootsma Boulevard;

Thence along said parallel line South 01°23'01" East 12.54 feet to a line 9.11 feet northeasterly and parallel with measured at right angles from the southwesterly line of Lot "G", said line also being the easterly Right of Way line of Bootsma Boulevard;

Thence along the said parallel line South 39°59'25" East 23.02 feet to a point on the northerly Right of Way line of said Limonite Avenue;

Thence along the northerly Right of Way line of said Limonite Avenue North 89°21'27" West 12.01 feet to the easterly Right of Way line of said Bootsma Boulevard;

Thence along the easterly Right of Way line of said Bootsma Boulevard North 39°59'25" West 23.02 feet to the **TRUE POINT OF BEGINNING**.

Containing: 360 Square Feet, more or less.

EXHIBIT "A"

PUBLIC ROAD & PUBLIC UTILITY EASEMENT

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.

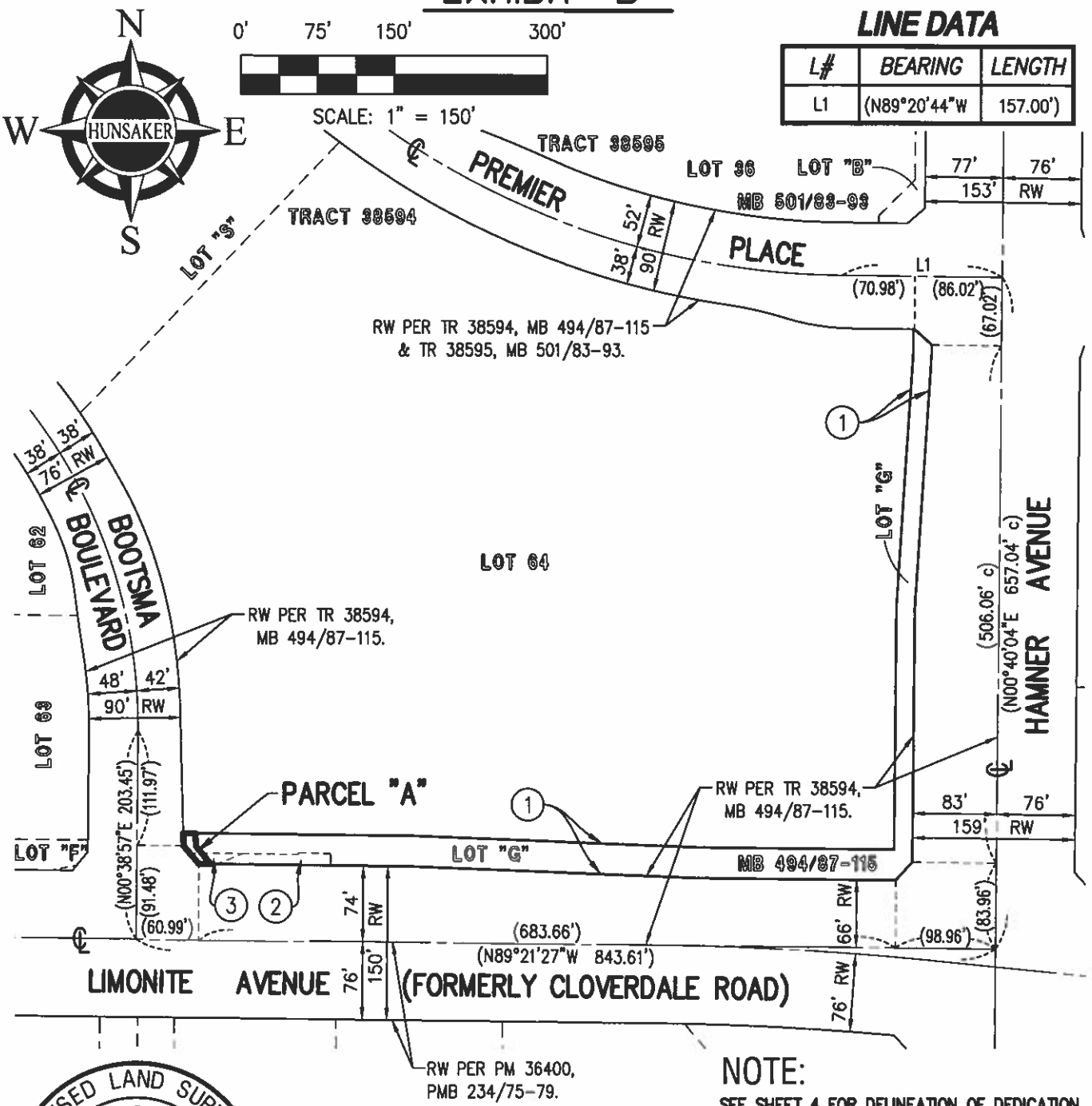
Date: March 3, 2026

LICENSED LAND SURVEYOR
ROBERT N. BEUSCHLEIN
No. 7874
STATE OF CALIFORNIA

Robert N Beuschlein

Robert N. Beuschlein, PLS 7874

EXHIBIT "B"



LINE DATA

L#	BEARING	LENGTH
L1	(N89°20'44"W	157.00')

NOTE:

SEE SHEET 4 FOR DELINEATION OF DEDICATION.
SEE SHEET 5 FOR EASEMENT NOTES.

LICENSED LAND SURVEYOR
ROBERT N. BEUSCHLEIN
No. 7874
STATE OF CALIFORNIA

3/3/26
DATE

Robert N. Beuschlein
ROBERT N. BEUSCHLEIN
PLS 7874

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-004 – S01

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

PREPARED BY	CHECKED BY	DATE	SHEET 3 OF 5
R.Beuschlein		2/18/2026	

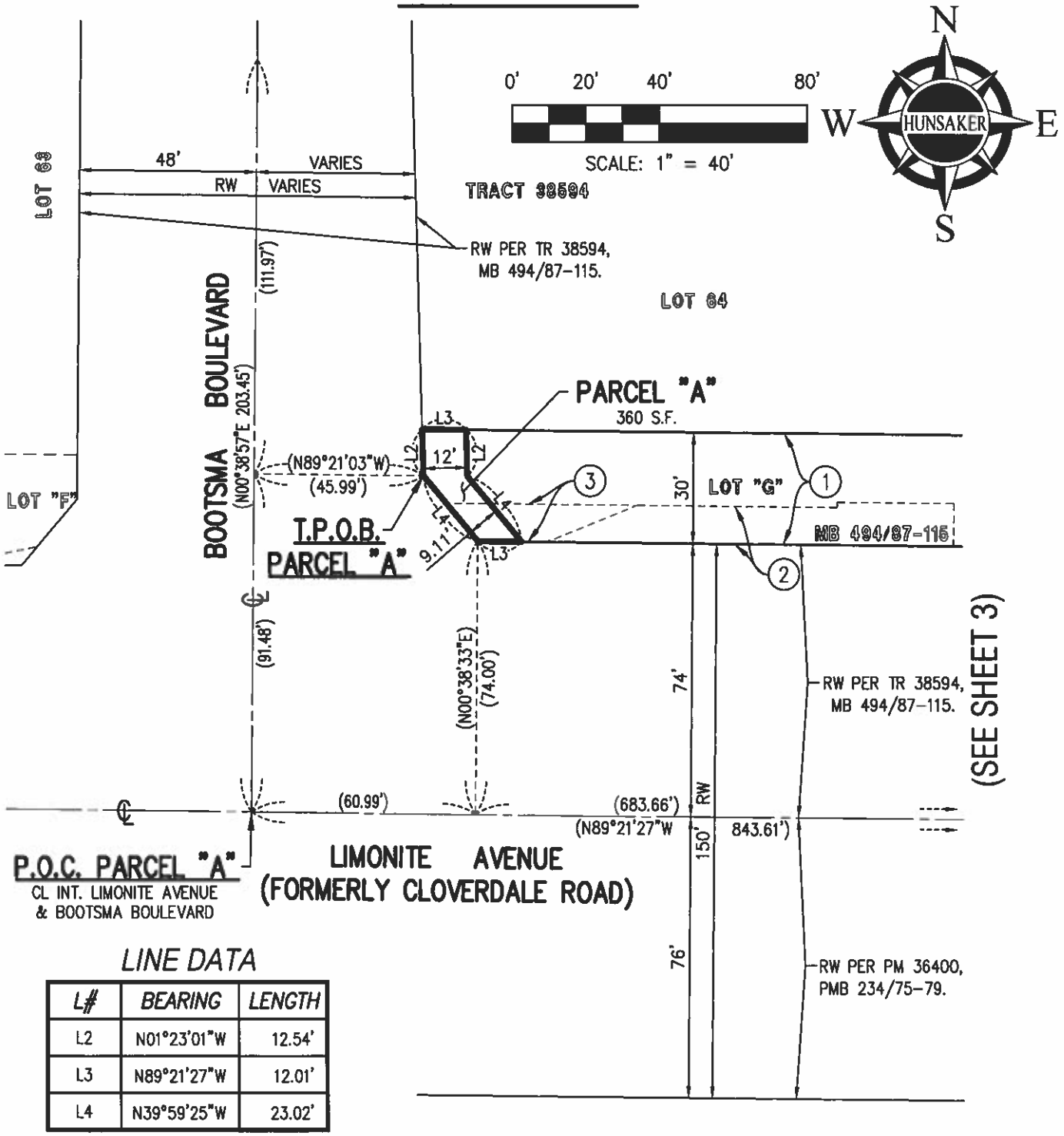
H&A

HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: 1" = 150'

EXHIBIT "B"



LINE DATA

L#	BEARING	LENGTH
L2	N01°23'01"W	12.54'
L3	N89°21'27"W	12.01'
L4	N39°59'25"W	23.02'

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEET 5 FOR EASEMENT NOTES.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO

LD2026-004 – S02

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

PREPARED BY	CHECKED BY	DATE	SHEET 4 OF 5
R.Beuschlein		2/18/2026	

HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: 1" = 40'

EXHIBIT "B"

EASEMENT NOTES:

(1) AN EASEMENT IN FAVOR OF CITY OF EASTVALE FOR PUBLIC PARK PURPOSES PER TRACT 38594, AS FILED IN BOOK 494, PAGES 87 THROUGH 115, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER. SAID EASEMENT IS BLANKET IN NATURE TO LOT "G".

(2) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 14, 2024 AS DOCUMENT No. 2024-0242824, OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

(3) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 8, 2025 AS DOCUMENT No. 2025-0104441, OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEET 4 FOR DELINEATION OF DEDICATION.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-004 - S03

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

PREPARED BY	CHECKED BY	DATE	SHEET 5 OF 5
R.Beuschlein		2/18/2026	

H&A
HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: N/A

Certificate of Acceptance of Easement of the Street
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the deed dated _____, from _____ to the CITY OF EASTVALE, a municipal corporation, is hereby accepted for the dedicated purposes by the undersigned officer on behalf of the City Council pursuant to the authority contained in City Municipal Code Section 12.04 and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated: _____

By: _____
Mark Orme, City Manager
City of Eastvale

NO FEE DOCUMENT
Government Code §6103 & §27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

The Above Space For Recorder's Use Only

Projects Name: _____
Project No. _____
Address: _____
APN:

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, **ARROYO CAP III-2, LLC, a Delaware Limited Liability Company** hereinafter referred to as "Grantor", hereby grants and conveys to the **CITY OF EASTVALE**, a municipal corporation, hereinafter referred to as "Grantee", its successors and assigns, a perpetual non-exclusive easement for street and utility purposes including but not limited to, construction, installation, use, repair, reconstruction, inspection, operation, maintenance and all appurtenant works including ingress and egress thereto, over, upon, under and across that real property situated in the City of Eastvale, County of Riverside, State of California, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof, hereinafter referred to as "Easement Area".

Grantor and Grantor's successors and assigns, shall have all rights and privileges as may be used and enjoyed without interfering with the use of the Easement.

This instrument shall be binding upon and inure to the benefit of the successor and assigns of the Grantor.

Executed this 1 day of March, 2026

GRANTOR:

By: **ARROYO CAP III-2, LLC**

By: _____
Print Name: Kelley Furey
Title: Vice President of Operations

By: _____
Print Name: _____
Title: _____

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)
) ss.
COUNTY OF Orange)

On March 9, 2026, before me, Rachel Mayo Notary Public (here insert name and title of the officer), personally appeared Kelley Furey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: _____ (Seal)

RACHEL MAYO
Notary Public - California
Orange County
Commission # 2417412
My Comm. Expires Oct 18, 2026

ATTACH EXHIBIT A & B

EXHIBIT "A"

PUBLIC ROAD & PUBLIC UTILITY EASEMENT

Being a portion of Lot 64 of Tract 38594 in the City of Eastvale, County of Riverside, State of California, as filed in Book 494, Pages 87 through 115, inclusive, of Maps, records of said County of Riverside, lying within Fractional Section 24, Township 2 South, Range 7 West, as shown by sectionalized survey of Jurupa Rancho per Book 9, Page 33 of Maps, records of San Bernardino County, California, more particularly described as follows:

PARCEL "A":

COMMENCING at the centerline intersection of Limonite Avenue (formerly Cloverdale Road, 150.00 feet in width, as shown on said Tract 38594 and Parcel Map 36400, as filed in Book 234, Pages 75 through 79, inclusive, of Parcel Maps, records of said County of Riverside) and Bootsma Boulevard (width varies, as shown on said Tract 38594);

Thence along the centerline of said Bootsma Boulevard North 00°38'57" East 91.48 feet;

Thence departing the centerline of said Bootsma Boulevard South 89°21'03" East 45.99 feet to a point on the easterly Right of Way line of said Bootsma Boulevard as shown on said Tract 38594;

Thence along the easterly Right of Way line of said Bootsma Boulevard the following seven (7) courses:

1. North 01°23'01" West 12.54 feet to the southwest corner of said Lot 64, said point also being the **TRUE POINT OF BEGINNING**;
2. North 01°23'01" West 94.12 feet to the beginning of a tangent curve concave easterly having a radius of 380.00 feet;
3. northerly 10.14 feet along said tangent curve through a central angle of 01°31'46" to a reverse curve concave westerly having a radius of 542.00 feet;
4. northerly 136.78 feet along said reverse curve through a central angle of 14°27'34" to a compound curve concave westerly having a radius of 432.00 feet;
5. northerly 122.98 feet along said compound curve through a central angle of 16°18'37" to a reverse curve concave northeasterly having a radius of 580.00 feet;
6. northwesterly 16.03 feet along said reverse curve through a central angle of 01°35'01" to a reverse curve concave southwesterly having a radius of 538.00 feet;
7. northwesterly 45.20 feet along said reverse curve through a central angle of 04°48'48";

Thence departing the easterly Right of Way line of Bootsma Boulevard, North 82°20'54" East 11.11 feet;

Thence South 45°01'06" East 33.00 feet;

EXHIBIT "A"

PUBLIC ROAD & PUBLIC UTILITY EASEMENT

Thence South 44°58'54" West 11.04 feet;

Thence South 45°01'06" East 33.00 feet;

Thence South 08°06'49" West 6.00 feet to a non-tangent curve concave westerly having a radius of 444.00 feet, a radial line to the beginning of said curve bears North 61°14'44" East, said curve being 12.00 feet easterly and concentric with said curve having a radius of 432.00 feet;

Thence southerly 111.91 feet along said concentric curve through a central angle of 14°26'27" to a compound curve concave westerly having a radius of 554.00 feet, said curve being 12.00 feet easterly and concentric with said curve having a radius of 542.00 feet;

Thence southerly 139.81 feet along said concentric curve through a central angle of 14°27'34" to a reverse curve concave easterly having a radius of 368.00 feet, said curve being 12.00 feet easterly and concentric with said curve having a radius of 380.00 feet;

Thence southerly 9.82 feet along said concentric curve through a central angle of 01°31'46" to a tangent line being 12.00 feet easterly and parallel with measured at right angles from said line described as "North 01°23'01" West 94.12 feet";

Thence along said parallel line South 01°23'01" East 94.54 feet to a point on the southerly line of said Lot 64;

Thence along the southerly line of said Lot 64 North 89°21'27" West 12.01 feet to the **TRUE POINT OF BEGINNING**.

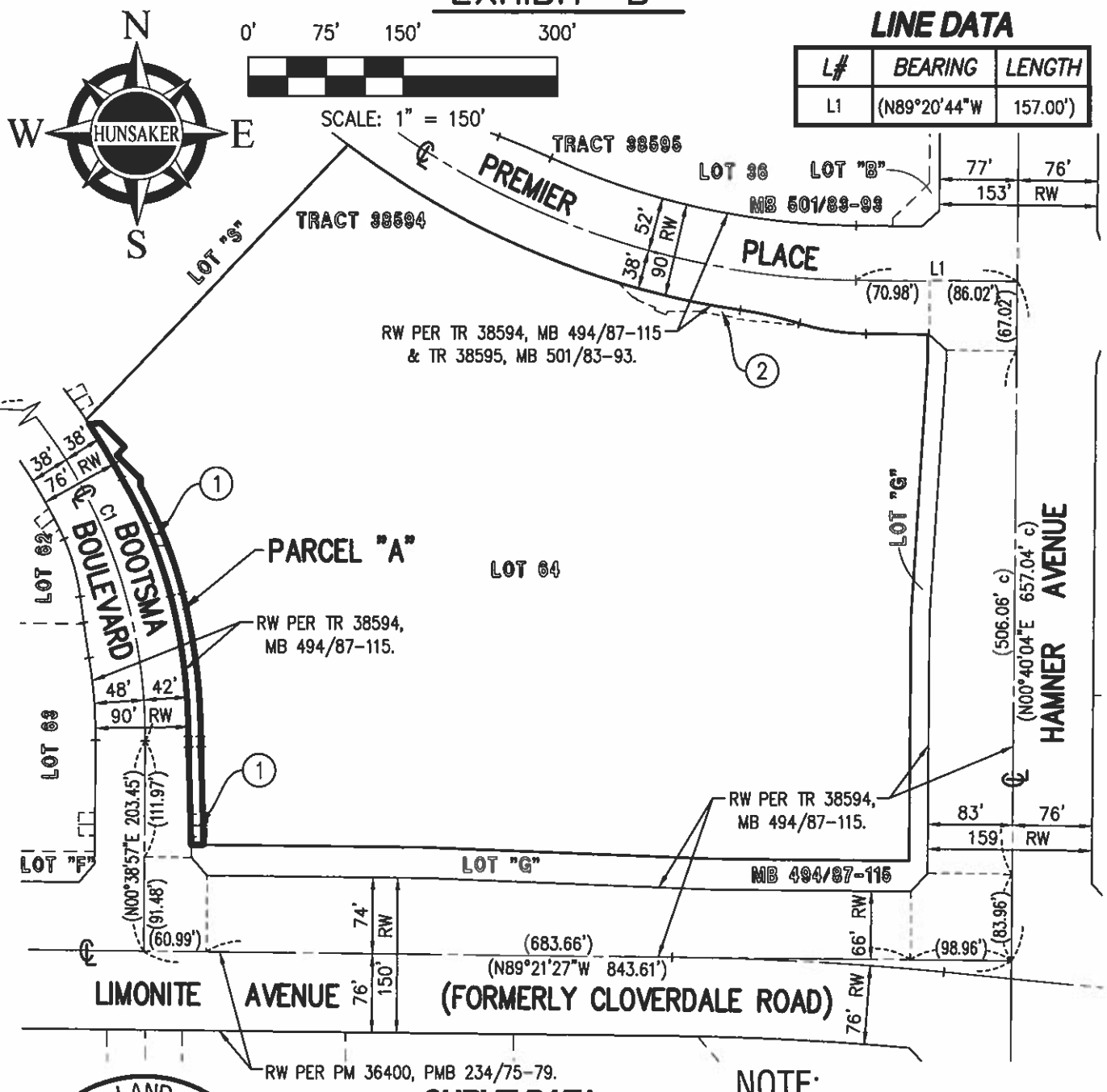
Containing: 5,151 Square Feet, more or less.

As shown on Exhibit "B", attached hereto and by this reference made a part hereof.

Date: MARCH 3, 2026

Robert N. Beuschlein, PLS 7874

EXHIBIT "B"



LINE DATA

L#	BEARING	LENGTH
L1	(N89°20'44"W	157.00')

CURVE DATA

C#	DELTA	RADIUS	LENGTH
C1	(90°00'00"	500.00'	785.40')

NOTE:

SEE SHEETS 4 THROUGH 6 FOR DELINEATION OF DEDICATION.
SEE SHEET 7 FOR EASEMENT NOTES.

LICENSED LAND SURVEYOR
ROBERT N. BEUSCHLEIN
No. 7874
STATE OF CALIFORNIA

3/3/26
DATE

ROBERT N. BEUSCHLEIN
PLS 7874

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO

LD2026-005 – S01

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

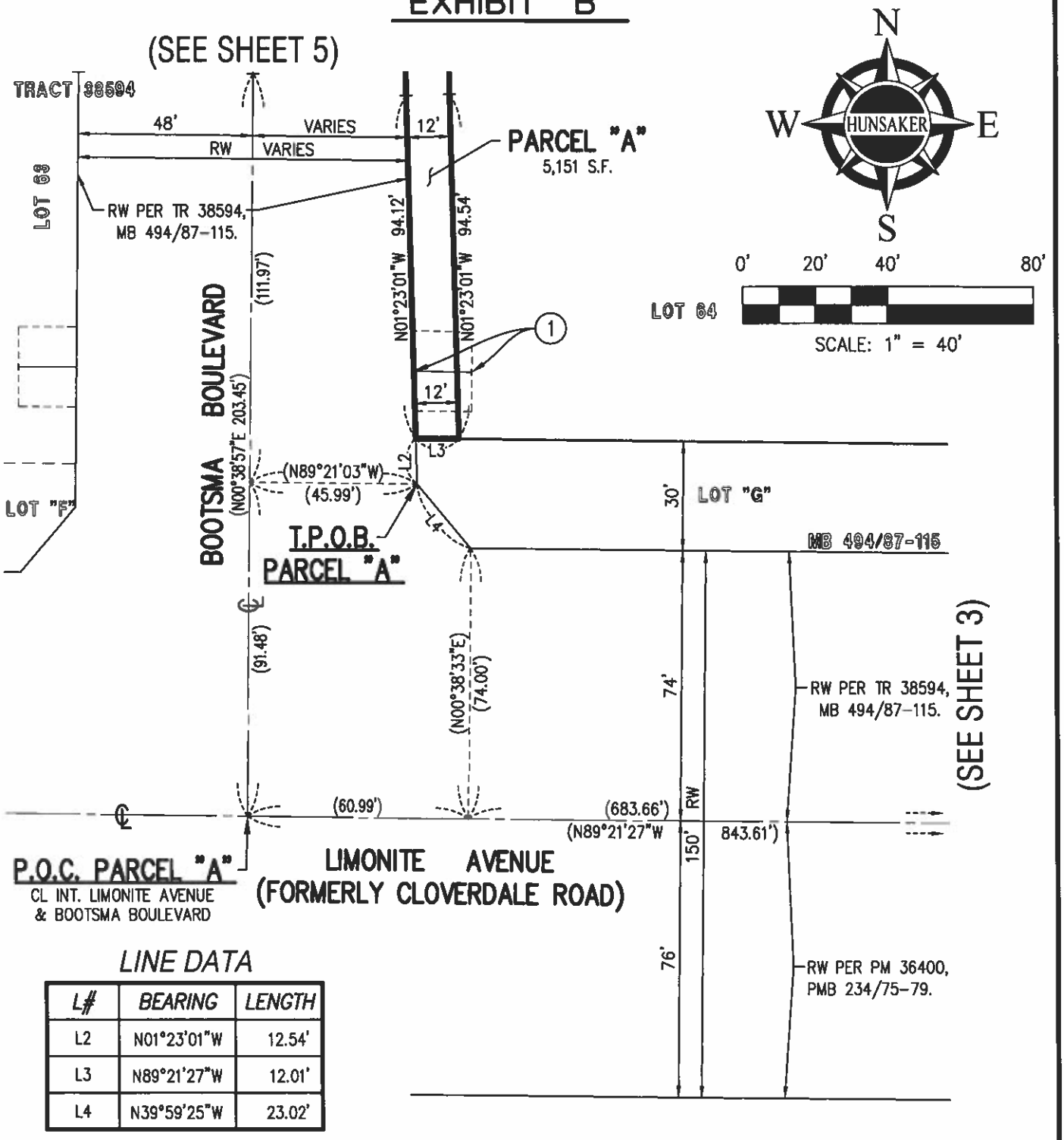
PREPARED BY	CHECKED BY	DATE	SHEET
R.Beuschlein		2/18/2026	SHEET 3 OF 7

H&A
HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: 1" = 150'

EXHIBIT "B"



LINE DATA

L#	BEARING	LENGTH
L2	N01°23'01"W	12.54'
L3	N89°21'27"W	12.01'
L4	N39°59'25"W	23.02'

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEETS 4 THROUGH 6 FOR DELINEATION OF DEDICATION.
SEE SHEET 7 FOR EASEMENT NOTES.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-005 – S02

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

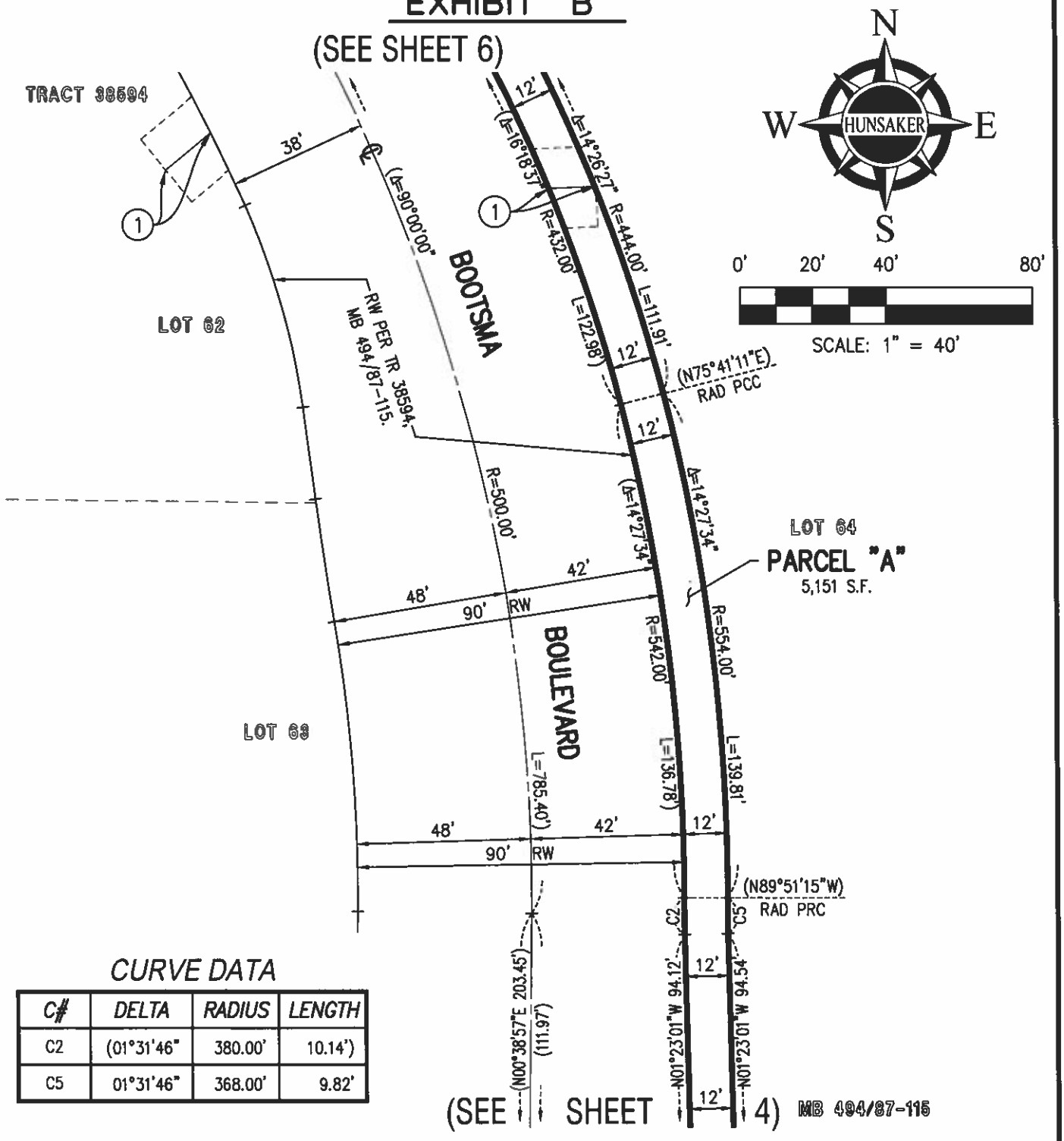
PREPARED BY	CHECKED BY	DATE	SHEET 4 OF 7
R.Beuschlein		2/18/2026	

HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: 1" = 40'

EXHIBIT "B"



CURVE DATA

C#	DELTA	RADIUS	LENGTH
C2	(01°31'46"	380.00'	10.14')
C5	01°31'46"	368.00'	9.82'

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEETS 4 THROUGH 6 FOR DELINEATION OF DEDICATION.
SEE SHEET 7 FOR EASEMENT NOTES.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-005 – S03

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

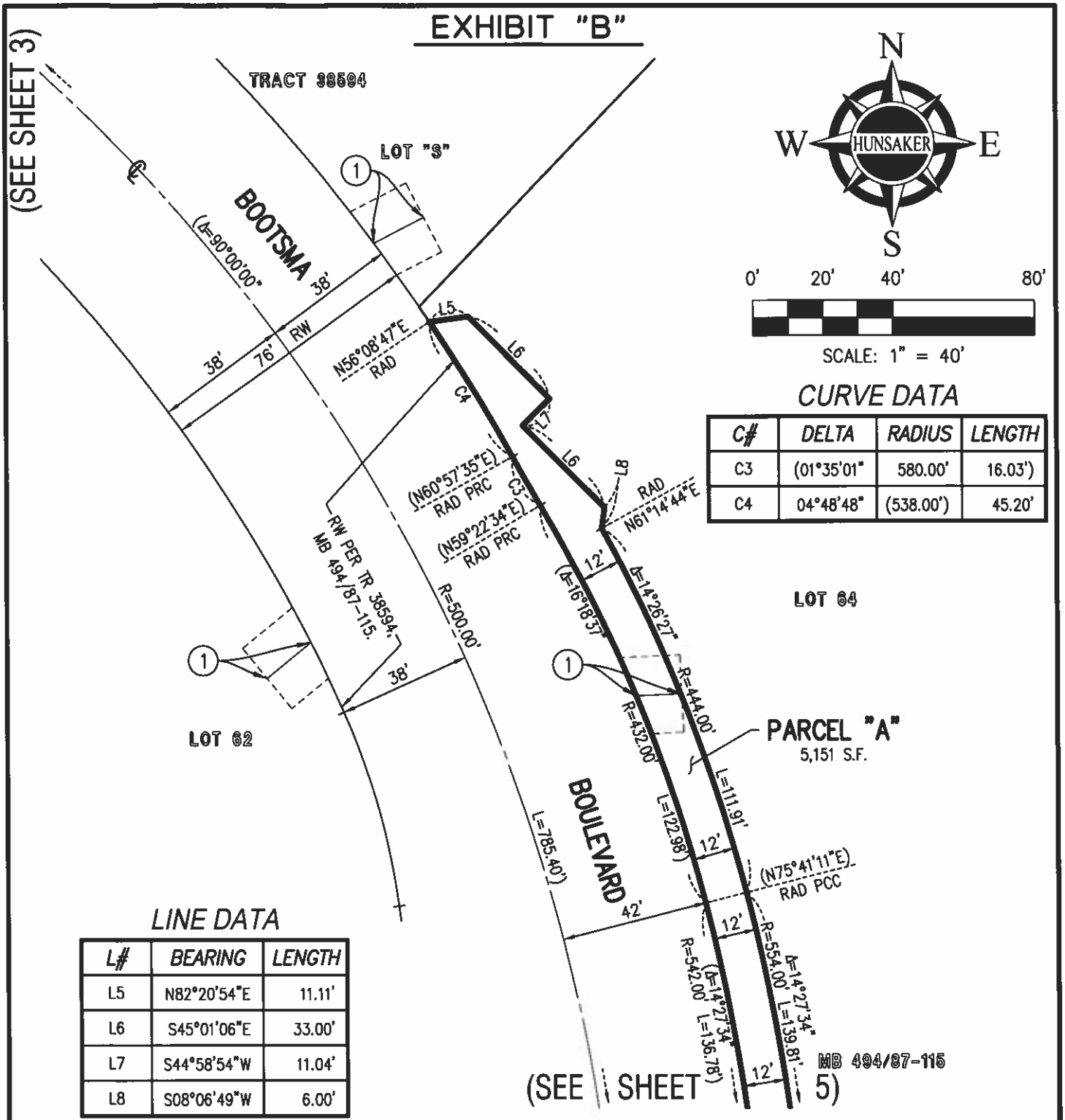
PREPARED BY	CHECKED BY	DATE	SHEET 5 OF 7
R.Beuschlein		2/18/2026	

HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: 1" = 40'

EXHIBIT "B"



CURVE DATA

C#	DELTA	RADIUS	LENGTH
C3	(01°35'01"	580.00'	16.03')
C4	04°48'48"	(538.00')	45.20'

LINE DATA

L#	BEARING	LENGTH
L5	N82°20'54"E	11.11'
L6	S45°01'06"E	33.00'
L7	S44°58'54"W	11.04'
L8	S08°06'49"W	6.00'

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEETS 4 THROUGH 6 FOR DELINEATION OF DEDICATION.
SEE SHEET 7 FOR EASEMENT NOTES.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-005 – S04

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

PREPARED BY	CHECKED BY	DATE	SHEET 6 OF 7
R.Beuschlein		2/18/2026	

H&A
HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X
SCALE: 1" = 40'

EXHIBIT "B"

EASEMENT NOTES:

(1) AN EASEMENT IN FAVOR OF CITY OF EASTVALE FOR PUBLIC DRAINAGE AND MAINENANCE PURPOSES PER TRACT 38594, AS FILED IN BOOK 494, PAGES 87 THROUGH 115, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER.

(2) AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 25, 2024, AS DOCUMENT No. 2024-0290198, OFFICIAL RECORDS IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER. SEE SHEET 3 OF 7.

NOTE:

SEE SHEET 3 FOR LOCATION OF DEDICATION.
SEE SHEETS 4 THROUGH 6 FOR DELINEATION OF DEDICATION.

CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
FRACTIONAL SECTION 24, T.2S., R.7W., JURUPA RANCHO LD2026-005 – S05

PUBLIC ROAD & PUBLIC UTILITY EASEMENT OVER A PORTION OF LOT "G" OF TRACT 38594, AS FILED IN BOOK 494, PAGES 87-115, OF MAPS, RIVERSIDE CO.

PREPARED BY	CHECKED BY	DATE	SHEET 7 OF 7
R.Beuschlein		2/18/2026	

HUNSAKER & ASSOCIATES IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 2749-70X

SCALE: N/A

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CONSENT CALENDAR
Agenda Item No. 11.9
April 22, 2026

Approval of Purchase Agreements for Promotional Items and Materials

Prepared By:

Mollie Corrao, Communications Officer

Recommended Action(s)

Staff recommends that the City Council:

1. Approve Purchase Agreement for promotional items with Promotethis! to provide as-needed city-branded promotional items and materials, in an annual not-to-exceed amount of $35,000 for an initial three-year period, with two additional one-year renewal options.
2. Authorize the City Manager to execute the agreement.

Summary

The City utilizes promotional items and branded materials to support community outreach, public awareness campaigns, and City-sponsored events. These materials help communicate key initiatives, enhance community engagement, and promote City services.

The proposed agreement with Promotethis! will allow the City to procure promotional items on an as-needed basis, ensuring timely availability of materials for events, programs, and outreach efforts.

Background

The Government Services Department coordinates a variety of outreach efforts, including community events, public education campaigns, and City programs. Promotional items such as branded giveaways, informational materials, and event supplies are used to enhance visibility and engagement.

These items are typically required on short notice and vary depending on the type of event or initiative. Establishing a purchase agreement allows the City to procure these materials efficiently without processing individual purchases for each need.

Analysis

On February 23, 2026, the City issued Invitation for Bids (IFB) No. 26-102CO on the City's website and online bidding system, PlanetBids. A total of three (3) bids were received by the bid closing date of March 31, 2026. After a comprehensive review of bids and required samples submitted, only one of the three bidders was deemed responsive. The two non-responsive bidders did not submit samples as required for evaluation purposes (quality and specifications review). The following is a summary of vendor participation and results:

- 23 Vendors notified
- 27 Vendors downloaded the bid packet
- 3 Bids received

Bid results are as follows:

Name of Bidder	Location	Base Bid Amount
Promotethis!	Huntington Beach, CA	$ 18,658.40
Zheng Commerce LLC	Miami, FL	$ 20,683.20
ORCA Printing & Design	Desert Hot Springs, CA	$ 27,079.10

Promotethis! was determined to be the lowest, responsive, responsible bidder. Staff recommends award of a contract to Promotethis! to ensure firm contract pricing for promotional items utilized for various City events and other business and community outreach events attended by City staff.

Environmental

Not applicable.

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

Not applicable.

Fiscal Impact

The total fiscal impact for this item is $175,000 over a five year period; annual fiscal year impact is $35,000. The fiscal year 2025-26 operating budget included adequate appropriations totaling $35,000 that are available to cover this (contract, agreement, purchase) in the General Fund, Communications, Community Promotion Account No. 100-260-6415. Appropriations for promotional items for the new fiscal year 2026-27 will be appropriated in June.

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment - Purchase Agreement for Promotional Items

PURCHASE AGREEMENT FOR PROMOTIONAL ITEMS

1. IDENTIFICATION OF VENDOR:

NAME: PROMOTETHIS!
ADDRESS: 3382 TEMPE DRIVE HUNTINGTON BEACH, CA 92649
CONTACT: HEIDI WERSTLER, HEIDI@PROMOTE-THIS.COM
PHONE: 714-345-2465

2. GOODS AND/OR EQUIPMENT. The goods and/or equipment ("Goods") to be provided by Vendor pursuant to this Purchase Agreement are described in Exhibit B, attached hereto and incorporated herein by this reference.

3. **COMPENSATION FOR SERVICES.** Vendor's total compensation for the Goods provided under this Purchase Agreement is $35,000.00 per fiscal year. Unless otherwise stated herein or the Contract Documents, all applicable taxes are included in the Purchase Agreement.

4. **SCHEDULE OF PERFORMANCE.** Vendor/Consultant shall deliver the Goods on an as-needed basis in accordance with the City's needs and available budget.

5. TERMS AND CONDITIONS.

(1) The agreement shall commence on July 1, 2026, and terminate on June 30, 2029, with the option for the City to grant up to two (2), one (1) year extensions. The following documents are incorporated by reference into this Purchase Agreement and together with this Purchase Agreement are referred to as the "Contract Documents": Invitation for Bid No. 25-102CO, Vendor's Bid in response to Invitation for Bid No. 25-102CO, all referenced specifications, details and appendices, the general terms and conditions attached hereto as Exhibit A, and the description and price of the Goods attached hereto as Exhibit B.

(2) The Purchase Agreement number must appear on all invoices and correspondence.

(3) Changes made to printed Terms and Conditions of this Purchase Agreement or any of the Contract Documents are null and void unless approved in writing by the City of Eastvale ("City").

(4) By executing this Purchase Agreement, Vendor affirms that it has read, negotiated, and expressly accepts all terms incorporated herein.

_____	City of Eastvale
Vendor	City
_____ _____	_____
Signature Date	Signature Date
_____	_____
Print Name & Title	Print Name & Title

Exhibit A
General Terms and Conditions

1. Acceptance. By accepting this Purchase Agreement, Vendor agrees to comply with these Terms and Conditions. City does not agree to any proposed additions, alterations, modifications, or deletions to this Purchase Agreement by Vendor unless agreed to in writing by both Vendor and City as described herein. Vendor shall sell, provide and deliver, and City shall purchase, the goods, materials, and/or equipment described in this Purchase Agreement, including any attached specifications ("Goods"). Goods must comply with the Contract Documents.

2. Delivery. Vendor's carrier shall deliver Goods at the location identified by the City in the Contract Documents. Vendor shall pay all freight costs unless otherwise noted in the Contract Documents and set forth in the purchase price. Time is of the essence for the shipment or delivery of Goods and Goods shall be delivered no later than the date set forth on the Purchase Agreement.

3. Compliance with Law. Vendor shall have full and exclusive responsibility for compliance with all applicable federal, state and local laws, rules, regulations, ordinances or requirements pertinent to its employees, the sale of the Goods, and the methods and procedures in connection with the work under this Purchase Agreement including obtaining, at its sole cost and expense, all licenses, permits and approvals required by law.

4. Risk of Loss. Vendor warrants title to all Goods sold to City and Vendor shall bear the risk of loss of or damage to Goods until such time as City takes actual possession of Goods by moving them from the point of delivery, or at the point of delivery if such items will not be moved.

5. Substitutions. No substitution will be permitted without the written consent of City. If Vendor proposes any substitution, Vendor guarantees that the substitution is equal in quality, capacity, durability, ease of maintenance, and ease of installation to the Goods originally specified.

6. Changes. City, by written order, may delete Goods to be supplied under this Purchase Agreement, and the Purchase Agreement price will be equitably reduced. City, by written order, may order an increase in Goods to be supplied, and the Purchase Agreement price will be equitably increased. If unit prices are stated, the reduction or increase shall be calculated at the unit prices stated in the Purchase Agreement. If no unit prices are stated, Vendor shall promptly, at the request of City, quote prices, and City shall promptly accept or reject the quote.

7. Inspection and Testing. All Goods will be subject to final inspection and approval after delivery; payment will not constitute final acceptance. Vendor at its cost shall remove and replace any Goods that City designates as nonconforming or defective.

8. Indemnification. Vendor agrees to indemnify and hold City harmless and defend (with counsel acceptable to City), City and its officers, agents, employees and volunteers, from and against any and all actions, suits, claims, judgments, attorney's fees, costs, damages to persons or property, losses, penalties, obligations, expenses or liabilities that arise out of or relate to the negligence, recklessness, or willful misconduct, errors or omissions of Vendor, its employees, agents, representatives or subcontractors in the performance of this Purchase Agreement; however, this indemnity does not apply to liability arising from the sole negligence or willful misconduct of City or City's agents who are directly responsible to the City, or to the extent caused by the active negligence of City. These indemnification provisions are independent of, and shall not in any way be limited by, the insurance requirements of this Purchase Agreement and shall survive the expiration of this Purchase Agreement.

9. Warranty. Vendor warrants that all Goods and related services to be supplied under this Purchase Agreement are sufficient for the purpose intended; that all Goods and related services will conform to the specifications, drawing samples or other descriptions specified by the City; that the Goods are new, merchantable, good quality and free from defects (whether patent or latent) in material and workmanship; that all workmanship and Goods to be provided are of the best grade and quality; and, that it has good and clear title to all Goods to be supplied by it and the same are free and clear from all liens, encumbrances and security interests. For a period of one year after delivery of the Goods, Vendor shall at its own expense replace or repair defective Goods at the request of City. This warranty provision shall be in addition to any manufacturer warranties or other warranties set forth in the specifications, quote, or proposal, if any.

10. Payment. Unless otherwise specified the proposal or quote accepted by the City, payment will be made after delivery or receipt of Goods and invoice within thirty (30) days, except as to any charges which are disputed by City. City may withhold 10% of the price until the Goods are installed, tested, and operating (if applicable). The Vendor must separately state on all invoices any taxes imposed by the local, state or federal state government applicable to furnishing of Goods; provided, however, where a tax exemption is available, the tax must be subtracted from the total price and identified.

11. Termination. City may terminate all or any portion of this Purchase Agreement at any time prior to the delivery of Goods, with or without cause, by giving Vendor written notice. Cancellation or termination shall become effective immediately upon the giving of notice by personal delivery or mail. In the event of breach of the Purchase Agreement by Vendor, City may terminate the Purchase Agreement immediately without notice, may reduce payment to the Vendor in the amount necessary to offset City's resulting damages, may procure substitute goods or services at Vendor's expense, and/or may pursue any other available recourse against Vendor. Vendor may terminate this Purchase Agreement for cause at any time upon thirty (30) days' written notice.

12. Assignment. Except as expressly stated in the Purchase Agreement, Vendor shall not contract with any other entity to perform in whole or in part the services required under the Purchase Agreement without the express written approval of the City. Neither the Purchase Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City.

13. Waiver. The waiver at any time by any party of its rights with respect to a default or other matter arising in connection with this Purchase Agreement shall not be deemed a waiver with respect to any subsequent default or matter. No payment by City to Vendor shall be considered or construed to be an approval or acceptance of any defective goods or any other breach or default.

14. Insurance. Prior to undertaking performance of work under this Contract, Vendor shall maintain and shall require its subcontractors, if any, to obtain and maintain insurance as described below:

Commercial General Liability Insurance – the Vendor shall maintain commercial general liability insurance as broad as Insurance Services Office (ISO) CG 00 01 which shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting there from, and damage to property, resulting from any act or occurrence arising out of Vendor's operations in the performance of this Contract, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: $1,000,000 per occurrence, $2,000,000 in the aggregate, and $1,000,000 products and completed operations aggregate. The policy shall allow and be endorsed as primary and not seek contribution from the City's coverage. The policy(s) shall provide and be endorsed to include, the City, its officers, officials, employees, agents, and volunteers as additional insureds on ISO form CG 20 10 (or equivalent) for ongoing operations, and, for construction or service agreements, ISO form CG 20 37 (or equivalent) for completed operations. Coverage shall provide and be endorsed to include a waiver of subrogation in favor of the City and its officers, officials, employees, agents, and volunteers. Any failure to comply with reporting provisions of the policies by Vendor shall not affect coverage provided to the City. Coverage shall state that Vendor'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.

Business Automobile Liability Insurance, or equivalent form, shall be maintained by the Vendor with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles as well as uninsured motorist coverage with a combined single limit of not less than $1,000,000each accident. If the Vendor's business/company does not own any automobiles, coverage for hired and non-owned autos shall be provided. The policy shall provide and be endorsed that the City, its officers, officials, employees, agents, and volunteers are included or named as additional insureds. The policy shall provide and be endorsed to include a waiver of subrogation in favor of the City, its officers, officials, employees, agents, and volunteers.

Worker's Compensation Insurance – in accordance with the provisions of Section 3300 of the Labor Code, Vendor is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Contract, Vendor agrees to obtain and maintain any employer's liability insurance with limits not less than $1,000,000 each accident or disease. The policy shall provide and be endorsed to include a waiver of subrogation in favor of the City, its officers, officials, employees, agents, and volunteers.

The following requirements apply to the insurance to be provided by Vendor pursuant to this section:

· Vendor shall maintain all insurance required above in full force and effect for the entire term of contract
· Certificates of insurance and endorsements shall be furnished to the City upon execution of this Agreement and shall be approved by the City
· Certificates and policies shall state that the policies shall not be canceled or reduced in coverage or changed in any other material aspect without thirty (30) days prior written notice to the City. If a carrier will not provide the required notice of cancellation, the Vendor shall provide written notice to the City of a cancellation no later than five (5) business days before cancellation.

If Vendor fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City's election, to forthwith terminate this Contract. Such termination shall not affect Vendor's right to be paid for services satisfactorily provided in accordance with this Contract prior to notification of termination. The Vendor waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

15. Attorneys' Fees. 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.

16. Governing Law; Venue. This Purchase 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.

17. Integration. This Purchase Agreement constitutes the sole, final, complete, exclusive and integrated expression and statement of the terms of this agreement among the parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, either oral or written, that may be related to the subject matter of this Purchase Agreement, except those other documents that are expressly referenced.

Exhibit B
Description and Prices of Goods

Vendor shall furnish custom-branded promotional items to the City of Eastvale on an as-needed basis. See next page for listing of core promotional items and their pricing.

City of Eastvale
Promotional Items (IFB 26-102CO)
Promotethis! Bid Pricing

STANDARD ITEMS				Promotethis! Huntington Beach, CA	
Item #	**Description**	**UOM**	**QTY**	**Unit Price**	**Line Total**
1	Pens, Opaque, plastic barrel Retractable Medium-point, black or blue ink	EA	1800	$0.29	$522.00
2	Sticky Notes, 25 sheets Adhesive to top 3" edge Size: 2-7/8" H x 3" W	EA	1000	$0.37	$370.00
3	Lightly-scented hand sanitizer gel Active Ingredient: 62% Ethyl Alcohol Packaging Material: Plastic bottle and plastic cap Closure: Screw-on cap with flip-top opening Aluminum carabiner attachment Back label includes drug facts and ingredients Size: 4" H x 1-1/4" W Volume: 1 fl. oz.	EA	330	$1.75	$577.50
4	Refresh Clutch Water Bottle with Flip Lid - 20 oz. Bottle: Recycled #1 PET plastic Lid: #5 PP plastic Closure: Screw-on lid with flip up drink opening Finger grips design All parts BPA free Capacity: 20 ozWidth: 7.30 Height: 2.20	EA	525	$2.05	$1,076.25
5	Protector Hand Sanitizer - 1 oz. Hand sanitizer gel Active Ingredient: 62% Ethyl Alcohol Packaging Material: Plastic bottle and plastic cap Closure: Screw-on cap with flip-top opening Back label includes drug facts and ingredients Size: 2-3/4" H x 1-1/2" W x 7/8" D Volume: 1 fl. oz.Length: 9.50 Width: 7.30 Height: 2.20	EA	350	$0.81	$283.50
6	2-in-1 Mini Travel Kit, Material: Plastic Collapsible design Pop-out hairbrush with plastic bristles Shatter-resistant mirror Size: 2-1/4" Dia, closed	EA	215	$1.75	$376.25
7	Lip Moisturizer Ball, Vanilla lip moisturizer Packaging Material: Plastic case and plastic cap Closure: Screw-on cap Wrap label includes ingredients Size: 1-1/2" Dia Net Weight: 0.3 oz.	EA	600	$1.05	$630.00
8	Payson Mini Tote Color: Assorted Material: 80gsm non-woven polypropylene Handles: Dual 18" length Size: 12" H x 9" W x 4-1/2" D	EA	950	$1.25	$1,187.50
9	Micro Sticky Book, Paper wrapped hard cover 50 sheets of yellow 3" x 2" adhesive notes 25 sheet assorted neon 1-3/4" x 1/2" adhesive flags Size: 3-1/4" H x 2-1/8" W x 1/2" D	EA	315	$1.91	$601.65
10	Polypropylene Sportpack - 24 hrItem Weight: 0.40 lbs. Material: 80gsm non-woven polypropylene Dual draw cord shoulder straps Reinforced corners with metal grommets Size: 17-1/2" H x 14-1/2" W	EA	200	$1.51	$302.00
11	1 oz. Tropical SPF 30 Sunscreen Tropical scented sunscreen lotion Sun Protection Factor: SPF 30 Broad Spectrum protects against UVA/UVB rays Active Ingredients: Avobenzone 3%, Homosalate 10%, Octisalate 5%, Octocrylene 8% Packaging Material: Plastic bottle and plastic cap Closure: Screw-on cap with flip-top opening Back of label includes drug facts and ingredients Size: 3-1/4" x 1-1/4" Dia Volume: 1 fl. oz.Height: 2.20	EA	300	$1.80	$540.00
12	Bandage Dispenser - Translucent - Natural, Includes five 3/4" H x 3" W bandages Dispenser material: Plastic Dispenser size: 1-5/8" H x 4-3/16" W x 3/8" D	EA	750	$0.75	$562.50
13	Confetti Stadium Cup, Cup: #5 PP Plastic Random confetti color accents in mold of cup Capacity: 17 oz BPA free	EA	1200	$0.87	$1,044.00
14	Small Tissue Packet, Packaging material: Plastic film Includes ten 3-ply tissues Size: 3" H x 2-1/8" W x 7/8" W	EA	375	$0.75	$281.25
15	Scratch Pad, To do checklist printed on every page Bound to 4" top edge Cardboard backer Size: 6" H x 4" W	EA	400	$0.85	$340.00

Item #	Description	UOM	QTY	Unit Price	Line Total
16	Mini Highlighter Boxed Set Set includes 4 compact highlighters Triangular, opaque, plastic barrels Cap-off Chisel-tip, highlighter color matches barrel color Case Size: 2 3/4" x 3" x 3/4"	EA	375	$1.83	$686.25
17	Value Playing Cards with Case Paper playing cards Plastic carrying case Bridge-size Colored back with classic white diamond checkered pattern Case Size: 3-3/4" H x 2-3/4" W x 7/8" D	EA	750	$1.97	$1,477.50
	Subtotal				$10,858.15
	SPECIALTY ITEMS				
18	Push Pop Ball Material: Silicone Easy-to-squeeze design Bubbles push in Squeeze to pop bubbles out Size: 2-1/2" Diameter"	EA	150	$2.05	$307.50
19	Mini Grip Tape Measure Tape Length: 3' metal tape Measurements: Inches, feet, metric Push-button retraction Metal split ring attachment Size: 1-1/2" x 1-5/8" x 1/2"	EA	200	$0.75	$150.00
20	Stress Reliever - Baseball, Material: Foam Size: 2-1/2" Diam.	EA	1000	$1.05	$1,050.00
21	Mini Hot/Cold Pack - Cow, Material: Vinyl case with gel beads Reusable Can be used hot or cold Instructions printed on back Cow graphic comes as standard Size: 3-1/8" x 4-3/4" W	EA	100	$1.89	$189.00
22	Stress Reliever - Cow, Material: Foam Size: 3-1/2" H x 4-1/4" W x 2" D	EA	225	$1.93	$434.25
23	First Down Mini Foam Football, Material: Textured foam Size: 5" Long, 6" along arc	EA	880	$1.95	$1,716.00
24	Colored Pencil & Sharpener Set - Full Color, Material: Wood pencils in a cardboard tube with plastic cap Colors: Light Blue, Dark Blue, Purple, Plum, Pink, Red, Orange, Yellow, Dark Green, Green, Black and Brown. Pre-sharpened pencils Includes pencil sharpener Size: 4" H and 1-3/8" Dia; Pencils: 3-1/4" long	EA	515	$1.85	$952.75
25	Heathered First Aid Kit Kit includes Four 3/4" H x 3" W bandages Two 3/8" H x 1-1/2" W junior bandages 2" H x 3" W adhesive pad Two first aid creams; 1/32 oz. each Antimicrobial hand wipe; Ethyl Alcohol 66.5% Ibuprofen; 200mg, two tablets Pouch Pouch Material: 300D polyester Split ring attachment Pouch Size: 4-3/8" H x 4-1/8" W	EA	450	$2.45	$1,102.50
26	Aztec Mug, Material: Ceramic Matte black exterior with contrasting colored interior Handle: D-shaped handle Capacity: 11 oz	EA	180	$3.25	$585.00
27	Rectangle Luggage Tag - 2" x 3-1/2" - Opaque Material: Vinyl Area to write your contact information on back panel Flexible plastic loop attachment Size: 2" H x 3-1/2" W x 3/16" D	EA	250	$1.19	$297.50
28	Dart Rocket, Material: Foam Size: 2" H x 6-1/2" W	EA	425	$2.39	$1,015.75
				Subtotal	$7,800.25
				BASE BID TOTAL *(Standard plus Specialty)*	***$18,658.40***

CITY OF EASTVALE

AGENDA STAFF REPORT

City Council Meeting
CITY COUNCIL BUSINESS
Agenda Item No. 13.1
April 22, 2026

Fiscal Year 2026-27 Preliminary Budget Workshop

Prepared By:
Amanda Wells, Finance Director/City Treasurer

Recommended Action(s)
Staff recommends that the City Council discuss and provide direction to staff on General Fund and Fire Fund department budget proposals for the Preliminary Fiscal Year 2026-27 budget.

Summary
A workshop will be conducted wherein staff will present to the City Council revenues and expenditure estimates related to General Fund and Fire Fund services. Departments will present City Manager recommended budget proposals for the next fiscal year. Although the Capital Improvement Plan will be discussed under a separate item, Capital Improvement Plan impacts to the General Fund will be discussed.

Background
The Fiscal Year 2029-27 Preliminary Budget Workshop will focus primarily on General Fund and Fire Fund services. At this budget workshop, staff will present information relating to levels of service and the anticipated changes, including additional requests, from the prior year budget.

Finance will present preliminary budget figures including a total General Fund overview with projected revenue sources and overall expenditure categories. Staff will present information relating to costs, and new proposals for General Fund services provided by the City Manager, Human Resources, and Risk Management, Economic Development, Community Services and Recreation, Community Development Department, Community Safety and Technology, Government Services, Finance, and Public Works. Police services are provided by the Riverside County Sheriff and funded by the General Fund and will be included in the department presentations. Finance will then present

fund balance projections, and a preliminary five year forecast.

Fire services are provided by Cal Fire through a contract with Riverside County. Fire services are funded by restricted property tax revenues. These revenues are considered General Fund revenues, however the funds are presented in a special revenue fund due to restrictions placed on the funding by Riverside County. Finance will present a Fire Fund overview and staff will present information relating to services and proposals for the new fiscal year. Finance will also present fund balance projections and a preliminary five year forecast for the fire fund.

Staff from the City, Riverside County Fire, and Riverside Sheriff will be on hand to hear ideas, concerns, issues, and desires related to the Preliminary Fiscal Year 2026-27 Budget.

Environmental

Not Applicable.

Strategic Plan Action - Priority Level: 3 | Target #: 5 | Goal #: 8

Financial Planning: Ensure that City revenues align with expenditures.

Fiscal Impact

At this time, reviewing budget proposals and projected revenues and expenditures for the Fiscal Year 2025-26 budget will not have a fiscal impact.

Prior City Council/Commission Action

This is the first presentation of Fiscal Year 2026-27 projected revenues, priorities, and goals.

Attachment(s)

Attachment 1 - Preliminary Budget Workshop Presentation

CITY OF EASTVALE
HUMBLE | CARING | DRIVEN

Fiscal Year 2026-27 Preliminary Budget Workshop

April 22, 2026

Agenda Item No. 13.1

City Staff

Introduction

City Manager, Mark Orme

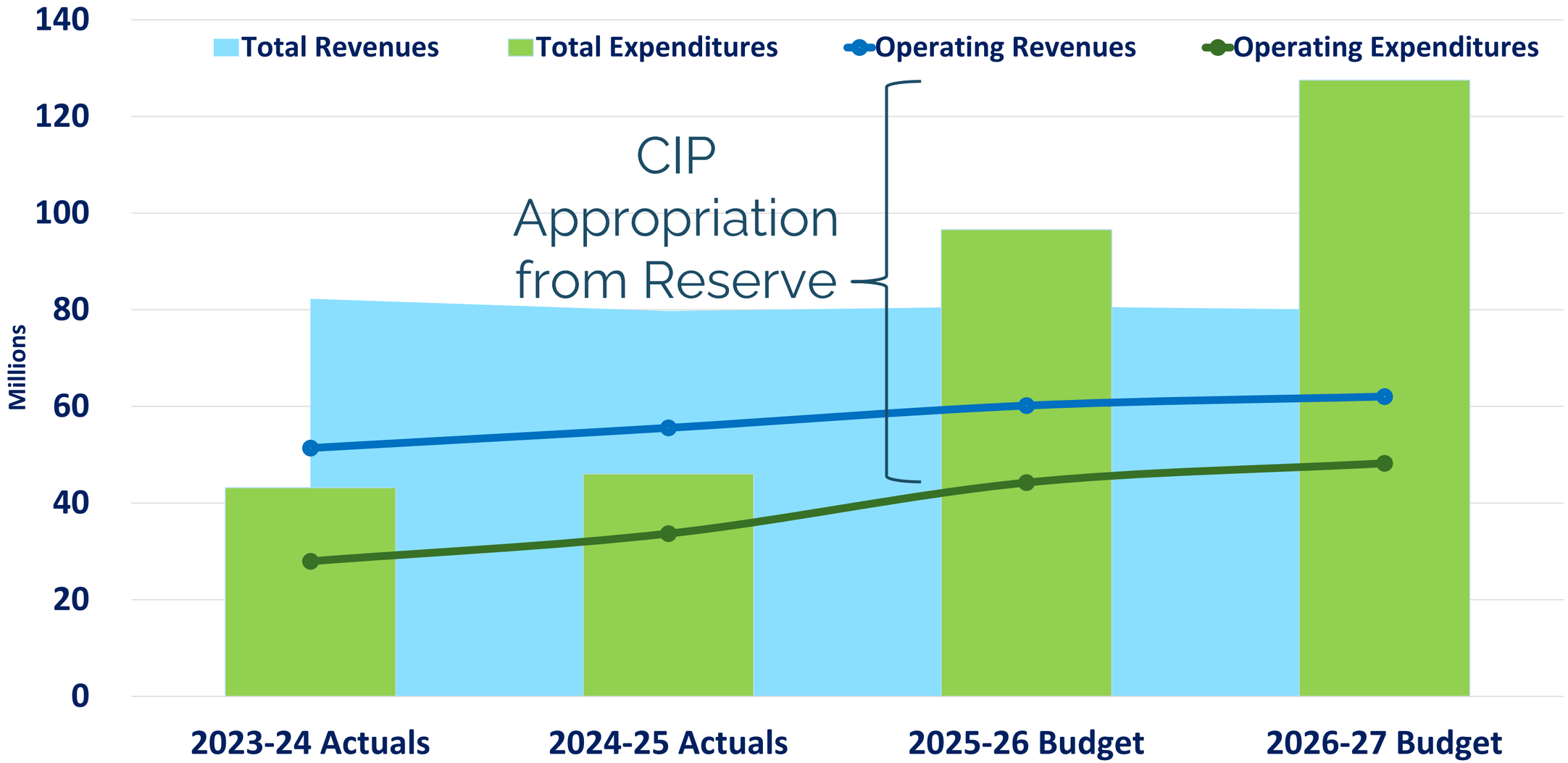
Preliminary Budget Workshop Agenda

1. **General Fund**
   - Budget Overview
   - Revenue Categories
   - Expenditure Categories
     - Department Detail & Presentations
     - Authorized Position Summary
   - Fund Balance
   - Five Year Projection
2. **Fire Fund**
   - Revenues, Expenditures & Projected Fund Balance
   - Five Year Projection

2026-27 Budget Overview

General Fund Total Budget (Excludes Transfers)			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Revenues	80,186,160	79,433,460	(752,700)
Expenditures	44,914,312	48,344,249	3,429,937
Surplus (Deficit)	**35,271,848**	**31,089,211**	
Transfer In	507,811	507,811	0
Transfer Out (Appropriation from Reserve)	51,648,708	79,161,910	27,513,202

2026-27 Budget Overview



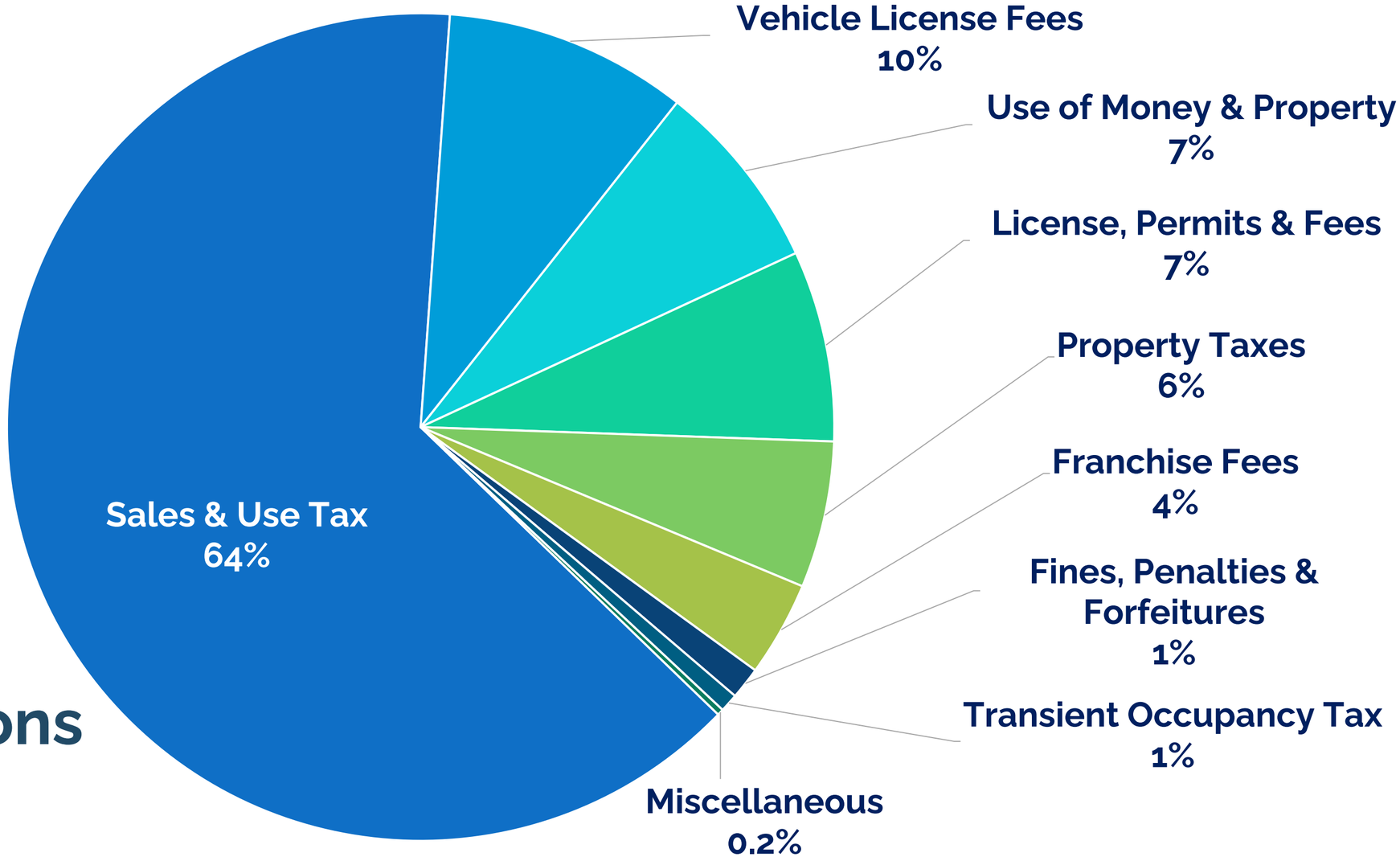
2026-27 General Fund Revenue Budget

$79,433,460

*excludes transfers

General Fund Revenue Budget

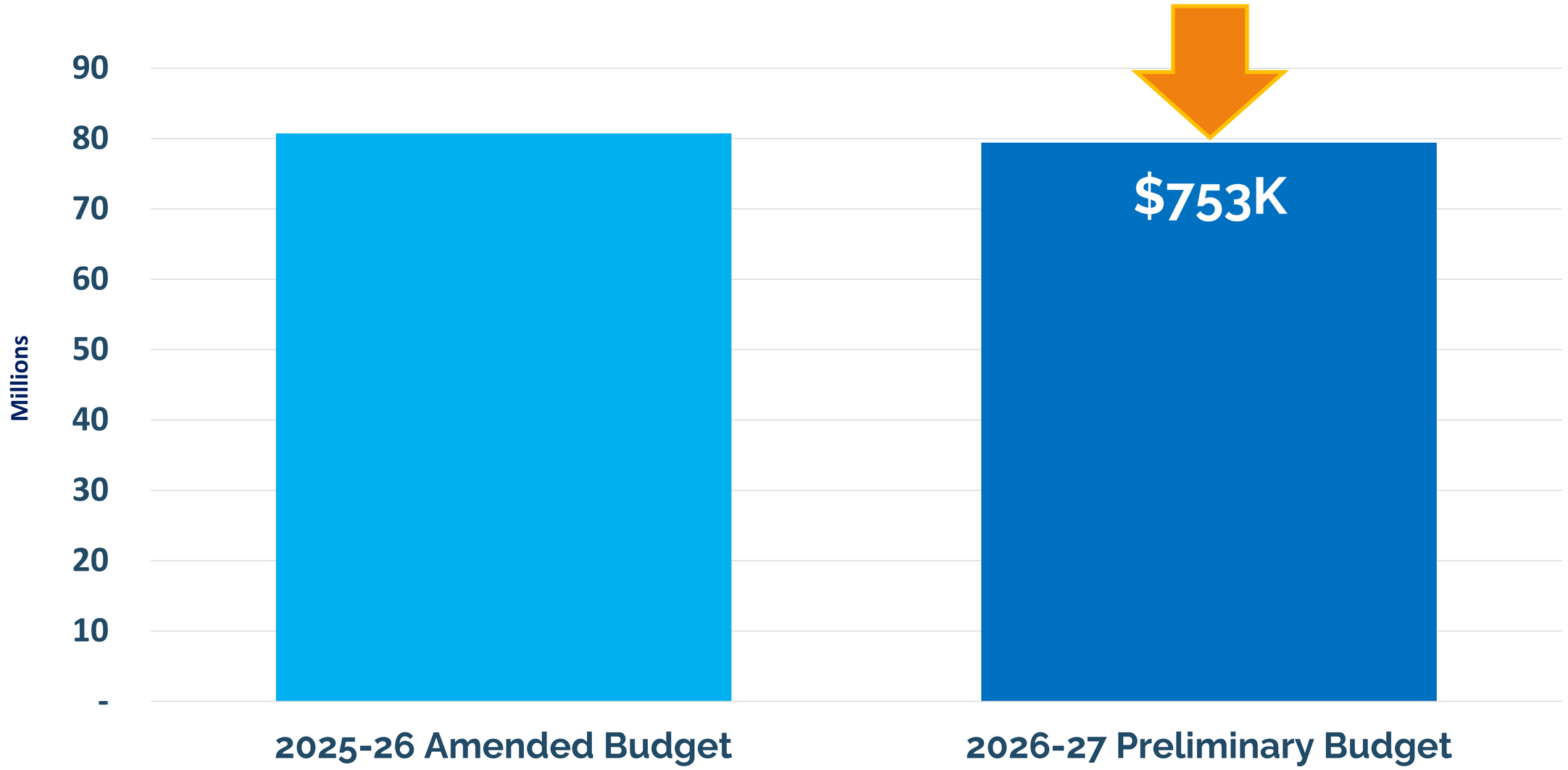
Revenue Category Breakdown, Net Transfers



$753K Decrease to revenue appropriations

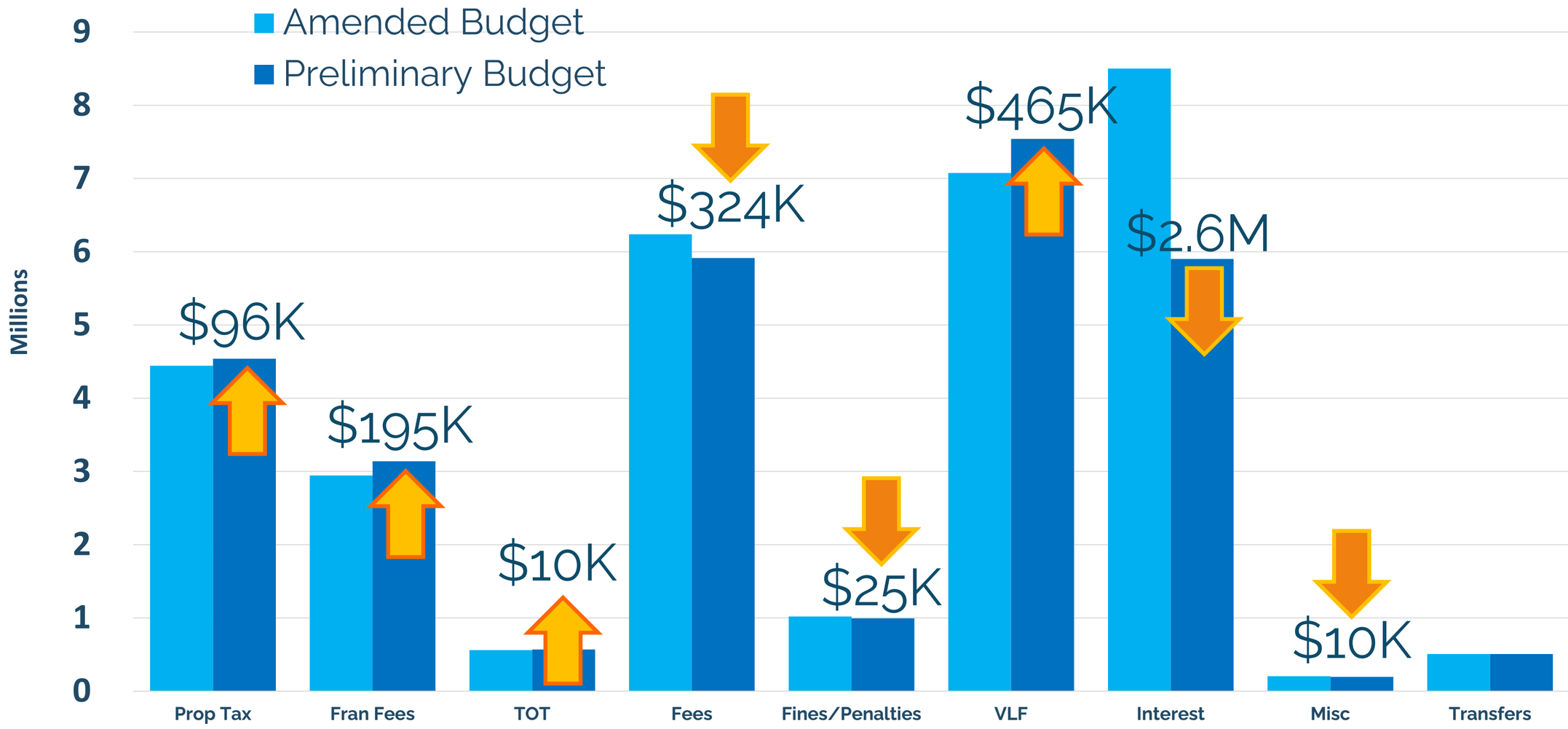
General Fund Revenue Comparison

All Revenues: 2025-26 Amended Budget to 2026-27 Preliminary Budget



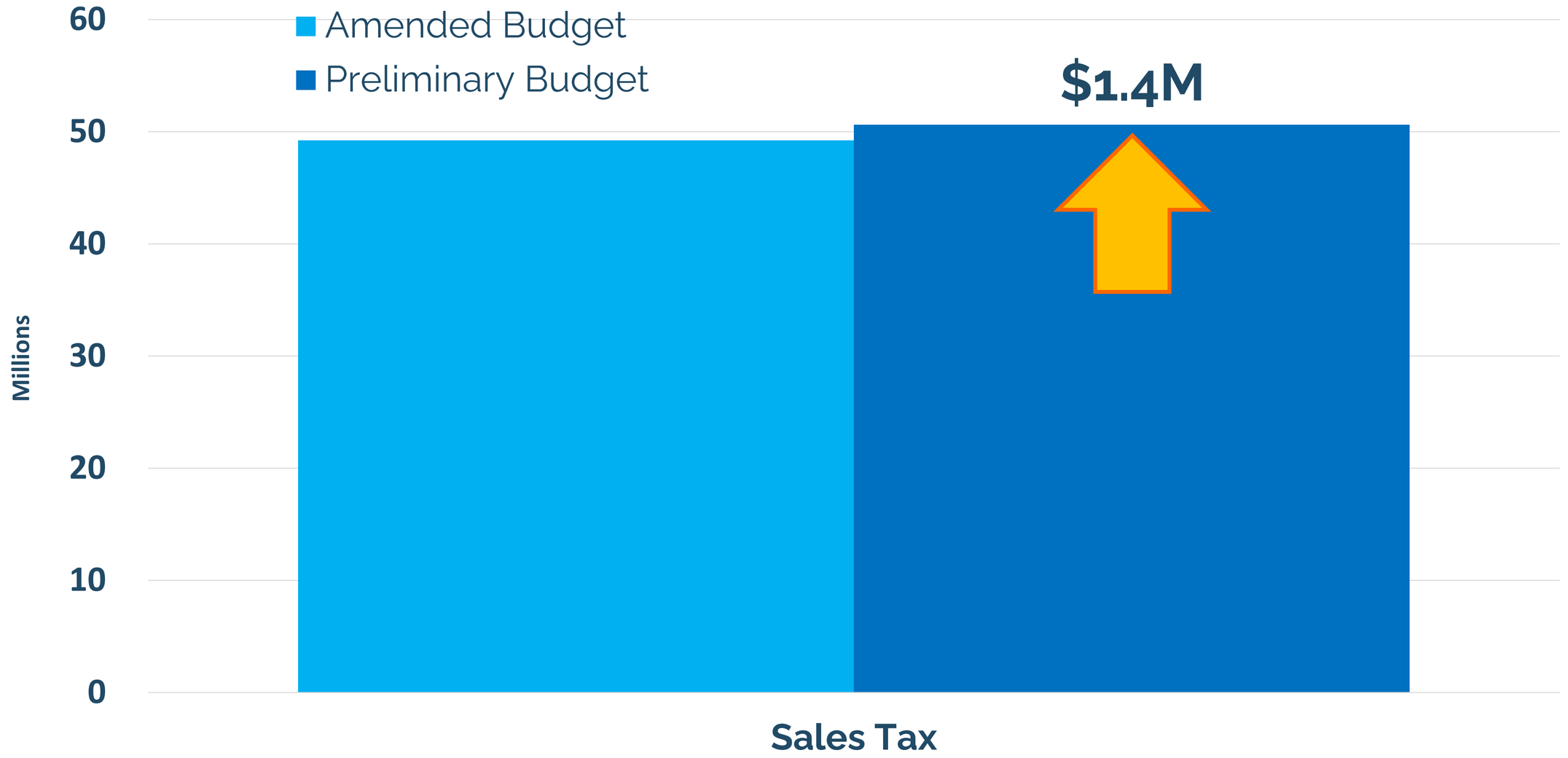
General Fund Revenue Budget

Revenue Categories: 2025-26 Amended Budget to 2026-27 Preliminary Budget



General Fund Revenue Budget

Sales Tax: 2025-26 Amended Budget to 2026-27 Preliminary Budget



General Fund Revenue Assumptions

- **Sales Tax – HdL Projection**
  - **Assumes 3% increase to operating and non-operating sales tax**
    - Full year Walmart included
  - **Unknown how international affairs & economy will affect consumer activity**

Calendar Quarter 4 2024 versus Quarter 4 2025			
Category	**Riverside County**	**San Brdo County**	**So California**
Fuel & Service Stations	-4.8%	-10.7%	-5.0%
General Consumer Goods	-1.0%	-0.5%	-0.4%
Food and Drugs	-4.1%	-7.5%	-5.7%
Building & Construction	-4.9%	0.5%	-1.0%
Restaurants & Hotels	-0.5%	2.2%	5.1%

General Fund Revenue Assumptions

- **Property Tax – HdL Projection**
  - 2% increase, based on property valuation
    - Includes new residential, no new commercial
- **Motor Vehicle License Fees – HdL Projection**
  - 7% increase, based on property valuations
- **Transient Occupancy Tax**
  - 2% increase
  - Offset by TOT Sharing Agreement

General Fund Revenue Budget

Category	2025-26 Amended Budget	2026-27 Preliminary Budget	Change
Sales & Use Tax	49,200,000	50,640,000	1,440,000
Vehicle License Fees	7,075,000	7,540,500	465,500
License, Permits, Fees	6,237,300	5,912,900	(324,400)
Use of Money & Property	8,500,000	5,900,000	(2,600,000)
Property Tax	4,443,800	4,540,000	96,200
Other Categories	4,730,060	4,900,060	170,000
Total Net of Transfers	**80,186,160**	**79,433,460**	**(752,700)**
Transfers In	507,811	507,811	0
Grand Total	**80,693,971**	**79,941,271**	**(752,700)**

2026-27 General Fund Expenditure Budget

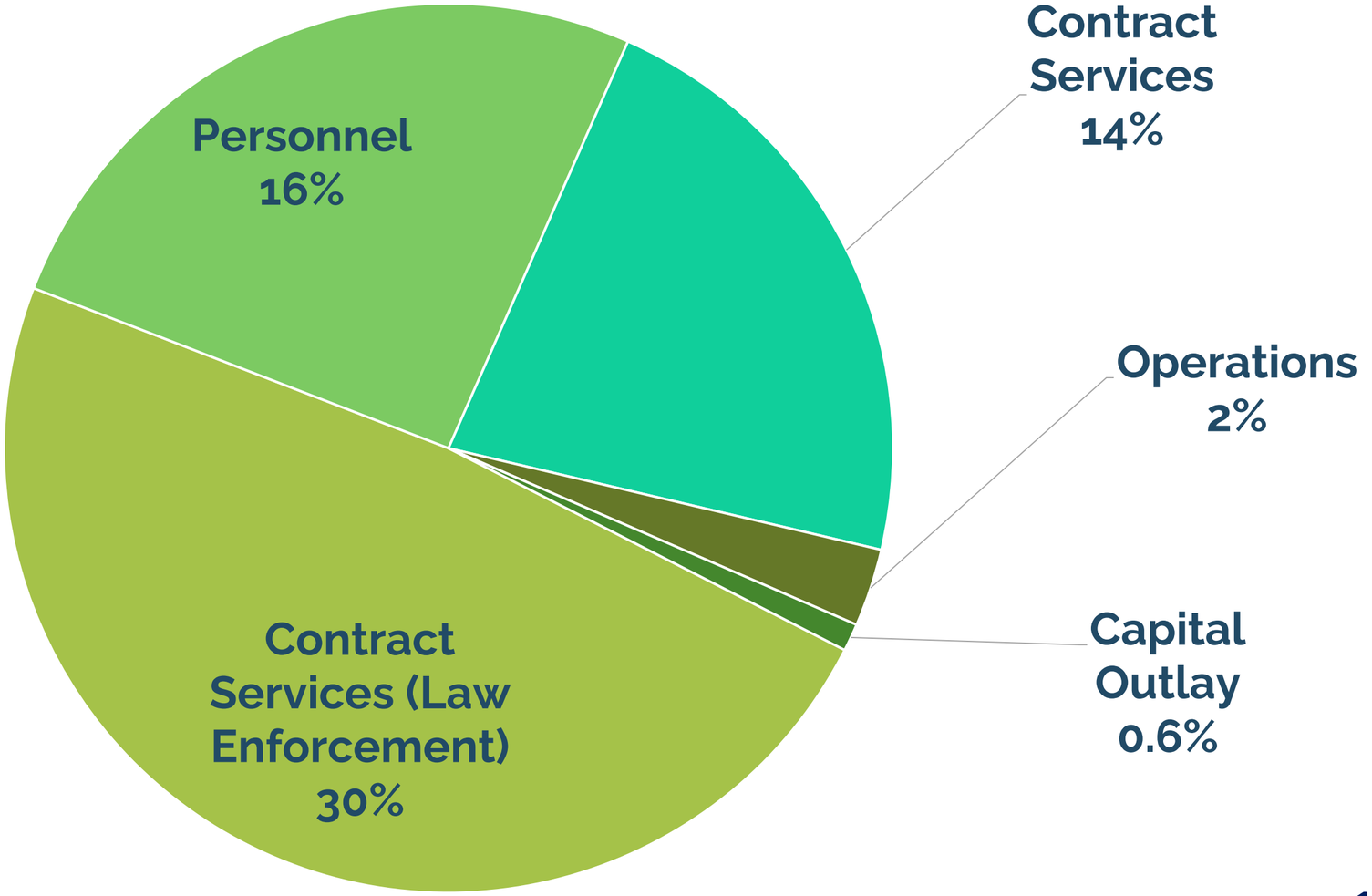
$48,344,249

*excludes transfers

General Fund Expenditure Budget

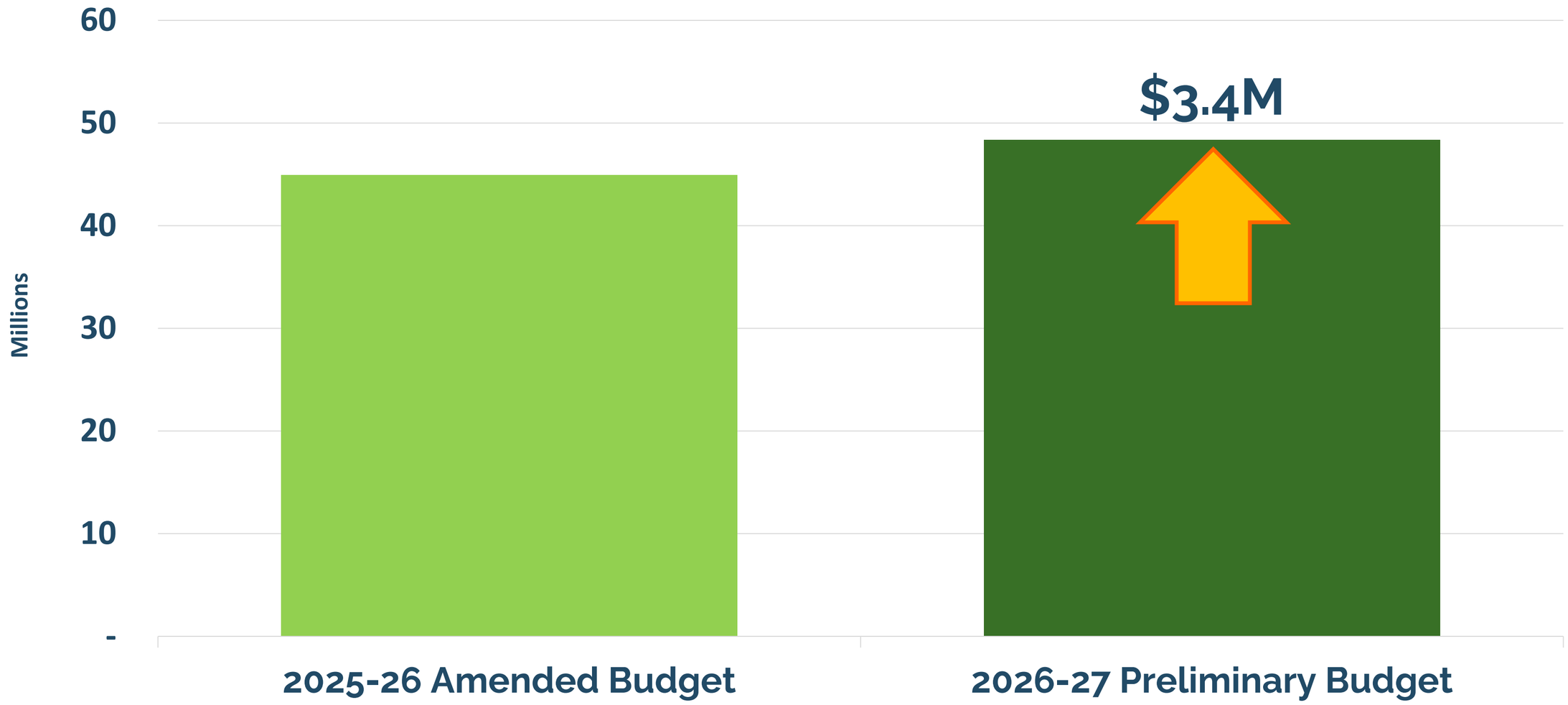
Expenditure Category Breakdown, Net Transfers

- $3.4M increase to expenditure appropriations



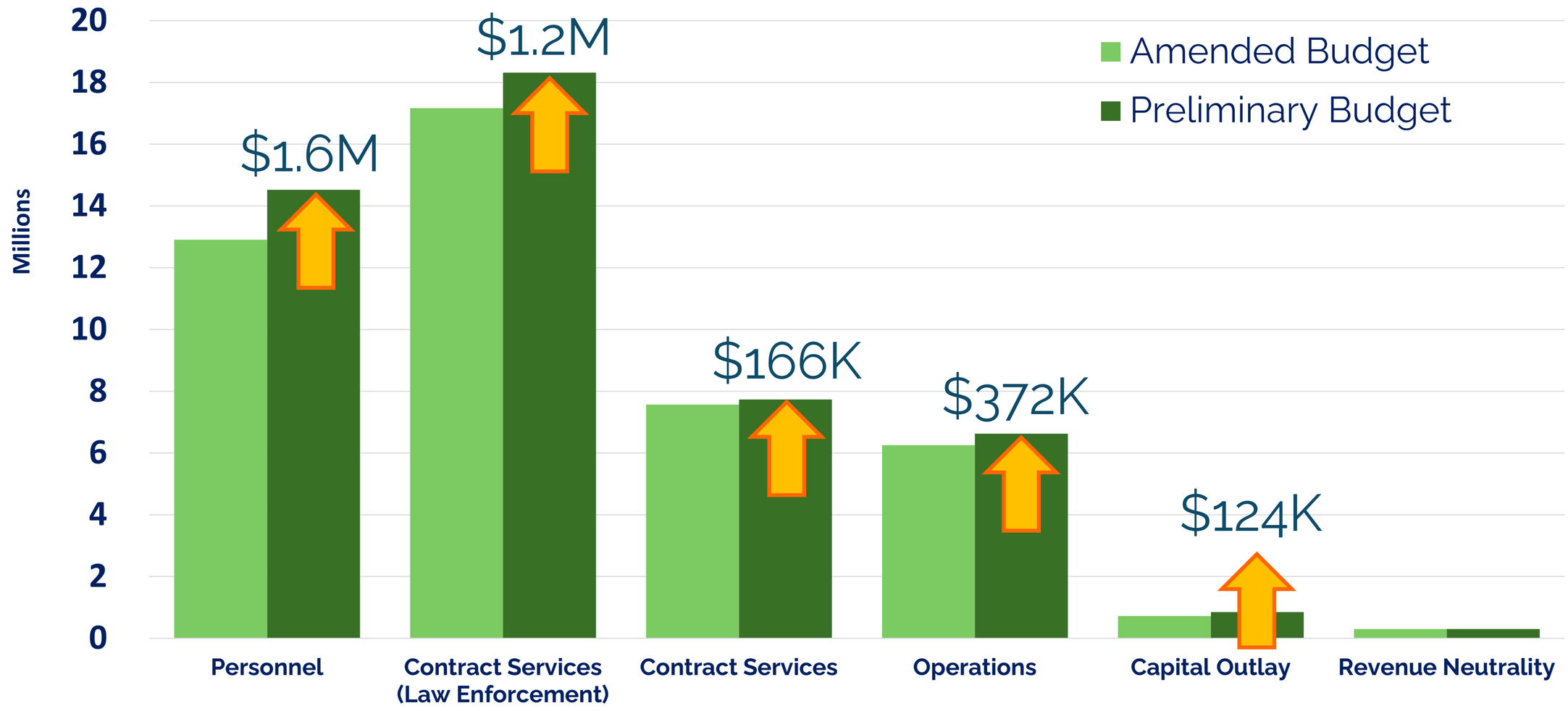
General Fund Expenditure Comparison

All Expenditures: Amended Budget to Preliminary Budget



General Fund Expenditure Budget

Expenditure Categories: Amended Budget to Preliminary Budget

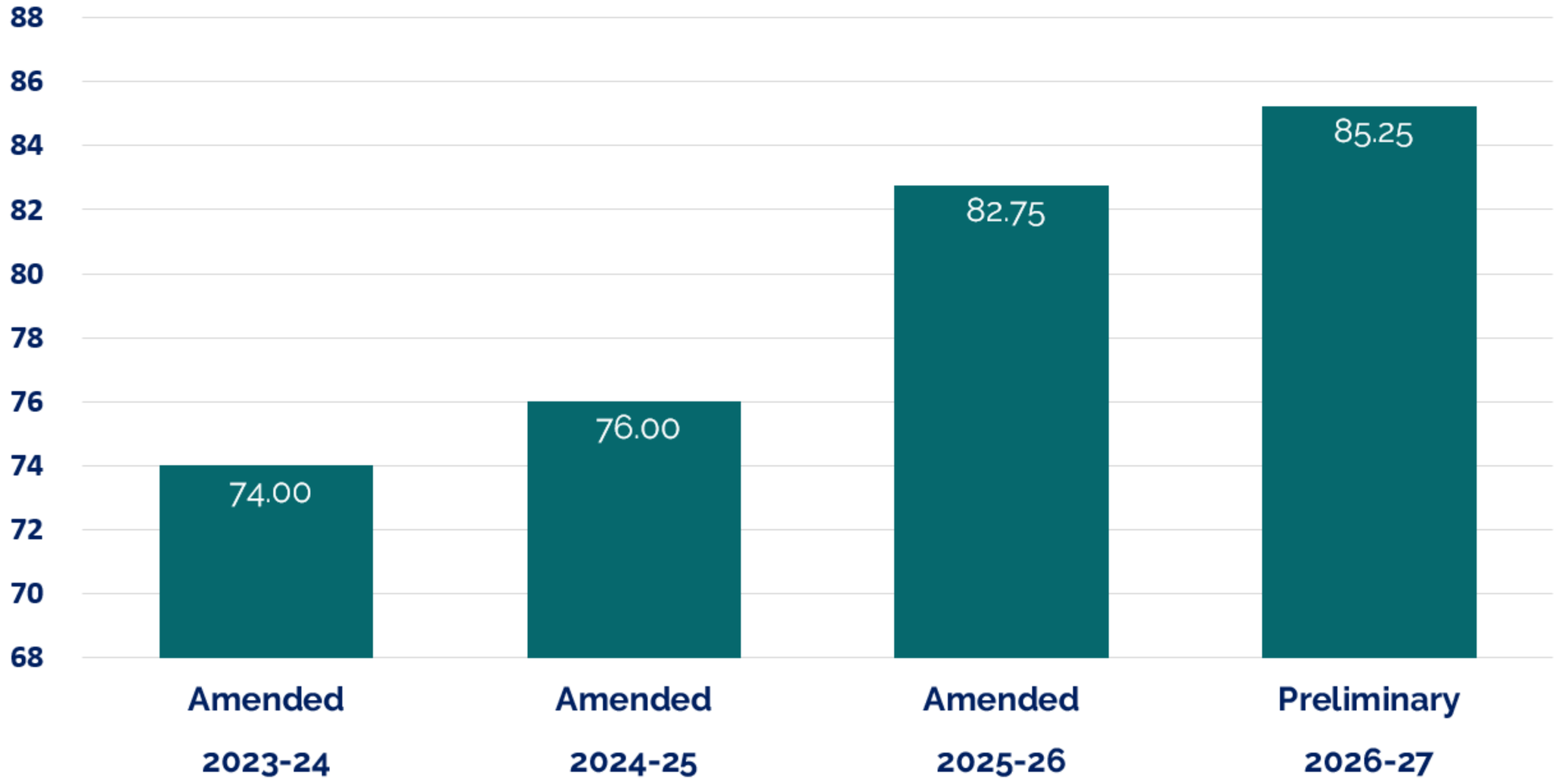


General Fund Expenditure Assumptions

- **Personnel/Authorized Positions**
  - 13% Overall increase
    - 2.5 FTE increase
    - 10 reclassifications
  - 3.5% Cola effective 7/1/2026 (approved in 2024)
  - Changes in employee health insurance selections
  - Increase in Workers Compensation Pool Rates

General Fund Expenditure Assumptions

Historical and projected authorized positions, by FTE



General Fund Expenditure Assumptions

- **Operations**
  - 6% Overall Increase
    - 29% General Liability premium increase from prior year
- **Maintenance**
  - 7% Overall Decrease
    - No new maintenance projects

General Fund Expenditure Assumptions

- **Contract Services**
  - 2% Overall contracts increase, mostly due to inflation
  - 7% Law Enforcement increase, RSO rate increase
- **Capital Outlay**
  - 17% Overall Increase
    - Information Technology and Community Services & Recreation requests
- **Transfers**
  - Projected CIP impact to General Fund included
  - Includes reserve appropriations for Civic Center

General Fund Expenditure Budget

Category	2025-26 Amended Budget	2026-27 Preliminary Budget	Change
Personnel	12,906,497	14,521,884	1,615,387
Contract Law Enfcmt	17,165,150	18,316,155	1,151,005
Contract Services	7,566,650	7,733,005	166,355
Maintenance	644,710	687,460	42,750
Operations	5,607,114	5,936,745	329,631
Capital Outlay	724,191	849,000	124,809
Debt Service	300,000	300,000	-
Total Net of Transfers	**44,914,312**	**44,344,249**	**3,429,937**
Transfers Out	51,648,708	79,161,910	27,513,202
Grand Total	**96,563,020**	**127,506,159**	**30,943,139**

2026-27 General Fund Departments

General Fund Departments

- **Presentation Format**
  - **Budget comparison charts**
  - **Major Proposals**
    - City Manager recommended proposals
    - Large changes from fiscal year to fiscal year
    - Amounts may not match charts exactly, only material changes are listed
    - One-Time expenditures noted on slides

2026-27
General Fund Departments
City Council

2026-27 City Council

General Fund: City Council			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	193,378	211,207	17,829
Operations	140,900	141,400	500
Capital Outlay	0	0	
Total	**334,278**	**352,607**	**18,329**

2026-27 General Fund Departments

City Manager

2026-27 City Manager

General Fund: City Manager			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	627,778	668,579	40,801
Operations	188,300	185,800	(2,500)
Capital Outlay	0	0	
Total	**816,078**	**854,379**	**38,301**

2026-27
General Fund Departments
City Manager: Economic Development

2026-27 City Manager: Economic Development

General Fund: CM Economic Development			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	480,364	717,318	236,954
Operations	519,885	469,440	(50,445)
Capital Outlay	0	0	0
Total	**1,000,249**	**1,186,758**	**186,509**

2026-27 City Manager: Economic Development

Major Proposals: Recommended by City Manager

- $6,200 – Personnel: Reclassification Management Analyst to Senior Management Analyst
- $5,200 – Personnel: Reclassification Management Assistant to Management Analyst
- $125,000 – Prior Year Approved Personnel: Senior Administrative Specialist
- $79,000 – Personnel related increases
- ($50,445) – Contracts, Legal, and Supplies Decrease

2026-27 City Manager: Economic Development

Major Proposals: Recommended by City Manager

- $48,000 – Personnel: Reclassification New Deputy City Manager position (Target G, Goal C)

2026-27 General Fund Departments

City Manager: Community Services & Recreation

2026-27 City Manager: Community Services & Recreation

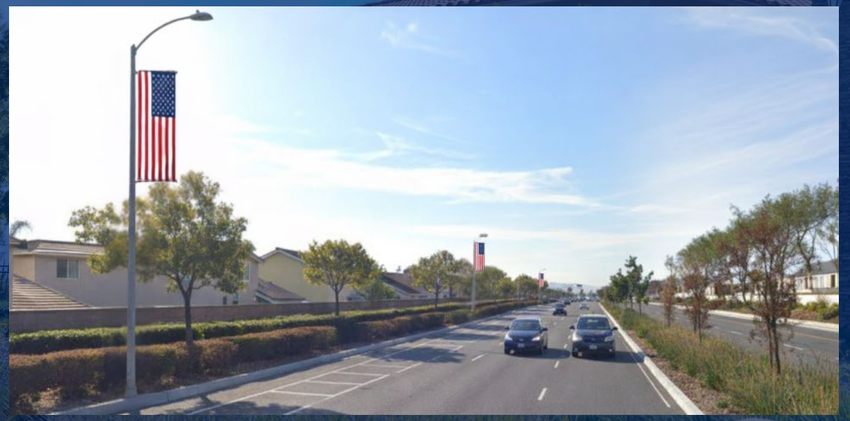
General Fund: CM Community Services/Rec			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	776,099	813,309	37,210
Operations	896,500	930,550	34,050
Capital Outlay	0	35,000	35,000
Total	**1,672,599**	**1,778,859**	**106,260**

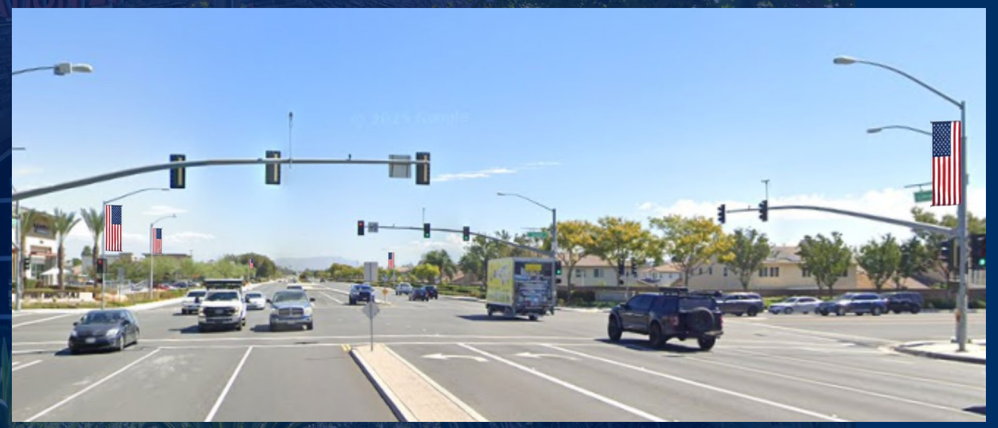
2026-27 City Manager: Community Services & Recreation

Major Proposals: Recommended by City Manager

- $37,000 – Personnel related increases

- $30,000 – July 4th Banners Along Limonite Avenue
  - Develop branding for Eastvale (Target B, Goal C)





2026-27 City Manager: Community Services & Recreation

Major Proposals: Recommended by City Manager

- $13,755 – Personnel: Reclassification of Assistant Director of Community Services & Recreation to Director of Community Services and Recreation (Target G, Goal C)
  - 6 months of FY26-27

2026-27 General Fund Departments

City Manager: Human Resources & Risk Management

2026-27 City Manager: Human Resources

General Fund: CM Human Resources			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	649,044	731,045	82,001
Operations	435,005	397,485	(37,520)
Capital Outlay	0	0	0
Total	**1,084,049**	**1,128,530**	**44,481**

2026-27 City Manager: Human Resources

Major Proposals: Recommended by City Manager

- $5,400 – Personnel: Reclassification HR Specialist to Senior HR Specialist (Target G, Goal C)
- $74,000 – Personnel related increases

- $31,000 – Increase in Legal expenditures
- ($66,000) – Decrease in Contracts and Supplies

2026-27 City Manager: Risk Management

General Fund: CM Risk Management			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	287,800	321,000	33,200
Operations	916,100	1,238,100	322,000
Capital Outlay	0	0	
Total	**1,203,900**	**1,559,100**	**355,200**

2026-27 City Manager: Risk Management

Major Proposals: Recommended by City Manager

- $247,000 – Estimated General Liability Insurance Rate Increase
- $33,000 – Estimated Workers Compensation Insurance Rate Increase

- $15,000 – Evident COI Tracking Software (Target F, Goal G)
- $35,000 – CINTAS Safety & Fire Extinguisher Service (Target G, Goal A)
- $25,000 – Citywide Safety Training (Target G, Goal A)

Proposed Personnel Manual Changes

Proposed Personnel Manual Changes

Current: On-Call Pay

- **Current Utilization:**
  - One employee on-call daily for the Street Maintenance Team with additional staff as needed for inclement weather events
  - One employee on-call daily for the Landscape & Facilities Team
- **Current Policy:**
  - Hourly employees may be placed on call to respond to emergencies
  - Employees receive two (2) hours of on call pay per assignment at their overtime rate, additional time outside of the two hours is compensated separately
  - If a holiday falls within the workweek of the on-call assignment, employees are paid at their straight time rate rather than their overtime rate

Proposed Personnel Manual Changes

Proposed: On-Call Premium Pay

- **Proposed Change**
  - Implement an On-Call Premium Pay for employees who are required to return to work in response to an emergency call
  - The premium would pay employees at their overtime rate for time worked responding to emergencies
  - The premium pay would not alter overtime eligibility as defined in the Personnel Policies & Procedures Manual
- **Benefits of On-Call Premium Pay**
  - Encourages employees to accept on-call assignments and respond promptly during emergencies
  - Recognizes the personal time impacted when employees are required to return to work
  - Improves emergency response reliability and service continuity
  - Maintains fiscal responsibility by utilizing City staff rather than higher-cost contractors

Proposed On-Call Premium Pay

	Annual Cost	Annual Cost Including Medicare
Current On-Call Pay	14,382.06	14,590.60
Proposed On-Call Premium*	1,427.70	1,491.95
Total	**15,809.76**	**16,082.55**

* Includes a 20% contingency in case of higher emergency response calls due to potential inclement weather events

Proposed Personnel Manual Changes

Current: Overtime for City Sponsored Events

- **Current Utilization:**
  - Smaller events utilize anywhere from 2-3 staff members
  - Larger events can range from 9-12 staff members
  - Events team has pivoted to utilizing the Street Maintenance Team as much as possible for traffic control and street closures rather than utilizing vendor support
  - Four (4) of our City-Sponsored events occur on holidays or weekends when overtime is not triggered under the current policy;
    - Lantern Festival, 4th Fest, 9/11 Memorial, & Veterans Day
- **Current Policy:**
  - Overtime is earned only after 40 hours actually worked in a workweek
  - Paid holidays and other leave time do not count toward overtime calculations

Proposed Personnel Manual Changes

Current: Proposed Events Premium Pay

- **Proposed Change:**
  - Staff Proposes to implement an Events Premium Pay that allows employees who work City-Sponsored Events to be paid a premium equal to the overtime rate when the City-Sponsored Event occurs on the same week as a holiday
  - The premium pay would not alter overtime eligibility as defined in the Personnel Policies & Procedures Manual
- **Benefits of Events Premium Pay**
  - Reduces reliance on outside vendors for traffic control and closures
  - Promotes consistent staffing and set up by trained City Employees
  - Supports successful delivery of major community events
  - Recognizes the personal time impacted when employees work City-Sponsored Events

Proposed Events Premium Pay

Event	Current Cost	Events PP	Total Impact
Lantern Festival	3,840.95	2,046.37	5,887.33
4th Fest	3,840.95	2,046.37	5,887.33
9/11 Memorial	937.92	475.32	1,413.24
Veterans Day	1,326.73	685.97	2,012.70
Subtotal	**9,946.55**	**5,254.03**	**15,200.60**
20% Contingency	1,989.31	1,050.81	3,040.12
Medicare Cost	173.07	91.42	264.49
Total	**12,108.93**	**6,396.26**	**18,505.21**

Proposed Personnel Manual Changes

Proposed: Salary Negotiation for Open Recruitments

- **Current Policy:**
  - Internal candidates promoted through an open recruitment receive a set salary with a minimum increase of the entry rate or 5%, while external candidates may negotiate
- **Proposed Change:**
  - Allow internal candidates competing in an open recruitment to negotiate salary in the same manner as external candidates
  - Any negotiated salary would remain within the approved salary range for the classification

Proposed Personnel Manual Changes

Proposed: Salary Negotiation for Open Recruitments

- **Fiscal Impact:**
  - The fiscal impact of this change is difficult to predict because salary negotiations are evaluated case by case based on a candidate's qualifications, education, and experience
  - For vacant positions, the City budgets at the top step to maintain flexibility for negotiation
  - For mid-year vacancies, potential increase can typically be offset through vacancy savings or adjustments within existing budgets
  - This approach is consistent with the City's current compensation and budgeting practices
- **Benefits of Proposed Change:**
  - Ensures equitable treatment of internal and external candidates
  - Supports employee retention and career development
  - Maintains fiscal oversight and budget flexibility

2026-27
General Fund Departments
Finance

2026-27 Finance

General Fund: Finance			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	1,543,142	1,637,877	94,735
Operations	680,985	656,400	(24,585)
Capital Outlay	0	0	0
Total	**2,224,127**	**2,294,277**	**70,150**

2026-27 Finance

Major Proposals: Recommended by City Manager

- $4,000 – Personnel: Reclassification of Accounting Technician to Senior Accounting Technician (Target G, Goal C)
- $4,000 – Personnel: Reclassification of Senior Accounting Technician to Buyer (Target G, Goal C)
- $82,000 – Personnel related increases

2026-27 Finance

Major Proposals: Recommended by City Manager

- ($59,000) – Contract Services Decrease
- $80,000 – Proposal: New ERP consulting services one-time project (Target F, Goal G; Target G, Goal A)
- $20,000 –Supplies & Planet Bids Contract Increase

2026-27 General Fund Departments **Government Services**

2026-27 Government Services: City Clerk

General Fund: GS City Clerk			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	630,082	673,600	43,518
Operations	229,950	238,650	8,700
Capital Outlay	0	0	
Total	**860,032**	**912,250**	**52,218**

2026-27 Government Services: City Clerk

Major Proposals: Recommended by City Manager

- $43,000 – Personnel related increases

- $10,000 – New Agenda Management Software Implementation (one-time)

- $100,000 ($50,000 rollover from previous FY) – 2026 General Municipal Election Services

2026-27 Government Services: Communications

General Fund: GS Communications			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	240,468	296,691	56,223
Operations	190,900	203,900	13,000
Capital Outlay	0	0	
Total	**431,368**	**500,591**	**69,223**

2026-27 Government Services: Communications

Major Proposals: Recommended by City Manager

- $22,000 – Personnel: Addition Part Time Intern
- $7,000 – Personnel Proposal: Reclassification of Communications Officer to Senior Communications Officer
- $22,000 – Personnel related increases

2026-27 Government Services: Communications

Major Proposals: Recommended by City Manager

- $22,000 –Services and Supplies Increase for ADA compliance software
- $13,000 –Contract Services for updated city website (Strategic Plan Priority Level 2 Goal – Develop branding for Eastvale)

2026-27
General Fund Departments
Community Development

2026-27 Community Development: Admin

General Fund: CDD Admin			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	367,345	403,601	36,256
Operations	169,520	170,320	800
Capital Outlay	0	0	
Total	**536,865**	**573,921**	**37,056**

2026-27 Community Development: Admin

Major Proposals: Recommended by City Manager

- $37,000 – Personnel related increases

2026-27 Community Development: Planning

General Fund: CDD Planning			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	730,203	785,661	55,458
Operations	454,380	464,380	10,000
Capital Outlay	0	0	
Total	**1,184,583**	**1,250,041**	**65,458**

2026-27 Community Development: Planning

Major Proposals: Recommended by City Manager

- $55,000 – Personnel related increases
- $10,000 – Legal Services Increase
- $10,000 – Private Development Contracts Increase
- ($10,000) – Miscellaneous Supplies Decrease

2026-27 Community Development: Building Safety

General Fund: CDD: Building Safety			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	1,234,590	1,137,564	(97,026)
Operations	734,712	734,425	(287)
Capital Outlay	0	0	
Total	**1,969,302**	**1,871,989**	**(97,313)**

2026-27 Community Development: Building Safety

Major Proposals: Recommended by City Manager

- Personnel Proposal: Elimination of Admin Specialist
  - Budget savings offset by Personnel Increase
    - Target G: Organizational Development/Goal C: Right-size the organization and staffing consistent with City services, needs, expectations, and strategic plan priorities

- ($45,000) – Developer Contracts Decrease

2026-27
General Fund Departments
Community Safety & Technology

2026-27 Community Safety & Tech: Admin

General Fund: CST Admin			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	557,540	602,848	45,308
Operations	410,278	469,900	59,622
Capital Outlay	0	0	
Total	**967,818**	**1,072,748**	**104,930**

2026-27 Community Safety & Tech: Admin

Major Proposals: Recommended by City Manager

- $45,000 – Personnel related increases
- $23,000 – Addition of Citibot Voice Chat
  (Target F, Goal G)
- $24,000 – Addition of DigEplan AI Package
  (Target F, Goal G)
- $25,000 – Addition of Laserfiche AI connectivity
  (Target F, Goal G)

2026-27 Community Safety & Tech: Admin

Major Proposals: Recommended by City Manager

- $20,500 – Additional Accela Users
- ($10,000) – Emergency Preparedness Decrease
- ($19,000) – Volunteer Program Decrease
- ($13,000) – Equipment Decrease

2026-27 Community Safety & Tech: Code Enforcement

General Fund: CST Code Enforcement			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	732,833	854,948	122,115
Operations	314,820	338,320	23,500
Capital Outlay	0	0	
Total	**1,047,653**	**1,193,268**	**145,615**

2026-27 Community Safety & Tech: Code Enforcement

Major Proposals: Recommended by City Manager

- $29,000 – Personnel Proposal: Reclassification of Code Supervisor to Code Manager (Target G, Goal C)
- $93,000 –Personnel related increases

- $40,000 – One-Time Vehicle Purchase (Target G, Goal A)
- $15,000 – Abatement Contracts Increase
- ($26,000) – Contract Services Decrease

2026-27 Community Safety & Tech: Information Technology Services

General Fund: CST: ITS			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	0	0	0
Operations	618,900	824,355	204,455
Capital Outlay	0	0	
Total	**618,900**	**824,355**	**204,455**

2026-27 Community Safety & Tech: Information Technology Services

Major Proposals: Recommended by City Manager

- $50,000 – One-Time Civic Center IT Consulting
- $50,000 – IT Services Increase
- $50,000 – Automation Consultant
  (Target F, Goal C and G)
- $60,000 – Increased Cybersecurity

2026-27 Animal Control

Contracted through Riverside County:

- **Services Provided:**
  - Animal Licensing
    - Licensing revenue offsets contract costs
- **Sheltering**
  - Kenneling
- **Field Animal Control Officer 0.5 FTE**
  - Licensing checks
  - Live animal and deceased animal pickup

2026-27 Animal Control

General Fund: Animal Control			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	0	0	0
Operations	412,500	428,000	15,500
Capital Outlay	0	0	0
Total	**412,500**	**428,000**	**15,500**

2026-27
General Fund Departments
Public Works

2026-27 Public Works: Engineering

General Fund: PW: Engineering			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	1,979,036	2,364,666	385,630
Operations	1,868,865	1,873,895	5,030
Capital Outlay	0	0	
Total	**3,847,901**	**4,238,561**	**390,660**

2026-27 Public Works: Engineering

Major Proposals: Recommended by City Manager

- $268,000 – Personnel Addition Proposal: Assistant City Engineer or Assistant Public Works Director (Target G, Goal C)
- $9,000 – Personnel Proposal: Reclassification of Management Analyst to Senior Management Analyst (Target G, Goal C)

- $100,000 – Personnel related increases

2026-27 Public Works & Streets

General Fund: Public Works & Streets			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	1,011,439	1,470,960	459,521
Operations	1,896,725	1,906,275	9,550
Capital Outlay	0	0	
Total	**2,908,164**	**3,377,235**	**471,071**

2026-27 Public Works & Streets

Major Proposals: Recommended by City Manager

- $170,000 – Personnel Addition Proposal: Public Works Superintendent (Target G, Goal C)

- $308,000 –Personnel related increases

2026-27 PW Facilities & Landscaping

General Fund: PW Facilities & Landscaping			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	344,394	289,270	(55,124)
Operations	645,090	762,765	117,675
Capital Outlay	0	0	0
Total	**989,484**	**1,052,035**	**62,551**

2026-27 PW Facilities & Landscaping

Major Proposals: Recommended by City Manager

- $115,000 – One-Time Master City Landscape Plan
- ($15,000) – Facilities Contract Decreases
- ($37,000) – Personnel related decreases

2026-27 Crossing Guards

- **Services Provided:**
  - City responsible for reimbursing 50% of CNUSD costs
  - Locations are negotiated between City and CNUSD
    - 11 current locations
    - New locations must be memorialized with amendment to agreement

2026-27 Crossing Guards

General Fund: Crossing Guards			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	0	0	0
Operations	150,000	130,000	(20,000)
Capital Outlay	0	0	0
Total	**150,000**	**130,000**	**(20,000)**

2026-27 General Fund Departments **Law Enforcement**

2026-27 Law Enforcement

General Fund: Law Enforcement			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	0	0	0
Operations	17,469,000	18,620,005	1,151,005
Capital Outlay	183,000	183,000	0
Total	**17,652,000**	**18,803,005**	**1,151,005**

2026-27 Law Enforcement

2025-26 Current Year Contract Budget:

- Projected 7.0% rate increase over 2024-25
- RSO revised rate increase to 8.85% over 2024-25

2026-27 New Year Contract Budget:

- March 2026: RSO projects 6.75-7.25% rate increase for 2026-27
- 7.0% rate increase included in budget
  - $1,135,105

2026-27 Law Enforcement

Major Proposals: Recommended by City Manager

- $45,000 – Replace one BMW motorcycle One-Time (Target A, Goal D)

No change:

- Maintain $136,000 for Quality of Life OT, Special Investigation, etc.

2026-27 Law Enforcement

Contract Staffing Levels:

- **Average Patrol Services: 108 hours per day #**
  - Previously increased from 92 to 96 hours per day *
- **Dedicated Sworn & Non-Sworn Positions**
  - Two (2) Traffic Enforcement Deputy
  - Four (4) Zone Policing Deputy **
  - Four (4) Motor Deputy *
  - Six (6) Community Service Officer Positions (2 Traffic & 4 Patrol) @
  - One (1) Commercial Enforcement Deputy @
  - Two (2) Dedicated Sergeants @#
- **1.5 FTE School Site Resource Officer 50% Cost Share**

*Budget 2021-22 increase

**Mid-Year 2021-22 increase

@ Budget 2024-25 increase

Budget 2025-26 increase

2026-27 General Fund Departments **Non Departmental**

2026-27 Non Departmental

- **Expenditure types:**
  - City-wide Personnel Benefits
    - Separation leave payout, CalPERS pension liability, OPEB (retiree health) liability
  - Building leases
  - Contingency
  - Bad debt
  - Tax Sharing Agreements
  - Riverside County Revenue Neutrality

2026-27 Non Departmental

General Fund: Non Departmental			
Category	**Amended Budget 2025-26**	**Preliminary Budget 2026-27**	**Difference**
Personnel	520,962	541,740	20,778
Operations	2,097,500	2,025,000	(72,500)
Capital Outlay	0	0	0
Transfers Out	51,648,708	79,161,910	27,513,202
Total	**54,267,170**	**81,728,650**	**27,461,480**

2026-27 Non Departmental

Major Proposals: Recommended by City Manager

- $20,700 – CalPERS, retiree medical, OPEB contribution increase
- $52,000 – City Hall Lease
- $(50,000) – Sales Tax Sharing decrease
- $(75,000) – Bad Debt decrease
- $27.5M - Appropriation from Reserve for CIP increase One-Time (shown as transfer out)

2026-27
General Fund
Transfers

General Fund Transfers

Not yet finalized, included in preliminary budget:

Transfer-Out (one-time)

Capital Improvement Plan Contribution

- $0.5 million Hellman Avenue Street Widening
- $19.6 million Civic Center Reserve appropriation
- $17.6 million Library Reserve appropriation
- $0.4 million Police Station Reserve appropriation
- $9.9 million Civic Center Site Reserve appropriation
- $29.7 million Parking Structure Reserve appropriation

General Fund Transfers

Transfer-Out (one-time)

Capital Replacement Contribution $1,140,000

- $50,000 Information Technology Replacement
- $240,000 Fleet Replacement
- $500,000 Street Maintenance
- $250,000 Facilities Maintenance
- $100,000 Catch Basin & Storm Drain Maintenance

2026-27
General Fund
Fund Balance

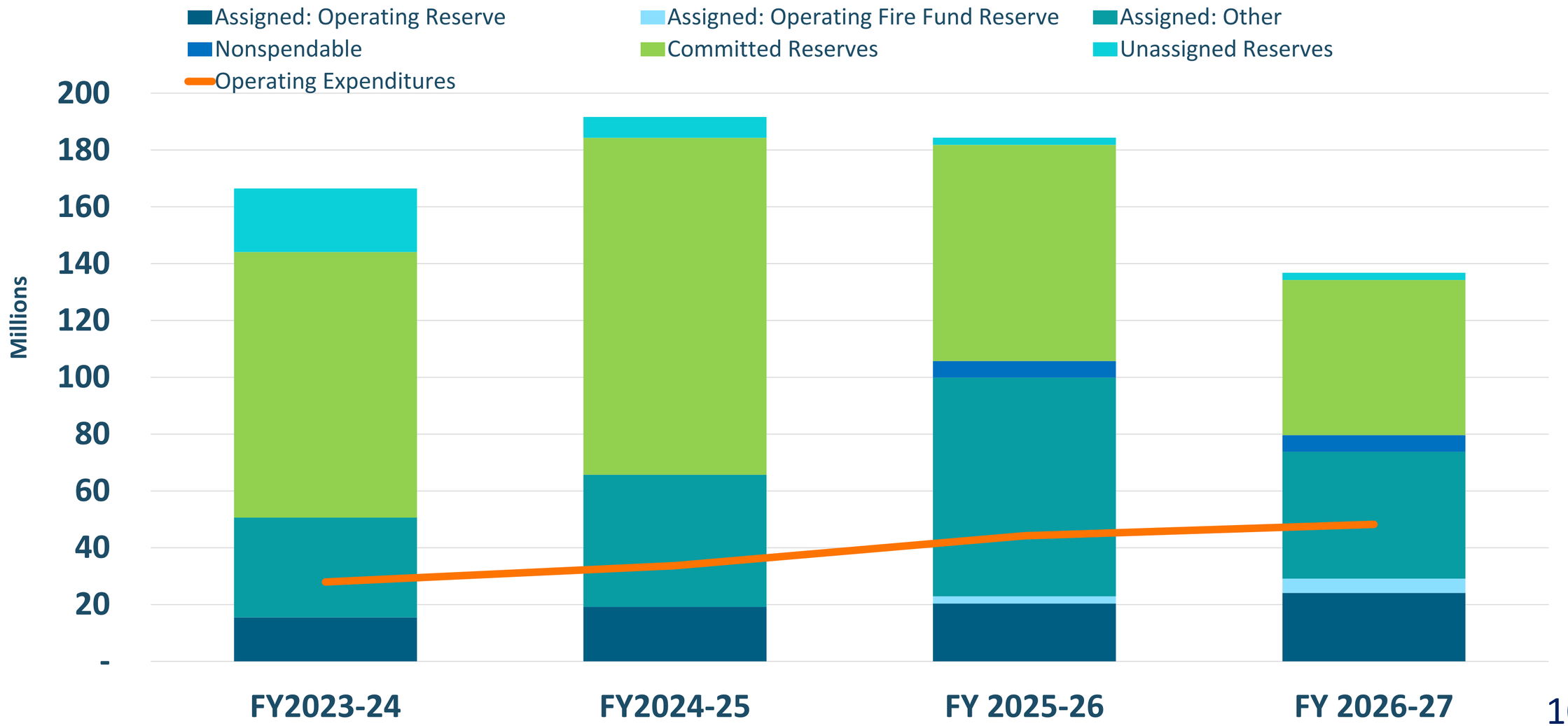
General Fund Fund-Balance

Fund Balance Policy Change

- Currently Fire Fund holds its own operating reserve
- Propose moving a 50% Fire Fund Reserve into the General Fund
  - Adequate funds are available
- Releases Fire Funds to be spent on Truck and Third Fire Station
- Policy change will be adopted with budget in June

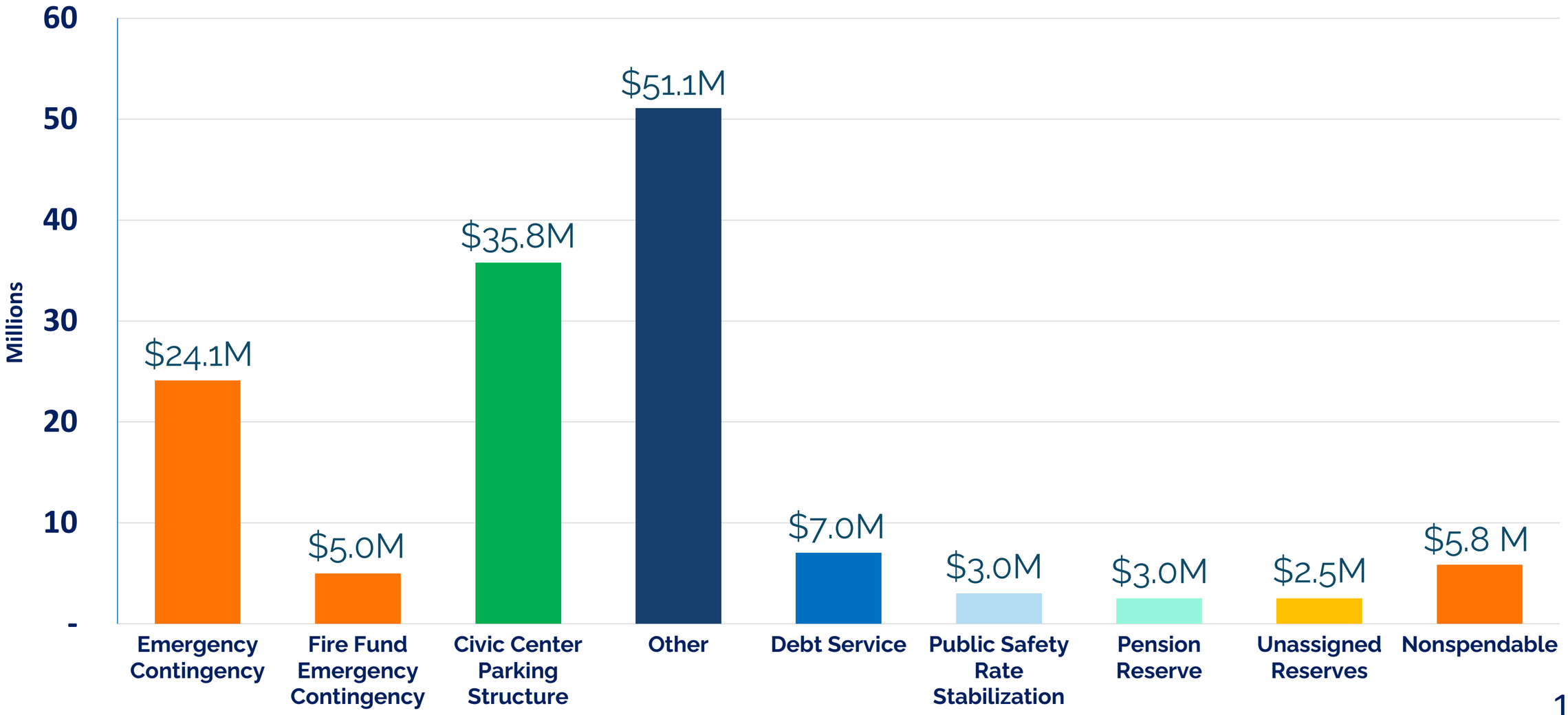
General Fund Fund-Balance

Historical and projected fund balance and reserves versus Expenditures



General Fund Fund-Balance @ 6/30/2027

Fund Balance Categories: Assigned and Committed Reserves



2026-27 General Fund Five-Year Projection

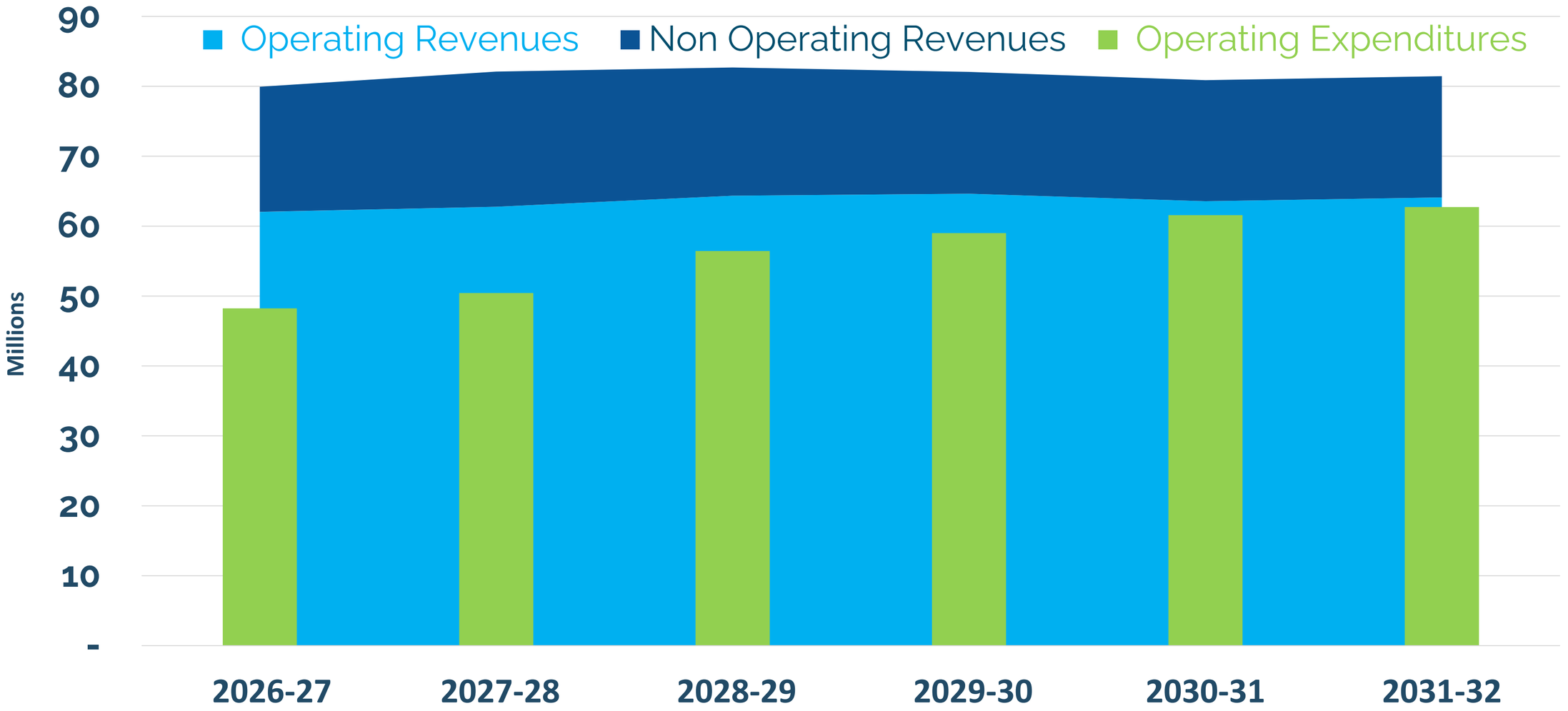
General Fund Five Year Projection

Five Year Long Range Plan Assumptions:

- Assumes current economic status
- Utilizes current operating surplus assumption (60% operating/ 40% one-time sales tax)
- Limited new sales tax revenues
- Projects new property tax revenues related to residential development
- Assumes all Civic Center reserves expensed
  - Assumes reduced interest earnings as cash is expensed
- Assumes Civic Center $3.8M annual debt service in FY 2028-29
- Projects Civic Center operating and maintenance costs FY 2027-28
- Does not assume Downtown development impacts

General Fund Five Year Projection

Projected Budget



2026-27
Fire Fund

2026-27 Fire Fund Operating Overview

Projected Operating Revenue: $10,450,000

Based on 6.5% of every $1.00 in property tax, plus fee and interest revenue

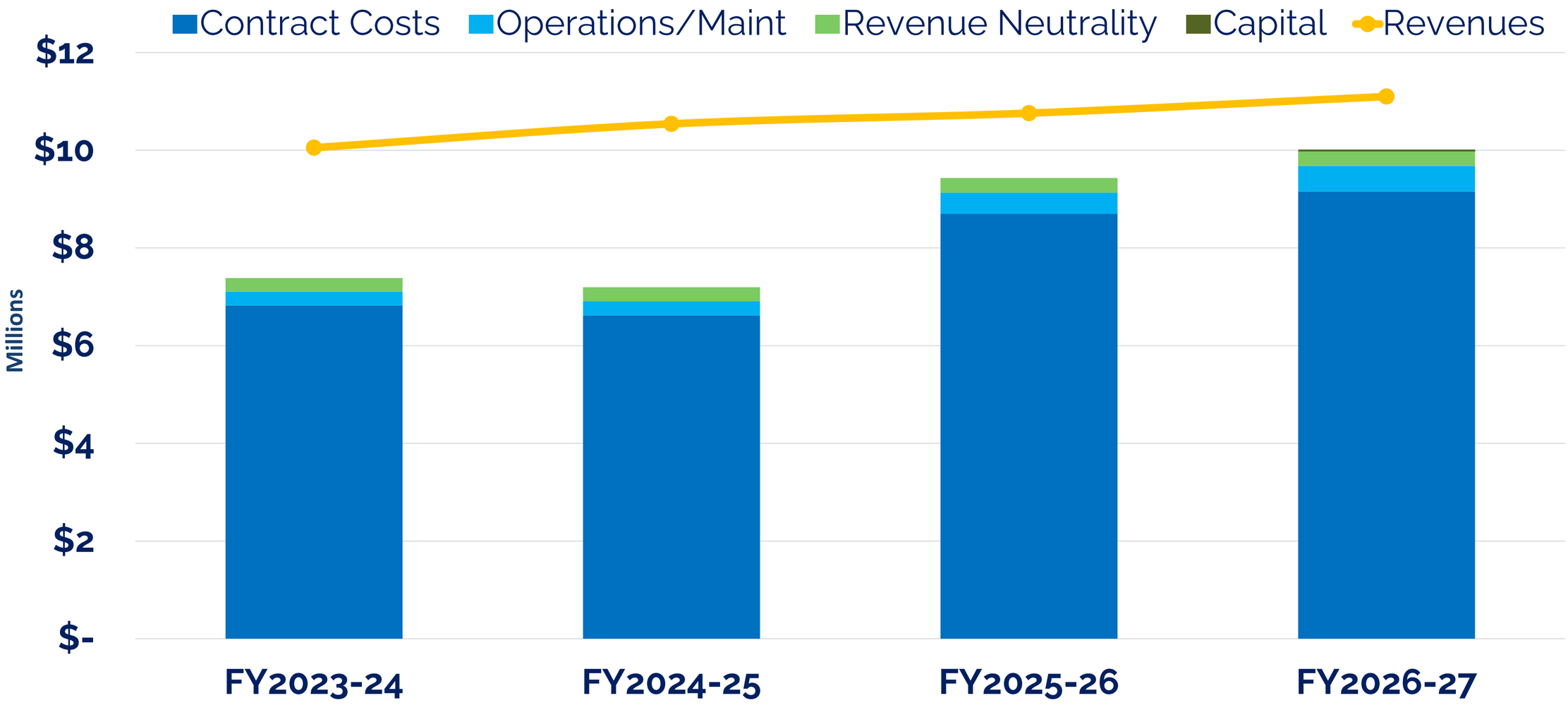
Projected Operating Expenditures: $9,979,250

Including Contract Costs, Revenue Neutrality & City Costs

Projected Fiscal Year Budget Surplus: $470,750

2026-27 Fire Fund Overview

Historical and projected expenditures



2026-27 Fire Services

Major Proposals: Recommended by City Manager

- Expected 2% total contract rate increase
- Engine 27 Staffing:
  - 100% of year budgeted at Advanced Life Support
    - Estimated January ALS staffing change

2026-27 Fire Services

Major Proposals: Recommended by City Manager

- $50,000 increase to Facility Maintenance, Paint Fire Station 27 + extra repair budget
- $4.1M Fire Station CIP

2026-27 Fire Fund: Contract Services

- **Station 27**
  - Medic Engine - 3 Staff
  - Medic Squad – 2 Staff
- **Station 31**
  - Medic Engine -3 Staff
- **0.5 FTE Deputy Fire Marshall**
- **1.0 FTE Fire Safety Specialist**
  - Assists new construction inspections
- **1.0 FTE Fire Systems Inspector**
  - Business inspection program

2026-27 Fire Fund: Fund Balance

Estimated Fund Balance @ 06/30/2027		**$20,258,409**
Assigned Reserve:		
75% Operating Contingency		moved to GF
Committed Reserves:		
Facility Construction: 3rd Fire Station	-	19,100,625
Equipment: Apparatus Replacement	-	600,000
Estimated Unassigned Fund Balance	=	**557,784**

2026-27 Fire Fund Five-Year Projection

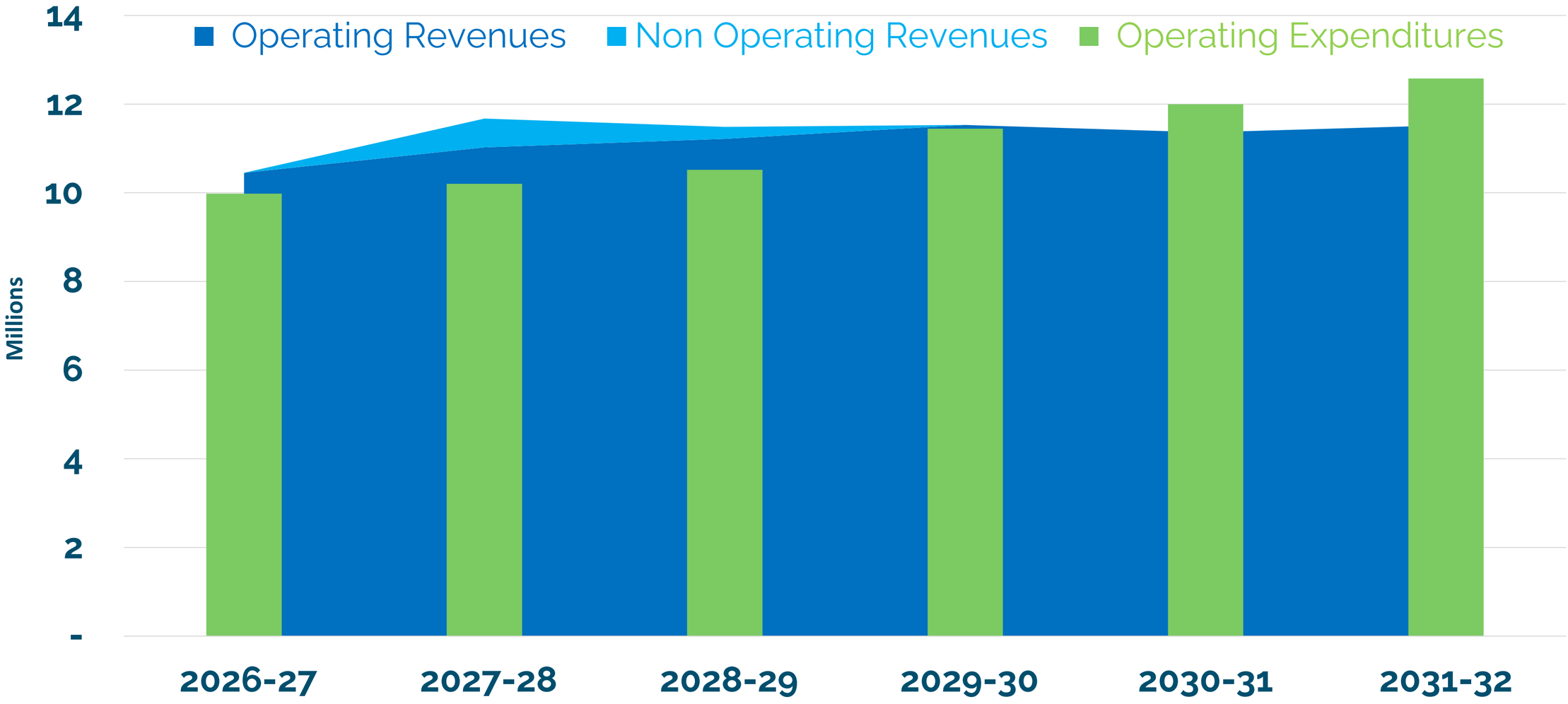
Fire Fund Five Year Projection

Five Year Long Range Plan Assumptions:

- Projects new property tax revenues related to residential development
- Assumes all New Fire Station reserves expensed
  - Assumes reduced interest earnings
- Projects fire service increases
  - Staffing Fire Truck by swapping Truck for Engine
- Projects New Fire Station operating and maintenance costs
  - Assumes re-staffing Engine for New Fire Station
- Does not assume Downtown development impacts

Fire Fund Five Year Projection

Projected Budget



Recommended Actions

1. Staff recommends that the City Council discuss and provide direction to staff on General Fund and Fire Fund department budget proposals for the Fiscal Year 2026-27 budget.