



CITY OF EASTVALE

REGULAR CITY COUNCIL MEETING AGENDA

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

Closed Session Meeting: 5:30 PM

Regular City Council Meeting: 6:30 PM

Wednesday, June 24, 2026

City Councilmembers

Jocelyn Yow, Mayor

Clint Lorimore, Mayor Pro Tem

Christian Dinco, Councilmember

Michael McMinn, Councilmember

Todd Rigby, Councilmember

Mark Orme, City Manager

Erica Vega, City Attorney

Marc Donohue, Government Services Director/City Clerk

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. CLOSED SESSION PUBLIC COMMENT

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

4. CLOSED SESSION ITEM(S)

- 4.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov't Code Sec. 54956.8)**
Property: portions of Lot S and Lot 64 of Tract 38594, located at the northwest corner of Limonite Avenue and Hamner Avenue Agency negotiator: Gustavo Gonzalez, Community Development Director; Jimmy Chung, Public Works Director; Robb Steel, consultant Negotiating parties: Regency Centers Under negotiation: price and terms of payment
- 4.2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Government Code Section 54956.9(d)(1) Name of case: The New Home Company Southern California LLC v. City of Eastvale, CVRI2600724**

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. Parks & Recreation Month Proclamation**

9. AGENCY PARTNER UPDATES

- 9.1. Eastvale Library Update**
- 9.2. YMCA Update**
- 9.3. Riverside County Animal Control Update**

10. PUBLIC COMMENT

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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 June 10, 2026.

11.2. Treasurer's Report: May 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.

11.3. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

11.4. Public Works Department Update

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

RECOMMENDED ACTION(S):

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

11.5. Adoption of Fiscal Year 2026-27 Annual Operating and Capital Improvement Budget Review

Submitted by: Mark Orme, City Manager & Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve and adopt the following:

1. Fiscal Year 2026-2027 Annual Operating and Capital Improvement Budget; and
2. A Resolution of the City Council of the City of Eastvale, California, Approving and Adopting the Annual Appropriations Limit Pursuant to Article XIII (B) of the California Constitution for Fiscal Year 2026-2027; and
3. A Resolution of the City Council of the City of Eastvale, California, Adopting An Operating Budget and Capital Improvement Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027, and Appropriating Funds for Purposes Therein Set Forth; and
4. A Resolution of the City Council of the City of Eastvale, California, Approving the Commitment of Fund Balance Pursuant to GASB 54; and
5. A Resolution of the City Council of the City of Eastvale, California, Establishing Revised Salary Schedule Effective July 1, 2026; and
6. A Resolution of the City of Council of the City of Eastvale, California, Establishing the Authorized Positions for the Fiscal Year 2026-2027, Effective July 1, 2026 and;
7. Approve and Adopt the revised Fund Balance Policy.

11.6. Award Construction Contract to Pavement Coatings Co. for the 2026 Residential Slurry Seal Project (CIP #94001)

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve the following actions for the 2026 Residential Slurry Seal Project (CIP #94001):

1. Award a Construction Contract to Pavement Coatings Co. in the amount of \$1,135,502.94.
2. Authorize the City Manager to execute the Construction Contract and related documents, including the Notice of Completion.
3. Authorize City Staff to file a Notice of Exemption from the California Environmental Quality Act.

11.7. Approval of a Professional Services Agreement with Lan Wan Enterprise Inc. for Information Technology Services

Submitted by: Johnny Terfehr, Community Safety and Technology Director

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve a professional services agreement with Lan Wan Enterprises for a not to exceed amount of \$196,800 annually for a period of two years commencing on July 1, 2026, with the potential for three one year extensions; and
2. Authorize the City Manager to execute all necessary documents

11.8. Memorandum of Understanding (MOU) for the SB 821 Bicycle and Pedestrian

Facilities Program with the Riverside County Transportation Commission (RCTC) for the ADA Pedestrian Safety Improvement Project

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve the Memorandum of Understanding (MOU) for the SB 821 Bicycle and Pedestrian Facilities Program with the Riverside County Transportation Commission (RCTC) for the ADA Pedestrian Safety Improvement Project;
2. Authorize the City Manager to execute the MOU and make adjustments to the language to the MOU prior to its execution as deemed prudent with the concurrence of the City Attorney.

11.9. Approval of the First Amendment of the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D - Hamner and Limonite Avenues Median and Limonite Street, The New Home Company, LLC

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council approve the First Amendment to the Credit Agreement for the Road and Bridge Benefit District (RBBD) for Zone D - Hamner and Limonite Avenues Median and Limonite Streets, and authorize the City Manager and the City Clerk to sign said first amendment.

11.10. Second Amendment to the Professional Services Agreement with Z & K Consultants, Inc. for Median Improvement Project – Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve the Second Amendment Amendment to the Professional Services Agreement with Z & K Consultants, Inc. for Median Improvement Project – Phase 2 at Cantu Galleano Road, Archibald Avenue, and River Road, increasing the contract amount by \$42,488 for a new not-to-exceed contract amount of \$159,600 (from \$117,112); and,
2. Authorize the City Manager to execute the Amendment No. 2 to the Professional Services Agreement with Z & K Consultants, Inc., and all related documents.

11.11. Approval of First Amendment to the Professional Services Agreement with STC Traffic for the Traffic Signal Improvement Project at Sumner Avenue and 68th Street

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve First Amendment to the Professional Services Agreement with STC Traffic for the Traffic Signal Improvement Project at Sumner Avenue and 68th Street, increasing the contract amount by \$25,000, for a total not-to-exceed contract amount of \$85,000; and
2. Authorize the City Manager to execute all necessary documents.

11.12. Adoption of Resolution Authorizing the Submission of CAL FIRE Wildfire Prevention Grant Application

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):

Staff recommends that the City Council adopt a resolution to authorize the submission of an application seeking up to \$950,000 in grant funds from the CAL FIRE Wildfire Prevention Grants Program for the Eastvale Santa Ana Riverbed Hazardous Fuels Reduction Project.

11.13. Approval of a Third Amendment to the Agreement for Services with Econolite Systems, Inc. for Traffic Signal Maintenance Services

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Approve a Third Amendment to the Agreement for Services with Econolite Systems, Inc. for Traffic Signal Maintenance Services, extending the term of services through December 31, 2026, with a not-to-exceed amount of \$150,000; and
2. Authorize the City Manager to execute the Third Amendment.

11.14. Approval of Professional Services Agreement with Robb R. Steel for FY 2026-2027 Community Development and Economic Development Consulting Services

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council authorize the City Manager to execute a Professional Services Agreement with Robb R. Steel in an amount not-to-exceed \$60,000 for economic development and community development consultation services from July 1, 2026 to June 30, 2027.

11.15. Fixed Assets, Leases, and Subscription-Based IT Arrangements Policy and Investment Policy Updates

Submitted by: Karla Lopez, Purchasing Manager

RECOMMENDED ACTION(S):

Staff recommends that the City Council:

1. Delegate authority for the Fixed Assets, Leases, and Subscription-Based IT Arrangements policy to the City Manager; and
2. Approve and adopt the updated Investment Policy effective July 1, 2026.

12. PUBLIC HEARINGS

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

12.1. Approving the Annual Reports; Confirming the Diagram and Assessment; Ordering the Levy for Landscape and Lighting Maintenance Districts and Benefit Assessment Districts for Fiscal Year 2026-2027

Submitted by: Amanda Wells, Finance Director/City Treasurer

RECOMMENDED ACTION(S):

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

1. Adopt a Resolution Approving the Annual Reports, Confirming the Diagram and Assessment, and Ordering the Levy for the Following Districts: Landscaping and Lighting Maintenance Districts No. 89-1 Consolidated, No. 2014-1, No. 2014-3, No. 2014-4, Illumination District No. 2 (Subareas: 35, 42, 46, 49, And 55), Lighting Maintenance District No. 98-2, Lighting Maintenance District No. 2001-1 (Zones: G and S), Lighting Maintenance District No. 2001-2 (Zones: A-H, J-K, and M), and Lighting Maintenance District No. 2001-3 (Zones: A-MMM) for Fiscal Year 2026-2027; and
2. Adopt a Resolution Approving the Annual Report, Confirming the Diagram and Assessment, and Ordering the Levy for Benefit Assessment District No. 2014-2 for Fiscal Year 2026-2027.

12.2. Adoption of the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031

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

RECOMMENDED ACTION(S):

Staff recommends that the City Council hold the public hearing and adopt a resolution approving the Five-Year Capital Improvement Plan (CIP) for Fiscal Years 2026/2027 through 2030/2031.

12.3. PLN25-20102 – Density Bonus Agreement, Tentative Tract Map 39416, and Major

Development Review for Regent Land Company, LLC Residential Development

Submitted by: Jamie K. Cerda, AICP, Principal Planner

RECOMMENDED ACTION(S):

Staff recommends that the City Council take the following actions:

1. Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Approve the Density Bonus Agreement between Regent Land Company LLC and the City of Eastvale, authorize the City Manager to execute the Agreement, and authorize the City Manager to made minor revisions to the Agreement as determined prudent with the concurrence of the City Attorney;
3. Adopt the Resolution approving Tentative Tract Map No. 39416 to subdivide four (4) existing residential lots totaling 3.57 gross acres into 35 residential lots, two (2) open space purposes and four (4) for street purposes, subject to conditions of approval, and approving the Major Development Review for the master building architecture and site planning of 35 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

13. CITY COUNCIL BUSINESS

13.1. SB 707 Compliance: Adoption of a Technology Disruption Policy and Outreach Policy

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

RECOMMENDED ACTION(S):

Staff recommends the City Council:

1. Adopt a Resolution regarding a Technology Disruption Policy in compliance with Government Code Section 54953.4; and
2. Adopt a Resolution determining "reasonable efforts" for outreach to encourage participation in City Council meetings under Government Code Section 54953.4.

13.2. Supporting Local Businesses Through Construction Program

Submitted by: Mollie Corrao, Communications Officer

RECOMMENDED ACTION(S):

Staff recommends that the City Council discuss and provide direction on the Supporting Local Businesses Through Construction Program.

13.3. Update to Personnel Policies and Procedures Manual

Submitted by: Maricela Mejia, Assistant Human Resources & Risk Management Director

RECOMMENDED ACTION(S):

Staff recommends that the City Council adopt a Resolution amending the Personnel Policies and Procedures Manual.

13.4. Establish Chapter 12.20 of the Eastvale Municipal Code Regulating the Operation of Electric Bicycles and Other Electric Conveyances

Submitted by: Johnny Terfehr, Community Safety and Technology Director

RECOMMENDED ACTION(S):

Staff recommends that the City Council introduce , read by title and waive further reading of the proposed ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, ADDING CHAPTER 12.20 (ELECTRIC BICYCLES AND OTHER ELECTRIC CONVEYANCES) TO TITLE 12 (STREETS AND SIDEWALKS) OF THE EASTVALE MUNICIPAL CODE

14. CITY MANAGER/CITY STAFF REPORT

15. CITY COUNCIL COMMUNICATIONS/COMMITTEE REPORTS

16. ADJOURNMENT

The next regular meeting of the Eastvale City Council is scheduled for Wednesday, August 12, 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