



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

REMOTE PARTICIPATION INFORMATION:

Zoom Meeting Link: <https://zoom.us/j/94121959757> Meeting ID: 94121959757 One Tap
Mobile: +16699006833,,94121959757# US

Wednesday, September 9, 2026

City Council

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
City Clerk

1. Call to Order

2. Roll Call

3. Closed Session Public Comment

Any member of the public may address the City Council on items within the City 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 City Council and do not engage in dialogue with individual 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 Items

4.1. 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 City Council. If there is less than 2/3 of the City 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

9. Agency Partner Updates

10. Public Comment

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11. Consent Calendar

Consent Calendar items are normally enacted in one motion. The 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 Donohue, City Clerk

Recommended Action(s):

Staff recommends that the City Council approve the meeting minutes from the regular meeting on August 12, 2026 and the special meeting on August 18, 2026.

11.2. Warrant Registers: May, June, and July 2026

Submitted by: Amanda Wells, Finance Director/City Treasurer

Recommended Action(s):

Staff recommends that the City Council approve the payment of warrants as submitted by the Finance Department under Attachments 1, 2, and 3.

11.3. Treasurer's Report: July 2026

Submitted by: Louis Joven, Finance Analyst

Recommended Action(s):

Staff recommends that the City Council receive and file the City Treasurer's Report.

11.4. Conflict of Interest Code Update

Submitted by: Marc Donohue, City Clerk

Recommended Action(s):

Staff recommends that the City Council adopts a resolution updating the City's Conflict of Interest Code.

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 members. Public comment is limited to three (3) minutes each with a maximum of six (6) minutes (time may be donated by one speaker.)

12.1. PLN25-20102 – Density Bonus, Tentative Tract Map 39416, and Major Development Review for Regent Land Company, LLC Residential Development

Submitted by: Jamie Cerda, 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, because 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 form of the Affordable Housing Agreement and Declaration of Restrictive Covenants, authorize the City Manager to make minor revisions to the form of the Agreement with the concurrence of the City Attorney, and authorize the City Manager to execute the Affordable Housing Agreement and Declaration of Restrictive Covenants for the project; and
3. Adopt a 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) lots for open space purposes, and four (4) lots for street purposes, subject to conditions of approval; 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; and approving a 22.5% density bonus and ten (10) development standard waivers for the project.

13. City Council Business

13.1. 2026 Business Incentive Loan Program Policy Revisions

Submitted by: Alexander Fung, Deputy City Manager

Recommended Action(s):

Staff recommends that the City Council review and adopt the revised Business Incentive Loan Program Policy.

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 Tuesday, September 29, 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, Marc Donohue or my designee, 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.

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.

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 Human Resources and Risk Management at humanresources@eastvaleca.gov or (951)703-4430 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.