

MITIGATION MONITORING AND REPORTING PROGRAM SUMNER PLACE RESIDENTIAL DEVELOPMENT PROJECT

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Sumner Place Residential Development Project PLN25-20005

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the Sumner Place Residential Development Project (project) by the City of Eastvale (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If, during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

REGULATORY COMPLIANCE MEASURES

Regulatory Compliance Measures are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, policies, etc.

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**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
MITIGATION MEASURES**

Project Name: Sumner Place Residential Development Project

Applicant: Stratham Homes

Date: January 15, 2026

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
BIOLOGICAL RESOURCES					
MITIGATION MEASURE BIO-1: Burrowing Owl Survey. The project Applicant shall retain a qualified biologist to conduct a burrowing owl take avoidance survey 30 days prior to commencement of ground disturbing activities to identify if burrowing owl are present. This survey shall be conducted prior to ground disturbance at any time of year, inside or outside of burrowing owl breeding season, according to the protocol set by the Riverside County Multiple Species Habitat Conservation Program 30-day Pre-Construction Burrowing Owl Survey Report Format. This survey consists of one site visit and should be conducted within 30 days and not less than 14 days before surface disturbing activity. If burrowing owl is detected during the pre-construction survey or during construction activities at the project site, the project Applicant shall immediately inform the California Department of Fish and Wildlife (CDFW) and the Regional Conservation Authority (RCA). A biologist will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. Mitigation methods may include	City of Eastvale Community Development Director, or designee.	30 days prior to commencement of ground disturbing activities and during construction activities at the project site.	Evidence to the City: • A qualified biologist is retained; • The required pre-construction surveys have been completed, and, if necessary, a burrowing owl protection and relocation program is established and submitted to the CDFW and RCA for review and approval; • Appropriate avoidance buffers are established; and • Required and applicable provisions of the burrowing owl protection and relocation program		Withhold grading permit or issuance of stop work order.

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passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist. If ground-disturbing activities occur, but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director, or designee.			have been satisfied prior to the start of any on-site ground disturbance activity.		
MITIGATION MEASURE BIO-2: Preconstruction Survey for Nesting Birds. If construction or other project activities are scheduled to occur during the nesting bird season (generally February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests would not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial clearing of vegetation	City of Eastvale Community Development Director, or designee.	No more than three days prior to initial clearing of vegetation, grading, or during construction activities.	Evidence to the City: • A qualified biologist is retained; and • The required pre-construction survey has been completed, and, if necessary, appropriate buffers are established		Issuance of stop work order.

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or grading. If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer between 100 and 300 feet (500 feet for raptors) around the nest, depending on bird species, behavior, and level of construction activity, using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled to occur during the nesting bird season, then a biological monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director, or designee.			and monitored until the nesting effort is finished.		
CULTURAL RESOURCES					
MITIGATION MEASURE CUL-1: Archaeological Monitoring. At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project applicant shall retain an archaeologist, meeting the Secretary of the Interior's Standards, to oversee archaeological monitoring of ground-disturbing activities in an effort to identify any unknown archaeological resources. Ground-disturbing activities may include, but are not limited to, pavement removal, potholing or auguring,	City of Eastvale Community Development Director, or designee.	At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the project site.	Evidence to the City: The project Applicant has retained an archaeologist, meeting the Secretary of the Interior's Standards, to oversee archaeological monitoring of ground-disturbing activities in an effort to identify any unknown		Withhold grading permit.

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grubbing, weed abatement, boring, grading, excavation, drilling, and trenching. The project archaeologist, in consultation with Tribe(s) (as defined by Mitigation Measure TCR-1) identified during the implementation of Mitigation Measure TCR-1, and the developer shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: - Project grading and development scheduling. - Cultural Resources sensitivity training requirement for all earthwork-related construction personnel. - If necessary, the development of a rotating or simultaneous schedule in coordination with the project applicant and the project archaeologist for designated Native American tribal monitors from the Tribe(s) during grading, excavation, and ground-disturbing activities on the site. - The safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists. - The protocols and stipulations that the developer, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly			archaeological resources; and Preparation of an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site.		

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discovered cultural resource deposits that shall be subject to a cultural resources evaluation. The archaeological monitor will maintain daily log documenting, at minimum, the identity of the monitor, the work monitored, and any cultural materials identified or other actions taken by the monitor. The monitoring logs will be provided to the City upon request and may be shared with interested parties at the City's discretion. The on-site monitoring would end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.					
GEOLOGY AND SOILS					
MITIGATION MEASURE GEO-1: California Building Code and Geotechnical Recommendations. Prior to issuance of grading and/or building permits, the project Applicant shall provide evidence to the City of Eastvale (City) for review and approval that the proposed project site, residential buildings, all ancillary structures and facilities, and associated infrastructure have been designed and would be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) (or the most current edition of the CBC in effect at the time the development application is deemed complete by the City). Additionally, the project Applicant shall provide evidence to the City that the earthwork	City of Eastvale Director of Building and Safety, or designee.	Prior to the issuance of grading or building permits and during construction.	Evidence to the City: - Proposed features, structures, and facilities have been designed and would be constructed per the 2022 CBC or most current edition in effect at the time the development application is deemed complete by the City; - Recommendations cited in the		Withhold grading or building permits, or issuance of a stop work order.

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recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, general earthwork and grading recommendations; shallow foundation recommendations; slabs-on-grade recommendations; retaining wall recommendations; pavement design recommendations; temporary excavation recommendations; trench backfill recommendations; surface drainage recommendations; sulfate attack and corrosion protection recommendations; and infiltration testing recommendations. A California-licensed structural engineer must conduct verification testing upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. Additionally, the structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading and verify seismic design parameters in accordance with American Society of Civil Engineers (ASCE) 7-16 Section 11.4.8. This measure shall be implemented to the satisfaction of the City Director of Building Safety or designee.			geotechnical report are incorporated into project plans and/or implemented as deemed appropriate by the City; • Retainment of structural engineer to perform verification testing upon completion of ground improvements.		
MITIGATION MEASURE GEO-2: Paleontological Resources. Prior to the issuance of a grading permit, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the Director of the City of Eastvale Community Development	City of Eastvale Community Development	Prior to the issuance of a grading permit and during construction.	Evidence to the City: • Retention of a qualified paleontologist, subject to the review and		Withhold grading permit or issuance of a stop work order.

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Department, Planning Department, or designee. The qualified paleontologist shall be present at the pre-grade conference and shall establish procedures for paleontological resource surveillance and procedures for temporarily halting and redirecting work to permit sampling and identification and evaluation of fossils. If the resources are deemed to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage. Full-time monitoring and salvage efforts will be necessary whenever previously undisturbed sediments are being disturbed (8 hours per day during grading or trenching activities). Once the earth moving is 50 percent completed, monitoring may be reduced if no fossils are being recovered. The paleontologist shall be empowered to temporarily divert or direct grading operations to facilitate assessment and salvaging of exposed fossils. Collection and processing of matrix samples through fine screens will be necessary to salvage any micro-vertebrate remains. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor shall remove the rope and allow grading to recommence in the area of the find. The paleontologist shall prepare a Paleontological	Director, or designee.		approval of the Director of the City of Eastvale Community Development Department, Planning Department, or designee be present at the pre-grade conference; - Recommendations for the treatment and disposition of the discovered resources, and the need for subsequent paleontological mitigation by the professional paleontologist; and - Preparation of a PRIMP for the proposed project in order to mitigate adverse impacts to paleontological resources that may exist on-site.		

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Resources Impact Mitigation Program (PRIMP) for the proposed project in order to mitigate adverse impacts to paleontological resources that may exist on-site in on-site sediments. The PRIMP shall follow guidelines developed by the Society for Vertebrate Paleontology and shall include, but not be limited to, monitoring of earthmoving activities during project excavation in native sediments, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; identification and curation of any collected specimens into a museum repository with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements. The PRIMP shall be filed with the Director of the City of Eastvale Community Development Department, Planning Department, or designee.					
HAZARDS AND HAZARDOUS MATERIALS					
Mitigation Measure HAZ-1: Lead Survey. A lead-based materials (LBM) survey shall be completed prior to demolition of any structures on Assessor's Parcel Number (APN) 152-040-001. A qualified California Department of Public Health Lead Inspector Assessor shall conduct the LBM survey. If the LBM survey reveals no detectable lead levels pursuant to Code of Federal Regulations Chapter 29, Section 1926.62 and Title 8, California Code of Regulations Section 1532.1, no further LBM survey or remedial work is required. However, if a detectable level of lead is identified within structures proposed	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to demolition of any structures on Assessor's Parcel Number (APN) 152-040-001.	Evidence to the City: A qualified California Department of Public Health Lead Inspector Assessor is retained to conduct an LBM survey.		Withhold demolition permit.

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for demolition, Mitigation Measure HAZ-2 shall apply. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.					
Mitigation Measure HAZ-2: Lead Abatement. Prior to the demolition of any structure on Assessor's Parcel Number (APN) 152-040-001 that has been identified to contain lead-based materials (LBM), the project Applicant shall retain a California Department of Public Health Lead Inspector Assessor to abate LBM from the demolition site. The Lead Inspector Assessor shall provide a construction and demolition plan with disposal tickets from a Riverside County Department of Environmental Health-approved disposal facility and South Coast Air Quality Management District air clearances prior to any lead removal activity, and a lead report shall be provided to the City prior to the issuance of a demolition permit. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to the demolition of any structures on Assessor's Parcel Number (APN) 152-040-001 that has been identified to contain lead-based materials (LBM).	Evidence to the City: • The project Applicant has retained a California Department of Public Health Lead Inspector Assessor to abate LBM from the demolition site; • Provide a construction and demolition plan with disposal tickets from a Riverside County Department of Environmental Health-approved disposal facility and South Coast Air Quality Management District air clearances; • Lead report provided to the City.		Withhold demolition permit.

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MITIGATION MEASURE HAZ-3: Asbestos Survey. An asbestos containing material (ACM) survey shall be completed prior to demolition of any structures on Assessor's Parcel Number (APN) 152-040-001. A Certified Asbestos Consultant shall conduct the ACM survey. If the ACM survey reveals less than one-tenth of one percent asbestos by weight pursuant to Title 8, California Code of Regulations Section 1529, no further ACM remedial work is required. However, if asbestos containing construction material is identified within structures proposed for demolition, Mitigation Measure HAZ-4 shall apply. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee .	Prior to demolition of any structures on Assessor's Parcel Number (APN) 152-040-001.	Evidence to the City: Retention of a Certified Asbestos Consultant to conduct an ACM survey.		Withhold demolition permit.
MITIGATION MEASURE HAZ-4: Asbestos Abatement. In the event asbestos containing material (ACM) is identified on Assessor's Parcel Number (APN) 152-040-001, the project Applicant shall retain a Certified Asbestos Consultant to provide a construction and demolition plan with disposal tickets from a Riverside County Department of Environmental Health-approved disposal facility. As required, the Certified Asbestos Consultant shall prepare and submit Asbestos Notification to the South Coast Air Quality Management District (SCAQMD) for air clearances. The Certified Asbestos Consultant shall prepare an asbestos disposal report for City review prior to final disposal. This measure shall be implemented to the satisfaction of the City of	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to the demolition of any structure on Assessor's Parcel Number (APN) 152-040-001 that has been identified to contain asbestos containing material (ACM).	Evidence to the City: - The project Applicant has retained a Certified Asbestos Consultant to provide a construction and demolition plan with disposal tickets; - Certified Asbestos Consultant submits Asbestos Notification to the SCAQMD for air clearances; and		Withhold demolition permit.

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Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.			Asbestos disposal report submitted to City for review prior to final disposal.		
MITIGATION MEASURE HAZ-5: Subsurface Irrigation and Wastewater Systems Management. Prior to the initiation of grading operations, the project Applicant shall submit evidence to the City that any existing subsurface irrigation and wastewater systems (if any) associated with prior on-site agricultural and/or residential uses have been located. Prior to the commencement of construction activities, evidence shall be submitted to the City of Eastvale Building and Safety Division, or designee, that any such system, including septic tanks, seepage pits, and/or leach line field shall be uncovered and abandoned in accordance with current Riverside County Department of Environmental Health standards pursuant to California Plumbing Code Section 722, which stipulates specific conditions for the safe removal of remnant sewage and componentry, backfilling, and inspection from the Riverside County Department of Environmental Health. In the event subsurface irrigation pipes or other features suspected to contain more than one-tenth of one percent asbestos by weight are encountered during ground-disturbing activities, excavation within 60 feet of the material shall be halted, and the project Applicant shall retain a qualified California Division of Occupational Safety and Health (Cal/OSHA) Certified Site Surveillance Technician to evaluate whether the	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to the initiation of grading operations.	Evidence to the City: - Any existing subsurface irrigation and wastewater systems (if any) associated with prior on-site agricultural and/or residential uses are managed in accordance with current Riverside County Department of Environmental Health standards pursuant to California Plumbing Code Section 722; - If necessary, Applicant retains a qualified Cal/OSHA Certified Site Surveillance Technician to evaluate if materials on site require further assessment or remediation pursuant to Title 8, CCR Section 1529;		Withhold grading and/or building permits.

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feature or material warrants further assessment or remediation pursuant to Title 8, CCR Section 1529. In the event the City, through consultation with the Cal/OSHA Certified Site Surveillance Technician, determines the material is not hazardous, no further remedial action is required, and the material shall be disposed of in accordance with the Code Enforcement Division of the Riverside County Sheriff's Department. However, if asbestos containing construction material is identified on Assessor's Parcel Number (APN) 152-040-001, Mitigation Measure HAZ-4 shall apply. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.			• If necessary, the project Applicant has retained a Certified Asbestos Consultant to provide a construction and demolition plan with disposal tickets; • Certified Asbestos Consultant submits Asbestos Notification to the SCAQMD for air clearances; and • Asbestos disposal report submitted to City for review prior to final disposal.		
MITIGATION MEASURE HAZ-6: Shallow Soil Testing. Prior to the approval of any grading and/or building permits, the Applicant shall provide evidence to the City of Eastvale for review and approval that the project Applicant has retained a consultant qualified under American Society for Testing and Materials (ASTM) International Standard E1527-13 to complete further assessment of shallow soil near borings G-9, ENV4, ENV7, and ENV8 to horizontally delineate the organochlorine pesticide (OCP) impacted soil on Assessor's Parcel Number (APN) 152-040-001. The soil investigation shall meet or exceed the standards of the California Department of Food and Agriculture and comply with the Maximum Residue Limits	City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to the approval of any grading and/or building permits.	Evidence to the City: • The project Applicant has retained a consultant qualified under ASTM International Standard E1527-13 to complete further assessment of shallow soil near borings G-9, ENV4, ENV7, and ENV8 to horizontally delineate the OCP impacted soil		Withhold grading and/or building permits.

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established in 40 Code of Federal Regulations 180 for any pesticide chemicals identified on the site. If the qualified consultant determines the subject materials are not hazardous, no further remedial action is required, and the material shall be disposed of in accordance with the Code Enforcement Division of the Riverside County Sheriff's Department. Construction may not proceed until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff. If the qualified consultant determines the subject materials are hazardous, the removal and/or disposal of any hazardous material shall be conducted by a California Division of Occupational Safety and Health (Cal/OSHA) licensed Hazardous Materials Substances Removal contractor in accordance with all applicable local, State, and federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City. If appropriate, the City may enter into a Voluntary Cleanup Plan (VCP) with the California Department of Toxic Substances Control (DTSC) to coordinate remediation of the site. If a VCP is established, the City shall enter into a memorandum of agreement with the DTSC to support and strengthen efforts to achieve protective cleanups under State oversight. The project Applicant shall pay all subsequent VCP costs, including those associated with DTSC's oversight. The VCP shall be managed by a Hazardous Substances Scientist or Hazardous Substances			on Assessor's Parcel Number (APN) 152-040-001; • If necessary, removal and/or disposal of any hazardous material is conducted by a Cal/OSHA licensed Hazardous Materials Substances Removal contractor in accordance with all applicable local, State, and federal standards to the degree that adequate public health and safety standards are maintained; • If a VCP is established, the City enters into a memorandum of agreement with the DTSC and the project Applicant pays all subsequent VCP costs, including those associated with DTSC's oversight; and • If applicable, the DTSC issues either a site		

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Engineer and shall include details about site conditions, proposed land use, and potential community concerns. In the VCP, the DTSC retains its authority to take enforcement action if, during the investigation or cleanup, it determines the site presents a serious health threat, and proper and timely action is not otherwise being taken. When remediation is complete, the DTSC shall issue either a site certification of completion or a “No Further Action” letter, depending on the project circumstances. This means “The Site” is now property that is ready for productive economic use. This measure shall be implemented to the satisfaction of the City of Eastvale Community Development Director or designee, and/or Building and Safety Division, or designee.			certification of completion or a “No Further Action” letter, depending on the project circumstances when remediation is complete.		
NOISE					
Mitigation Measure NOI-1: Construction Equipment Buffer Zone. Vibratory rollers, large, loaded trucks, and dozers (equipment weighing 80,000 pounds or more) shall not be allowed within 20 feet of occupied residential dwellings at the time of project construction. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) shall be used within this area during project construction to reduce vibration levels.	City of Eastvale Building Inspector.	During project construction.	Evidence to the City: Vibratory rollers, large, loaded trucks, and dozers (equipment weighing 80,000 pounds or more) are prohibited within 20 feet of occupied residential dwellings.		Issuance of a stop work order.
TRANSPORTATION					

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Mitigation Measure TRA-1: Traffic Management Plan. Prior to the initiation of construction, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Eastvale Traffic Engineer. The TMP shall comply with state standards set forth in the California Manual of Uniform Traffic Control Devices and shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flag-person to direct traffic during heavy equipment use. The TMP shall specify that one lane of travel in each direction must always be maintained for Sumner Avenue, Orange Street, and Schleisman Road throughout project construction. The TMP shall be incorporated into project specifications for verification prior to final plan approval.	City of Eastvale Community Development Director, or designee.	Prior to the initiation of construction.	Evidence to the City: The TMP is submitted to the City for approval by the City of Eastvale Traffic Engineer.		Withhold grading and/or building permit.
TRIBAL CULTURAL RESOURCES					
Mitigation Measure TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. The project applicant/lead agency shall retain a Native American Monitor from or approved by the consulting tribe(s) or any other California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project (collectively "Tribe(s)"), and that if more than one tribe is interested in monitoring, a rotation may be established at the discretion of the City. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at	City of Eastvale Community Development Director, or designee.	Prior to the commencement of any ground-disturbing activity or issuance of a grading permit and during construction.	Evidence to the City: The project applicant/lead agency has retained a Native American Monitor from or approved by the consulting tribe(s) or any other California Native American tribe that is traditionally and culturally affiliated with the geographic area of		Withhold grading permit or issuance of a stop work order.

MITIGATION MONITORING AND REPORTING PROGRAM

SUMNER PLACE RESIDENTIAL DEVELOPMENT PROJECT

Project Name: Sumner Place Residential Development Project

Applicant: Stratham Homes

Date: January 15, 2026

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered archaeological finds, including but not limited to, Native American cultural and historical artifacts, archaeological features, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request to Tribe(s). On-site tribal monitoring shall conclude upon one of the following: (1) written confirmation from a			the project (collectively "Tribe(s)"), and that if more than one tribe is interested in monitoring, a rotation may be established at the discretion of the City; • A copy of the executed monitoring agreement is submitted to the City; • Copies of monitor logs are provided to the City upon written request to Tribe(s); • Written confirmation that all ground-disturbing activities are complete or a determination and written notification by the Tribe(s) of no further potential to impact tribal cultural resources or a determination by the City, given in writing to interested parties, that the project has no		

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designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; (2) a determination and written notification by the Tribe(s) to the City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources; or (3) a determination by the City, given in writing to interested parties, that the project has no potential to impact significant resources. In its authority as lead agency, the City shall resolve conflicts in the event of a disagreement whether to continue or discontinue monitoring.			potential to impact significant resources.		
Mitigation Measure TCR-2: Unanticipated Discovery of Native American Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any resources of Native American origin, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the resources have been appropriately evaluated and treated. A determination of the final disposition of any artifacts will be made with the consultation with the Tribe(s), and is anticipated to include repatriation.	City of Eastvale Community Development Director, or designee.	Upon discovery of any resources of Native American origin.	Evidence to the City: - Appropriate buffers are established, as applicable; and - A determination of the final disposition of any artifacts has been made.		Issuance of a stop work order.
Mitigation Measure TCR-3: Unanticipated Discovery of Native American Human Remains and Associated Funerary or Ceremonial Objects. Native American human remains "may be an inhumation or	City of Eastvale Community Development	Upon discovery of any resources of Native American origin.	Evidence to the City:		Issuance of a stop work order.

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cremation, and in any state of decomposition or skeletal completeness" (PRC 5097.98 (d)(1)). Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then work will halt within 50 feet of the find and Public Resource Code 5097.98 as well as Health and Safety Code Section 7050.50 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. If preservation in place is not feasible, then the project archaeologist, working in consultation with the Most Likely Descendant and, if applicable, other interested tribal governments, will prepare and execute a treatment plan to be approved by the City in compliance with the Archaeological Mitigation Plan developed under Mitigation Measure CUL-1. It is anticipated that treatment will consist of respectful excavation and repatriation of only those remains which will be impacted by the project. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	Director, or designee.		• Appropriate buffers are established, as applicable; and • No further disturbance until the County Coroner makes a determination of origin and disposition pursuant to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5; and • The County Coroner has notified the NAHC as appropriate; and • A treatment plan prepared in compliance with the Archaeological Mitigation Plan developed under Mitigation Measure CUL-1 submitted to City staff.		

**MITIGATION MONITORING AND REPORTING PROGRAM
SUMNER PLACE RESIDENTIAL DEVELOPMENT PROJECT**

REGULATORY COMPLIANCE MEASURES

Project Name: Sumner Place Residential Development Project

Applicant: Stratham Homes

Date: January 15, 2026

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
BIOLOGICAL RESOURCES					
REGULATORY COMPLIANCE MEASURE BIO-1: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fees. Prior to issuance of any building permits for non-residential uses and occupancy releases for residential uses, the Applicant shall provide payment to the County of Riverside for applicable Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Local Development Mitigation Fees. The Local Development Mitigation Fees are subject to change each fiscal year. As such, the Applicant shall pay the current fee amounts according to timing outlined by the Western Riverside County Regional Conservation Authority (RCA). The Applicant shall pay the current fee amounts regarding roadways prior to approval of the Improvement Plan. The Applicant shall pay the current fee amounts regarding residential, commercial, and industrial uses, prior to building permit issuance.	City of Eastvale Community Development Director, or designee.	Prior to issuance of any building permits for non-residential uses and occupancy releases for residential uses; Prior to approval of the Improvement Plan.	Evidence to the City: The project Applicant has provided payment to the County of Riverside for applicable MSHCP Local Development Mitigation Fees.		Withhold building permit.
REGULATORY COMPLIANCE MEASURE BIO-2: Stephens' Kangaroo Rat Habitat Conservation Plan Fee. Prior to issuance of any grading permits, the County of Riverside shall confirm that the project Applicant has paid the fees pursuant to Ordinance 663.10 for the Stephens' kangaroo rat (SKR) Habitat Conservation Plan (HCP) Fee Assessment Area.	City of Eastvale Community Development Director, or designee.	Prior to issuance of any grading permits.	Evidence to the City: The project Applicant has paid the fees pursuant to Ordinance 663.10 for the SKR HCP Fee Assessment Area.		Withhold grading permit.

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SUMNER PLACE RESIDENTIAL DEVELOPMENT PROJECT

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Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
CULTURAL RESOURCES					
REGULATORY COMPLIANCE MEASURE CUL-1: Human Remains. In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall take place until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.	City of Eastvale Community Development Director, or designee.	In the event human remains are encountered.	Evidence to the City: - No further disturbance has taken place until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. - If the remains were determined to be Native American, the County Coroner has notified the NAHC.		Issuance of a stop work order.
HYDROLOGY AND WATER QUALITY					
REGULATORY COMPLIANCE MEASURE HYD-1: Construction General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) <i>Permit and Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002</i> (Construction General Permit). This shall include submission of Permit Registration Documents	Director of the City of Eastvale Public Works Department, or designee.	Prior to issuance of a grading permit, during construction, and upon completion of construction.	Evidence to the City: - A WDID is obtained for the Project via SMARTS; - Project coverage under the Construction General Permit; - Submittal of a Stormwater Pollution Prevention Plan to the		Withhold grading permit and/or building permit, or issuance of a stop work order.

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Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
(PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTS). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the Director of the City of Eastvale Public Works Department, Engineering Division, or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify Construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTS.			City that includes BMPs; and • Submittal of a Notice of Termination via SMARTS.		
REGULATORY COMPLIANCE MEASURE HYD-2: Riverside County MS4 Permit. Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the Director of the City of Eastvale Community Development Department for review and approval in compliance with the requirements of the Santa Ana Regional Water Quality Control Board's (RWQCB) National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for the Riverside	Director of the City of Eastvale Public Works Department, or designee.	Prior to issuance of a grading permit.	Evidence to the City: • The project Applicant has submitted a Final WQMP to the Director of the City of Eastvale Community Development Department for review and approval;		Withhold grading permit.

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Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
County Flood Control and Water Conservation District, the County of Riverside, and the Incorporated Cities of Riverside County Within the Santa Ana Region Area-Wide Urban Runoff Management Program, Order No. R8-2010-0033, NPDES Permit No. CAS618033 as amended by Order No. R8-2013-0024 (Riverside County Municipal Separate Storm Sewer System [MS4] Permit). The Final WQMP shall specify the Best Management Practices (BMPs) to be incorporated into the project design to target pollutants of concern in storm water runoff from the project site and the necessary operation and maintenance activity for each BMP. The City shall ensure that the BMPs specified in the Final WQMP are incorporated into the final Project design. The proposed BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Project occupancy and operation shall be in accordance with the schedule outlined in the WQMP.			The proposed BMPs specified in the Final WQMP are incorporated into the grading and development plans submitted to the City for review and approval.		
NOISE					
REGULATORY COMPLIANCE MEASURE NOI-1: Construction Noise and Vibration. The Construction Contractor shall limit construction activities to occur between the hours of 6:00 a.m. to 6:00 p.m. (June through September) and 7:00 a.m. to 6:00 p.m. (October through May). Construction is prohibited outside these hours (Section 8.52.020 of the City of Eastvale Municipal Code). This measure shall be implemented to the satisfaction of the City Director of	City of Eastvale Director of Building Safety, or designee.	During construction.	Evidence to the City: The Construction Contractor has limited construction activities to occur during the designated hours.		Issuance of stop work order.

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Building Safety or designee.					
PUBLIC SERVICES					
REGULATORY COMPLIANCE MEASURE PS-1: Development Impact Fees. Pursuant to Chapter 110.28 of the City of Eastvale Municipal Code, prior to the final inspection of any building permit, unless otherwise authorized by the Mitigation Fee Act, the most current Development Impact Fee for residential development shall be paid in full by the project Applicant as calculated by the City. Building permits shall be issued by the City after receiving proof of the appropriate Development Impact Fees have been paid in full.	City of Eastvale Community Development Director, or designee.	Prior to the final inspection of any building permit.	Evidence to the City: Appropriate Development Impact Fees have been paid in full.		Withhold building permit.
RECREATION					
REGULATORY COMPLIANCE MEASURE REC-1: Quimby Act Fees. Pursuant to Section 130.20.020 of the City of Eastvale Municipal Code, prior to the final inspection of any building permit, unless otherwise authorized by the Mitigation Fee Act, the applicable Quimby Act fee for residential development shall be paid in full by the project Applicant as calculated by the City. Building permits shall be issued by the City after receiving proof of the appropriate Quimby Act Fees have been paid in full.	City of Eastvale Community Development Director, or designee.	Prior to the final inspection of any building permit.	Evidence to the City: The applicable Quimby Act fee for residential development has been paid in full by the project Applicant as calculated by the City.		Withhold building permit.