

SUMMERLY



Project Overview

Summerly is a 706-acre master-planned golf community in the Lake Elsinore Back Basin. The development consists of approximately 1,955 residential units, 40 acres of roads, and 329 acres of open space, including an 18-hole golf course. The Lake Elsinore Back Basin is subject to U.S. Army Corps of Engineers Section 404 jurisdiction and California Department of Fish and Game Section 1600. VCS assisted the development team in identifying a strategy to ensure regulatory permitting to meet price and schedule, which included working with the City of Lake Elsinore and Elsinore Valley Municipal Water District to amend a temporary 404 Permit to allow development in the Lake Elsinore Back Basin.

Strategic Planning

- Recommended modifications to an existing multi-party 404 permit, previously considered to be out of compliance due to the required mitigation measures having not been fully implemented.
- Successfully managed the process by which developer was added as a co-permittee with the City of Lake Elsinore and Elsinore Valley Water District.
- Negotiated new mitigation measures with the U.S. Army Corps of Engineers and California Department Fish and Game to allow use of the existing 404 permit and issuance of a new Section 1602 Streambed Alteration Agreement.
- Assisted the City and developer with Western Riverside County Multiple Species Habitat Plan participation and negotiations with the County and USFWS.
- Assisted the developer and the City in identifying mitigation acreage to satisfy 404, 1602, and MSHCP.

Environmental Services

- Secured amended Section 404 permit and CDFG Section 1602.
- Prepared the Habitat Mitigation and Monitoring Plan for over 100 acres of new habitat.
- Managed rare plant, endangered species, and burrowing owl surveys.
- Continuing to conduct five year mitigation monitoring and reporting.

LOCATION:	Lake Elsinore, California
PROONENT:	Corky McMillin Companies
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START DATE:	April 2010
END DATE:	In-progress