



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Damaris Abraham, Senior Planner

Date: November 5, 2019

Subject: Planning Application No. 2019-57 (Summerly Neighborhood 21) – Design review for the construction of 75 single-family residential units in TR 31920-21.

Applicant: Ryan Cummins, Woodside Homes

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015).

Background

The East Lake Specific Plan (ELSP) was adopted by the City in 1993 and originally included 3,000 acres that would allow for a total of up to 9,000 residential units. There have been 10 subsequent amendments to the Specific Plan that were approved and adopted. On November 28, 2017, the City Council approved Amendment No. 11 to the ELSP, which is a comprehensive specific plan that consolidated all previous versions of the ELSP.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2019-57 (Residential Design Review No. 2019-23) for the design and construction of 75 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-21 (APN: 371-040-015) of the Summerly Development of the ELSP. The lot sizes for Tract Map No. 31920-21 range in size from 5,000 sq. ft. to 8,672 sq. ft. and are 5,484 sq. ft. on average.

Environmental Setting

	EXISTING LAND USE	ESLP No. 11	GENERAL PLAN
Project Site	Vacant	Low-Medium Density Residential (LMR)	Specific Plan
North	Residential	Low-Medium Density Residential (LMR)	Specific Plan
South	Vacant	Medium Density Residential (MDR)	Specific Plan
East	Residential	Low-Medium Density Residential (LMR)	Specific Plan
West	Residential	Low-Medium Density Residential (LMR)	Specific Plan

Project Description

The following describes the various design components and features of the proposed Project, including floor plans, architecture, model home complex, preliminary plotting of production units, and the conceptual wall and fence plan.

1. *Floor Plans*: The Project proposes three (3) different single-family detached plans, as described below:

- *Plan 1*: Single-story 1,989 square foot unit with three bedrooms, office/optional bedroom, two baths, great room, dining, kitchen, laundry, and a two-car garage.
- *Plan 2*: Two-story 2,105 square foot unit with three bedrooms, optional bedroom 4 and 5, two baths, optional bath, great room, kitchen, porch, laundry, and a two-car garage.
- *Plan 3*: Two-story 2,322 square foot unit with four bedrooms, loft/optional bedroom 5, three baths, great room, dining room, kitchen, porch, laundry, and a two-car garage.

Plan 1 will account for 25 units (33.3%), Plan 2 will account for 25 units (33.3%), and Plan 3 will account for 25 units (33.3%).

2. *Architecture and Treatments*: The proposed Project would offer three architectural styles and treatments for each of the floor plans, including Spanish, Craftsman, and Traditional. The following describes each of these architectural styles:

- The *Spanish Architectural Style* includes concrete “S” tile roofs, decorative window shutters, clay accent vent, and arched entries.
- The *Craftsman Architectural Style* includes flat tile roofs, window and door trims, decorative window shutters, and porch columns.
- The *Traditional Architectural Style* includes flat tile roofs, window and door trims, decorative window shutters, and porch columns.

In addition, enhanced architectural treatments will be provided on those elevations that are visible from public right of way.

3. *Conceptual Wall and Fence Plan*: To ensure design consistency, the Conceptual Wall and Fence Plan for the Project shows that those similar walls and fences that are provided elsewhere in the Summerly area will continue to be provided with the proposed Project.

Perimeter walls will be decorative block with pilasters to match the existing Summerly development. Front returns will be six-foot masonry walls. Interior fencing will be six-foot wood or vinyl.

4. Model Home Complex: The proposed model home complex will feature Plans 1, 2, and 3 and will be located on lots 48, 49, and 50.
5. Landscaping: The proposed landscaping plan has been designed to complement the different architectural styles. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Analysis

The proposed Project has been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and the ELSP, Amendment No. 11 (ELSP#11). The original East Lake Specific Plan and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. The proposed Project complies with the minimum standards of the Summerly Low-Medium Density Residential (LMR) land use designation as detailed in Sections 2.5.5.1, 2.5.5.2, 3.2, and Table 2-8 of the ELSP#11. The proposed Project is consistent with all other applicable provisions of the ELSP#11 and is therefore found to be consistent with the General Plan.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project so as to mitigate any potential concerns. The proposed plotting provides an appropriate mixture of plan and elevations types to ensure variety in the streetscape. Overall, the proposed Project as designed and conditioned will provide a high quality and complimentary housing option to the Summerly Development.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that the proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. An EIR was approved and adopted in 2017 for the East Lake Specific Plan, Amendment No. 11 (SCH #2016111029) that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. No substantial changes which require major revisions to the EIR exist and no new information of substantial importance which require revisions to the earlier EIR exist. Therefore, no further environmental documentation is necessary.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of a design review application which establishes standards for color palettes, articulation, orientation, and design of single-family residential development. The Project site has been completely disturbed and graded per the previously approved TR 31920. The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project

Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

Exhibits

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package

RESOLUTION NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

Whereas, Woodside Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-57 (Residential Design Review No. 2019-23) for the design and construction of 75 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-21 (APN: 371-040-015) of the Summerly Development of the East Lake Specific Plan (ELSP); and,

Whereas, Section 6.0 of the Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and the Joint Project Review (JPR) to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC) the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and,

Whereas, on November 5, 2019 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has considered the Project and its consistency with the MSHCP prior to adopting Findings of Consistency with the MSHCP.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is a project under the City's MSHCP Resolution, and the City must make an MSHCP Consistency finding before approval.

Pursuant to the City's MSHCP Resolution, the Project must be reviewed for MSHCP consistency, which shall include an analysis of the Project's consistency with other "Plan Wide Requirements." The Project is located within the ELSP area. Prior to the City's adoption of the MSHCP, there were a series of meetings between the County of Riverside, U.S. Fish and Wildlife Service, and California Department of Fish and Game to discuss conservation measures within the ELSP and to decide how to ensure development within the ELSP could proceed consistently with the MSHCP and with the U.S. Army Corps of

Engineers Section 404 permit. It was determined that a target acreage of 770 acres was warranted for MSHCP conservation in the back basin area of the City.

The Project site is within the ELSP and is covered by that conservation agreement. Part of the conservation agreement also included a requirement that projects in the back basin area be consistent with the other "Plan Wide Requirements" set forth in the following sections of the MSHCP: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (MSHCP, § 6.1.2), Protection of Narrow Endemic Plant Species Guidelines (MSHCP, § 6.1.3), Additional Survey Needs and Procedures (MSHCP, § 6.3.2), Urban/Wildlands Interface Guidelines (MSHCP, § 6.1.4), Vegetation Mapping (MSHCP, § 6.3.1) requirements, Fuels Management Guidelines (MSHCP, § 6.4), and payment of the MSHCP Local Development Mitigation Fee (MSHCP Ordinance, § 4). The Project has been reviewed in light of these sections and is consistent therewith.

2. The Project is subject to the City's LEAP and the County's Joint Project Review processes.

The Project is located within the MSHCP Elsinore Area Plan but is not located within a MSHCP Criteria Cell. Therefore, the project was not required to go through the LEAP or JPR processes.

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

The previously approved ELSP and TTM 31920 was determined to be consistent with the Riparian/Riverine and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP. The scope and nature of the Project have not been modified from that which was previously approved and is therefore consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

The previously approved ELSP and TTM 31920 was consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in Section 6.1.3 of the MSHCP. The Project has not been modified from that which was previously approved under the ELSP and TTM 31920. Additionally, based upon prior approvals, the entire Project site has been graded and any plant species which may have existed on the site have been removed and replaced with development. It is for these reasons that the Project is consistent with the aforementioned guidelines.

5. The Project is consistent with the Additional Survey Needs and Procedures.

The previously approved ELSP and TTM 31920 was consistent with the Additional Survey Needs and Procedures as set forth in Section 6.3.2 of the MSHCP. The Project has not been modified from that which was previously approved under the ELSP and TTM 31920, and the entire project site has been graded pursuant to previously issued permits. The Project is consistent with the Additional Survey Needs and Procedures of the MSHCP.

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

The previously approved ELSP and TTM 31920 was consistent with the Urban/Wildlands Interface Guidelines as set forth in Section 6.1.4 of the MSHCP. Because the Project has not been modified from that which was previously approved under the ELSP and TTM

31920, no further MSHCP review is necessary and the Project is consistent with the Urban/Wildlands Interface Guidelines.

7. The Project is consistent with the Vegetation Mapping requirements.

The previously approved ELSP and TTM 31920 was consistent with the Vegetation Mapping requirements as set forth in Section 6.3.1 of the MSHCP. Mapping was conducted as part of the biological surveys for the original project. The Project has not been modified from that which was previously approved and therefore is consistent with the Vegetation Mapping requirements.

8. The Project is consistent with the Fuels Management Guidelines.

The previously approved ELSP and TTM 31920 was consistent with the Fuels Management Guidelines as set forth in Section 6.4 of the MSHCP. The Project site is not within or adjacent to conservation areas where the Fuels Management Guidelines would be required. The Project has not been modified from that which was previously approved and therefore is consistent with the Fuel Management Guidelines.

9. The Project overall is consistent with the MSHCP.

Section 3: Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

Section 4: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 5th day of November, 2019.

Myles Ross, Chairman

Attest:

Justin Kirk,
Assistant Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 5th day of November, 2019 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director

RESOLUTION NO. 2019-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015)

Whereas, Woodside Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2019-57 (Residential Design Review No. 2019-23) for the design and construction of 75 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-21 (APN: 371-040-015) of the Summerly Development of the East Lake Specific Plan (ELSP); and,

Whereas, pursuant to Section 17.415.050 (Major Design Review) of the Lake Elsinore Municipal Code (LEMC) the Planning Commission (Commission) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying design review applications; and,

Whereas, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq.*: CEQA) and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 *et seq.*: CEQA Guidelines), public agencies are expressly encouraged to reduce delay and paperwork associated with the implementation of CEQA by using previously prepared environmental documents when those previously prepared documents adequately address the potential impacts of the proposed project (CEQA Guidelines Section 15006); and,

Whereas, CEQA Guidelines Section 15162 establishes the standard to be used when determining whether subsequent environmental documentation is necessary and says that when an environmental document has already been adopted for a project, no subsequent environmental documentation is needed for subsequent entitlements which comprise the whole of the action unless substantial changes or new information are presented by the project; and,

Whereas, an Environmental Impact Report (EIR) was approved and adopted in 2017 for the ELSP, Amendment No. 11 (ELSP#11) (SCH #2016111029) and evaluated environmental impacts that would result from maximum build-out of the specific plan, which contemplated development of single-family residential development; and,

Whereas, the Project does not present substantial changes or new information regarding the potential environmental impacts of development; and,

Whereas, on November 5, 2019 at a duly noticed Public Hearing the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Commission has reviewed and analyzed the proposed Project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 59000 *et seq.*), the Lake Elsinore General Plan (GP), the ELSP#11, and the LEMC and finds and determines that the proposed

Project is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the GP, ELSP#11, and the LEMC.

Section 2: The Commission finds and determines that no new CEQA documentation is necessary. The Project comprises the whole of an action that was analyzed in the previously approved and certified Environmental Impact Report (SCH #2016111029) for the ELSP#11. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. Therefore, no further environmental review is necessary.

Section 3: That in accordance with Lake Elsinore Municipal Code Chapter 17.184, the Commission makes the following findings regarding Planning Application No. 2019-57 (Residential Design Review No. 2019-23):

1. The Project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

The Project is located within the ELSP#11 and has a Land Use designation of Low-Medium Density Residential (LMR). The proposed Project constitutes build out of a previously approved tract map (TR31920-21) that was found to comply with the goals and objectives of the General Plan and the ELSP#11. The proposed Project does not propose an increase in density of development than what was previously approved. Further, the single-family homes will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses.

2. The Project complies with the design directives contained in the ELSP#11 and all applicable provisions of the LEMC.

The Project is appropriate to the site and surrounding developments and is a continuation of a previously approved residential product in the adjacent area. The three (3) architectural styles proposed will create a distinctive street scene within the Project site. Sufficient setbacks and onsite landscaping have been provided thereby creating interest and varying vistas. In addition, safe and efficient circulation has been achieved onsite.

3. Conditions and safeguards pursuant to Section 17.415.050.G.3 of the LEMC, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the Project to ensure development of the property in accordance with the objectives of Chapter 17.184.

Pursuant to Section 17.415.050.E of the LEMC, the Project was considered by the Planning Commission at a duly noticed Public Hearing held on November 5, 2019. The Project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Approval of the Project will not result in a substantial change to the previously adopted EIR. Therefore, no additional environmental review is necessary.

Section 4: Based upon all of the evidence presented and the above findings, the Commission hereby approves Planning Application No. 2019-57 (Residential Design Review No. 2019-23).

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted this 5th day of November, 2019.

Myles Ross, Chairman

Attest:

Justin Kirk,
Assistant Community Development Director

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 5th day of November, 2019 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director

CONDITIONS OF APPROVAL

PROJECT: PA 2019-57/RDR 2019-23
PROJECT NAME: Woodside Homes (Summerly)
PROJECT LOCATION: APN: 371-040-015 (TR 31920-21)
APPROVAL DATE:
EFFECTIVE DATE:
EXPIRATION DATE:

GENERAL

1. Planning Application No. 2019-57 (Residential Design Review No. 2019-23) consists of the design and construction of 75 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-21 (APN: 371-040-015) of the Summerly Development of the East Lake Specific Plan (ELSP).
2. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, Agents, and its Consultants (Indemnitees) from any claim, action, or proceeding against the Indemnitees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning approval, implementation and construction of the Planning Application No. 2019-57 (Residential Design Review No. 2019-23), which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167, including the approval, extension or modification of Planning Application No. 2019-57 (Residential Design Review No. 2019-23) or any of the proceedings, acts or determinations taken, done, or made prior to the decision, or to determine the reasonableness, legality or validity of any condition attached thereto. The Applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by Indemnitees and costs of suit, claim or litigation, including without limitation attorneys' fees, penalties and other costs, liabilities and expenses incurred by Indemnitees in connection with such proceeding. The City will promptly notify the applicant of any such claim, action, or proceeding against the City. If the project is challenged in court, the City and the applicant shall enter into formal defense and indemnity agreement, consistent with this condition.
3. Within 30 days of project approval, the applicant shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Community Development Department for inclusion in the case records.

PLANNING DIVISION

4. Planning Application No. 2019-57 (Residential Design Review No. 2019-23), shall lapse and become void two (2) years following the date on which the design review became effective, unless one of the following: (1) prior to the expiration of two years, a building permit related to the design review is issued and construction commenced and diligently pursued toward completion; or (2) prior to the expiration of two years, the applicant has applied for and has been granted an extension of the design review approval pursuant to subsections (1) and (2) of Lake Elsinore Municipal Code (LEMC) Section 17.415.050.I.1.b

5. All construction shall comply with these Conditions of Approval and those provisions and requirements contained in the East Lake Specific Plan and Lake Elsinore Municipal Code, prior to issuance of certificate of occupancy and release of utilities.
6. All site improvements shall be constructed as indicated on the approved building elevations and site plans for the Residential Design Review.
7. Future site plotting and construction shall be consistent with these Conditions of Approval, those conditions approved with Tentative Tract Map No. 31920 and those provisions and requirements contained in the Municipal Code, subject to approval by the Community Development Director or designee.
8. The following architectural details shall be provided:
 - All front fence returns shall be decorative masonry walls. Wood fences will not be allowed along the front elevation. Wood, vinyl or steel (wrought iron or aluminum) gates are allowed in order to allow access to rear yards.
 - The applicant shall provide four-sided articulation. Architectural enhancements and treatments shall be provided on all residential elevations (front, rear and side) visible from streets and other public views.
 - All fireplaces shall be natural gas fireplaces only. No wood burning fireplaces shall be allowed.
9. All weep screeds shall be a maximum three (3) inches above any hard surface and four inches above any earth surface.
10. Any revisions to approved site plans or building elevations shall be reviewed and approved by the Community Development Director or designee. Materials and colors as depicted in the approved Design Review Package shall be used unless minor modifications are approved by the Community Development Director or designee or major modifications are approved by the Planning Commission.
11. The applicant shall provide a flat concrete pad or area a minimum of 3'- 0" by 7'- 0" adjacent to the dwelling for the storage of the City trash barrels. The storage pad or area shall conceal the trash barrels from public view, subject to the approval of the Community Development Director or designee. Precise grading plans shall identify the location of the aforementioned flat concrete pad and air conditioning units.
12. The building addresses (in numerals at least four inches high) shall be displayed near the entrance and easily visible from the front of the unit and public right-of-way. The applicant shall obtain street addresses for all production lots prior to issuance of building permit.
13. The applicant shall comply with all requirements of the City's Grading Ordinance. Construction generated dust and erosion shall be mitigated in accordance with the provisions of Municipal Code, Chapter 15.72 and using accepted techniques. Interim erosion control measures shall be provided 30 days after the site's rough grading, as approved by the City Engineer.

14. Prior to the issuance of a building permit, the Applicant shall submit a product placement plan depicting the plan and design for each lot to be approved by the Community Development Director or designee. Care is to be taken to ensure that adjacent units are not of the same plan and design and there is adequate variation.
15. The applicant shall comply with all applicable City Codes and Ordinances.
16. Prior to issuance of building permit, building plans for the model home complex shall comply with all American Disabilities Act (ADA) requirements, including provision of a handicapped-accessible bathroom.
17. A cash bond in the amount of \$1,000 shall be required for the model home complex. This bond is to guarantee removal of the temporary fencing material, parking lot, etc. that have been placed onsite for the model home complex. The bond will be released after removal of the materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
18. A cash bond in the amount of \$1,000 shall be required for any garage conversion of the model(s). Bonds will be released after removal of all temporary materials and the site is adequately restored, subject to the approval of the Community Development Director or designee.
19. A cash bond in the amount of \$1,000 shall be required for any construction trailers used during construction. Bonds will be released after removal of trailers, subject to the approval of the Community Development Director or designee.
20. The project shall connect to sewer and meet all requirements of the Elsinore Valley Municipal Water District (EVMWD). The applicant shall submit water and sewer plans to the EVMWD and shall incorporate all district conditions and standards.
21. All mechanical and electrical equipment associated with the residences shall be ground mounted. All outdoor ground or wall mounted utility equipment shall be consolidated in a central location and architecturally screened, subject to the approval of the Community Development Director or designee, prior to issuance of building permit.
22. All vinyl fencing shall be of a commercial grade.
23. All front yards and side yards on corner lots shall be properly landscaped with automatic (manual or electric) irrigation system to provide 100 percent landscape coverage using a combination of drip and conventional irrigation methods. One (1) set of the Final Landscaping/Irrigation Detail Plan along with a digital copy (i.e. PDF copy) with appropriate fees shall be submitted for review and approval by the Community Development Director or designee, prior to issuance of a building permit.
 - Perimeter walls shall be protected by shrubs and other plantings that discourage graffiti.
 - The applicant shall ensure a clear line of sight at ingress/egress points by providing plantings within 15 feet of ingress/egress points whose height does not exceed three feet and whose canopy does not fall below six feet.

- The landscape plan shall provide for California native drought-tolerant ground cover, shrubs, and trees. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
- No front-yard grass turf landscaping shall be installed.
- All landscape improvements shall be bonded with a 100 percent Faithful Performance Bond for materials and labor for two years or Certificate of Occupancy.
- All landscaping and irrigation shall be installed within an affected portion of any phase at the time a certificate of occupancy is requested for any building.
- All new Model Homes shall be Xeriscaped and signage provided identifying Xeriscape landscaping. Xeriscape is a method of landscape design that minimizes water use by:
 - 1) Implementing hydrozones;
 - 2) Minimizes high water-use plant material as identified by Water Use Classifications of Landscape Species (WUCOLS) (such as turf) and incorporates water-efficient ("drought-tolerant" / climate-appropriate) plants;
 - 3) Requires an efficient irrigation system that includes:
 - a. ET-Based ("Smart irrigation") controller(s) with weather-sensing, automatic shut-off and seasonal adjustment capabilities;
 - b. Efficient irrigation water application through use of:
 - i. Low-volume point-source irrigation (such as drip irrigation and bubblers) for all shrub planter areas (maximum of 3:1 slope) with a minimum irrigation efficiency of 0.90 ; and/or
 - ii. Spray or rotor-type nozzles for areas a minimum of eight (8) feet wide, for slopes 3:1 and greater, AND with a minimum irrigation efficiency of 0.71.
 - 4) Improvement of soil structure for better water retention; and
 - 5) Application of mulch to hinder evaporation.
- The Final landscape plan shall be consistent with any approved site and/or plot plan.
- The Final landscape plan shall include planting and irrigation details.
- All exposed slopes in excess of three feet in height within the subject tract and within private lots shall have a permanent irrigation system and erosion control vegetation installed, as approved by the Planning Division, prior to issuance of certificate of occupancy.
- All landscaping and irrigation shall comply with the water-efficient landscaping requirements set forth in LEMC Chapter 19.08 (Water Efficient Landscape Requirements), as adopted and any amendments thereto.

- Applicant shall provide a landscaping installation plan prior to the issuance of building permits to be approved by the Community Development Director or their designee.
 - The Final landscape plan submitted shall have 50% of the total landscape area as ground cover.
24. Fences located in any front yard shall not exceed three feet in height with the exception that wrought-iron fences may be five feet in height. Chain link fences shall be prohibited.
 25. Garages shall be constructed to provide a minimum of twenty feet by twenty feet (20' x 20') of interior clear space to accommodate two vehicles.
 26. These Conditions of Approval and those conditions approved with Tentative Tract Map No. 31920 shall be reproduced on subsequent building plans prior to issuance of building permit.
 27. Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 am and shall cease no later than 4:00 p.m. Construction activity shall not take place Sunday or any Legal Holidays.
 28. The applicant shall place a weatherproof 3' x 3' sign at the entrance to the project site identifying the approved days and hours of construction activity and a statement that complaints regarding the operation can be lodged with the City of Lake Elsinore Code Enforcement Division (951) 674-3124.
 29. The Homeowner's Association shall maintain all project improvements and facilities, including the landscaping, perimeter walls, park facilities, and drainage improvements.
 30. The developer shall comply with all of the terms and conditions of that certain First Amended and Restated Development Agreement Between the City of Lake Elsinore and Laing-CP Lake Elsinore LLC" which recorded on December 17, 2004 in the Official Records of Riverside County, California as Instrument No. 1001282 and the First Operating Memorandum of Understanding dated November 23, 2010 and the Second Operating Memorandum of Understanding dated June 4, 2018 by and between the City and McMillin Summerly, LLC, the successor in interest to Laing, including without limitation the payment of the Summerly Traffic Infrastructure Fee in the amount of One Dollar and Thirty Cents (\$1.30) per square foot of assessable space.
 31. The applicant shall provide all prospective home buyers and home owners a written disclosure statement identifying that the project is located within an active recreation area. Such activities will include, but are not limited to sporting activities, water sport and recreation activities, off road racing, sky diving, hang gliding, etc. Said written disclosure statements shall indicate that such recreation activities will include, but are not limited to noise impacts, excessive lighting and dust.

BUILDING DIVISION

General Conditions

32. Final Building and Safety Conditions. Final Building and Safety Conditions will be addressed when building construction plans are submitted to Building and Safety for review. These conditions will be based on occupancy, use, the California Building Code (CBC), and related codes which are enforced at the time of building plan submittal.
33. Compliance with Code. All design components shall comply with applicable provisions of the 2016 edition of the California Building, Plumbing and Mechanical Codes; 2016 California Electrical Code; California Administrative Code, 2016 California Energy Codes, 2016 California Green Building Standards, California Title 24 Disabled Access Regulations, and Lake Elsinore Municipal Code.
34. Green Measures. The application shall provide 10% voluntary green measures on the project, as stipulated by the 2016 California Green Building Standards.
35. Disabled Access. Applicant shall provide details of all applicable disabled access provisions and building setbacks on plans to include:
 - a. All ground floor units to be adaptable.
 - b. Disabled access from the public way to the entrance of the building.
 - c. Van accessible parking located as close as possible to the main entry.
 - d. Path of accessibility from parking to furthest point of improvement.
 - e. Path of travel from public right-of-way to all public areas on site, such as clubhouse, trash enclosure, tot lots and picnic areas.
36. Street Addressing. Applicant must obtain street addressing for all proposed buildings by requesting street addressing and submitting a site plan for commercial or multi-family residential projects or a recorded final map for single-family residential projects.
37. Clearance from LEUSD. A receipt or clearance letter from the Lake Elsinore School District shall be submitted to the Building and Safety Department to ensure the payment or exemption from School Mitigation Fees.
38. Obtain Approvals Prior to Construction. Applicant must obtain all building plans and permit approvals prior to commencement of any construction work.
39. Obtaining Separate Approvals and Permits. Trash enclosures, patio covers, light standards, and any block walls will require separate approvals and permits.
40. Sewer and Water Plan Approvals. On-site sewer and water plans will require separate approvals and permits.
41. House Electrical Meter. Applicant shall provide a house electrical meter to provide power for the operation of exterior lighting, irrigation pedestals and fire alarm systems for each building on the site. Developments with single user buildings shall clearly show on the plans how the operation of exterior lighting and fire alarm systems when a house meter is not specifically proposed.

At Plan Review Submittal

42. Submitting Plans and Calculations. Applicant must submit to Building and Safety four (4) complete sets of plans and two (2) sets of supporting calculations for review and approval including:
- a. An electrical plan including load calculations and panel schedule, plumbing schematic, and mechanical plan applicable to scope of work.
 - b. A Sound Transmission Control Study in accordance with the provisions of the Section 1207, of the 2013 edition of the California Building Code.
 - c. A precise grading plan to verify accessibility for the persons with disabilities.
 - d. Truss calculations that have been stamped by the engineer of record of the building and the truss manufacturer engineer.

Prior to Issuance of Grading Permit(s)

43. Onsite Water and Sewer Plans. Onsite water and sewer plans, submitted separately from the building plans, shall be submitted to Building and Safety for review and approval.
44. Demolition Permits. A demolition permit shall be obtained if there is an existing structure to be removed as part of the project.

Prior to Issuance of Building Permit(s)

45. Plans Require Stamp of Registered Professional. Applicant shall provide appropriate stamp of a registered professional with original signature on the plans.

Prior to Beginning of Construction

46. Pre-Construction Meeting. A pre-construction meeting is required with the building inspector prior to the start of the building construction.

ENGINEERING DEPARTMENT

General Requirements

47. This project shall comply with the applicable Conditions of Approval of Tentative Tract 31920 as approved by City Council on July 27, 2004.
48. All arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway shall be the responsibility of the property owner or his agent. All overhead utilities shall be undergrounded.
49. All slopes, open space, community walls and landscaping except for public parks, school property and flood control district facilities shall be maintained by the property owner or property owner's association or another maintenance entity approved by the City Council.
50. Community walls will be located on Homeowner's Association lots.
51. In accordance with the City's Franchise Agreement for waste disposal & recycling, the developer shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction.

52. Developer shall mitigate to prevent any flooding and/or erosion downstream caused by development of the site and or diversion of drainage.
53. No building will be allowed in drainage easements. Drainage easements will be kept free and clear.
54. Any grading that affects "waters of the United States", wetlands or jurisdictional streambeds, shall require approval and necessary permits from respective Federal and/or State agencies.
55. All required grading and improvement plans, soils, geology, hydrology and hydraulic, and seismic reports shall be prepared by a Registered Civil Engineer.
56. Prior to City Council approval of the final Tract Map the developer shall, in accordance with Government Code, have constructed all improvements or have improvement plans submitted and approved, agreements executed and securities posted.

Fees

57. The developer shall pay all Engineering Division assessed Capital Improvement, Plan Check and Permit fees (LEMC 16.34). Applicable mitigation fees may include: Library Fee, Traffic Infrastructure Fee (TIF), and Transportation Uniform Mitigation Fee (TUMF). Fee rate will be assessed in accordance with the First Amended and Restated Development Agreement Between the City of Lake Elsinore and Laing-CP Lake Elsinore LLC" which recorded on December 17, 2004 in the Official Records of Riverside County, California as Instrument No. 1001282 and the First Operating Memorandum of Understanding dated November 23, 2010 and the Second Operating Memorandum of Understanding dated June 4, 2018 by and between the City and McMillin Summerly, LLC, the successor in interest to Laing.

Flood Plain

58. Meet all requirements of LEMC 15.68 and 15.64 regarding floodplain management and flood hazard regulations. Finish floor elevation of all buildings shall be a minimum of 1267 ft., and at or above the approved LMOR elevation.
59. The developer shall provide written, signed and sealed certification from a registered Civil Engineer or licensed Land Surveyor that the finished floor of each structure is at or above the elevation of 1267 ft.
60. The current LOMR information shall be shown on the grading plans.
61. A copy of the approved LOMR-F should be provided to each homeowner.
62. Projects in the back basin shall comply with the special conditions to Permit No. 88-00215-00-RRS (Lake Elsinore Management Project).

Storm Water Management / Pollutant Prevention

63. The developer shall obtain and maintain coverage under the General Permit – Construction. A copy of the Change of Information (COI) and/or NOI shall be submitted to the Engineering Division prior to permit issuance. A SWPPP shall be prepared, implemented and maintained onsite to provide erosion control measures and best management practices (BMP's) throughout all phases of construction.
64. All storm drain inlet facilities shall be appropriately marked "Only Rain in the Storm Drain" using the City authorized marker to prevent illegal dumping in the storm drain system.
65. The developer shall submit an amendment to the Master Water Quality Management Plan (WQMP). The requirements of the WQMP Amendment may affect the overall layout of the project. Therefore, WQMP submittal should be during the initial process of the project. The final WQMP Amendment must be approved prior to grading permit issuance.
66. DURING CONSTRUCTION, NPDES education guidelines and Best Management Practices (BMPs) shall be posted to inform users of this development of environmental awareness and good housekeeping practices that contribute to protection of storm water quality and meet the goals of the BMPs of the Riverside County NPDES Drainage Area Management Plan.

Improvements

67. An Encroachment Permit shall be obtained prior to any work on City and/or State right-of-way. The developer shall submit the permit application, required fees and documents prior to issuance.
68. Revisions to the previously approved street improvement plans, to accommodate driveway locations, will be required. No utility laterals can be located within any portion of the driveway approach.
69. Applicant to provide to the City a video record of the condition of all public City roads being used for construction, prior to any permits being issued. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.
70. Sight distance into and out of the project location shall comply with CALTRANS Standards.
71. All landscaping and fencing at intersections shall meet City Sight Distance Standards.
72. Roof drains shall drain to a landscaped area.
73. No service laterals shall be located underneath driveway approaches or aprons.
74. The developer shall install permanent bench marks per City of Lake Elsinore Standards and at locations to be determined by City Engineer.

75. If existing improvements are to be modified, the existing improvement plans on file shall be modified accordingly and approved by the City Engineer prior to issuance of building permit.
76. 10-year storm runoff shall be contained within the curb and the 100-year storm runoff shall be contained within the street right-of-way. When either of these criteria is exceeded, drainage facilities shall be provided.
77. All drainage facilities in this project shall be constructed to Riverside County Flood Control District Standards.
78. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
79. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer. All off-site drainage, if different from historic flow, shall be conveyed to a public facility, accepted by adjacent property owners by a letter of drainage acceptance, or conveyed to a drainage easement.
80. All Public Works requirements shall be constructed and complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) and Lake Elsinore Public Works Standard Plans.
81. The developer shall install blue dot markers in the roadway at a right angle to Fire Hydrant locations per Lake Elsinore Standards.
82. The street light system shall be designed by SCE as a LS2, City owned system. If the City has adopted an LED light standard by the time of construction, LED lights shall be used.
83. The developer shall provide signing and striping plans for the required improvements of this project.

Grading

84. Grading plans shall reference NAVD 88 datum and elevations. The current LOMR information shall be placed on the plans for easy reference.
85. Prior to commencement of grading operations, developer is to provide to the City with a map of all proposed haul routes to be used for movement of export material. All such routes shall be subject to the review and approval of the City Engineer. Haul route shall be submitted prior to issuance of a grading permit. Export sites located within the Lake Elsinore City limits must have an active grading permit. Hauling of over 5,000 cy subject to City Council approval (LEMC 15.72.065). Costs incurred by City in conjunction with approval of the haul route shall be paid by the applicant.
86. The project shall comply with CBC 1804.3 site grading requirements.
87. Applicant to provide to the City a video record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring

public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.

88. A grading plan signed and stamped by a California Registered Civil Engineer shall be submitted for City review and approval for all addition and/or movement of soil (grading) on the site. The plan shall include separate sheets for erosion control, haul route and traffic control. The grading submittal shall include all supporting documentation and be prepared using City standard title block, standard drawings and design manual (available at www.lake-elsinore.org).
89. All grading plan contours shall extend to minimum of 50 feet beyond property lines to indicate existing drainage pattern.
90. If the grading plan identifies alterations in the existing drainage patterns as they exit the site, a Hydrology and Hydraulic Report for review and approval by City Engineer shall be required prior to issuance of grading permits. All grading that modifies the existing flow patterns and/or topography shall be approved by the City Engineer.
91. The developer shall apply for, obtain and submit to the City Engineering Division a letter from Southern California Edison (SCE) indicating that the construction activity will not interfere with existing SCE facilities (aka SCE NIL).
92. All grading shall be done under the supervision of a geotechnical engineer. Slopes steeper than 2 to 1 shall be evaluated for stability and proper erosion control and approved by the City.
93. Developer shall execute and submit grading and erosion control agreement, post grading security and pay permit fees as a condition of grading permit issuance.
94. Developer shall pay all grading permit applicable processing, permit, security and development fees including those fees identified in an applicable development agreement.

Prior to Issuance of Building Permit

95. The final map shall be approved and recorded prior to building permit issuance.
96. Provide final soils, geology and seismic report, including recommendations for parameters for seismic design of buildings, and walls prior to building permit.
97. All required public right-of-way dedications and easements shall be prepared by the developer or his agent and shall be submitted to the Engineering Division for review and approval prior to issuance of building permit.
98. All internal street improvement and signing and striping plans shall be completed and approved by the City Engineer.
99. All revision street improvement plans will be submitted for plan check and approved by the City Engineer.
100. The developer shall pay all Capital Improvement TIF and Plan Check fees (LEMC 16.34).

Prior to Occupancy

101. All signing and striping and traffic control devices for the required improvements internal to TR 31920-21 shall be installed.
102. All public improvements internal to TR 31920-21 shall be completed in accordance with the approved plans or as condition of this development to the satisfaction of the City Engineer. Acceptance of public improvements can be requested once all construction of homes has ended and a final slurry has been applied.
103. Any damage to existing landscape easement areas due to project construction shall be repaired or replaced at no cost to the City.
104. Any damage to existing asphalt streets, concrete sidewalks, curbs, gutters and driveways will be repaired to the satisfaction of the City Engineer prior to tract final.
105. TUMF fees shall be paid. The TUMF fees shall be the effective rate at the time of payment in full in accordance with the LEMC.
106. Final soil report showing compliance with recommendations, compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½ x 11" mylar) shall be submitted in .tif format on CD to the Engineering Division before final inspection will be scheduled.
107. In the event of damage to City roads from hauling or other construction related activity, applicant shall pay full cost of restoring public roads to the baseline condition.
108. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, developer shall:
 - Demonstrate that all structural BMPs required for TR 31920-21 have been constructed, installed and are functioning in conformance with approved plans and specifications and the WQMP;
 - Demonstrate that they are prepared to implement all non-structural BMPs required for TR 31920-21 included in the conditions of approval or building/grading permit conditions;
 - Demonstrate that an adequate number of copies of the approved project specific TR 31920-21 Amendment to the WQMP are available for the future owners/occupants; and
 - The developer shall provide all education guidelines for Water Quality Management Practices to the separate owners of the development, regarding the environmental awareness on good housekeeping practices that contribute to protection of storm water quality and meet the goals of the approved WQMP in the Riverside County NPDES Drainage Area Management Plan. Contact the City NPDES Coordinator for handout/guideline information.
109. The property owner shall execute and cause to be recorded an Operations and Maintenance Agreement in the form provided by the City to inform future property owners of the requirement to implement the approved final project-specific WQMP.
110. As-built plans for all approved plan sets shall be submitted for review and approval by the City. The developer/developer/owner is responsible for revising the original mylar plans.

111. The approved, revised plans and Final recorded map(s) shall be provided to the City on a CD/DVD in .tif format and as GIS Shape files of all final maps and street and storm drain plans. *ALL DATA MUST BE IN projected Coordinate System: NAD 83 State Plane California Zone VI U.S. Fleet.
112. All final studies and reports shall be submitted in .tif format on a CD/DVD. Studies and reports include, Soils, Seismic, Hydrology, Hydraulics, Grading, WQMP, etc.

CITY OF LAKE ELSINORE FIRE MARSHAL

General Conditions

113. **Lake Elsinore Fire Protection Planning Office Responsibility** - It is the responsibility of the recipient of Fire Department conditions to forward them to all interested parties. The permit number is required on all correspondence. Questions should be directed to the Riverside County Fire Department, Lake Elsinore Fire Protection Planning Division at 130 S. Main St., Lake Elsinore, CA 92530. Phone: (951) 671-3124 Ext. 225. The following fire department conditions shall be implemented in accordance with the Lake Elsinore Municipal Code and the adopted codes at the time of project building plan submittal, these conditions are in addition to the adopted code requirements.
114. **Blue Dot Reflectors** - Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.
115. **Minimum Hydrant Fire Flow** - Minimum required fire flow shall be 1,500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Average spacing between hydrants 500' and 250' maximum distance from any point on the street or road frontage to hydrant. Standard Fire hydrants shall be installed (6"x4"x2-1/2").
116. **Standard Fire Hydrants**- Super fire hydrants (6" x 4" x 2-2 1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measures along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.
117. **Minimum Access Standards** - The following access requirements are required to be implemented to ensure fire department and emergency vehicular access. All roadways shall conform to the City of Lake Elsinore approved roadway standards but in no case shall the minimum fire department vehicular access be less the following provisions:
 - A. Twenty-four feet (24') clear width. Where parking is to be provided, each parking side shall be provided with eight (8') additional feet on each side of the fire department access.
 - B. Median openings or crossovers between opposing lanes of a divided highway or street shall be located only at approved intersections at intervals of not less than 500 feet. [Ord. 529 § 3.2(F), 1973].
 - C. The required all weather vehicular access shall be able to support no less than 70,000 lbs. over 2 axles.
 - D. Roadway gradient shall not exceed 15% on any access road, driveways, and perimeter roads.
 - E. Turning Radius shall be 26' inside and 38' outside for all access roads.

118. **Secondary Access** - In the interest of Public Safety, this project shall provide an Alternate or Secondary Access. Said access shall be constructed in accordance to the City of Lake Elsinore Engineering Department standards to accommodate full fire response and community evacuation.
119. **Separation of Occupancy**- A fire barrier wall for the separation of occupancies is required per the California Building Code. Fire walls, fire barriers, fire partitions, smoke barriers, and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling. Such identification shall be located in accessible concealed floor, floor ceiling or attic spaces repeated at intervals not exceeding 30 feet along the wall, and include lettering not less than 0.5 inch in height, incorporating the suggested wording "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," or other wording.

Prior to Building Permit Issuance

120. **Plan Check Fee**- Building plan check fees shall be made payable to the "City of Lake Elsinore", and shall be submitted to the Fire Department at the time of plan submittal.
121. **Water System Plans** - Applicant and/or developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.
122. **Prior to Building Construction Verification** - This project shall be inspected and approved by the Fire Marshal or designee prior to bringing combustible materials on site. During such inspection all permanent road signs shall be in place, all hydrants shall on operating and approved for use by the water purveyor, and all permanent road surfaces shall be completed including primary and secondary access circulation.

Prior to Building Final Inspection

123. **Residential Fire Sprinkler Systems for Single family and two-family 13D** - Install a complete fire sprinkler system designed in accordance with California Residential Code, California Fire Code and adopted standards. A C-16 licensed contractor must submit plans, along with the current fee, to the Fire Department for review and approval prior to installation.

MITIGATION MONITORING AND REPORTING PROGRAM

124. The Mitigation Monitoring & Reporting Program ((MMRP) for (EIR or MND), which was adopted for Tentative Tract Map 31920.

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above named project and do hereby agree to accept and abide by all Conditions of Approval as approved by the Planning Commission of the City of Lake Elsinore on _____. I also acknowledge that all Conditions shall be met as indicated.

Date: _____

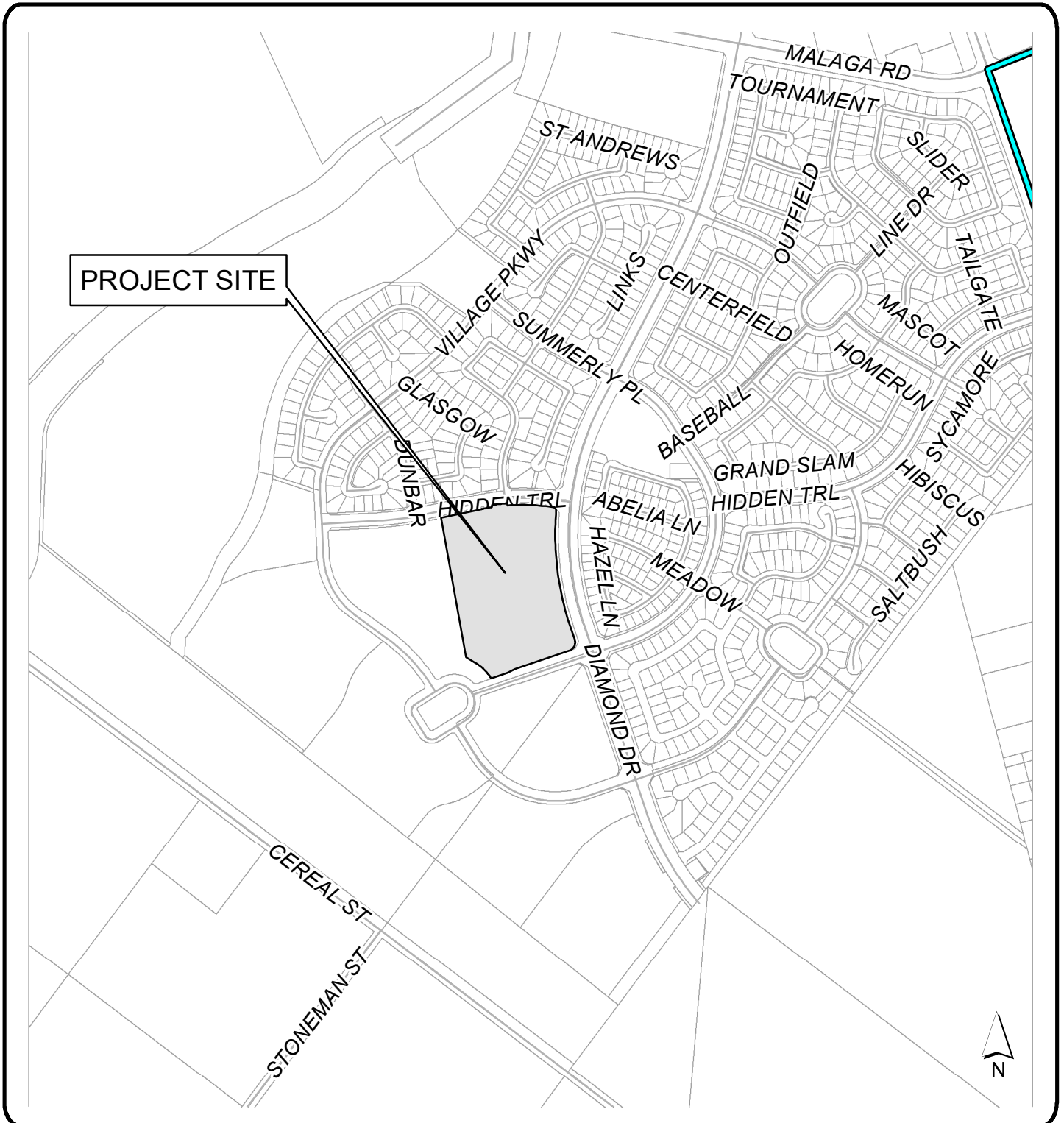
Applicant's Signature: _____

Print Name: _____

Address: _____

Phone Number: _____

Planning Application No. 2019-57
APN: 371-040-015 (TR 31920-21)
VICINITY MAP



Planning Application No. 2019-57
APN: 371-040-015 (TR 31920-21)
AERIAL MAP





SUMMERLY NEIGHBORHOOD 21

Design Package

Tract No. 31920-21

10.15.19

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Projects Contacts

Owner:

Woodside 05S, LP
11870 Pierce Stree, Suite 250
Riverside, CA 92505

Project Manager:

Ryan Cummins
Phone (951) 255-6536
ryan.cummins@woodsidehomes.com

Architect:

Kevin L. Crook Architect, Inc.
1360 Reynolds Avenue Suite 110
Irvine, CA 92614

Project Manager:

Aric Coffee (Principal)
Phone (949) 660-1587 ext. 104
Fax (949) 660-1589
acoffee@klcarch.com

Engineer:

MDS Consulting
17320 Redhill Avenue, Suite 350
Irvine, CA 92614

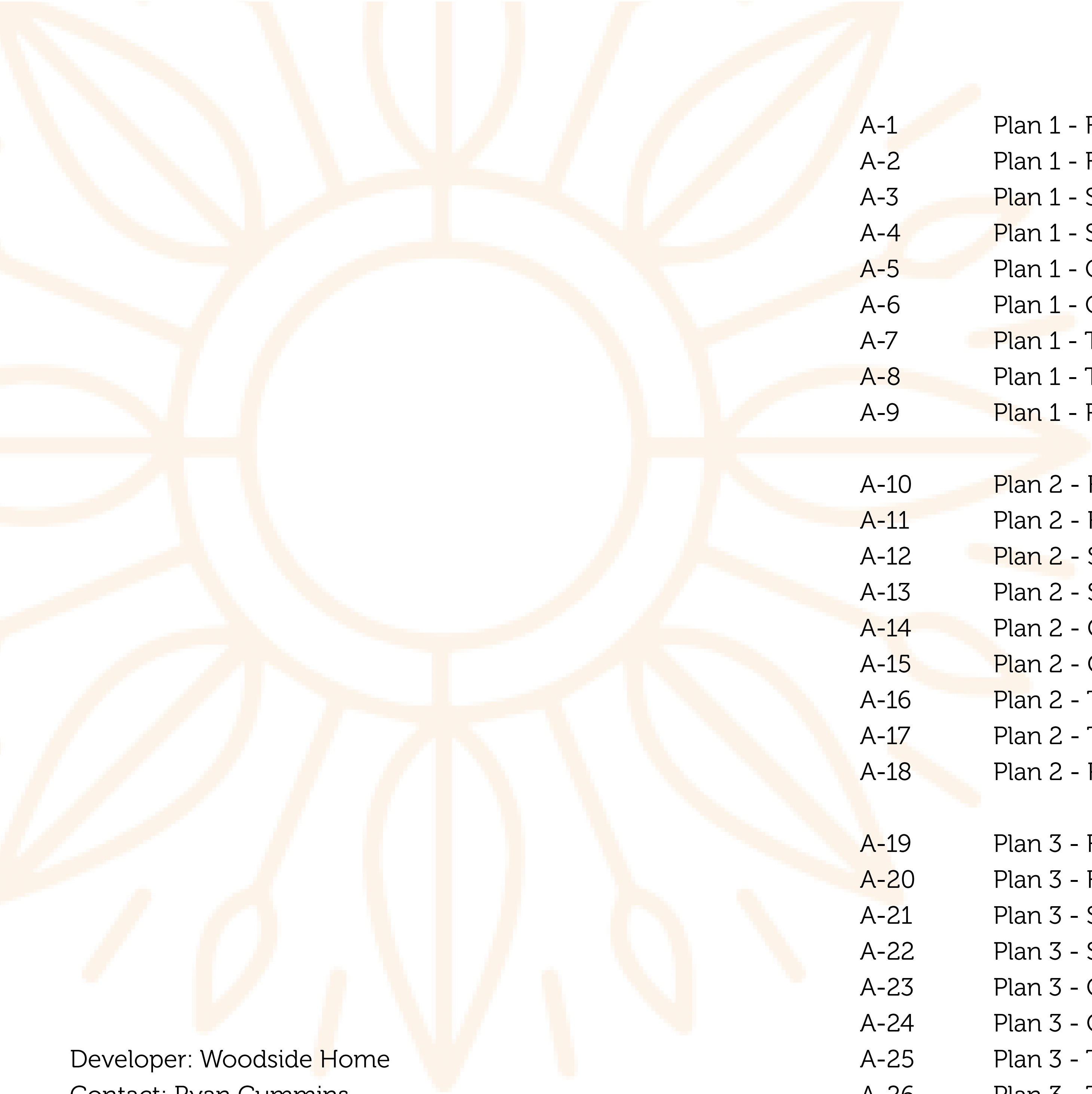
Project Manager:

Ed Lenth
Phone (949) 251-8821
elenth@mdsconsulting.net



Summerly

Lake Elsinore, CA



A-1	Plan 1 - Floor Plans
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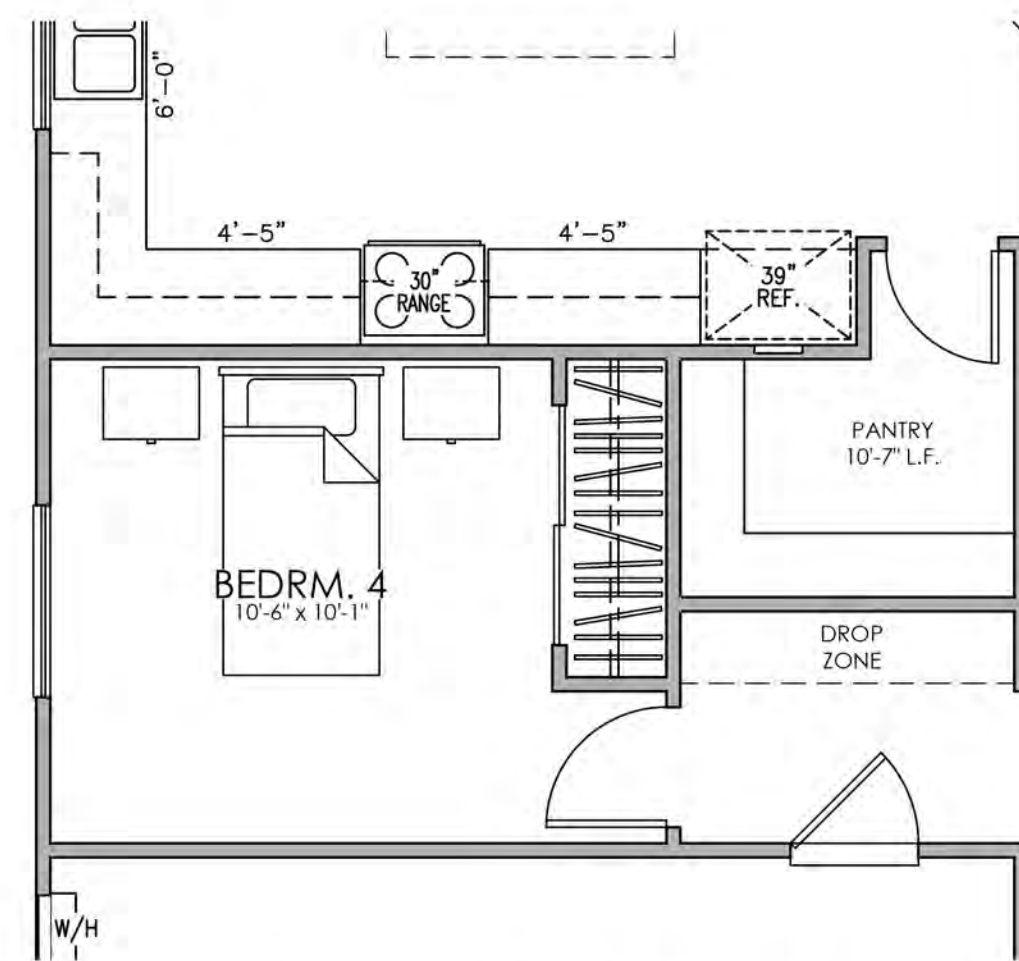
Developer: Woodside Home
Contact: Ryan Cummins
Business: 951-255-6536
Www.woodsidehomes.com

Woodside Homes
11870 Pierce, Suite 250
Riverside, CA 92505

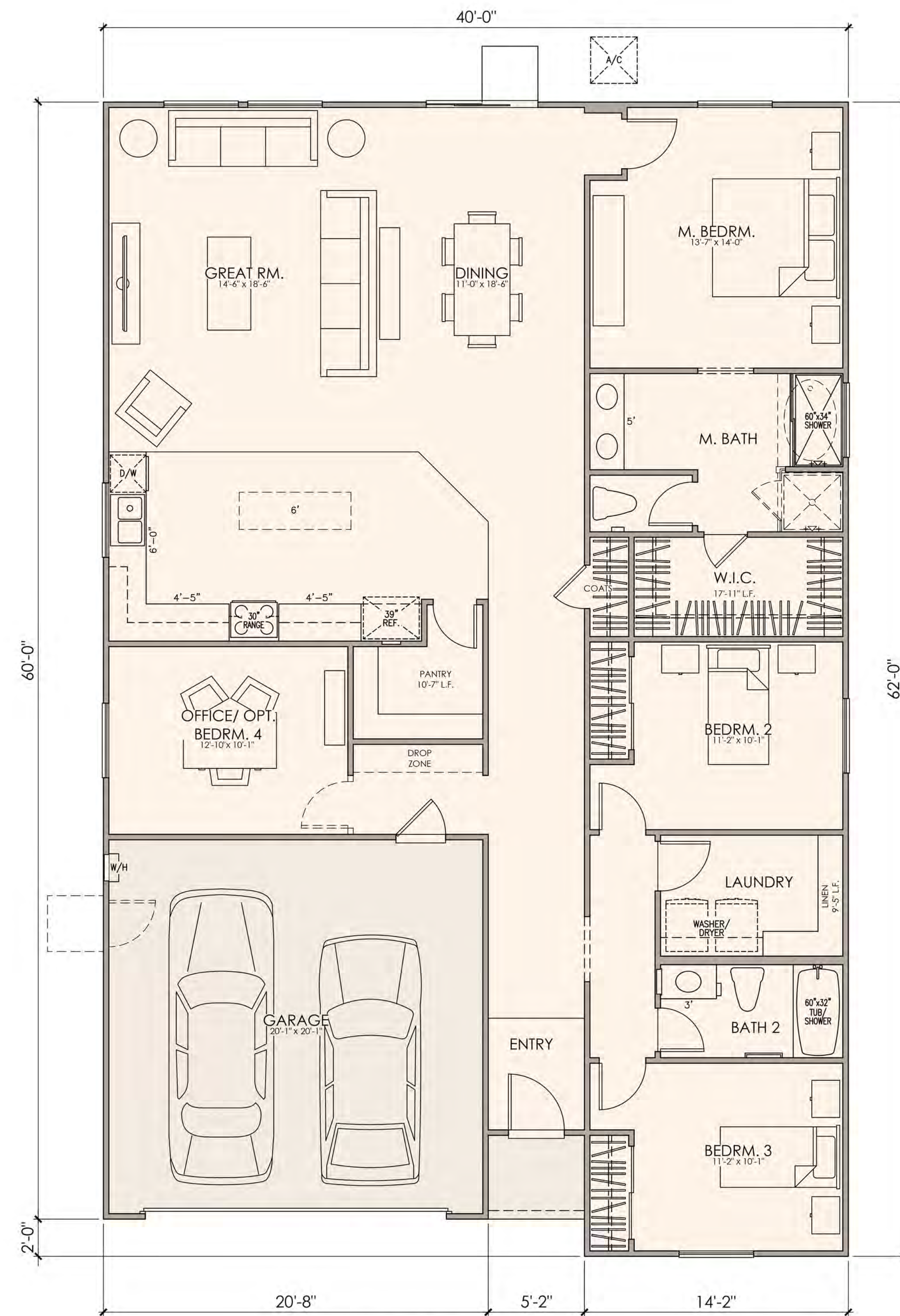
Architect:
Contact: Aric Coffee
Business: 949-660-1587
Www.klcarch.com

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92612





OPT. BEDROOM 4

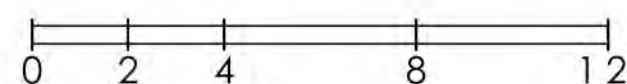


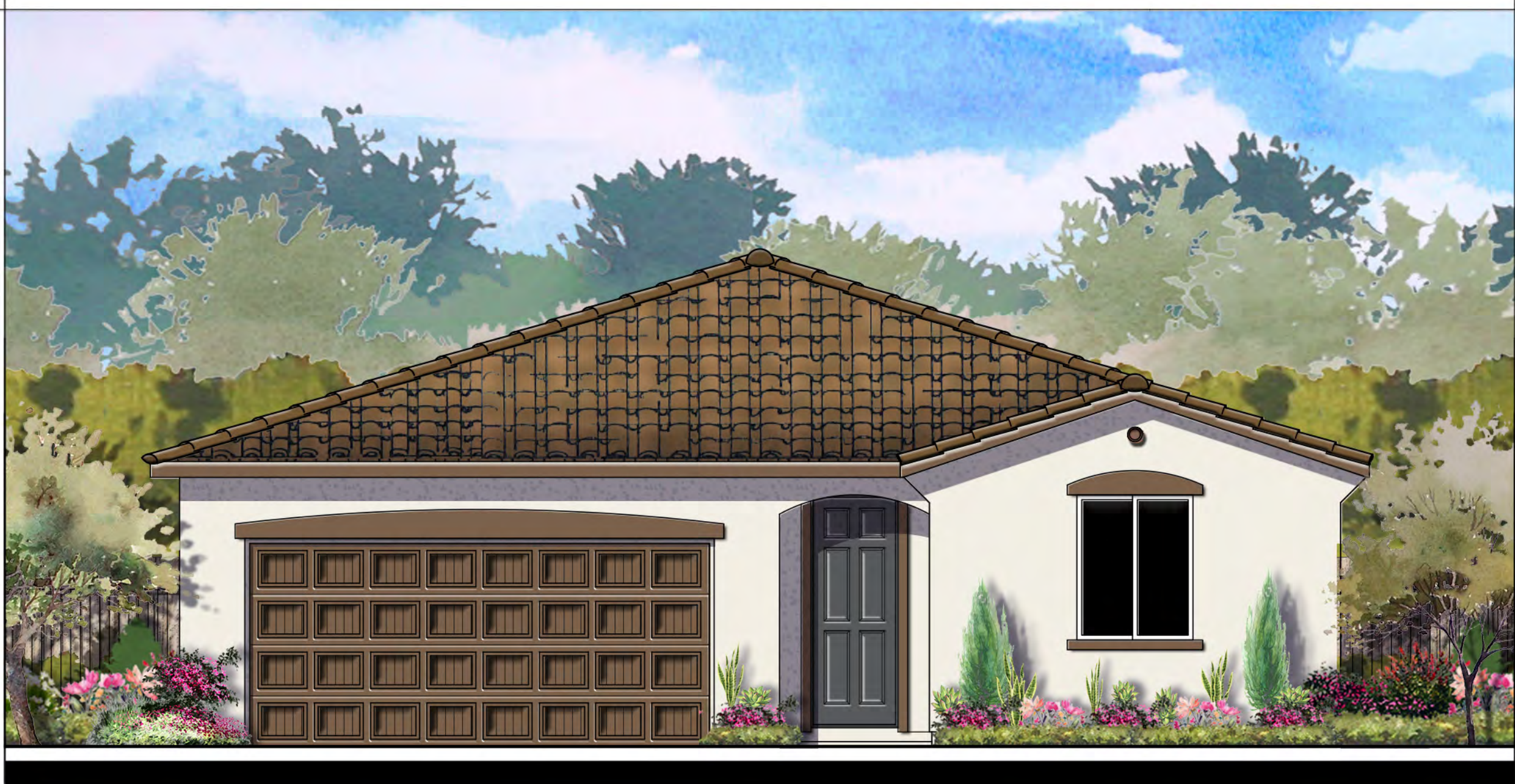
FLOOR PLAN

PLAN 1

3 BEDROOM, 2 BATH, 2 CAR GARAGE, OFFICE OPTIONAL BEDROOM 4

AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	1,989 SQ. FT.
TOTAL DWELLING	1,989 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A", "B" & "C"	23 SQ. FT.

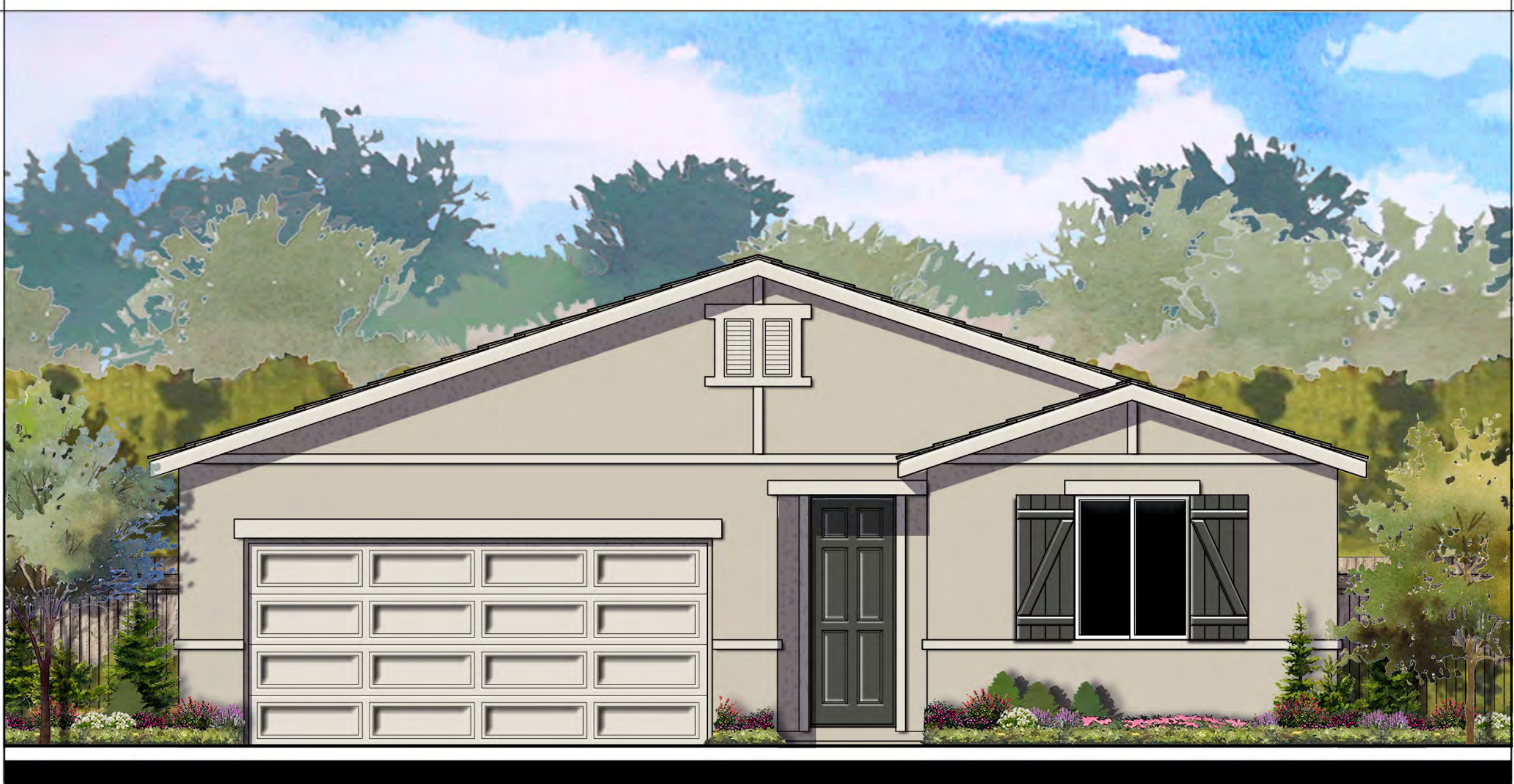




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Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN

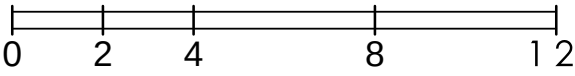


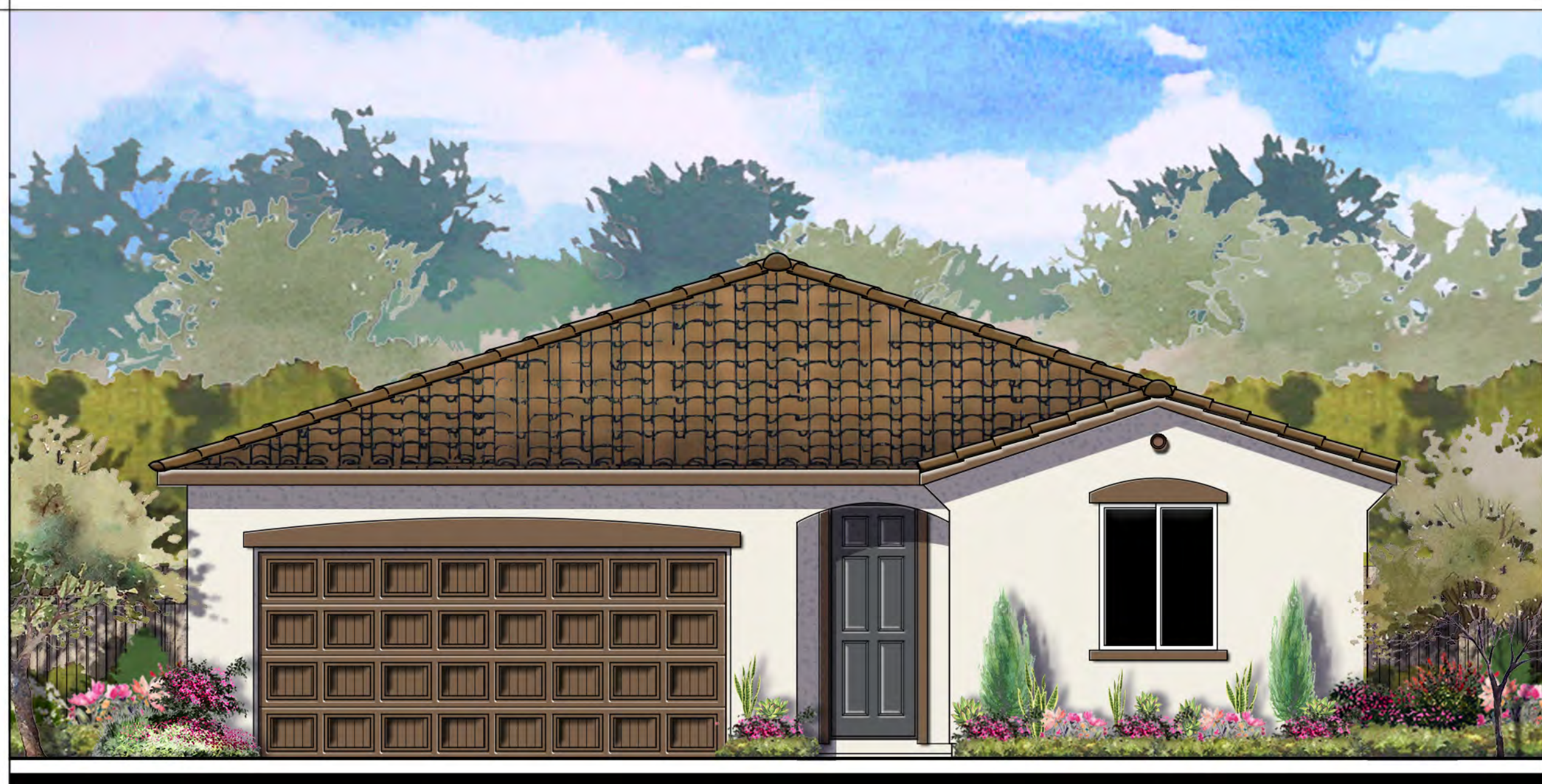
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Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

PLAN 1
FRONT - ELEVATIONS

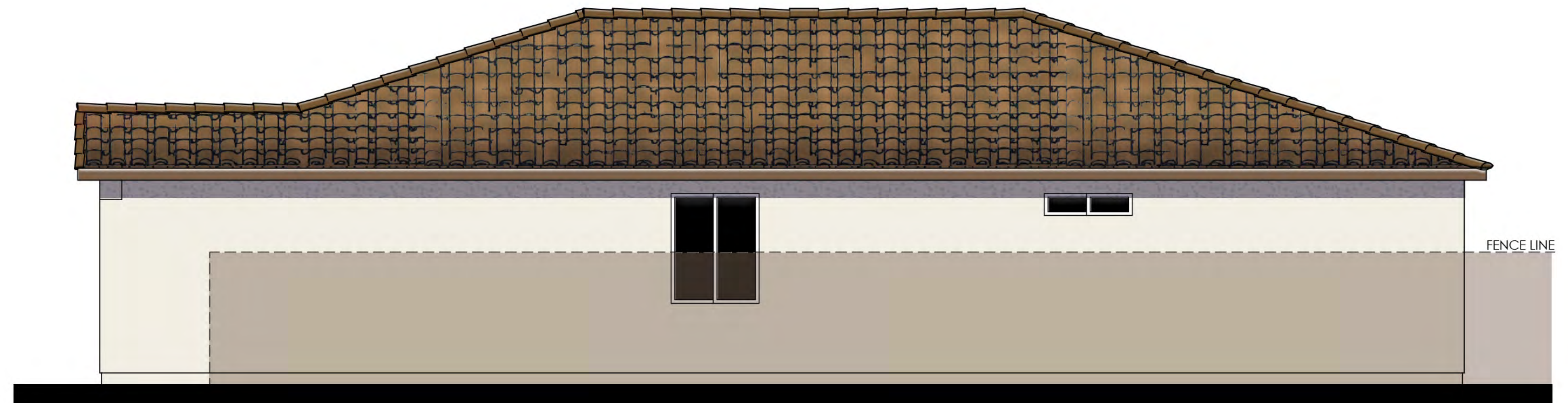




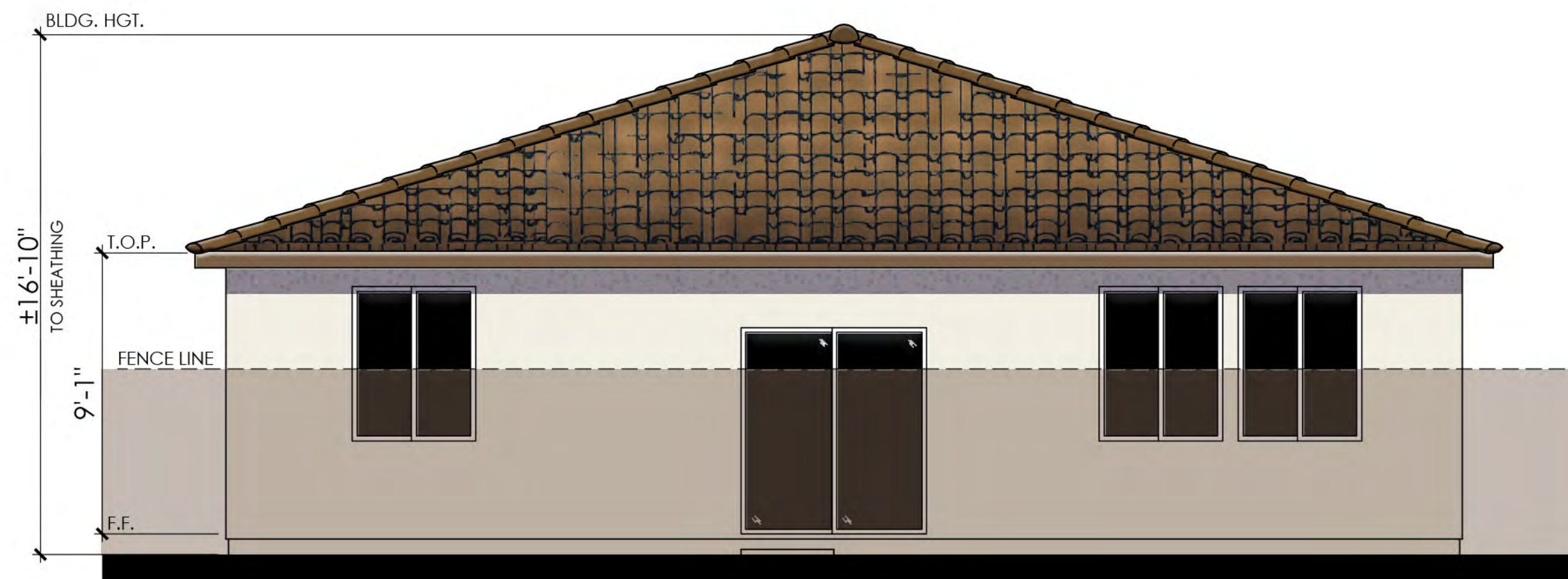
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL

LEFT

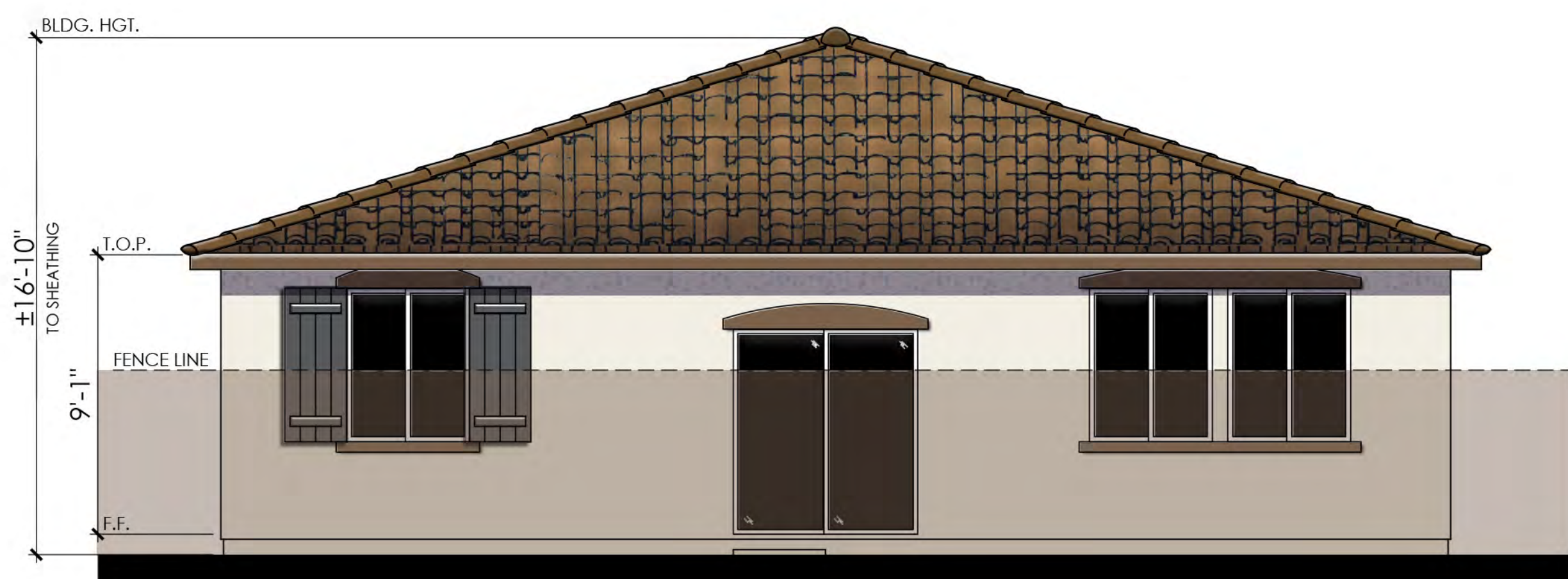
COLOR SCHEME 2
PLAN 1
SPANISH "A"- ELEVATION

0 2 4 8 12





RIGHT



REAR



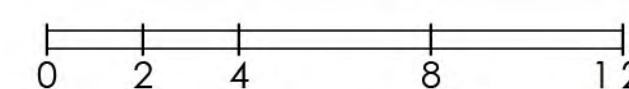
DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 2

PLAN 1

SPANISH "A"- ENHANCED ELEVATION





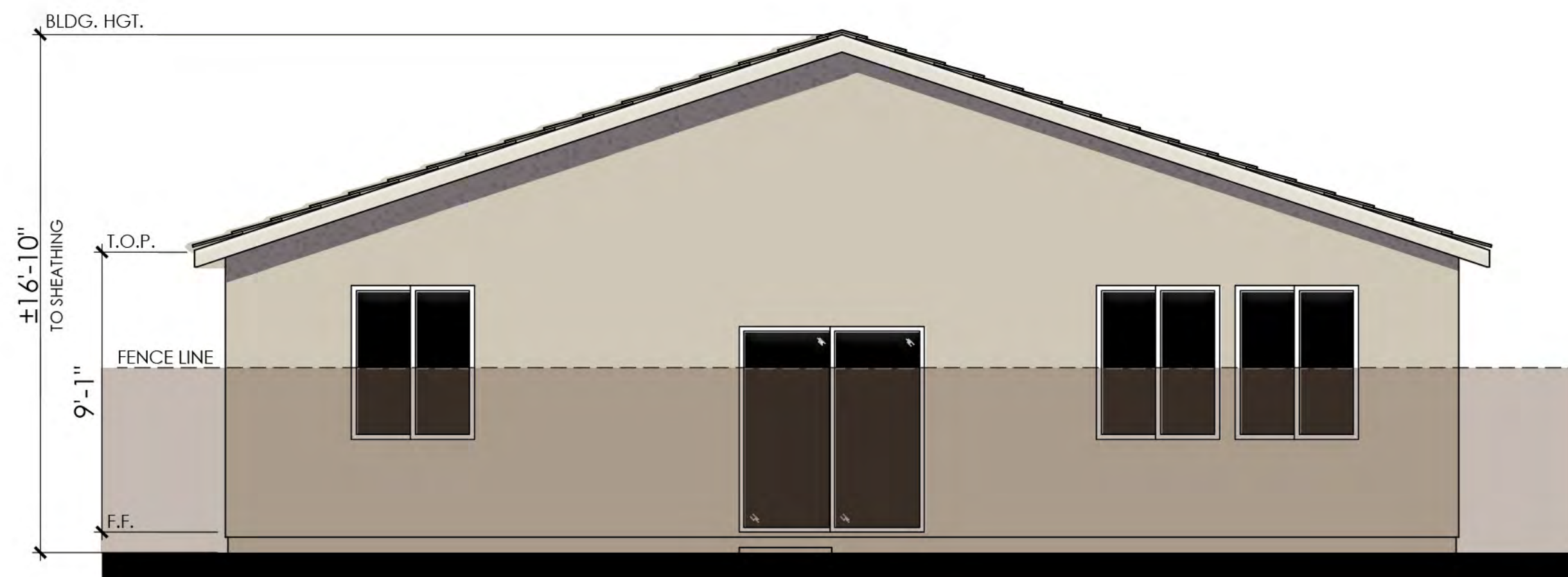
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 5

PLAN 1

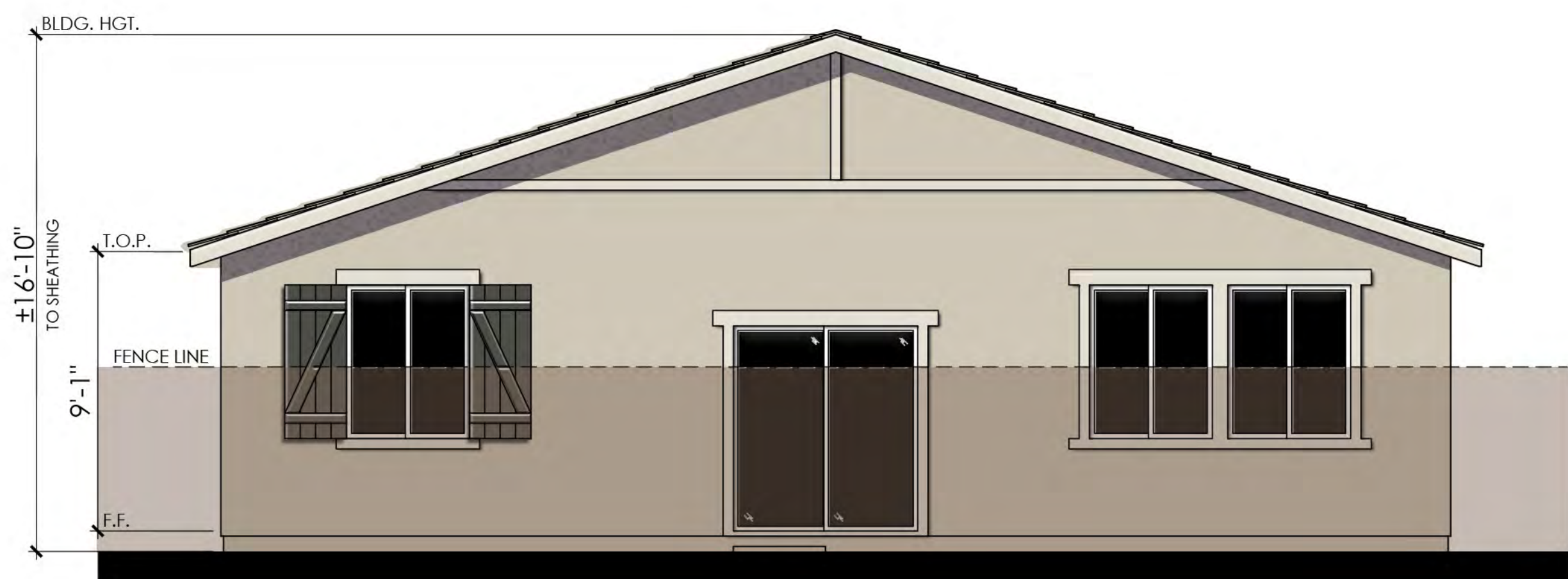
CRAFTSMAN "B"- ELEVATION

0 2 4 8 12





RIGHT



REAR



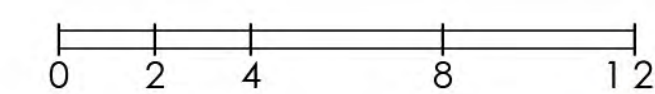
DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 5

PLAN 1

CRAFTSMAN "B"- ENHANCED ELEVATION

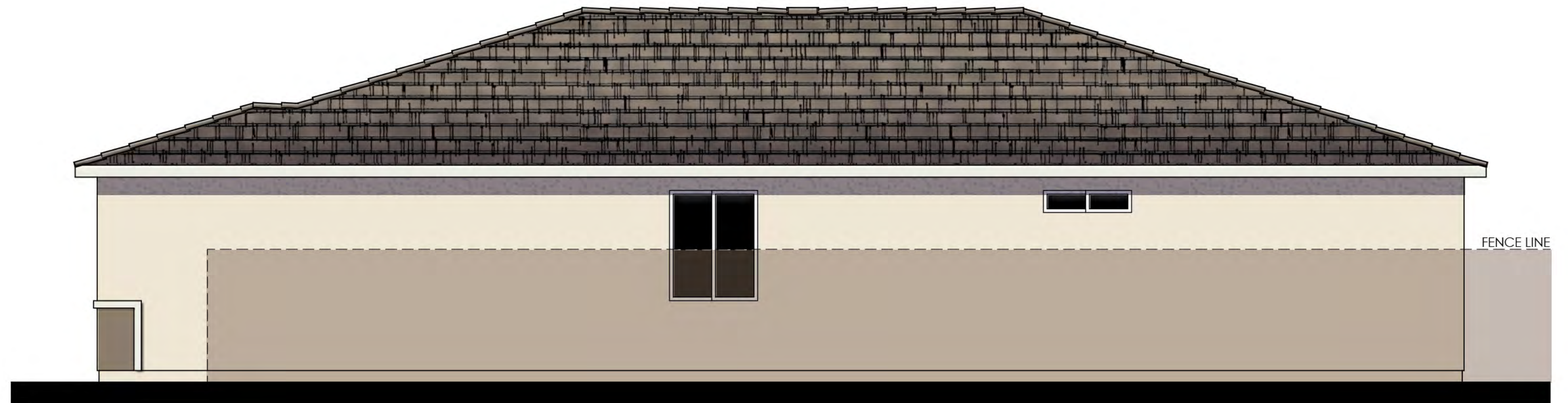




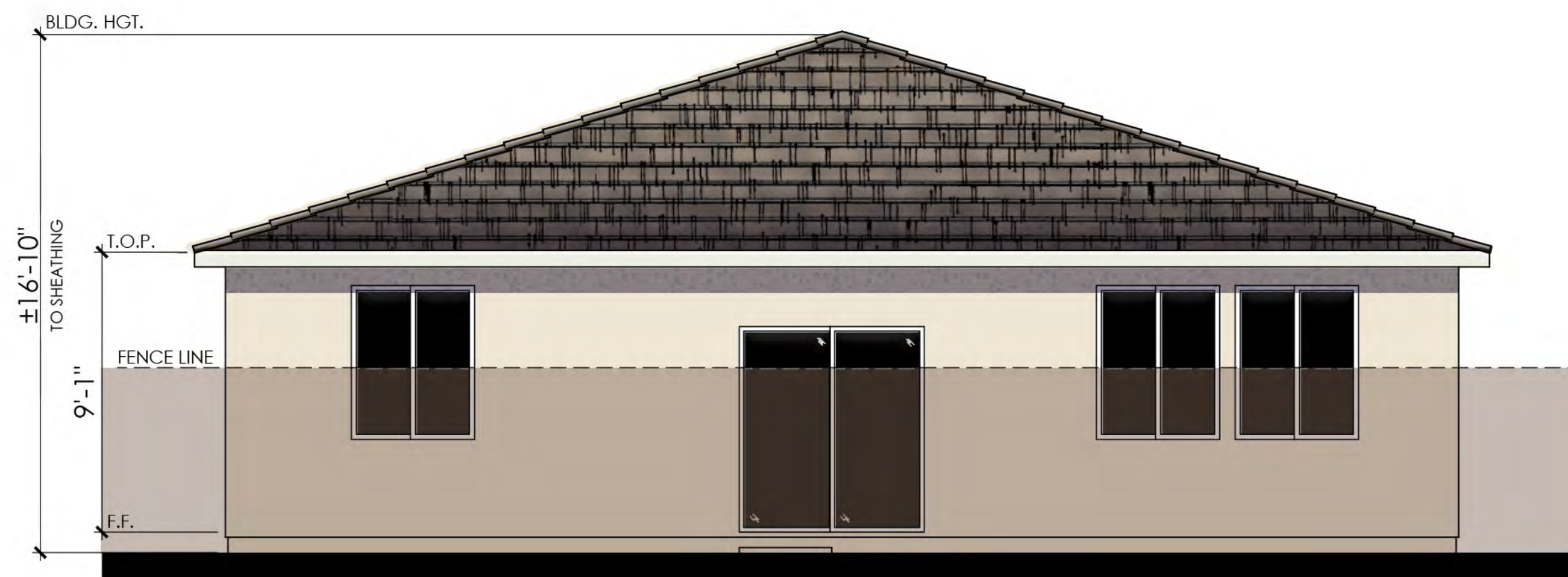
© 2019 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL

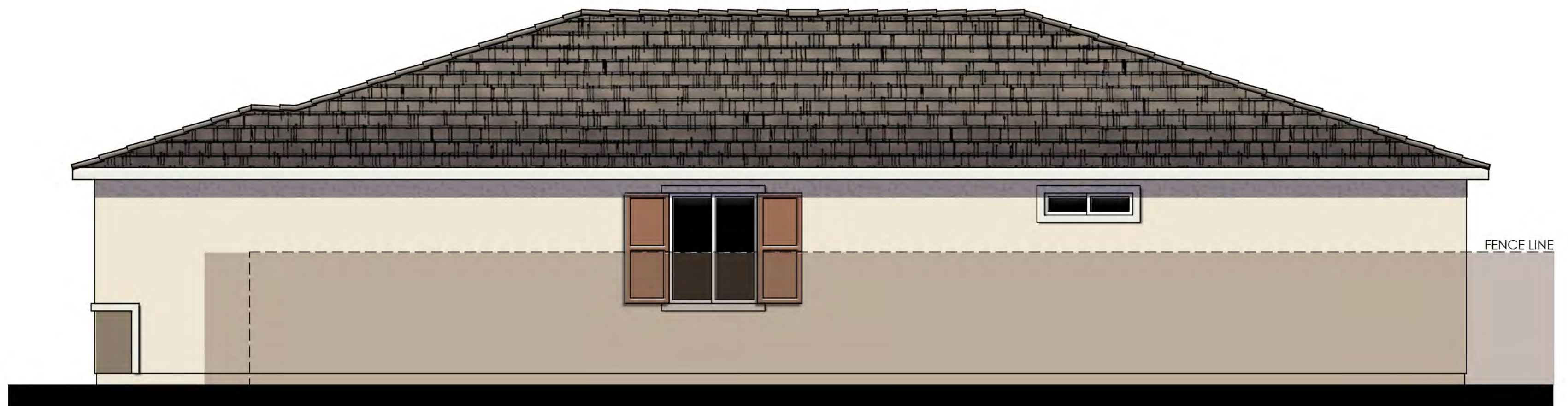
LEFT

COLOR SCHEME 8

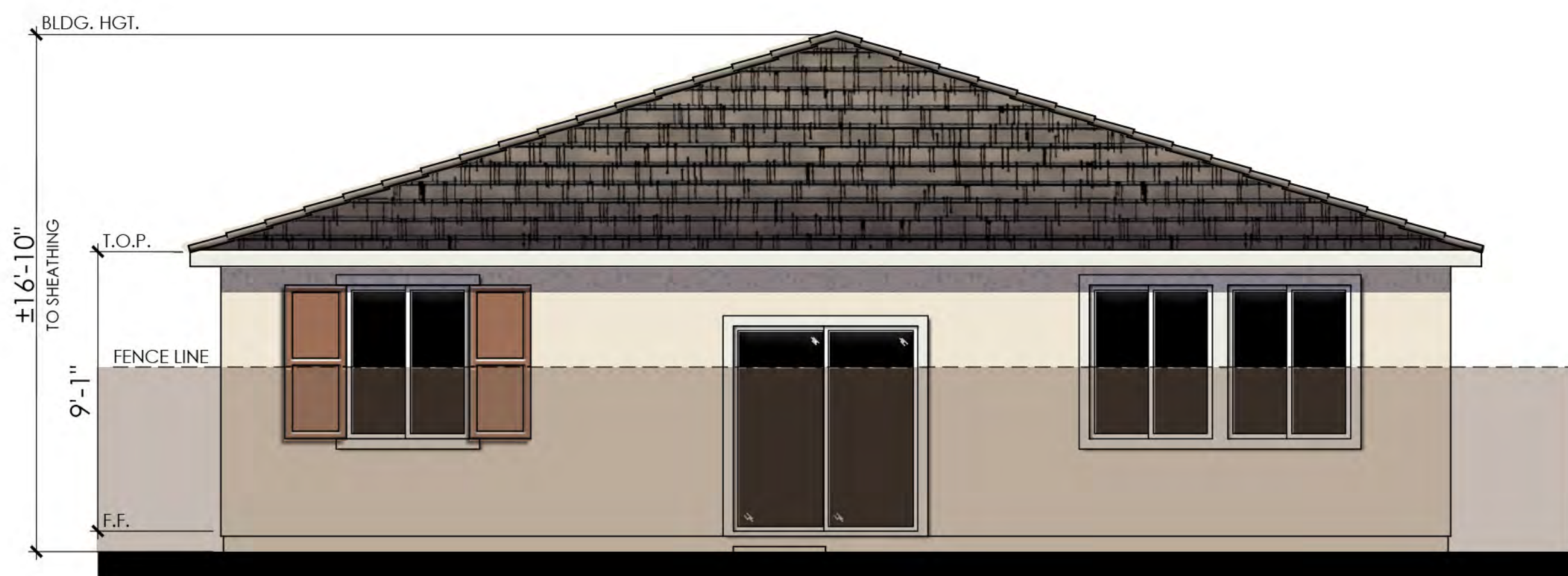
PLAN 1

TRADITIONAL "C"- ELEVATION

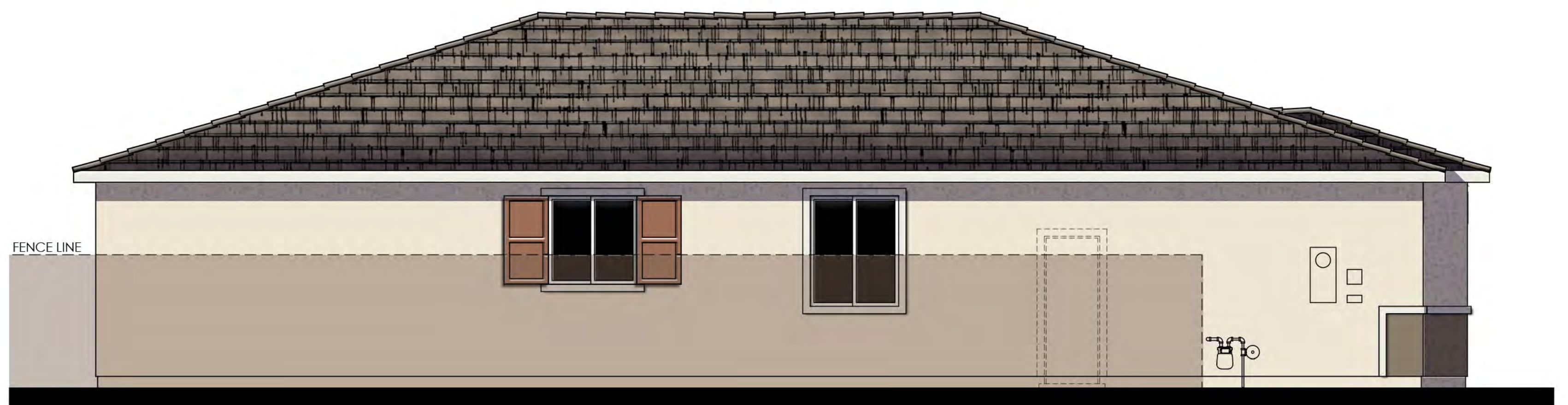




RIGHT



REAR



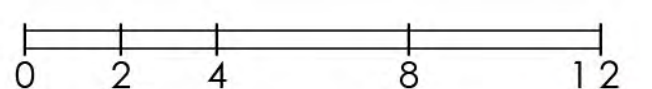
DASHED MAN DOOR
TO BE OPTIONAL

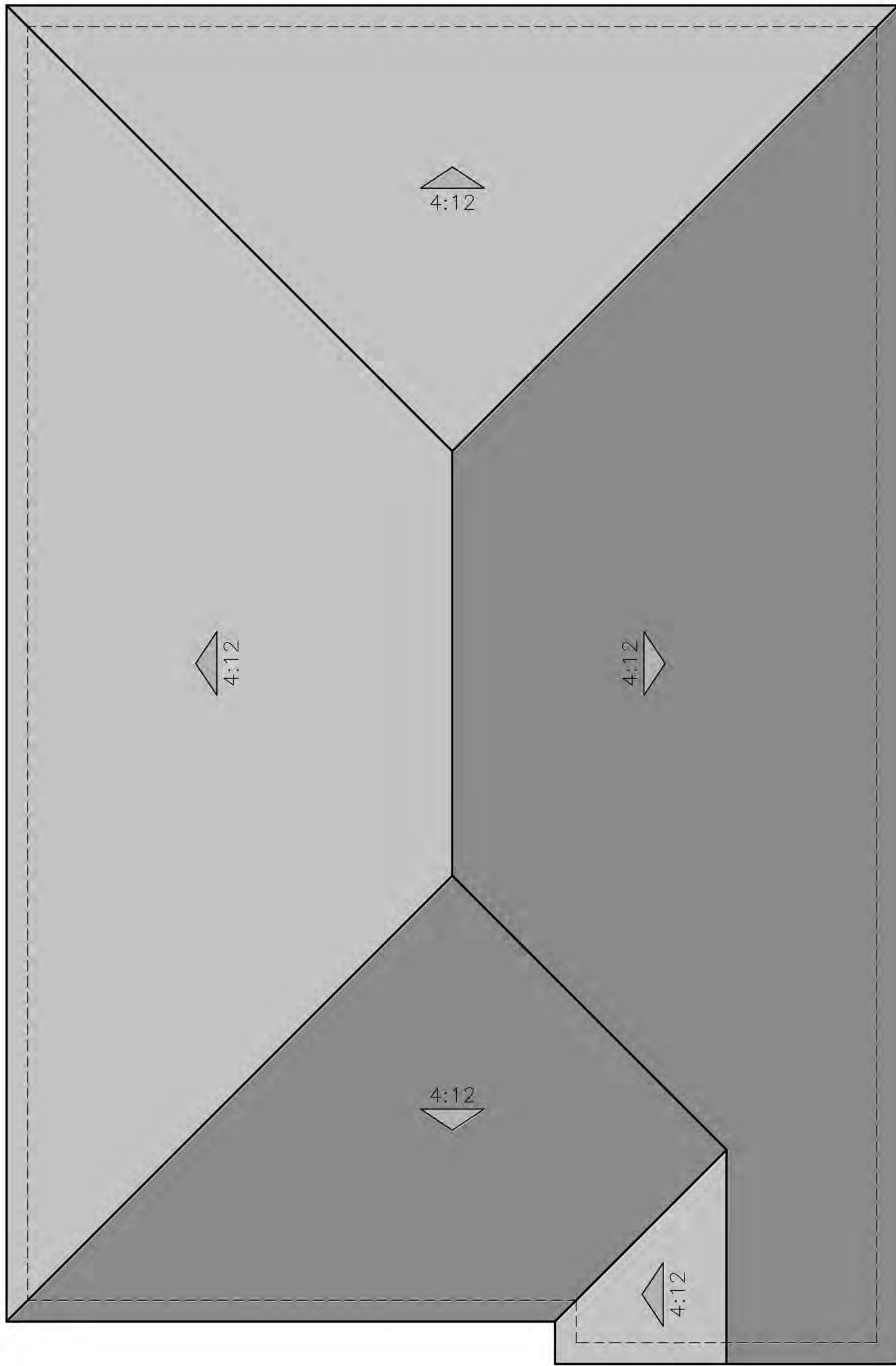
LEFT

COLOR SCHEME 8

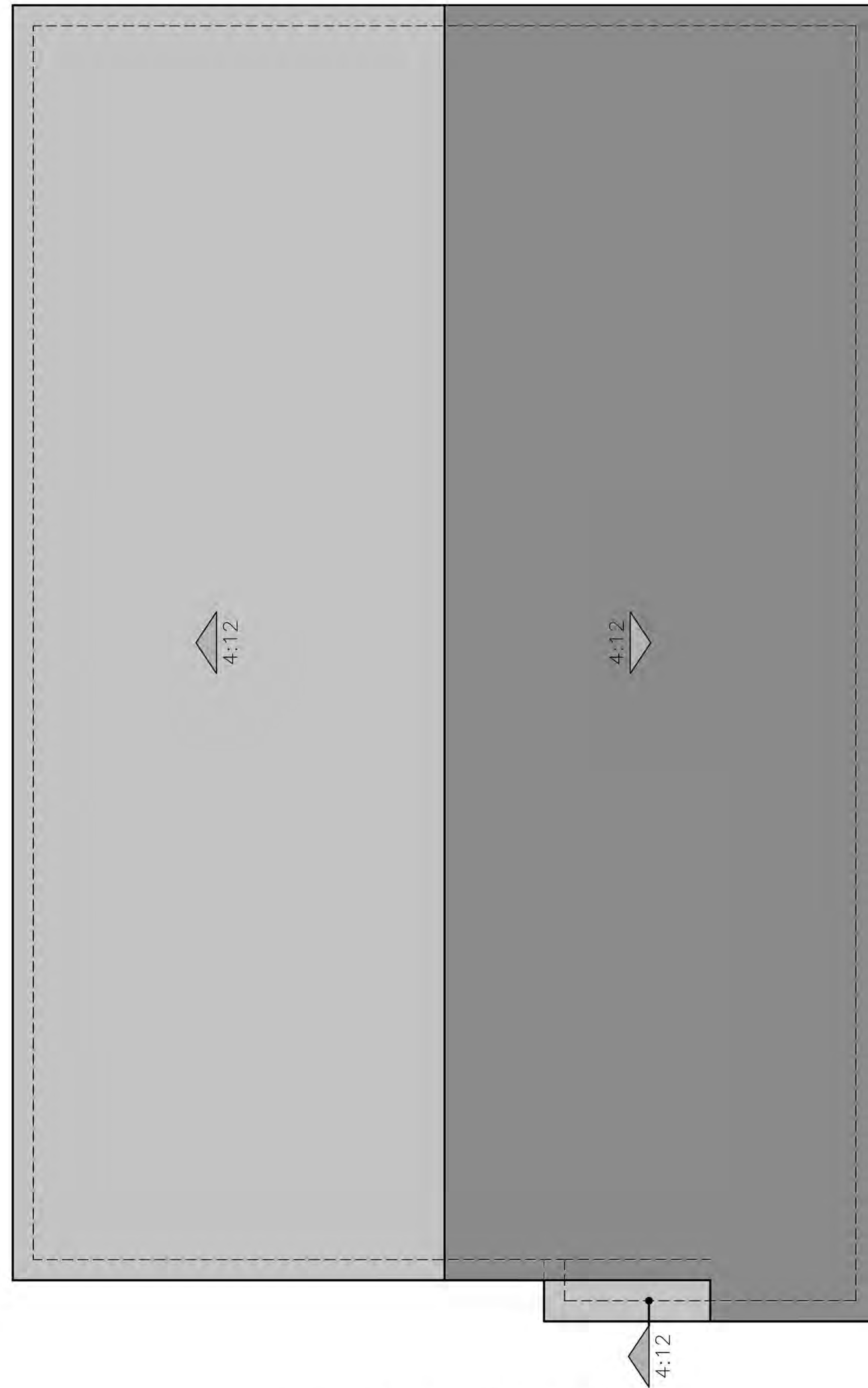
PLAN 1

TRADITIONAL "C"- ENHANCED ELEVATION

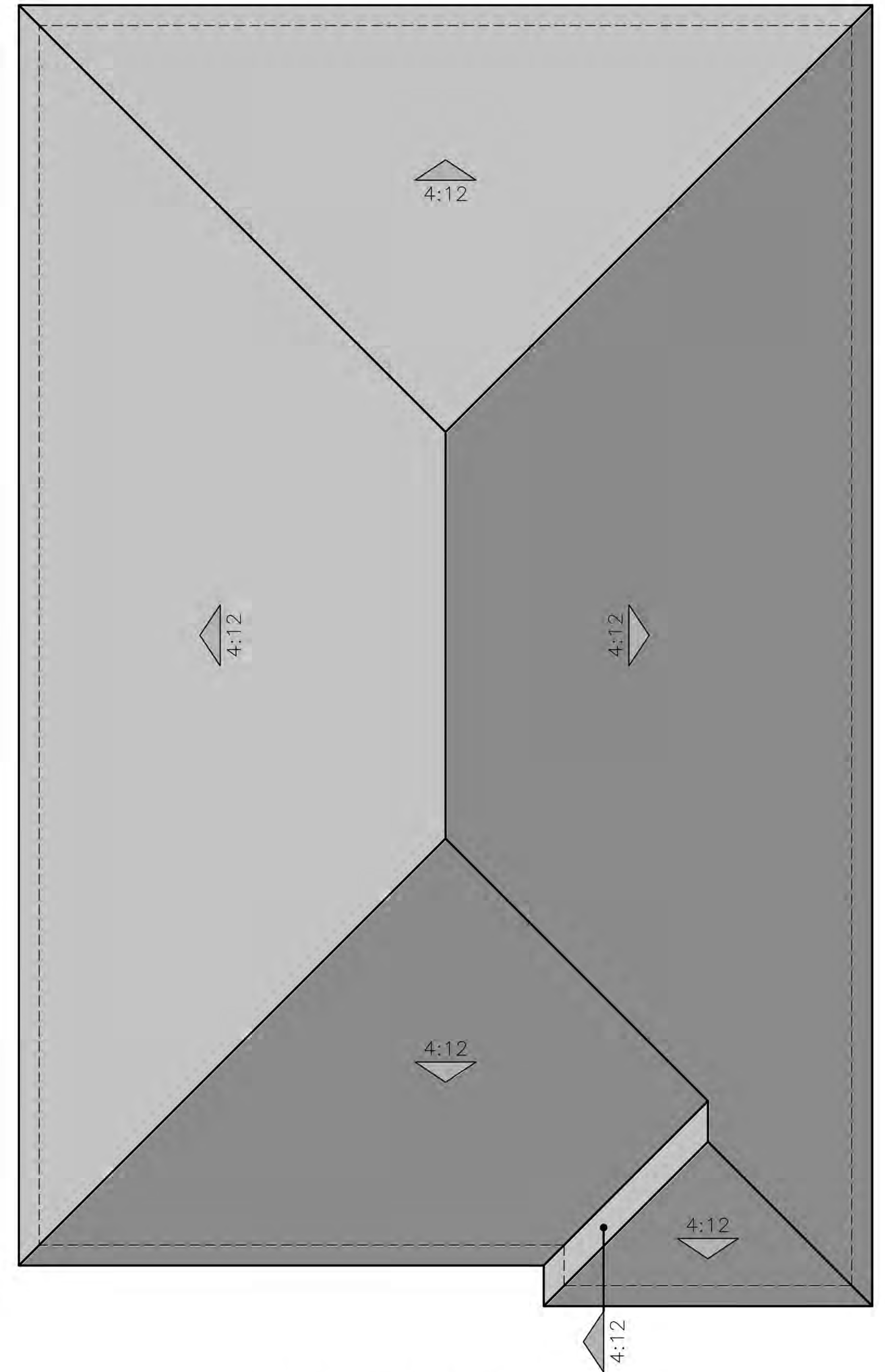




"A" - SPANISH



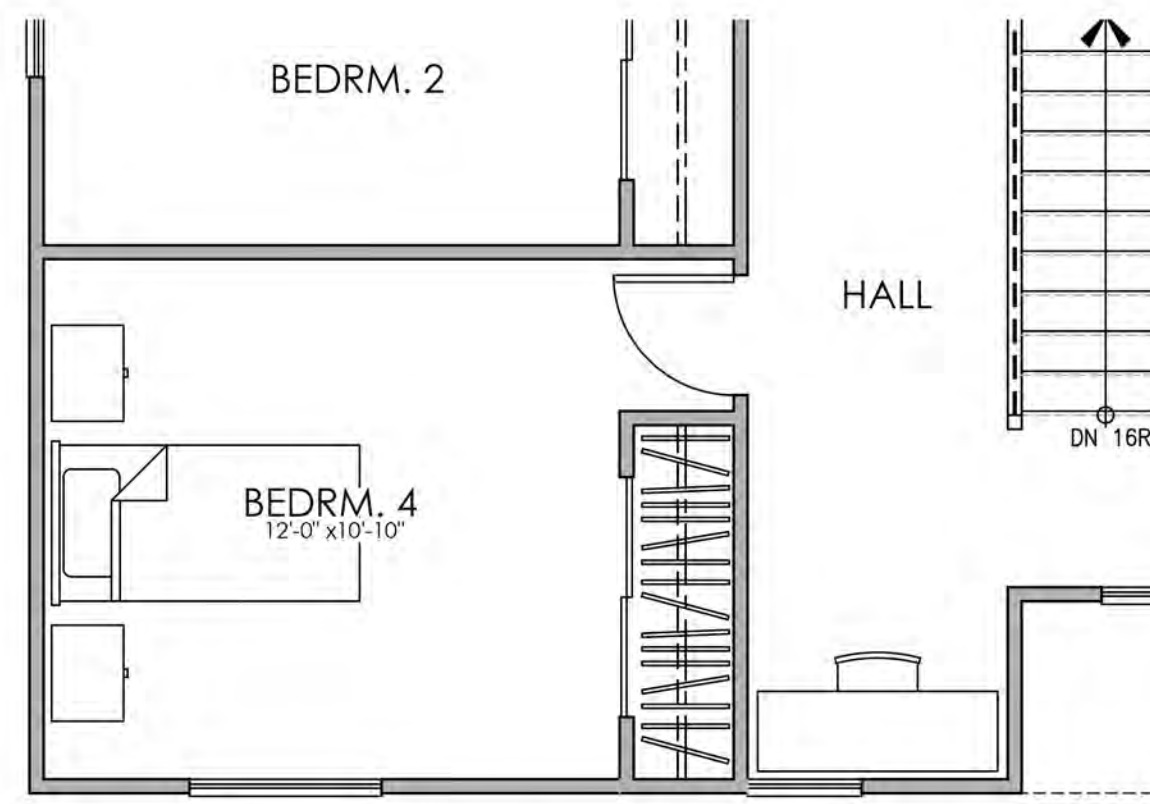
"B" - CRAFTSMAN
ROOF PLANS
PLAN 1



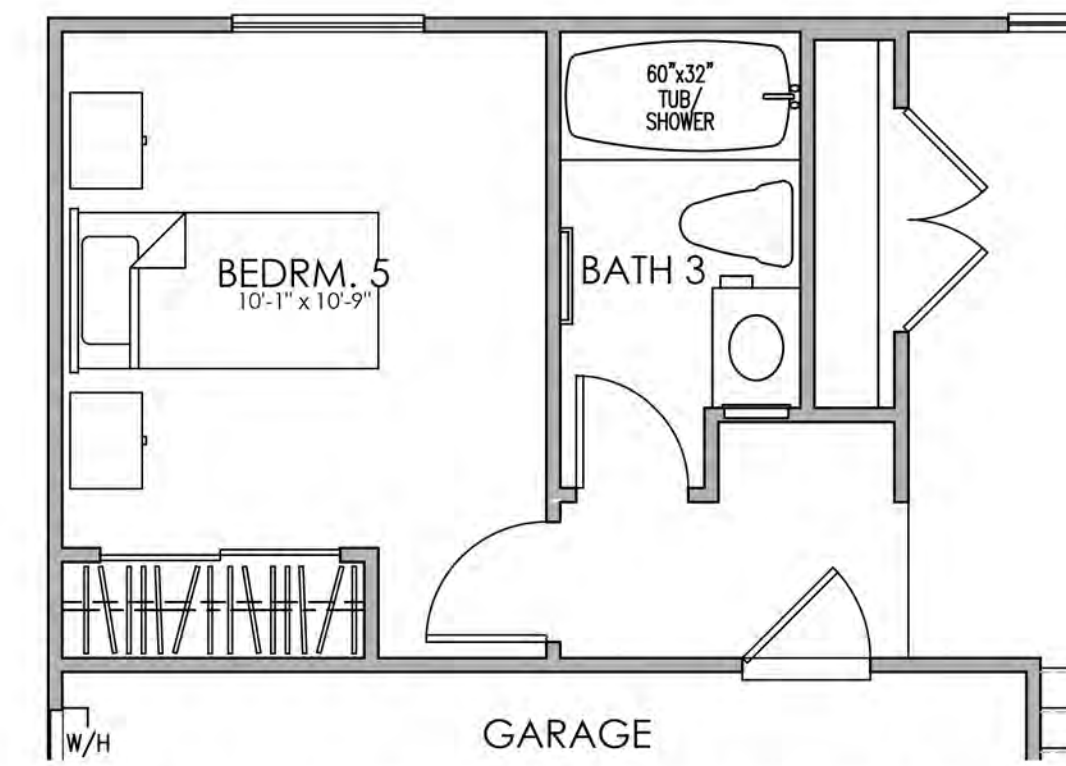
"C" - TRADITIONAL

0 2 4 8 12

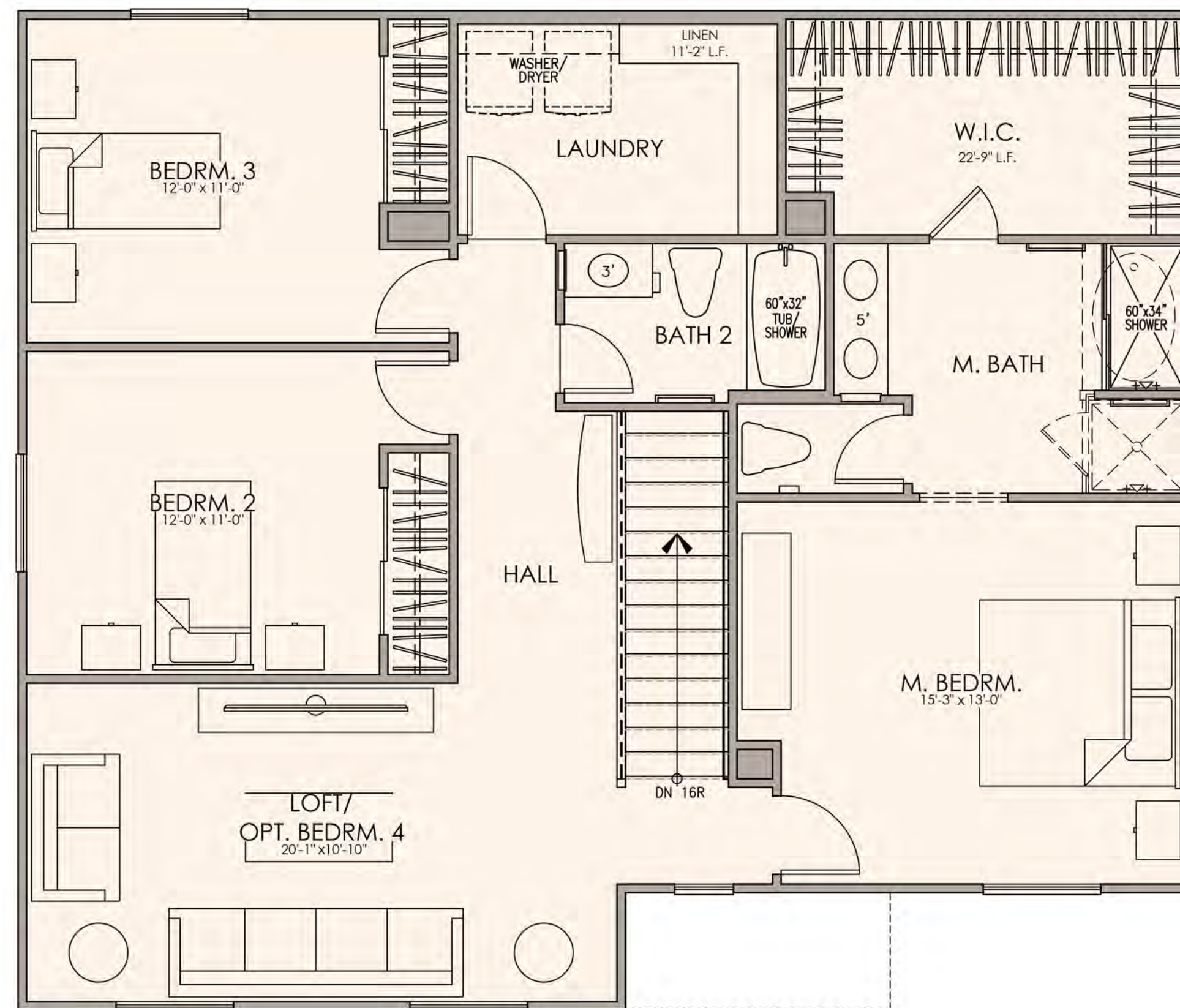




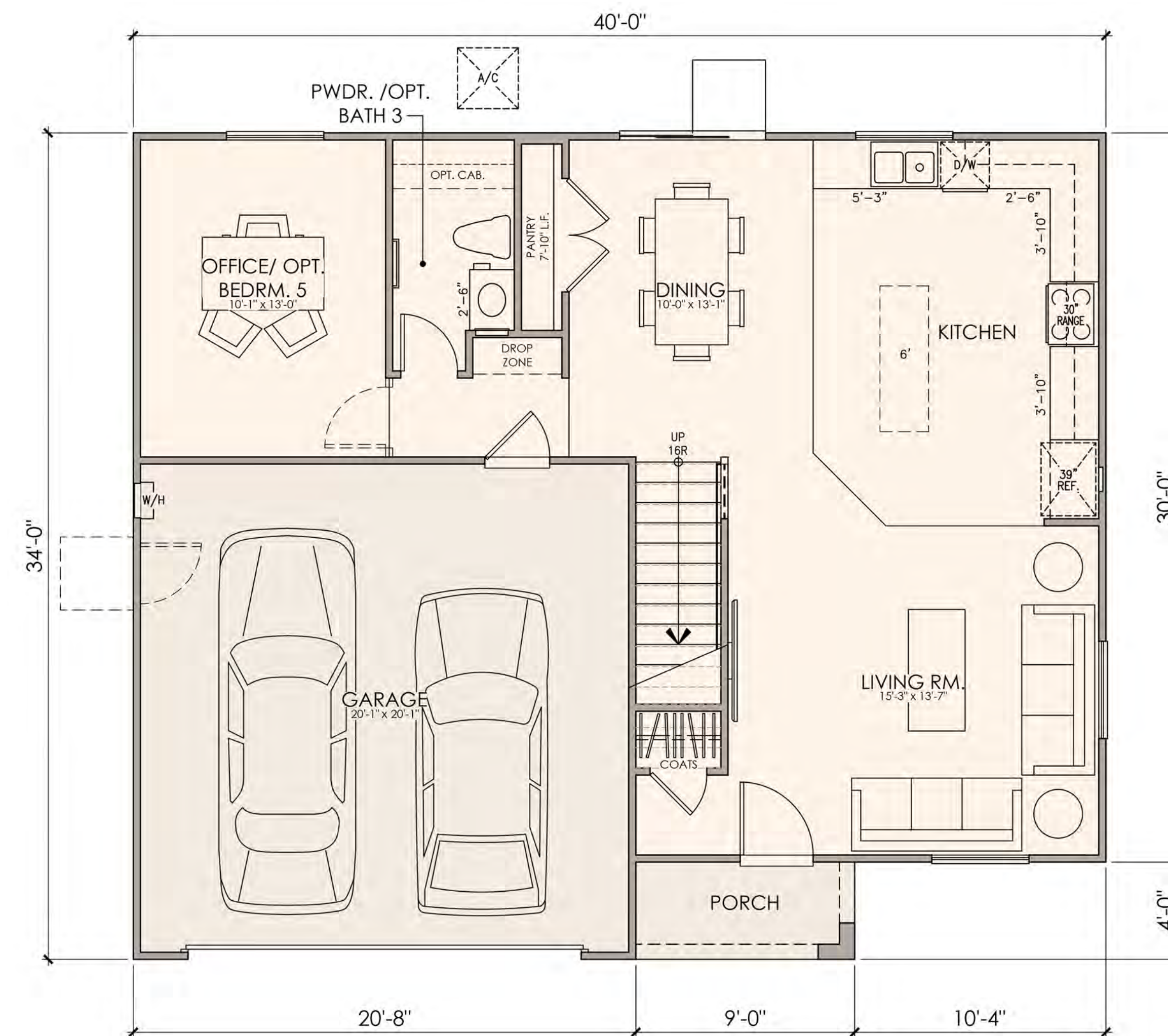
OPT. BEDROOM 4



OPT. BEDROOM 5/ BATH 3



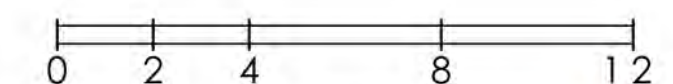
SECOND FLOOR PLAN

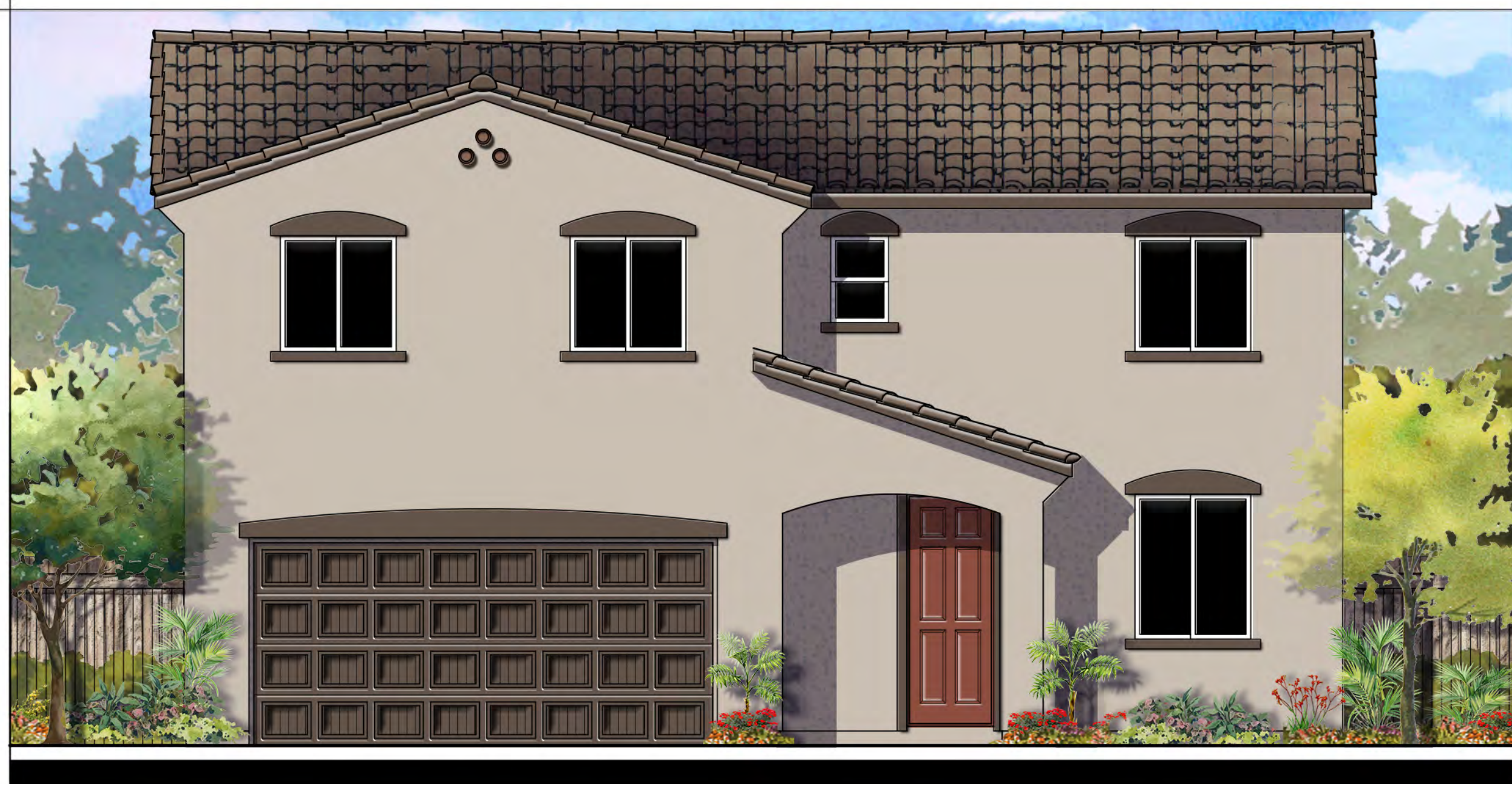


FIRST FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	866 SQ. FT.
SECOND FLOOR AREA	1,239 SQ. FT.
TOTAL DWELLING	2,105 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "A", "B" & "C"	36 SQ. FT.

PLAN 2
3 BEDROOM, 2.5 BATH, 2 CAR GARAGE, LOFT OPTIONAL BEDROOM 4, OFFICE OPTIONAL BEDROOM 5 BATH 3





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Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



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CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

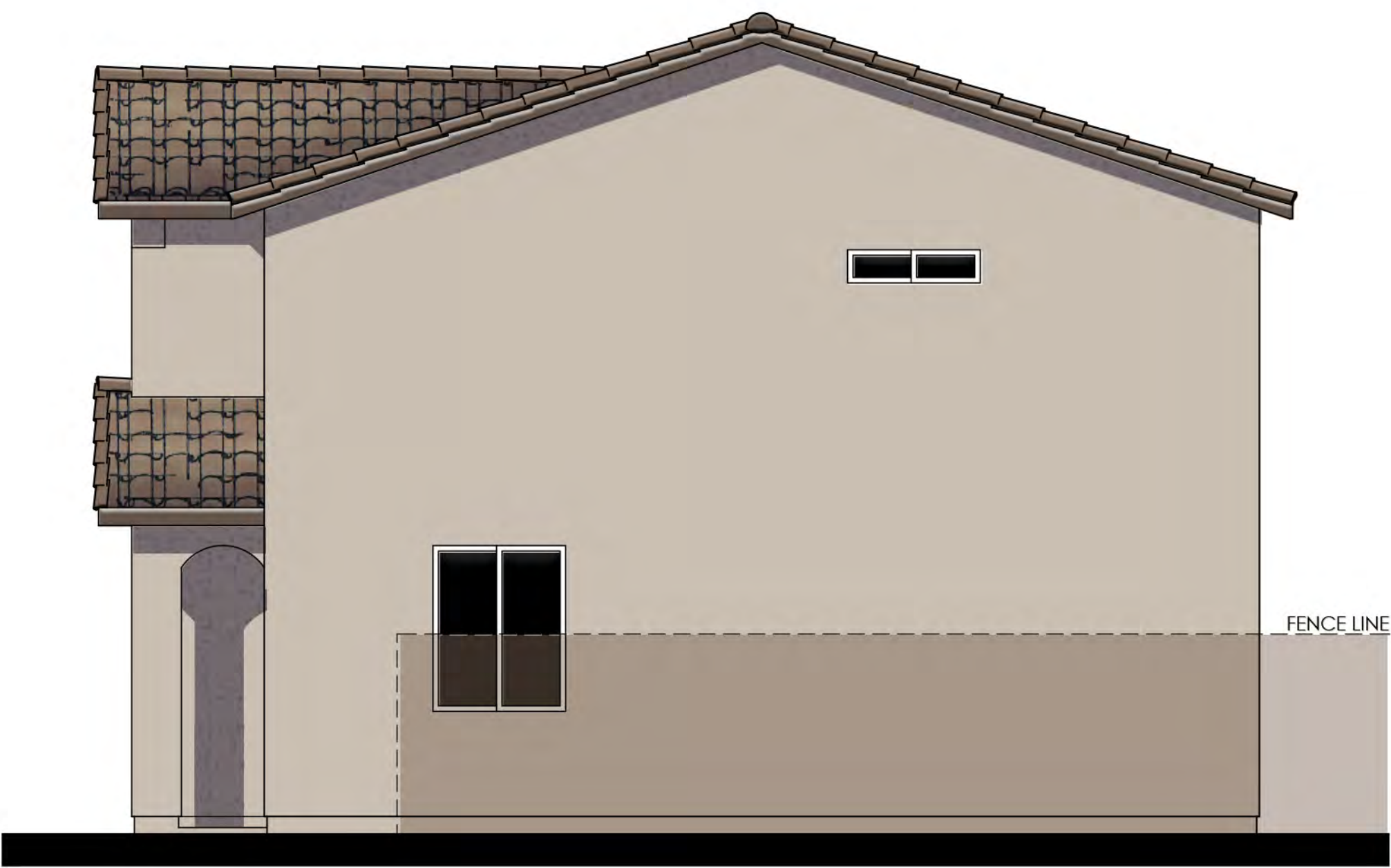
PLAN 2 FRONT - ELEVATIONS

0 2 4 8 12





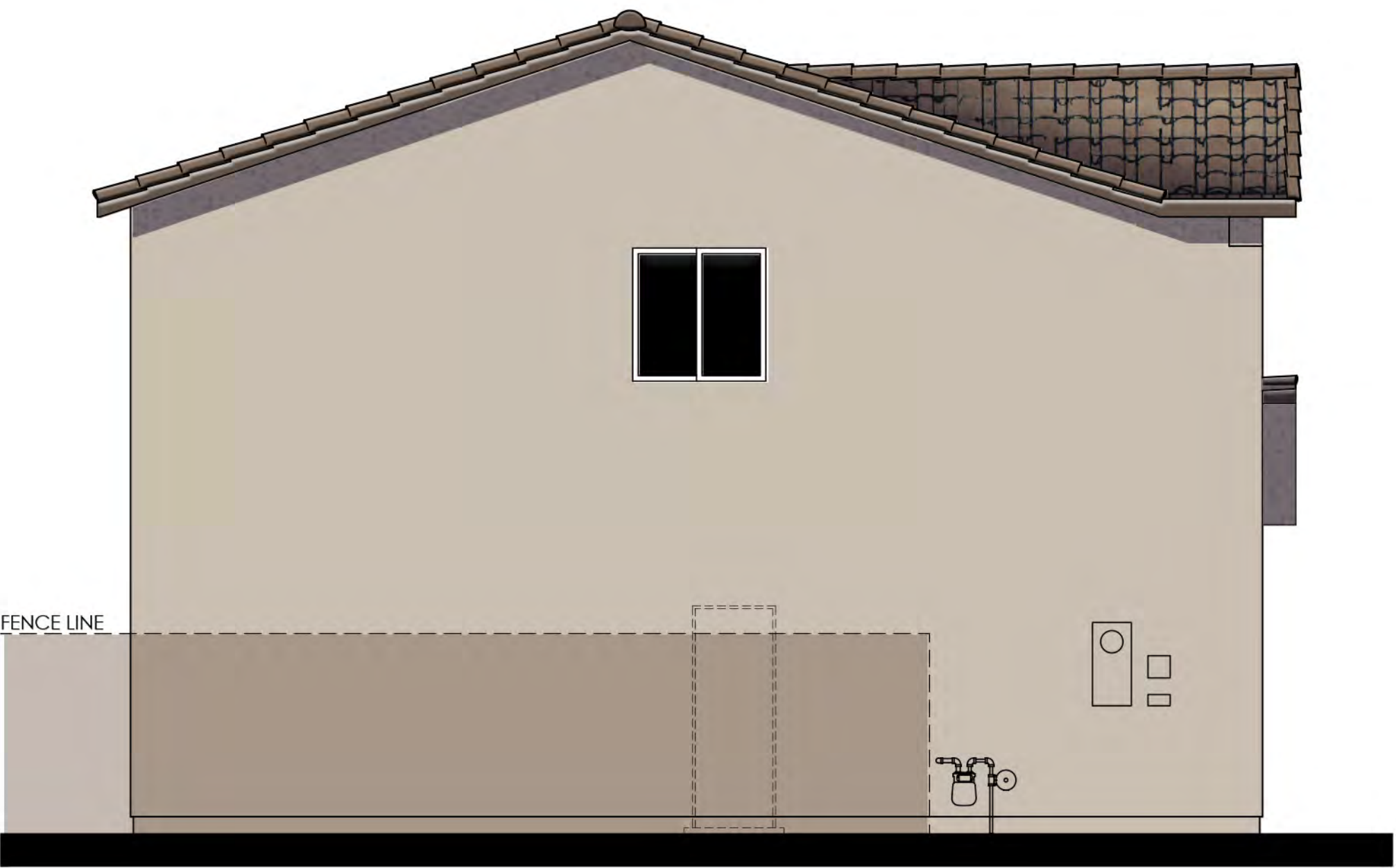
FRONT



RIGHT



REAR



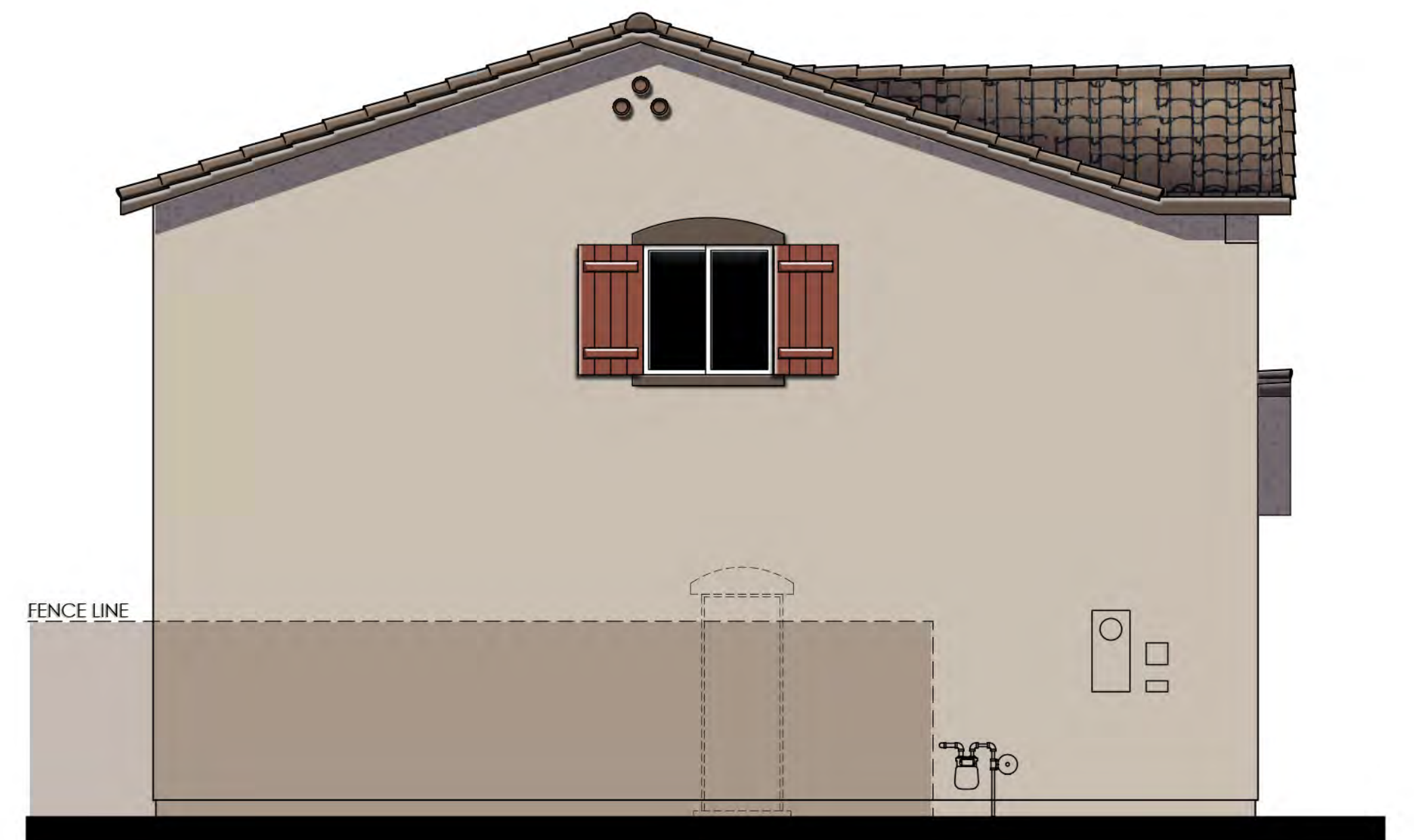
DASHED MAN DOOR
TO BE OPTIONAL
LEFT

COLOR SCHEME 3
PLAN 2
SPANISH "A"- ELEVATION





RIGHT



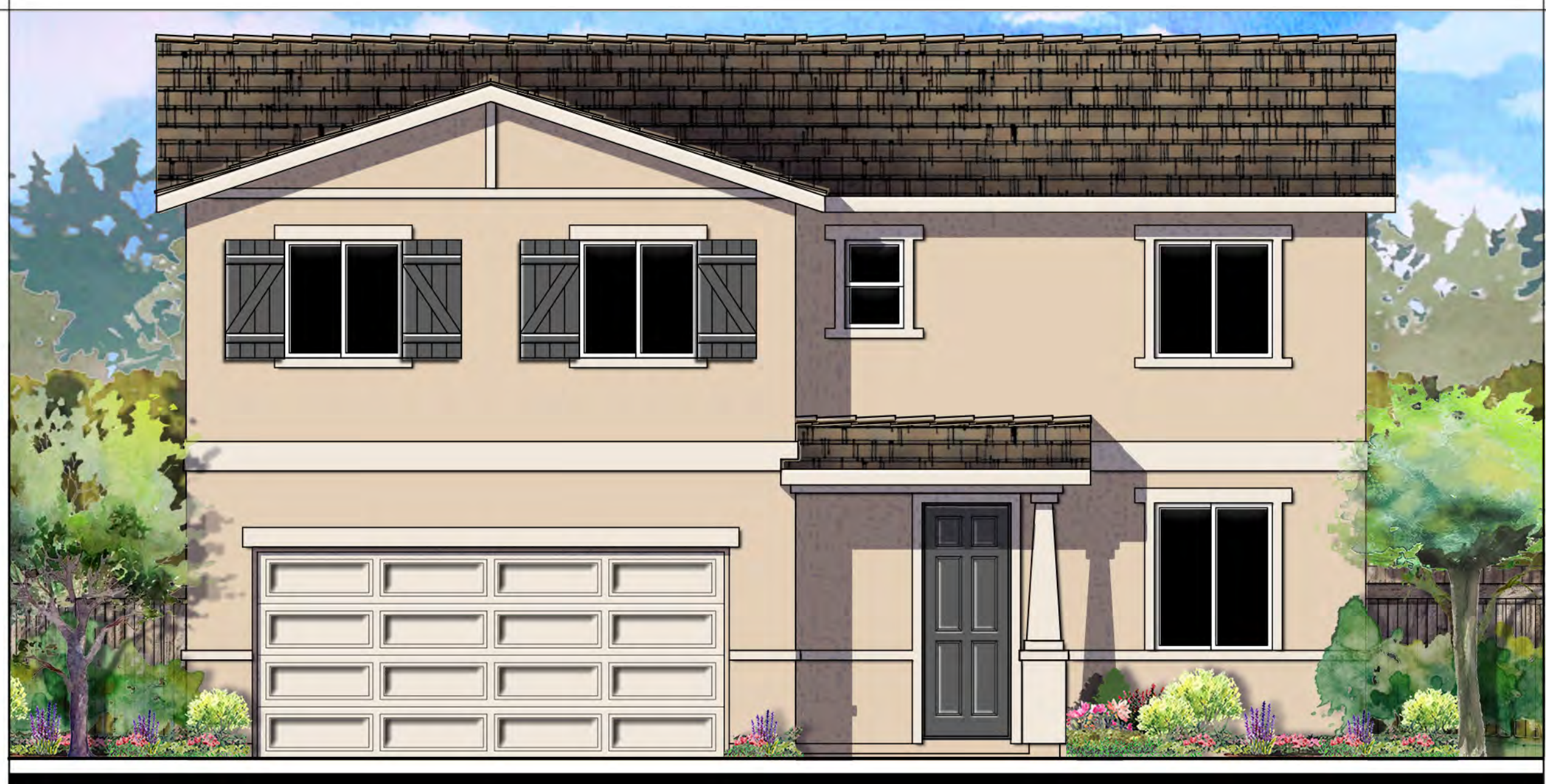
DASHED MAN DOOR
TO BE OPTIONAL
LEFT



REAR

COLOR SCHEME 3
PLAN 2
SPANISH "A"- ENHANCED ELEVATION

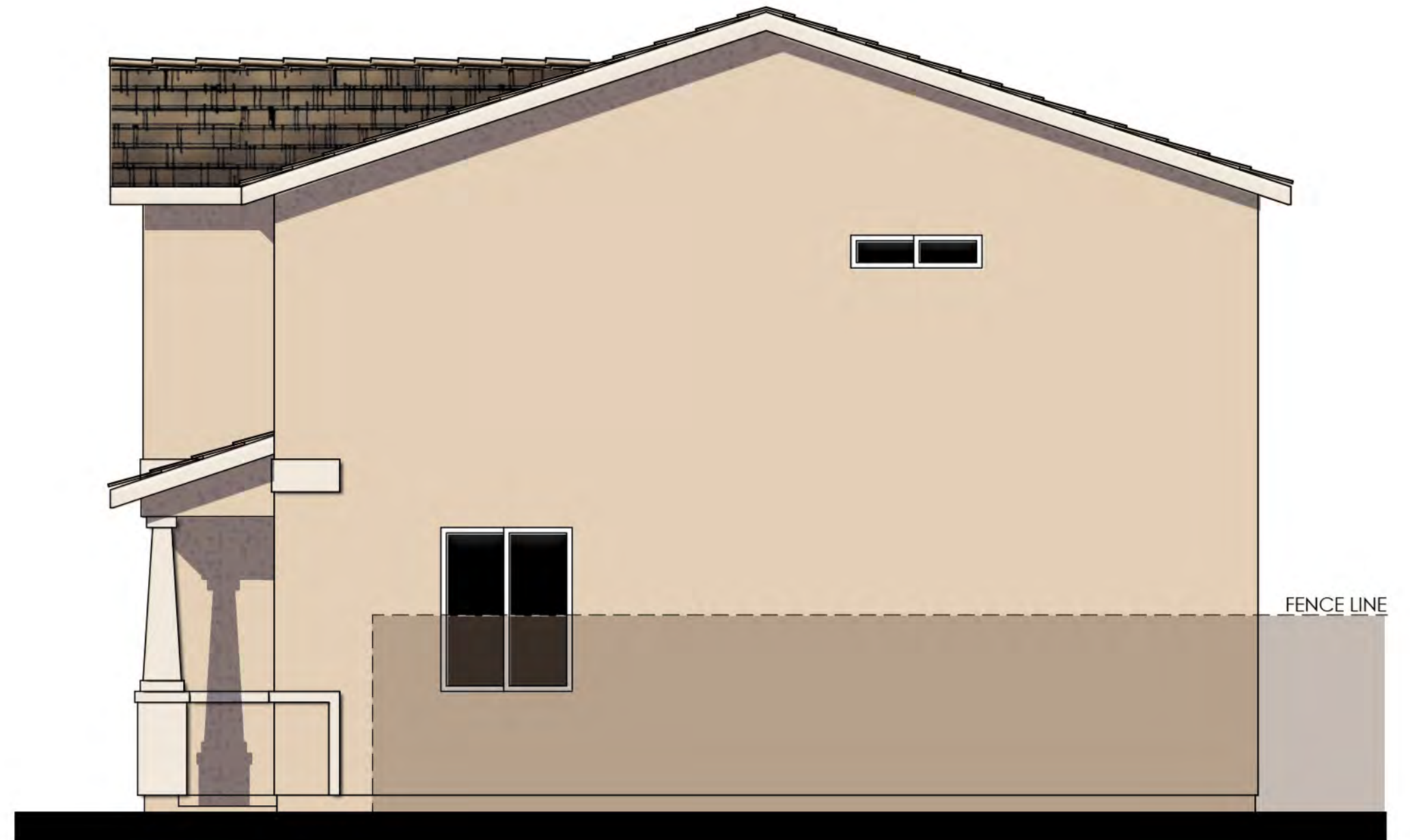




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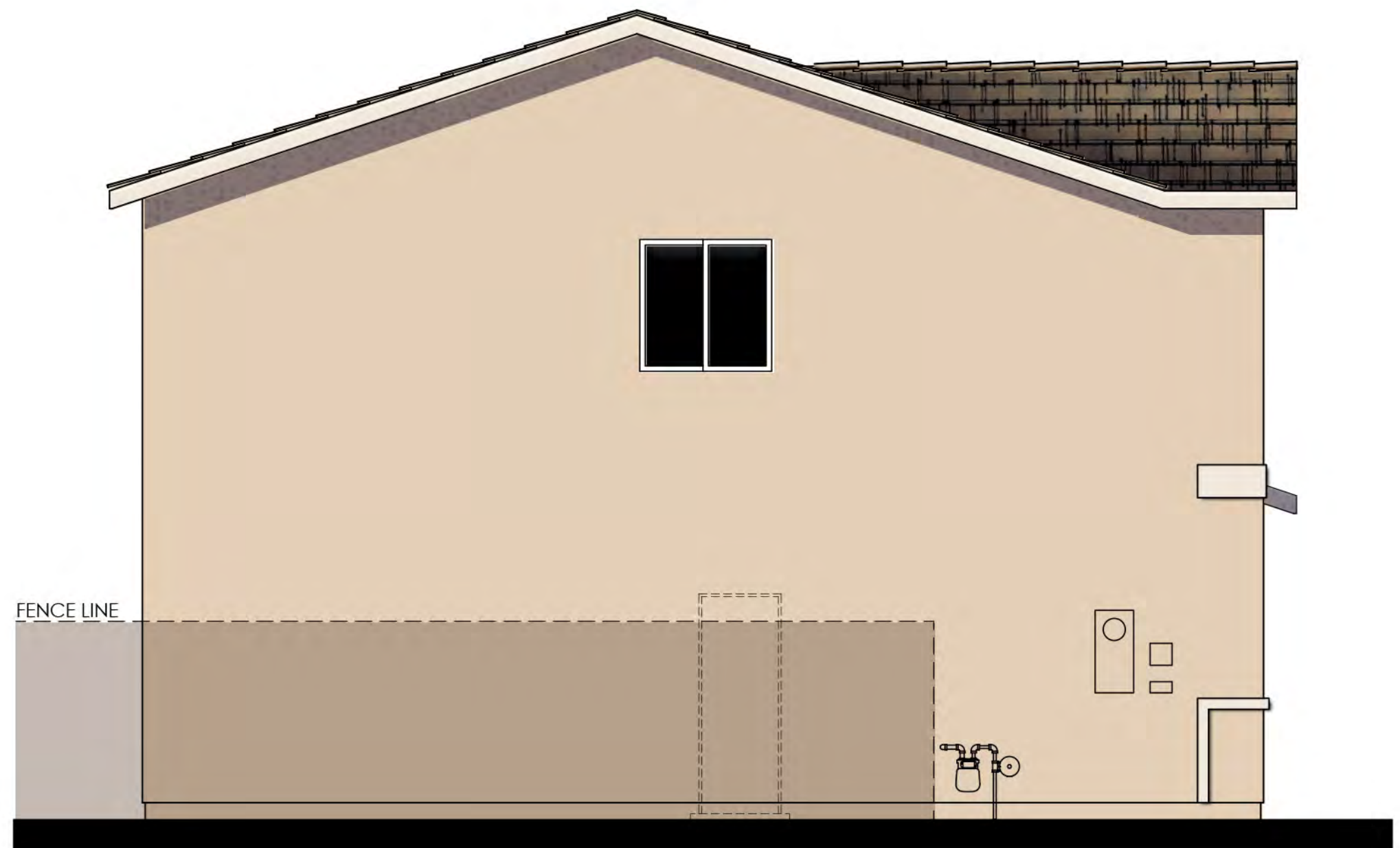
FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL
LEFT

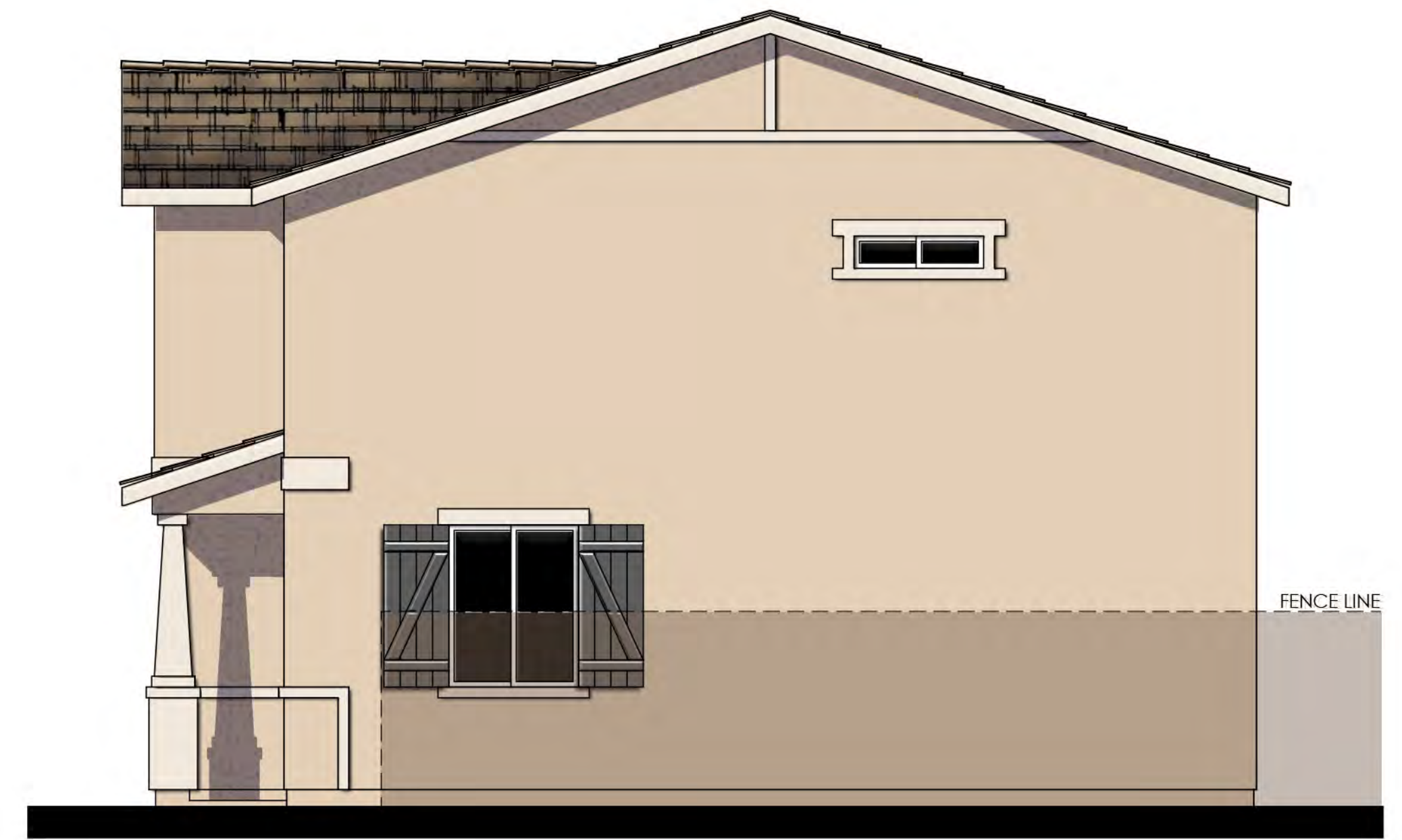
COLOR SCHEME 6

PLAN 2

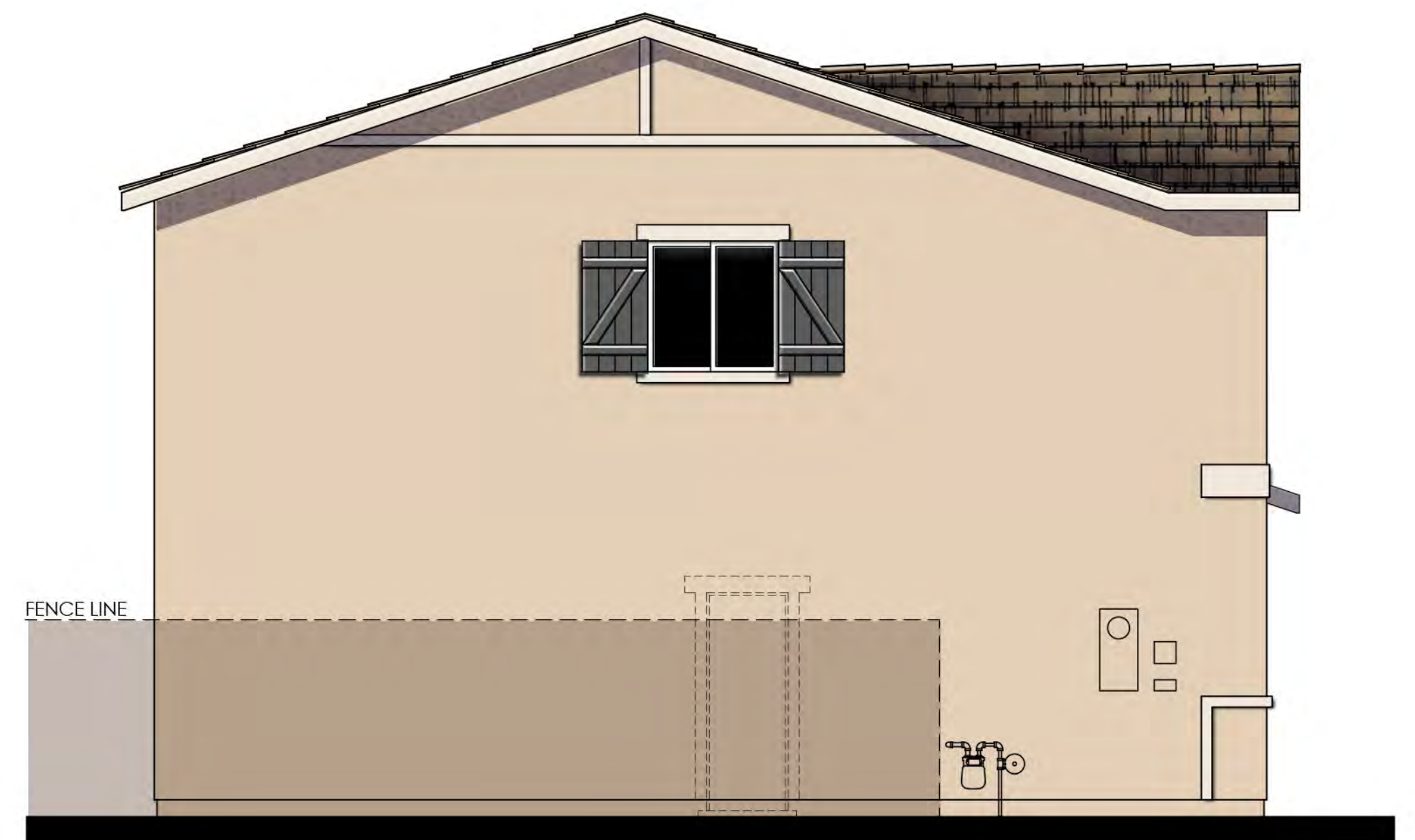
CRAFTSMAN "B"- ELEVATION

0 2 4 8 12





RIGHT



DASHED MAN DOOR
TO BE OPTIONAL
LEFT



REAR

COLOR SCHEME 6
PLAN 2
CRAFTSMAN "B"- ENHANCED ELEVATION

0 2 4 8 12





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL
LEFT

COLOR SCHEME 9

PLAN 2

TRADITIONAL "C"- ELEVATION





RIGHT



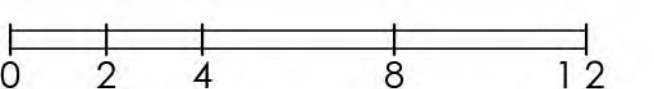
DASHED MAN DOOR
TO BE OPTIONAL

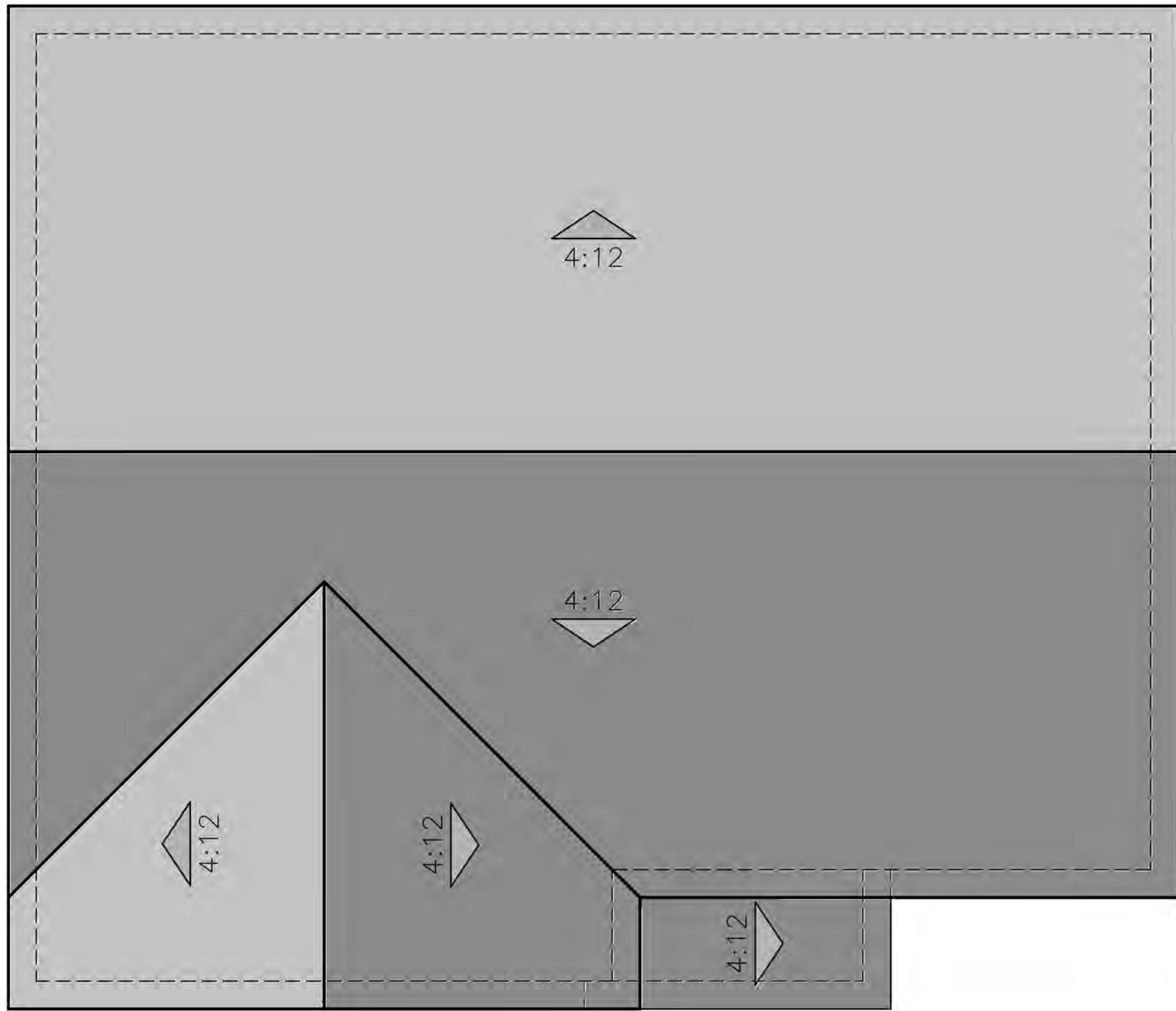
LEFT



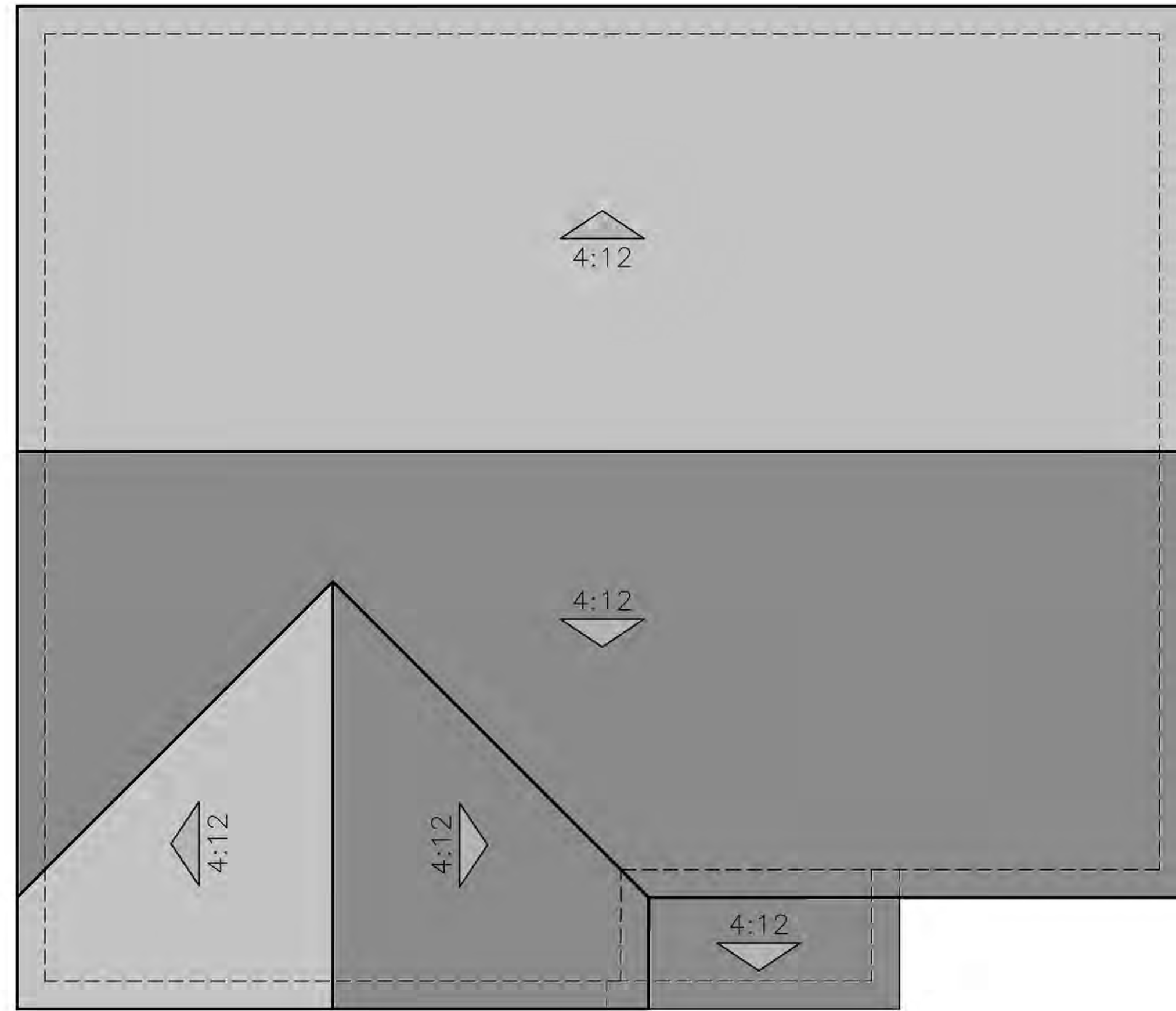
REAR

COLOR SCHEME 9
PLAN 2
 TRADITIONAL "C"- ENHANCED ELEVATION

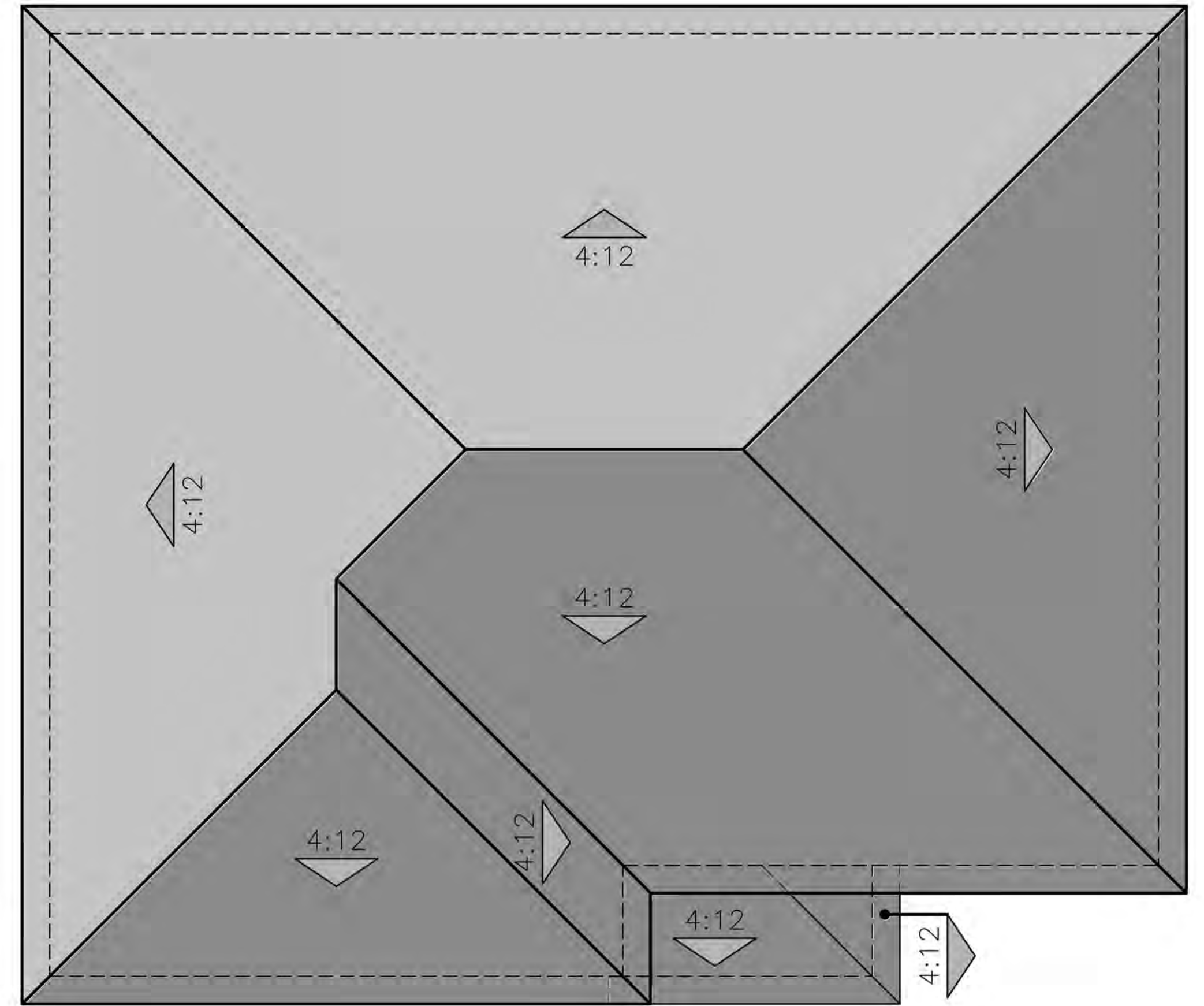




"A" - SPANISH



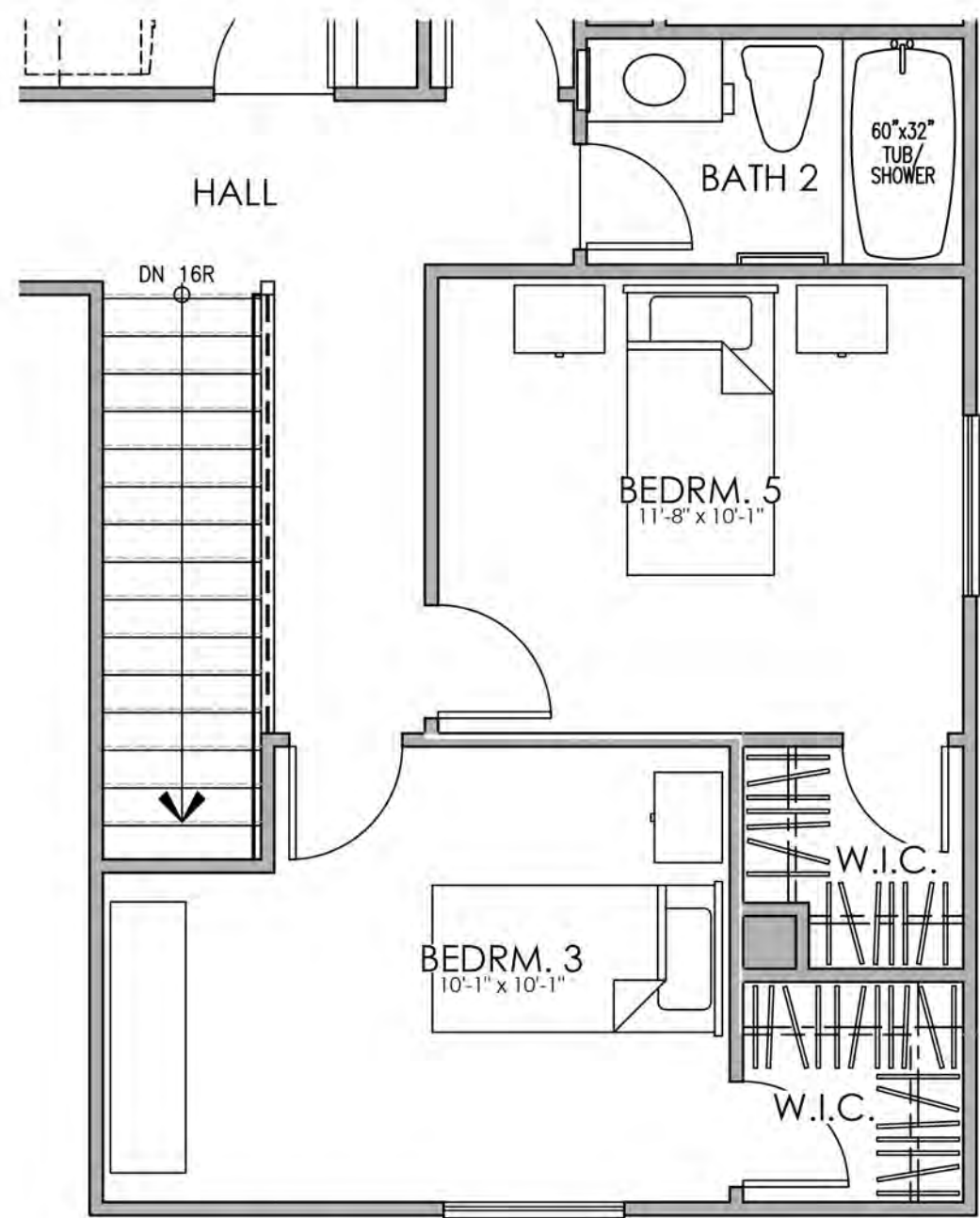
"B" - CRAFTSMAN



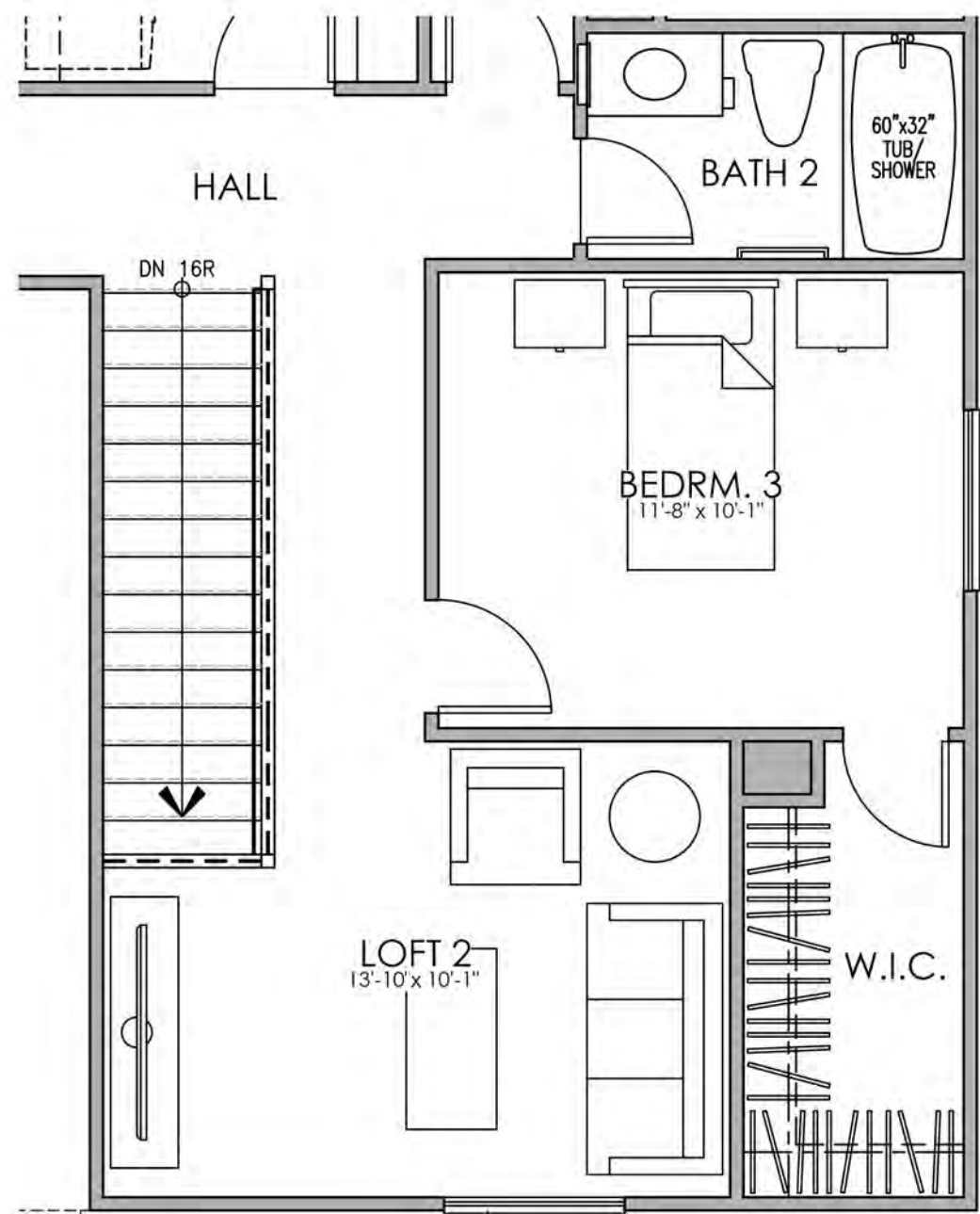
"C" - TRADITIONAL

ROOF PLANS
PLAN 2

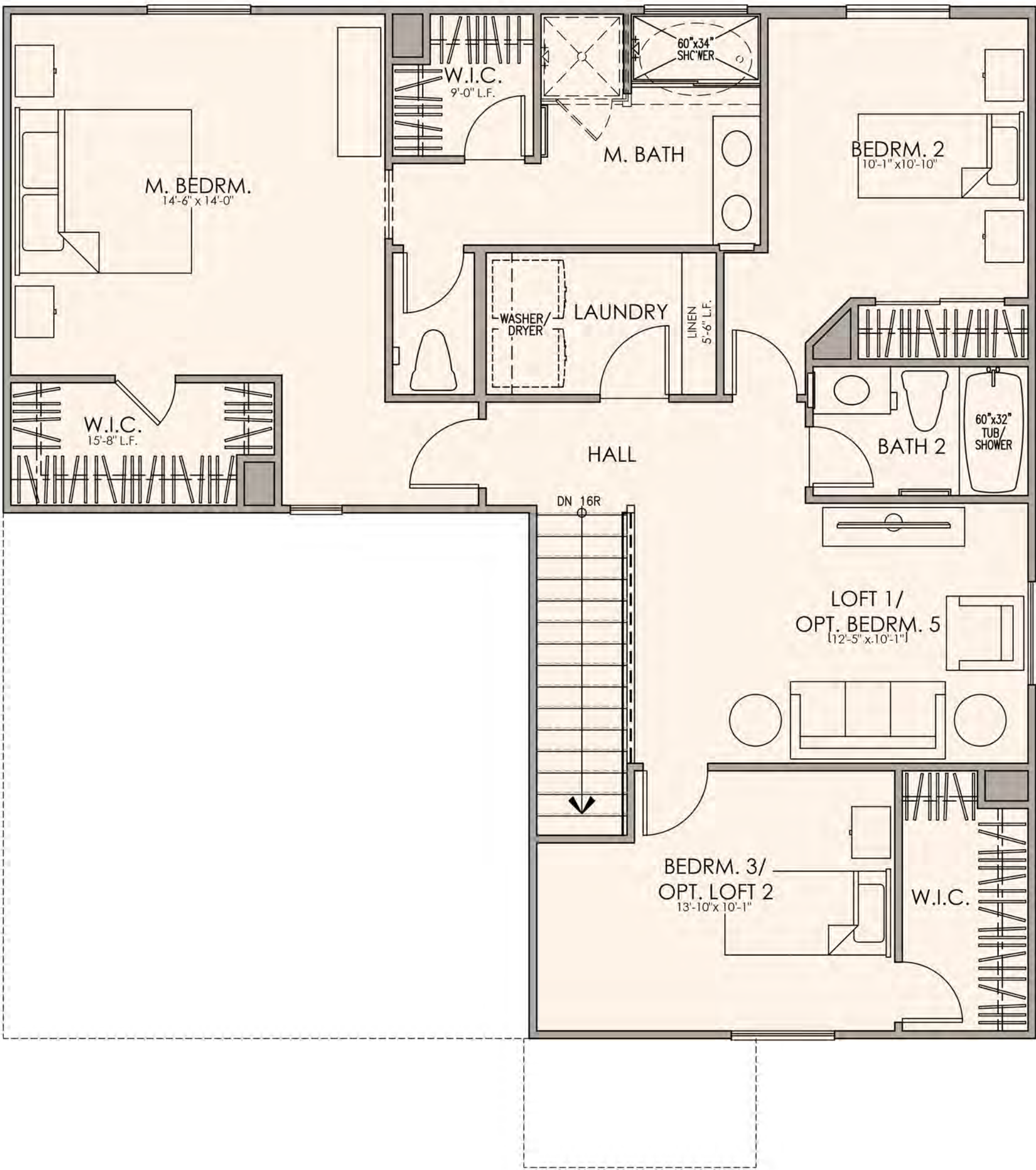




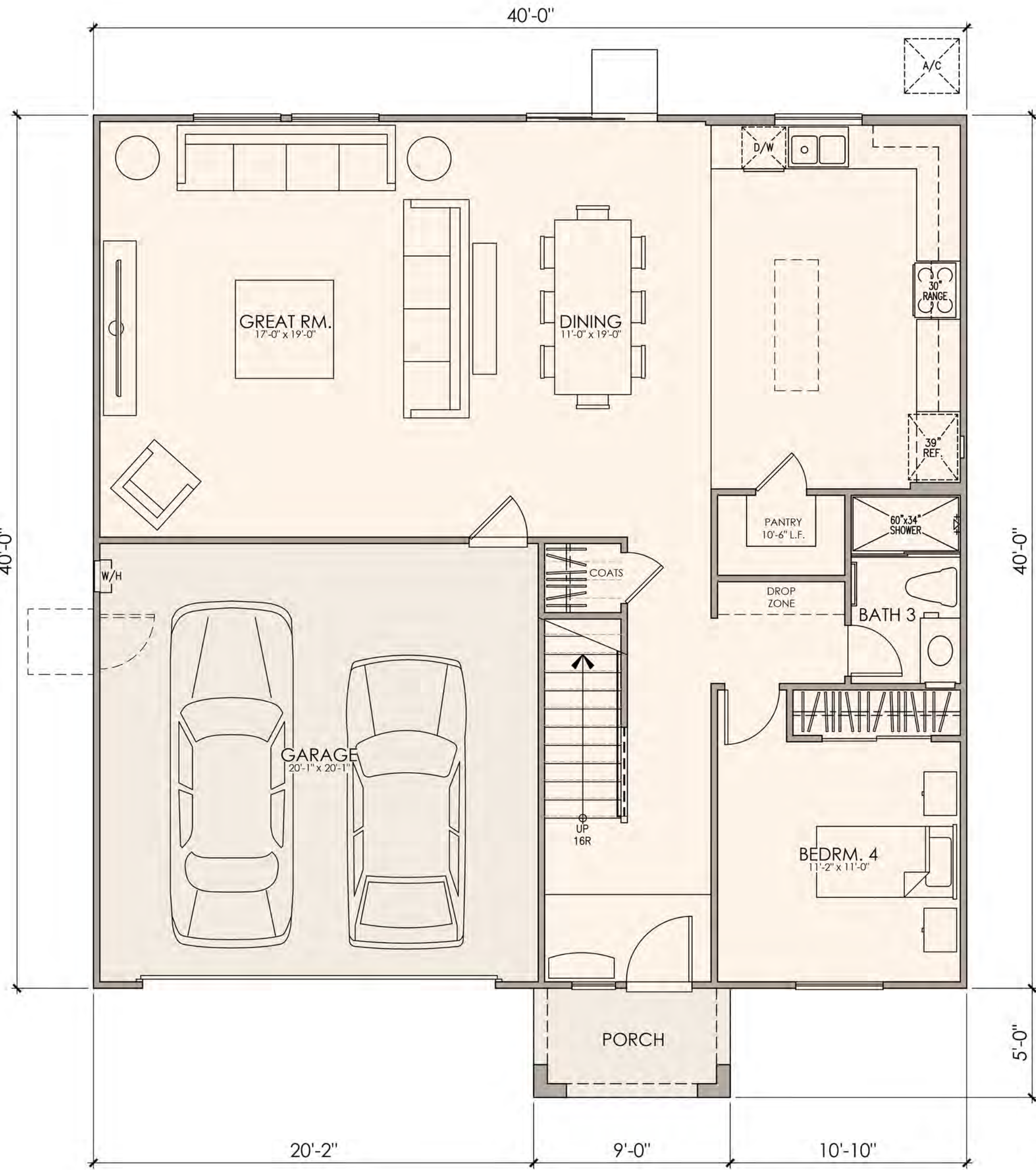
OPT. BEDROOM 5



OPT. LOFT "B"



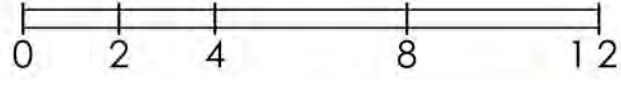
SECOND FLOOR PLAN

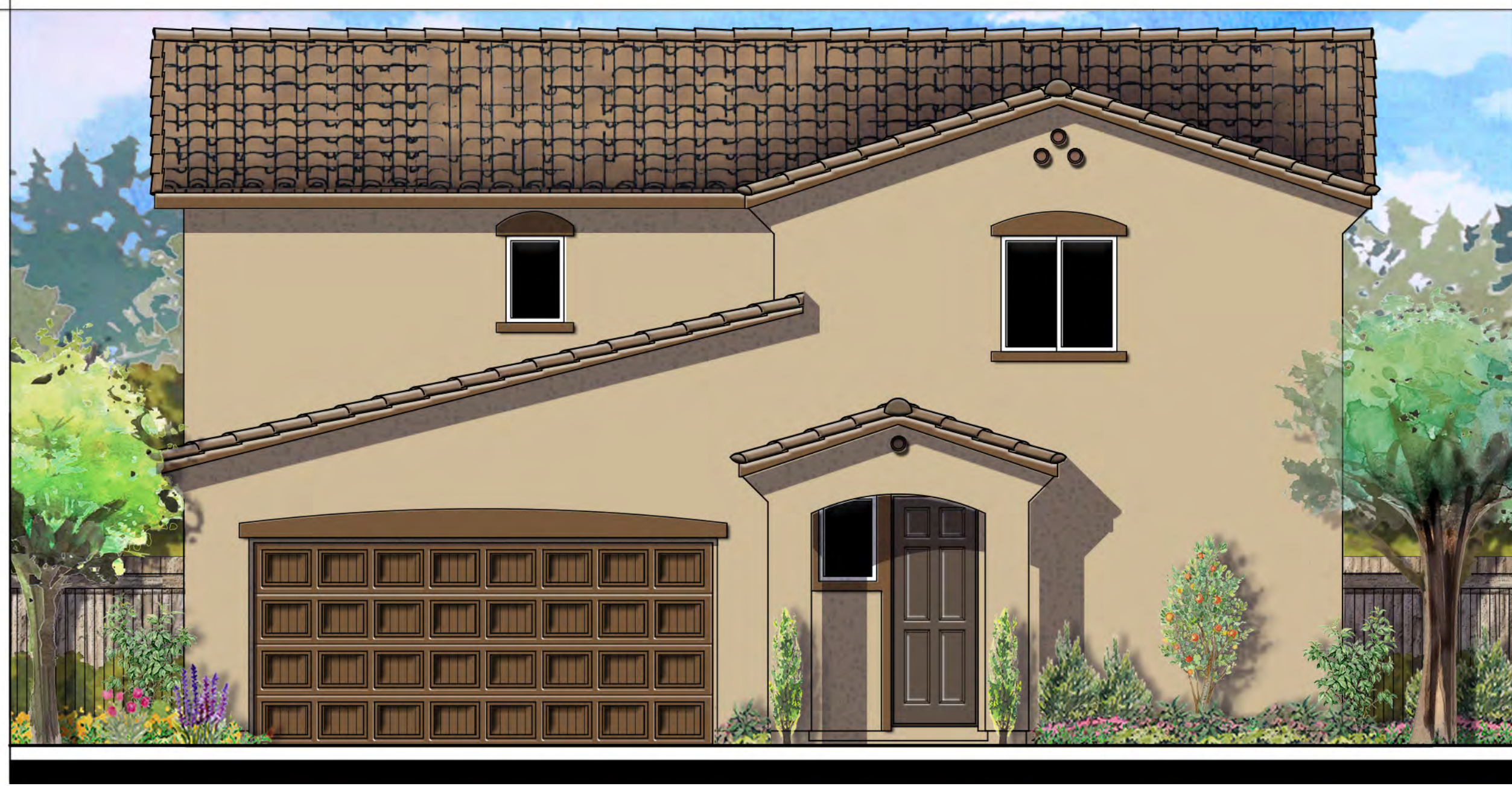


FIRST FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,185 SQ. FT.
SECOND FLOOR AREA	1,137 SQ. FT.
TOTAL DWELLING	2,322 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	415 SQ. FT.
PORCH "A", "B" & "C"	40 SQ. FT.

PLAN 3
4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT OPTIONAL BEDROOM 5

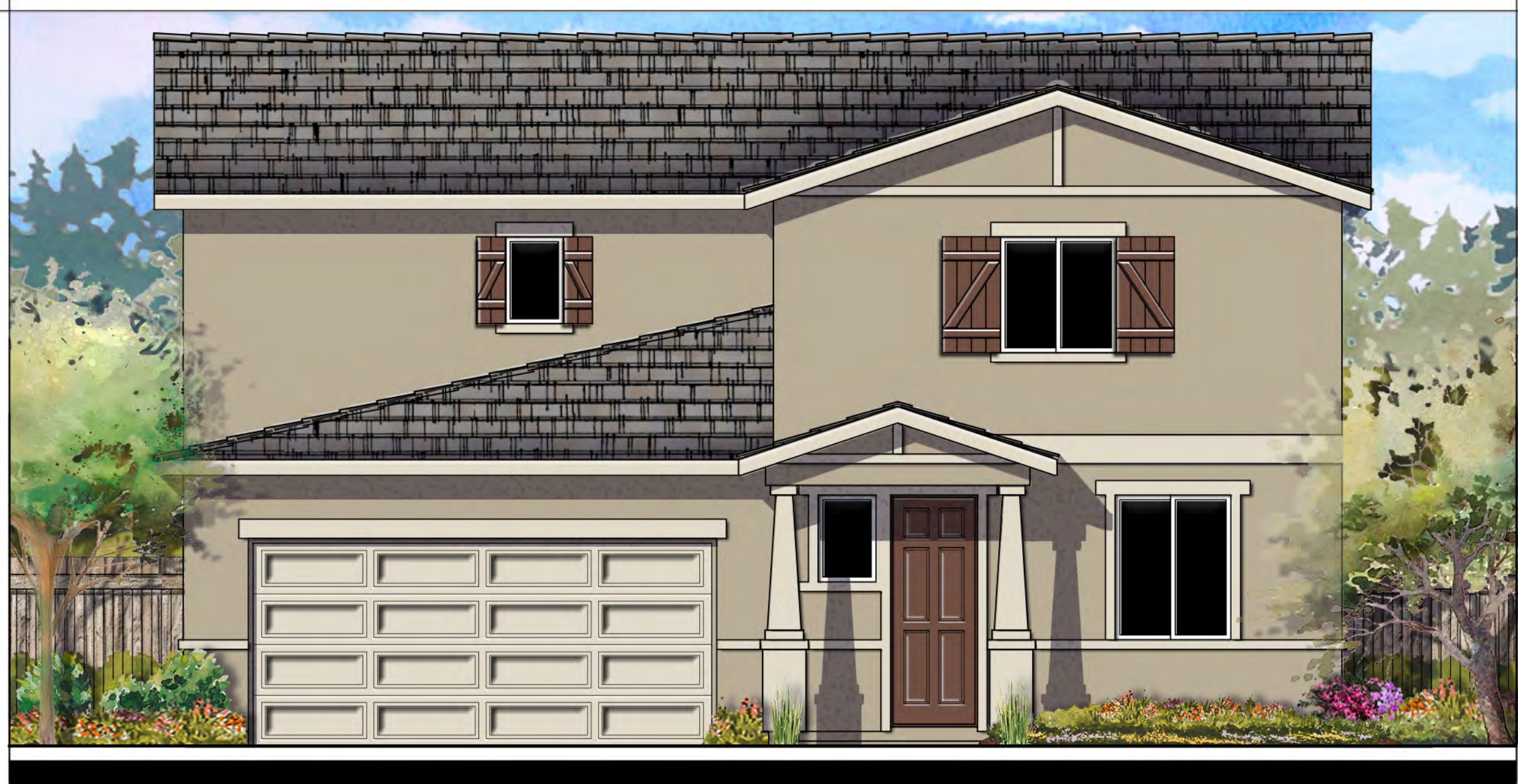




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Refer to landscape drawings for wall, tree, and shrub locations

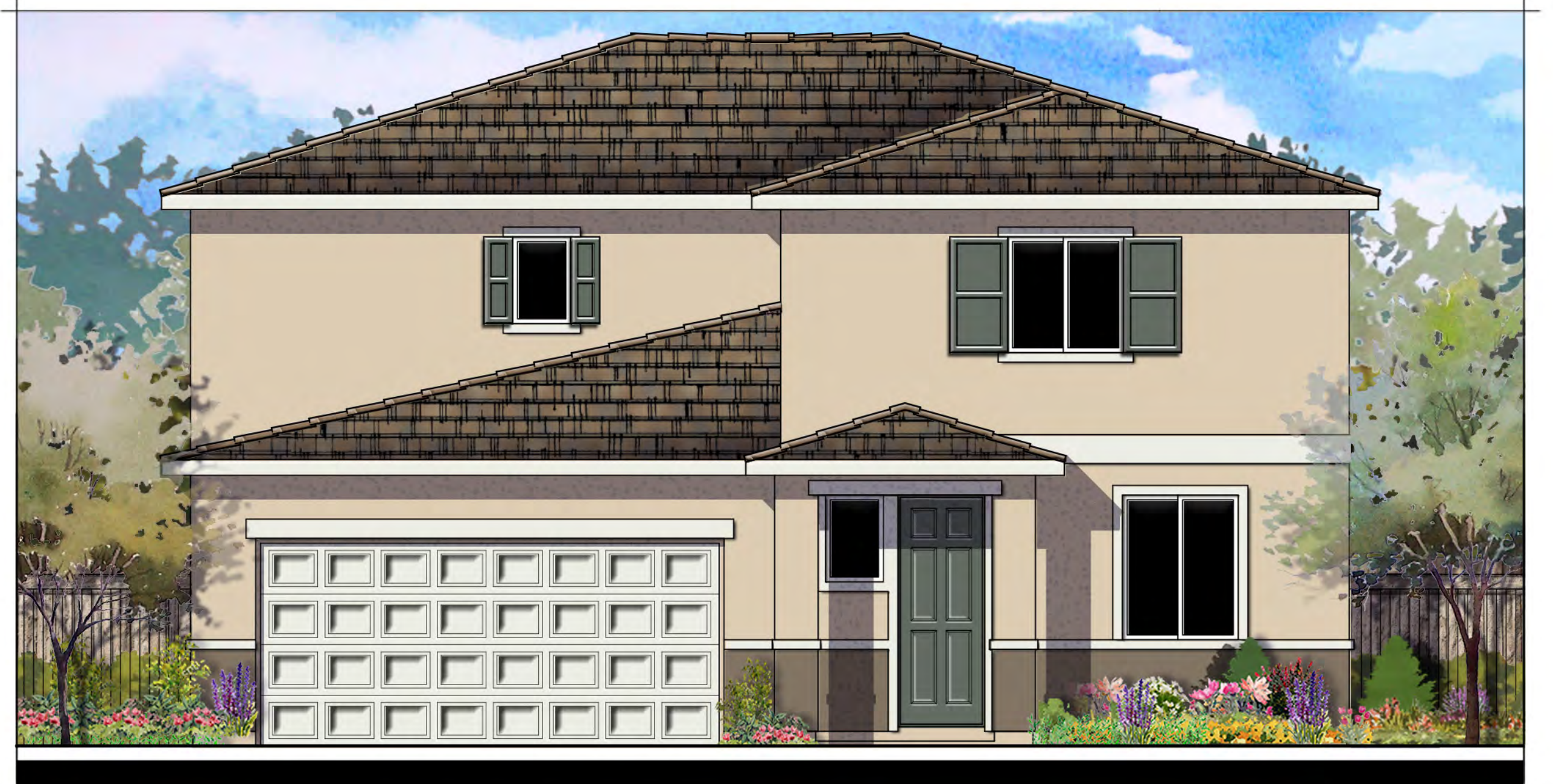
SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN

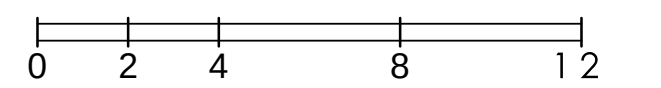


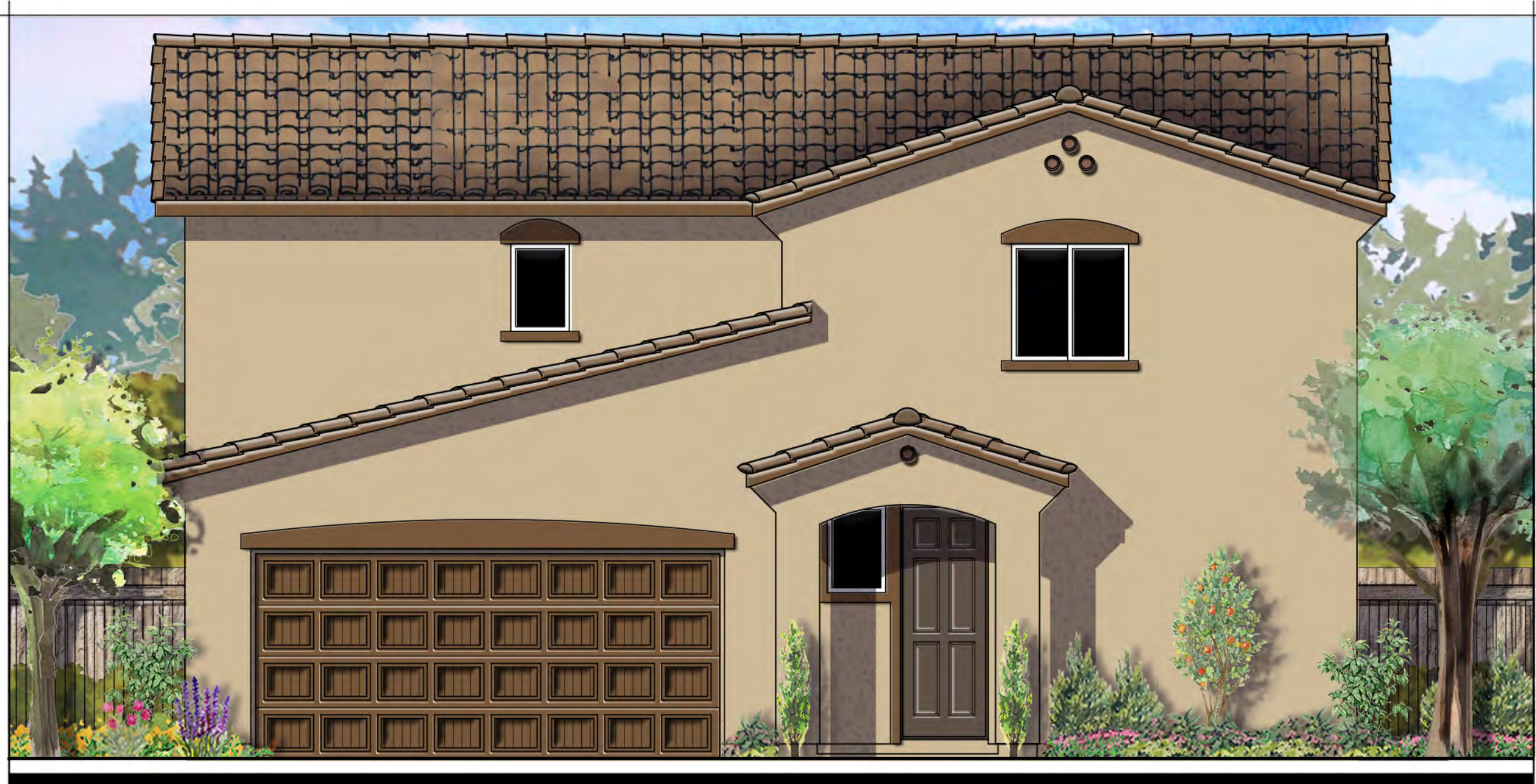
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Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

PLAN 3 FRONT - ELEVATIONS

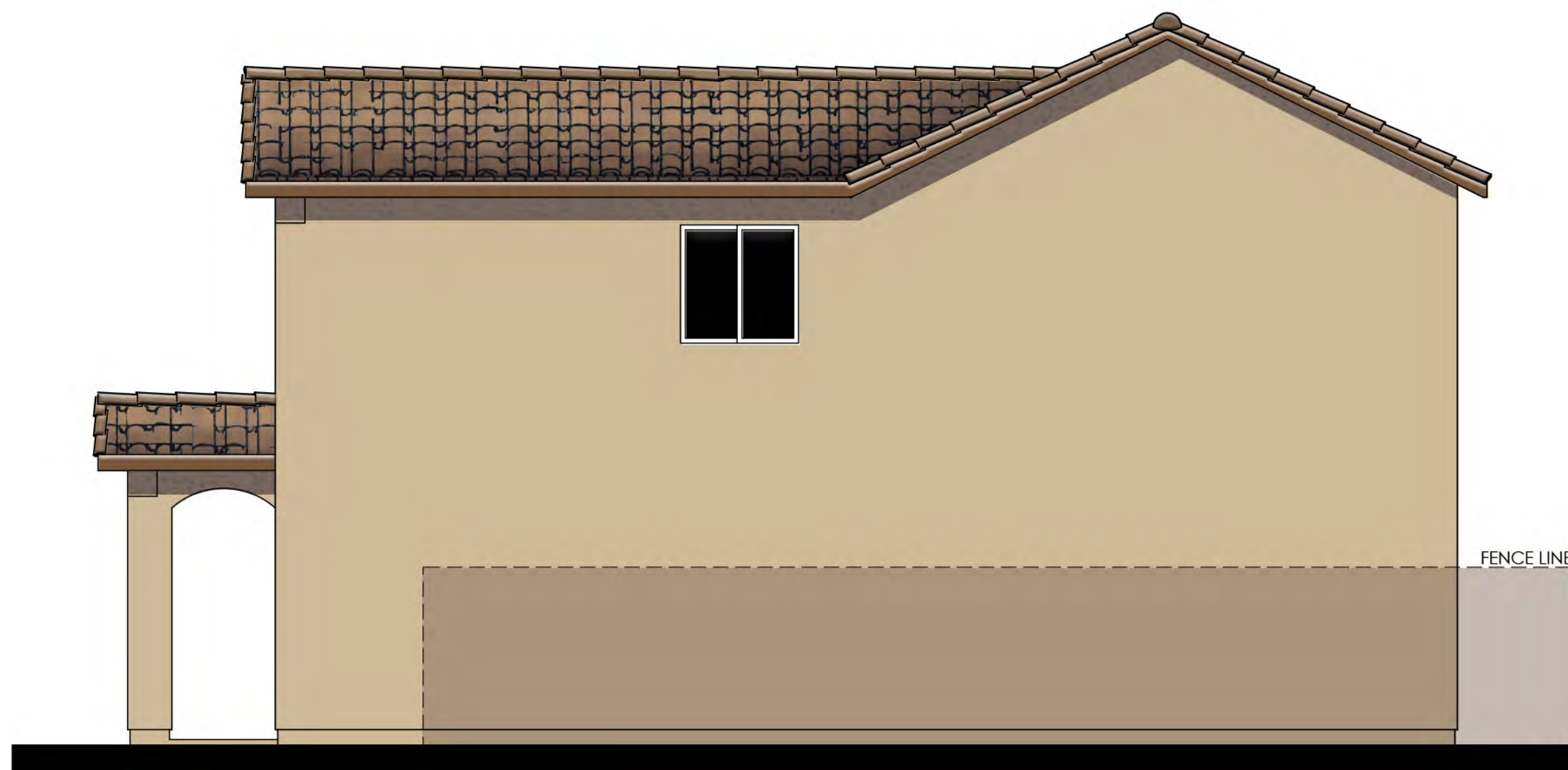




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Refer to landscape drawings for wall, tree, and shrub locations

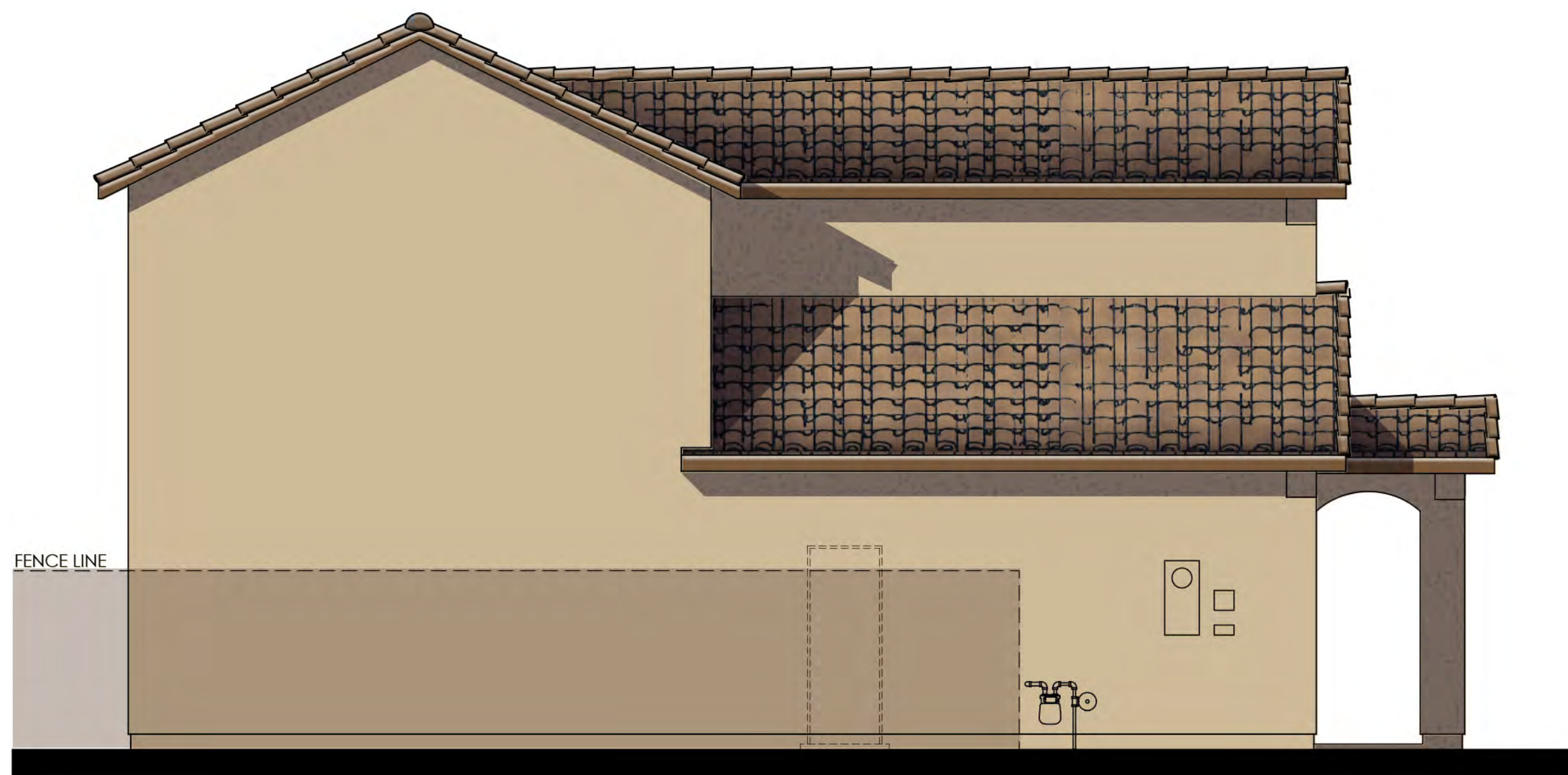
FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL

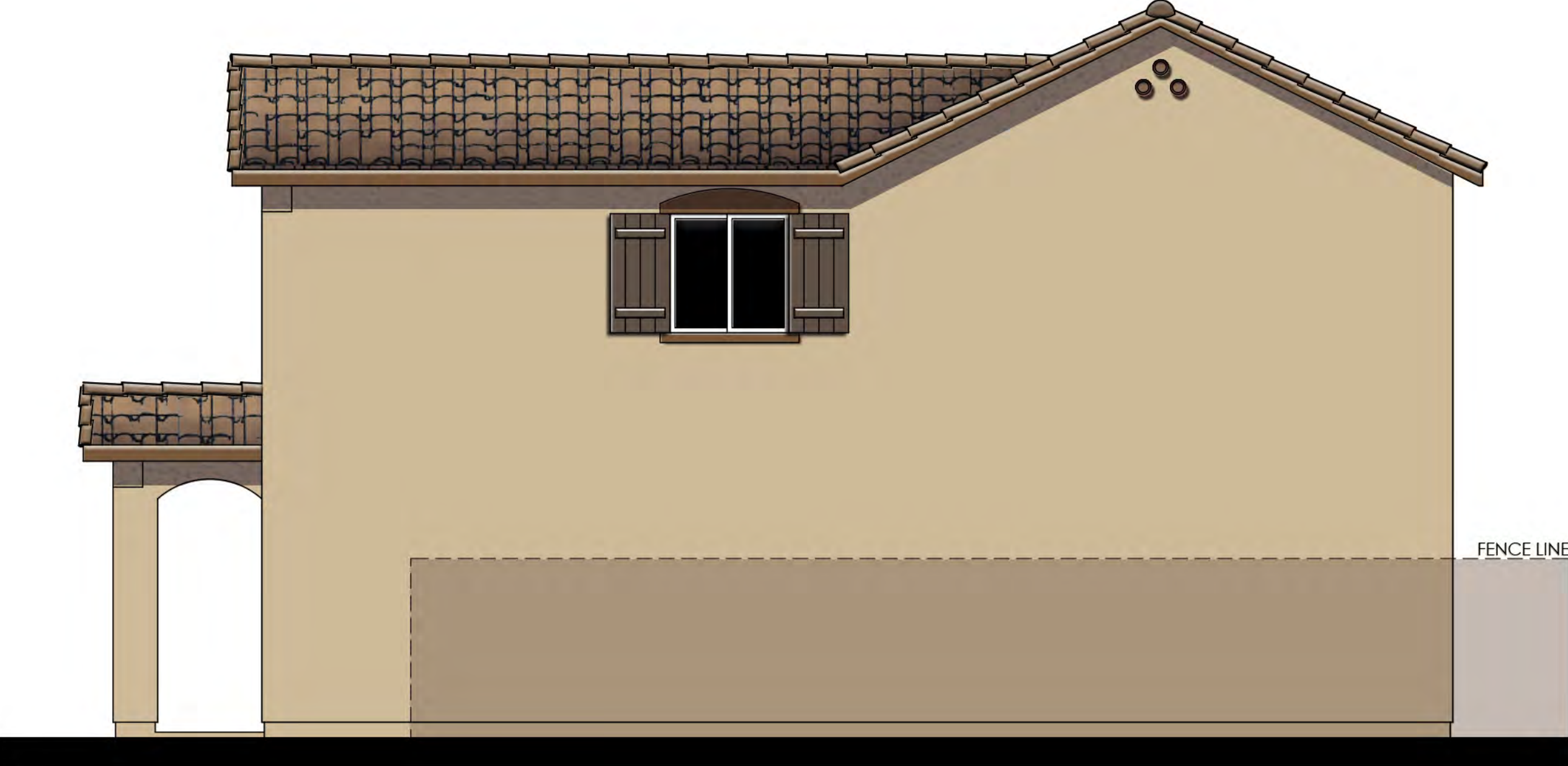
LEFT

COLOR SCHEME 1

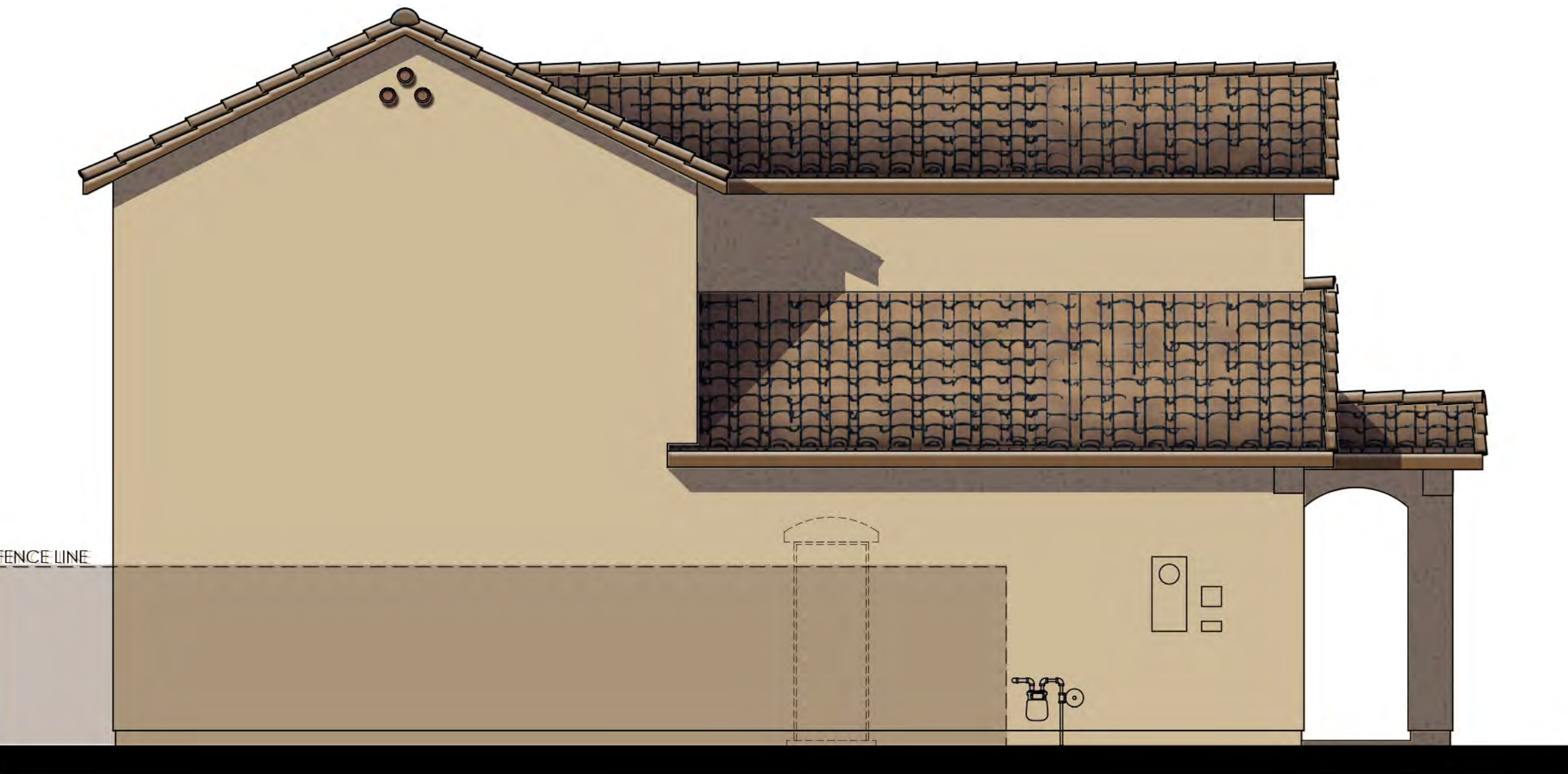
PLAN 3

SPANISH "A"- ELEVATION





RIGHT



DASHED MAN DOOR
TO BE OPTIONAL

LEFT



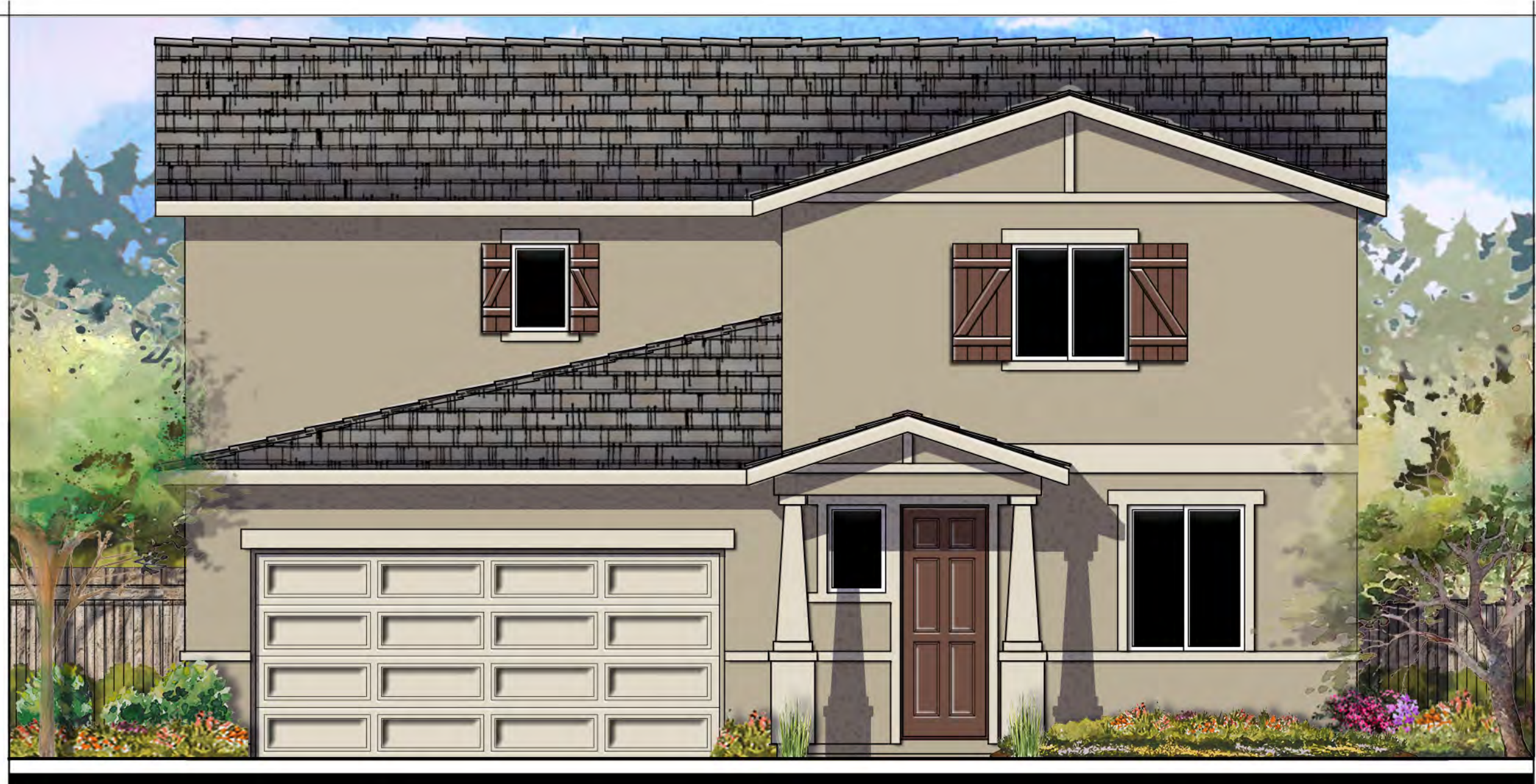
REAR

COLOR SCHEME 1

PLAN 3

SPANISH "A"- ENHANCED ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



DASHED MAN DOOR
TO BE OPTIONAL
LEFT

COLOR SCHEME 4

PLAN 3

CRAFTSMAN "B"- ELEVATION





RIGHT

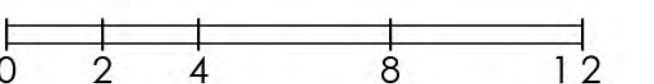


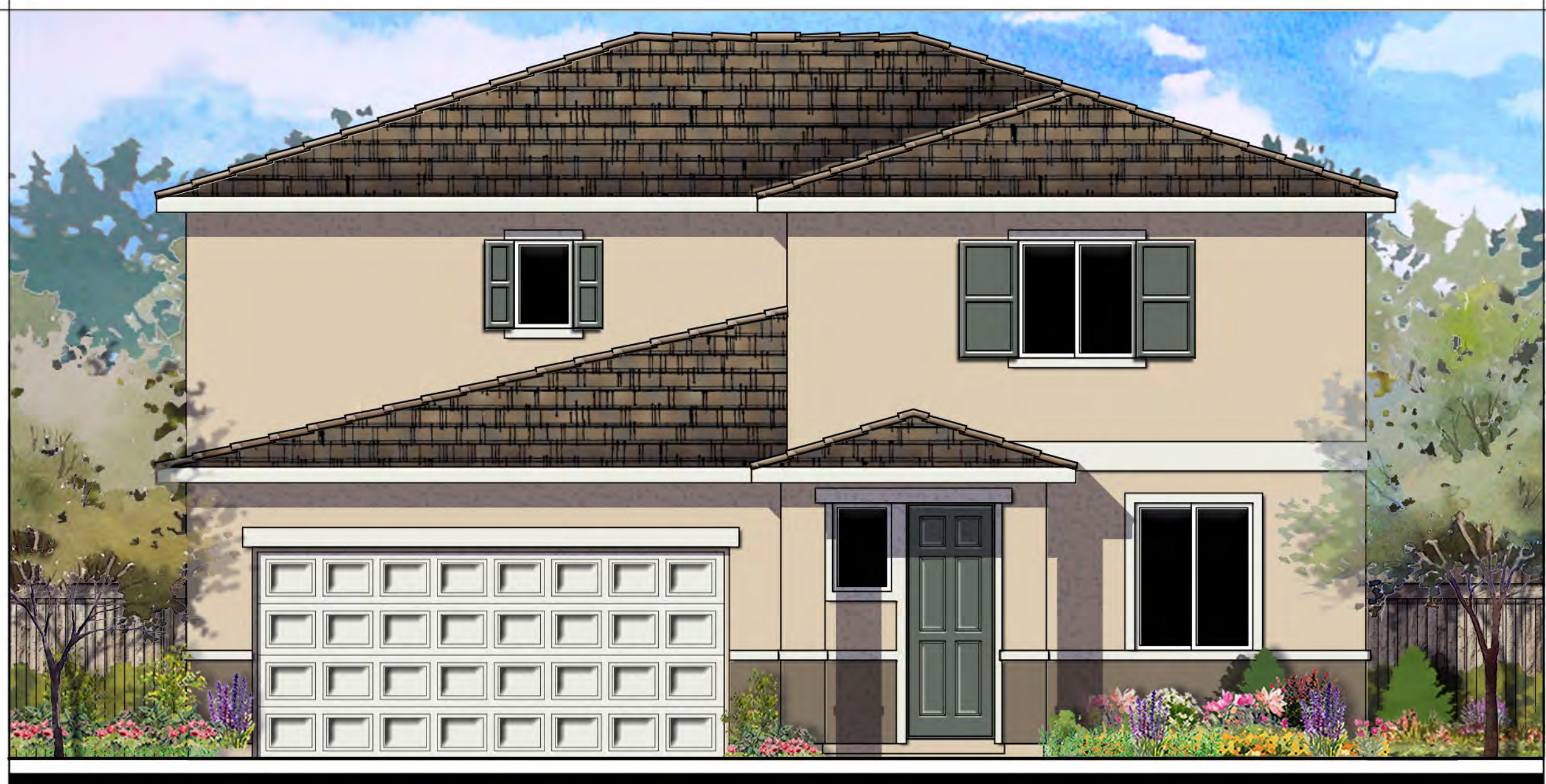
DASHED MAN DOOR
TO BE OPTIONAL
LEFT



REAR

COLOR SCHEME 4
PLAN 3
CRAFTSMAN "B"- ENHANCED ELEVATION

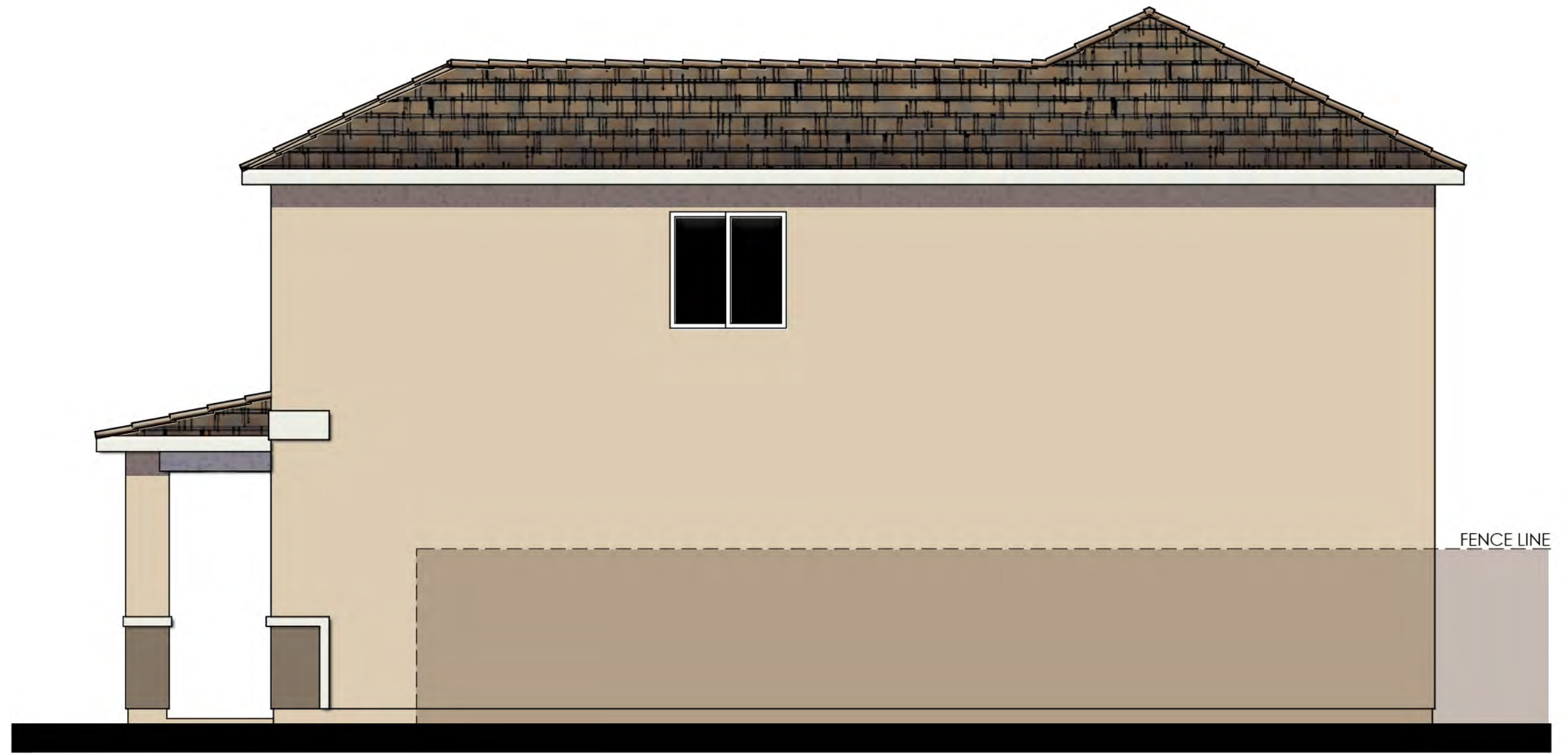




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



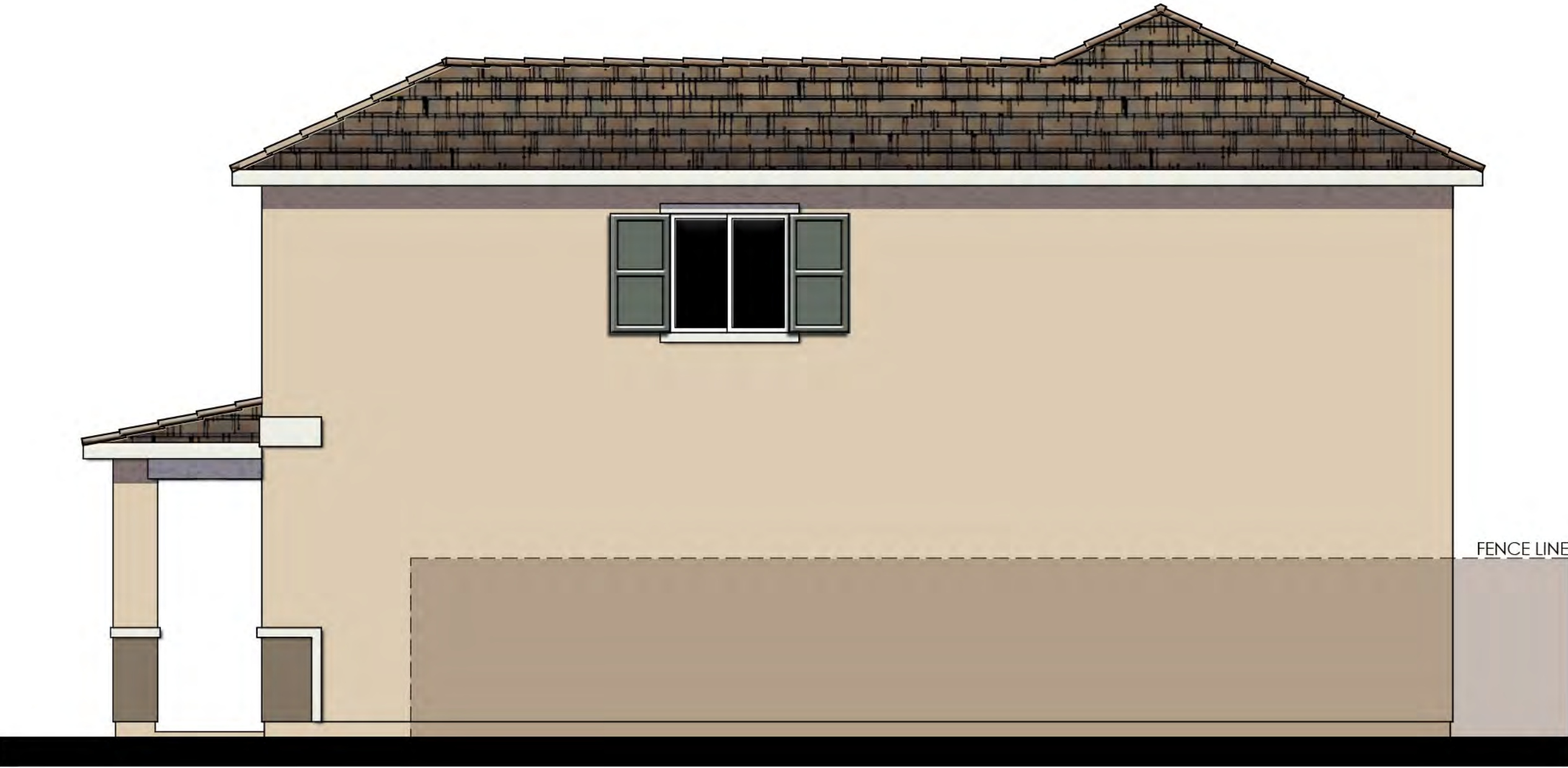
REAR



DASHED MAN DOOR
TO BE OPTIONAL
LEFT

COLOR SCHEME 7
PLAN 3
TRADITIONAL "C"- ELEVATION





RIGHT

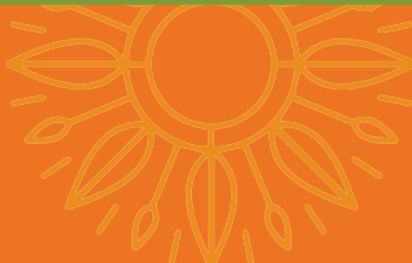


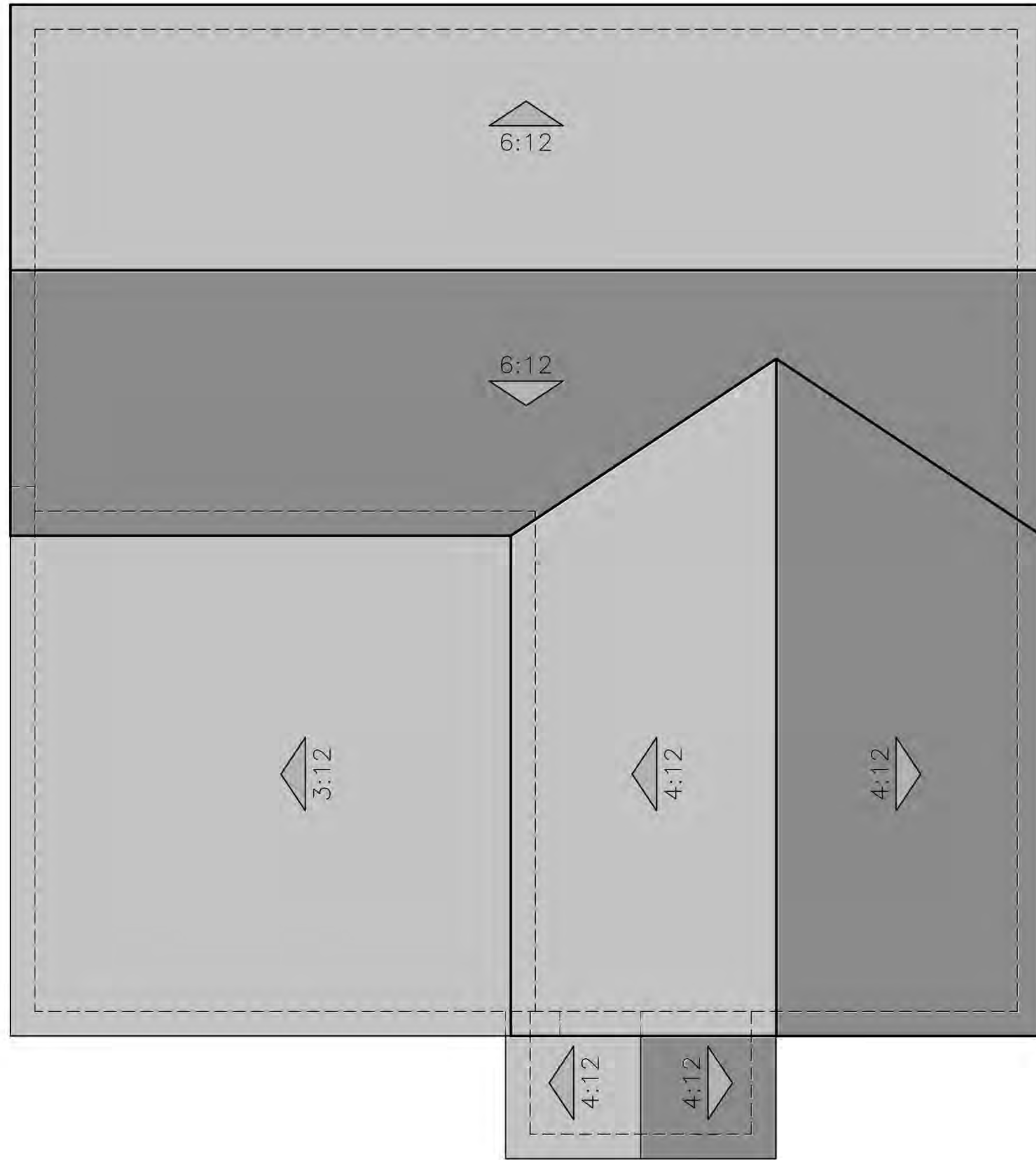
DASHED MAN DOOR
TO BE OPTIONAL
LEFT



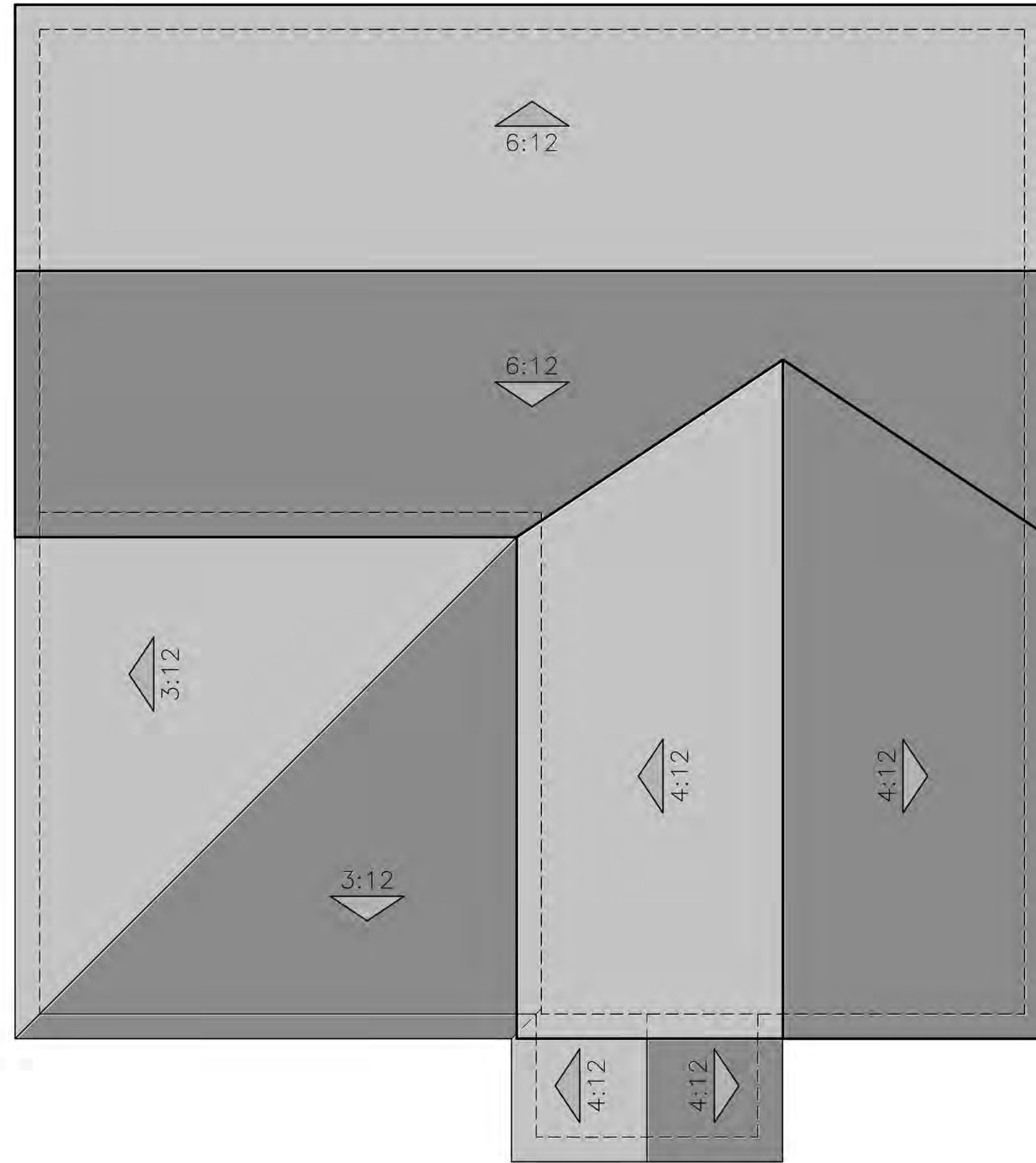
REAR

COLOR SCHEME 7
PLAN 3
TRADITIONAL "C"- ENHANCED ELEVATION

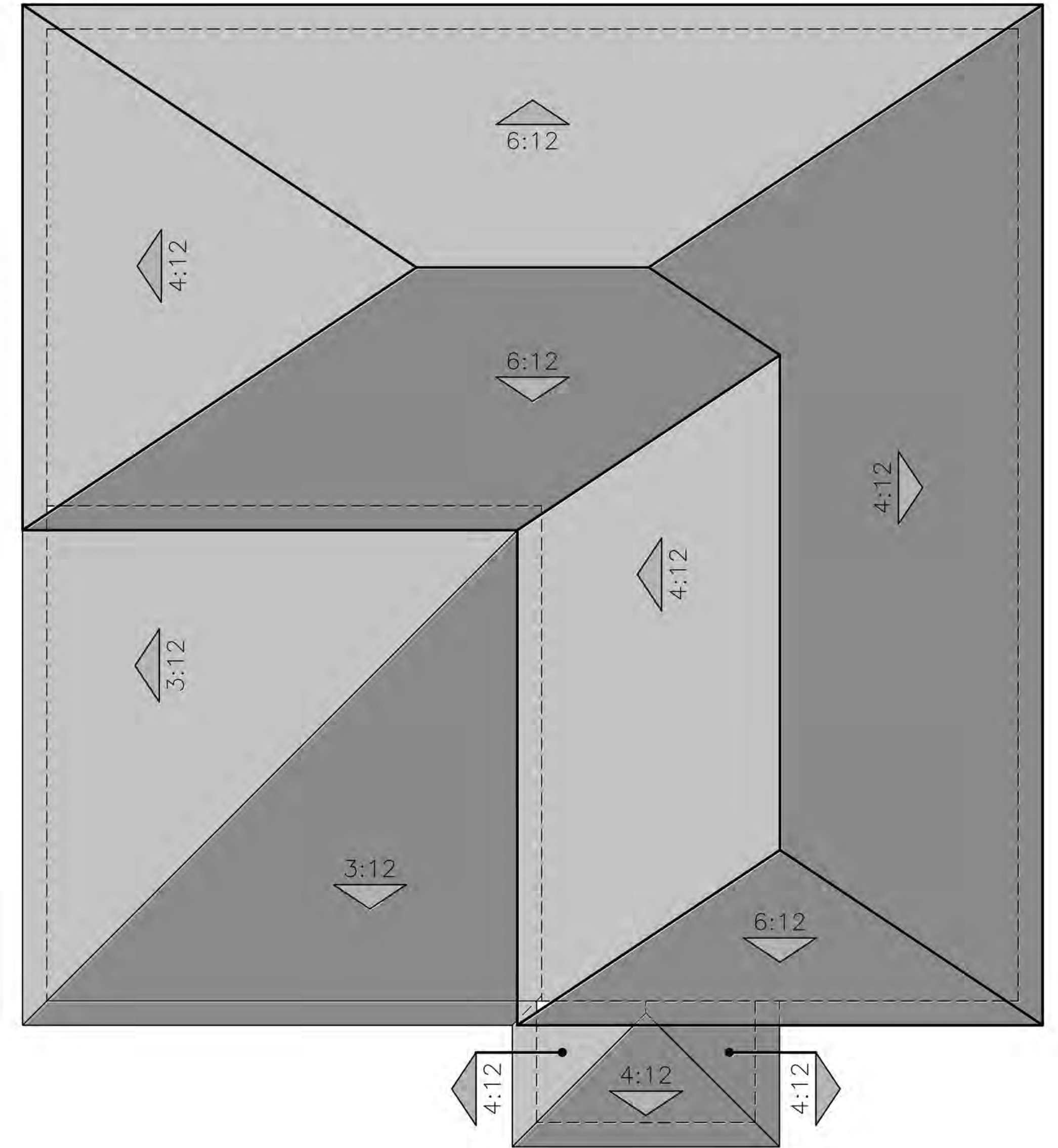




"A" - SPANISH

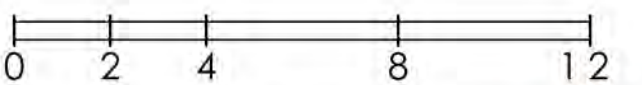


"B" - CRAFTSMAN



"C" - TRADITIONAL

ROOF PLANS
PLAN 3



SUMMERLY
LAKE ELSINORE, CA

JOB #	19053
CREATED	8/28/19
Client Rev.	9/30/19

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1558	1501	1624
STUCCO PAINT MATCH**	PPG1098-4 SPICED VINEGAR	PPG1020-1 ATRIUM WT	PPG1023-3 ASHEN
FASCIA / TRIM / GARAGE DOOR	PPG1084-7 MAPLE SYRUP	PPG1085-7 FIG BRANCHES	PPG1076-7 GROUND COFFEE
FRONT DOOR / SHUTTERS	PPG1021-7 CABIN FEVER	PPG1010-7 ZOMBIE	PPG1066-7 BAKED BEAN
CLAY PIPES	PPG16-07 SOUTHERN WOOD	PPG16-07 SOUTHERN WOOD	PPG16-07 SOUTHERN WOOD
ROOF: "S" MALIBU	2702 CALABAR BLEND	2605 SAN BENITO BLEND	SCM8825 CORONA DEL MAR BLD
ROOF: "S" VILLA 900	APPLE BARK *	CASA GRANDE *	GARNET BLEND *

STUCCO:	OMEGA *
PAINT:	PPG PAINTS *
BRICK / STONE:	CORONADO *
ROOF:	EAGLE *
ROOF (ALT):	BORAL *

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1596	1605	1510
STUCCO PAINT MATCH**	PPG14-27 TRUE KHAKI	PPG14-32 OSTRICH FEATHER	PPG1078-3 COMFORT
FASCIA / TRIM / GARAGE DOOR	PPG1024-2 ANTIQUE WHITE	PPG1022-1 HOURGLASS	PPG1084-1 SUGAR SOAP
FRONT DOOR / SHUTTERS	PPG1061-7 BIGFOOT	PPG1009-7 LICORICE	PPG1001-6 KNIGHT'S ARMOR
ROOF: (SHAKE)	8802 NANTUCKET BLEND	5808 TOMBSTONE BLEND	5671 VILLAGE BLEND
ROOF: (SHAKE)	SMOKEY TOPAZ *	DESERT BREEZE *	TOFFEE *

* OR BUILDER
APPROVED EQUAL

"C" ELEVATIONS TRADITIONAL	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1509	1502	1565
STUCCO PAINT MATCH**	PPG1085-3 SRSLY SAND	PPG1096-1 INSTANT RELIEF	PPG1006-3 EARLY EVENING
SECONDARY STUCCO	PPG1023-6 CLAM SHELL	PPG1024-6 PATCHES	PPG1010-5 DOWNPOUR
FASCIA / TRIM / GARAGE DOOR	PPG1006-1 GYPSUM	PPG1006-1 GYPSUM	PPG1006-1 GYPSUM
FRONT DOOR / SHUTTERS	PPG1033-6 GUNMETAL GRAY	PPG16-07 SOUTHERN WOOD	PPG1010-7 ZOMBIE
ROOF: (SLATE)	4671 VILLAGE BLEND	4687 BROWN GRAY RANGE	4697 SLATE RANGE
ROOF: (SLATE)	LA TERRA *	CHARCOAL BRW BLD *	CHARCOAL BLEND *

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
SIDE AND REAR ELEVATIONS TO RECEIVE SAME TREATMENT AS FRONT ELEVATIONS
** FOR PHOTOSHOP USE ONLY, DO NOT USE IN THE FIELD

Written Color Schemes



SPANISH
SCHEME #1



Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
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Inc.
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2

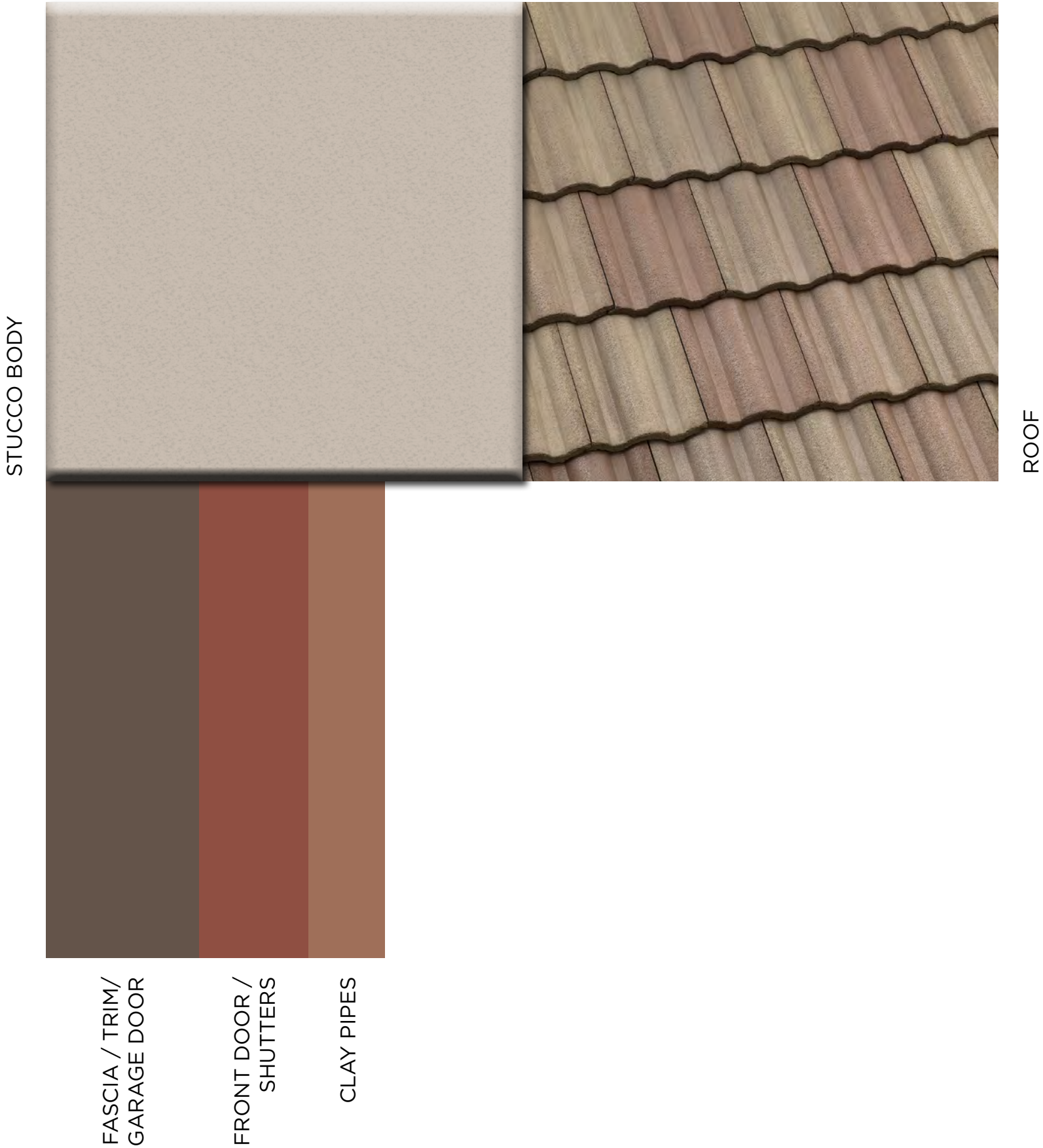


Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



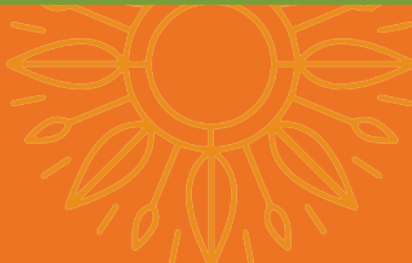
Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

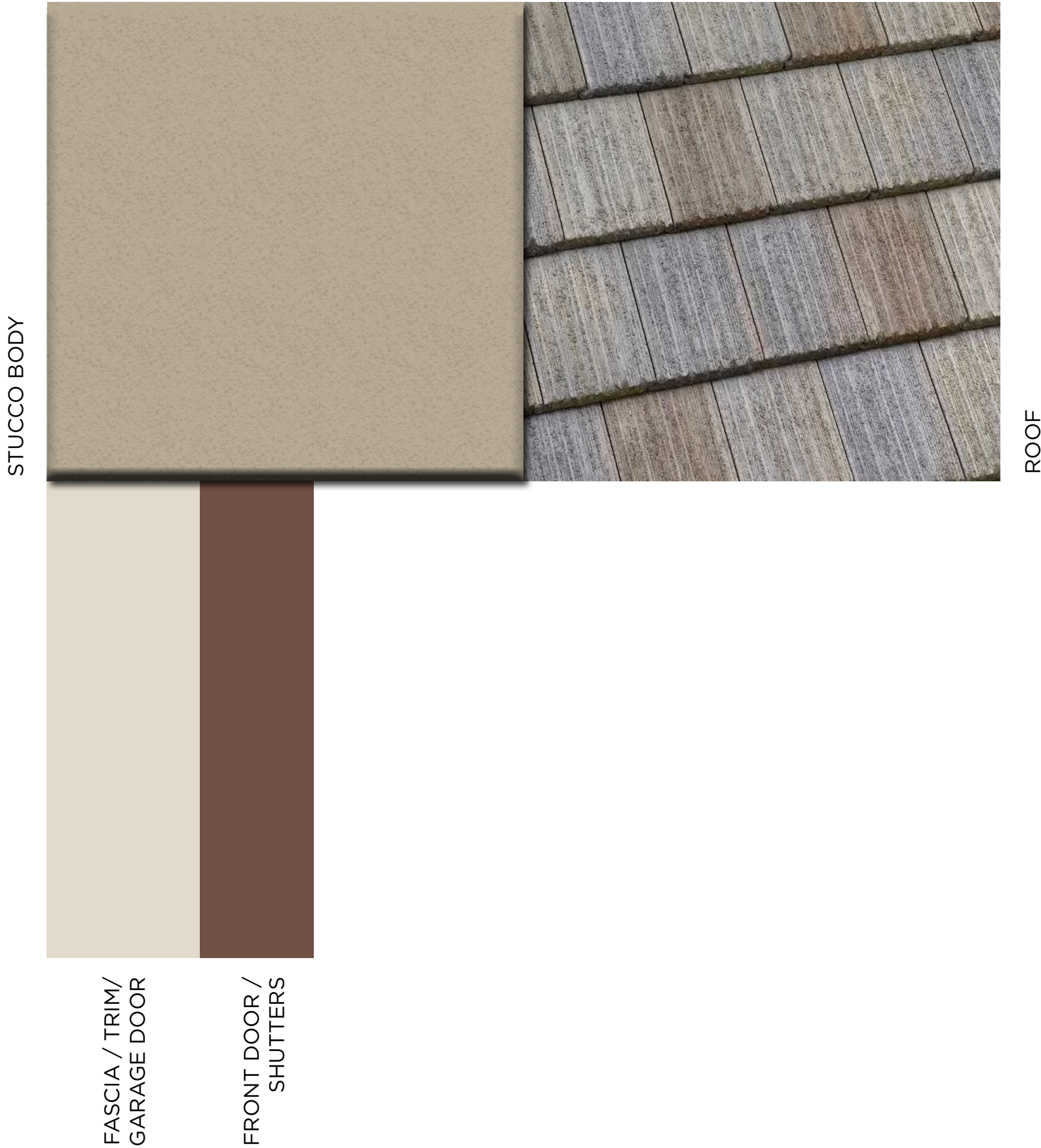
Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS
BOARDS FOR ACTUAL COLORS.

Color Boards - Spanish



CRAFTSMAN
SCHEME #4



Woodside Homes
#19053
SEP 4, 2019

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CRAFTSMAN
SCHEME #5



Woodside Homes
#19053
SEP 4, 2019

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CRAFTSMAN
SCHEME #6



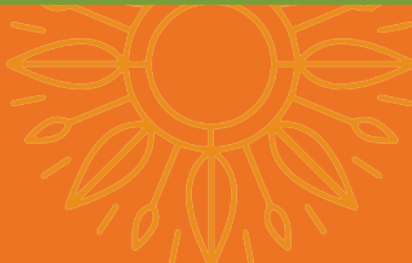
Woodside Homes
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS
BOARDS FOR ACTUAL COLORS.

Color Boards - Craftsman



TRADITIONAL SCHEME #7



Woodside Homes
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

TRADITIONAL SCHEME #8

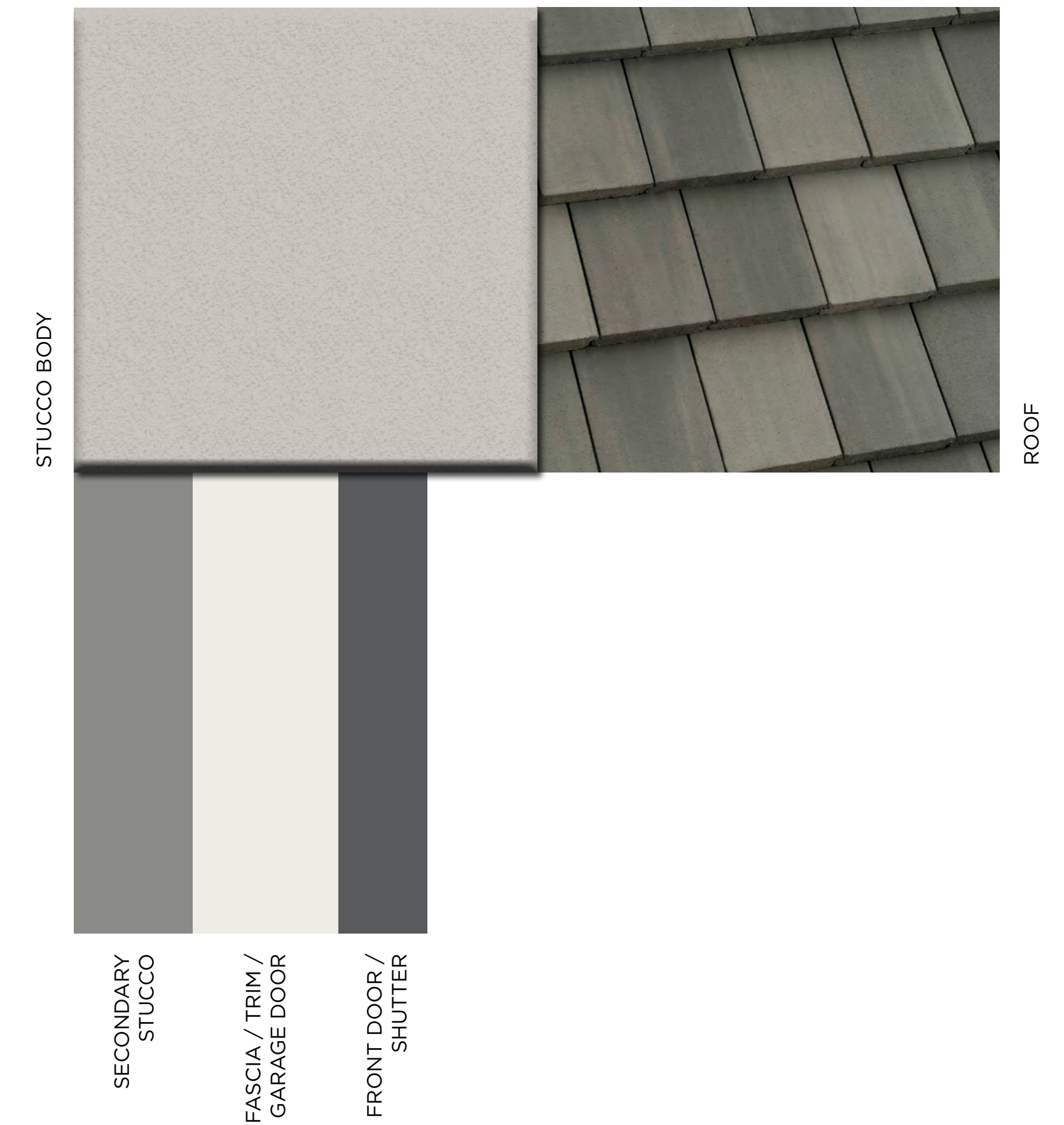


Woodside Homes
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

TRADITIONAL SCHEME #9



Woodside Homes
#19053
SEP 4, 2019

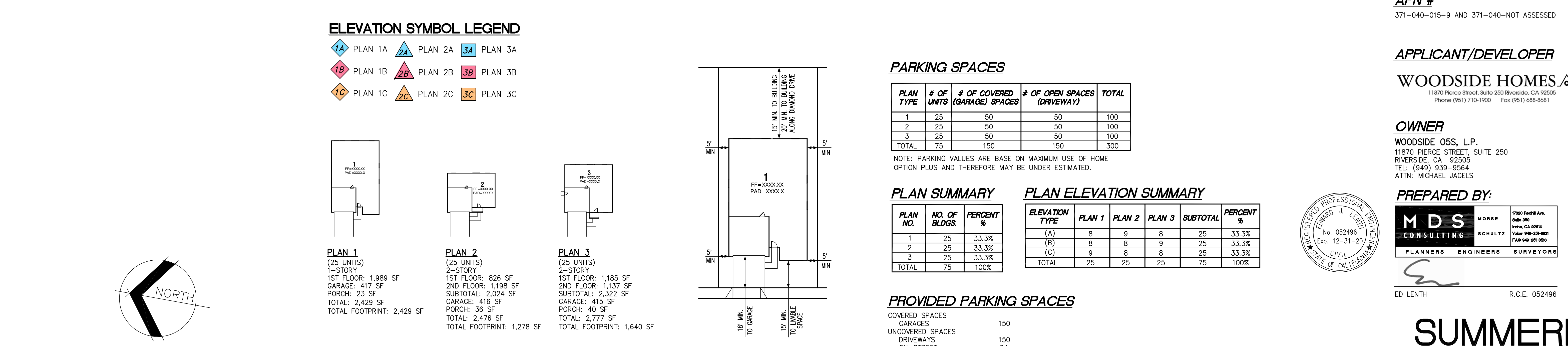
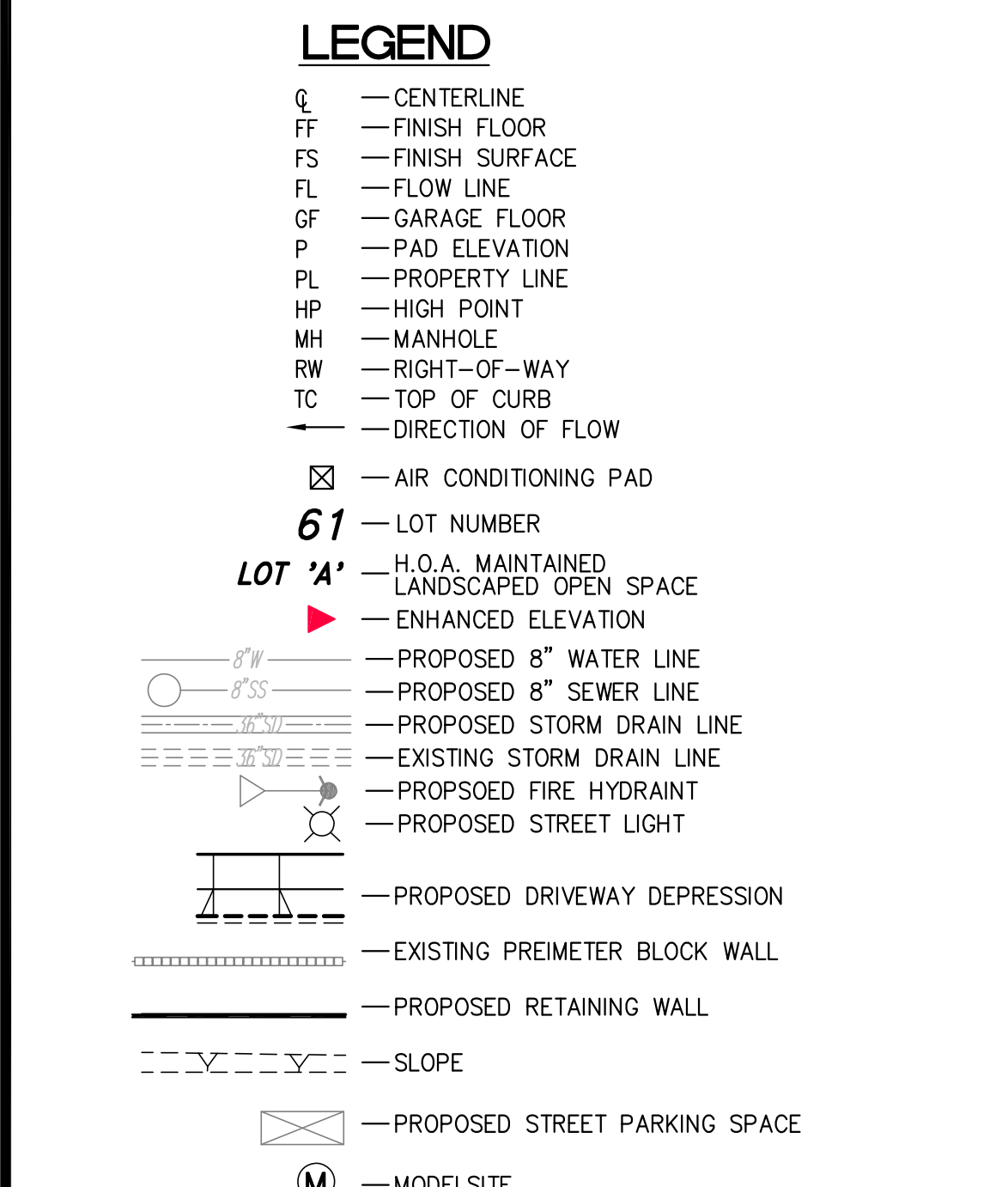
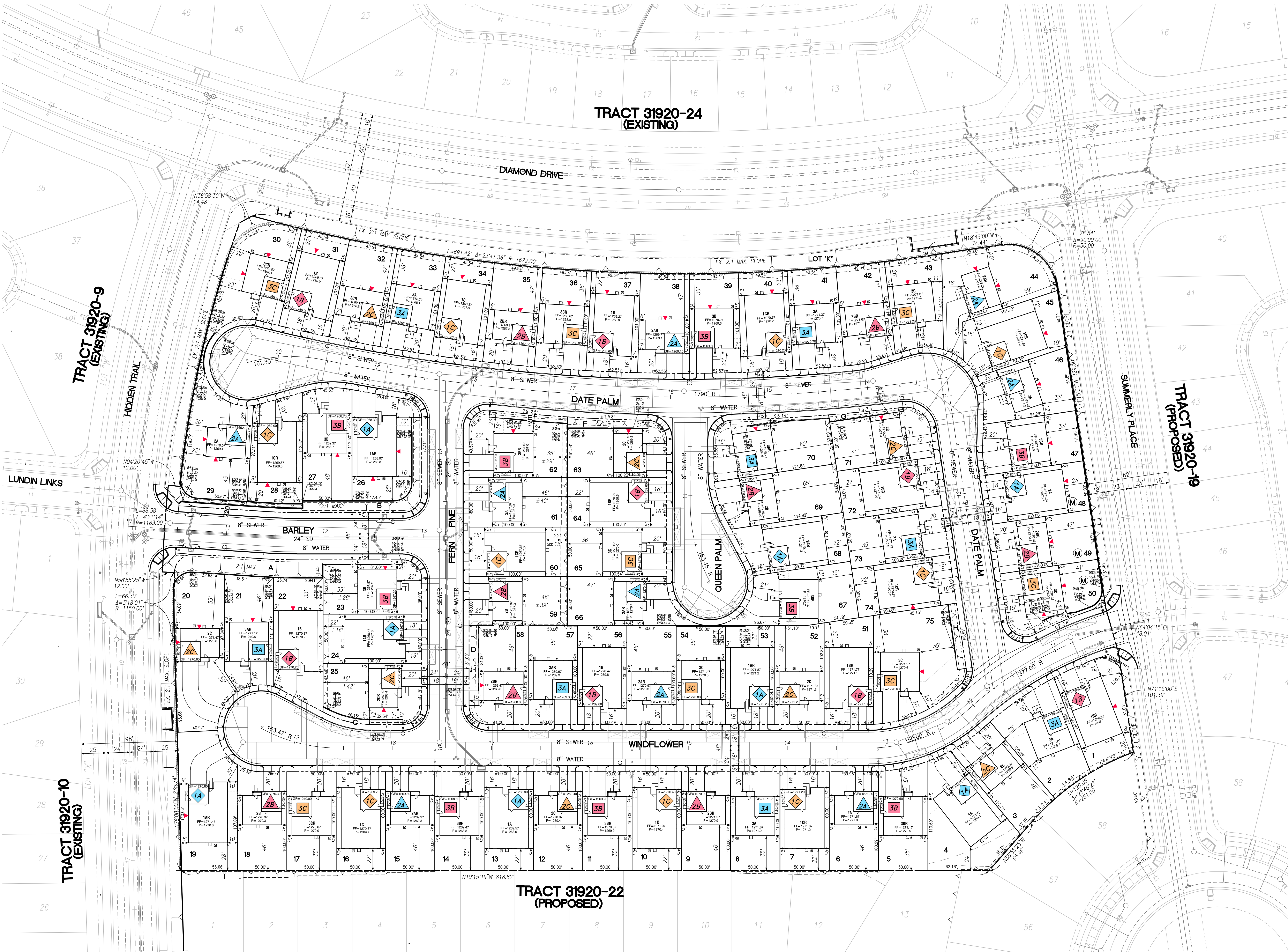
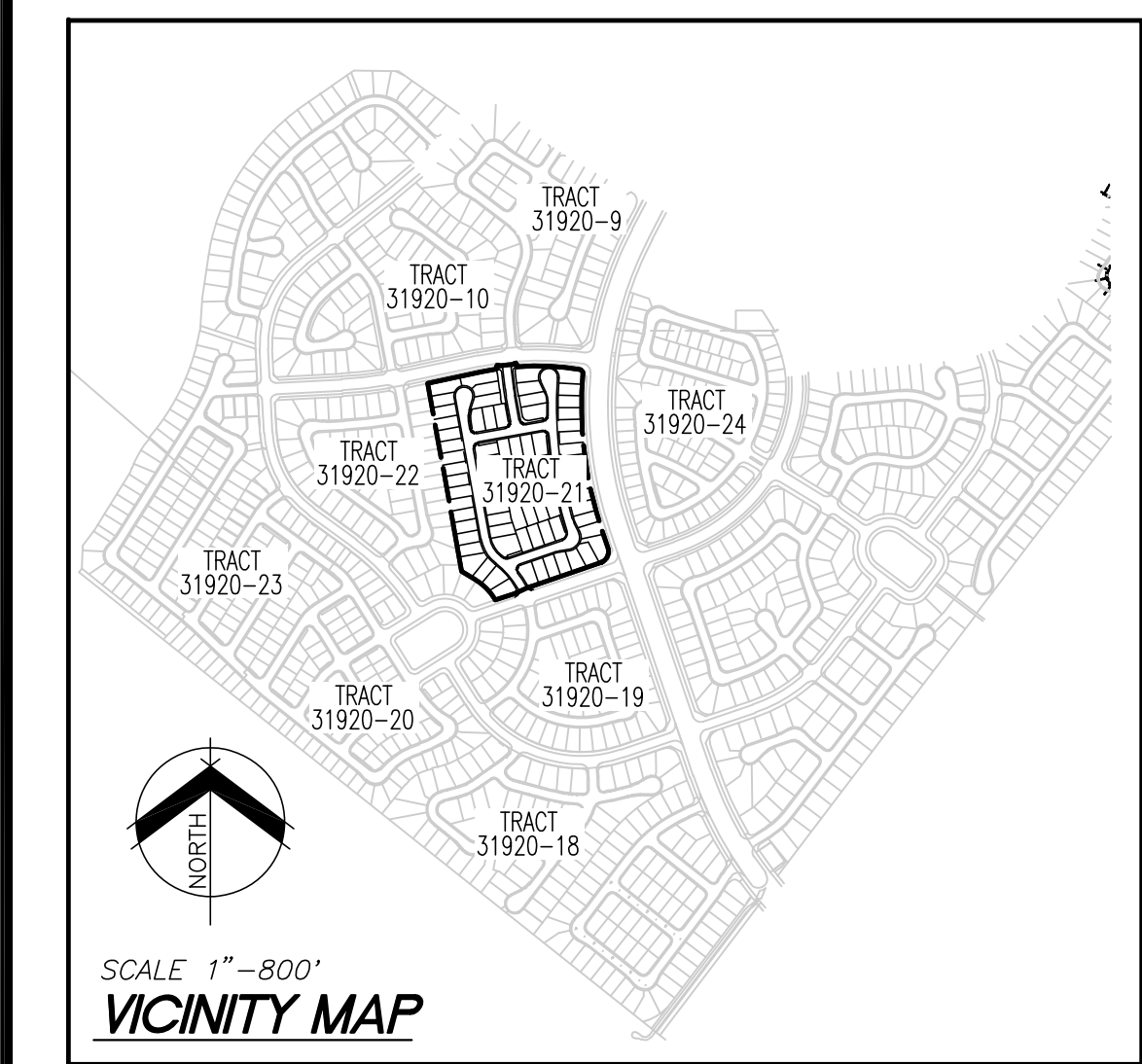
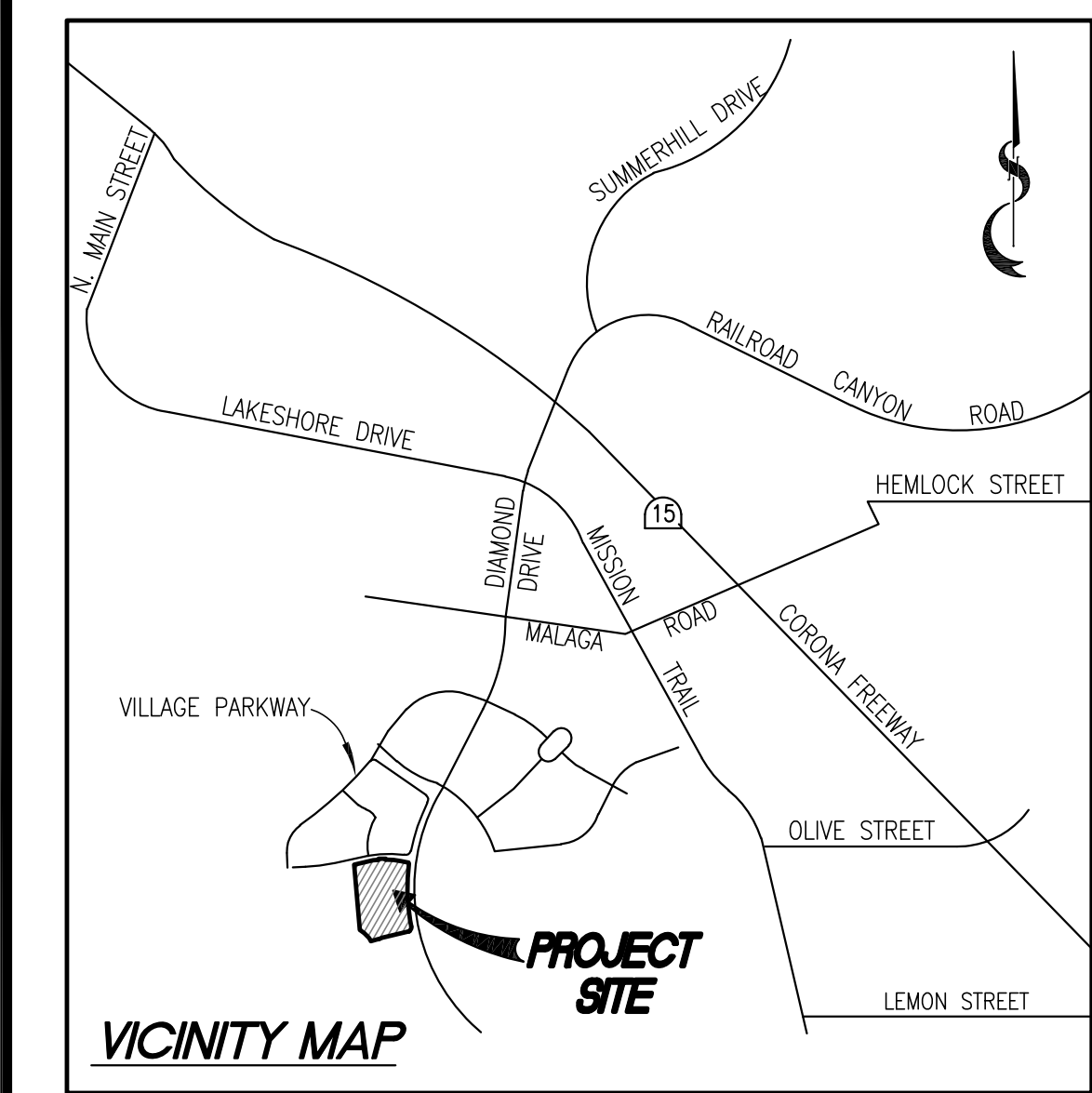
SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS
BOARDS FOR ACTUAL COLORS.

Color Boards - Traditional





Date	By	App'd	REVISIONS

PLAN NO.	NO. OF BLDGS.	PERCENT %
1	25	33.3%
2	25	33.3%
3	25	33.3%
TOTAL	75	100%

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
(A)	8	9	8	25	33.3%
(B)	8	8	9	25	33.3%
(C)	9	8	8	25	33.3%
TOTAL	25	25	25	75	100%

PROVIDED PARKING SPACES

COVERED SPACES	150
GARAGES	150
UNCOVERED SPACES	150
DRIVEWAYS	94
ON-STREET	394
TOTAL	5
AVERAGE PER UNIT	

LOT SUMMARY

LOT NO.	PLAN TYPE	GROSS LOT AREA	PAD AREA	TOTAL AREA	PLAN FOOTPRINT AREA (W/GARAGE)	% COVERAGE (W/GARAGE)
1	1B	5935	5765	2,429	2,429	40.9
2	3A	6296	6133	2,777	1,640	26.0
3	2C	5234	5104	2,476	1,278	24.4
4	1A	7658	7392	2,429	2,429	31.7
5	3B	5210	5210	2,777	1,640	31.5
6	2A	5001	5001	2,476	1,278	25.6
7	1C	5000	5000	2,429	2,429	48.6
8	3A	5000	5000	2,777	1,640	32.8
9	2B	5000	5000	2,476	1,278	25.6
10	1C	5000	5000	2,429	2,429	48.6
11	3B	5000	5000	2,777	1,640	32.8
12	2C	5000	5000	2,476	1,278	25.6
13	1A	5000	5000	2,429	2,429	48.6
14	3B	5000	5000	2,777	1,640	32.8
15	2A	5000	5000	2,476	1,278	25.6
16	1C	5000	5000	2,429	2,429	48.6
17	3C	5000	5000	2,777	1,640	32.8
18	2B	5055	5055	2,476	1,278	25.3
19	1A	7829	7829	2,429	2,429	31.0
20	2C	8029	8029	2,476	1,278	15.9
21	3A	5524	5524	2,777	1,640	29.7
22	1B	6132	6132	2,429	2,429	39.6
23	3B	5018	4707	2,777	1,640	32.7
24	1A	5000	4711	2,429	2,429	48.6
25	2C	5476	5189	2,476	1,278	23.3
26	1A	6529	6369	2,429	2,429	37.2
27	3B	5663	5663	2,777	1,640	29.0
28	1C	5562	5562	2,429	2,429	43.7
29	2A	7038	7038	2,476	1,278	18.2
30	3C	7229	6455	2,777	1,640	22.7
31	1B	5155	4857	2,429	2,429	47.1
32	2C	5155	4857	2,476	1,278	24.8
33	3A	5155	4757	2,777	1,640	31.8
34	1C	5155	4757	2,429	2,429	47.1
35	2B	5155	4857	2,476	1,278	24.8
36	3C	5155	4857	2,777	1,640	31.8
37	1B	5155	4857	2,429	2,429	47.1
38	2A	5155	4857	2,476	1,278	24.8
39	3B	5155	4857	2,777	1,640	31.8
40	1C	5155	4857	2,429	2,429	47.1
41	3A	5155	4857	2,777	1,640	31.8
42	2B	5035	4737	2,476	1,278	25.4
43	3C	5003	4653	2,777	1,640	32.8
44	2A	7478	6641	2,476	1,278	17.1
45	1C	5871	5871	2,429	2,429	41.4
46	2A	5210	5210	2,476	1,278	24.5
47	3B	5055	5055	2,777	1,640	32.4
48	1A	5000	5000	2,429	2,429	48.6
49	2B	5064	5064	2,476	1,278	25.2
50	3C	5732	5732	2,777	1,640	28.6
51	1B	5328	5328	2,429	2,429	45.6
52	2C	5027	5027	2,476	1,278	25.4
53	1A	5000	5000	2,429	2,429	48.6
54	3C	5000	5000	2,777	1,640	32.8
55	2A	5000	5000	2,476	1,278	25.6
56	1B	5000	5000	2,429	2,429	48.6
57	3A	5000	5000	2,777	1,640	32.8
58	2B	5113	5113	2,476	1,278	25.0
59	3C	5000	4244	2,777	1,640	32.8
60	1B	5000	4648	2,429	2,429	48.6
61	2A	5000	4679	2,476	1,278	25.6
62	3B	5919	5490	2,777	1,640	27.7
63	2C	5081	4945	2,476	1,278	25.2
64	1B	5016	5016	2,429	2,429	48.4
65	3C	5023	5023	2,777	1,640	32.6
66	2A	5443	5443	2,476	1,278	23.5
67	3B	6197	6197	2,476	1,278	20.6
68	1A	5311	5299	2,476	1,278	24.1
69	2B	6081	5979	2,476	1,278	21.0
70	3A	6610	5766	2,777	1,640	24.8
71	2C	5000	5000	2,476	1,278	25.6
72	1B	5000	5000	2,429	2,429	25.6
73	3A	5000	5000	2,476	1,278	25.6
74	1C	5000	5000	2,429	2,429	25.6
75	3C	8672	8672	2,777	1,640	18.9

EARTHWORK QUANTITIES

NOTE: THIS SITE HAS BEEN ROUGH GRADED. ESTIMATED EXCAVATION 100 CY / LOT BALANCED ON SITE.

UTILITIES

WATER
ELSNORE VALLEY MUNICIPAL WATER DISTRICT
33315 CHANEY STREET
LAKE ELSNORE, CA. 92530

SEWER
ELSNORE VALLEY MUNICIPAL WATER DISTRICT
33315 CHANEY STREET
LAKE ELSNORE, CA. 92530

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
1-800-655-4555

GAS
THE GAS COMPANY
1-800-427-2200

CABLE
TIME WARNER CABLE
33015 CRENSHAW STREET
LAKE ELSNORE, CA. 92530

TELEPHONE
VERIZON CALIFORNIA
1-800-483-3000

SCHOOL DISTRICT

ELMENTARY SCHOOL: LAKE ELSNORE UNIFIED SCHOOL DISTRICT
MIDDLE SCHOOL: LAKE ELSNORE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL: LAKE ELSNORE UNIFIED SCHOOL DISTRICT

LAND USE

EXISTING GENERAL PLAN: EAST LAKE SPECIFIC PLAN / LDR
EXISTING ZONING: EAST LAKE SPECIFIC PLAN / LDR
EXISTING LAND USE: VACANT / MASS GRADED
PROPOSED GENERAL PLAN: EAST LAKE SPECIFIC PLAN / LDR
PROPOSED ZONING: EAST LAKE SPECIFIC PLAN / LDR
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
SURROUNDING AREA: NORTH: SF RESIDENTIAL / EXISTING
EAST: SF RESIDENTIAL / EXISTING
SOUTH: SF RESIDENTIAL / PROPOSED
WEST: SF RESIDENTIAL / PROPOSED

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 24 AND A PORTION OF LOT "CCC" OF TR. NO. 31920-1, PER MAP FILED IN BOOK 394 OF MAPS, AT PAGES 41 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE SUMMARY

GROSS: 13.01 ACRES
NET: 13.01 ACRES

LOT SUMMARY

NO. OF SF RESIDENTIAL LOTS: 75
MIN. LOT AREA: 5,000 SF
MAX. LOT AREA: 8,672 SF
AVG. LOT SIZE: 5,484 SF
GROSS ACREAGE: 13.01 AC
NET ACREAGE: 13.01 AC
GROSS DENSITY: 5.8 DU/AC
NET DENSITY: 5.8 DU/AC

DATE PREPARED: AUGUST 1, 2019

APN #
371-040-015-9 AND 371-040-NOT ASSESSED

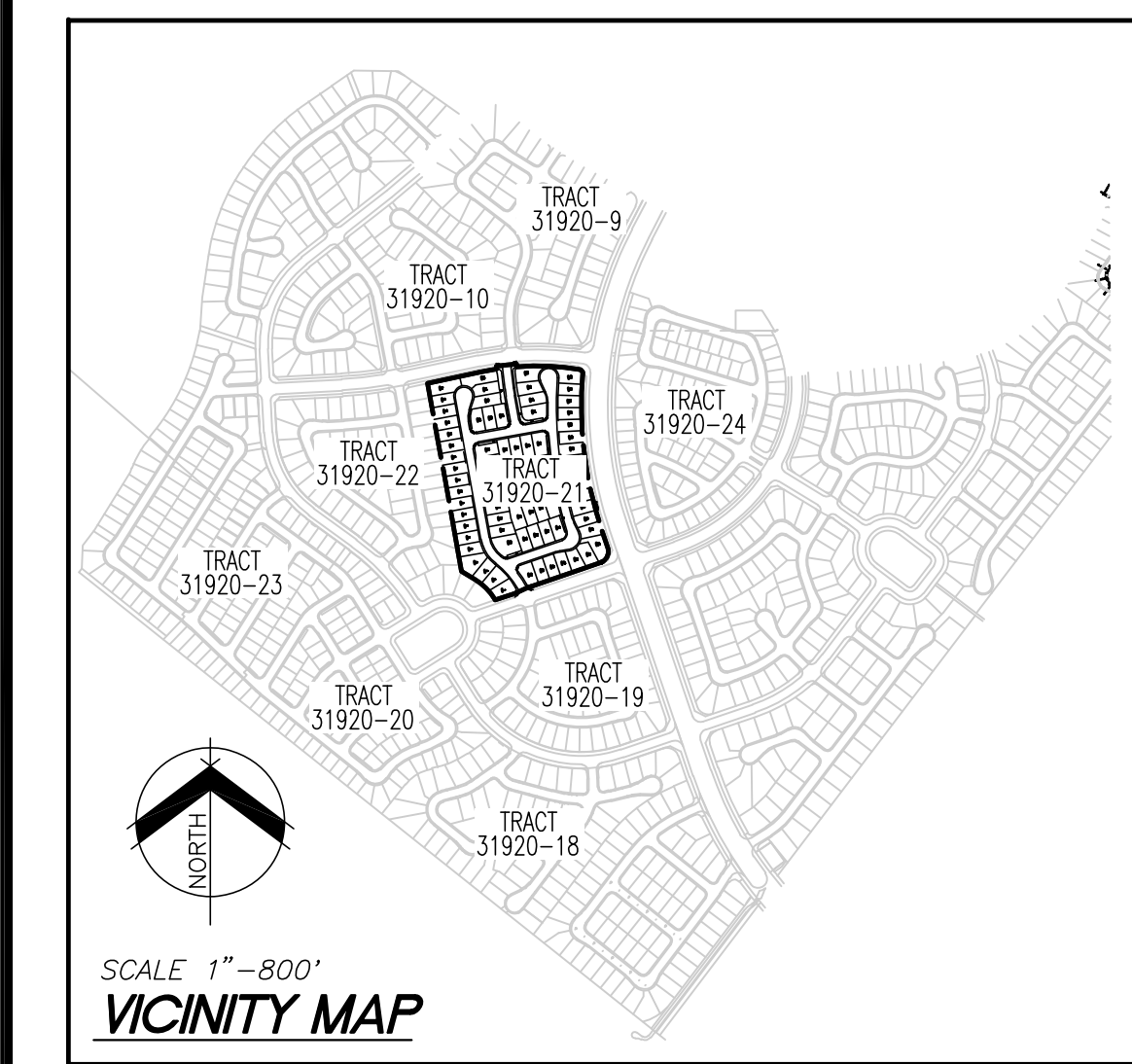
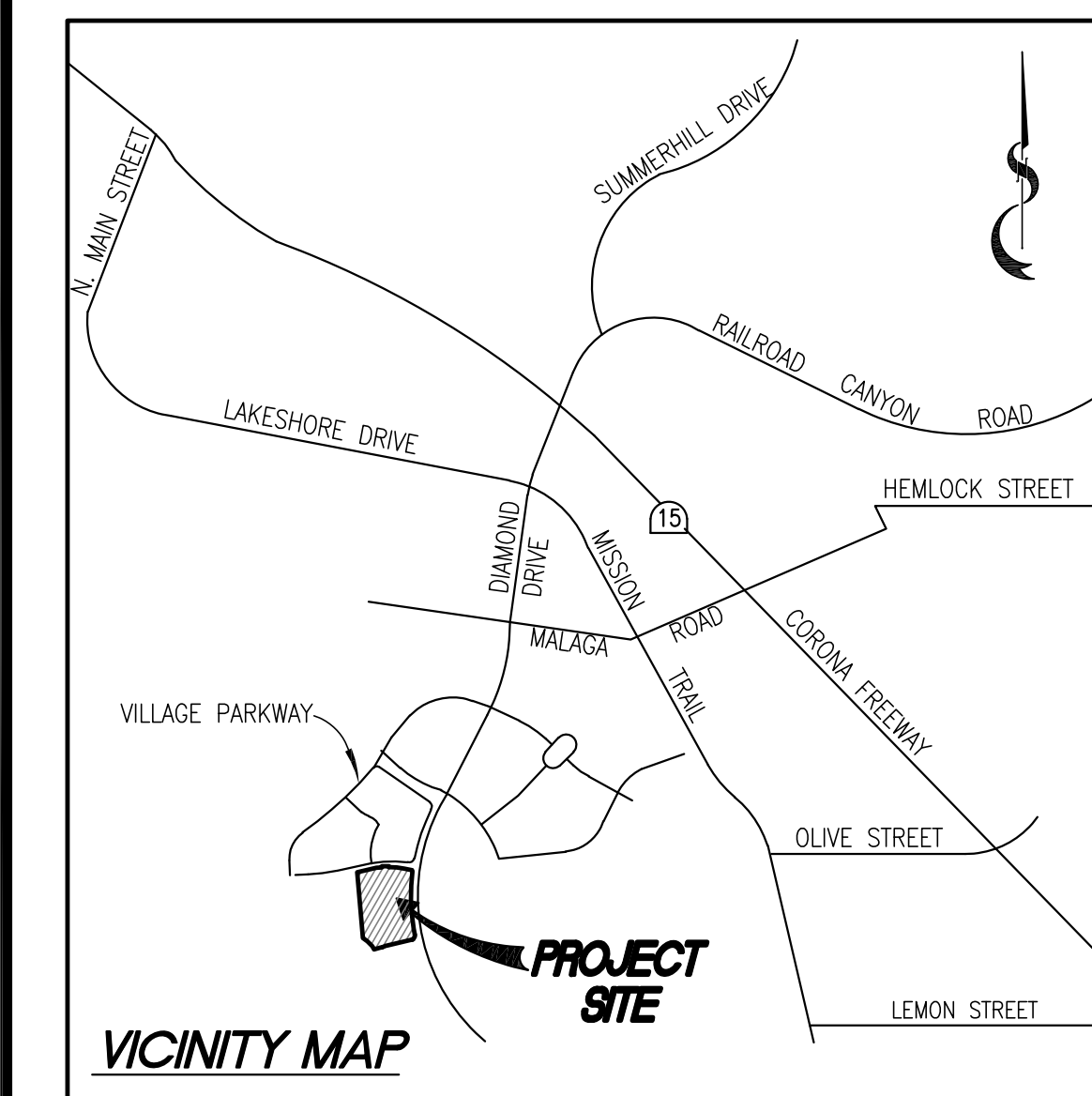
APPLICANT/DEVELOPER
WOODSIDE HOMES
11810 Pierce Street, Suite 200 Riverside, CA 92505
Phone (951) 710-1900 Fax (951) 688-8081

OWNER
WOODSIDE O55, L.P.
11870 PIERCE STREET, SUITE 250
RIVERSIDE, CA 92505
TEL: (949) 939-9564
ATTN: MICHAEL JAGELS

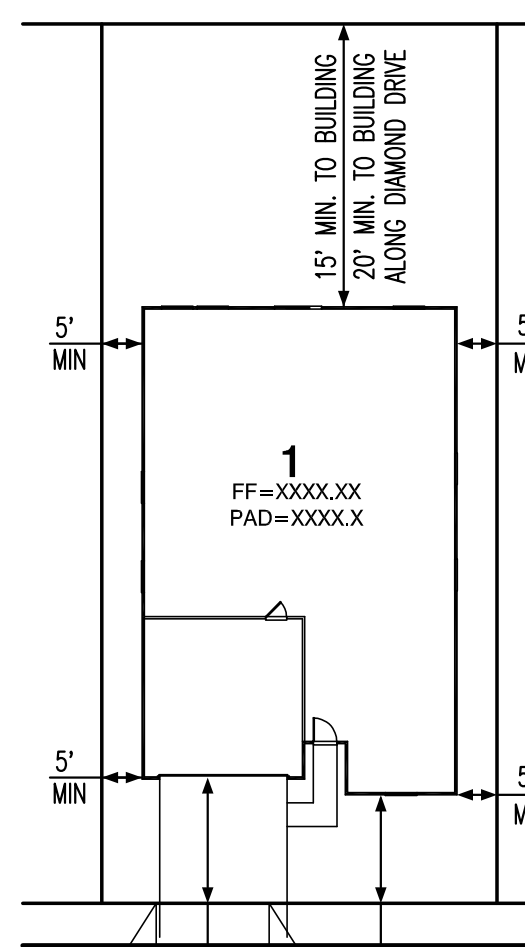
PREPARED BY:
MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
MORSE SCHULTZ
17201 Highland Ave.
Suite 100
Irvine, CA 92614
Phone: (949) 251-0821
Fax: (949) 251-0821

ED LENTH **R.C.E. 052496**

TRACT NO. 31920-21
SUMMERLY 21 AT EASTLAKE
SITE PLAN - TR 31920-21
CITY OF LAKE ELSNORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



- LEGEND**
- C — CENTERLINE
 - FF — FINISH FLOOR
 - FS — FINISH SURFACE
 - FL — FLOW LINE
 - GF — GARAGE FLOOR
 - P — PAD ELEVATION
 - PL — PROPERTY LINE
 - HP — HIGH POINT
 - MH — MANHOLE
 - RW — RIGHT-OF-WAY
 - TC — TOP OF CURB
 - D — DIRECTION OF FLOW
 - 61 — LOT NUMBER
 - LOT 'A' — 10.0' MAINTAINED LANDSCAPED OPEN SPACE
 - PROPOSED 8" WATER LINE
 - PROPOSED 8" SEWER LINE
 - PROPOSED STORM DRAIN LINE
 - EXISTING STORM DRAIN LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - PROPOSED DRIVEWAY DEPRESSION
 - EXISTING PREMIER BLOCK WALL
 - PROPOSED RETAINING WALL
 - SLOPE



TYPICAL LOT DETAIL
NTS

EARTHWORK QUANTITIES

NOTE: THIS SITE HAS BEEN ROUGH GRADED. ESTIMATED EXCAVATION 100 CY / LOT BALANCED ON SITE.

UTILITIES

WATER	GAS
ELSNORE VALLEY MUNICIPAL WATER DISTRICT 3315 CHANEY STREET LAKE ELSINORE, CA. 92530	THE GAS COMPANY 1-800-427-2200
SEWER	CABLE
ELSNORE VALLEY MUNICIPAL WATER DISTRICT 3315 CHANEY STREET LAKE ELSINORE, CA. 92530	TIME WARNER CABLE 5001 ORESSIDA STREET LAKE ELSINORE, CA. 92530
ELECTRIC	TELEPHONE
SOUTHERN CALIFORNIA EDISON COMPANY 1-800-655-4555	VERIZON CALIFORNIA 1-800-483-3000

SCHOOL DISTRICT

ELEMENTARY SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
MIDDLE SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
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LAND USE

EXISTING GENERAL PLAN:	EAST LAKE SPECIFIC PLAN / LDR
EXISTING ZONING:	EAST LAKE SPECIFIC PLAN / LDR
EXISTING LAND USE:	VACANT / MASS GRADED
PROPOSED GENERAL PLAN:	EAST LAKE SPECIFIC PLAN / LDR
PROPOSED ZONING:	EAST LAKE SPECIFIC PLAN / LDR
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
SURROUNDING AREA:	NORTH: SF RESIDENTIAL / EXISTING EAST: SF RESIDENTIAL / EXISTING SOUTH: SF RESIDENTIAL / PROPOSED WEST: SF RESIDENTIAL / PROPOSED

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 24 AND A PORTION OF LOT "CC" OF TR. NO. 31920-1, PER MAP FILED IN BOOK 394 OF MAPS, AT PAGES 41 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE SUMMARY

GROSS: 13.01 ACRES
NET: 13.01 ACRES

LOT SUMMARY

NO. OF SF RESIDENTIAL LOTS:	75
MIN. LOT AREA:	5,000 SF
MAX. LOT AREA:	8,672 SF
AVG. LOT SIZE:	5,484 SF
GROSS ACREAGE:	13.01 AC
NET ACREAGE:	13.01 AC
GROSS DENSITY:	5.8 DU/AC
NET DENSITY:	5.8 DU/AC

DATE PREPARED: AUGUST 1, 2019

APN

371-040-015-9 AND 371-040-NOT ASSESSED

APPLICANT/DEVELOPER

WOODSIDE HOMES
11810 Pierce Street, Suite 200 Riverside, CA 92505
Phone: (951) 710-1900 Fax: (951) 688-8081

OWNER

WOODSIDE O55, L.P.
11870 PIERCE STREET, SUITE 250
RIVERSIDE, CA 92505
TEL: (949) 939-9564
ATTN: MICHAEL JAGELS

PREPARED BY:

MDS CONSULTING
MORSE SCHULTZ
PLANNERS ENGINEERS SURVEYORS
17000 North Ave.
Suite 100
Riverside, CA 92505
Phone: (951) 291-0821
Fax: (951) 291-0821

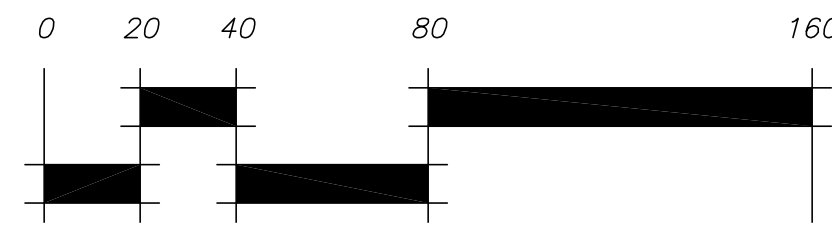


ED LENTH R.C.E. 052496

TRACT NO. 31920-21 SUMMERLY 21 AT EASTLAKE PRELIMINARY GRADING PLAN CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN - TR 31920-21

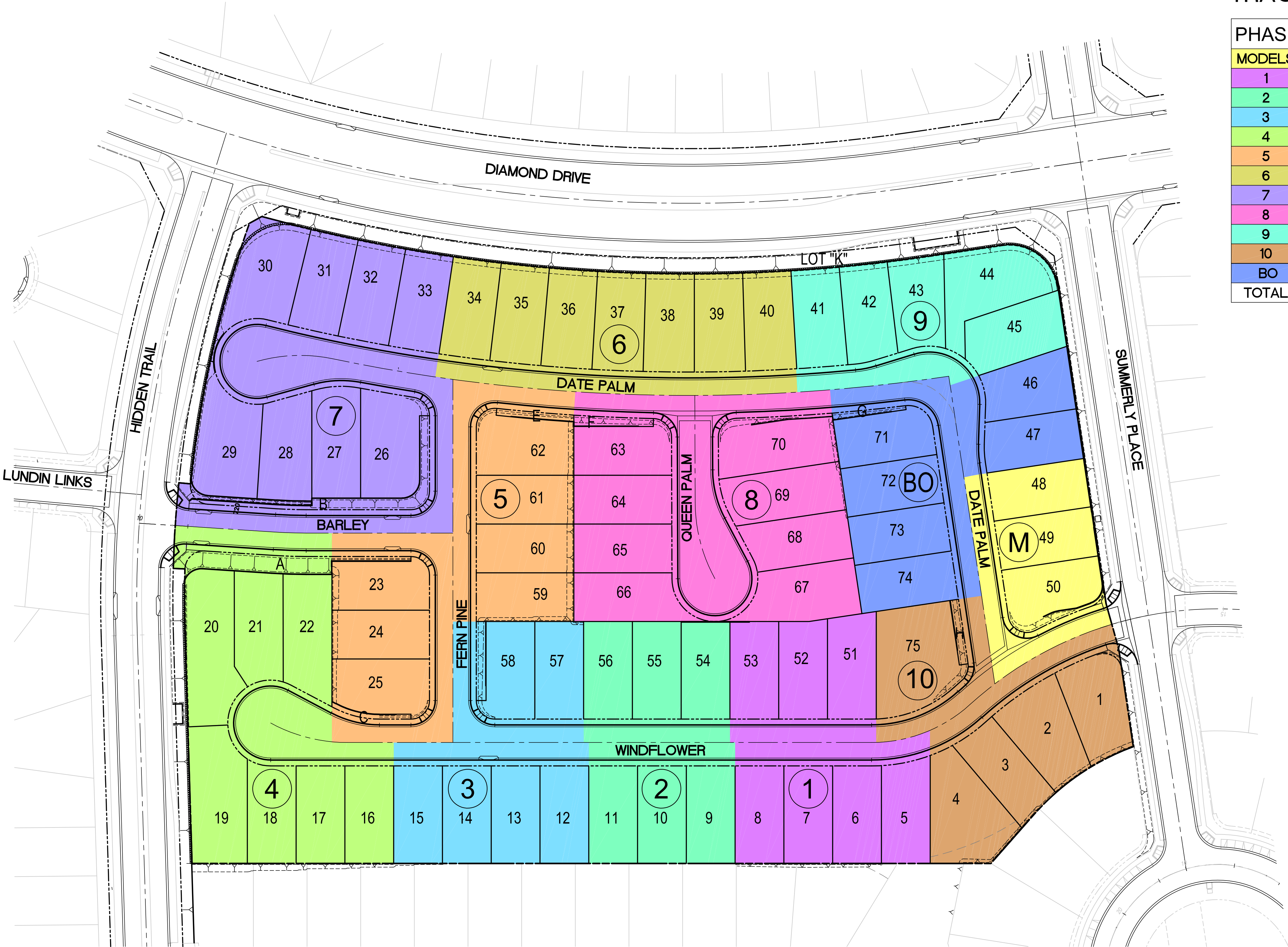
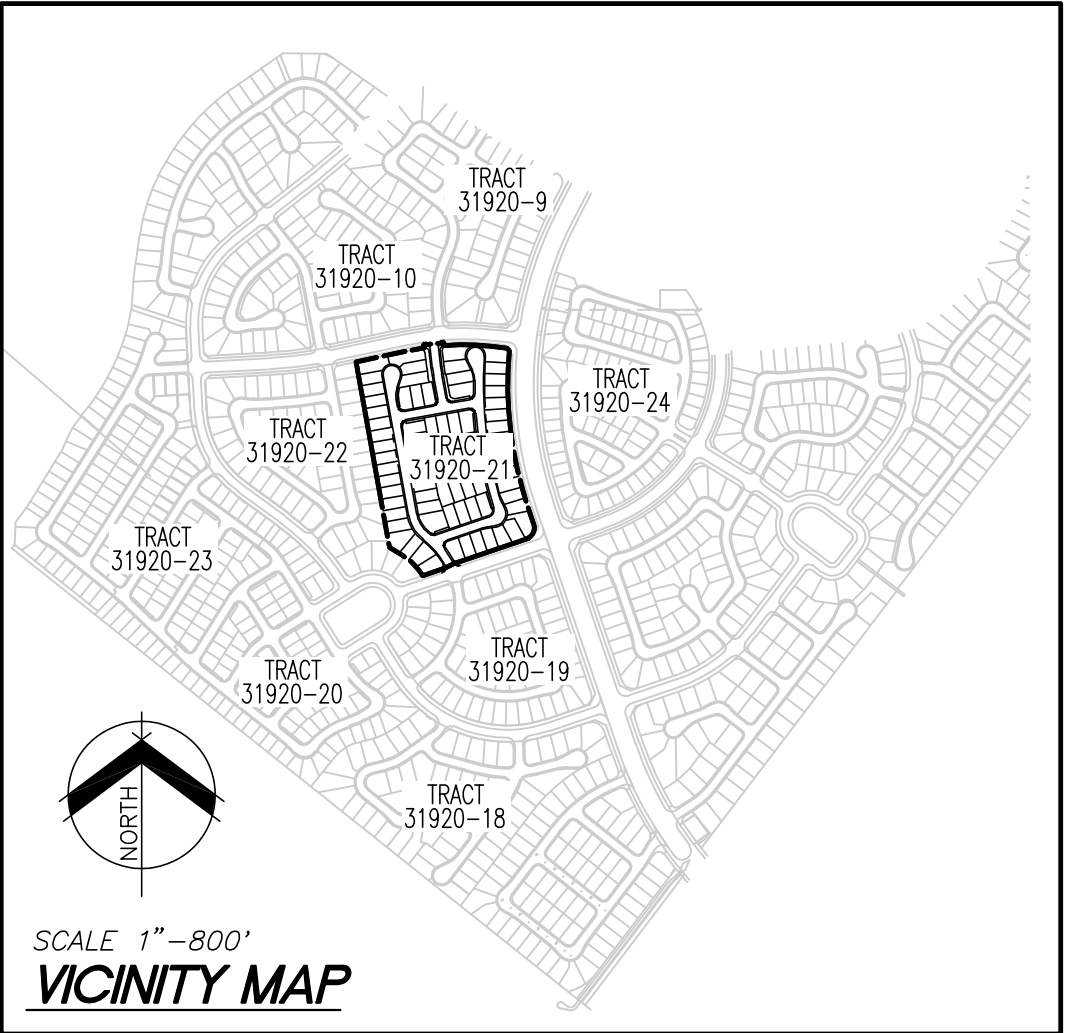
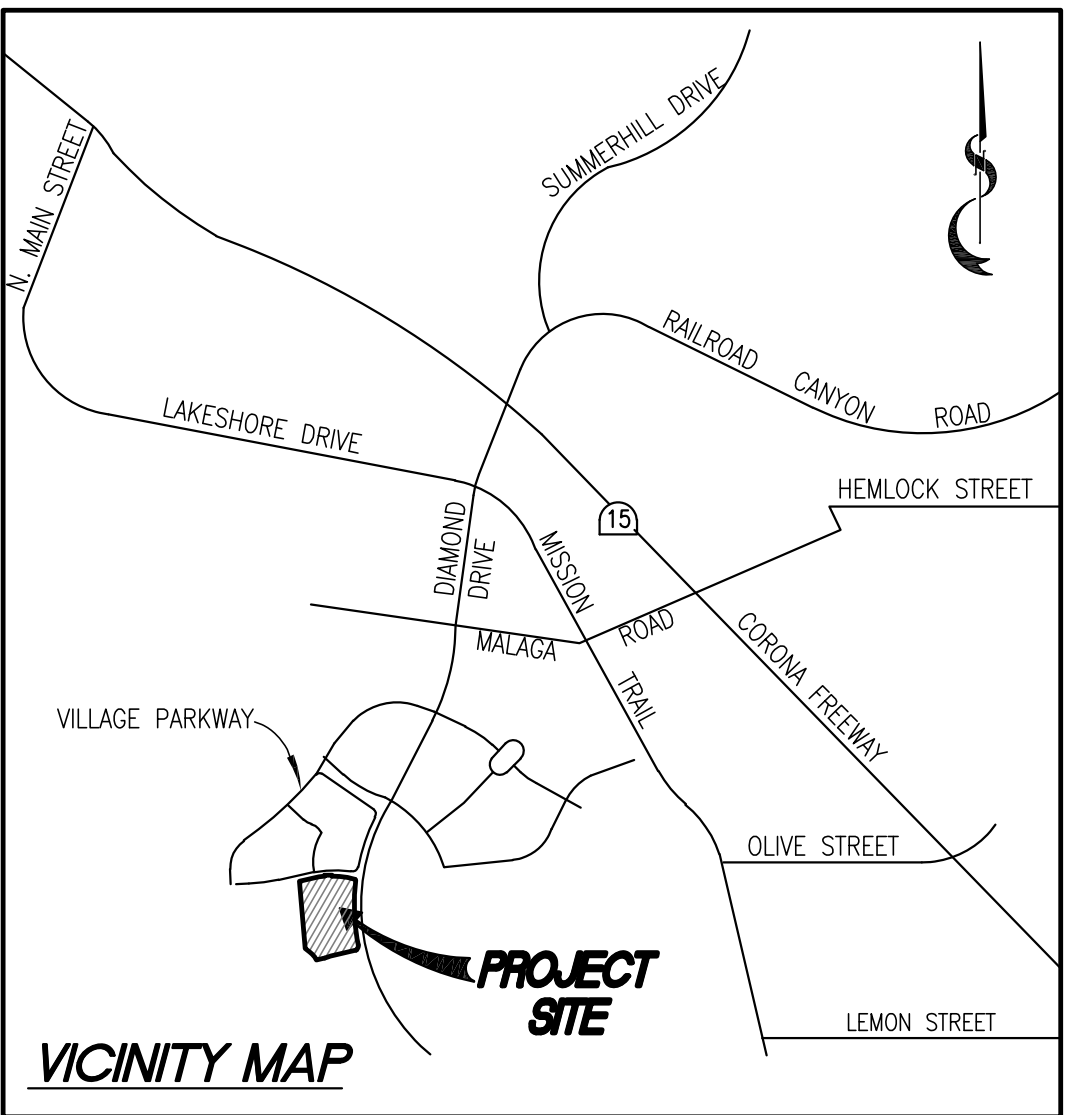
Date	By	App'd	REVISIONS



SUMMERLY 21

TRACT 31920-21

PHASE	COUNT	HS
MODELS	3	48-50
1	7	5-8, 51-53
2	6	9-11, 54-56
3	6	12-15, 57-58
4	7	16-22
5	7	23-25, 59-62
6	7	34-40
7	8	26-33
8	8	63-70
9	5	41-45
10	5	1-4, 75
BO	6	46-47, 71-74
TOTAL	75	



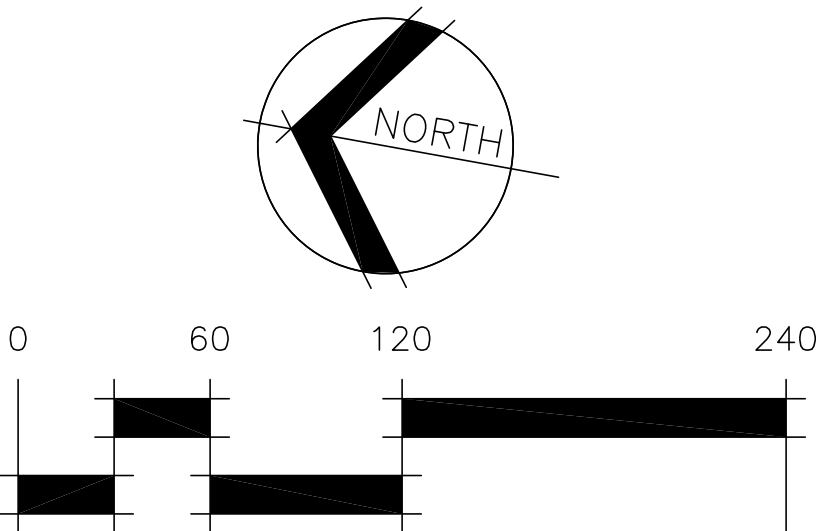
PREPARED FOR:

WOODSIDE HOMES
11870 Pierce Street, Suite 200 Riverside, CA 92505
Phone (951) 710-1900 Fax (951) 688-8681

ENGINEER OF WORK:

MDS CONSULTING
NORSE SCHULTZ
17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
Fax: 949-251-0516
PLANNERS ENGINEERS SURVEYORS

SUMMERLY 21
PHASING EXHIBIT
TENTATIVE TRACT 31920-21
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 1

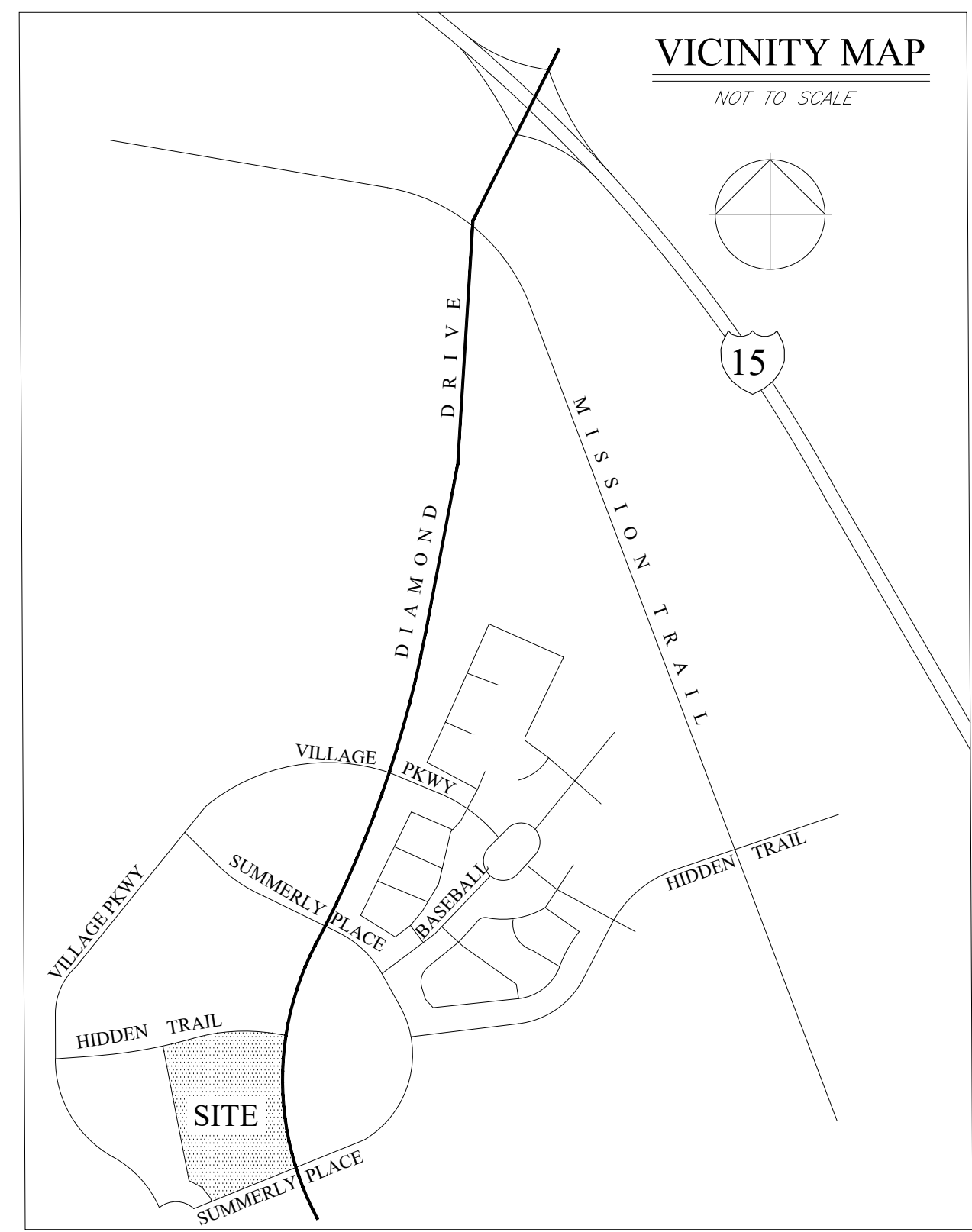


DATE	NO.	REVISIONS



STREET TREES

PLANT PALETTE			
SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENT
STREET TREES / FRONT YARD TREES			
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	
LAGERSTROEMIA SPP.	CRAPE MYRTLE	24" BOX	
MELALEUCA QUINQUINERVIA	CAJEPUT	24" BOX	
PINUS ELДАРICA	AFGHAN PINE	24" BOX	
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	
RHUS LANCEA	AFRICAN SUMAC	24" BOX	
ARUBUTUS MARINA	STRAWBERRY TREE	24" BOX	
SHRUBS			
ARBUTUS UNEDO	STRAWBERRY BUSH	5 GAL.	
BACCHARIS P. 'TWIN PEAKS'	COYOTE BRUSH	5 GAL.	
PITTOSPORUM VARIEGATA	VARIEGATED TOBIRA	5 GAL.	
DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	
COTONEASTER SPP.	COTONEASTER	5 GAL.	
DALEA GREGGII	DALEA	5 GAL.	
SALVIA GREGGII	AUTUMN SAGE	5 GAL.	
ELEAGNUS PUNGENS	SILVERBERRY	5 GAL.	
EUONYMUS JAPONICUM SPP.	EUONYMOUS	5 GAL.	
ILEX VOMITORIA 'NANA'	YAUPOON	5 GAL.	
LAVANDULA 'STOECHAS'	LAVANDER	5 GAL.	
LEUCOPHYLLUM SPP.	SAGE	5 GAL.	
LIGUSTRUM JAPONICUM	PRIVET	5 GAL.	
MYRTUS COMMUNIS	MYRTLE	5 GAL.	
PHOTINIA FRASERI	PHOTINIA	5 GAL.	
PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL.	
ROSA SPP.	ROSE	5 GAL.	
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	
VIBURNUM SP.	VIBURNUM	5 GAL.	
SALVIA GREGGII	AUTUMN SAGE	5 GAL.	
GROUNDCOVERS / ACCENTS			
DALEA GREGGII	DALEA	1 GAL.	
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	
HEMEROCALLIS SP.	DAYLILY	1 GAL.	
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS	
NOTES:			
• ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES.			
• ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY GUIDELINES. RAIN SENSORS WILL BE USED IN CONJUNCTION WITH AUTOMATIC CONTROLLERS FOR EACH LOT.			



FENCING LEGEND		DETAIL REF.
	VINYL OR WOOD ACCESS GATE	A, SHEET 2
	COMMUNITY WALL (EXIST.)	BY OTHERS
	RETURN WALLS	C & D, SHEET 2
	VINYL OR WOOD PRIVACY FENCE	B, SHEET 2
	RET'G WALL (EXIST.)	BY OTHERS
	BENDA BOARD TEAK HEADER	E, SHEET 2
	LOT 45	

WALL/FENCE & STREET TREES	1
WALL / FENCE DETAILS	2
TYPICAL FRONT YARDS	3

SHEET INDEX

OWNER /DEVELOPER:	LANDSCAPE ARCHITECT
WOODSIDE HOME 2280 WARDLOW CIRCLE SUITE 100 CORONA, CA 92680 (951) 255-6535 CONTACT: RYAN CUMMINS	SJA INC 31726 RANCHO VIEJO ROAD, SUITE 201 SAN JUAN CAPISTRANO, CA 92675 (949) 276-6500 CONTACT: JACK NORTON

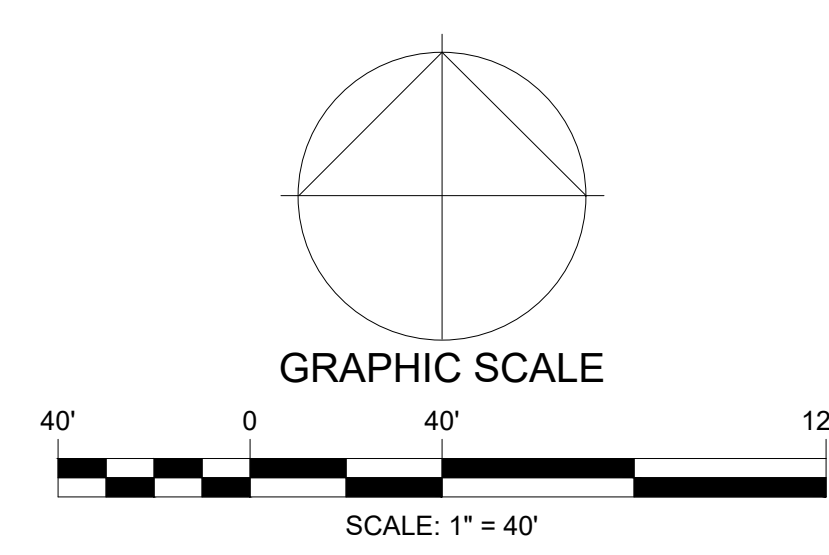


EXHIBIT PREPARER

31726 Rancho Viejo Road | Suite 201
San Juan Capistrano, CA 92675
Tel: 949.276.6500 Fax: 949.276.6511
www.sjainc.com

SUMMERLY - Tr. 31920-21
WOODSIDE HOMES
STREET TREE/FENCING PLAN

September 10,2019
SHEET 1 OF 3

03.01 - SAN PROJEKTS (A) - ACP Woodside (A) - 02.2016

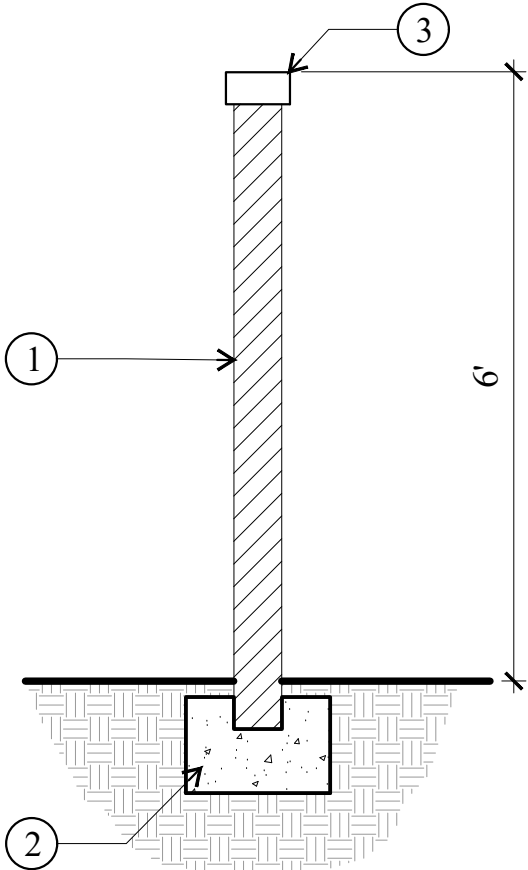
SUMMERLY - Tr. 31920-21

WOODSIDE HOMES

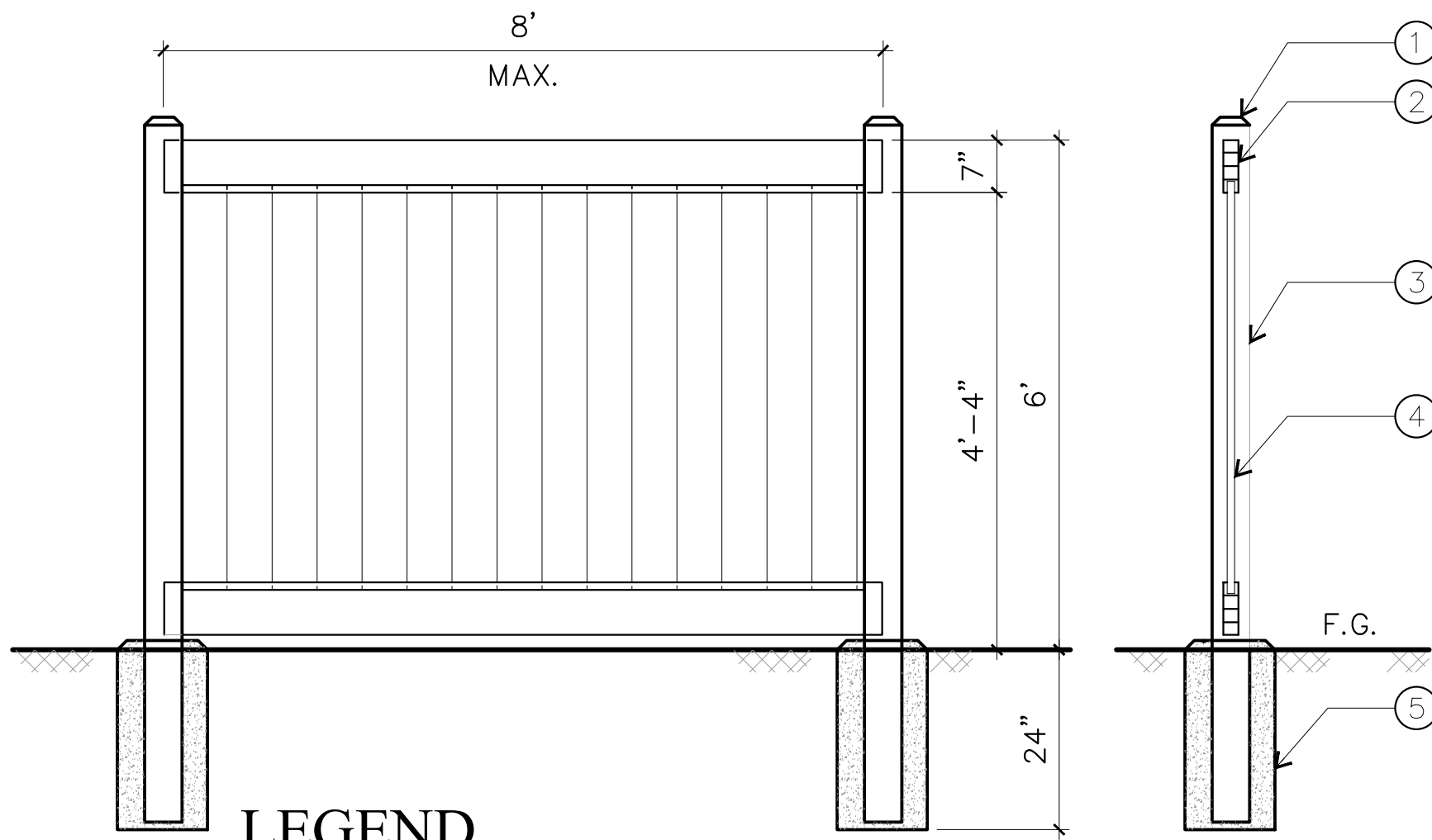
WALL/ FENCING DETAILS

LEGEND

1. SPLIT FACE BLOCK WALL (SINGLE SIDED) TO MATCH COMMUNITY WALLS
2. FOOTING - PER STRUCTURAL ENG.
3. PRECISION BLOCK CAP TO MATCH PERIMETER WALLS



NON-RETAINING

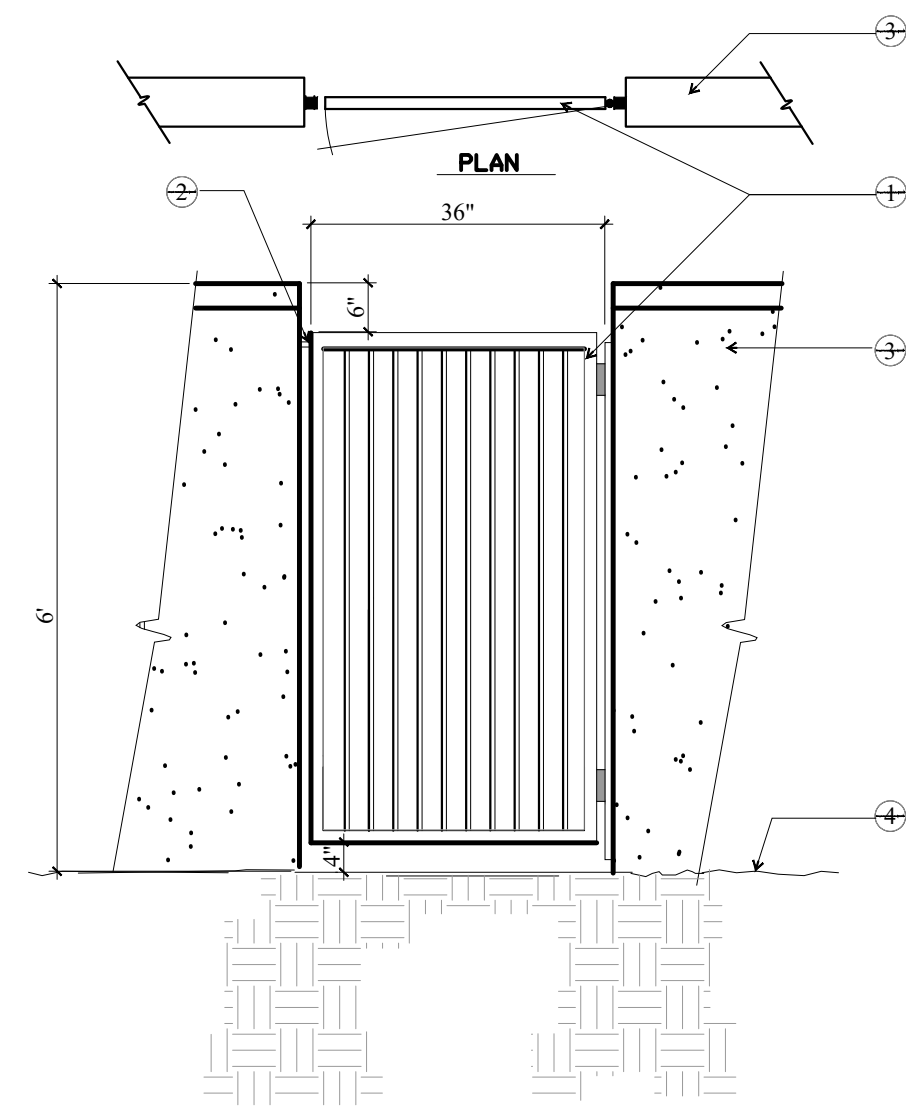


LEGEND

1. DOMED CAP
2. 2" X 7" TOP & BOTTOM RAIL
3. 5" X 5" VINYL POST
4. 6" TONGUE & GROOVE
5. 8" X 24" DOMED CONCRETE FOOTING

NOTES:

- COLOR TO BE TAN OR WHITE (BUILDERS CHOICE)



LEGEND

1. GATE
2. GATE LATCH (LOCKABLE)
3. CMU RETURN WALL
4. F.G.

C RETURN WALL W/ CAP

B VINYL OR WOOD PRIVACY FENCE (BUILDERS CHOICE)

A VINYL OR WOOD GATE (BUILDERS CHOICE)

BENDA BOARD HEADER BOARD DETAIL # 110

MADE IN USA BY EPIC PLASTICS
104 E. TURNER RD. Lodi CA 95240
www.epicplastics.com

BENDA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

OPTIONS FOR CONNECTING BENDA BOARD

STEEL "J" STAKE
STEEL HARPIN
2 STANDARD OR PRE-DRILLED STAKES

AVAILABLE ACCESSORIES FOR BENDA BOARD PRODUCTS

ACCESSORY DESCRIPTION AND COLOR	ACTUAL DIMENSION	PRODUCT NUMBER
1 18 BENDA BOARD PLASTIC STAKE / REDWOOD	87"x11.75"x1.38"	100036740
2 18 BENDA BOARD PLASTIC STAKE / REDWOOD	87"x11.75"x1.38"	100036741
3 18 BENDA BOARD PLASTIC STAKE / SAND	87"x11.75"x1.38"	100036742
4 STAKE / CARMEL BROWN	87"x11.75"x1.38"	100046315
5 1 x 4 / REDWOOD	1.38"x12.75"x1.28"	200079387
6 STEEL / STAKE	1.38"x12.75"x1.28"	200079371
7 STEEL / STAKE	1.38"x12.75"x1.28"	200102712
8 STEEL / STAKE	1.5"x11.5"x1.75"	200079370
9 12 PRE-DRILLED STAKE TEAK BROWN	87"x11.75"x1.38"	200102648
10 18 PRE-DRILLED STAKE TEAK BROWN	87"x11.75"x1.38"	200102649
11 12 REDWOOD STAKE (ACTUAL REDWOOD)	88"x11.5"x1.45"	200079372
12 18 REDWOOD STAKE (ACTUAL REDWOOD)	88"x11.5"x1.45"	200109153
13 14 x 4 STEEL HARPIN	14"x13"x1.25"	200079368
14 2 x 4 STEEL HARPIN	18"x13"x1.8"	200079369
15 # GALVANIZED SCREWS	1-1/4"	200079375
16 # GALVANIZED SCREWS	2"	200079376

E BENDA BOARD HEADER

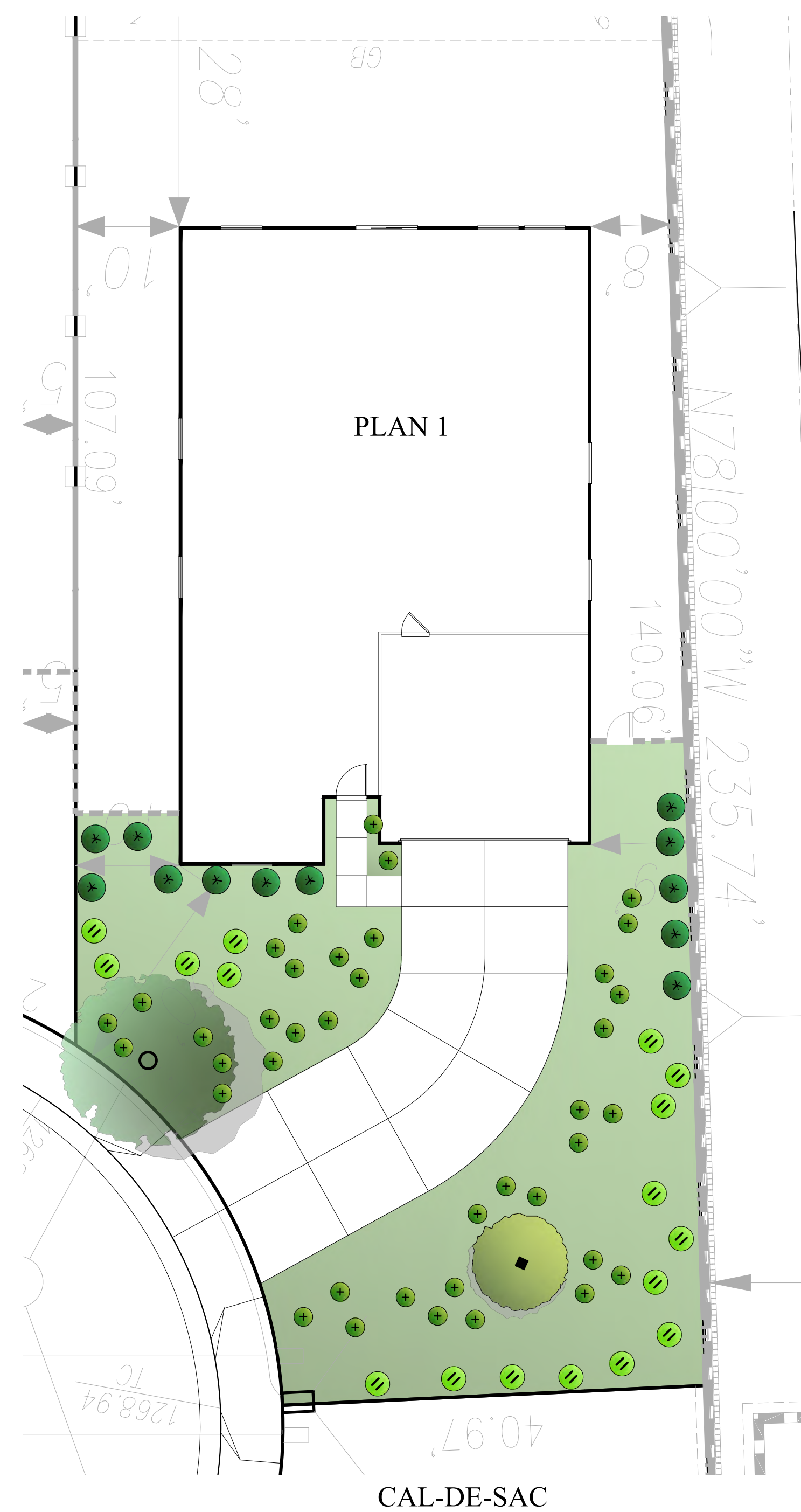
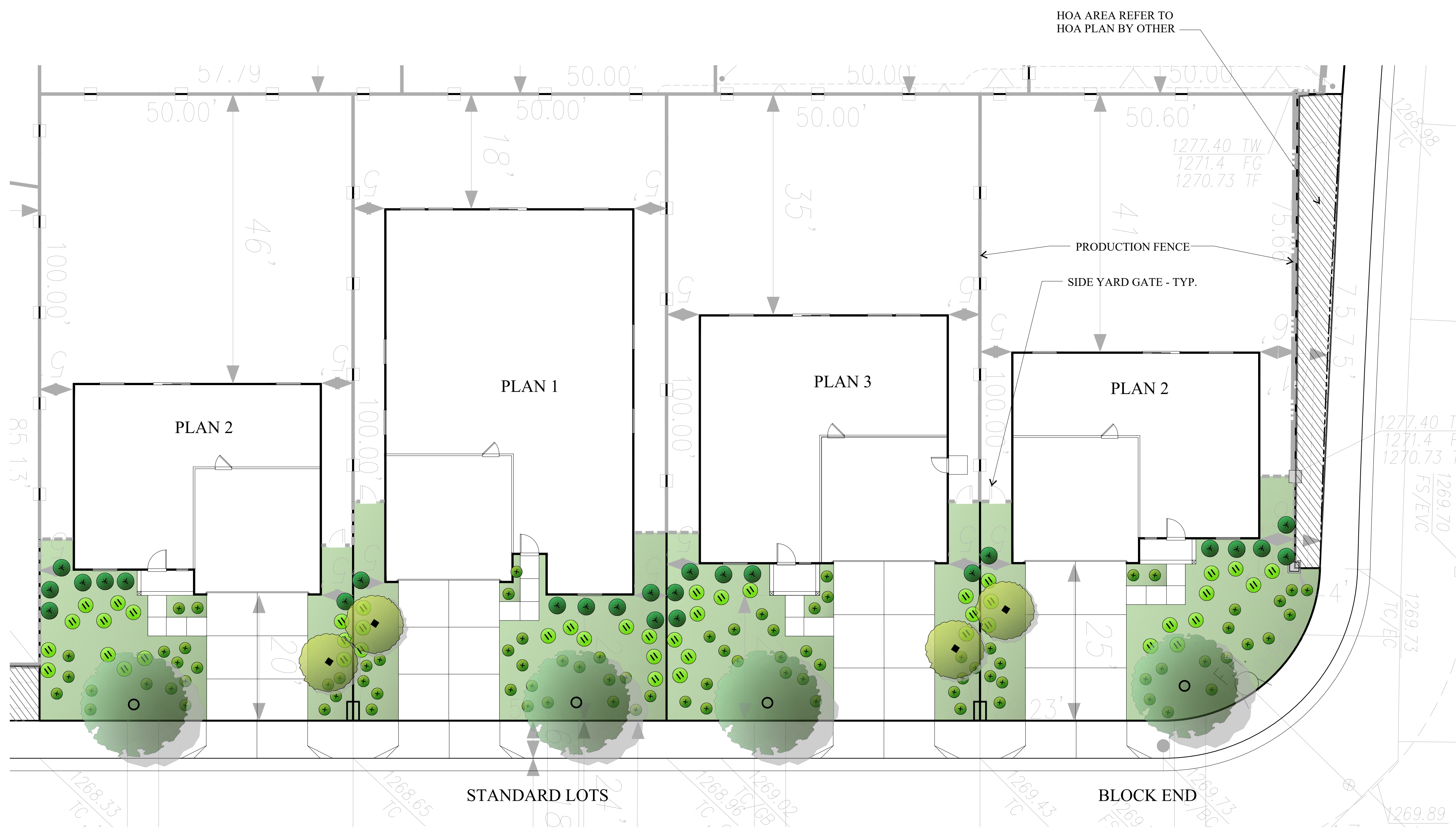


EXHIBIT PREPARER



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September 10, 2019
SHEET 2 OF 3



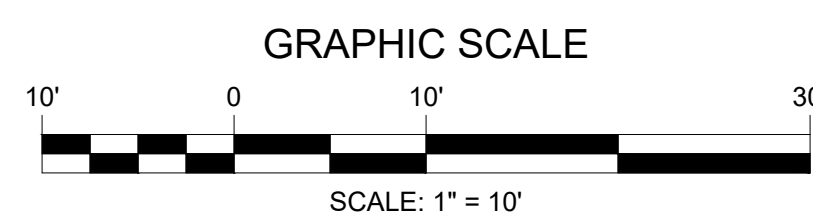
PLANT PALETTE									
SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
PALETTE 'A'									
■	PHOTINIA FRASERI	PHOTINIA	15 GAL	M	●	HEMEROCALLIS 'RED'	DAYLILY	1 GAL	M
					●	ROSA FLOWER CARPET 'RED'	CARPET ROSE	5 GAL	M
					●	LIGUSTRUM JAPONICUM	PRIVET	5 GAL	M
					~	DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GAL	M
PALETTE 'B'									
■	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	M	●	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL	M
					●	RHAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORNE	5 GAL	M
					●	ARBUTUS U. 'COMPACTA'	STRAWBERRY	5 GAL	M
					~	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	M
■	LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	15 GAL	M	●	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	M
					●	PITTOSPORUM T. 'VARIEGATA'	VAREGATED TOBIRA	5 GAL	M
					●	RHAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORNE	5 GAL	M
					~	GELSEMIUM SEMPERVIRONS	CAROLINA JASMINE	5 GAL	M
PALETTE 'D' - SHADE TOLERANT									
■	MAGNOLIA G. 'LITTLE GEM'	PHOTINIA	15 GAL	M	●	LIRIOPE M. 'SILVER DRAGON'	LILY TURF	1 GAL	M
					●	TRACHELOSPERMUM J.	STAR JASMINE	1 GAL	M
					●	PITTOSPORUM T. 'VARIEGATA'	VAREGATED TOBIRA	5 GAL	M
					~	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	M
○	STREET TREE	REFER TO STREET TREE PLANS FOR STREET TREES	GROUND COVER						
							3" SHREDDED WOOD MULCH	ALL SHRUB AREAS	NOT SHOWN

- NOTES:
- ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES.
 - ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY GUIDELINES. RAIN SENSORS WILL BE USED IN CONJUNCTION WITH AUTOMATIC CONTROLLERS FOR EACH LOT.
 - SLOPES WHICH EXCEED 3:1 SHALL BE PLANTED WITH ROSEMARINUS OFFICINALIS PROSTRATUS @ 24" O.C. FROM FLATS IN ADDITION TO PLANTING SHOWN ON TYPICAL FRONT YARD AND SLOPE PLANTING PLAN.

SUMMERLY - Tr. 31920-21

WOODSIDE HOMES

TYPICAL FRONT YARD



September 10, 2019
SHEET 3 OF 3



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