

7.0 Lake Edge District

7.1 Introduction

The Lake Edge District is located within the central area of the City of Lake Elsinore (City). The Lake Edge District is bordered to the northwest by the Lake View District and to the northeast by the Country Club Heights District. The Historic District, Riverview District, and the East Lake District form the eastern and southeastern borders of the Lake Edge District. The Lakeland Village District, an unincorporated portion of Riverside County located within the City’s Sphere of Influence, is located to the south and southwest. The Lake View Sphere District, also located within the City’s Sphere of Influence, is located to the west. The location of the Lake Edge District is shown on Figure LE-1.

“More than any other district in the nearby area, the Lake Edge District incorporates the largest share of the shoreline of the Lake.”

More than any other district in the nearby area, the Lake Edge District incorporates the largest share of the lake’s shoreline. As such, the Lake Edge District has a number of inherent challenges (i.e., U. S. Army Corps of Engineers jurisdictional lines, floodway, and floodplains as determined by F.E.M.A.) that must be solved for development to occur. Most of its area is generally flat with one exception. A small section of the western most edge of the Lake Edge District includes portions of the Santa Ana Mountains. The lake and its backdrop of the Santa Ana Mountains to the southwest and west, along with views of the rolling hills to the north and east, offer inspiring vistas that have attracted residents to the area throughout its history.

The Lake Edge District area has had a long and eventful history with the lake as a focal point for the Native Americans, Europeans, Mexicans, early founders of the City, and the multitude of visitors and locals that continue to come to its shores for entertainment and recreation. Many developments occurred along or within proximity of the lake’s edge during the second half of the 19th century and the first half of the 20th century. Today, the Lake Edge District encompasses the City’s oldest standing structure, the Adobe Machado House. The preservation of this structure is a high priority for the City. Another structure of interest is the former Elsinore Naval Military Academy building located along Grand Avenue at the southwestern boundary.



View of Lake and Santa Ana Mountains

Given the prevalence of historic resources in the area, the City is required to conduct SB 18 Tribal Consultation as appropriate. California SB 18 (Government Code § 65352.3) requires that prior to adoption or amendment of a City’s General Plan (or a Specific Plan) proposed on or after March 1, 2005, the City will conduct consultations (as defined in Government Code § 65352.4) with California Native American tribes that are on the contact list of the Native American Heritage Commission. The purpose of the consultations is to preserve or mitigate impacts to places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code that are located within the City’s jurisdiction.

The main focus of the Lake Edge District Plan is to create additional opportunities for recreational uses and to provide better access to these uses and the lake for all residents within the City. Lake Edge is envisioned to once again become an integral part of the City representing the history that helped foster the City’s incorporation and development, its promise for future growth and renewal, and a cornerstone of the recreational character of the City.

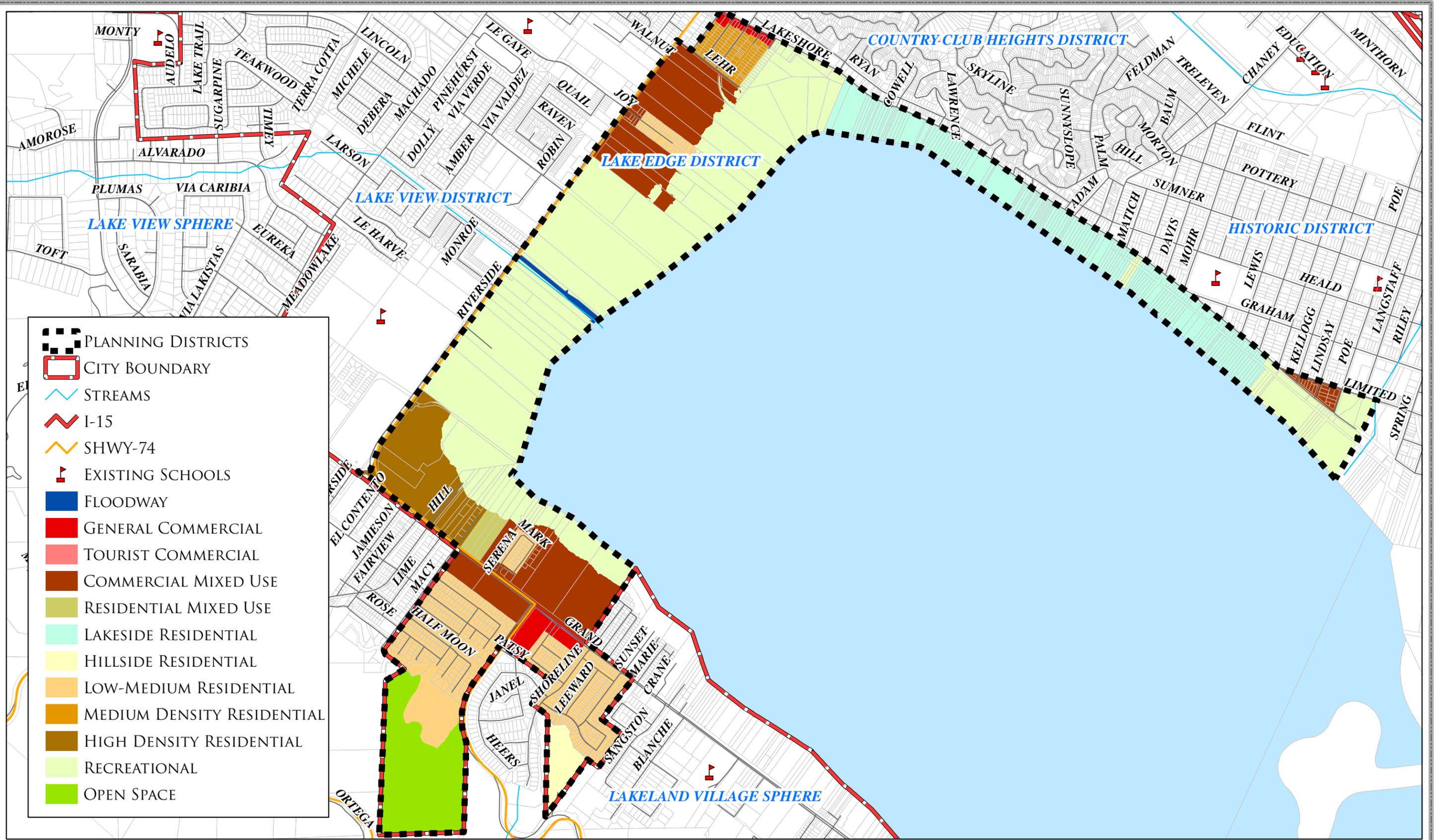
7.2 Description

The Lake Edge District encompasses 876.2 acres, a range of uses with an emphasis towards recreation, custom homes with lake access, commercial mixed uses, open space, and several miles of shoreline. A variety of both public and private recreational facilities are located along the northwestern, northeastern, and eastern portions of the lake’s shore. Most of the remaining areas along or within close proximity of the shoreline within the Lake Edge District contain open space uses with a limited amount of residential uses and commercial uses. Several of the residential uses in the northern and northeastern areas contain aging single-family homes that provide rehabilitation opportunities. Uses at the western most edge of the Lake Edge District, in the higher elevations, primarily contain open space and residential uses with a limited amount of commercial uses.

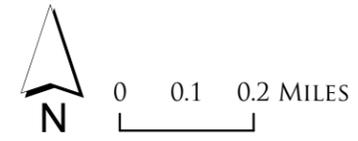
“...the lake has flooded in very wet years and has become a dry lakebed in drought years.”

Lake Elsinore is the City’s most valuable water resource. The lake is natural in origin and currently contains approximately 3,412 surface acres of water, but has varied widely in size in the past due to hydrologic conditions. As such, the lake has flooded in very wet years and has become a dry lakebed in drought years. The elevation of the lake’s bottom is 1,218 feet above sea level. Water is added when the lake’s water level drops below a minimum of 1,240 feet above sea level.

The Lake Edge District encompasses the shorelines surrounding the lake to the west, northwest, north, northeast, east and a portion of the southwestern corner. The lake’s remaining shorelines to the southeast are located within the Riverview District and East Lake District, whereas the shorelines to the south and southwest are located within the Lakeland Village District.



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 LAKE EDGE DISTRICT LAND USE PLAN
 FIGURE LE-1

BACKSIDE OF FIGURE

The circulation system comprises the busy perimeter roadways of Riverside Drive, Lakeshore Drive, and Grand Avenue that run parallel to the northwestern, northeastern, and western boundaries respectively of the Lake Edge District. No internal roadway network exists along the lake within the Lake Edge District aside from limited non-through routes and some private and public driveways. In addition, there is no pedestrian route adjacent to the lake that connects the existing uses within the Lake Edge District.



Submerged Trees in Lake Elsinore during a Wet Year

Surrounding land uses are varied since the Lake Edge District is in a central location and adjacent to seven (7) districts. Uses to the northwest include a mixed-use corridor along Riverside Drive. Uses to the north primarily include housing and a busy commercial intersection. Uses to the east include housing, vacant and commercial activities. Uses to the southeast primarily consist of scattered residential uses and vacant land areas. Areas to the south, southwest, and west, are primarily residential with supporting commercial land uses located off Grand Avenue.

7.3 Land Use

7.3.1 Unique Attributes

The unique characteristics of the Lake Edge District include its exceptional range of recreational activities, opportunities for additional recreational uses that are accessible and designed for the City's residents, and its role as a focal point within the City. These characteristics set the City apart from most other jurisdictions in Southern California. The lake provides a variety of water activity amusements including water skiing, wake boarding, speedboat racing, and fishing. It is also one of the largest natural bodies of water in Southern California and offers spectacular views to residents who live nearby, as well as visitors who come to enjoy the area.

7.3.2 Planned Land Use

Although the Lake Edge District contains a variety of unique recreational amenities, there are several opportunities for additional facilities. Most of the lake's shores within the Lake Edge District, which include the southwestern corner, northwestern, northern, and the southeastern edge have been designated for recreational uses. A long strip of the northeastern edge along Lakeshore Drive between Cowell Street and intersecting with the City's Lake Point Park and fishing area allows for the development of custom homes. Although located within the City's Sphere and outside of the Lake Edge District, the Lakeland Village Sphere includes additional recreational designated areas to the southwest.

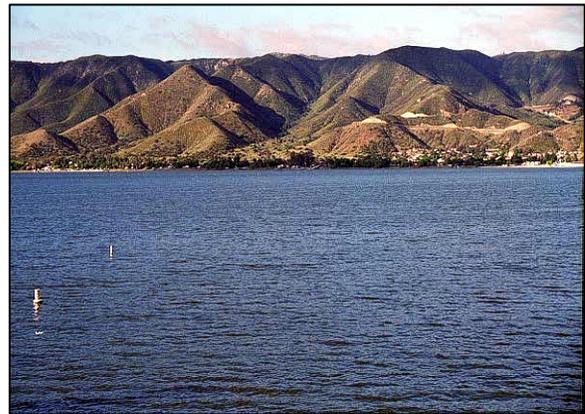
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Access to all recreational designated areas along the lake is limited. There is currently no pedestrian route that interconnects the recreational designated areas along the lake’s shore. A multi-purpose trail has been proposed along Lakeshore Drive which would link to the campground along Riverside Drive. In order to connect this southern recreational designated area to the northwestern recreational designated shores of the lake, an alternate pedestrian route should be designed along Grand Avenue, which would complete the pedestrian circulation route around the entire Lake. It is important to emphasize that Lakeland Village is located within the City’s Sphere of Influence and as such, the City currently does not have control over the Lakeland Village District unless or until the district is annexed into the City.

A new pier is proposed south of the Historic District. The pier will serve as an interesting new attraction for residents and visitors alike. The pier will be designed to replicate the original pier that is considered a historical element of the City.

A variety of housing and commercial designations have been assigned to the northwest to help provide further stimulus to the adjacent emerging commercial neighborhood within the Lake View District, which forms the northwest border of the Lake Edge District. The western most portion of the Lake Edge District, southwest of Grand Avenue, will include open space, housing, commercial mixed-uses, and general commercial uses. As development continues, it will be increasingly important to ensure and manage the water quality and level of the lake.



View of Western Shores of Lake Elsinore from Seaport Boat Launch.

Proposed development within the Lake Edge District will be limited by the 100-year floodplain. A boundary line has been established around the perimeter of the lake at an elevation of 1,260 above mean sea level that will restrict future land uses to locate outside of the established boundary.

The primary land use within the Lake Edge District is Recreational, comprising approximately 42.74% of the total number of acres in the District. Secondary uses are Commercial Mixed Use at 13.57%, Low-medium Residential at 14.19%, and Lakeside Residential at 11.57%. Table LE-T1 below summarizes the distribution of land-use designations within the Lake Edge District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure LE-1 illustrates the distribution and location of the land-use designations.

Table LE-T1. Distribution of Land Uses - Lake Edge District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Commercial Mixed Use	118.9	13.57%
Residential Mixed Use	9.9	1.13%
Floodway	3.3	0.38%
General Commercial	14.4	1.64%
Hillside Residential	125	1.43%
Lakeside Residential	101.4	11.57%
Low-Medium Residential	124.3	14.19%
Medium Density Residential	34.8	3.97%
High Density Residential	33	3.77%
Open Space	57.7	6.59%
Recreational	365.7	41.74%
Tourist Commercial	0.2	0.02%
Total	876.2	100.00%

7.3.3 Overall District Goals and Policies

The primary goals of the Lake Edge District are to:

- Goal 1a** Encourage the development of a recreational destination that will bring local residents and visitors to the various recreational and entertainment facilities around the lake; and
- Goal 1b** Enhance the accessibility of the recreational designated uses along the lake's shores.
- Goal 1c** Preserve a view corridor along Lakeshore Drive between Chaney and Iowa Street.

Policies

- LE 1.1 Encourage the development of recreation-serving commercial land uses and the revitalization of existing uses that strengthen the City's economic base and offer a range of enterprises that serve the needs of residents and visitors.

LAKE EDGE DISTRICT



- LE 1.2 Support new development and redevelopment around the lake that offers a range of housing, commercial, and entertainment opportunities and increased recreational activities for residents and tourists.
- LE 1.3 Consider a pedestrian-oriented route (multi-purpose trail) along and within Lakeshore Drive and a multi-purpose trail that connects to the City Campground.
- LE 1.4 Encourage the creation of a consistent and integrated development theme along the lake edge.
- LE 1.5 Through the project and CEQA processes preserve sensitive environmental habitats and physiographic features, including wetlands and beaches.

Implementation Program Through the development and CEQA processes, the City shall support land use applications that provide recreation-serving and entertainment uses around the lake, and that provide accessibility along the shoreline.

Agency/Department Community Development, Engineering, Redevelopment Agency, and Parks & Recreation Departments

7.4 Urban Design

A design motif should be established to ensure a consistent and interesting urban design that takes advantage of the area’s beautiful scenery and amenities while considering the lake’s historical significance in order to establish needed pedestrian and vehicular connections to neighboring uses. It is envisioned that the Lake Edge District will become a vibrant and accessible recreational destination attracting visitors and locals alike to the beauty and activities of the lake that further defines the City’s identity. In addition, mixed-uses designated along Riverside Drive to the northwest will provide a transition and connection between the emerging neighborhood commercial district to the northwest and the recreational uses along the northwestern shores of the lake.

7.4.1 Goal and Policies

Goal 2 Support a destination that provides a consistent and rich design motif and accessibility with a strong recreation-oriented character and emphasis for recreational, residential, residential-mixed use, and commercial uses along or within close proximity to Lake Edge District’s shorelines.

“The Lake Edge District contains the City’s oldest standing structure, the Adobe Machado House, located northwest of the lake.”

Policies

- LE 2.1 Support the design of new development at a pedestrian-scale with an orientation towards the lake.
- LE 2.2 Encourage the construction of community identification gateway signs at the main points of entry to the Lake Edge District and at regular points along the Lake Edge Parkway.

Implementation Program Through the design review process, promote a consistent and rich design motif with a strong recreation-oriented character.

Agency/Department Community Development, Redevelopment Agency, and Parks & Recreation Departments

7.5 Historic Preservation

The Lake Edge District contains the City’s oldest standing structure, the Adobe Machado House, located northwest of the lake. Agustin Machado was the first landowner to call the lake home since the Native Americans occupied the area. Mr. Machado’s seven-room adobe home was built in 1858 and quickly became a local landmark. The Adobe Machado House served as the area’s first postal stop, known as the Butterfield Stage Stop. The stop was one of the relay stations that John Butterfield and his agents used to deliver mail along their 2,700-mile route from California to Missouri. In 1884 Wilson Heald, father of Franklin Heald, founded the town of Elsinore and subsequently built a two-story home within the general area of the Adobe Machado House. The home was built on the corner of what is now Grand Avenue and Riverside Drive. The Adobe Machado House and the Butterfield Stage Stop are recognized as locally significant historical resources. The Elsinore Naval Academy Building is unofficially recognized as a significant historical resource and is located along Grand Avenue approximately a half mile to the south.

The move to create a resort town, which provided recreational and entertainment opportunities along the lake’s shore, began shortly after the town of Elsinore was founded in 1883. Although the Lake Edge District experienced lake-serving developments during the early 20th century, no historic structures remain today. The Laguna Vista Club House was completed early in the 20th century along the northeast shores of the lake and became the lake’s first lakefront resort. However, the Laguna Vista Club was soon flooded by a rise in the lake’s level. A few years later in 1926, the Clevelin Realty Corporation built a pier along the north shore, which included a dance club, several games, and the Aloha Yacht Club. As the lake’s level rose above the first deck, a second deck was added to the pier. The Aloha Yacht Club subsequently sponsored the largest gathering of speedboats on the lake and held the National Speed Boat Race in 1928 that garnered nine world records. The double-decker pier was later dismantled in the middle of the 20th century. Other developments along the lake’s shores outside of the Lake Edge District included the Mount Elsinore Country Club and the Clevelin Realty Corporation’s “ship pier” on the south shores. In addition, the City’s largest concentration of historic sites is located to the east, within the Historic District. These sites are within walking distance of the Lake Edge District’s eastern boundary.

7.5.1 Goal and Policies

Goal 3 Support and promote the historical significance of the lake as development occurs, along with preserving and maintaining the integrity of the Adobe Machado House and the Elsinore Naval Academy Building as locally recognized historic resources.

Policies

- LE 3.1 Encourage the preservation and restoration of the Adobe House as a visitor’s center to promote the educational awareness of the Lake Edge District’s historic legacies and the evolution of the development of the lake’s shoreline.

- LE 3.2 Encourage the placement of signs depicting the historic evolution of the lake and nearby areas within the Lake Edge District in popular recreational areas along the lake’s shores.

Implementation Program Where feasible support preservation and restoration efforts and educational opportunities that bring awareness to the District’s historic legacies.

Agency/Department Community Development and Parks & Recreation Department

7.6 Transportation/Circulation

The roadway network throughout the Lake Edge District is relatively limited, consisting mainly of three perimeter roadways and a series of less traveled interior roadways that provide access to recreational and residential uses. Riverside Drive, a portion of State Route 74, also known as the Ortega Highway, forms the northwestern boundary of the Lake Edge District and provides access points to areas northwest of the lake. Lakeshore Drive forms Lake Edge's northeastern boundary and provides access to the busy "Four Corners" commercial intersection and the residential Country Club Heights District to the north as well as the Historic District to the east. Grand Avenue forms a portion of Lake Edge's boundary to the west and provides access to residential and commercial uses, and to residential roadways located at the western most areas of the Lake Edge District.

Lakeshore Drive has a new special roadway cross section (Chapter 2.0, Figure 2-2), as discussed in the Country Club Heights District. The cross section is to be used for Lakeshore Drive in the Country Club Heights District between Riverside Drive and Chaney Street. Preservation of existing right-of-way is important due to topography and adjacent small lots and lake frontage.

The Lake Edge District shares Riverside Drive with the Lake View District. Riverside Drive (SR 74) varies between two and four lanes and has some existing frontage, mostly commercial, in this District. The circulation element calls for an ultimate six lane Urban Arterial roadway. When traffic volume justifies widening Riverside Drive, it will be widened to the full general plan width.

The circulation element in Chapter 2.0 of the General Plan identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways. The circulation element's Truck Route Map follows portions of Grand Avenue, State Route 74 and Riverside Drive. The following table reflects the circulation element's Roadway Plan and Bikeway Plan for the Lake Edge District.

Table LE-T2. Roadway Plan and Bikeway Plan – Lake Edge District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Riverside Drive	Grand Avenue	Lakeshore Drive	Urban Arterial	Class II
Grand Avenue	Riverside Drive	Lakeland Village	Urban Arterial	Class II (Riverside Drive to Ortega Highway/S.R. 74); Class II/I (Ortega Highway/S.R. 74 to Lakeland Village)
Lakeshore Drive	Manning Street	Chaney Street	New Special Roadway	Class II
Lakeshore Drive	Riverside Drive	Manning Street	Secondary	Class II
W. Lakeshore Drive	Chaney Street	Graham Avenue	Secondary	Class II
W. Lakeshore Drive	Graham Avenue	Limited Street	Collector	Class II
Limited Street	Lakeshore Drive	Outflow Channel	Collector	
Ortega Highway (State Route 74)	Grand Avenue	Lake View Sphere	Major	Class II

7.6.1 Goal and Policies

Goal 4 Encourage the enhancement of primary circulation routes, points of entry, key intersections, and the Lake Edge Parkway by improving public access opportunities to the lake and Lake Edge.

Policies

- LE 4.1 Consider the possibility of assuming control of the entire segment of State Route 74, located within the Lake Edge District.
- LE 4.2 Support the enhancement and/or creation of unifying streetscapes, road signage, and other design features along Lakeshore Drive. Encourage the construction of entry points from each of the adjacent districts to the Lake Edge District.
- LE 4.3 Through the CEQA review process ensure that main intersections along Grand Avenue at Riverside Drive and Ortega Highway are improved in order to reduce

congestion and delay. Full improvement may impact the existing development on the southeast corner.

LE 4.4 When the traffic volume justifies, and as development continues, widen Riverside Drive to the full width as detailed in the General Plan, during the development and CEQA processes.

LE 4.5 Through the project and CEQA processes apply the new special roadway cross section (Fig 2-2) for Lakeshore Drive between Manning Street and Chaney Street and locate intersections at Manning Street, Lawrence Way, and Wilson Way.

Implementation Program Through the design review and CEQA processes, the City shall improve public access and primary circulation routes within the District.

Agency/Department Engineering and Community Development Departments

7.7 Parks and Recreation

The Lake Edge District currently contains a variety of recreational facilities located along the northwestern, northeastern, and eastern portions of the lake's shorelines. The Lake Elsinore Recreation Area Campground and boat launch facility, an R.V. Park, as well as the two private boat launch facilities are located along the northwestern shores of the lake. The Lake Elsinore Recreation Area Campground is open year round. Two fishing beaches are located along the lake's northeast shores. The Day Use and Beach Area and the Seaport Boat Launch are located to the east within close proximity to the Historic District.



Fishing at the Lake

As previously discussed, most of the areas along the lake's shoreline within the Lake Edge District have been designated for recreational uses. In addition, a new pier is being considered to the east and south of the Historic District, which will include additional retail and recreational opportunities.

7.7.1 Goal and Policies

Goal 5 Through the development review process create recreational opportunities for the City’s residents that maximize access to and use of the lake.

Policies

LE 5.1 Through the development review process create a continuous multi-purpose trail designed and designated for pedestrian use (the “Lake Edge Parkway”), around the perimeter of the Lake Edge District.

LE 5.2 Encourage the establishment of pedestrian links between the neighboring districts and the multi-purpose trail..

Implementation Program Through the design review and CEQA processes, the City shall support maximum access to and use of the lake.

Agency/Department Community Development, Engineering, Redevelopment Agency, and Parks & Recreation Departments