

## 5.0 East Lake District

### 5.1 Introduction

The East Lake District, named after the East Lake Specific Plan, covers an approximately 3,240-acre area at the southeastern end of Lake Elsinore. It is generally bordered by the Historic and Riverview Districts to the north, the Ballpark District to the northeast, Corydon Street and Mission Trail to the southeast, the Lakeland Village District Sphere to the southwest, and the lake to the northwest (Figure EL-1). The East Lake District lies at the southwestern corner of both the City limits and Sphere of Influence (SOI) boundary.

*“The East Lake District is primarily governed by the approved East Lake Specific Plan, its development agreements and amendments.”*

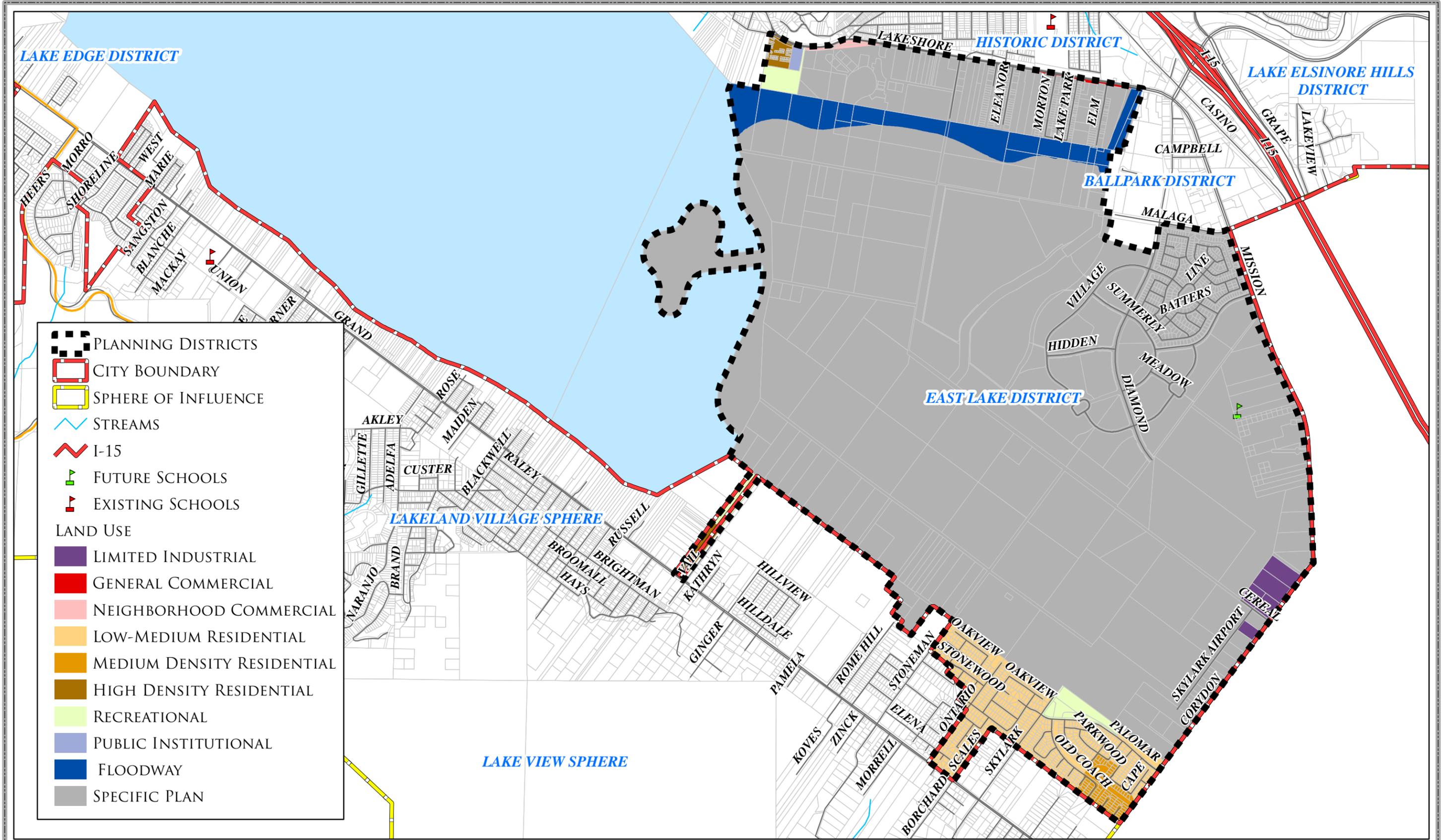
The East Lake District is partially developed, and a generally flat area that does not contain any registered historic structures. However, portions of the East Lake District were utilized during prehistoric times by Native American Indians as flaking and grinding stations. In addition, an historic ranching and homesteading site is located just outside the East Lake District along the border with the Lakeland Village District to the southwest. More recently, the East Lake District has also been home to popular motocross, skydiving, gliderplanes and hang gliding activities.

Throughout the City’s history, Lake Elsinore has alternated between severe floods and droughts. Most of the East Lake District lies within a 100-year floodplain adjacent to and southeast of the lake. As a result, the East Lake District has been significantly impacted during wet seasons and high water levels in the lake. Major floods occurred in 1884 and in 1916. In 1969, seven (7) inches of rain fell in eleven (11) days and severely flooded the lake’s shores. The East Lake District’s proximity to the lake and flood storage is a key consideration in all planned development.

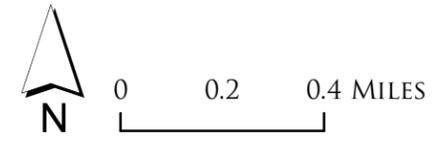
The City is looking forward to significant community growth in this area in the near future. As development occurs within the East Lake District, the challenge will be to create a cohesive environment between the mix of residential neighborhoods, commercial centers, recreational facilities, floodplain, and open space areas that contain valuable biological resources.

The East Lake District is primarily governed by the approved East Lake Specific Plan, its development agreements and amendments. The rules, regulations, and purposes of the East Lake Specific Plan coincide with the goals and policies established for the East Lake District.

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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE  
EAST LAKE DISTRICT LAND USE PLAN  
FIGURE EL-1

BACKSIDE OF FIGURE

## 5.2 Description

The East Lake District is a low-lying area, with elevations of up to 1,263 feet above mean sea level in the 100-year flood elevation. The majority of the East Lake District is currently undeveloped but does contain a limited mix of industrial, single-family residential, active recreational uses, wetland habitat, and floodway. Active recreational uses include an airstrip, motocross facilities, runways for skydiving and gliderplanes and a landing pad for parachuting/hang gliding. With the implementation of the East Lake Specific Plan, an



East Lake's Shoreline

18-hole golf course has been developed within the central portion of the East Lake District. There is a limited roadway network throughout the East Lake District that ranges from the heavily used thoroughfares, Lakeshore Drive and Mission Trail, the newly constructed Corydon Road, and dirt roadways leading to the airstrip and motocross recreational sites. A number of constraints, including natural resources and 100-year floodplain elevations, may be addressed through a combination of resource conservation and engineering techniques during the construction phase of development.

In order to stabilize the level of water in Lake Elsinore, many of the components which implement the Lake Elsinore Management Project (Project) are located within the East Lake District. The Project is a phased construction program for lake stabilization and associated improvements that was implemented in the late-1980s by a joint powers authority called the Lake Elsinore Management Authority. Components of the Project within the East Lake District include: a pumping station planned to be installed behind the levee, a 48-inch conduit, acreage set aside as open space and an overflow weir to provide for excess flood storage, a linear riparian habitat along with man-made wetlands area to provide for habitat and migration routes, two wells to be drilled north of the wetlands, incorporation of existing project wells into individual Planning Areas, and importation of reclaimed water. The levee was constructed across the lake in 1995 to reduce the size of the water surface and minimize evaporation. The levee also helps provide flood protection for the East Lake District.

The presence of the 100-year floodplain and flood management places constraints on development within the East Lake District. Any fill or dredged materials discharged into wetlands or within the high-water mark of a stream will require a Section 404 permit from the U.S. Army Corp of Engineers (ACOE). In the process of obtaining a 404 permit, the extent of development may be limited by the ACOE at the project specific level to avoid jurisdictional wetlands. Impacts to smaller drainages that constitute jurisdictional wetlands should be addressed at the project specific level.

### 5.3 Land Use

#### 5.3.1 Unique Attributes

The East Lake District is uniquely defined by its proximity to the lake and the fact that it is home to the extreme sport activities within the City. Key recreational facilities for these sports are Skylark Field Airstrip, the Glider Launch Field, Skydive Elsinore facilities and the Lake Elsinore Motocross Park.

Lying just south of the lake, the District also falls within the 100-year floodplain. Due to its elevation, the East Lake District contains a substantial amount of open space and recreational areas including a wetlands area to the northwest and a golf course towards the northeast.

#### 5.3.2 Planned Land Use

The East Lake Specific Plan land use plan provides for the ultimate development of 7,000 residential dwelling units and a combination of commercial, recreational and open spaces uses.

The primary land uses are within the East Lake Specific Plan (ELSP), which comprises 89% of the acreage in the East Lake District. Within the ELSP, 35.15% of its area is devoted to residential uses of various densities, and 40% of its area is designated for active and passive open space. The District also contains 98.7 acres within the floodway. Table EL-T1 summarizes the distribution of land uses designations within the East Lake 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 EL-1 illustrates the distribution and location of the land use designations.

**Table EL-T1. Distribution of Land Uses – East Lake District**

<b>General Plan Land Use Designation</b>	<b>No. of Acres</b>	<b>Percentage of Total Land Area</b>
Floodway	98.7	3.05%
General Commercial	1.1	0.03%
High Density Residential	13.4	0.41%
Limited Industrial	22.2	0.69%
Low-Medium Residential	153.1	4.73%
Medium Density Residential	20.7	0.64%
Neighborhood Commercial	4.2	0.13%
Public Institutional	2.8	0.09%
Recreational	30.4	0.94%
Specific Plan	2,893	89.3%
<b>Total</b>	<b>3,239.5</b>	<b>100.00%</b>

### 5.3.3 Overall District Goal and Policies

**Goal 1** Integrate the future residential and commercial development with the recreational and open space land use framework to create a cohesive master planned community.

#### Policies

- EL 1.1 Through the project and CEQA processes require adequate noise buffers between residential, commercial and active recreational facilities such as the airstrip and motocross.
- EL 1.2 Through the project and CEQA processes implement an efficient street system in order to accommodate proposed development and recreational uses.
- EL 1.3 Through the project and CEQA processes provide a variety of recreational opportunities in concert with the City's image as a recreational "Dream Extreme" destination.
- EL 1.4 Through the project and CEQA processes strive to balance the recreational needs of local residents and visitors with the regional and local need for housing.
- EL 1.5 Through the project and CEQA processes incorporate open space as an integral component of the overall community.

Implementation Program With the East Lake Specific Plan in place, the City shall support land use applications consistent with the Specific Plan uses, design, development standards and guidelines, circulation, and public spaces.

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

## 5.4 Urban Design

The character of the East Lake District is defined by the existing recreational facilities, hang gliding, paragliding, soaring, skydiving, and motocross that have for years drawn visitors from around the world to Lake Elsinore and the East Lake District. Preserving the recreational character of the East Lake District will be important as development occurs. In addition, an important element of the landscape is East Lake's rich biological resources. In terms of both visual quality and recreational opportunity, a strong connection to these resources and open space areas will be a key aspect in enhancing East Lake's character and sense of place. Other uses in the area such as the residential area in the southwest corner and industrial area at the southeastern border along Corydon Road do not connect to surrounding land uses. However,

these uses can become part of the master planned community as the planned development takes place and envelop these areas.

5.4.1 Goals and Policies

**Goal 2a** Preserve the open space and recreational character of the area while developing the master planned community according to the goals and objectives of the East Lake Specific Plan and the goals and policies of the East Lake District Plan.



Lake Elsinore Motocross Park

**Goal 2b** Establish a community with a unique sense of place within the context of surrounding development in the East Lake District’s master planned society.

Policies

- EL 2.1 Preserve MSHCP, wetlands, and other valuable environmental resources in the area consistent with the East Lake Specific Plan.
- EL 2.2 Through the project and CEQA processes require the dedication of the wetland areas and important habitat to the Elsinore Area preserve of the MSHCP.
- EL 2.3 Through the project and CEQA processes require development to create bikeway and pedestrian links between the built community and open space and recreational areas to provide direct access from the East Lake District and surrounding community.
- EL 2.4 Through the project and CEQA processes require development to create a comprehensive community image that is reflected in its land use, architectural, and landscape elements.

Implementation Program Preservation of habitat in the East Lake Specific Plan is governed by the “Back Basin 770 Conservation” agreement mapped by the Regional Conservation Authority. With this agreement in place, the City shall support land use applications consistent with this agreement and map.

Agency/Department Community Development Department

## 5.5 Transportation/Circulation

The street system within the East Lake District currently consists of limited access to recreational facilities and Corydon Street in part due to the limited amount of development within the East Lake District. The roadways, which form or are in close proximity to the northeastern and southeastern areas of the East Lake District, include Malaga Road, Mission Trail and Corydon Street. Grand Avenue is the major roadway to the south and southwest, but is located within the Lakeland Village Sphere District. The future roadway network is planned to be an efficient system that will improve traffic flow throughout the area.

The East Lake Specific Plan calls for the future development of a system of local streets and collectors, connecting to the surrounding circulation network. Internal circulation will include a number of local streets in no specific east-west or north-south organization that are as yet, unidentified by name. Two (2) larger roadways will be the westerly extension of Malaga Street, which will flow in an east-west direction through the northern portion of the East Lake District, and the westerly extension of Bundy Canyon Road to align with the southern extension of Diamond Drive.

Alternative forms of transportation are encouraged in the East Lake District by the provision of mass transit opportunities, bicycle lanes, and a pedestrian, bicycle, and equestrian trail network throughout the community which connects to the regional trail system. These alternative transit opportunities have been integrated into the overall framework of the East Lake District without sacrificing efficient movement of people or goods.

The circulation element in Chapter 2.0, Section 2.4 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 Mission Trail and Corydon Street, which form the eastern and southeastern boundaries of the East Lake District. The following table reflects the circulation element's Roadway Plan and Bikeway Plan for the East Lake District.

**Table EL-T2. Roadway Plan and Bikeway Plan – East Lake District**

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Diamond Drive	Ballpark District	Corydon Street	Major	Class II
Lakeshore Drive	Main Street	Mission Trail	Urban Arterial	Class II
Lakeshore Drive	Kline Street	Main Street	Collector	
New/To Be Determined	Diamond Drive	Mission Trail	Five (5) New Collectors	
Malaga Road	Diamond Drive	Mission Trail	Major	Class II
Mission Trail	Ballpark District	Lemon Street	Urban Arterial	Class II
Palomar Street	Skylark Drive	Corydon Street	Collector	
Stoneman Street	Palomar Street	Lakeland Village District	Collector	
Skylark Drive	Palomar Street	Lakeland Village District	Collector	

5.5.1 Goal and Policies

**Goal 3** Enhance pedestrian circulation, particularly between higher density residential and commercial areas and active or passive recreational facilities. Develop a trail system that will join parks and recreational areas, schools, and commercial activity centers in the District and link to the surrounding community including the Ballpark District.

Policies

- EL 3.1 Through the project and CEQA processes incorporate strong linkages to the surrounding activities including Diamond Stadium located in the neighboring Ballpark District into development design.
- EL 3.2 Through the project and CEQA processes integrate and align future roadways with the built circulation infrastructure in order to provide for efficient use of land and traffic movement.

EL 3.3 Conduct necessary studies in coordination with Riverside County and Caltrans to make the Olive Street/I-15 undercrossing an interchange to enhance circulation in the District.

Implementation Program With the approval of the East Lake Specific Plan and its amendments, the City shall support land use applications whose designs address and implement the circulation plan and trail systems identified in the Specific Plan.

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

## 5.6 Parks and Recreation

The East Lake District currently comprises a collection of extreme sport recreational facilities. There are no existing traditional parks but the area does include the motocross site, various trails along the lake edge and the glider/skydiving airstrip facility. In addition, several new park and recreational facilities are proposed. Diamond Community Park is a proposed 15-acre facility in the north and would contain sports fields, tot lots, restrooms, a concession center, and parking. Summerly Neighborhood Park is a proposed 5-acre facility in the northeast and would contain a baseball field, picnic tables, restrooms, a concession center, and parking. Waterbury Park is a proposed 12-acre facility and would contain a lake, active/passive recreational uses, and a future Community Center location. Serenity Park is a 2.1-acre facility to the south and contains a tot lot, tennis court, open space areas, and picnic tables.



Sky Divers

Because the East Lake District encompasses such rich open space and recreation resources and opportunities, the maintenance and availability of these resources for future residents of the East Lake District, surrounding City, and visitors, should guide the pattern of development. These resources offer opportunities for a wealth of public spaces bringing citizens together in a variety of ways that promote a sense of community.

5.6.1 Goal and Policies

**Goal 4** Provide an open space and recreational network visually and physically integrated to development areas and provide a balance between development and the conservation and preservation of areas with unique environmental or aesthetic value.

Policies

- EL 4.1 Support the enhancement of usable recreational networks throughout the East Lake District by ensuring that connections between such community elements as open space, parks, schools, recreational facilities, and the residential and commercial areas are required during the development and CEQA processes.
- EL 4.2 Encourage the enhancement of existing facilities such as the airstrip and motocross that are critical to the continuation of extreme sport activities.
- EL 4.3 Through the development and CEQA processes require recreational activities oriented to local residents and visitors.
- EL 4.4 Through the development and CEQA processes require an open space and park system to satisfy the active and passive recreational needs of the community.
- EL 4.5 The southern shoreline of Lake Elsinore within the East Lake District shall be preserved for public access and enjoyment.

Implementation Program With the East Last Specific Plan in place, the City shall support land use applications that provide a balance between development and preservation areas, and between development and unique recreational opportunities in the East Lake District

Agency/Department Parks and Recreation and Community Development Departments