

SECTION 3.0 PROJECT DESCRIPTION

The existing East Lake Specific Plan (ELSP) is a guide for the development of approximately ~~2,950~~2,977 acres at the southern end of the City of Lake Elsinore. Adjacent to both the southeasterly shore of Lake Elsinore and Diamond Stadium, it has become home to “Dream Extreme” active sports facilities such as skydiving, hang-gliding, motocross, as well as an 18-hole golf course, making the City of Lake Elsinore the “Action Sports Capital of the World”. The City of Lake Elsinore seeks to encourage and promote the “Dream Extreme” character of the area by updating the existing ELSP in order to accommodate opportunities for a wide variety of recreational sports venues and accessory support uses. In achieving the City’s goal as a premier recreation destination, the proposed Project would offer both residents and visitors alike unique sporting experiences.

The purpose of this section is to describe the proposed Project in a manner that provides the public, reviewing agencies, and decision-makers with information to evaluate and review the environmental impacts of the Project. CEQA Guidelines Section 15124 requires that a complete project description contain the following information:

- A detailed map showing the precise site location on a regional map and boundaries of the proposed Project;
- A statement of objectives sought by the proposed Project, which should include the underlying purpose of the Project;
- The general description of the Project’s technical, economic, and environmental characteristics;
- The intended uses of the EIR, including a list of agencies that are expected to use the EIR in their decision-making, a list of permits and other approvals required to implement the Project, and a list of related environmental review and consultation requirements required by Federal, State, and local laws, regulations or policies.

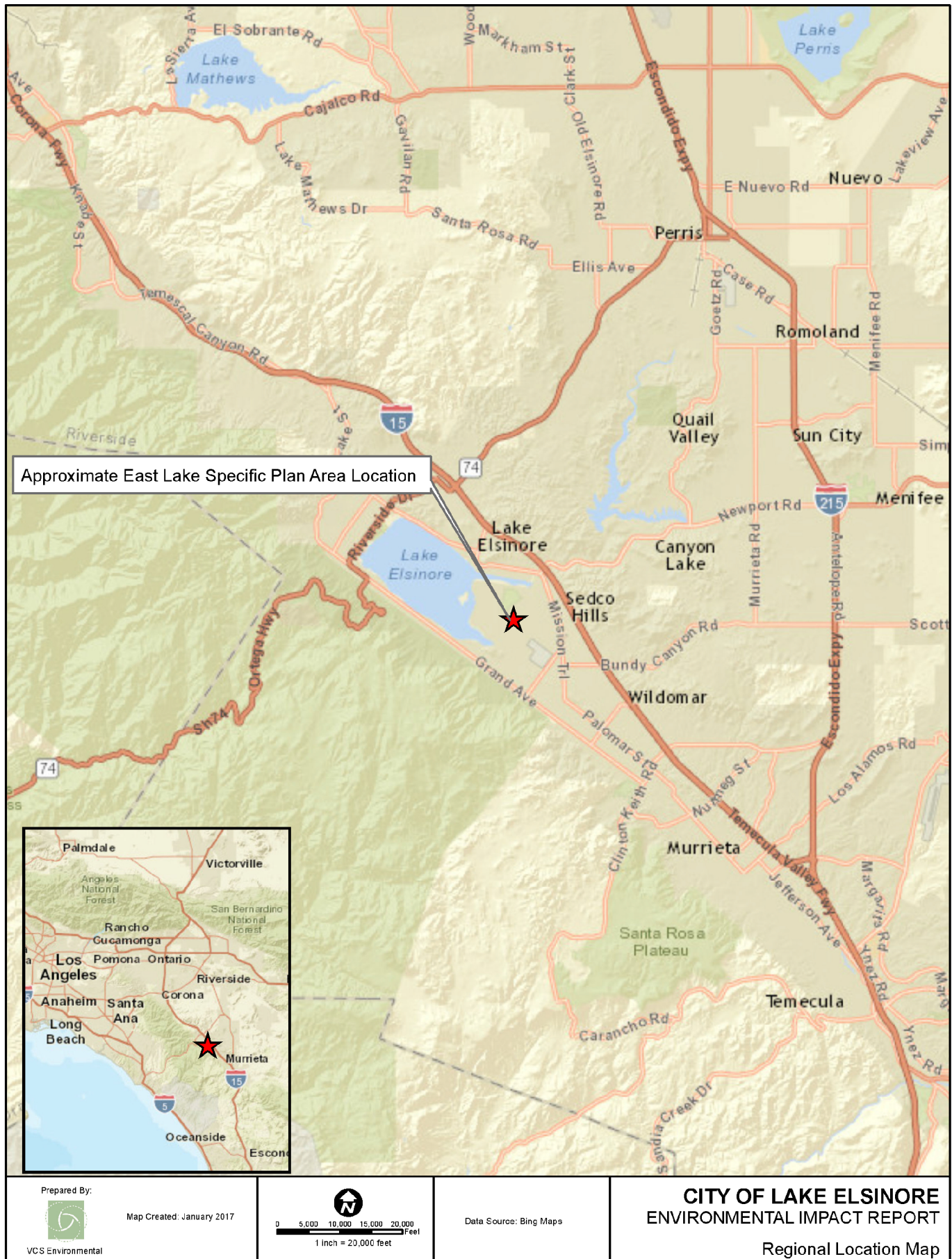
3.1 Project Location

3.1.1 Regional Location

The Project site is located in the City of Lake Elsinore within the westernmost portion of Riverside County, California (see Figure 3-1, Regional Location Map). Surrounding cities include Canyon Lake and Menifee to the east and Wildomar to the south. United States Forest Service lands within the Cleveland National Forest border the City to the west. Interstate 15 (I-15) provides north-south regional access to the City and the Ortega Highway - State Route 74 (SR-74) extends in a northeast to southeast direction through the City.

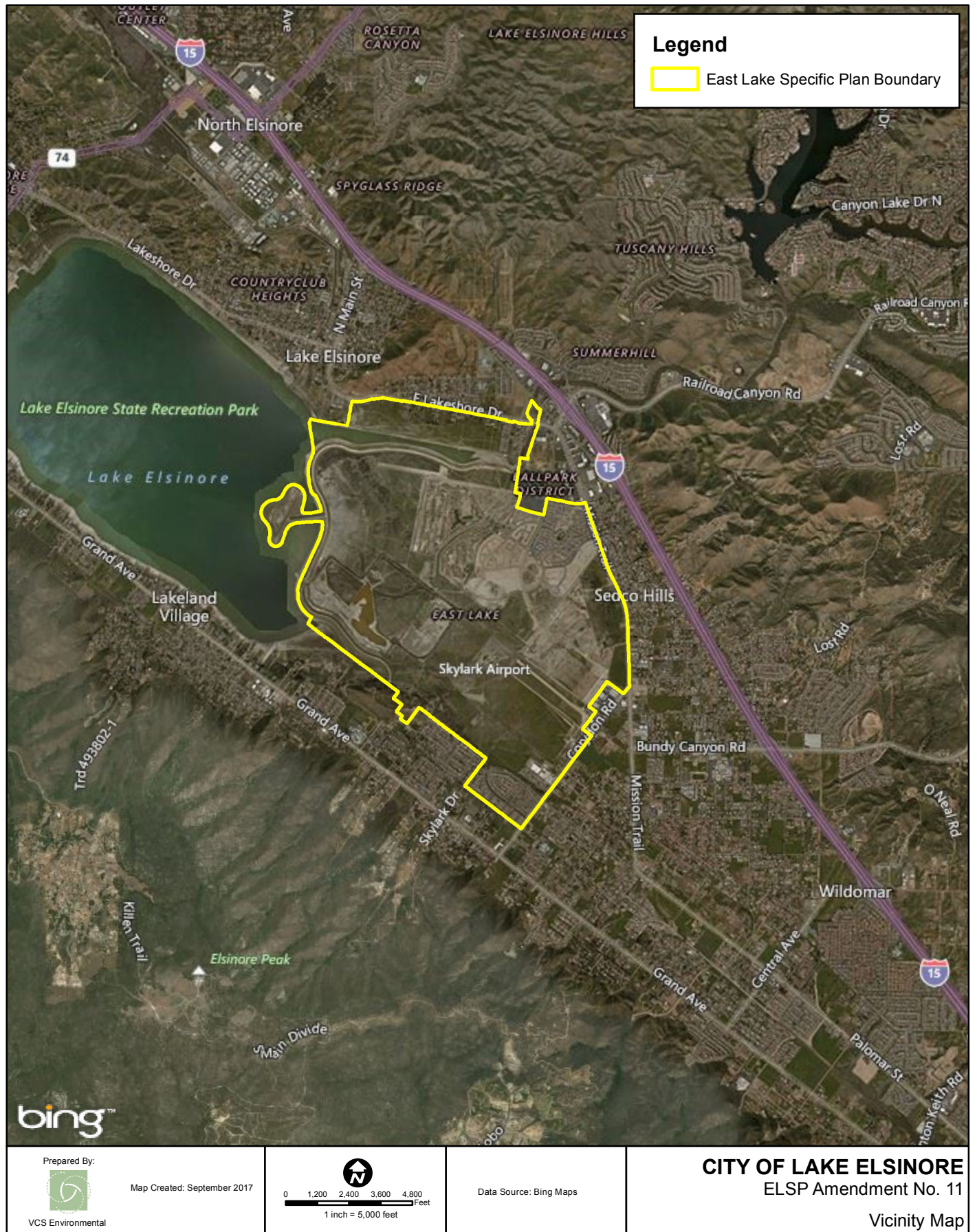
3.1.2 Project Vicinity

The term Project vicinity is used herein to describe The Project site and areas generally within 0.5-miles of the Project site as shown in Figure 3-2, Vicinity Map. The Project site is bounded on the west by the Lake (Lake Elsinore), on the east by Mission Trail and Corydon Road, on the north by Lakeshore Drive and Malaga Road, and on the south by undeveloped land and residential neighborhoods.



Regional Location Map, Figure 3-1

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Vicinity Map, Figure 3-2

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3.2 Project Objectives

As stated in the ELSPA No. 11, the following objectives provide a framework for the purpose and intent of the proposed Project.

1. Set forth a comprehensive development plan that implements the City of Lake Elsinore General Plan and achieves the City's development goals for the East Lake area of the City.
2. Overhaul ELSP land uses, development regulations, circulation, drainage, and architectural guidelines in order to streamline development and make the ELSPA No. 11 document user-friendly.
3. Protect the natural resources in the Back Basin and maintain flood storage capacity.
4. Ensure that the City's "Action Sports Capital of the World" activities and land uses have a permanent home in the City.
5. Stimulate private sector investment in the East Lake area.
6. Provide the necessary infrastructure to facilitate proposed land uses in the East Lake area, guided by a fiscally sound plan for funding the construction and ongoing maintenance of these infrastructure systems.
7. Maximize the advantages of the site's location in terms of visibility and proximity to the Lake, State Route 74 and to Interstate 15.
8. Encourage action sports and related uses that benefit from and enhance the synergy of Diamond Stadium, The Links at Summerly Golf Course and skydiving activities.
9. Improve the housing stock by providing a residential component with a variety of residential product types and densities that are compatible with the City's economic mixed-use demand.
10. Increase City revenues by providing for a variety of actions sports, tourism, recreation, commercial and retail activities with the potential to generate substantial sales- and property-tax revenue.
11. Anticipate changing market demand and public need over time by providing flexibility in plan implementation and in development standards that would allow the East Lake Specific Plan to accommodate changing product designs and consumer preferences.
12. Provide for improved connectivity within the ELSPA No. 11 site and nearby destinations by extending Malaga Road/Sylvester Street, Cereal Street and Lucerne Street to Planning Area 6, and by incorporating gathering places, strong pedestrian connections, and linkages to surrounding city-wide trails and open space.

3.3 Project Background

3.3.1 Historic Perspective

Lake Elsinore has historically fluctuated from a dry lake bed during drought years, to extreme flooding conditions during wet years. In an effort to stabilize the water level of the Lake, the Lake Elsinore Management Authority (LEMA) was formed, consisting of the City of Lake Elsinore, California Department of Parks and Recreation, Elsinore Valley Municipal Water District, Santa Ana Watershed Project Authority,

and the County of Riverside. This joint powers agency developed a phased construction and maintenance program, the Lake Elsinore Management Project (LEMP), which was implemented in the late 1980s and completed in the early 1990's. The LEMP provided a levee that split the original lake area in half and rerouted the inflow of the San Jacinto River through to the main Lake. By halving the surface area, the LEMP reduced by half the evaporation of valuable water each year. So, the frequency of the Lake being completely dried up was greatly reduced. The LEMP also called for refurbishment of three existing wells, the establishment of more permanent wetland habitats behind the levee (referred to as the "Back Basin") and the eventual introduction of recycled wastewater to stabilize the lake level.

The original ELSP approved on June 8, 1993 sought to capitalize on the benefits afforded the Back Basin area of the LEMP. Subsequently, ten amendments were processed and as described below, nine were approved. A brief summary of each ELSP Amendment follows:

- Amendment No. 1, approved on February 10, 1998, consolidated and reconfigured land uses within Phase I. Amendment 1 resulted in an increase in land allocated to open space due to flood storage needs which were not recognized by the 1993 Specific Plan, and a reduction in the amount of commercial and residential development; thereby decreasing the residential yield for the Amendment area and the overall Specific Plan. This Amendment also made modifications to the roadway network, public services and utility plans to accommodate the amended land uses. There were also changes to the Design Review process; however, Amendment No. 1 did not include any changes to the original ELSP Design Guidelines or Development Standards.
- Amendment No. 2 was approved in August 1999. Amendment No. 2 redistributed land uses within Phase I. Amendment No. 2 increased the percentage of land allocated for wetland mitigation area and open space. It reduced the total acreage allocated to residential acreage and mixed use, and accordingly, decreased the residential yield for both the Amendment area and the overall Specific Plan. Amendment No. 2 included changes to the grading policies, added language to clarify the Director's approval authority, and amended the Design Guidelines and Development Regulations.

A large portion of land in Amendment No. 2 was subsequently superseded by Amendment No. 6. In addition, the southeastern portion of Amendment No. 2 land was later included as a part of Amendment 8.

- Amendment No. 3: Resolution No. 2002-256, approved on June 26, 2002, removed three (3) parcels from the ELSP, and changed their Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APNs 370-030-011, 370-050-002 and -012.
- Amendment No. 4: Resolution No. 2003-12, approved May 27, 2003, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-080-014.
- Amendment No. 5: Amendment No. 5 was proposed to remove 77 acres from the ELSP for the "Water's Edge Specific Plan." No action has been taken on the proposal as of March 2017.

- Amendment No. 6: Approved in July 2004, Amendment No. 6 redistributed land uses and eliminated a portion of the circulation loop within Phase I. Amendment No. 6 also reduced the overall residential yield of the ELSP from 9,000 dwelling units in the original Specific Plan to 7,975 dwelling units. Amendment No. 6 consists of a large portion of land that was previously modified by Amendment Nos. 1 and 2. An Erratum to Amendment No. 6 was approved on April 26, 2016, which changed the land use designation of lot 18 from RES-1 to RES-2, revised the lot boundary between lots 18 and 19, and modified development standards.
- Amendment No. 7: Resolution No. 2004-33, approved May 25, 2004, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-050-013.
- Amendment No. 8: Ordinance No. 1166 was adopted on December 13, 2005, redistributing the land use allocation and circulation roadways within the southeasterly portion of the ELSP. Amendment No. 8 further reduced the overall residential yield of the ELSP from 7,975 dwelling units (as reduced by Amendment No. 6) to a maximum of 7,389 dwelling units.
- Amendment No. 9: Ordinance No. 2010-1277 was adopted on July 13, 2010, removing 86.4 acres of land along both sides of Diamond Drive between Lakeshore/Mission Trail and Malaga Road, and a small portion of the south side of Malaga at the southwest corner of Malaga Road and Diamond Drive.

Amendment No. 9 removed the Stadium from the ELSP, which accounts for 19 acres of Special Alternative Use (SAU), approximately 53 acres of General Commercial (GC), 6.5 acres of Open Space (OS) and 8 acres of roads.

The purpose of Amendment No. 9 was to remove lands from the ELSP that are incorporated into the Diamond Specific Plan for the Ballpark District, which surrounds and enhances land uses at the Diamond Stadium. Additional parcels were removed from the ELSP as well, and reverted back to General Plan designations and zoning, to avoid an “island” of parcels that were no longer contiguous to the balance of the ELSP.
- Amendment No. 10: Ordinance No. 2013-1316 was adopted on August 13, 2013, to change the land use designation of Planning Area 46 of the Summerly development within the ELSP from Open Space to Residential-1, which allows up to 6 dwelling units per acre, with no overall change to the total number of residential units in the specific plan.

The existing ELSP, as amended throughout the years, is not user friendly for property owners because none of the amendments described above ever resulted in a single, comprehensive updated ELSP document. For this reason, depending upon where a property is located within the ELSP, the applicable document may be the original ELSP, the Amendment No. 2 document, the Amendment No. 6 document, the Amendment No. 8 document or the Amendment No. 10 document. Additionally, each of the

Amendment documents generally only list changes to the original ELSP document. This has resulted in the need to refer back to the original SP document for some of the applicable provisions, in addition to the amendments. This makes the ELSP difficult to understand and difficult to implement. The ELSPA No. 11 document is a stand-alone complete Specific Plan document that will supersede all the previous documents; thereby creating a single SP document that applies throughout the SP.

3.4 Description of the Proposed Project

3.4.1 Specific Plan Flexibility

In order to be responsive to changing market conditions, evolving lifestyle preferences and the specific needs of potential developers of future implementing development projects, the ELSPA No. 11 incorporates flexibility of uses in the final mix and intensity of development. Such flexibility allows final decisions on uses and development intensity to be made as conditions change over time without having to go through a specific plan amendment process. This flexible approach is in the public's best interests in terms of the range of active sports uses, housing opportunities and commercial opportunities achieved in the Project site.

As described below, the ELSPA No. 11 land use concept provides flexibility not only by providing for a range of possible uses, but also by allowing flexibility in how uses are mixed. Uses can be mixed either vertically or horizontally. Vertical mixed-use places different uses over one another; for example, residential or office uses over ground-floor commercial retail. Horizontal mixed-use locates different uses adjacent to each other; for example, residential near an office building, and commercial retail and hotels near active sports uses. In order to achieve this flexibility, the land use approach utilizes the following flexibility tools.

- **Land Use Designations:** The ELSPA No. 11 land use plan is made up of four land use designations and three land use overlays. The "Action Sports, Tourism, Commercial and Recreation" land use designation reflects the unique development potential of Planning Areas 2, 3, 6, and 8 due to their proximity to the Lake (Lake Elsinore) and the adjacent Diamond Specific Plan. In conjunction with the land use overlays, and the "Golf Course, Parks", "Residential Neighborhood" and "Preservation/Mitigation Areas" land use designations, the ELSPA No. 11 land use plan provides for a mix of sports and recreational uses, commercial uses, hotels, open space, residential, industrial and accessory industrial uses. Permitted uses in these categories are purposely broad to allow for a range of complementary uses.
- **Intensity of Development:** In order to facilitate a mix of land use types and opportunities, the intensity of an individual development may exceed the development targets within any Planning Area or Land Use Overlay so long as maximum development targets of the entire Project site (see Development Targets, below) is not exceeded. Under this approach, a variety of land use types and intensities are permitted within the Project site, and the location of specific uses can follow market demand. Individual residential project development density is considered "gross density,"

calculated based on the number of units in the development divided by the total land area of the development.

Similar to residential density, non-residential development intensity (calculated as floor area ratio, or FAR) is permitted within the Project site so long as the maximum mixed-use, non-residential development targets contained in the ELSPA No. 11 are not exceeded. (see Development Targets, below). Under this approach, a variety of non-residential building floor area ratios are permitted anywhere within a Planning Area.

- **Development Targets:** The amount of development, or land use yield, which is allowed under the ELSPA No. 11 land use plan, is based on the development vision and design objectives as provided in ELSPA No. 11, and the area's carrying capacity for development. Based on this vision, plan-wide development "targets" have been established for the Project, to be implemented through the land use designations and overlays. The development targets are listed below in Table 3-1.

Table 3-1. East Lake Specific Plan Development Targets

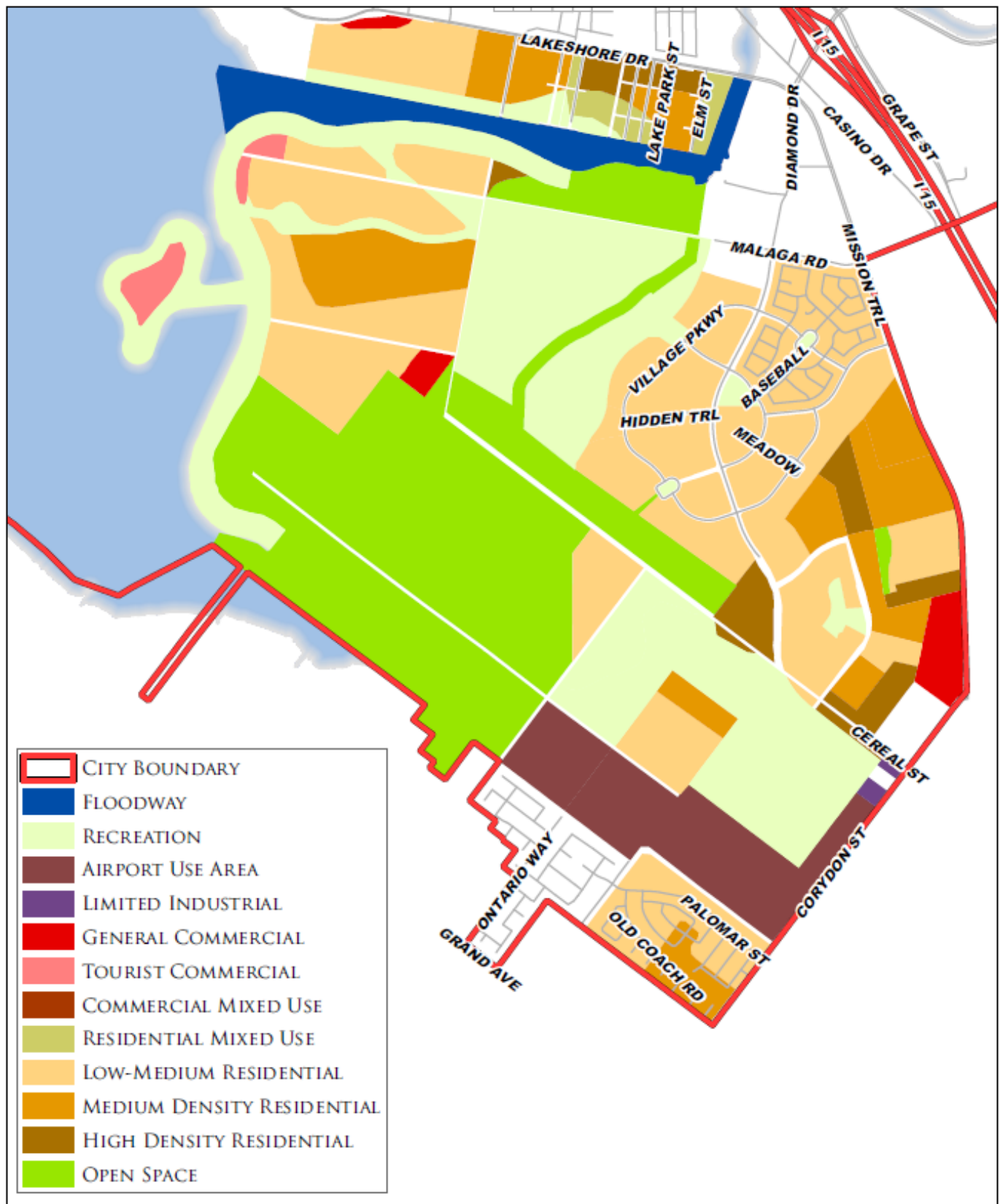
Land Use	Development Targets
Active Recreation 1 Uses ¹	1
Active Recreation 2 Uses ²	3
Action Sports 1 Uses ³	1
Action Sports 2 Uses ⁴	1
Outdoor Concert Venue (10,000 attendees maximum) ⁵	1
Commercial/Industrial	458,000 square feet
Golf Course (The Links at Summerly)	1
Hotels ⁶	4
Parks	36.4 acres
Preservation/Mitigation ⁷	815.18 35.0 acres minimum
Mixed Use Overlay	1,350 dwelling units
Residential Neighborhoods	2,290 dwelling units
Restaurants	67,500 square feet
NOTES: ¹ Active Recreation 1 – More intense weekend trip generating land uses (e.g., baseball/field sports complex) ² Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink. ³ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event. ⁴ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs. ⁵ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility. ⁶ Maximum of 540 rooms ⁷ Preservation/Mitigation acreage is approximate. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed amount.	

3.4.2 Land Use Allocation

Land use allocation within the Project site would be based on eight development areas or “Planning Areas,” which have been designated to provide further definition of the Land Use Plan. Furthermore, the Planning Areas were created to reflect logical clusters of integrated development. The Existing Land Use Plan is shown on Figure 3-3 and the Proposed Land Use Plan is shown on Figure 3-4.

Actual land uses developed in the Project site would not be determined until the site plan Design Review and/or subdivision stage for future implementing development projects, and may result in slight differences from the actual yield allocated to a particular Planning Area as presented below, or changes to the Planning Area boundaries shown in Figure 3-4, Proposed Land Use Plan. Additionally, the conceptual land uses described below may also change as detailed site planning occurs. The use allocations (i.e., non-residential SF and number of dwelling units) described below are shown in Table 3-2, East Lake Specific Plan Development Targets by Planning Area. Some portions of the Project site have already been constructed, are under construction, or have entitlements already in place. These are noted in the discussion that follows in Section 3.5.4.

Figure 3-4a depicts, the 11 acres added to proposed Planning Area 5 and 14.2 acres added to proposed Planning Area 6 to account for inclusion of the eastern lake shoreline/levee within the specific plan boundary, consistent with the existing adopted specific plan boundary Amendments 1 through 10. This area was designated as Preservation/Mitigation area in response to public and agency comments submitted on the Draft Environmental Impact Report (DEIR).

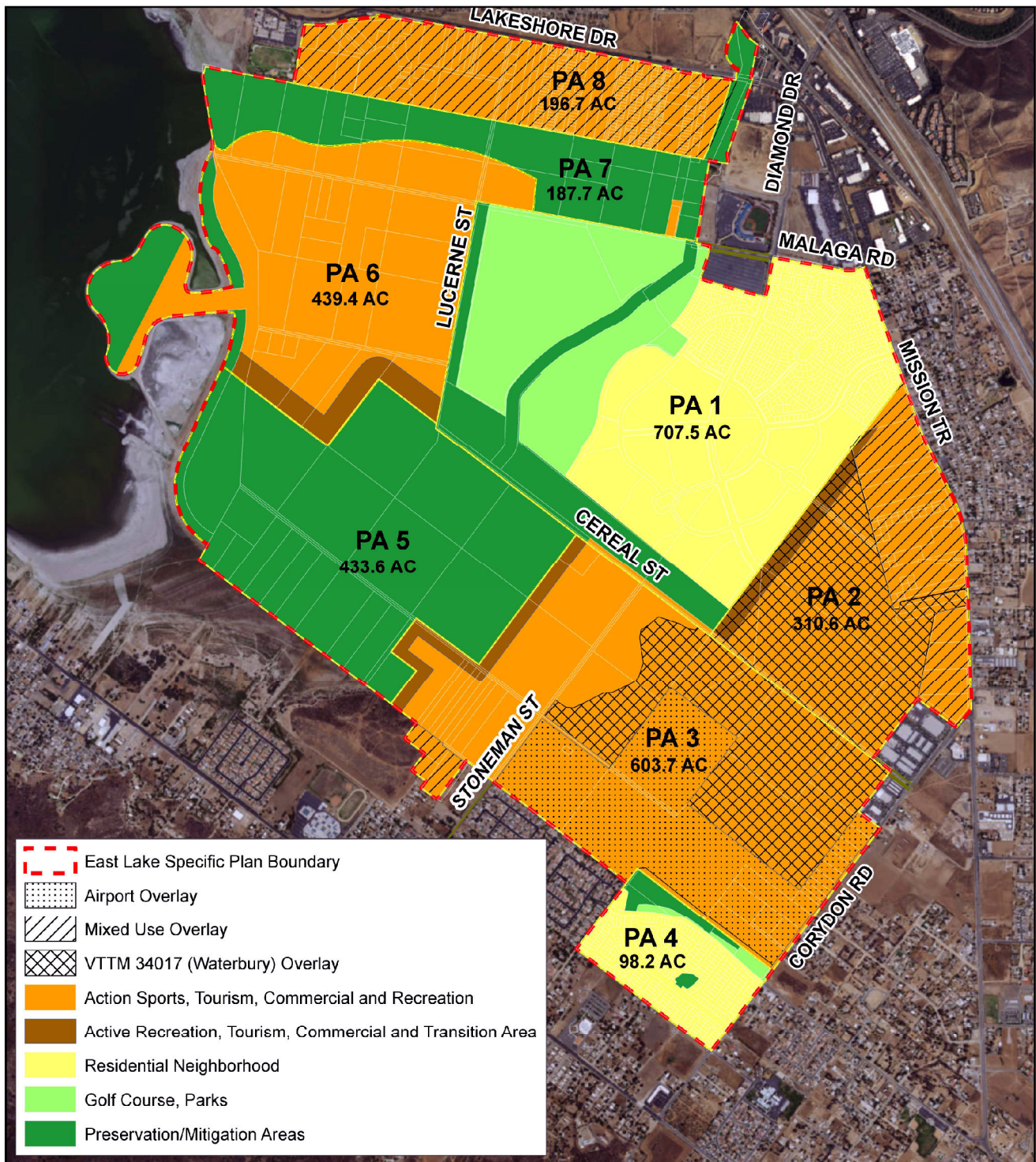


SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE , SPAs 1-10



CONSOLIDATED EAST LAKE SPECIFIC PLAN LAND USE PLAN - ADOPTED APRIL 13, 2013

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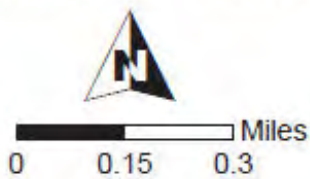
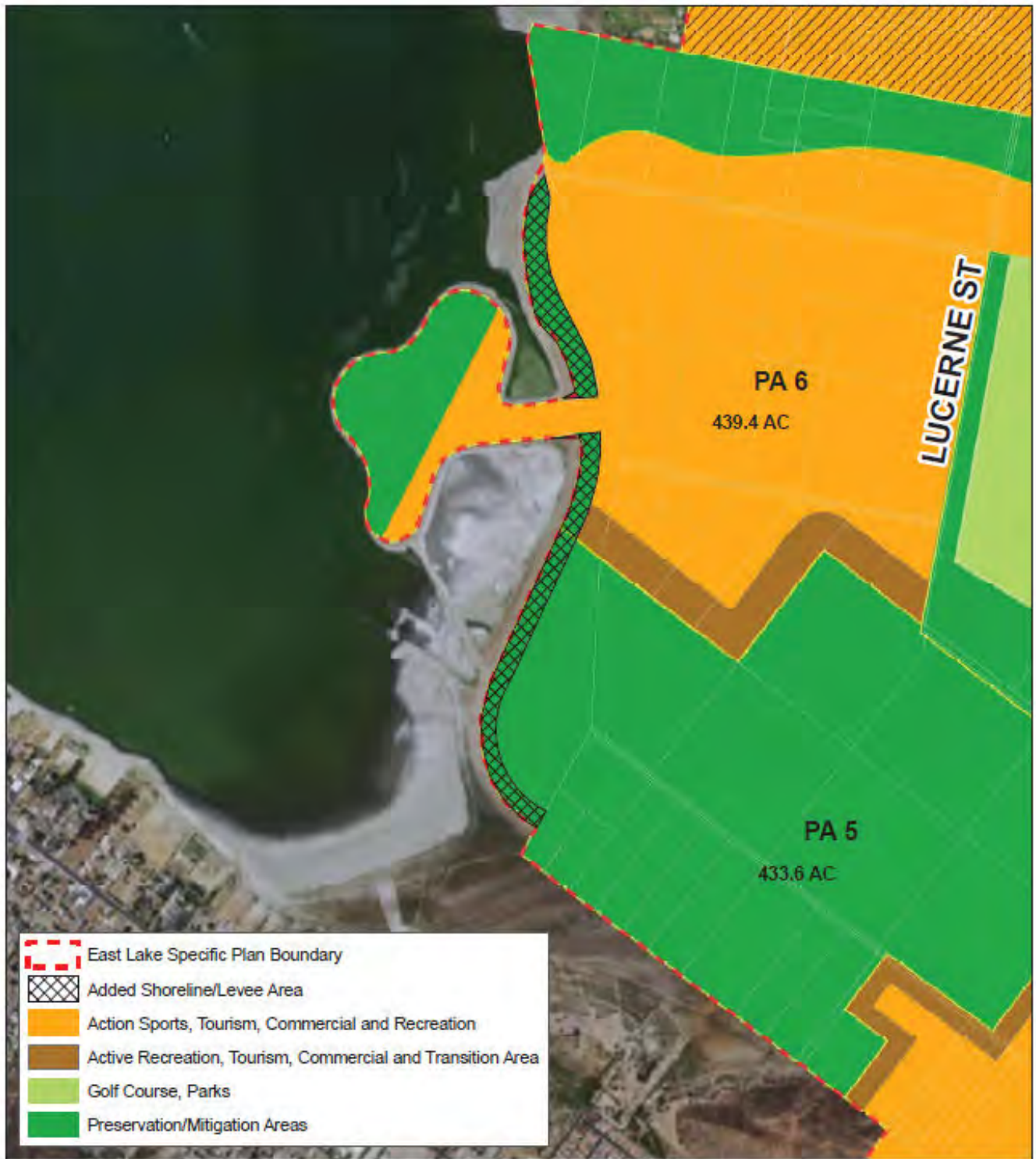


**FIGURE 2-1
LAND USE PLAN**

Prepared by:
City of Lake Elsinore GIS
November 9, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83



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ADDED SHORELINE/LEVEE AREA



Prepared by:
City of Lake Elsinore GIS
September 27, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

Added Shoreline / Levee Area, Figure 3-4a

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Table 3-2. East Lake Specific Plan Development Targets by Planning Area

Planning Area	Acres	Development Target
Planning Area 1	707.5	
Golf Course (The Links at Summerly)		1
Hotel ¹		1 (90 rooms) ¹
Residential Neighborhood		1,979 dwelling units
Preservation/Mitigation ¹²		100.43 acres
Planning Area 2²	310.6	
Active Recreation 2 Uses ^{5,7}		0-1
Commercial/Industrial		290,000 sq.ft.
Hotel ¹		1 (150 rooms)
Residential with Mixed Use Overlay		600 dwelling units
Restaurants		30,000 sq.ft.
Planning Area 3³	603.7	
Active Recreation 1 Uses ^{4,6}		0-1
Active Recreation 2 Uses ^{5,7}		1-2
Commercial		100,000 sq.ft.
Hotel ¹		1 (150 rooms) ¹
Restaurants		30,000 sq.ft.
<u>Private Recreational Airport Facility</u> Skydive Airport ⁶		1
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Preservation/Mitigation ¹²		20.46 acres
Planning Area 4	98.2	
Residential Neighborhood		311 dwelling units
Park		1
Preservation/Mitigation ¹²		11.73 acres
Planning Area 5	422.6433.6	
Preservation/Mitigation ¹²		422.6 433.6 acres
Planning Area 6	425.2439.4	
Active Recreation 1 Uses ^{4,6,10}		0-1
Active Recreation 2 Uses ^{5,7,10}		0-1
Action Sports 1 Uses ^{6,8}		1
Action Sports 2 Uses ^{6,9}		1
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Commercial		10,000 sq.ft.
Hotel ¹		1 (150 rooms) ¹
Restaurants		7,500 sq.ft.

Preservation/Mitigation ¹²		84.38 acres
Planning Area 7	187.7	
Action Sports Uses		8.3 acres
Preservation/Mitigation ¹²		174.4 acres
Planning Area 8	196.7	
Commercial		58,000 sq.ft.
Residential within Mixed Use Overlay		750 dwelling units
NOTES: ¹ Maximum total of 4 hotels with a maximum of 540 rooms. Each individual hotel may exceed the number of rooms identified; provided however that the total number of hotel rooms within the East Lake Specific Plan does not exceed 540 rooms. ² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Target would be 2,229 dwelling units, up to 250,000 square feet of Commercial uses and up to 10,000 square feet of restaurants. ³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target would be up to 75,000 square feet of Commercial uses, up to 20,000 square feet of restaurants, one hotel (maximum 150 rooms), one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Area). ⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex) ⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink). ⁶ Maximum of 1 of these facilities within ELSP. ⁷ Maximum of 3 of these facilities within ELSP. ⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event. ⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs. ¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6. ¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility. ¹² All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.		

3.4.3 Phasing

The amount of development, or land use yield, which is allowed under the Project's land use plan, is based on the development vision and design objectives of ELSPA No. 11, and the area's carrying capacity for development. Based on this vision, plan-wide development "targets" have been established for ELSPA No. 11, to be implemented through the land use designations and overlays. For this reason, the phasing program for the Project would be based upon the anticipated timing of these Development Targets. As development is initiated, infrastructure improvements as described below would be constructed prior to or concurrent with incremental development in a manner to maximize cost effectiveness and efficiency.

Infrastructure phasing would be keyed to street improvement phasing on the premise that all critical infrastructure components are installed as a part of the street construction/improvement process. The developer shall prepare and/or review all infrastructure planning and design and provide professional engineering judgment regarding adequacy of design, cost effectiveness and efficiency, subject to any reviewing agency's determination that agency design standards and health and safety requirements have been satisfied. Some of these improvements may be interim improvements until permanent facilities become available.

Table 3-3, East Lake Specific Plan Phasing, shows the anticipated development of the Project site taking place in two phases. However, the two phases do not necessarily indicate the sequence in which the East Lake Specific Plan will build out. For example, development identified in Phase 2 may actually develop prior to or concurrently with development identified in Phase 1. Development will occur in response to market demands and in accordance with the installation of infrastructure necessary to serve the development, including but not limited to roadways, public utilities including sewer availability, and regional drainage facilities¹. These two phases are briefly described as follows:

Phase 1: This phase includes that development within the specific plan anticipated to be completed within five years (by July 1, 2022). This phase also includes design and construction of the backbone circulation system (the extension of Malaga Road/Sylvester Street, Lucerne Street and Cereal Street) and related infrastructure (water, sewer and dry utilities) and improvements to make an existing permeable earthen berm impermeable for better hydrologic control over the Back Basin and Lake levels. The location of these Infrastructure Improvement Areas, referenced in this revised DEIR as “IIAs”, are shown on Figure 3-5. It is also expected that the 770-acre objective for MSHCP conservation in the Back Basin would be achieved.

Phase 2: This phase reflects completion of all development targets within the Project site by 2040. Any Phase 1 development that is not completed during the five-year Phase 1 period would be completed as part of Phase 2.

In addition to the infrastructure improvements discussed above, the Project would also include additional offsite improvements related to connecting to and/or upgrading offsite utility and roadway infrastructure.

¹ Development proposals will be evaluated for potential environmental impacts in accordance with the provisions of Section 10.7.2 of the ELSPA No. 11.

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Source: City of Lake Elsinore ELSPA No. 11 EIR

Infrastructure Improvement Areas, Figure 3-5

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Table 3-3. East Lake Specific Plan Phasing

Planning Area	Acres	Development Target	
		Phase 1	Phase 2
Planning Area 1	707.5		
Golf Course (The Links at Summerly)		1	
Hotel ¹		1 (90 rooms)	
Residential Neighborhood		1,979 dwelling units	
Preservation/Mitigation ¹²		100.43 acres	
Planning Area 2²	310.6		
Active Recreation 2 Uses ^{5,7}		0-1	
Commercial/Industrial		43,500 sq.ft.	246,500 sq.ft.
Hotel ¹			1 (150 rooms)
Residential with Mixed Use Overlay		300 dwelling units	300 dwelling units
Restaurants		4,500 sq.ft.	25,500 sq.ft.
Planning Area 3³	603.7		
Active Recreation 1 Uses ^{4,6}		0-1	
Active Recreation 2 Uses ^{5,7}		0-1	1-2
Commercial		30,000 sq.ft.	70,000 sq.ft.
Hotel ¹			1 (150 rooms)
Restaurants ⁶		4,500 sq.ft.	25,500 sq.ft.
<u>Private Recreational Airport Facility</u> Skydive Airport ⁶		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1	
Preservation/Mitigation ¹²		20.46 acres	
Planning Area 4	98.2		
Residential Neighborhood		311 dwelling units	
Park		1	
Preservation/Mitigation ¹²		11.73 acres	
Planning Area 5	422.6433.6		
Preservation/Mitigation ¹²		422.6 433.6 acres	
Planning Area 6	425.2439.4		
Active Recreation 1 Uses ^{4,6,10}		0-1	
Active Recreation 2 Uses ^{5,7,10}		0-1	
Action Sports 1 Uses ^{6,8}		1	
Action Sports 2 Uses ^{6,9}		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1	
Commercial			10,000 sq.ft.
Hotel ¹			1 (150 rooms)
Restaurants			7,500 sq.ft.

Preservation/Mitigation ¹²		70.1 84.4 acres	
Planning Area 7	187.7		
Action Sports Uses			8.3 acres
Preservation/Mitigation ¹²		174.4 acres	
Planning Area 8	196.7		
Commercial			58,000 sq.ft.
Residential within Mixed Use Overlay		325 dwelling units	425 dwelling units
NOTES: ¹ Maximum total of 4 hotels with a maximum of 540 rooms. Each individual hotel may exceed the number of rooms identified; provided however that the total number of hotel rooms within the East Lake Specific Plan does not exceed 540 rooms. ² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Target would be: Phase 1 – 500 dwelling units, 37,500 sq.ft. of Commercial uses and 1,500 sq.ft. of restaurants; Phase 2 - 1,729 dwelling units, up to 212,500 square feet of Commercial uses and up to 8,500 square feet of restaurants. ³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target would be: Phase 1 - 11,250 square feet of Commercial uses, 3,000 square feet of restaurants, one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Area); Phase 2 – up to 63,750 square feet of Commercial uses, up to 17,000 square feet of restaurants, and one hotel (maximum 150 rooms). ⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex) ⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink). ⁶ Maximum of 1 of these facilities within ELSP. ⁷ Maximum of 3 of these facilities within ELSP. ⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event. ⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs. ¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6. ¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility. ¹² All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.			

3.4.4 Specific Plan Land Use Category Descriptions

In order to ensure the orderly and sensible development of the land uses proposed for the Project, land use planning and design standards have been incorporated into the Specific Plan document. These land use planning and design standards would assist in accommodating the proposed development and provide adequate transitions to neighboring land uses. Please refer to the ELSPA No. 11, Appendix D of this EIR, for a list of the Project-wide development standards.

The following paragraphs provide brief descriptions of the land use categories used in the ELSPA No. 11, which are displayed in Figure 3-4, Proposed Land Use Plan. Further details about permitted uses and development standards for each category may be found in the ELSPA No. 11, Appendix D of this EIR.

3.4.4.1 Action Sports, Tourism, Commercial and Recreation

This category is the main focal point of the proposed Project. It provides for a wide range of extreme sports and accessory manufacturing, service and retail uses. It includes the potential for an Outdoor Concert Venue (10,000 attendees maximum) at the Active Recreation 1 site. The circulation system of

the Project provides access to the venues and uses for both residents and tourists. Existing comparable land uses within the Project site include a private recreational airport (Skylark Airport)~~skydiving facility~~, Lake Elsinore Motocross Park and The Links at Summerly golf course.

3.4.4.2 Active Recreation, Tourism, Commercial and Transition Area

This category is intended to provide land uses that would serve as a buffer between the more intense activities within the Action Sports, Tourism, Commercial and Recreation land use designation and the adjacent Preservation/Mitigation Areas and Residential Neighborhoods. It provides for sports and accessory service and retail uses, and open space uses. This land use designation also identifies locations where managed open space set-asides could be located.

3.4.4.3 Golf Course, Parks

The Links at Summerly Golf Course

The Links at Summerly Golf Course is located in Planning Area 1, immediately west of the Summerly Residential Neighborhood. It is located southwest of the Malaga Road and Diamond Drive intersection. It has already been constructed and is operational.

Located on both sides of the San Jacinto River corridor, this area identifies the nearly 7,000-yard, 18-hole, par 72 traditional Scottish-style golf course which was built as part of the Summerly development. In addition to the golf course and its related facilities, this area includes natural open space and water quality natural treatment system basins, as well as flood retention and biological habitat areas.

Serenity Park

Located in Planning Area 4 immediately north of the Serenity Residential Neighborhood, Serenity Park is an approximately 5.5-acre City of Lake Elsinore owned park facility located at 19685 Palomar Street. It is nearing completion and features two 1/2 court basketball courts, a tennis court, a skate park, bike park, dog park and an informal field. Other amenities include play equipment, picnic tables, bicycle rack, restrooms, off-street and street side parking.

The Serenity Skate Park features include bump to bump, a-frame, hubbas, hips and bowled corners, a step-up, banks and quarter pipes. It also includes a multi-level peanut bowl with shallow and deep ends, connected by a waterfall.

The Serenity Bike Park and Dog Park features include a bicycle pump track, both large dog and small dog park areas, shade structures, benches and trash receptacles, drinking fountains, and a lighted paved parking lot.

Summerly Community Park

Located on the west side of the San Jacinto River Corridor in Planning Area 1, this 24-acre park will be completed in three phases. Construction of Phase 1 has begun.

Upon completion, Summerly Community Park would have a wide variety of amenities including:

- Four baseball fields, lighted with shaded dugouts, bleachers, fenced bullpens and a score table
- Restrooms, park storage and a concession stand
- Two large group picnic pavilions and lawn areas
- Soccer field with sloped turf for spectators
- Basketball court with a shade pavilion and bench seating
- Skate park (approximately 10,000 sq. ft.) - the City's 3rd skate park
- Two tennis courts
- Outdoor event circle with picnic tables
- Dog park with separate areas for small and large breeds
- Two shaded play parks, one for ages 2-5 and one for ages 5-12
- Picnic tree groves with open play areas

3.4.4.4 Preservation/Mitigation Areas

Negotiations between the County of Riverside, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife in 2004 resulted in a plan-agreement to preserve 770 acres of the Back Basin portion of the Project site as open space ("770 Plan").

In order to meet the requirements of the 770 Plan, the Project designates Planning Area 5 and Planning Area 7 and smaller portions of other planning areas as Preservation/ Mitigation Areas. Included in these Preservation/Mitigation Areas are the following specific portions of the Project site:

- Wetland Mitigation Area
- San Jacinto River Corridor and River/Lake Corridor
- Lake Elsinore Inlet Channel
- "Australia" Vernal Pool Mitigation Area
- "T" Peninsula Mitigation Area
- Open Space Buffers
- Planning Area 2 Transition Area (if required)
- Serenity Residential Neighborhood Preservation/Mitigation Areas

3.4.4.5 Residential Neighborhood

Summerly Residential Neighborhood (TR 31920-1 through -~~2516~~)

The Summerly Residential Neighborhood in Planning Area 1 is a single-family residential area that is being developed pursuant to Tentative Tract Map No. 31920. It is partially developed and undergoing additional phases of construction. It is located in the central portion of the Project site, east of The Links at Summerly Golf Course, south of the intersection of Mission Trail and Malaga Road and on both the east and west sides of Diamond Drive.

The Summerly development was approved as Amendment No. 6 to the ELSP on July 27, 2004 and was adopted by Ordinance No. 1126 on August 24, 2004. Amendment No. 6 of the ELSP provided for a maximum of 1,955 dwelling units in the Summerly portion of the Specific Plan. On August 13, 2013, the

City Council approved Amendment No. 10 of the ELSP, which increased the maximum number of dwelling units in this area to 1,979. Amendment No. 10 was adopted by Ordinance 2013-1316 on August 27, 2013. An Erratum to Amendment No. 6 was approved on April 26, 2016 which changed the land use designation of lot 18 from RES-1 to RES-2, revised the lot boundary between lots 18 and 19, and modified development standards.

The City Council approved Tentative Tract Map (TTM) 31920, implementing Amendment No. 6 on July 27, 2004 and a Revised Tentative Tract Map was approved concurrently with the approval of Amendment No. 10.

The Summerly Residential Neighborhood as implemented by TTM 31920 includes ~~two~~^{one} residential densities, recreational facilities, landscaping lots and public streets.

Serenity Residential Neighborhood (TR 30846, TR 19344-1, TR 19344-2 AND TR 19344-3)

The 78.2-acre Serenity Residential Neighborhood in Planning Area 4 is a developed single-family residential area that was developed pursuant to two subdivision approvals: Tract Map No. 19344 and Tract Map No. 30846. It is located at the southeast corner of the Project site, northwest of Corydon Street and south of Cereal Street.

Tentative Tract Map (TTM) No. 19344 was approved by the Riverside County Board of Supervisors in 1985. TTM 19344 was then annexed into the City of Lake Elsinore in 1986. Three phases of the tentative tract map (TR 19344-1, TR 19344-2 and TR 19344-3) were recorded on May 20, 1988 creating 89 single-family residential lots with a minimum lot size of 6,000 square feet. The balance of TTM 19344 was not recorded and expired in 1991.

The Serenity development (Tract 30846) was a resubmittal of the expired portion of TTM 19344 and was approved by the City Council on August 26, 2003 and recorded on December 30, 2004. The Serenity development consists of 222 single-family residential units with lot sizes ranging from 6,000 square feet to 12,676 square feet. The average lot size is 6,249 square feet and the average density is 3.5 dwelling units per acre.

The total number of homes in the Serenity Residential Neighborhood is 311 units.

3.4.4.6 Airport Overlay

The Airport Overlay designation identifies the ~~potential lands~~ in Planning Area 3 ~~to relocate the existing Skylark Airport, as proposed~~ shown as a private recreational airport facility in the original ELSP adopted in 1993.

The Airport Overlay is located in the southeast portion of the East Lake SP, northwest of the intersection of Corydon Street and Palomar Street. It is within Planning Area 3, and contains approximately 197 acres. This airport facility is intended for private use, and may support recreational air sport activities upon permission by the airport owner. The airport facilities are planned to include a take-off and landing strip, terminal facilities, and associated industrial uses. These associated uses may include facilities such as

warehouses, storage facilities, maintenance and repair facilities, and hangars. Approximately 47 acres within the airport area would be set aside as part of the multi-species habitat corridor. The Airport Overlay is used for flood storage as well.

3.4.4.7 Mixed Use Overlay

The Mixed Use Overlay is a land use option within Planning Areas 2 and 8. The Overlay acknowledges the fact that the location of the underlying Action Sports, Tourism, Commercial and Recreation land use would determine the attractiveness of properties to certain potential developers of various types of projects. The ELSPA No. 11 provides as much flexibility as is feasible. The Mixed Use Overlay reflects historic land use designations within the overlay areas and offers land owners an option to develop residential and commercial uses in addition to those described in the Action Sports, Tourism, Commercial and Recreation land use designation in the event that some future residential and/or commercial projects become more marketable in these overlay areas.

3.4.4.8 VTTM 34017 (Waterbury) Overlay

The Waterbury development in Planning Areas 2 and 3 was approved as Amendment No. 8 to the ELSP on December 13, 2005 and was adopted by Ordinance No. 1166 on January 10, 2006. Concurrently, the City Council approved Vesting Tentative Tract Map (VTTM) 34017.

Waterbury is located in the eastern portion of the Project site, south of the Summerly development, north of Corydon Road and west of Mission Trail. The ~~Skylark Airport~~ existing private recreational airport is located adjacent to the south.

VTTM 34017 implements the Waterbury project. It was approved with a 24-month initial life by the Lake Elsinore City Council on December 13, 2005; for a total of 611 single-family detached dwelling units, with four lots designated for future development with 1,018 high density residential dwelling units. A three-year (36-month) Extension of Time approved by the City Council on March 25, 2008, extended the life of map to December 13, 2010.

Since VTTM 34017 had not expired as of the July 15, 2008 effective date of SB 1185 (Gov. Code Section 66452.21) an additional year was added to the map, extending its life to December 13, 2011. AB 333 (Gov. Code Section 66452.22) granted two additional years to any map that had not expired prior to July 15, 2009. Therefore, the expiration date of VTTM 34017 was extended to December 13, 2013. Additionally, AB 208 (Gov. Code Section 66452.23) extended the life of any tentative map which had not expired as July 15, 2011 by two more years. Therefore, VTTM 34017 was extended to December 13, 2015. With the enactment of AB 116 (Government Code Section 66452.24) on July 11, 2013, an additional two years was added to the life of any map which was approved on or after January 1, 2000 and that had not expired prior to July 11, 2013. Therefore, VTTM 34017 now has an expiration date of December 13, 2017.

The purpose of the VTTM 34017 (Waterbury) Overlay is to recognize the ongoing ability to develop this portion of the Project site in accordance with the approved design of the Vesting Tentative Tract Map and the adopted VTTM 34017 conditions of approval. However, if a final map is not approved prior to the

expiration of VTTM 34017, the development standards set forth in VTTM 34017 (Waterbury) Overlay shall expire and any future implementing development project within this Overlay area shall instead comply with the land uses and development standards of the Action Sports, Tourism, Commercial and Recreation land use designation or the Alternative Planning Area 2 Overlay Land Use Designations.

The Waterbury project as implemented by VTTM 34017 included three residential densities, recreational facilities, developed open space, landscaping lots and public streets.

Alternative Planning Area 2 Overlay Land Use Designations

The Alternative Planning Area 2 Overlay Land Use Designations would apply to portions of Planning Area 2 as shown only if a final map is not approved prior to the expiration of VTTM 34017 and the development standards set forth above for the VTTM 34017 (Waterbury) Overlay expire. Two overlay designations are identified: Mixed Use Overlay and Light Industrial Overlay. This alternative is shown on Figure 3-6, Proposed Alternative Planning Area 2 Overlay Designations.

Mixed Use Overlay

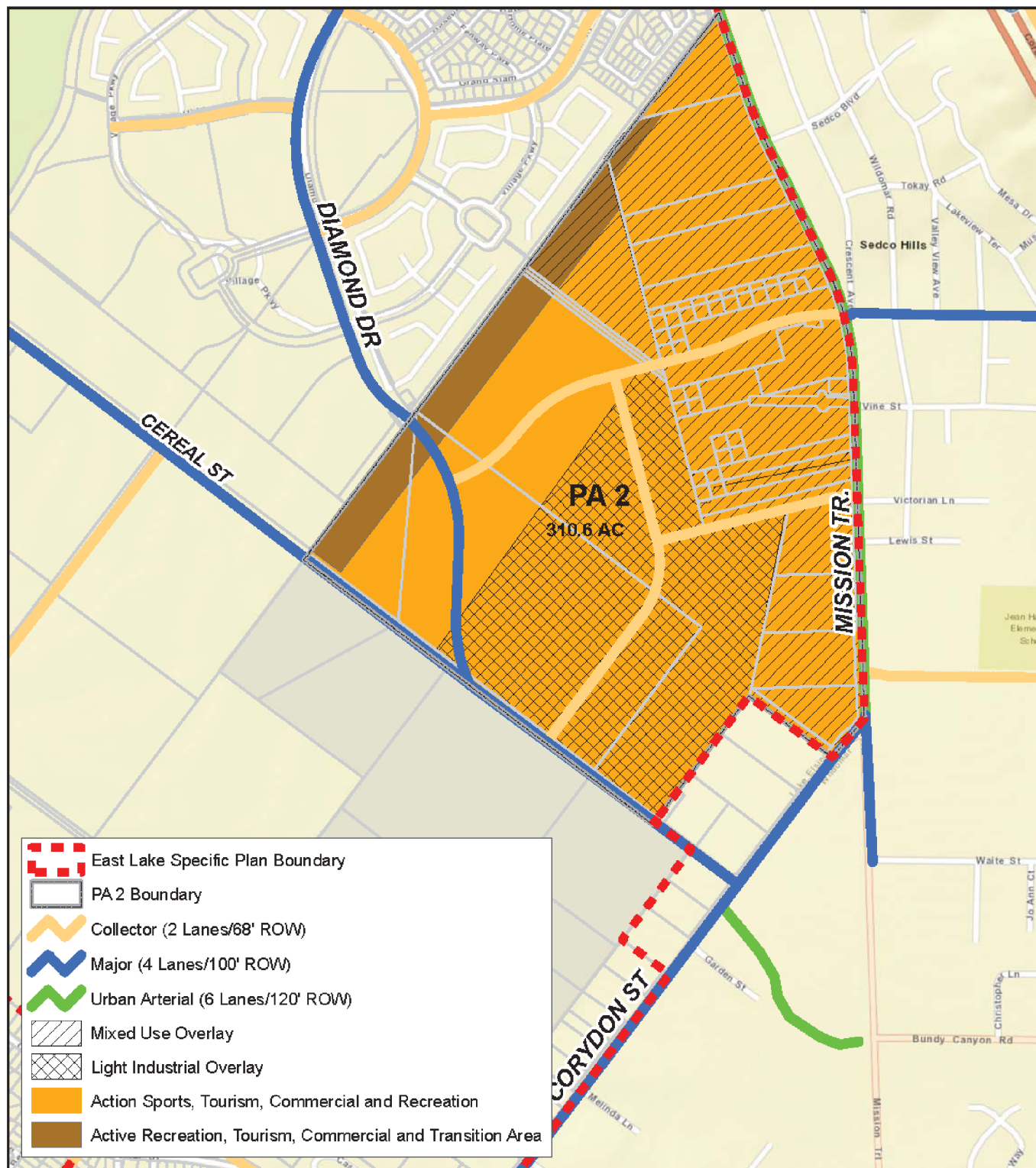
These areas may be developed pursuant to the Mixed-Use Overlay provisions set forth above in Section 3.5.4.7.

Light Industrial

The intent of the Light Industrial Overlay is to reserve locations within the Project site for certain categories of light industrial uses that are relatively free of nuisance or hazardous characteristics. This overlay also includes appropriate development criteria to assure a superior appearance of all structures and uses as well as provisions for the proper inclusion of landscaping and buffer features.

Uses permitted in the Light Industrial shall include those businesses which are conducted entirely within a completely enclosed building, and maintain an exterior environment free from odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, and the storage of hazardous waste. Each business shall be evaluated in terms of its operational characteristics and specific site location.

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0 0.125 0.25 Miles



ALTERNATIVE PLANNING AREA 2 OVERLAY DESIGNATIONS



Prepared by:
City of Lake Elsinore GIS
February 15, 2017
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

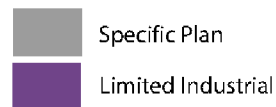
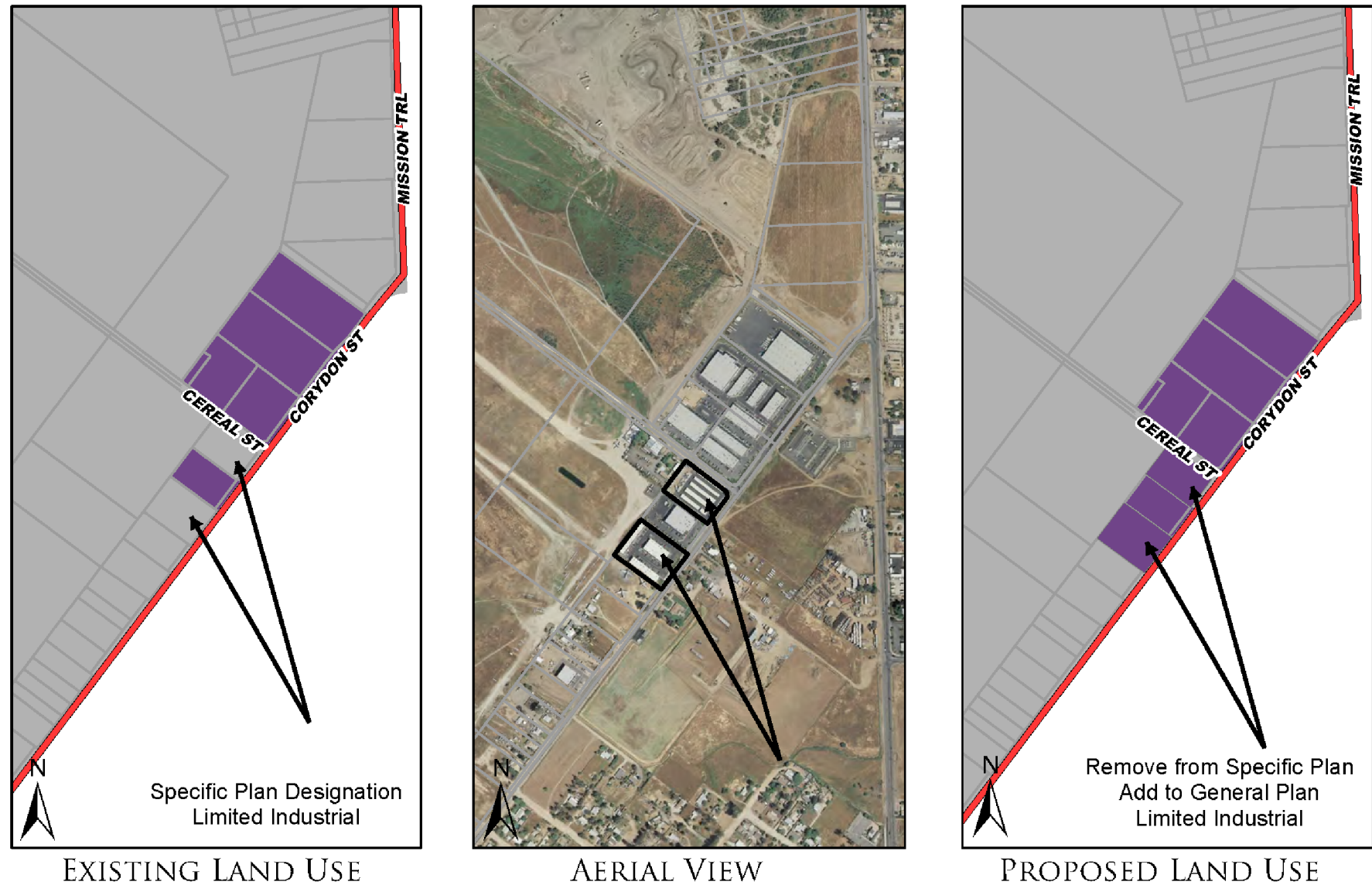
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3.5 Discretionary Actions/Approvals

The City is seeking the following discretionary approvals:

- General Plan Amendment: The City proposes to amend the General Plan Circulation Element and make minor modifications to the Project site boundary, including:
 - Removal of the Limited Industrial properties along Corydon from the ELSP Project site. These properties would join existing development adjacent with General Plan Limited Industrial designations (Figure 3-7, GPA Limited Industrial Properties Removal).
 - Add the Inlet Channel from Auto Center Drive (north) to the Lake (west) into the ELSP Project site, changing its General Plan designation from Floodway to Specific Plan (Figure 3-8, GPA Inflow Channel Incorporation).
 - Amend the General Plan Circulation Element to incorporate the following ELSP road designations (as shown on Figure 3-9, GPA Circulation Element Amendment):
 - Designate portions of Cereal Street, Lucerne Street and Malaga Road/Sylvester Street as Major Streets Collector/Modified Collector Roadways.
 - Designate Stoneman Street as a Collector Street.
 - Designate two additional road segments within the Summerly development as Collector Streets.
- East Lake Specific Plan Amendment No. 11: The City proposes to amend the existing ELSP to overhaul approved land uses, development regulations, circulation, drainage, and architectural guidelines in order to streamline development and make the ELSPA No. 11 document user-friendly. The proposed Project also includes clearances for constructing backbone infrastructure improvements within the Infrastructure Improvement Areas shown on Figure 3-5 and listed as follows:
 - Provide the necessary backbone infrastructure (roads, water, sewer, dry utilities) to facilitate proposed land uses in the Project vicinity generally along Cereal Street, Lucerne Street, and Malaga Road/Sylvester Street;
 - Make an existing permeable earthen berm/levee impermeable for better hydrologic control over the Back Basin and Lake levels.
- Zone Change No. 2017-03: In order to implement the changes to the General Plan's Land Use Plan proposed by General Plan Amendment No. 2016-01, the City also proposes to make the following related zone changes:
 - Change the zoning of the Inlet Channel from Auto Center Drive (north) to the Lake (west) into the ELSP Project site from F (Floodway) to SP (Specific Plan).
 - Change the zoning of the two Limited Industrial properties along Corydon that are being removed from the ELSPA 11 Project site from SP (Specific Plan) to M-1 (Limited Manufacturing). This zoning is the same as that of the adjacent developed properties that are not within the East Lake Specific Plan.

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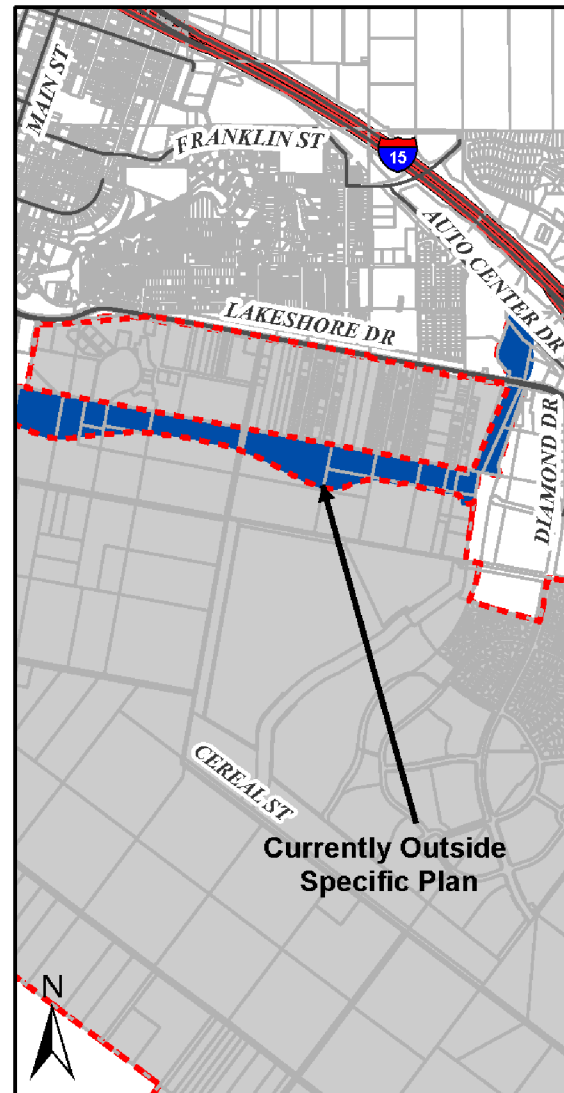


GPA 2016-01 LAND USE ELEMENT AMENDMENT

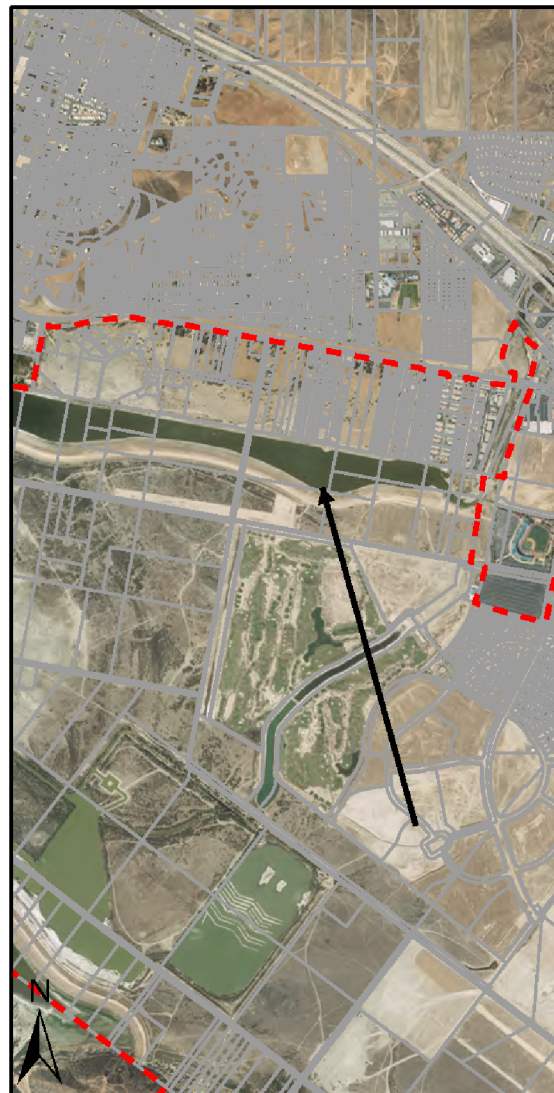


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MARCH 27, 2017
DATA SOURCES:
CITY OF LAKE ELSINORE GIS
COUNTY OF RIVERSIDE GIS

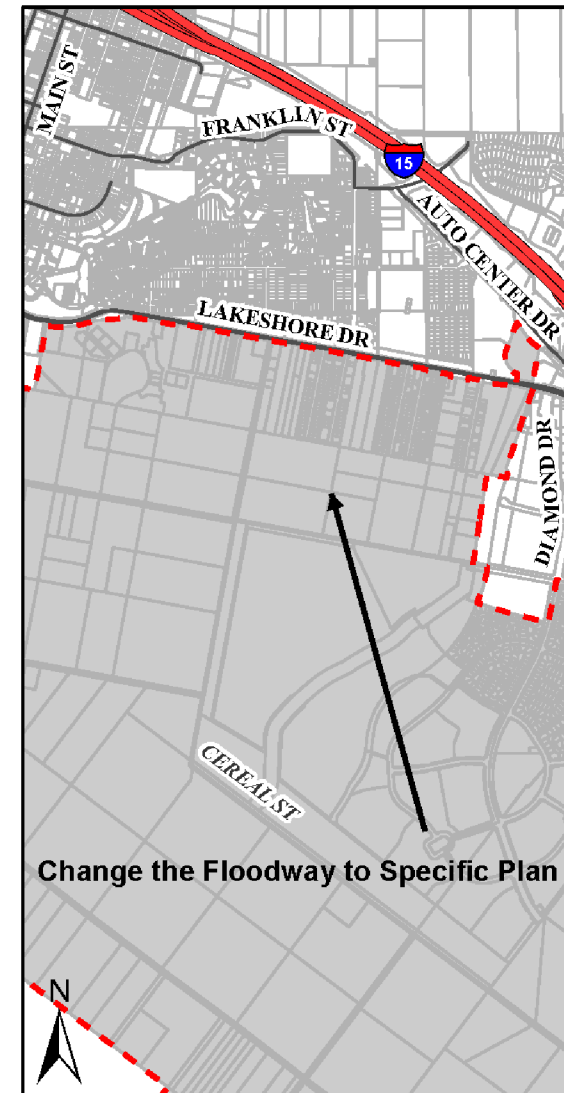
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EXISTING LAND USE



AERIAL VIEW



PROPOSED LAND USE

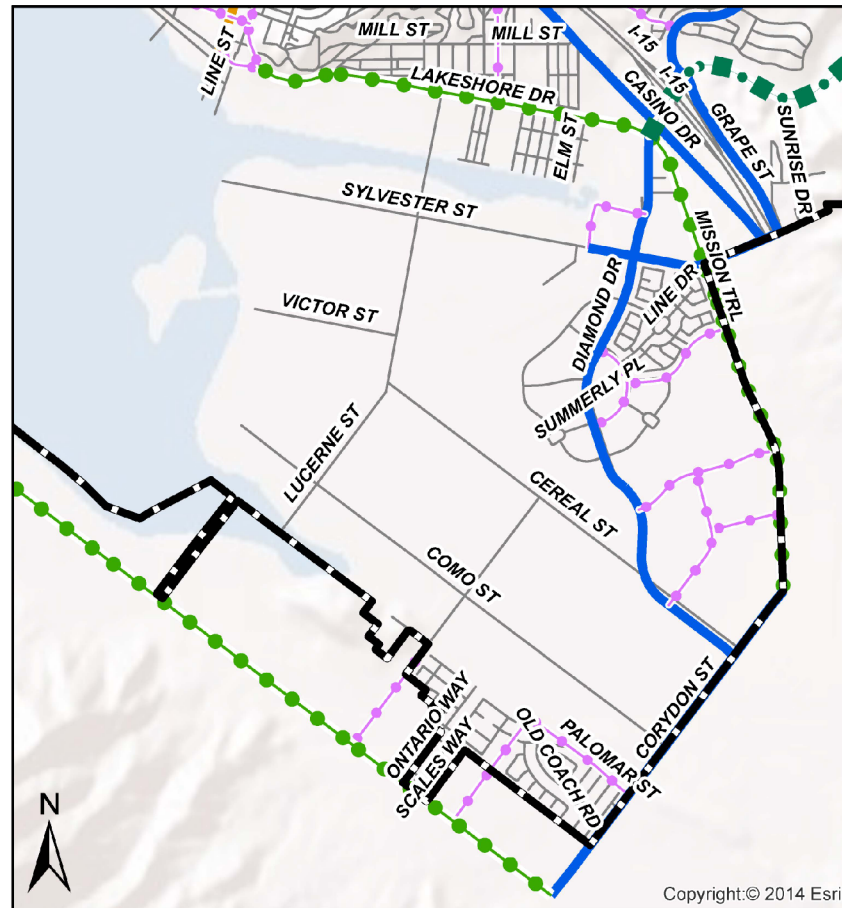


GPA 2016-01 LAND USE ELEMENT AMENDMENT

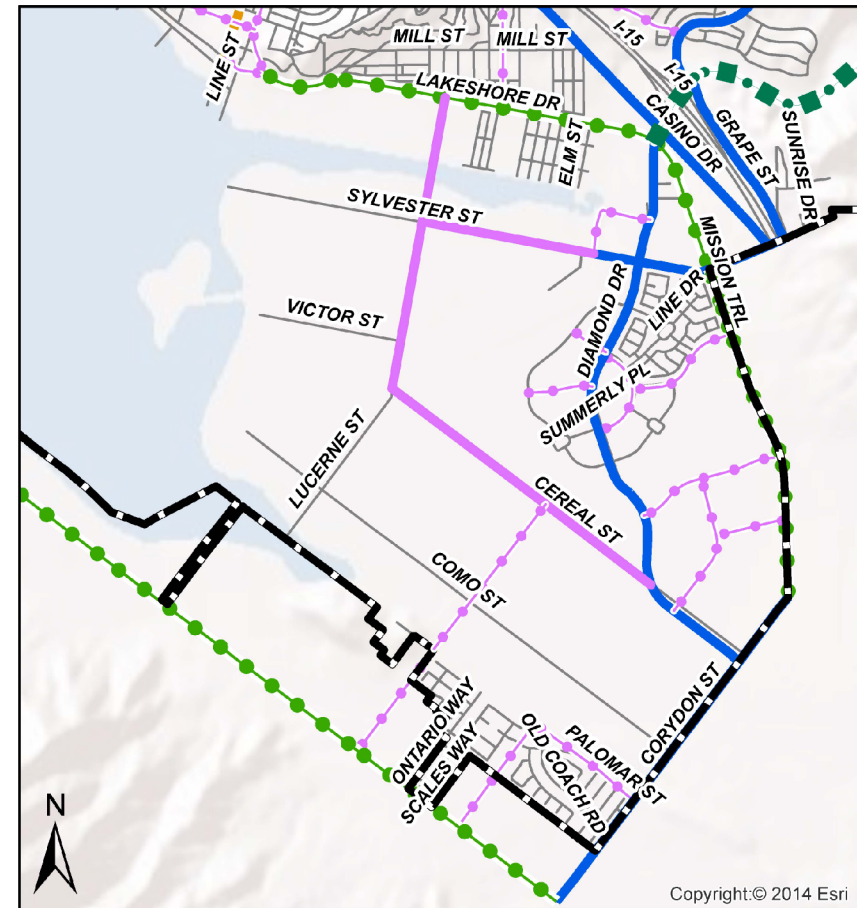


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MARCH 27, 2017
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COUNTY OF RIVERSIDE GIS

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EXISTING GENERAL PLAN CIRCULATION ELEMENT



PROPOSED GENERAL PLAN CIRCULATION ELEMENT

- Augmented Urban Arterial (8-Lanes)
- Urban Arterial (6-Lanes / 120' R.O.W.)
- Major (4-Lanes / 100' R.O.W.)
- Secondary (4-Lanes / 90' R.O.W.)
- Collector (4-Lanes / 68' R.O.W.)
- Collector (2-Lanes / 68' R.O.W.)



GPA 2016-01 CIRCULATION ELEMENT AMENDMENT



PREPARED BY:
CITY OF LAKE ELSINORE GIS
OCTOBER 5, 2017
DATA SOURCES:
CITY OF LAKE ELSINORE GIS
COUNTY OF RIVERSIDE GIS

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3.5.1 Adoption of East Lake Specific Plan, Amendment No. 11

This EIR presents an analysis of the environmental effects of the adoption and implementation of ELSPA No. 11; specifically evaluating the physical and land use changes from potential development that could occur. Additionally, the EIR sets out any required mitigation measures needed to minimize or eliminate identified project impacts. The EIR preparation effort includes the preparation and adoption of a Mitigation Monitoring and Reporting Plan (MMRP) in accordance with Section 21081.6 of CEQA and Section 15097 of the CEQA Guidelines to ensure that the mitigation measures identified in an Environmental Impact Report are implemented.

3.5.2 Future Implementing Development Projects and Backbone Infrastructure Improvements

The EIR serves as the required environmental documentation for this Specific Plan Amendment, the concurrent General Plan Amendment, some future implementing development projects within the Project site, as well as backbone infrastructure within the IIAs. The EIR addresses the development of the Project site at full buildout consistent with the many Planning Areas and takes into account that development will occur incrementally over a number of years.

The City intends to use the streamlining and tiering provisions of CEQA to the extent reasonably feasible so that future environmental review of future implementing development projects and backbone infrastructure within the IIAs can be carried out expeditiously and without the need for repetitive and redundant environmental review.

Thus, for some future implementing development projects, this EIR will assist the City in making environmentally-informed decisions on those projects. If, when considering these future implementing development projects, the City may determine that the proposed development would not result in new impacts or require additional mitigation triggering the need for a subsequent EIR as discussed in Section 15162 of the State CEQA Guidelines.

In many cases, however, site-specific environmental issues are not fully known until subsequent design occurs, which may lead to the need to prepare project-level environmental documentation at that time. When considering the applicability of the streamlining provisions under CEQA, the City would consider whether such future implementing development projects may have impacts which are peculiar to that project or its site, whether the project may result in impacts which were not fully analyzed in the EIR, or which may result in impacts which are more severe than have been identified in the EIR. Should any of these factors apply, more detailed project-level environmental review may be required.

As mentioned above, as detailed in Section 15162 of the CEQA Guidelines, subsequent EIRs may be required for future implementing development projects within the Project site if:

1. Substantial changes are proposed by the implementing project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the implementing project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- a. The implementing project would have one or more significant effects not discussed in the previous EIR;
- b. Significant effects previously examined would be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the implementing project, but the implementing project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the implementing project proponents decline to adopt the mitigation measure or alternative.

In cases where some minor technical changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, the City may require the preparation of an addendum to the previously certified EIR. An addendum need not be circulated for public review but can be included in or attached to the final EIR as described in Section 15164 of the CEQA Guidelines. The decision-making body must consider the addendum and the final EIR prior to making a decision on the implementing project as updated by the addendum.

In other cases with more substantive minor technical changes or additions are necessary to make the previous EIR adequately apply to the implementing project in the changed situation (i.e. after years have passed or conditions/Project have experienced minor change) and where provisions of Section 15162 are not triggered, the City may require a supplement to the EIR be prepared. A supplement to an EIR shall be given the same kind of notice and public review as is given to a ~~draft~~ DEIR. The supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR. The decision-making body must consider the supplement and the final EIR prior to making a decision on the implementing project as updated by the supplement.