

## EAST LAKE SPECIFIC PLAN



### Project Overview

VCS prepared the EIR and supported City staff with development of the East Lake Specific Plan. The overall goal of this project is to transform the 2,950-acre Lake Elsinore Back Basin into an economically vibrant, attractive community with a mix of uses that meets biological resource protection requirements and provides flood management. This area is particularly challenging due to the local hydrology, presence of environmental resources, complex regulatory requirements and multiple landowners within the planning area. Because of the unique nature of this project area, VCS has worked closely with stakeholders throughout the project.

LOCATION:	Lake Elsinore, California
PROPONENT:	City of Lake Elsinore
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START DATE:	September 2014
END DATE:	December 2017

### Goals and Objectives

- 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.
- 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.
- Protect the natural resources in the Back Basin and maintain flood storage capacity.
- Stimulate private sector investment in the East Lake area.
- 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.
- 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.
- 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.
- 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.
- 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.