

Community Information

Eastlake





EastLake

It just feels like home. One stroll through the streets of EastLake and you'll sense it. There's something in the air here. It began in 1986 when we opened our first neighborhoods on these 3,200 acres of land just south of San Diego in the City of Chula Vista. We had a clear vision to create a community that has everything a family would ever need — schools, parks, stores, business centers — within a single area. Most importantly, we wanted to create a community that's safe, serene and supportive of healthy, happy living. All while being just far enough from downtown San Diego to feel separate from the city yet just close enough to be convenient. EastLake is minutes from freeway connections to downtown San Diego, Lindbergh International Airport, Los Angeles, and Mexico.

The country-like living has suited residents well. In fact, EastLake has been voted San Diego's best new home community in The San Diego Union-Tribune reader's poll every year since 1997. And it keeps getting better with our newest neighborhoods: EastLake Vistas and The Woods by EastLake are a culmination of years and years of design and development — combining everything we know in two remarkable neighborhoods. The Woods turns the idea of a master-planned community into an art form. Click on the logos for more information. Or for a better understanding of the EastLake community as a whole, take a virtual tour. We think you'll like what you see and feel.



Tour of EastLake

City Close, Country Quiet: Where are we? EastLake offers the best of both worlds—peaceful country-style living and easy access to downtown San Diego, the beaches, and some of San Diego's major attractions.

Serene. Easy: In EastLake, you get a feeling of living close to nature while enjoying all the comfort and convenience of home.

Safe. Secure: EastLake was designed with safety and security top-of-mind. Homes built in neighborly enclaves make it easy to look out for one another—a commitment to safety is backed by private patrols. Peace-of-mind lets residents get out and enjoy great amenities like EastLake Country Club.

Country Club Living: EastLake residents enjoy having a championship 18-hole golf course within the neighborhood. Whether you love to play golf, get a glimpse of the green on your morning walk, or just enjoy the spectacular views, you're sure to delight in the country club lifestyle.

Parks and Recreation: EastLake residents enjoy unsurpassed recreational opportunities including golf, tennis, swimming, fishing, jogging, hiking and cycling. The community features a number of public parks as well as private parks created exclusively for EastLake residents.

Events and Activities: Over the past decade, EastLake has successfully created a true sense of community among its residents. Family events like the Easter Egg Hunt, Fourth of July Fireworks and Summer Concerts in the Park bring neighbors together and make EastLake feel like a real hometown.





Arts, Culture and World Class Facilities

World-class athletes call EastLake home while training at the U.S. Olympic Training Center. Part of our public schools, EastLake is also home to a Public Library and a Performing Arts Center that showcases live local and national productions.

Schools/Education

EastLake has 6 beautiful public schools: EastLake Elementary in EastLake Hills, Olympic View Elementary and EastLake High School in EastLake Greens, Arroyo Vista Charter Elementary in EastLake Trails, EastLake Middle School and Salt Creek Elementary located in The Woods. All are stimulating centers for learning, featuring state-of-the-art facilities. The high-quality public education offered in EastLake is enhanced through the fundraising efforts of the EastLake Educational Foundation.

Convenient Shopping and Services

EastLake offers its own convenient shopping, dining, and services. There's no need to leave EastLake to stock up on household supplies, meet a friend for coffee or a leisurely dinner in one of several restaurants, do personal banking or the weekly grocery shopping. With five shopping centers open and one more planned, everything is just around the corner and within walking distance.

EastLake Business Center

If you're looking for a place to locate your business, keep in mind the EastLake Business Center, a full-service business park with the essential ingredients for your company's success. EastLake residents benefit from the convenient U.S. Post Office, several medical and general business offices, and day care facilities located in the center. Dynamic international businesses have located in the EastLake Business Center including Hitachi Home Electronics North America, Leviton Manufacturing, and DNP. The EastLake Design District opened in 2006 adding even more services and shopping opportunities close to home for EastLake residents.

Resident Net

You may have noticed the "Residents Only" portion of EastLake.net. This is an interactive Web site exclusive to EastLake residents. The "Resident Net" provides up-to-date information on community events, provides links to EastLake schools and teachers, and offers interactive bulletin boards for topics ranging from garage sales and babysitters to carpools and favorite recipes.

Residents also have the ability to get on-line answers to questions about the community homeowner's association and other important issues.

Future Development

One of the best things about living at EastLake is that it just keeps getting better. Future development plans include...

- Olympic Parkway, providing additional East-West access to and from EastLake and a more direct access to the south, opened in November 2002.
- State Route 125, opened in late 2007, provides direct, convenient North/South freeway access to EastLake.





- EastLake Village Walk, a new retail complex featuring upscale dining and shopping opened in 2007 offering the community another reason to never leave the comfort of EastLake.
- City of Chula Vista Sunset View park — a public park with new and exciting recreational opportunities like a roller hockey rink and soccer fields opened in EastLake Greens in early 2005.
- City of Chula Vista Salt Creek Community Park--a 24-acre public park bordering EastLake Vistas, EastLake Trails, and The Woods, opened in 2006 and includes several specialty sport areas as well as a multi-purpose gymnasium.
- City of Chula Vista Mountain Hawk Park, located at the eastern edge of EastLake Vistas and overlooking the lower Otay Lake, opened in 2007. The 12 acre park features expansive views of lake and foothills.
- Plans for a "restaurant row" with additional small retail services across from the Visitor Center at the U.S. Olympic Training Center are under review.
- EastLake Vistas, The Woods by EastLake and The Summit complete the residential neighborhoods of EastLake.



Frequently Asked Questions

What and where is EastLake? EastLake is a comprehensive master-planned community located in southern San Diego County within the city of Chula Vista. The 3,200 acre master plan of EastLake includes residential, retail/commercial, industrial/office areas with recreational areas throughout. Residential areas include EastLake Hills and EastLake Shores (new home sales began in 1986 and the last of the 1,823 units sold in 1990), EastLake Greens (opened in 1991 with final sales in January, 2000), and EastLake Trails (opened late fall 1999 with final sales in early 2002). EastLake Vistas, The Woods and EastLake Trails North began sales in Summer 2002. The final homes are now selling.

Who is the developer? The EastLake Company, LLC is the developer of EastLake. Its sole purpose is the development of the EastLake community.

What companies are building homes? Currently two homebuilders are building in EastLake: Cornerstone Communities and Davidson Communities.

What is the price range of homes? Homes in EastLake currently range in price from the high \$300,000's to over \$1,000,000.

What is the size of the community? Approximately 3,200 acres have been designed to include 180 acres of industrial land, more than 70 acres of Commercial/office/retail uses and more than 1,100 acres of parks, recreation and open space. At build-out EastLake is planned to have approximately 9,600 dwelling units and an estimated population of about 28,000.

When will the community be built-out? EastLake's master plan established design controls for a 25-year development program, which anticipates complete build-out by 2010.





What sets EastLake apart from other master planned communities?

EastLake's success and popularity can be attributed to a thoughtful master plan where residents truly feel and live a strong sense of community and neighborhood. This sense of community and the feeling of belonging is fostered by an abundance of top-quality recreational amenities, a commitment to education supported by the EastLake Educational Foundation, a full schedule of resident events and activities, and an all-encompassing community intranet, [www:eastlake.net](http://www.eastlake.net).

What about parks and recreational facilities? More than 1,100 acres of parks, recreation, and open space are planned in EastLake. The 13-acre Chula Vista Community Park in EastLake Greens, is the first of four city parks that provide active and passive recreational facilities including ball and soccer fields, picnic facilities, jogging trails, etc. Sunset View Park, also in EastLake Greens, followed by a 24 acre city park located between EastLake Trails and EastLake Vistas. The fourth City of Chula Vista park is located on 12 acres at the eastern edge of EastLake Vistas overlooking the Otay Lake.

Residents in each of the established residential neighborhoods enjoy private parks with swimming pools, basketball and volleyball courts, picnic and barbecue areas, "tot-lots," and open space.

EastLake Shores, designed around EastLake's 21.5-acre lake, and EastLake Hills residents enjoy the private use of the Swim and Tennis Club and the Beach Club which features a sandy beach swimming lagoon and a 1,500 sq. ft community center.

EastLake Greens residents have exclusive use of three parks maintained by the community association: Augusta Park, Country Club Park, and Dolphin Beach. Country Club Park houses the community meeting room and association management office in addition to a tennis complex and junior Olympic-size pool. Dolphin Beach features a 4,900-sq. ft. swimming pool with a sandy beach access.

EastLake Trails, EastLake Vistas and The Woods residents can enjoy the use of two major recreational centers, Creekside Park and the Clubhouse at the Woods. Creekside Park, a three acre private homeowner park is located adjacent to the Salt Creek corridor. Creekside Park features a 5,000 square foot swimming pool with a uniquely designed 2,000 square foot attached children's pool, spa, restroom facilities, large outdoor entertaining patio with barbecue and separate kitchen facilities, and an inviting hacienda-style clubhouse. The park also includes a 2 acre fish-stocked pond ringed by walking trails.

The Clubhouse at the Woods, in addition to providing two swimming pools, two barbecues, Jacuzzi, and children's play area outdoors, features a variety of indoor/outdoor spaces for resident enjoyment. The Grand Hall, available for rental for special events, includes a full demonstration kitchen and opens up to an expansive loggia with indoor/outdoor fireplaces on the ground floor, and a large terrace on the second floor. A dining/conference room is also located on the second floor as is a fitness room.

The entire EastLake community is linked via bicycle and walking/jogging paths.





EastLake Greens is developed around The EastLake Country Club, an 18-hole championship caliber golf course designed by Ted Robinson and operated by American Golf Corporation. All EastLake residents enjoy special privileges at EastLake Country Club ranging from discounts on golf play to exclusive resident clinics.

What about schools in EastLake? Six public schools operate within EastLake – EastLake Elementary, Olympic View Elementary, Arroyo Vista Elementary, Salt Creek Elementary, Eastlake Middle, and EastLake High School. All schools operate on a single-track year round schedule. Schools are part of the Chula Vista Elementary and Sweetwater Union High-School districts.

All public schools in EastLake consistently score in the top in their districts on all standardized tests. Principals and staff at the schools work closely with the non-profit EastLake Educational Foundation (EEF) to assure that students have access to the most up-to-date educational technology and receive the best educational opportunities available.

EastLake High School offers a public library on campus, and a professional venue Performing Arts Center

Southwestern Community College is located minutes from EastLake offering residents easy access to a variety of educational and cultural opportunities



What is the EastLake Educational Foundation? The EastLake Educational Foundation (EEF) is a community based non-profit foundation whose mission is to raise funds for the public schools within EastLake. The EEF is dedicated to assuring that students will have access to the best possible educational opportunities. Since it was founded in 1995, the EEF has directed funds toward technology support providing computer hardware and staff training to all three public schools in EastLake. In addition, the EEF has supported the construction of a school/community-use observatory at EastLake High School. The EEF draws its financial support primarily through the commitment of local businesses and individuals and an annual membership campaign. Annual fund-raising activities include a golf tournament, a recreational bicycle tour, a dinner-theatre, and a variety of smaller events involving the greater EastLake community. email: eefoundation@eef.sdcoxmail.com

Does EastLake have Mello Roos.. and what is it? Yes, EastLake does have "Mello-Roos" which, simply stated, means that EastLake is located in a Community Facilities District that levies assessments on property owners in the form of real estate taxes. Mello Roos was established in California to fund essential community facilities which, in the case of EastLake, has been funding school facilities. This advance funding has allowed schools to be built early in the life of EastLake rather than years after families have moved in. The assessment levied is formulated based on the square footage of the home purchased.

Does EastLake have Homeowner Associations? Yes, all EastLake neighborhoods have established Community Associations or Homeowner Associations. All homeowners are members of the Community Associations that encompasses all the neighborhoods now in development in EastLake, and





receive a variety of benefits from membership. In the case of the EastLake III Community Association, the HOA benefits include exclusive use of Creekside Park, the Clubhouse at The Woods and all included amenities (see description of parks in "parks and recreation" question in this section), a community-wide surveillance patrol, maintenance of all common area landscaping, and a variety of recreational, educational and social activities and events.

Is the EastLake Country Club open to the public? Yes, the EastLake Country Club is open for public play 7-days a week. EastLake Country Club also offers membership opportunities. Residents of EastLake receive special privileges at the country club. EastLake Country Club offers membership opportunities.

When will SR125 South be constructed? SR 125 South is a north-south freeway completing a missing gap in the San Diego freeway network. The project consists of about 11 miles of new highway alignment from Route 905 near the International Border to Route 54. This is a toll road. SR 125 passes adjacent to EastLake with three interchanges providing residents of EastLake convenient north-south travel access.



Education

Chula Vista Elementary School District

84 East J Street, Chula Vista, CA 91910

Tel: (619) 425-9600 / Fax: (619) 427-0463 / www.cvesd.org

Arroyo Vista Charter

2491 School House Road / Chula Vista, CA 91915 / 619-656-9676

Eastlake

1955 Hillside Drive / Chula Vista, CA 91913 / 619-421-4798

Olympic View

1220 South Greensview Drive / Chula Vista, CA 91915 / 619-656-2030

Salt Creek

1055 Hunte Parkway / Chula Vista, CA 91914 / 619-397-5494

Sweetwater Union High School District

1130 Fifth Ave, Chula Vista, CA 91911

619-691-5500 / www.suhsd.k12.ca.us

EastLake Middle

900 Duncan Ranch Road / Chula Vista, CA 91914

Phone: (619) 591-4000 / Fax: (619) 482-0553

EastLake High School

1120 Eastlake Parkway / Chula Vista, CA 91915

Phone: (619) 397-3800 / Fax: (619) 656-9736



Population and Housing Estimates

ZIP Code 91913



Jan 1, 2021

Total Population	55,025
Household Population	55,005
Group Quarters Population	20
Persons Per Household	3.36

Housing and Occupancy

Structure Type	Total		Vacancy Rate
	Units	Households	
Structure Type	17,346	16,379	5.6%
Single Family - Detached	8,327	7,926	4.8%
Single Family - Attached	2,663	2,513	5.6%
Multi-Family	6,159	5,748	6.7%
Mobile Home and Other	197	192	2.5%

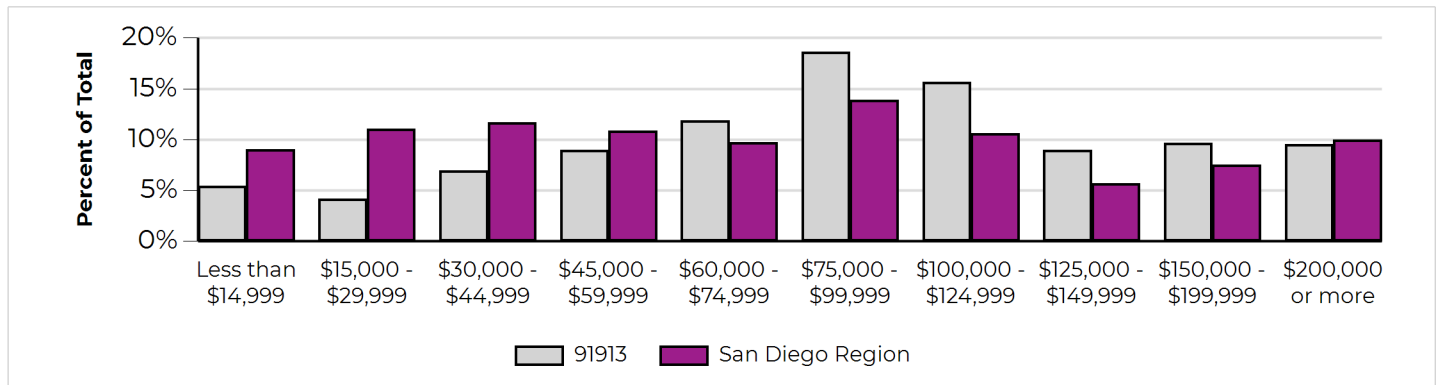
Household Income

Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	5%	4%	7%	9%	12%	19%	16%	9%	10%	10%

Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$91,796
Not adjusted for inflation (current 2020 \$)	\$113,661



DATA SOURCES AND IMPORTANT ADVISORY:

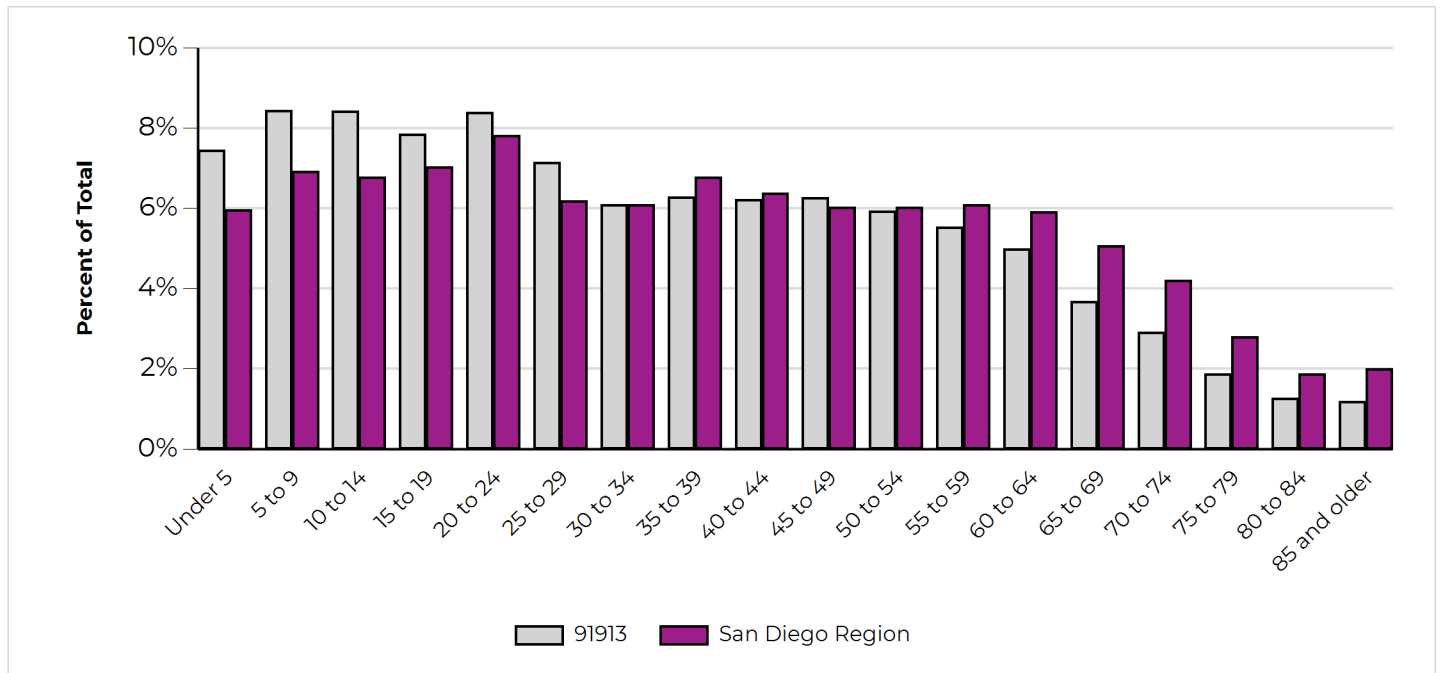
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	55,025	27,492	27,533	50%
Under 5	4,099	2,108	1,991	49%
5 to 9	4,646	2,364	2,282	49%
10 to 14	4,641	2,355	2,286	49%
15 to 17	2,727	1,377	1,350	50%
18 and 19	1,593	781	812	51%
20 to 24	4,623	2,471	2,152	47%
25 to 29	3,932	2,026	1,906	48%
30 to 34	3,357	1,699	1,658	49%
35 to 39	3,457	1,797	1,660	48%
40 to 44	3,423	1,698	1,725	50%
45 to 49	3,452	1,703	1,749	51%
50 to 54	3,264	1,569	1,695	52%
55 to 59	3,044	1,508	1,536	50%
60 and 61	1,136	569	567	50%
62 to 64	1,614	737	877	54%
65 to 69	2,027	967	1,060	52%
70 to 74	1,601	725	876	55%
75 to 79	1,034	496	538	52%
80 to 84	701	298	403	57%
85 and older	654	244	410	63%
Under 18	16,113	8,204	7,909	49%
65 and older	6,017	2,730	3,287	55%
Median Age	31.9	30.8	33.0	N/A

Population by Age



Population by Race, Ethnicity and Age

	Non-Hispanic					
	Hispanic	White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	28,102	9,128	4,200	185	11,576	1,834
Under 5	2,085	810	329	20	653	202
5 to 9	2,586	703	336	13	786	222
10 to 14	2,500	615	354	27	804	341
15 to 17	1,474	355	176	19	546	157
18 and 19	815	282	140	11	265	80
20 to 24	2,702	574	306	15	823	203
25 to 29	2,452	437	282	13	647	101
30 to 34	1,843	471	256	9	692	86
35 to 39	1,824	550	266	6	718	93
40 to 44	1,727	524	284	9	795	84
45 to 49	1,722	556	246	7	857	64
50 to 54	1,588	558	237	5	824	52
55 to 59	1,422	566	273	8	734	41
60 and 61	487	237	113	3	282	14
62 to 64	681	332	125	4	444	28
65 to 69	783	478	162	6	573	25
70 to 74	561	444	126	4	451	15
75 to 79	389	272	79	2	281	11
80 to 84	248	195	47	3	201	7
85 and older	213	169	63	1	200	8
Under 18	8,645	2,483	1,195	79	2,789	922
65 and older	2,194	1,558	477	16	1,706	66
Median Age	28.9	37.9	33.5	20.8	39.0	19.0