

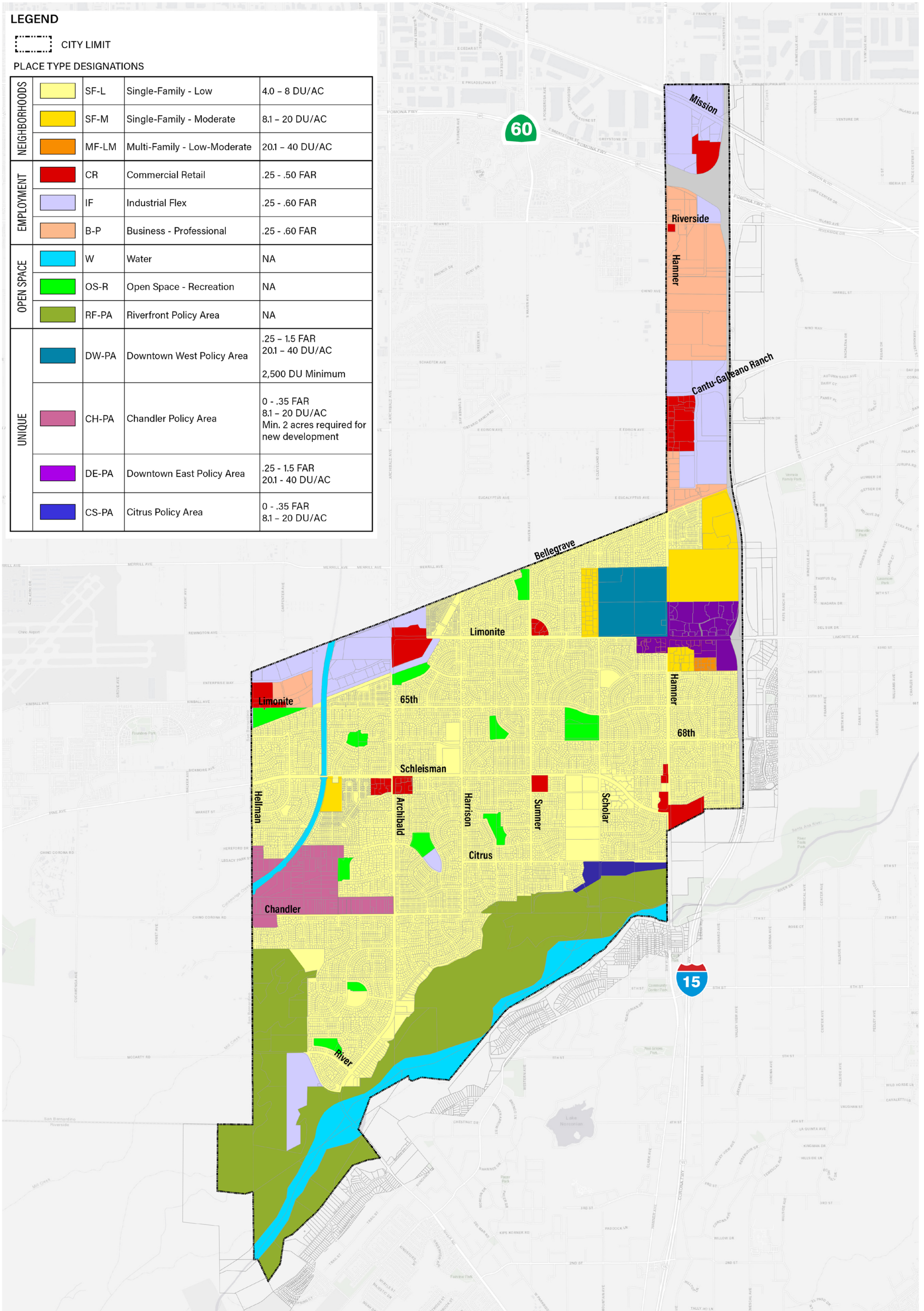
PROPOSED LAND USE PLAN

LEGEND

CITY LIMIT

PLACE TYPE DESIGNATIONS

NEIGHBORHOODS	Color	Designation	Details
		SF-L	Single-Family - Low 4.0 - 8 DU/AC
		SF-M	Single-Family - Moderate 8.1 - 20 DU/AC
		MF-LM	Multi-Family - Low-Moderate 20.1 - 40 DU/AC
EMPLOYMENT			
		CR	Commercial Retail .25 - .50 FAR
		IF	Industrial Flex .25 - .60 FAR
		B-P	Business - Professional .25 - .60 FAR
OPEN SPACE			
		W	Water NA
		OS-R	Open Space - Recreation NA
		RF-PA	Riverfront Policy Area NA
UNIQUE			
		DW-PA	Downtown West Policy Area .25 - 1.5 FAR 20.1 - 40 DU/AC 2,500 DU Minimum
		CH-PA	Chandler Policy Area 0 - .35 FAR 8.1 - 20 DU/AC Min. 2 acres required for new development
		DE-PA	Downtown East Policy Area .25 - 1.5 FAR 20.1 - 40 DU/AC
		CS-PA	Citrus Policy Area 0 - .35 FAR 8.1 - 20 DU/AC



LAND-USE DESIGNATION

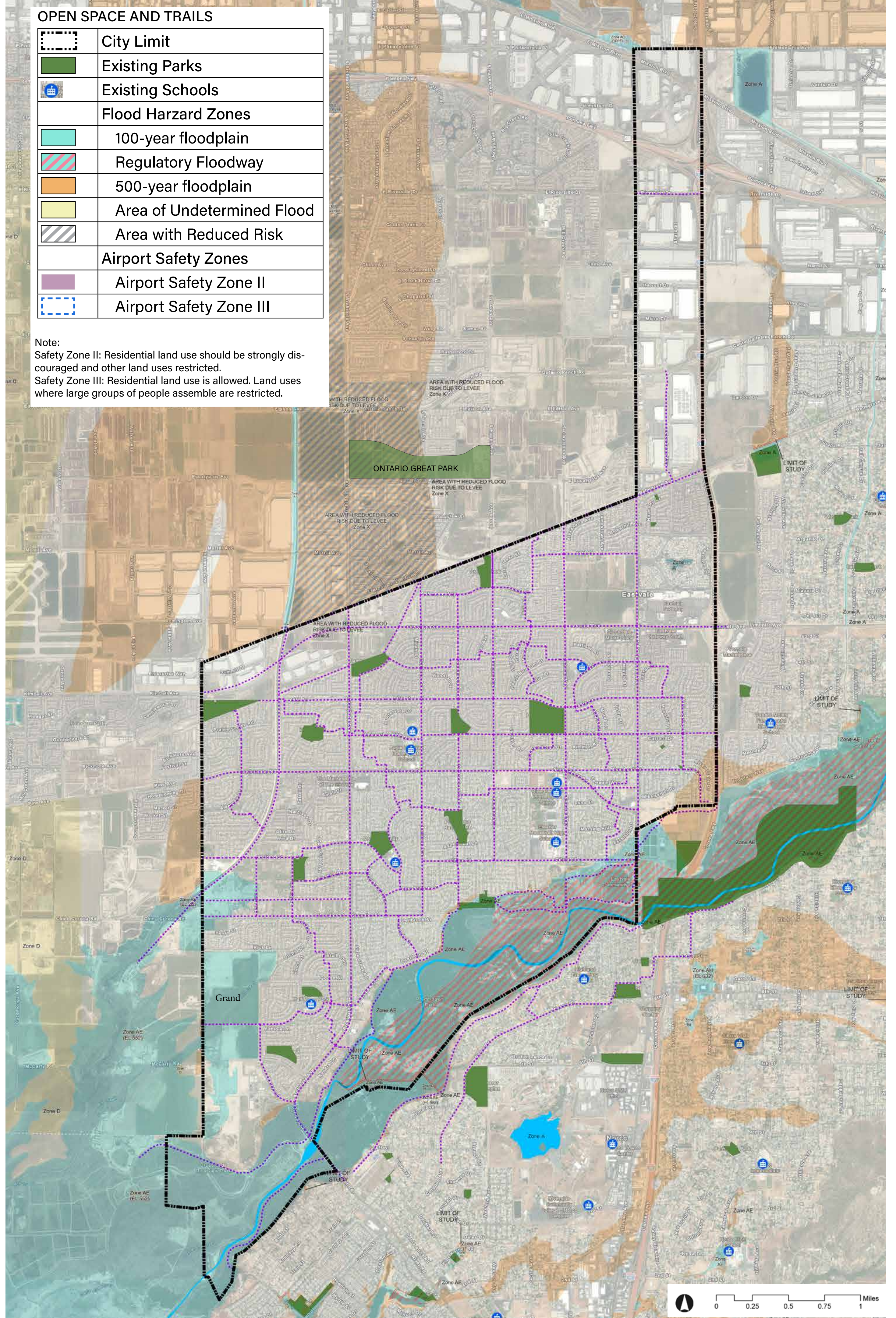
PLACE TYPE DESIGNATIONS

	Place Types	Density/ Floor Area Ratio (FAR)	Used Allowed
NEIGHBORHOODS	Single-Family - Low (SF-L)	4.0 - 8 DU/AC	Provides for the development of traditional detached single-family residential dwelling units, as well as cluster homes, patio homes and other single-family detached and attached configurations. Townhomes are also allowed in this category up to 8 du/ac.
	Single-Family - Moderate (SF-M)	8.1 - 20 DU/AC	Provides for single-family detached and attached housing, including small-lot single-family homes, duplexes, triplexes, cluster homes, patio homes and other detached and attached configurations. Also provides for multifamily housing including townhomes, courtyard housing, and stacked flats up to 20 du/ac.
	Multi-Family - Low-Moderate (MF-LM)	20.1 - 40 DU/AC	Provides for multi-family housing either for-rent or for-sale, including townhomes, stacked flats and other configurations up to 6 stories in height.
EMPLOYMENT	Commercial Retail (CR)	.25 - .50 FAR	Provides for commercial retail and services that serve the needs of local residents, regional markets and visitors. May also include public uses, cultural and entertainment uses, professional office and hospitality services.
	Industrial Flex (IF)	.25 - .60 FAR	Provides suitable locations for light or limited industrial and manufacturing activities where operations are typically enclosed in a structure and limited exterior storage or operations are fully screened from public view. Exceptions would include commercial nursery or agricultural operations. This designation is also suitable for employee-intensive uses, such as research and development, and technology centers with supporting retail uses. Also provides a suitable location for start-up businesses and "maker" spaces for breweries, arts & crafts, clothing, food and similar small-scale industries.
	Business - Professional (B-P)	.25 - .60 FAR	Provides for employee-intensive uses, including research and development, technology centers, corporate and support office uses, "clean" industry, and supporting retail uses. Also provides a suitable location for start-up businesses and "maker" spaces for breweries, arts & crafts, clothing, food and similar small-scale industries.
OPEN SPACE	Water (W)	NA	Applies to natural, man-made, and altered water courses, including the Santa Ana River, stream channels, and flood control facilities. The purpose is to designate the location of a water course and ensure that special policies associated with surrounding open space or habitat protection are considered.
	Open Space - Recreation (OS-R)	NA	Provides and preserves publicly owned land for passive and active recreational uses including parks, trails, and athletic fields. May also be applied to private outdoor recreation facilities. Open Space/Recreation uses can be in areas subject to occasional flooding.
	Riverfront Policy Area (RF-PA)	NA	Provides for the conservation of natural resource areas including watersheds, habitat areas and corridors, and areas within flood zones. This category has been applied to the Santa Ana River watershed, associated habitat areas, and parcels prone to flooding and owned by the Flood Control District. Recreation uses, including passive park activities and trails may be in the Conservation category.
UNIQUE	Downtown West Policy Area (DW-PA)	.25 - 1.5 FAR 20.1 - 40 DU/AC 2,500 DU Minimum	As Leal is envisioned as the future Town Center for Eastvale, this designation requires comprehensive planning of the entire Leal property in conjunction with the submittal of a development application. Provides for a mix of residential, commercial, civic, office, entertainment, and hospitality uses. The property may also be suitable for a satellite college or university campus, or medical related uses.
	Chandler Policy Area (CH-PA)	0 - .35 FAR 8.1 - 20 DU/AC Minimum 2 acres required for new development	Establishes a special mix of low-intensity uses within the more rural Chandler area. Allows for small-scale agriculture production and sale of produce and related products, in conjunction with a food hall, restaurants, breweries, and supporting commercial uses. May also contain small-scale "maker spaces" with a retail component. Provides for infill residential uses.
	Downtown East Policy Area (DE-PA)	.25 - 1.5 FAR 20.1 - 40 DU/AC	Provides for an integrated commercial and residential development with internal connectivity and public open space amenities to create a cohesive, walkable, mixed-use environment. This designation is suitable for existing commercial centers that may be over-parked and/or contain vacancies requiring that the center be adapted to new market conditions, including adding a residential component.
	Citrus Policy Area (CS-PA)	0 - .35 FAR 8.1 - 20 DU/AC	Allows for a range of potential uses including Multi-family Low Moderate Density residential along Citrus and commercial recreation uses associated with the adjacent open space activities. This area also offers an opportunity for a gateway element to the City.

Notes:






- Public and quasi-public facilities are also typical uses found in any designation.
- Accessory Dwelling Units are allowed in any residential designation in accordance with the EMC.

OPEN SPACE AND TRAILS

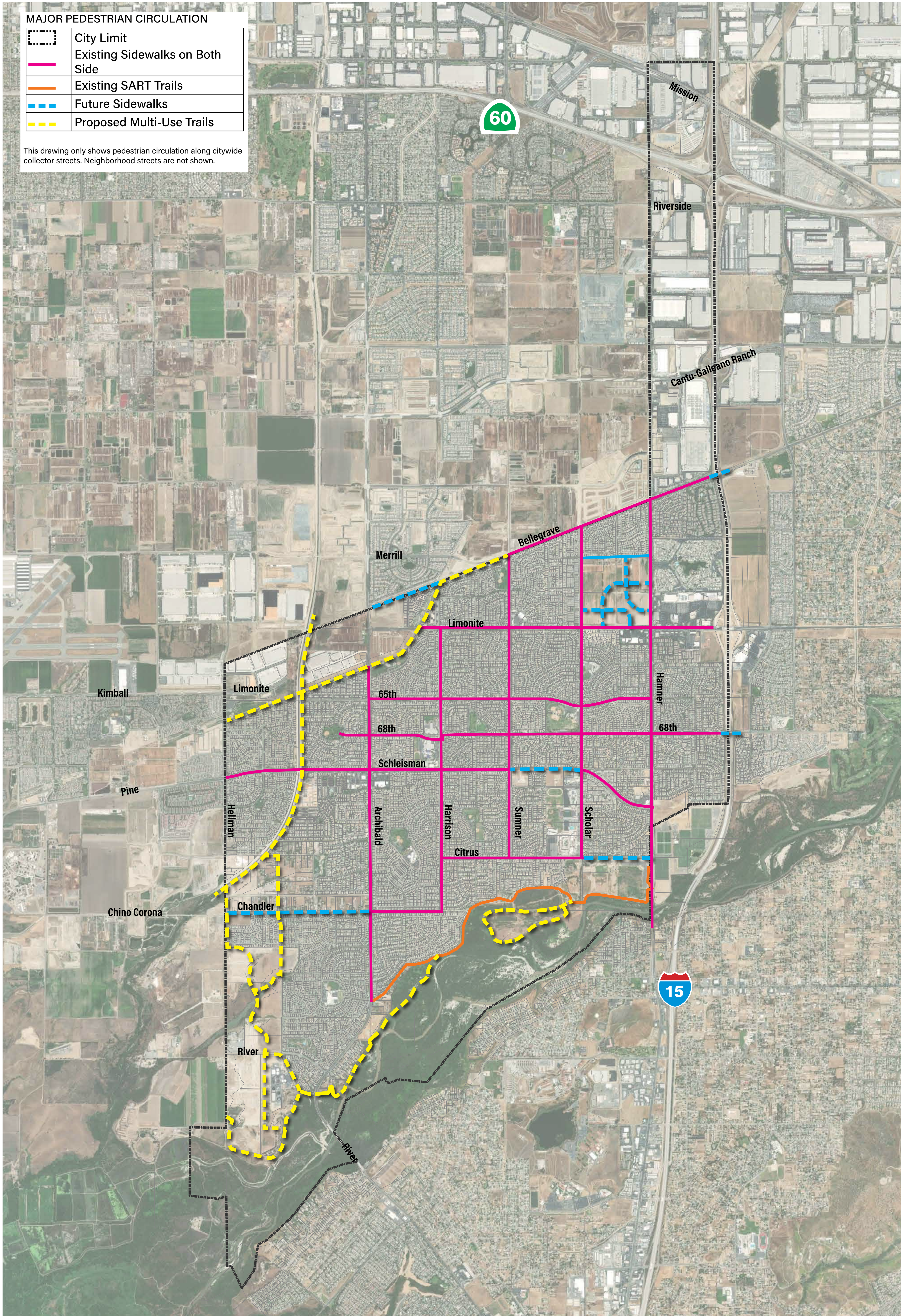


PEDESTRIAN CIRCULATION

MAJOR PEDESTRIAN CIRCULATION

	City Limit
	Existing Sidewalks on Both Side
	Existing SART Trails
	Future Sidewalks
	Proposed Multi-Use Trails

This drawing only shows pedestrian circulation along citywide collector streets. Neighborhood streets are not shown.



PURPOSE OF CEQA



Disclose information about potential significant environmental effects of a project



Identify ways to avoid or mitigate significant environmental impacts

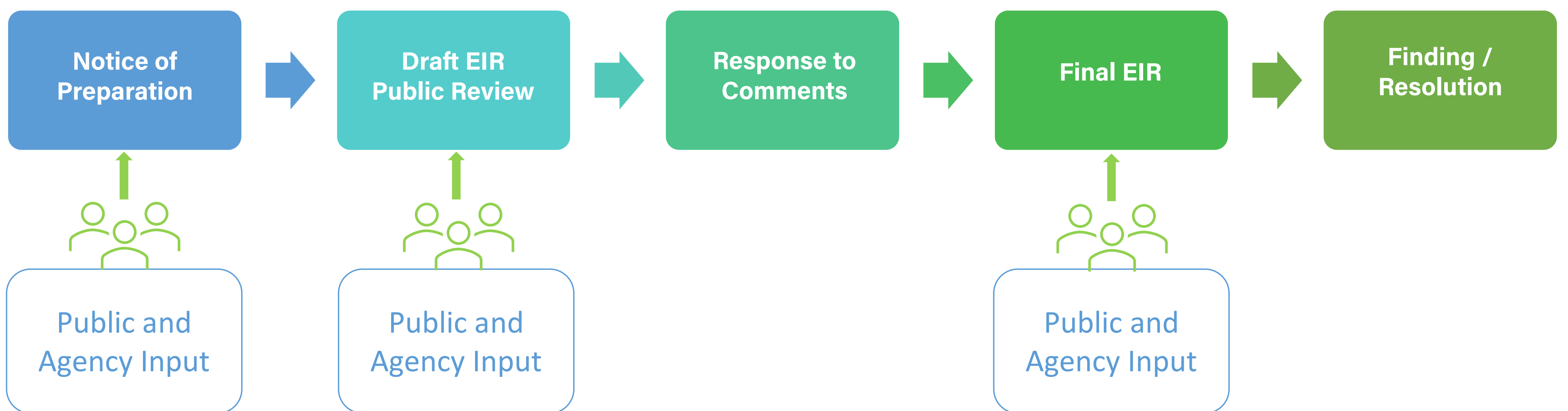


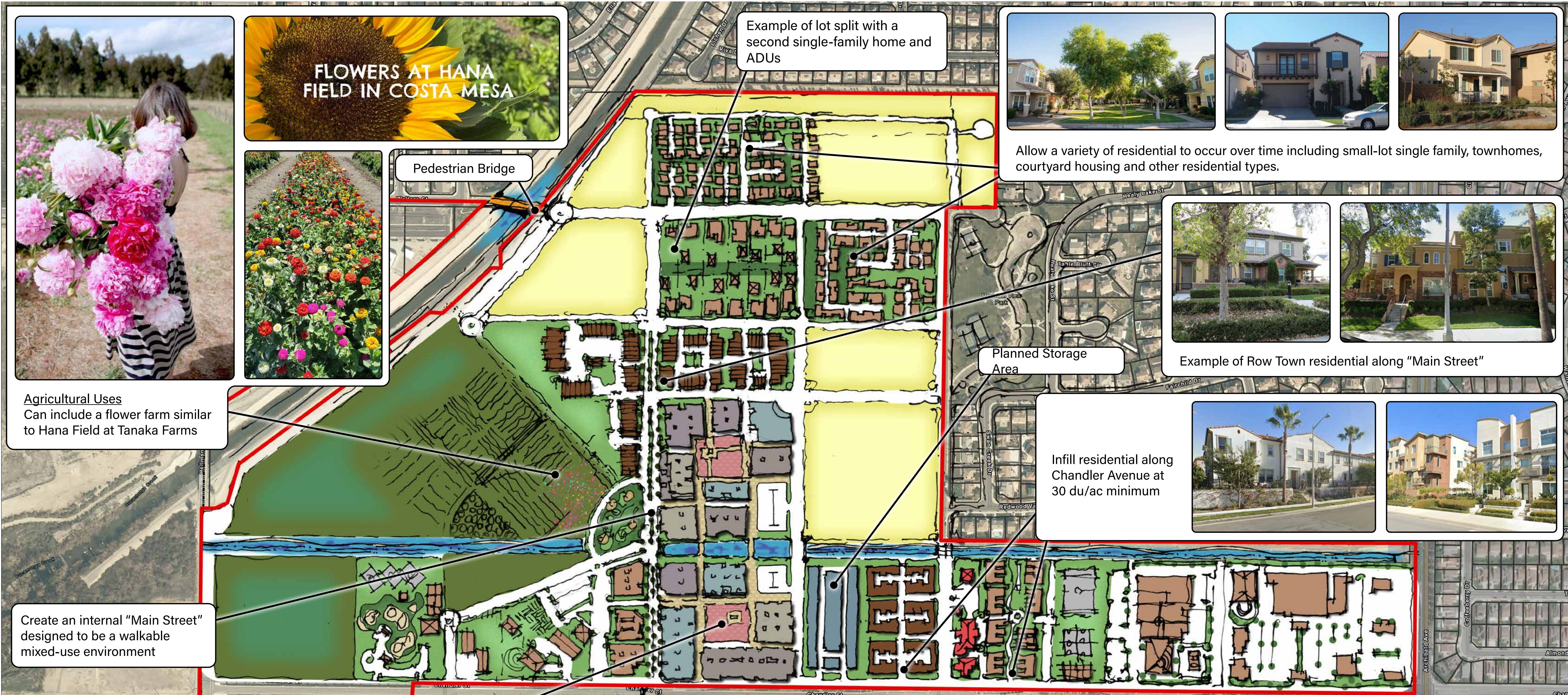
Enhance public participation in the planning process



Foster interagency coordination in the review of projects

EIR PROCESS





FLOWERS AT HANA FIELD IN COSTA MESA



Agricultural Uses
Can include a flower farm similar to Hana Field at Tanaka Farms

Example of lot split with a second single-family home and ADUs



Allow a variety of residential to occur over time including small-lot single family, townhomes, courtyard housing and other residential types.



Example of Row Town residential along "Main Street"

Planned Storage Area

Infill residential along Chandler Avenue at 30 du/ac minimum



Create an internal "Main Street" designed to be a walkable mixed-use environment

Signature plaza area reminiscent of Portuguese plazas



Maker area designed with a system of walkable alleyways and internal plaza.
Ex: Hugus Alley, Pasadena



Encourage maker spaces along "Main Street!"
- Agritopia/Gilbert, AZ
- Incubator Space, Open Works/Baltimore, MD
- Breweries, Farm-to-Table, other restaurant and retail



The central image is a conceptual site plan for the Citrus area. It features a large green area on the right, a central building complex with brown roofs, and a winding path. A callout box labeled 'Hotel' points to a specific building. The plan is overlaid on a street grid. Surrounding the plan are several photographs: 'Westpark, Tustin' (top left), 'Valencia Ave, Tustin' (top middle), 'Valencia Ave, Tustin' (top right), a fountain at night (top far right), 'Adventure Land' (middle right), 'Gathering Place, Oklahoma' (bottom left), 'Brooklyn Bridge Park, New York' (bottom middle), 'Gathering Place, Oklahoma' (bottom right), and another 'Gathering Place, Oklahoma' (bottom far right).

Westpark, Tustin

Valencia Ave, Tustin

Valencia Ave, Tustin

Market Rate Senior housing
- El Paseo, Lake Forest CA
- Tustin Legacy, Tustin CA

Hotel

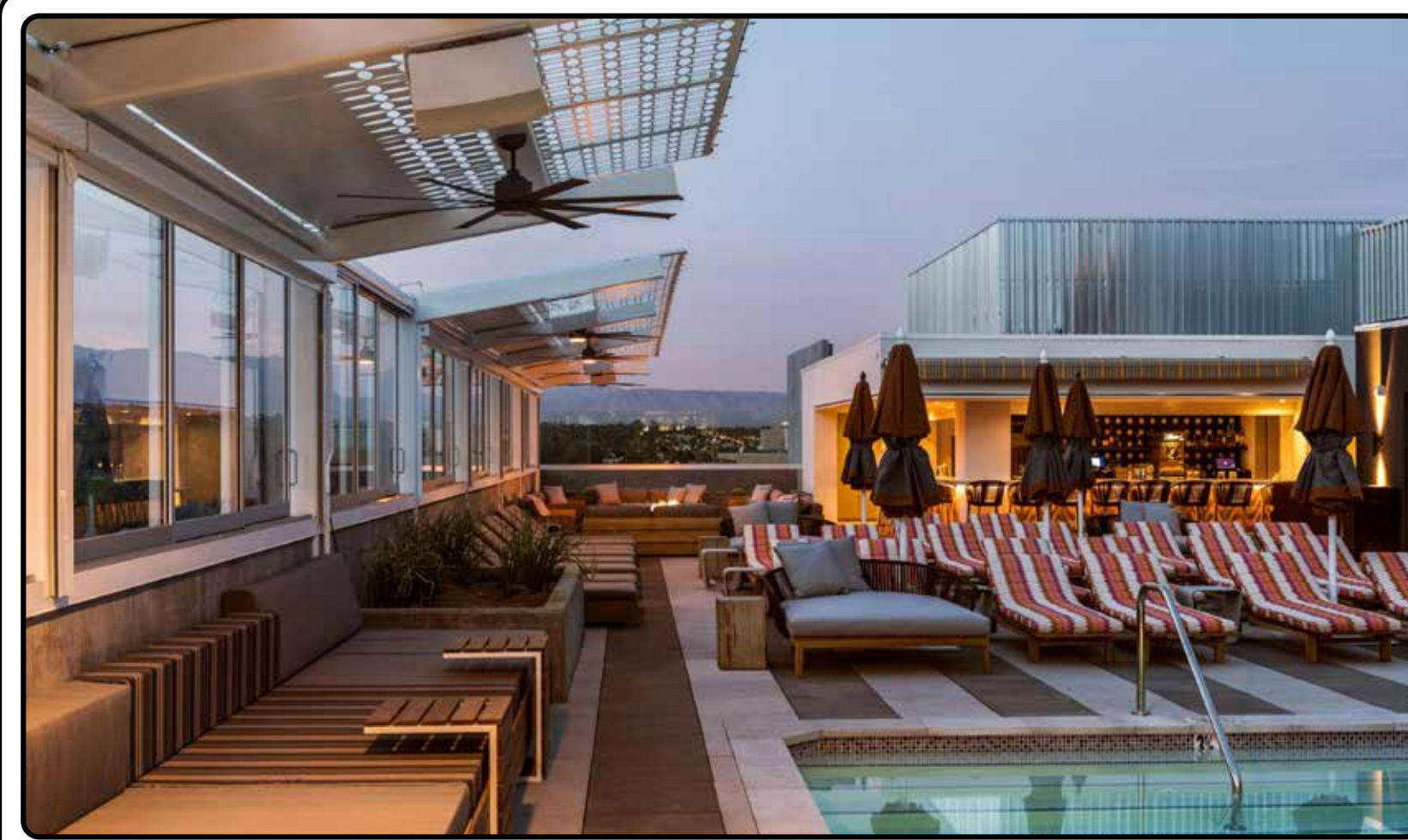
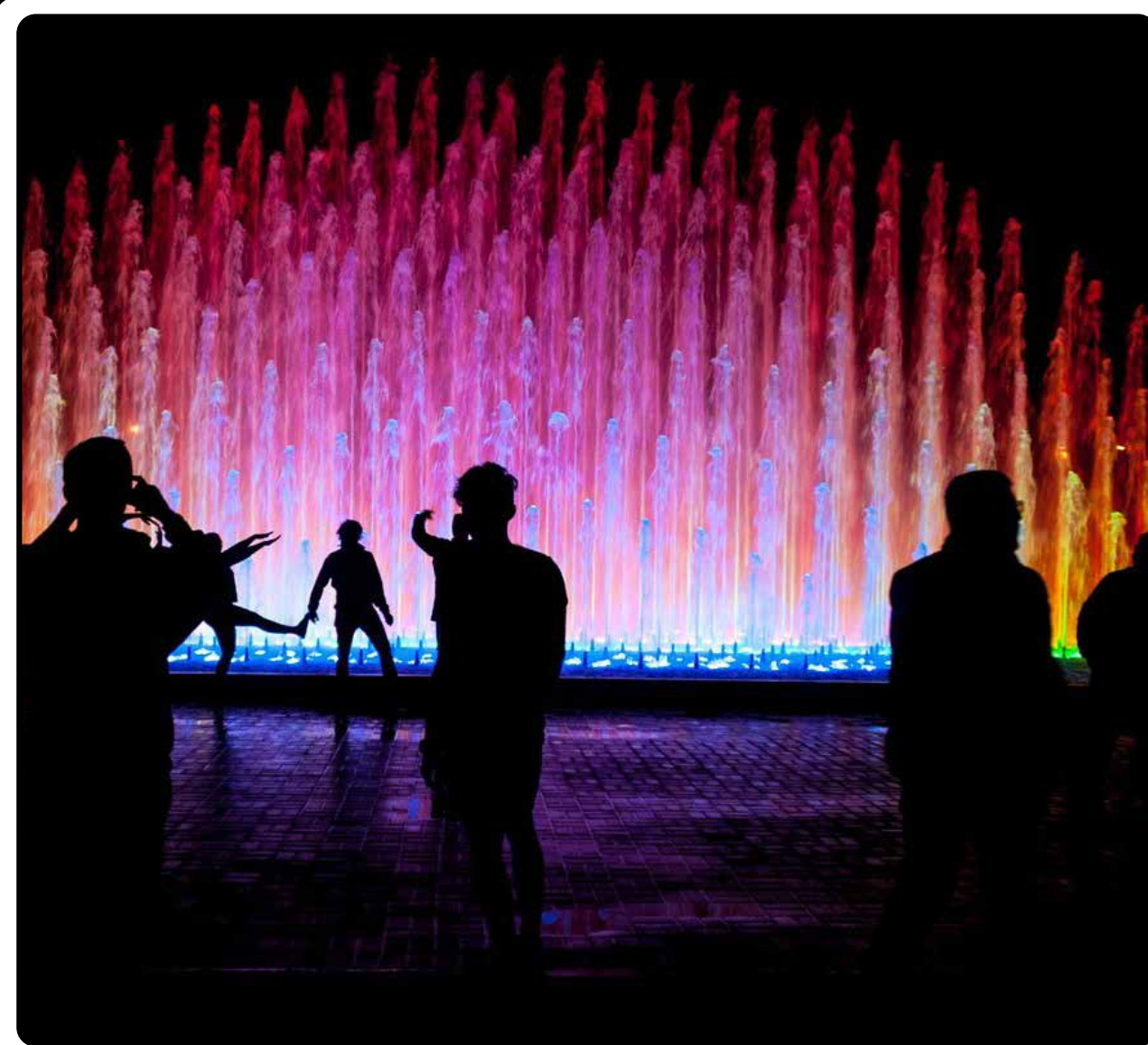
Adventure Land
City owned parcel in flood plain transformed to an Adventure Park for children

Gathering Place, Oklahoma

Brooklyn Bridge Park, New York

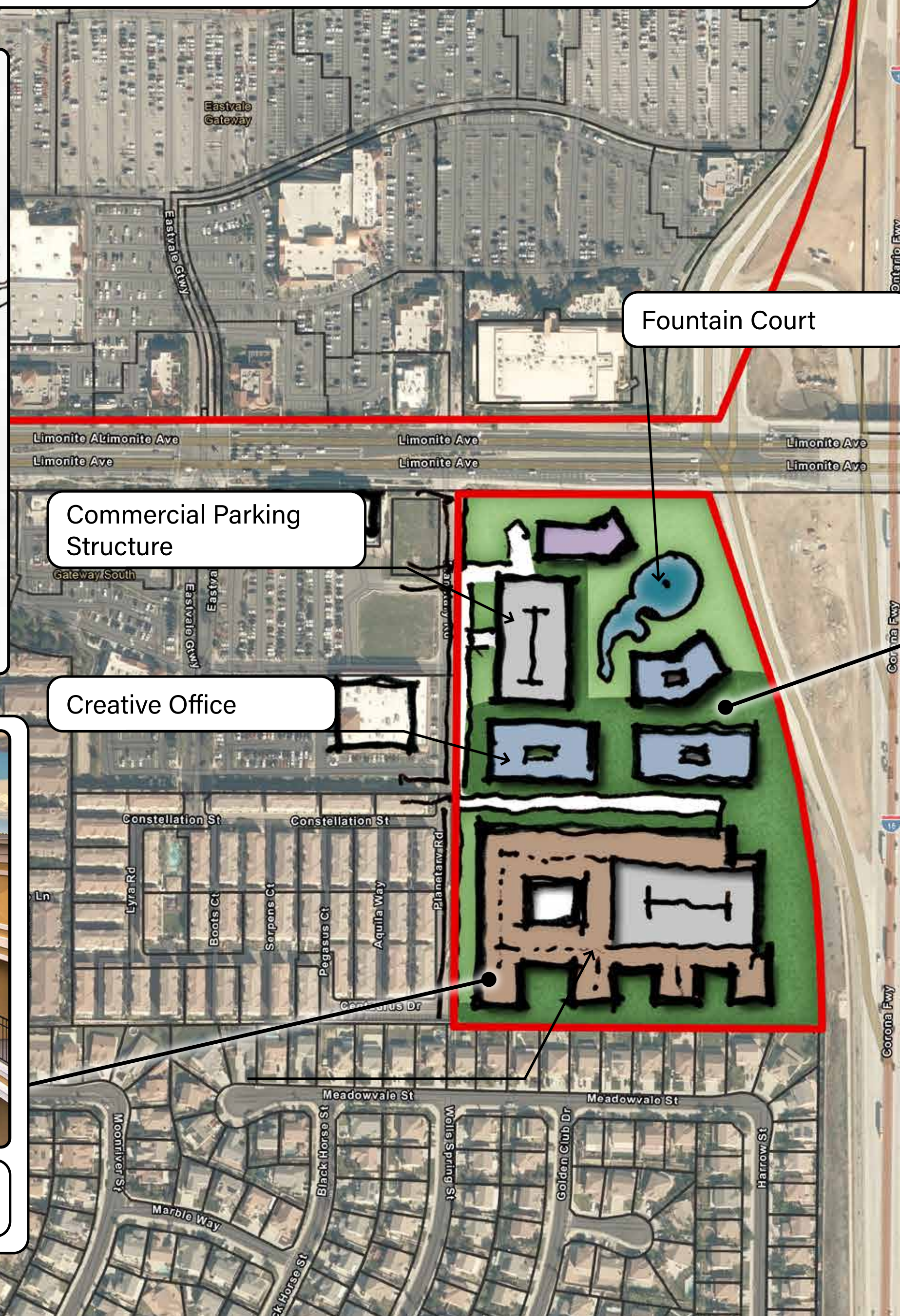
Gathering Place, Oklahoma

Gathering Place, Oklahoma



Proposed Hotel along corridor

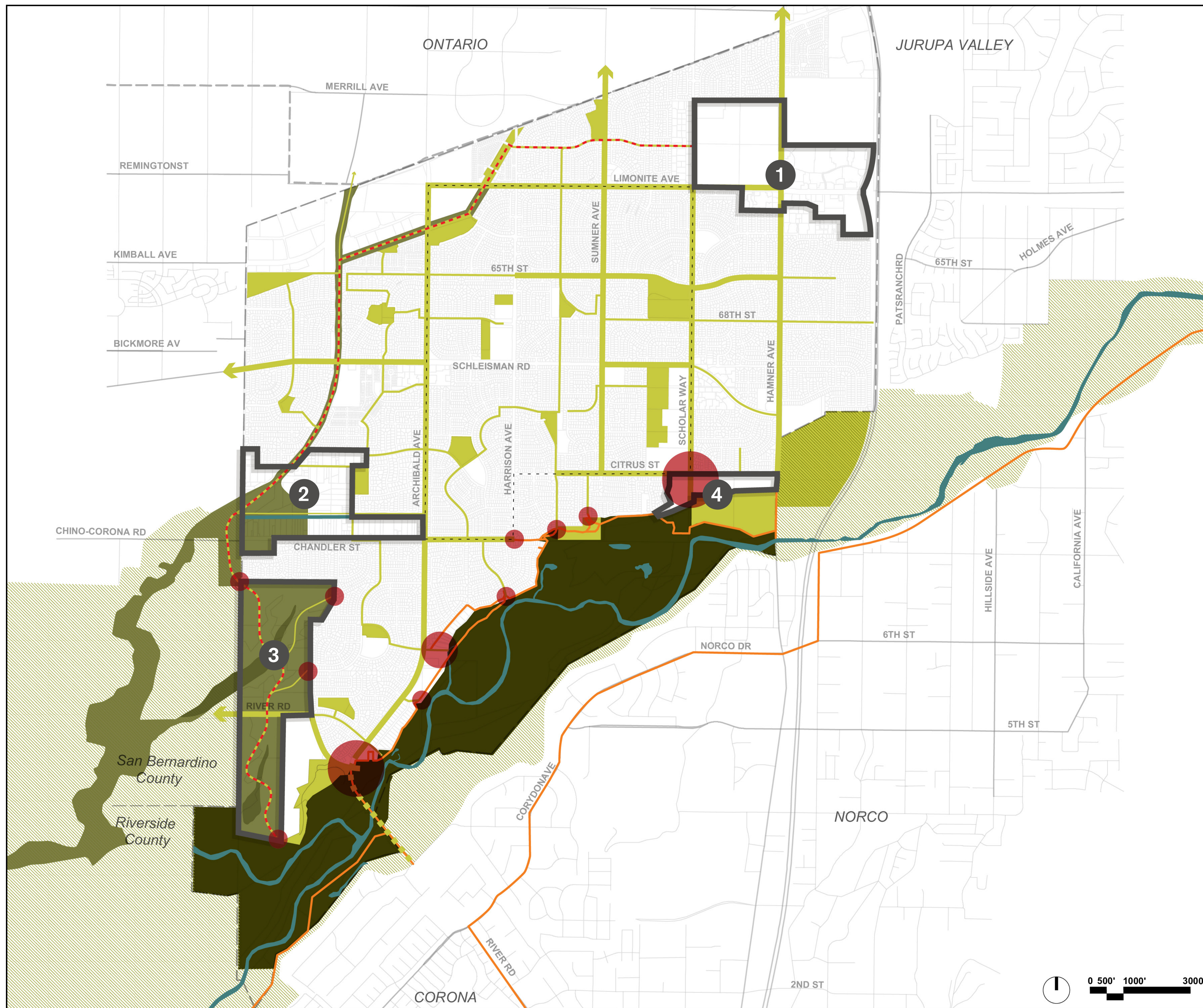
Proposed Creative Office for Laguna Hills (Courtesy of Gensler)



Fountain Court concept



- 4 Story 'Wrap' Residential Structure
- Parking Structure with Super Graphic Facade



DESIGN INTENT

CONCEPT FRAMEWORK

By integrating the river corridor with the broader public realm, a transformative set of community, environmental, economic and cultural benefits can be achieved.

LEGEND

- Conservation and Restoration Area
- Wild Open Space Extension
- Integrated Public Space Network
- Connected River Access Destinations
- Improved Pedestrian and Cyclist Corridors
- Trail Connecting the City Center to the River
- Santa Ana River Trail
- Major City-Wide Civic Destination
- 1 Downtown Eastvale
- 2 Chandler
- 3 Southwest Space
- 4 Citrus Property

THE COMMUNITY'S RIVER: REUNITED AND REVITALIZED | UCLA LANDSCAPE ARCHITECTURE, LD6: CONCEPT DESIGN 2022

EASTVALE 2040 DRAFT **VISION** STATEMENT

“Eastvale is an innovative and family-friendly city with an abundance of diverse education, commerce, entertainment, arts, recreation, and housing opportunities that, combined with its small-town character, makes it a coveted hub in the region. The close-knit community honors its rich cultural heritage as it fosters sustainable economic growth for future generations.”

KEY IMPLEMENTATION THEMES

- **Activate the Riverfront**
- **Create a Downtown at Leal**
- **Provide Mobility Options**
- **Activate the Flood Control Land**
- **Community Art, Festivals, and Design**

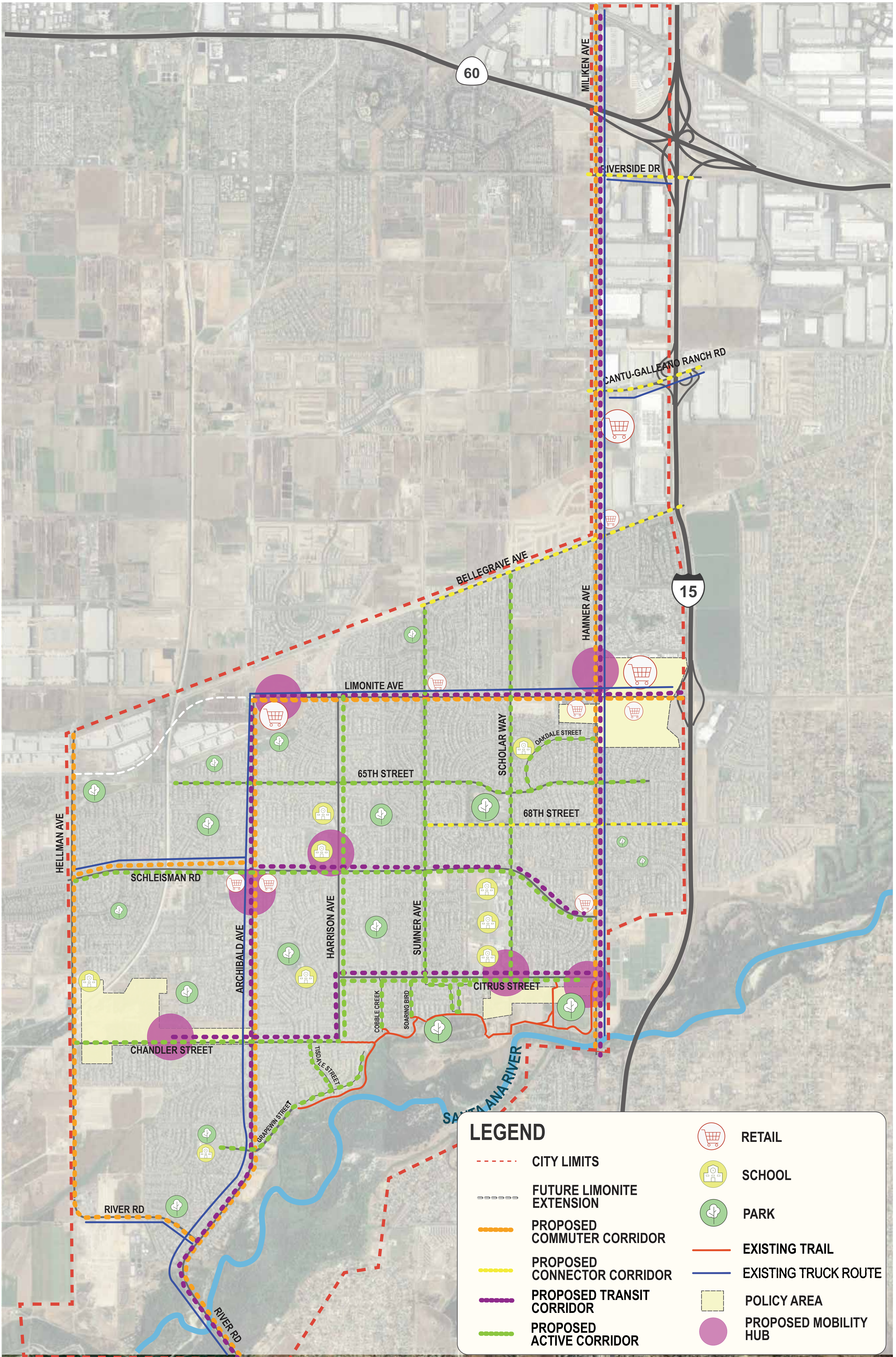
*Provide your thoughts on Post-its below!
Feel free to draft your own vision statement for Eastvale!*










COMMUNITY, DIVERSITY & INCLUSION

What ideas do you have to celebrate Eastvale's rich diversity and sense of community? What are some ways we can continue to foster inclusion and community spirit in our city?

Provide your thoughts on Post-its below!

ALL CORRIDOR TYPOLOGIES



Typology	Priority Modes	Discussion	Potential Features	Sample Image
Commuter Corridors -----		Focus on moving traffic into and out of the City. Carry higher volumes of traffic at higher travel speeds. Traffic signal technology allows signals to be coordinated to reduce the number of stops along the corridor.	<ul style="list-style-type: none"> ✓ Intelligent Transportation Systems (ITS) ✓ Transportation System Management (TSM) ✓ Traffic Signal Upgrades 	
Connector Corridors -----		Focus on connecting neighborhoods and activity centers to the Commuter Corridors. Carry moderate levels of traffic at speeds compatible with a mix of users. Pedestrians and bicycles should be expected as they connect people to the Active Corridors in the City.	<ul style="list-style-type: none"> ✓ Traffic control ✓ Streetscape & Public Art ✓ Sidewalks ✓ Bicycle Lanes ✓ Traffic Calming 	
Active Corridors -----		Focus on connecting people to activity centers in the community. Lower volume, lower speed streets that encourage walking and bicycling.	<ul style="list-style-type: none"> ✓ Landscape & Shade Structures ✓ Streetscape & Public Art ✓ Pedestrian scale lighting ✓ Enhanced Sidewalks with Buffers ✓ Multiuse Trails ✓ Buffered or Separated Bicycle Facilities ✓ Traffic Calming 	
Transit Corridors -----		Focus on providing high quality transit in the City. Should be located in areas with high density housing and retail. Signal system should be improved to provide efficient transit operations. Provide space for future transit improvements within public right of way. In addition, these corridors should provide connections to future Mobility Hubs.	<ul style="list-style-type: none"> ✓ Enhanced Bus Stop Amenities ✓ Transit Signal Priority ✓ Dedicated Bus Lanes ✓ Potential Commuter Rail or Bus Rapid Transit ✓ Locate Near High Density Housing and Commercial Areas 	
Mobility Hubs		Provide a concentration of travel choices such as shared mobility (bikes, cars, scooters), transit passes, ride hailing facilities and other features.	<ul style="list-style-type: none"> ✓ Neighborhood Shuttle ✓ Shared Mobility Resources / Kiosk ✓ NEV/EV Charging Stations ✓ Package Lockers ✓ Passenger Pick Up/Drop Off 	