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# I. SPECIFIC PLAN / ENVIRONMENTAL IMPACT REPORT SUMMARY

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## A. PROJECT SUMMARY

### 1. Introduction

The purpose of this specific plan is to guide proposed development of 687 acres in northwest Riverside County. The specific plan ensures responsible planning through adoption of a development control mechanism. When adopted by a jurisdiction, the specific plan serves both a planning function and a regulatory function.

The intent of a specific plan is to establish the type, location, intensity and overall character of development, and the required infrastructure necessary for development to take place. The specific plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential density and product types, and provides circulation, commercial, recreation and other public uses.

The Eastvale Specific Plan (Specific Plan No. 300) will establish comprehensive guidance and regulations for the development of approximately 687 acres located in the Jurupa Community Plan (JCP) area in Riverside County. The goals and policies of the JCP will be carried out by establishing site-specific policies and development regulations which will replace the current property zoning designations and standards. The specific plan will be adopted in conjunction with General Plan Amendment No. 373. This specific plan is a regulatory document, adopted by resolution, and will be consistent with the County of Riverside General Plan, as amended.

The Eastvale Specific Plan combines the concepts, procedures and regulations of numerous documents into one. The plan includes provisions for the development of a coordinated project with a mixture of housing, recreational, and commercial opportunities along with community uses such as schools and other public and quasi-public facilities. The plan also contains the phasing plan and development controls to provide the County of Riverside with assurances that the project will be built out as planned.

### 2. Development Trends in the Project Area

The area surrounding the project, including parts of both Riverside and San Bernardino counties, has been devoted to dairy and agriculture use for several decades. In fact, this area currently contains the highest concentration of dairy operations in the United States. As a result, as development spread out from the urban centers of Los Angeles and Orange counties, this area was "leapfrogged," remaining committed to this unique industry while urbanization occurred to the west and continued to the east. Now, continued dairy activity in this area has become questionable, due in part to increasing regulatory attention to serious environmental concerns involving solid waste disposal and water quality degradation. Dairy owners in the Eastvale area are withdrawing from agricultural preserve status. The San Bernardino County agricultural preserve to the north appears to

be coming to an end as well, with incorporation sought and an exodus of dairy operators expected.

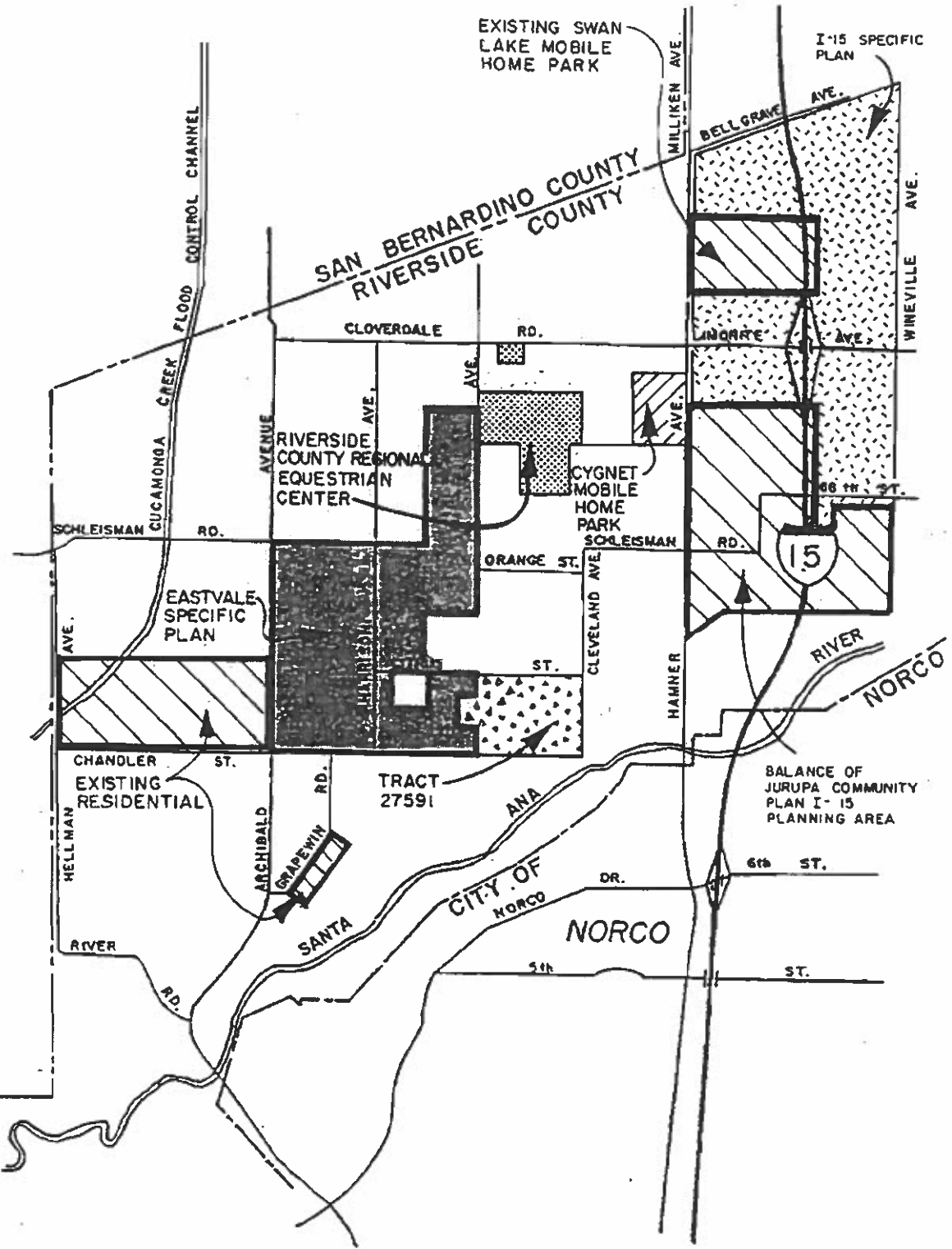
Several factors support the transformation of the project area from agricultural/dairy activities to residential and commercial land uses. The history of the dairy industry illustrates the transition that occurs when economic and real estate forces combine to spark the migration of the dairy industry to outlying, undeveloped areas. The major force at work is the rapid development in outlying areas such as Moreno Valley, Riverside, and San Bernardino communities, resulting in upward real estate values in all areas. At the same time, resulting freeway congestion, deteriorating air quality, and a lack of inland employment opportunities have created the desire to be closer to Los Angeles and Orange counties, making the western edge of Riverside and San Bernardino counties attractive for development. Other forces presently at work include the periodic need by the dairy farmer to reinvest in more modern plant capital and equipment, and increasingly stringent solid waste disposal and water quality regulations.

These same forces have influenced the dairy industry in the past, spurring migration since the 1940s - first from the coastal areas of Los Angeles County to the Artesia area of Los Angeles County, and then to the present location in the Chino Valley. The next area of migration appears to be in the Bakersfield area, where land values average just \$3,000 per acre.

In addition to these forces, recent changes in the project area show expanded development potential for the region. The ongoing agricultural land uses in the project area as well as the lack of infrastructure had restricted master planned development from the subject area until the completion of the I-15 Freeway. The completion of Interstate 15 has opened the entire area to strong development forces by providing major regional access to an area previously isolated by a rural roadway system. The freeway allows quick access to such major marketing points as the Ontario International Airport and the burgeoning system of commercial and industrial parks in the Mira Loma area just north of the project area, in addition to giving future residents freeway access to the job markets of Orange and Los Angeles counties. While the grid of major arterial roads planned to serve the area is incomplete, the freeway opens the entire area to development, and a planned system of arterials could give the project area multiple freeway access points.

The present opportunities for the project area also represent a development trend now making itself felt in this area: master planned development. Previous developments in the vicinity were based only on local demand forces, which have been largely single-project oriented - i.e. one residential lot, one commercial use or one industrial building at a time. This trend was the result of absence of adequate infrastructure as well as lack of demand beyond that which was satisfied by single projects. Major infrastructure for the area is now in place or imminent; basic utilities are presently available and master plans for water, sewer, and storm drains have been developed and adopted. The master planned community concept integrates infrastructure with orderly planning in a large-scale, often mixed-use development environment.

Plans for several master planned developments are now moving forward in the Eastvale area, as shown in Exhibit I-1, Area Development Activity. The approved I-15 Corridor Specific Plan (Specific Plan No. 266) is located approximately one mile to the northeast, between Hamner and Wineville Avenues. This mixed-use project includes 2,313 dwelling units, 290 acres of commercial uses, and 29 acres of public facilities. Adjacent to the Eastvale Specific Plan on the northeast is the approved Riverside County Regional Equestrian Center, a 146-acre complex to include a quarter horse racetrack, a turf club, a wagering area to seat 10,000 people, a 200-room hotel, and equestrian facilities. The



**EASTVALE**  
SPECIFIC PLAN

Exhibit I-1

# Area Development Activity

**UNITEX**  
MANAGEMENT CORPORATION

**WEBB**  
ASSOCIATES  
ENGINEERS ARCHITECTS

116-acre Cygnet mobile home park (CUP No. 3174), on the west side of Hamner Avenue three-quarters of a mile east of the project site, has been approved and proposes approximately 353 spaces. Adjoining the Eastvale property to the southeast is proposed Tentative Tract No. 27591, a 16-parcel large-lot subdivision proposed by the Altfillisch Construction Company.

The existing Sky Country community, a 573-acre residential planned development, lies immediately east of the I-15 Corridor Specific Plan, occupying the area bounded by Bellegrave Avenue, Wineville Avenue, Limonite Avenue, and Etiwanda Avenue. Existing residential development also occurs west and south of the Eastvale Specific Plan site and in the 126-acre, 717-space Swan Lake mobile home park, located on the east side of Hamner Avenue north of Limonite Avenue.

The Eastvale Specific Plan represents a continuation of this existing development and master planning activity to provide for extension of development and services into the Eastvale area in a coordinated manner.

### **3. Project Description**

#### **Project Location**

The Eastvale Specific Plan consists of a collection of numerous parcels totaling approximately 687.3 acres located on the western edge of Riverside County within the boundaries of the Jurupa Community Plan area. The property is generally bounded on the west by Archibald Avenue, on the east by Sumner Avenue, and on the south by Chandler Street; the northern boundary is located between Cloverdale and Schleisman Roads. Exhibit I-2, Regional Location Map, shows the project's regional setting. Exhibit I-3, Local Vicinity Map, provides a more detailed local frame of reference. Exhibit I-4, Aerial Photograph, gives an overview of the site.

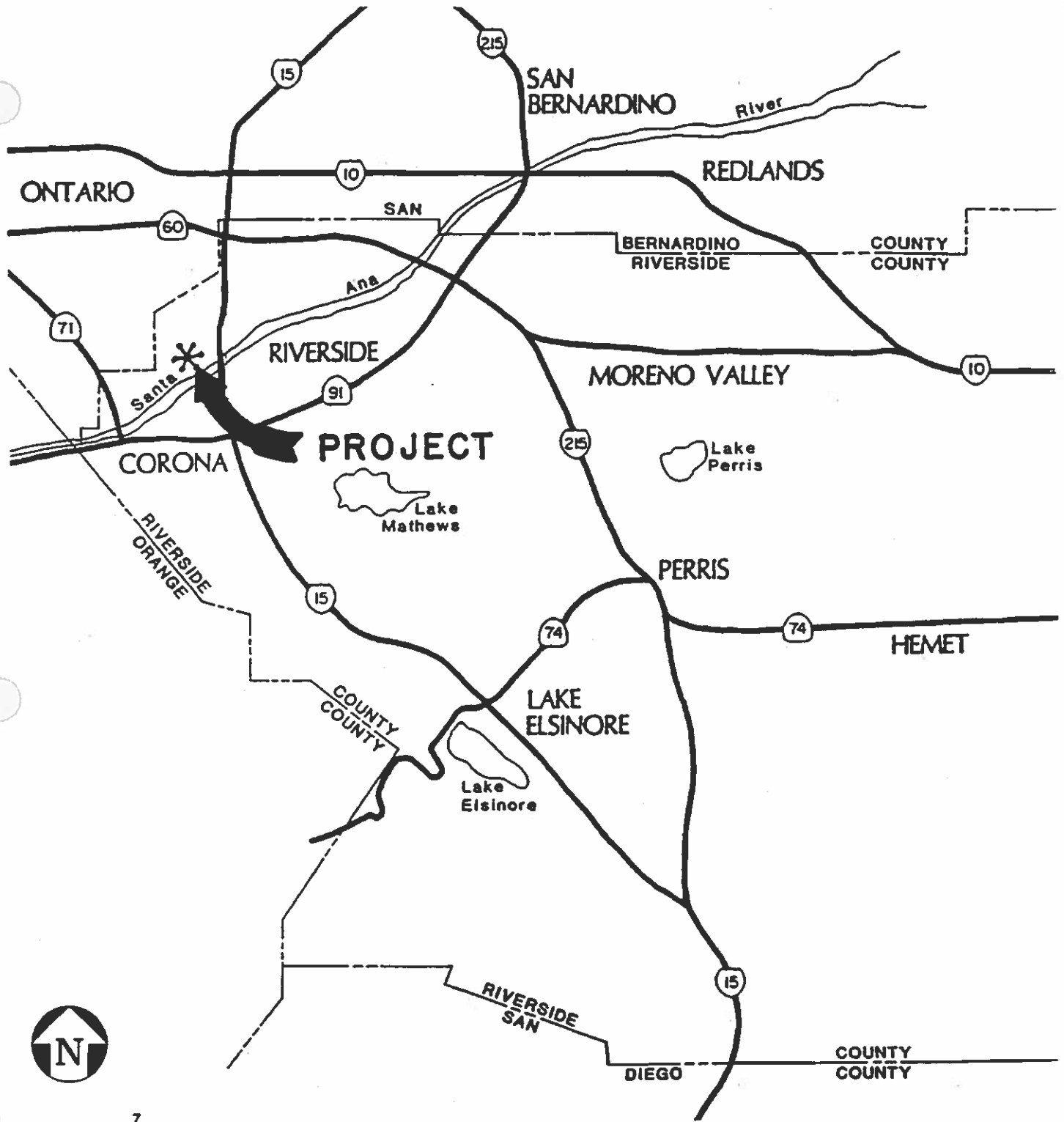
#### **Project Characteristics**

The Eastvale Specific Plan will provide a self-contained residential community for an area that has been experiencing demand for growth in the housing market. The residential component will provide 2,769 units on a total of 625.5 acres. Densities for residential development in individual planning areas may range from 2 to 14 dwelling units per acre. A 10-acre neighborhood commercial area will be compatible with and complementary to the residential neighborhoods associated with the project. The project also provides 51.8 acres of public uses, including an 8-acre elementary school site, 35.2 acres of public park area, and an 8.6-acre open space area.

The Eastvale Specific Plan proposes land use designations and a program of development standards which serve to provide adequate public facilities, protect significant environmental resources and implement the goals and policies of the Jurupa Community Plan and the General Plan of the County of Riverside.

#### **Market Characteristics**

The following marketing objectives helped to shape the content of the Eastvale Specific Plan and its land use designations:



MILES

**EASTVALE**

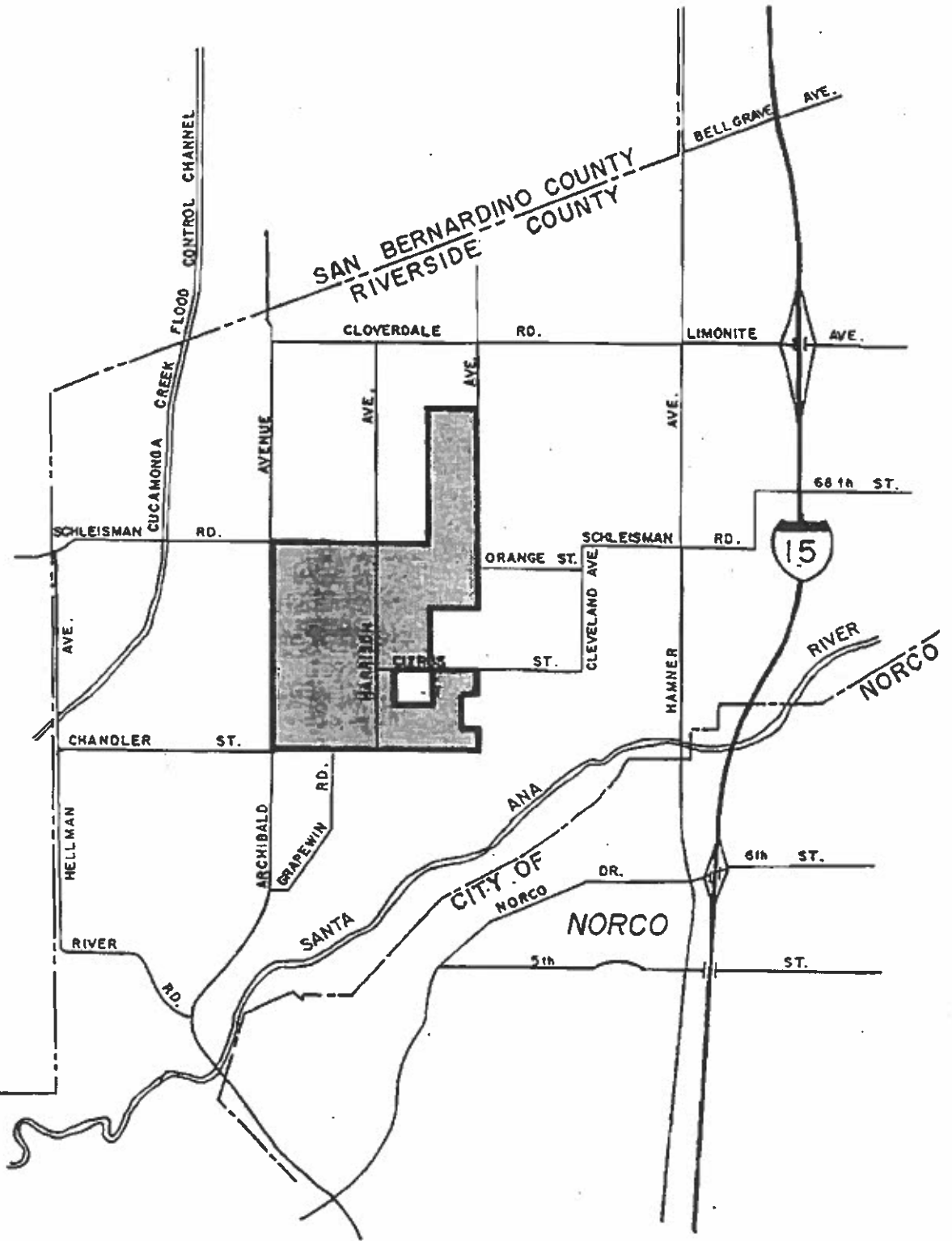
SPECIFIC PLAN

Exhibit I-2

# Regional Location Map

**UNITEX**  
MANAGEMENT CORPORATION

**ALBERTA WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



EASTVALE



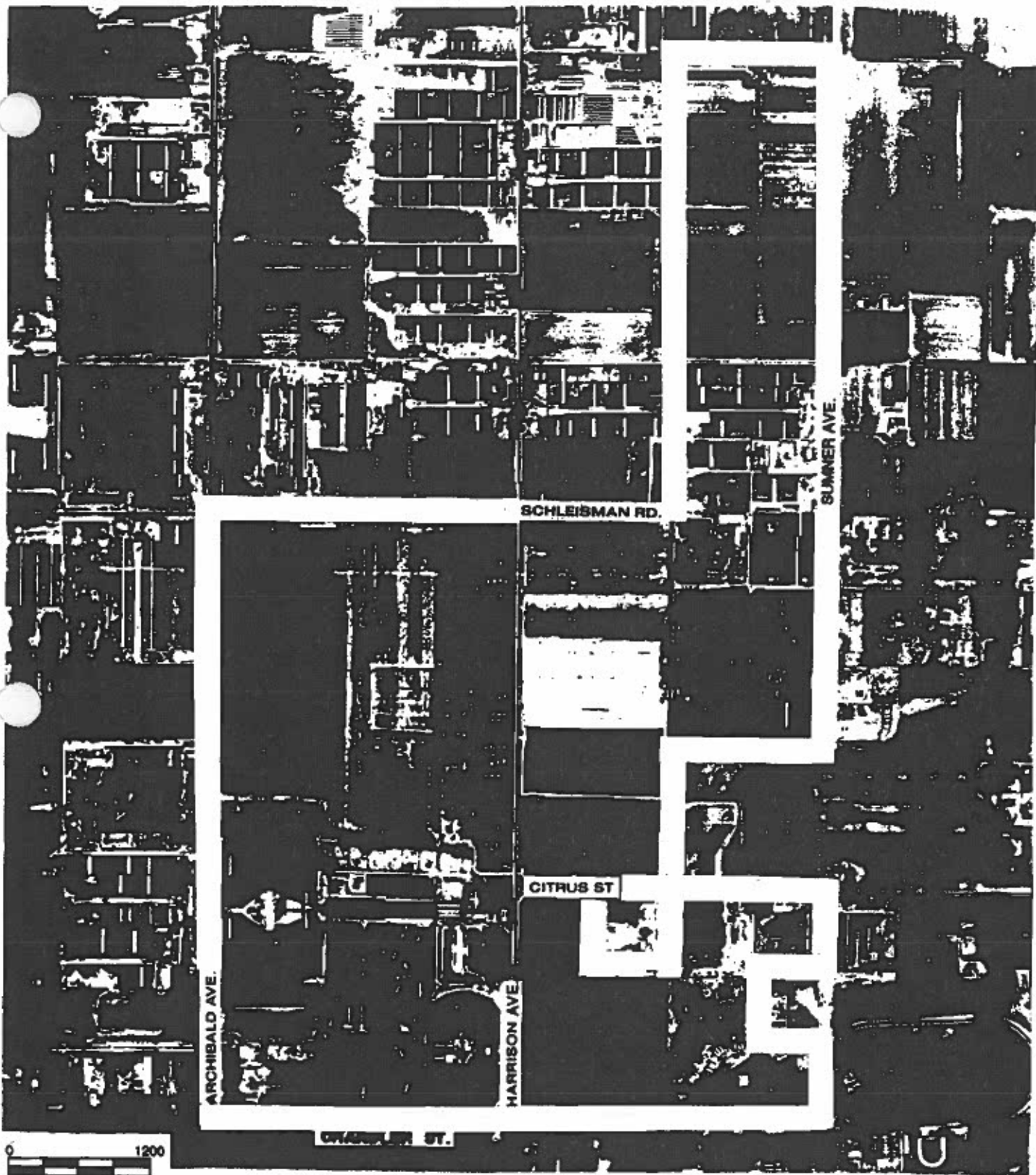
SPECIFIC PLAN

Exhibit I-3

Local Vicinity Map

UNITEX  
MANAGEMENT CORPORATION

ALBERTA  
**WEBB**  
ASSOCIATES  
ENGINEERING CONTRACTORS



EASTVALE

SPECIFIC PLAN

Exhibit I-4

# Aerial Photograph

UNITEX  
MANAGEMENT CORPORATION

WEBB  
ASSOCIATES  
ENGINEERS ARCHITECTS

1. The specific plan is intended to take advantage of its premier location by creating a new and primary node of residential opportunities.
2. The specific plan is situated in the vicinity of over 4,000 acres of industrially designated land that will require convenient housing opportunities for both management and employees.
4. The specific plan will provide for-sale residential dwelling units creating housing opportunities convenient to major employment bases for a variety of income levels.
5. Commercial marketing will be directed toward providing neighborhood level goods and services.

### **Overall Design Objectives**

The Eastvale Specific Plan has been designed to introduce a more urban type of development to the region while maintaining sensitivity to adjacent agricultural and rural residential neighborhood uses. In order to create a development which will assist in the gradual transition from a rural to a suburban environment, the specific plan has been structured based on a development concept keyed by community integration and compatibility. Specific policies to achieve this are identified in the Planning Area Development Standards, which provide for individual standards for each planning area. This overall concept was formulated by focusing on the following comprehensive goals:

1. To establish a community and regional style that emphasizes continuity and compatibility in a setting with convenient access to neighborhood commercial facilities, local and regional recreational amenities, and regional transportation elements, as well as public and open space opportunities and amenities.
2. To establish a functionally efficient street network which provides for superior internal circulation, appropriate integration with the existing and proposed elements of the external roadway network, and limited traffic impact on the existing area.
3. To provide all necessary utilities in a network designed and located to be easily accessed, maintained and repaired.
4. To provide a coordinated land use plan which emphasizes:
  - a. A logically organized land use pattern to ensure the proper relationship and interface between different uses; and
  - b. The proper location, orientation, and proportion of residential, commercial, public, and open space uses to promote appropriate circulation distributions.
5. To foster community identification through the development of a uniform design concept, including architectural and landscape guidelines, which will support aesthetically coordinated project components.
6. To create a contemporary design theme which will complement and improve upon the existing regional character.



These project-wide design goals have been expanded and refined throughout the specific plan document as detailed project standards and guidelines.

#### **4. Authority And Scope/Plan Processing**

The Eastvale Specific Plan has been prepared pursuant to the provisions of California Government Code Sections 65450 et seq. and Article II of the Riverside County Land Use Ordinance (Ordinance No. 348). The California Government Code authorizes local jurisdictions to prepare and adopt a specific plan for the development of any area included within a general plan as a means of implementing, through detailed procedures and standards, the jurisdiction's general plan.

This specific plan is a regulatory document which will serve as the land use plan for the subject property. As such, the plan must be consistent with the intent and purpose of the Riverside County Comprehensive General Plan. Subsequently, all future development proposals, plans, maps and agreements must be consistent with the specific plan. Projects which are found to be consistent with the specific plan will be deemed consistent with the County's General Plan. The specific plan has also been drafted to be consistent with the Riverside County Land Use Ordinance (Ordinance No. 348), as revised by the specific planning area zoning provisions contained herein. The project is consistent with the policies of the Jurupa Community Plan and the planned land uses and densities as amended by proposed Comprehensive General Plan Amendment No. 373.

Specific Plan No. 300 is being processed concurrently with Comprehensive General Plan Amendment (CGPA) No. 373. The project site is affected by several agricultural preserves, Mira Loma Agricultural Preserves Nos. 2, 4, and 6. Notices of nonrenewal have been filed for all parcels within the project site and no requests for cancellation are expected to be filed. Current zoning designations are A-2-10, A-2-5, A-D, and A-2. Change of zone applications will be submitted no sooner than six months prior to termination of preserve status, with final rezoning action to follow expiration of the agricultural preserves.

In addition to the specific plan, the accompanying environmental impact report (EIR) has been prepared pursuant to the County's authority and is consistent with the requirements of the California Environmental Quality Act (CEQA) and the County of Riverside CEQA Implementation Guidelines. This EIR (Environmental Impact Report No. 392) is intended to provide comprehensive environmental documentation for all of the project-related environmental issues, as identified by the initial study, and will serve as the program EIR consistent with the provisions of Section 15168 of the state CEQA Guidelines. As such, this EIR will serve as the base environmental document for all future development proposals within the Eastvale Specific Plan area. In addition, the EIR provides County staff and the general public with the information necessary to assess the full extent of potential environmental impacts associated with the development of the proposed project area.

#### **B. ENVIRONMENTAL IMPACT REPORT SUMMARY**

A summary of the environmental impacts, proposed mitigation measures, and significance of environmental impacts associated with the project is provided in Table I-1, Summary of Impacts and Mitigation. For more detailed discussion of each topic, see Section IV.

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### III. SPECIFIC PLAN GENERAL PROVISIONS

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#### A. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS

##### 1. Comprehensive Land Use Plan

The Eastvale Specific Plan is a planned community encompassing 687.3 acres, primarily residential with supporting commercial and community uses. Gross residential density for the project is proposed to average 4.2 dwelling units per acre (du/ac) for single family detached residences (in areas designated as Medium Density) and 7.6 du/ac for single family residences in areas designated as Medium High Density.

The Specific Plan includes a total of 2,769 residential dwelling units on 625.5 acres of the project site. The plan provides 10.0 acres of commercial development in a center intended to service the community's neighborhood commercial needs. Also proposed are four parks, totaling 35.2 acres of developed park land; an 8.0-acre elementary school; and an 8.6-acre natural open space area. Other public and quasi-public uses, such as a fire station, are permitted throughout the specific plan.

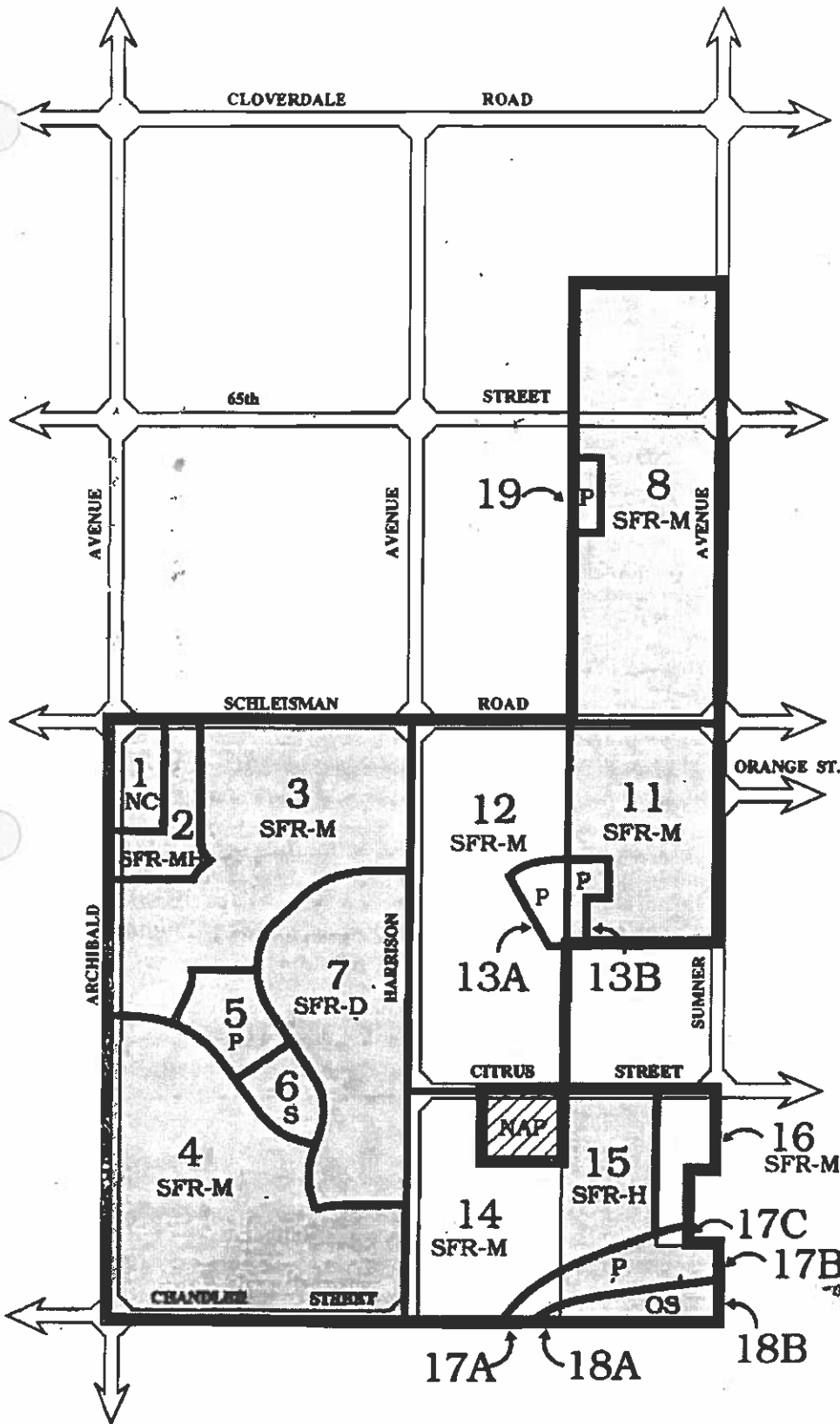
The area currently proposed for development comprises those properties represented by the project applicant, Unitex Management Corporation. These parcels collectively are identified on Exhibit III-1, Land Use Plan, as the applicant-controlled parcels, and make up 528.4 acres. An additional area of approximately 158.9 acres is not controlled by the specific plan sponsor, but has been included in the specific plan at the direction of the County Planning Department in order to provide for orderly planning. The owners of these properties have consented to inclusion in the specific plan. The specific plan provides policy guidance affecting this area and addresses interconnections between the planning areas.

Public and quasi-public facilities are permitted throughout the specific plan, at locations to be determined case by case. A fire station site is to be made available for purchase by the Riverside County Fire Department. The specific location of this and other public facilities will be determined by future zone change and subdivision submittals.

Table III-1, Land Use Distribution, shows the specific land use breakdown by planning area, acreage, and density, and reflects the land use configurations illustrated in Exhibit III-1, Land Use Plan. Table III-2, Land Use Summary, provides statistics for the specific plan as a whole.

The development standards in this and following sections have been developed for the Eastvale Specific Plan based on standard guidelines prepared by the County for the Jurupa Community Plan. The standards have been tailored to reflect sensitivity to the characteristics of the site and its surroundings.

The purpose of this and following sections is to establish the guidelines and standards which will be used in the development of the Eastvale Specific Plan. These guidelines and standards will insure that consistently high quality development occurs within the specific plan, thus protecting and enhancing the investment of all those uses located within the plan area. The specific plan provisions will also ensure compatibility with existing and planned



## LEGEND

- SFR-M - Single Family Residential Medium Density
- SFR-MH - Single Family Residential Medium-High Density
- SFR-H - Single Family Residential High Density
- NC - Neighborhood Commercial
- P - Park
- S - School
- OS - Open Space
- 1 - Planning Area No.

- Overall Project Limits
- Applicant Controlled Parcels
- Not a Part

Note: Planning Areas 9 and 10 are deleted



Exhibit III-1  
**Land Use Plan**



TABLE III-1

**EASTVALE SPECIFIC PLAN  
LAND USE DISTRIBUTION**

Planning Area	Land Use	Minimum Lot Size (sq. ft.)	Average Density (du/ac)	Total Acres	Dwelling Units
1	Commercial			10.0	
2	Single Family Residential - Medium High Density	6,000	6.8	13.0	88
3	Single Family Residential - Medium Density	6,000	3.8	92.8	357
4	Single Family Residential - Medium Density	5,500	4.6	109.7	503
5	Park <sup>a</sup>			12.0	
6	School <sup>b</sup>			8.0	
7	Single Family Residential - Medium Density	6,500	4.2	67.5	283
8	Single Family Residential - Medium Density	6,000	4.4	111.3	490
9	Not Used				
10	Not Used				
11	Single Family Residential - Medium Density	7,200	3.9	57.3	223
12	Single Family Residential - Medium Density	6,500	4.2	94.0	395
13A	Park <sup>a</sup>			5.0	
13B	Park <sup>a</sup>			3.0	
14	Single Family Residential - Medium Density	6,000	4.2	45.3	190
15	Single Family Residential - Medium High Density	3,500	8.0	25.0	200
16	Single Family Residential - Medium Density	6,000	4.2	9.6	40
17A	Park <sup>a</sup>			2.6	
17B	Park <sup>a</sup>			7.8	
17C	Park <sup>a</sup>			1.8	
18A	Open Space <sup>c</sup>			0.6	
18B	Open Space <sup>c</sup>			8.0	
19	Park			3.0	
<b>TOTAL</b>			<b>4.0</b>	<b>687.3</b>	<b>2,769</b>

<sup>a</sup>Park areas in specific sites are subject to refinement based on future surveys, mapping and specific park design.

<sup>b</sup>School site is subject to approval of Corona-Norco Unified School District. If not acquired for school use, this site will be developed in single family Medium Density residential use and dwelling units will be reallocated to this site from Planning Area 15. The school location may be changed per the district without requiring an amendment to the specific plan.

<sup>c</sup>Open space area boundaries will be refined based on future land surveys.

TABLE III-2

EASTVALE SPECIFIC PLAN  
LAND USE SUMMARY

Planning Area	Single Family Residential		Park, School, Open Space				Com-mercial	Total
	Medium Density	Medium High	Park	School	Open Space	Sub-total		
Applicant Controlled Parcels (Planning Areas 1-7, 8-11, 13B, 15, 17B, 18B, 19):								
Acres	438.6	38.0	25.8	8.0	8.0	41.8	10.0	528.4
Dwelling Units	1,856	288						2,144
Avg. Densities	4.2	7.6						4.0
Balance of Specific Plan (Planning Areas 12, 13A, 14, 16, 17A, 17C, 18A):								
Acres	148.9		9.4		0.6	10.0		158.9
Dwelling Units	625							625
Avg. Densities	4.2							3.9
Specific Plan Total:								
Acres	587.5	38.0	35.2	8.0	8.6	51.8	10.0	687.3
Dwelling Units	2,481	288						2,769
Avg. Densities	4.2	7.6						4.0

land uses in the surrounding area. These guidelines and standards provide a documented basis for directing and evaluating the planning and design of improvements to each property within the plan, and provide guidelines upon which the County's development review process can be based.

## **Land Use Development Standards**

### **a. Standard Provisions**

In order to ensure the orderly and sensitive development of the land uses proposed for the Eastvale Specific Plan, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B, Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to these specific techniques, project-wide development standards have also been prepared to complement those applicable to each individual planning area. These general standards are:

- 1) The total specific plan shall be developed with a maximum of 2,769 dwelling units on 687.3 acres, as illustrated on the Land Use Plan (Exhibit III-1). General permitted uses will include residential, commercial, school, recreation, open space, and circulation as delineated on the Land Use Plan and in the individual planning areas (Exhibits III-18 to III-26).
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and will be defined by specific plan objectives, Specific Plan zoning (to be adopted prior to development), future detailed plot plans and potential conditional use permits and public use permits as appropriate.
- 3) Standards relating to signs, landscaping, parking and other related design elements will conform to County of Riverside Ordinance No. 348. When appropriate and necessary to meet the goals of this specific plan, the standards will exceed the zoning code requirements.
- 4) All project lighting shall be in conformance with applicable Riverside County standards. The project lies outside the area affected by Ordinance No. 655.
- 5) The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan No. 300 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 6) No portion of the specific plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.
- 7) Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied with the specific plan for the phase of development in question.
- 8) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to

implement the specific plan. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in Environmental Impact Report No. 392 prepared for Specific Plan No. 300.

- 9) Lots created by land divisions within Specific Plan No. 300 shall be in conformance with the development standards of the zone ultimately applied to the property, and all other applicable County standards.
- 10) Flag lots shall not be permitted.
- 11) Design plans for the common areas specifying location and extent of landscaping and irrigation systems as specified in Riverside County Ordinance No. 348, Section 18.12, and Sections 19.300 through 19.304, and circulation (vehicular, pedestrian, equestrian and/or bicycle), shall be submitted during the review process for development applications which incorporate common areas. Additionally, all proposed structures shall be shown on said plans.
- 12) Common areas identified in the specific plan shall be owned and maintained as follows:
  - a) A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization may satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
  - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
  - c) The maintenance organization shall be established prior to or concurrent with recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).
- 13) If the permanent master maintenance organization referenced in Condition of Approval No. 3.12 is a public organization, the developer shall comply with the following condition:
  - a) Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except

those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the office of the County Counsel:

1. A declaration of covenants, conditions and restrictions; and
  2. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
- b) The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

- "1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
- "2. In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area' and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
- "3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.



- "4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."
- c) Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.
- 14) If the permanent master maintenance organization referenced in Condition of Approval No. 3.12 is a private organization, the developer shall comply with the following condition:
- a) Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:
- a. A declaration of covenants, conditions and restrictions; and,
- b. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.
- b) The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

- "1. The property owners' association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County successor-in-interest.
- "2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

- "3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.
- "4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."
- c) Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time the final map is recorded.
- 15) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 16) Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.
- 17) Where determined by the County to be necessary, roadways, infrastructure and common open space areas may be coordinated by and paid for through an assessment or community facilities district or area to facilitate construction, maintenance and management.
- 18) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified by the specific plan, based upon, but not limited to, the following:
- a) Adequate availability of services.
  - b) Adequate access and circulation.
  - c) Sensitivity to landform.
  - d) Innovation in housing types and design.
  - e) Sensitivity to neighborhood design through appropriate lot and street layouts.
  - f) Lot product sizes as proposed in this specific plan.
- 19) Prior to the issuance of building permits, improvement plans for developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Landscaping and irrigation plans shall be certified by a landscape architect.
- 20) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
- a) Circulation for pedestrians, vehicles, and police patrols.

- b) Lighting of streets, walkways, and bikeways.
  - c) Visibility of doors and windows from the street and between buildings, where practical.
  - d) Fencing heights and materials.
- 21) Prior to the issuance of grading permits for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas designated for residential use. The specific plan noise analysis may be used to satisfy this condition to the extent applicable.
  - 22) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.
  - 23) Each planning area shall comply with the Riverside County recycling program upon the recycling plan's adoption.
  - 24) Prior to the recordation of any final map or issuance of any building permit within Specific Plan No. 300, the first applicant or their successor-in-interest for a subdivision or building permit within a planning area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.
  - 25) Proposed onsite commercial areas shall contain enclosures for collection of recyclable materials. These commercial areas are appropriate areas for such facilities due to their central location and anticipated high use by project residents.
  - 26) The County may initiate an amendment or revocation proceeding on all or any portion of this specific plan if a development proposal has not been approved within five (5) years of the Board of Supervisors' approval of the specific plan.
  - 27) Since this project will disturb five or more acres it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements for the regarding the NPDES Construction General Permit.

**b. Other Provisions**

- 1) Prior to or concurrent with the submittal of any subdivision map, or other development proposal for property within Planning Area(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13A, 13B, and 19 in Specific Plan No. 300, the applicant shall submit, to the Planning Department, an application for the diminishment or disestablishment of the agricultural preserve affecting the planning area(s) within which the proposed project is located, and where needed shall also submit a petition for the cancellation of the applicable land conservation contracts.

- 2) Prior to or concurrent with the submittal of an application for the diminishment or disestablishment of the agricultural preserve for a planning area within Specific Plan No. 300, a change of zone application, proposing zoning necessary to implement the land uses set forth in the specific plan as an alternative to agricultural use of the planning area, shall be filed with the Planning Department. The change of zone must be approved by the Board of Supervisors and be effective prior to the recordation of any final map or issuance of any building permit within the affected planning area.
- 3) Concurrent with the submittal of any subdivision map, or other residential development proposal for property within Specific Plan No. 300, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject subdivision, or other residential development proposal, of the existence of dairies and other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be made a condition of approval of the subdivision map, or other residential development proposal, and shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).
- 4) A fire station site of 1.25 acres in size shall be made available for purchase by the Riverside County Fire Department. The developer shall consult with the Fire Department regarding site location and approval.
- 5) The surfaces of walls, fences, commercial buildings, monument signs, etc., shall be designed to be graffiti-resistant through selection of surface materials or paint types or by means of plantings.
- 6) Walkways, bikeways and parking areas shall be generally visible to passing traffic and not hidden by structures or tall plantings.
- 7) Parks, parking areas and commercial areas shall be accessible to emergency vehicles at all times, with paved pathways of sufficient width to accommodate such vehicles.
- 8) Parks should be placed so that they are faced by residences or businesses to provide continuing visibility of the activities taking place. Parks, setbacks, green areas and other recreational areas should not have isolated areas attractive to those desiring to be out of public view. Any park, setback, green area or recreational area that is not faced by residential or business structures shall be fenced with view-through type fencing such as wrought iron.
- 9) Play areas for young children shall be fenced separately from the remainder of the park or surrounding area. Such fencing shall be of view-through materials such as wrought iron or chain link.
- 10) Lighting for parks, commercial areas and parking areas shall be sufficient to discourage illicit activities. All lighting fixtures shall be vandalism-resistant. Any restroom facility installed in a park shall contain vandalism-resistant fixtures.
- 11) To the extent allowed by design constraints and design variations, residences shall have a view of the street from commonly used family areas

to allow for visual monitoring of activities in the neighborhood by the residents. Plantings and design features installed by the developer shall not hide front doors or ground floor windows from the street or allow hidden scaling of fences.

- 12) A six-foot chain link fence shall be erected around construction areas to minimize theft of building materials and equipment. Current emergency contact information for the construction project shall be kept on file with the Sheriff's Department, Riverside Station Community Resources Unit. The developer's name, address and phone number, and the address of the construction site, shall be conspicuously posted at the construction site.
- 13) Visibility into construction sites shall not be intentionally hampered. Areas of vulnerability shall be lit during hours of darkness if feasible. The construction site shall have clearly marked entrances and exits.
- 14) Each construction site shall have a clearly designated point of contact such as a construction trailer. Emergency numbers and the non-emergency numbers for sheriff, fire and ambulance dispatch and the construction site address shall be clearly posted at any phone locations on the construction site. Any phones on the construction site that are blocked for outgoing calls shall not be blocked from dialing 911.
- 15) Parks shall be designed and developed in accordance with the requirements of the County and the Jurupa Community Services District.
- 16) Prior to development of Planning Area 12, the developer shall comply with the Construction Project Site Review and Well Abandonment Procedure of the Division of Oil, Gas, and Geothermal Resources, California Department of Conservation, and shall provide the Planning Department clearance from that agency that said procedures have been completed.
- 17) Within Planning Area 15, a minimum of twenty-five percent (25%) of the dwelling units shall be single-story dwelling units.
- 18) The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study/Report	Planning Area
a. Comprehensive Geotechnical Report	All Planning Areas
b. Preliminary Site Assessment for Hazardous Materials	12, 13A, 14, 16, 17A, 17C, 18A
c. Acoustical Study	1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 14, 15, 16
d. Other (as determined by subsequent environmental assessments)	All Planning Areas

## **Residential Component**

The residential component of the Eastvale Specific Plan will provide single family residences to help meet the area's current and future housing needs. The plan has taken the physical characteristics of the site into consideration. Anticipated housing demand in the area is for homes in a single family detached configuration, as well as ownership in a single family attached setting. Close proximity to shopping, schools and recreation areas is a valued neighborhood amenity which has been incorporated into the project's design.

Controls on residential development levels for the Eastvale Specific Plan are as follows:

- a. The maximum number of dwelling units for the Eastvale Specific Plan as indicated in Tables III-1 and III-2 may not be exceeded.
- b. The maximum number of dwelling units allocated to each planning area may not be exceeded.
- c. Project densities may not exceed the density ranges for planning areas specified in Section III.B, Planning Area Development Standards.
- d. Second dwelling unit permits may be allowed within the specific plan's residential areas in accordance with the provisions of Ordinance No. 348, but only to the extent that the maximum number of dwelling units permitted within each planning area is not exceeded.

The phasing plan for residential development in the Eastvale Specific Plan is illustrated in Exhibit III-16 and detailed in Table III-6 (see Section III.A.6, Public Facilities and Phasing Plan). Each phase of development will include all infrastructure improvements necessary to serve that phase of development along with provisions for public services.

## **Commercial Component**

A commercial component has been included in the Eastvale Specific Plan in response to neighborhood commercial needs. The proposed 10.0-acre commercial area is intended to provide low-intensity neighborhood commercial uses for the immediate community to eliminate the need for longer vehicle trips to outlying commercial centers.

The following controls apply to commercial development within the Eastvale Specific Plan:

- a. Commercial uses shall be developed so as to be consistent with the specific plan requirements and standards.
- b. The following general standards shall apply to commercial development:
  - 1) Parking shall be provided as required by Section 18.12 of Ordinance No. 348.
  - 2) Building elevations shall include full roof treatments and all mechanical roof-mounted equipment shall be screened from view from public highways.
  - 3) Wherever commercial development abuts residential development, either at the property line or across a street or road, the commercial development

shall be designed to, and shall incorporate design features which, reasonably minimize negative impacts such as glare, light, odors and noise.

- 4) Storage areas, loading areas and trash receptacles shall be located and screened so as not to impose adverse health and noise impacts upon adjoining areas.
- 5) Signs will be consistent with standards set forth by County Ordinance and the specific plan design guidelines.
- 6) All commercial areas shall be maintained by the property owner or merchants association, as appropriate.

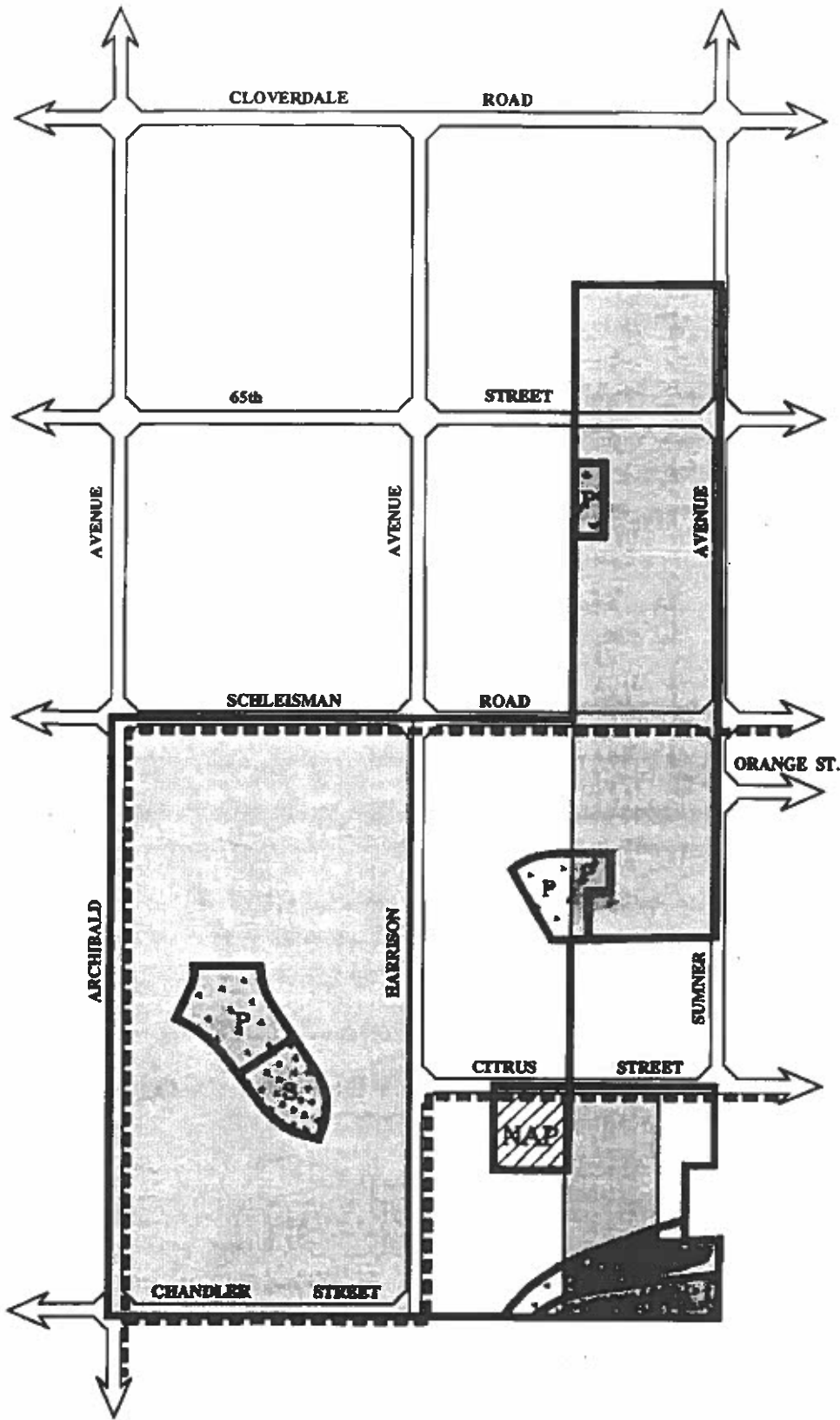
### **Recreation and Open Space Component**

The Recreation/Open Space Plan, shown in Exhibit III-2, illustrates the recreational components of the Eastvale Specific Plan. The plan provides for a 12.0-acre neighborhood/community park (Planning Area 5), an 8.0-acre neighborhood park (Planning Area 13), a 12.2-acre park adjoining an 8.6-acre open space site (Planning Areas 17 and 18), and a 3.0-acre minipark (Planning Area 19). The neighborhood park in Planning Area 5 will be situated so as to augment school play facilities. Eastvale's parks will be accessible to both current and future area residents.

The park standard applicable to the project calls for three acres of local park land for every 1,000 residents. The estimated population has been computed under the Quimby Act provisions of the County subdivision ordinance (County Ordinance No. 460). Under the ordinance, the number of persons per household varies depending upon how many dwelling units are attached in a structure. Single family attached dwellings will thus have differing park requirements depending upon how they are arranged on each building site. Table III-3, Estimated Park Requirements, calculates a range of estimated park requirements depending upon development options. The 2,769 dwelling units in the specific plan would be required to provide approximately 21.3 to 21.6 acres of park land. The Specific Plan provides for a total of 35.2 acres of park land. Park and open space acreages may be adjusted slightly as site-specific mapping and design occur.

In addition to proposed onsite park areas, major regional park facilities including Prado Regional Park, Prado Basin County Park, Santa Ana River Regional Park and Rivertrails Park are located within a three mile radius of the site. Exhibit III-3, Regional Parks, Regional Trails and Bicycle Routes, shows nearby regional park facilities. The County standard for regional park and recreation facilities is one acre of improved park and 25 acres of natural open space for each 1,000 population. Projects within the Eastvale Specific Plan will contribute to the regional park system through payment of fees pursuant to Ordinance No. 659.

A regional trail route has been adopted for the Santa Ana River Trail along the south side of the Santa Ana River, as shown in the Jurupa Community Plan Public Facilities map and the Riverside County Regional Park and Open-Space District regional trail map. A Class II bicycle route passing near the Eastvale Specific Plan area is designated in the Plan of Bicycle Routes in the General Plan. Transportation Department staff advises that it is department policy to require all bicycle routes to be Class I facilities. Accordingly, the segments of bicycle routes within the specific plan have been shown as Class I facilities. The bicycle route as identified by the Transportation Department approaches the project site on Schleisman Avenue and connects to Archibald Avenue via Cleveland Avenue, Citrus Street, Harrison Street, and Chandler Street. From Chandler at Archibald, the bicycle route



## LEGEND

- Park
- School
- Open Space
- Bike Trail
- Overall Project Limits
- Applicant Controlled Parcels
- Not a Part



**EASTVALE**  
SPECIAL DISTRICT  
SPECIFIC PLAN

Exhibit III-2

# Recreation/ Open Space Plan

**UNITEX**  
RECREATION CONSULTANTS

**WEBB**  
ASSOCIATES  
LANDSCAPE ARCHITECTS



**TABLE III-3**  
**ESTIMATED PARK REQUIREMENTS**

<b>Plg. Area</b>	<b>Potential Residential Development Types<sup>a</sup></b>	<b>DU<sup>b</sup></b>	<b>PPH<sup>c</sup></b>	<b>Population<sup>d</sup></b>	<b>Park Acres Required<sup>e</sup></b>
3, 4, 7, 8, 11	Detached, 1 du/structure	1,856	2.59	4,807	14.42
2, 15	Attached, 5+ du/structure	288	2.34	674	2.02
	Attached, 3-4 du/structure	288	2.48	714	2.14
	Attached, 2 du/structure	288	2.64	760	2.28
	Detached, 1 du/structure	288	2.59	746	2.24
	Range for Areas 2 and 15:	288		674-760	2.02-2.28
	Subtotal for applicant-controlled parcels:	2,144		5,481-5,567	16.44-16.70
12, 14, 16	Detached, 1 du/structure	625	2.59	1,619	4.86
	Subtotal for balance of Specific Plan:	625	2.59	1,619	4.86
	Total for Specific Plan:	2,769		7,100-7,186	21.30-21.56

<sup>a</sup>Permitted uses as defined in Section II. The categories of development types are taken from Section 10.35 of Riverside County Ordinance No. 460. A variety of building configurations are permitted in Planning Areas 2 and 15.

<sup>b</sup>Total dwelling units permitted by planning areas, as given in Table III-1, Land Use Distribution.

<sup>c</sup>Persons per household by type of dwelling, as specified in Section 10.35 of Riverside County Ordinance No. 460.

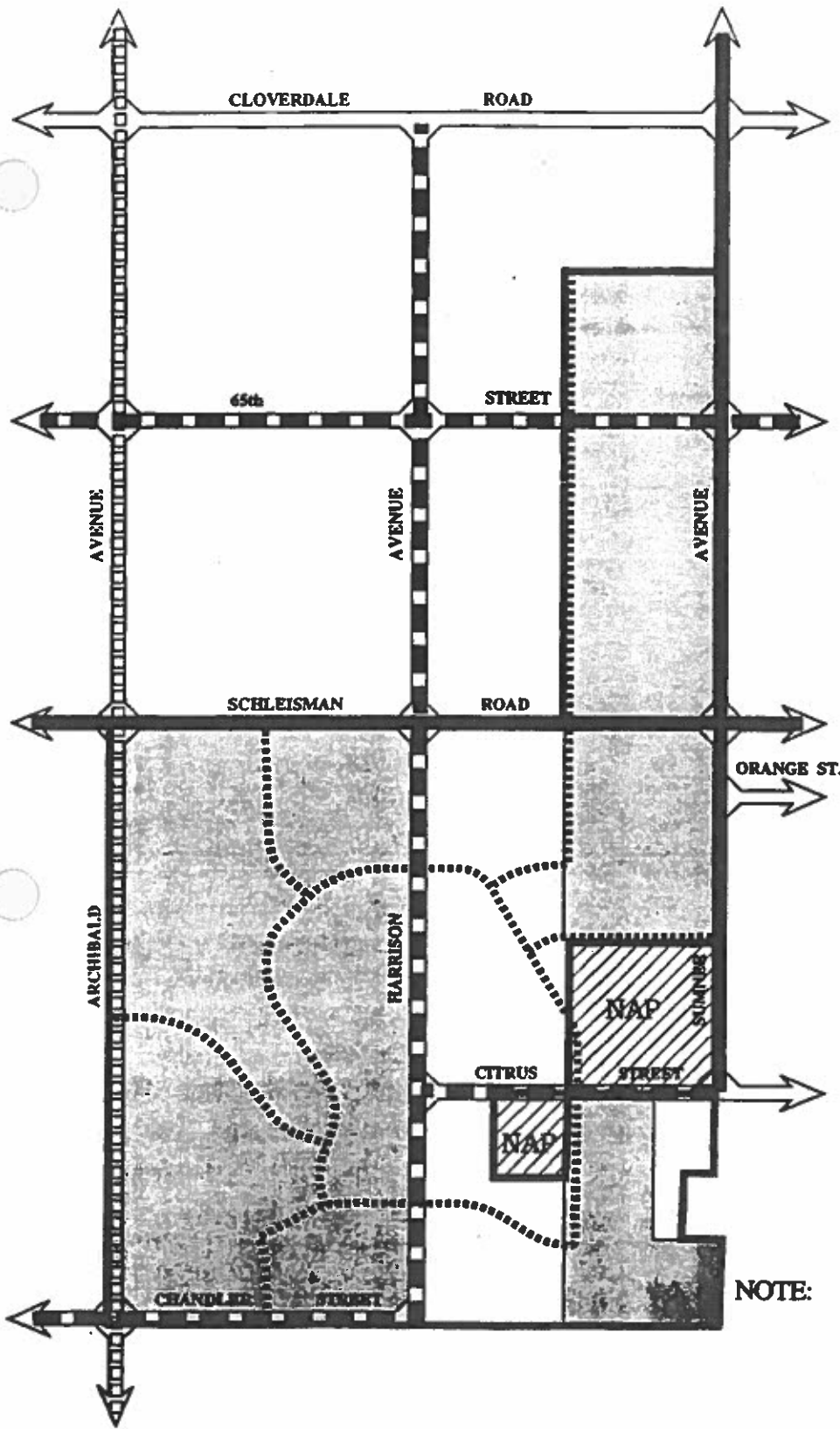
<sup>d</sup>Population estimated by multiplying number of dwelling units by persons per household factor.

<sup>e</sup>Park acreage required to provide three acres of park area per 1,000 persons. Column may not add to totals due to rounding.

continues southward on Archibald Avenue, eventually connecting with the Santa Ana River trail system. The recently amended Jurupa Community Plan Public Facilities Map reflects this bike route as well as bike routes in Archibald Avenue and Schleisman Road adjacent to the specific plan site. Regional trails and bicycle routes are shown on Exhibit III-3.

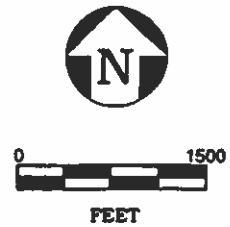
Public park areas within the Eastvale Specific Plan will be provided through land dedication, payment of fees, or both, pursuant to Section 10.35 of County Ordinance No. 460. Park and trail areas will be dedicated to an appropriate entity for ongoing management and maintenance. The park adjoining the elementary school site may be wholly or partially maintained by the Corona-Norco Unified School District pursuant to a joint use school/park arrangement. Maintenance arrangements are discussed below in Section III.A.8, Comprehensive Maintenance Plan.





**LEGEND.**

- Specific Plan Road
- ▬▬▬ Major Highway
- ▬▬▬ Secondary Highway
- ⋯⋯⋯ Collector Street
- Overall Project Limits
- ▨ Applicant Controlled Parcels
- ▩ Not a Part



**NOTE:** The alignments of collector streets are conceptual only. Final alignment of collector streets shall be determined by the County Transportation Department in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**

SPECIFIC PLAN

Exhibit III-6

**Circulation Plan**

**UNITEX**  
MANAGEMENT CORPORATION

**WEBB**  
ASSOCIATES  
ENGINEERS CONSULTANTS

All developments in the specific plan shall incorporate the following applicable transportation management measures, which shall be subject to approval and monitoring as required by a County transportation management agency. New employment generating developments that could employ 100 or more employees may submit trip reduction plans that reduce work related trips by 12%. Trip reduction plans shall be based on existing guidelines at the time occupancy permits are pulled.

a. Residential

- 1) Information outlet for transportation alternatives.
- 2) Bus stop improvements.

b. Commercial

- 1) Preferential parking for carpool and vanpool vehicles.
- 2) Bicycle parking.
- 3) Information outlet for transportation alternatives.
- 4) Bus stop improvements.

**B. PLANNING AREA DEVELOPMENT STANDARDS**

**1. Planning Area 1 - Commercial**

**a. Descriptive Summary**

Planning Area 1, as shown in Exhibit III-18, is proposed for neighborhood commercial uses. Planning Area 1 is located at the intersection of Archibald Avenue and Schleisman Road and includes 10.0 acres designated for neighborhood commercial uses. This designation is intended to provide a neighborhood commercial center convenient to the residential neighborhoods of the Eastvale Specific Plan as well as to other residents of the area, who would easily reach this site via Archibald Avenue. Typical uses would include grocery stores, drug stores, retail shops, restaurants and service businesses. Community uses such as child care facilities, churches, etc. may also occur in Planning Area 1, but only after careful review and approval of a conditional use permit or public use permit.

**b. Design Opportunities and Constraints**

1. Vehicular access to adjacent highways will be limited under County policies. The commercial center shall be site planned as a whole, to assure proper access and integrated onsite circulation for the entire property, before development proceeds on any part of the site.
2. Rear and side areas of commercial centers generate noise, vibration and light which can annoy adjacent residents if not properly addressed in project design. Mitigation will be required at the project design stage.
3. The commercial center in Planning Area 1 includes a designated location of a major entry statement for the Eastvale Specific Plan. This entry treatment will need to be integrated into the design of the commercial center.
4. If thoughtfully planned, community uses (such as day care centers and churches) in a commercial area can be beneficial. However, when located in commercial centers, such facilities can present substantial land use

conflicts. Examples of areas of concern would include: adequacy of parking; time distribution of parking demand; safety of children and separation of children from parking areas as well as roads; noise compatibility; in the case of child care, safe access to necessary play areas; and contribution of the use to the economic vitality of the rest of the center. These issues should be carefully evaluated during review of any proposals for community uses in commercial areas.

5. Potential pedestrian access to Planning Area 1 shall be evaluated during site design. Direct pedestrian connections through the rear of shopping centers offer convenience but also carry tradeoffs, in that noise and light barriers for the benefit of adjacent residences are broken at the pedestrian access point. Pedestrian safety in moving through truck driveway areas is also an issue. Security on the relatively hidden pedestrian path and in the adjacent residential area may also be a concern.
6. A master planned bicycle route passes Planning Area 1 and will need to be integrated into the design of the Schleisman Road and Archibald Avenue frontages.

**c. Land Use and Development Standards**

1. Planning Area 1 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

**d. Planning Standards**

1. Primary access to Planning Area 1 will be taken from Archibald Avenue and Schleisman Road, as depicted in Exhibit III-8, Access Plan.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. A major entry treatment will be located at the intersection of Archibald Avenue and Schleisman Road, as indicated in Exhibit III-39, Entry Treatments.
4. The commercial development shall provide appropriate landscaping and screening along its highway frontages to reduce the visibility of parking areas. This landscaping on private property will be in addition to required street landscaping and will be maintained by the commercial property owner(s).
5. Perimeter fencing is generally not required at street frontages in Planning Area 1, in order to preserve necessary visibility for commercial uses. However, any walls that are visible from adjacent streets will be consistent with the Perimeter Wall Design shown in Exhibit III-44.

6. All commercial developments will provide solid masonry walls, of sufficient height to mitigate truck noise effects, at rear and side property lines adjacent to existing or planned non-commercial areas. Landscape buffers will also be provided adjacent to the walls. Lighting will be installed such that all direct rays are confined to the property.
7. Planning Area 1 includes a portion of a master planned bicycle route located on Schleisman Road and Archibald Avenue. Improvement of this portion of the bicycle route will be required concurrently with development.
8. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

## **2. Planning Area 2 - Single Family Residential, Medium High Density**

### **a. Descriptive Summary**

Planning Area 2, as shown in Exhibit III-18, is proposed for medium density single family residential use. This designation is intended to provide for the development of homes in a clustered or attached setting. Typical uses would include condominiums or townhomes. Community uses such as child care facilities, churches, etc. are also permitted in this area, subject to conditional use permit or public use permit approval.

The attached configuration in Planning Area 2; adjoining the commercial center at the corner of Schleisman Road and Archibald Avenue, will allow more effective treatments to reduce noise and visual impacts of the shopping center than would be possible in a conventional detached subdivision. The higher density in Planning Area 2 provides a transition between the neighborhood commercial center in Planning Area 1 and the single family residential neighborhoods in Planning Area 3.

Planning Area 2 contains 13.0 acres. The maximum number of dwelling units in Planning Area 2 is 88 units. This yields an average density of 6.8 dwelling units per acre for Planning Area 2 as a whole. Densities in individual developments or phases may range from 4 to 14 dwelling units per acre.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 2 include:

1. A key factor in development design in Planning Area 2 will be the need to reduce noise impacts from the adjacent neighborhood commercial center in Planning Area 1. The noise sources of most concern will be the truck loading areas at the rear of the shopping center and the side driveways used by trucks to reach the loading docks. Techniques which can be incorporated into the design of Planning Area 2 include: locating garages and driveways adjacent to the commercial area, with dwelling units set back; minimizing window openings in walls facing the commercial site; and orienting living areas and outdoor recreational facilities away from the commercial site to the extent possible.
2. Planning Area 2 will have limited opportunities for vehicular access to the adjoining highways. It will be desirable to extend one or more of the

interior roads in Planning Area 3 to Planning Area 2 in order to have greater flexibility in the layout of the attached residential development in Planning Area 2. The potential opportunities and drawbacks of street connections between these two planning areas should be carefully considered before final site layouts are established in either area.

3. Before site planning for Planning Area 2 is finalized, potential local pedestrian connections to the neighborhood commercial center in Planning Area 1 should be carefully considered, as discussed above (see Planning Area 1).
4. Sound attenuation may be necessary on Archibald Avenue and on Schleisman Road.
5. Ongoing dairy and agricultural activity in the surrounding area will present potential nuisance effects which should be considered in project design. Installation of perimeter walls and landscaping will help to reduce nuisance effects.
6. A master planned bicycle route passes Planning Area 2 and will need to be integrated into the design of the Schleisman Road and Archibald Avenue frontages.

**c. Land Use and Development Standards**

1. Planning Area 2 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 2 may range in density from 4 to 14 dwelling units per acre. However, average density for Planning Area 2 as a whole may not exceed 6.8 dwelling units per acre.

**d. Planning Standards**

1. Primary access to Planning Area 2 will be taken from a street accessing Archibald Avenue at the planning area's southern boundary as depicted in Exhibit III-8, Access Plan. Secondary access will be taken from internal streets in Planning Area 3 and possibly from Schleisman Road.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. Perimeter fencing will be provided in accordance with the Perimeter Wall design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and protection of privacy is not a design issue.

4. Planning Area 2 includes portions of a master planned bicycle route located on Schleisman Road and Archibald Avenue. Improvement of these portions of the bicycle route will be required concurrently with development.
5. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

### **3. Planning Area 3 - Single Family Residential, Medium Density**

#### **a. Descriptive Summary**

Planning Area 3, as shown in Exhibit III-18, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses. Community uses such as child care facilities, libraries, and churches are also permitted in this area, subject to conditional use permit or public use permit approval.

The gross area of Planning Area 3 is 92.8 acres. The maximum number of dwelling units in Planning Area 3 is 357 units. This yields an average density of 3.8 dwelling units per acre for Planning Area 3 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

#### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 3 include:

1. Residential neighborhoods in Planning Area 3 will need to be buffered from the effects of ongoing dairy and agricultural activities in the area. Installation of perimeter walls and landscaping will help to reduce nuisance effects.
2. Sound attenuation may be necessary on Archibald Avenue, Schleisman Road, and Harrison Avenue.
3. Internal street patterns shall be configured to provide ready access to the elementary school and park (Planning Areas 5 and 6) without drawing unnecessary traffic through the surrounding residential neighborhoods. The school and park take access from collector streets, as indicated in Exhibit III-6, Circulation Plan.
4. Opportunities for street connections to the adjacent attached residential development in Planning Area 2 should be thoroughly evaluated before the street pattern in Planning Area 3 is determined, as discussed above (see Planning Area 2).
5. A master planned bicycle route passes Planning Area 3 and will need to be integrated into the design of the Schleisman Road and Archibald Avenue frontages.

#### **c. Land Use and Development Standards**

1. Planning Area 3 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the



property is removed from the agricultural preserve, SP zoning provisions will apply.

2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 3 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 3 as a whole may not exceed 3.8 dwelling units per acre. The minimum residential lot size in Planning Area 3 shall be 6,000 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 3 will be taken from Archibald Avenue, Schleisman Road, and Harrison Avenue as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
4. As indicated in Exhibit III-18, major entry treatments will be located at the southern edge of Planning Area 3 on Archibald Avenue, and at the intersection of Harrison Avenue and Schleisman Road. Secondary entry treatments will be provided on Schleisman Road and on Harrison Avenue as shown in Exhibit III-18, or at alternative locations as determined at the site design stage.
5. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
6. Planning Area 3 includes portions of a master planned bicycle route located on Schleisman Road and Archibald Avenue. Improvement of these portions of the bicycle route will be required concurrently with development.
7. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III C.

**4. Planning Area 4 - Single Family Residential, Medium Density**

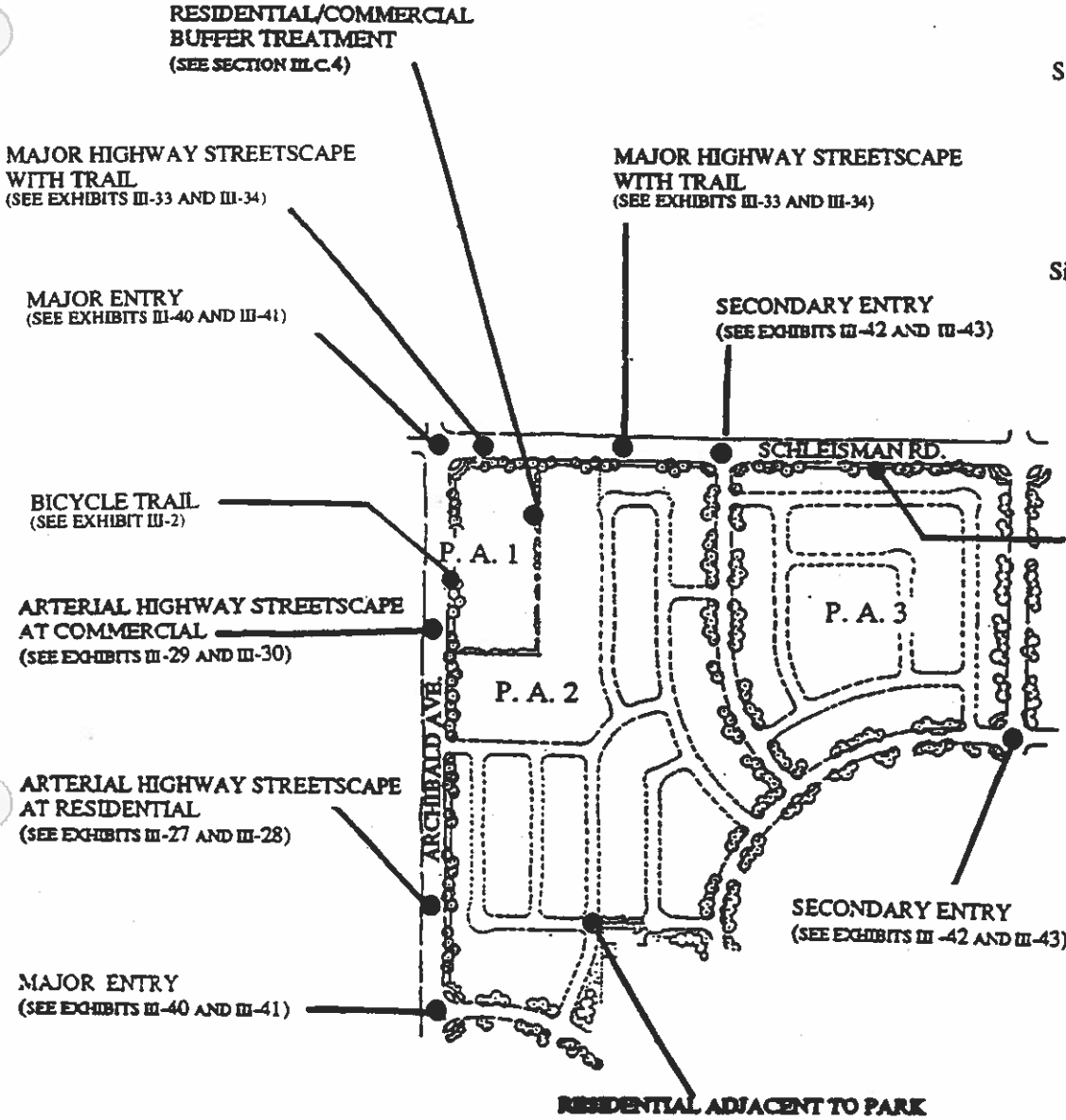
**a. Descriptive Summary**

Planning Area 4, as shown in Exhibit III-19, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses. Community uses

**Planning Area 1**  
 Neighborhood Commercial  
 10.0 AC

**Planning Area 2**  
 Single Family Residential  
 Medium High Density  
 13.0 AC  
 88 DU  
 6.8 DU/AC

**Planning Area 3**  
 Single Family Residential  
 Medium Density  
 92.8 AC  
 367 DU  
 3.8 DU/AC

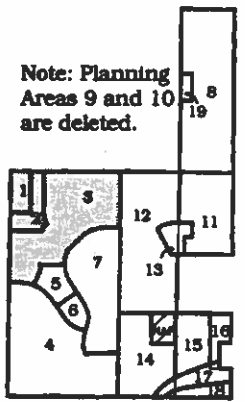


BICYCLE TRAIL  
 (SEE EXHIBIT III-2)

SECONDARY ENTRY  
 (SEE EXHIBITS III-42 AND III-43)



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.



Note: Planning Areas 9 and 10 are deleted.

Index Not to Scale

**EASTVALE**  
 SPECIFIC PLAN

Exhibit III-18  
**Planning Areas 1-3**

**UNITEX**  
 MANAGEMENT CORPORATION  
**WEBB**  
 ASSOCIATES  
 ARCHITECTS

such as child care facilities, libraries, and churches are also permitted in this area, subject to conditional use permit or public use permit approval.

The gross area of Planning Area 4 is 109.7 acres. The maximum number of dwelling units in Planning Area 3 is 503 units. This yields an average density of 4.6 dwelling units per acre for Planning Area 4 as a whole. Densities in individual developments or phases may range from 2 to 6 dwelling units per acre.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 4 include:

1. Sound attenuation may be necessary on Archibald Avenue, Chandler Street, and Harrison Avenue.
2. Internal street patterns in Planning Area 4 should be configured to provide ready access to the elementary school and park (Planning Areas 5 and 6) without drawing unnecessary traffic through the surrounding residential neighborhoods. The school and park take access from collector streets, as indicated in Exhibit III-6, Circulation Plan.
3. Residential neighborhoods in Planning Area 4 will need to be buffered from the effects of ongoing dairy and agricultural activities in the area. Installation of perimeter walls and landscaping will help to reduce nuisance effects.
4. A master planned bicycle route passes Planning Area 4 and will need to be integrated into the design of the Archibald Avenue frontage.

**c. Land Use and Development Standards**

1. Planning Area 4 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 4 may range in density from 2 to 6 dwelling units per acre. However, average density for Planning Area 3 as a whole may not exceed 4.6 dwelling units per acre. The minimum residential lot size in Planning Area 4 shall be 5,500 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 4 will be taken from Archibald Avenue, Chandler Street, and Harrison Avenue as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.

2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. As indicated in Exhibit III-19, major entry treatments will be located at the northern and southern edges of Planning Area 4 on Archibald Avenue. Secondary entry treatment will be provided on Chandler Street as shown in Exhibit III-19, or at alternative locations as determined at the site design stage.
4. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
5. Planning Area 4 includes a portion of a master planned bicycle route located on Archibald Avenue. Improvement of this portion of the bicycle route will be required concurrently with development.
6. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

## **5. Planning Area 5 - Park**

### **a. Descriptive Summary**

Planning Area 5, as depicted in Exhibit III-20, is proposed as a 12-acre neighborhood/community park to serve Eastvale residential areas. The park will be jointly used for school purposes by the adjoining 8-acre elementary school in Planning Area 6. The school site will be owned by the Corona-Norco Unified School District. Potential uses appropriate for the park may include ball fields, children's ball courts, tot lot and play equipment, picnic areas, passive open space (turf and shade trees), jogging trails or par courses, and similar uses.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 5 include:

1. The proposed neighborhood/community park in Planning Area 5 is of sufficient size to accommodate active recreation facilities (such as ball fields or courts) as well as passive recreational amenities (such as picnic areas).
2. Lighting in the park needs to be kept reasonably low. Extremely bright lights on tall standards can be detrimental to surrounding residences and create light and glare over a great distance.
3. Ultimate improvements at the park site in Planning Area 5 will be subject to approval by the County or other responsible agency, with participation by the school district with respect to joint use. Exhibit III-21 illustrates one possible conceptual design for the park.

**c. Land Use and Development Standards**

1. Planning Area 5 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

**d. Planning Standards**

1. Primary access to Planning Area 5 will be from an internal collector road(s).
2. Pedestrian and vehicular access to the park site will be incorporated into planning of the adjoining residential areas.
3. Park design and features will focus on neighborhood-level recreational needs and amenities. Appropriate features could include picnic areas, tot lot and play equipment, passive open space (turf and shade trees), jogging trails or par courses, ball fields, children's ball courts, and similar uses. Parking, bicycle racks, seating, and trash receptacles will be included in park design. Provision of restroom facilities will be determined in consultation with the responsible agency.
4. Light standards in the park shall be low-profile and fixtures shall be shielded so that rays are confined to the park property.
5. For Specific Plan Design Guidelines, please refer to Section III.C.

**6. Planning Area 6 - School**

**a. Descriptive Summary**

Planning Area 6, as depicted in Exhibit III-20, provides an 8-acre site for an elementary school. The adjacent 12-acre public park in Planning Area 5 will be jointly used for school purposes. The school site will be owned by the Corona-Norco Unified School District. Ultimate improvements at the park site in Planning Area 5 will be determined by the County or other responsible agency, with participation by the school district with respect to joint use.

The Corona-Norco Unified School District retains ultimate approval over the location and configuration of school sites. Should it become necessary to reconfigure or relocate the school site, planned residential densities within the specific plan will be adjusted so that the overall total number of dwelling units within the specific plan remains the same.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 6 include:

1. The elementary school site should take access from one of the main collector roads. As required by Transportation Department policy, streets adjacent to the school will be improved to collector standards, as shown in the Circulation Plan, Exhibit III-6.
2. The school will need good pedestrian, bicycle and vehicular access from all areas of the specific plan. Exhibits III-18 through III-26 illustrate conceptually one possible development pattern in which such access may be provided.
3. Planning Areas 5 and 6 will require concurrent site planning. If the park is developed prior to the school, careful coordination with the school district and state school officials will be necessary to ensure that the park improvements provided will be appropriate for school use, and to avoid duplication of facilities.

**c. Land Use and Development Standards**

1. Planning Area 6 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. In the event that Planning Area 6 is not developed for public school use, the permitted land use for the site will be single family residential, medium density, with a minimum lot size of 6,000 sq. ft. and maximum permitted development of 34 dwelling units, provided that residential densities elsewhere within the specific plan are adjusted as necessary to ensure that the total number of dwelling units permitted within the specific plan is not exceeded.

**d. Planning Standards**

1. Primary access to Planning Area 6 will be taken from an internal collector road.
2. Pedestrian and vehicular access to school and park sites will be incorporated into planning of the adjoining residential areas.
3. For Specific Plan Design Guidelines, please refer to Section III.C.

**7. Planning Area 7 - Single Family Residential, Medium Density**

**a. Descriptive Summary**

Planning Area 7, as shown in Exhibit III-19, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses.

The gross area of Planning Area 7 is 67.5 acres. The maximum number of dwelling units in Planning Area 7 is 283 units. This yields an average density of 4.2 dwelling units per

acre for Planning Area 7 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 7 include:

1. Residential neighborhoods in Planning Area 7 will need to be buffered from the effects of ongoing dairy and agricultural activities in the area. Installation of perimeter walls and landscaping will help to reduce nuisance effects.
2. Sound attenuation may be necessary on Harrison Avenue.
3. Internal street patterns in Planning Area 7 should be configured to provide ready access to the elementary school and park (Planning Areas 5 and 6) without drawing unnecessary traffic through the surrounding residential neighborhoods. The school and park take access from collector streets, as indicated in Exhibit III-6, Circulation Plan.

**c. Land Use and Development Standards**

1. Planning Area 7 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 7 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 7 as a whole may not exceed 4.2 dwelling units per acre. The minimum residential lot size in Planning Area 7 shall be 6,500 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 7 will be taken from Harrison Avenue as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
4. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

## **8. Planning Area 8 - Single Family Residential, Medium Density**

### **a. Descriptive Summary**

Planning Area 8, as shown in Exhibit III-21, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses.

Planning Area 8 contains approximately 111.3 acres. The maximum number of dwelling units in Planning Area 8 is 490 units. This yields an average density of 4.4 dwelling units per acre for Planning Area 8 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 8 include:

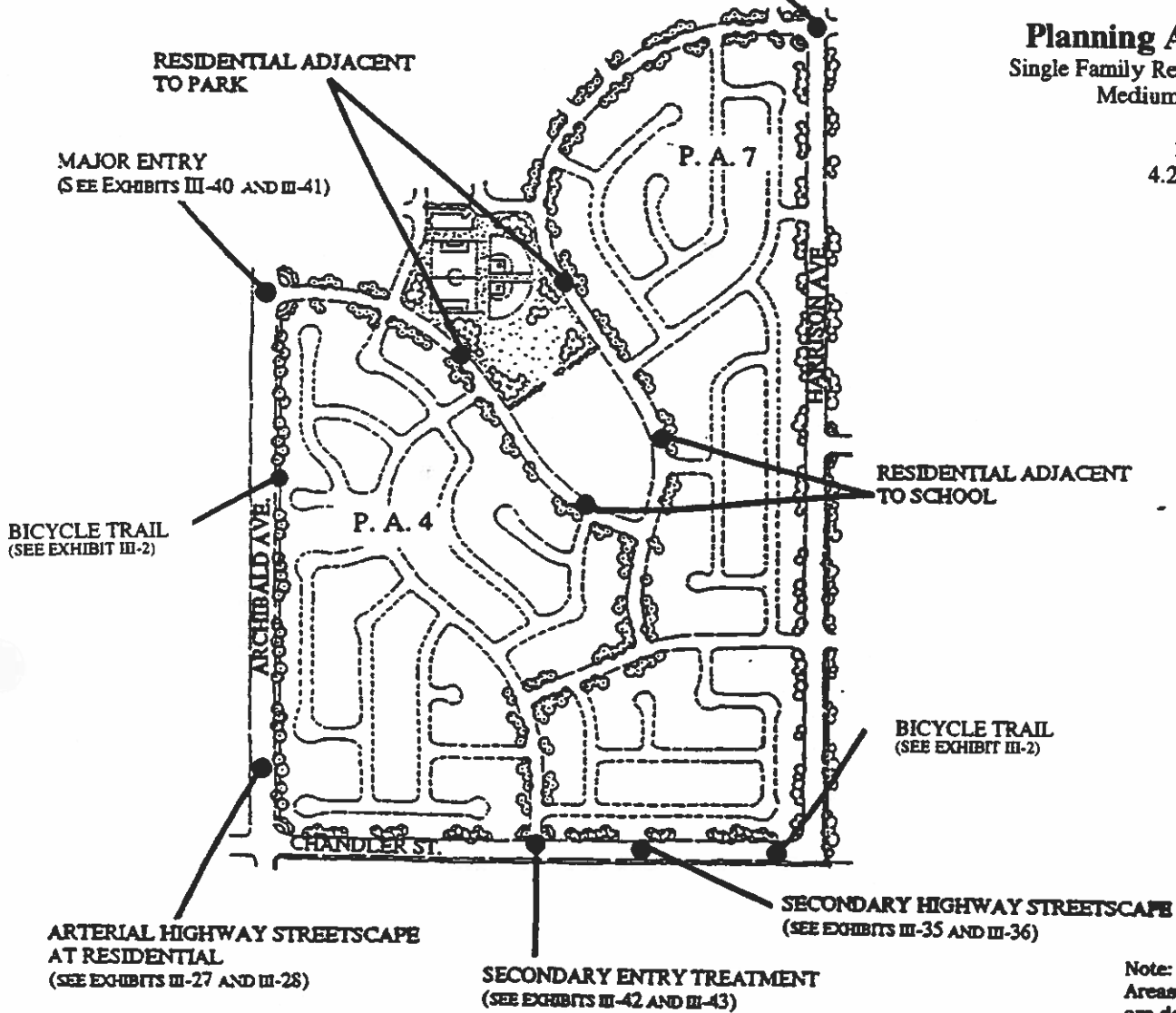
1. Unlike the majority of the specific plan site, Planning Area 8 has a lengthy perimeter exposed on three sides to adjacent lands which are not a part of the Eastvale Specific Plan. Nuisance effects of ongoing dairy and agricultural activities in the area may therefore be more noticeable in Planning Area 8 than elsewhere. Perimeter walls and landscaping shall therefore be provided around this planning area, whether or not warranted for noise control, to help reduce nuisance effects.
2. Sound attenuation may be necessary on Schleisman Road and on Sumner Avenue.
3. Because Planning Area 8 is linear in form and extends away from the balance of the specific plan area, street patterns in this area should promote easy access to the south. Future streets should enable residents of Planning Area 8 to travel easily to the commercial, recreational and educational facilities located south of Schleisman Road.
4. Planning Area 8 includes a secondary entry statement at Sumner Avenue and 65th Street.
5. A master planned bicycle route passes Planning Area 8 and will need to be integrated into the design of the Schleisman Road frontage.
6. To reduce potential noise and visual impacts related to the Riverside County Equestrian Center, the Sumner Avenue frontage of Planning Area 8 adjacent to the equestrian center will be landscaped with twice the usual number of trees in addition to a block wall.
7. A major entry for the Eastvale Specific Plan occurs at the intersection of Schleisman Road and Sumner Avenue. The entry treatment will need to be integrated into project design.



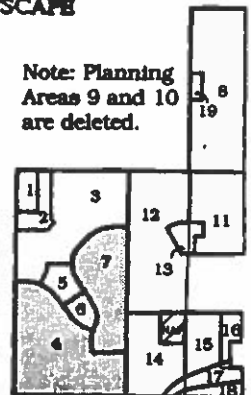
SECONDARY ENTRY  
(SEE EXHIBITS III-42 AND III-43)

**Planning Area 4**  
Single Family Residential  
Medium Density  
109.7 AC  
503 DU  
4.6 DU/AC

**Planning Area 7**  
Single Family Residential  
Medium Density  
67.5 AC  
283 DU  
4.2 DU/AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

EASTVALE

Exhibit III-19

Planning Areas 4 and 7

UNITEX  
MANAGEMENT CORPORATION

SPECIFIC PLAN

WEBB  
ASSOCIATES  
ENGINEERS CONSULTANTS

**c. Land Use and Development Standards**

1. Planning Area 8 is within Mira Loma Agricultural Preserve No. 2 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 8 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 8 as a whole may not exceed 4.4 dwelling units per acre. The minimum residential lot size in Planning Area 8 shall be 6,000 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 8 will be taken from Sumner Avenue and Schleisman Road as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. A major entry treatment will be located at the intersection of Schleisman Road and Sumner Avenue, as indicated in Exhibit III-39, Entry Treatments. Secondary entry treatments will be provided on Sumner Avenue as shown in Exhibit III-21, or at alternative locations as determined at the site design stage.
4. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
5. Planning Area 8 includes a portion of a master planned bicycle route located on Schleisman Road. Improvement of this portion of the bicycle route will be required concurrently with development.
6. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

**9. Planning Area 9 - Deleted**

Planning Area 9 was deleted during review and approval of the specific plan.

**10. Planning Area 10 - Deleted**

Planning Area 10 was deleted during review and approval of the specific plan.

## **11. Planning Area 11 - Single Family Residential, Medium Density**

### **a. Descriptive Summary**

Planning Area 11, as shown in Exhibit III-22, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses. Community uses such as child care facilities, libraries, and churches are also permitted in this area, subject to conditional use permit or public use permit approval.

The gross area of Planning Area 11 is 57.3 acres. The maximum number of dwelling units in Planning Area 11 is 223 units. This yields an average density of 3.9 dwelling units per acre for Planning Area 11 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 11 include:

1. Property adjoining Planning Area 11 to the south is not a part of the specific plan. This area may or may not continue in agricultural use after Planning Area 11 develops. To help reduce nuisance effects of ongoing agricultural activities, portions of Planning Area 11 adjacent to the excluded property shall provide perimeter walls and landscaping if this area remains in agricultural use at the time of development approval.
2. Sound attenuation may be necessary on Schleisman Road and Sumner Avenue.
3. Internal circulation should be configured to promote access to the adjacent park (Planning Area 13) and to the nearby collector roadways which lead to the elementary school and park to the west (Planning Areas 5 and 6), without drawing unnecessary traffic through residential neighborhoods.
4. A master planned bicycle route passes Planning Area 11 and will need to be integrated into the design of the Schleisman Road frontage.
5. A major entry for the Eastvale Specific Plan occurs at the intersection of Schleisman Road and Sumner Avenue. The entry treatment will need to be integrated into project design.

### **c. Land Use and Development Standards**

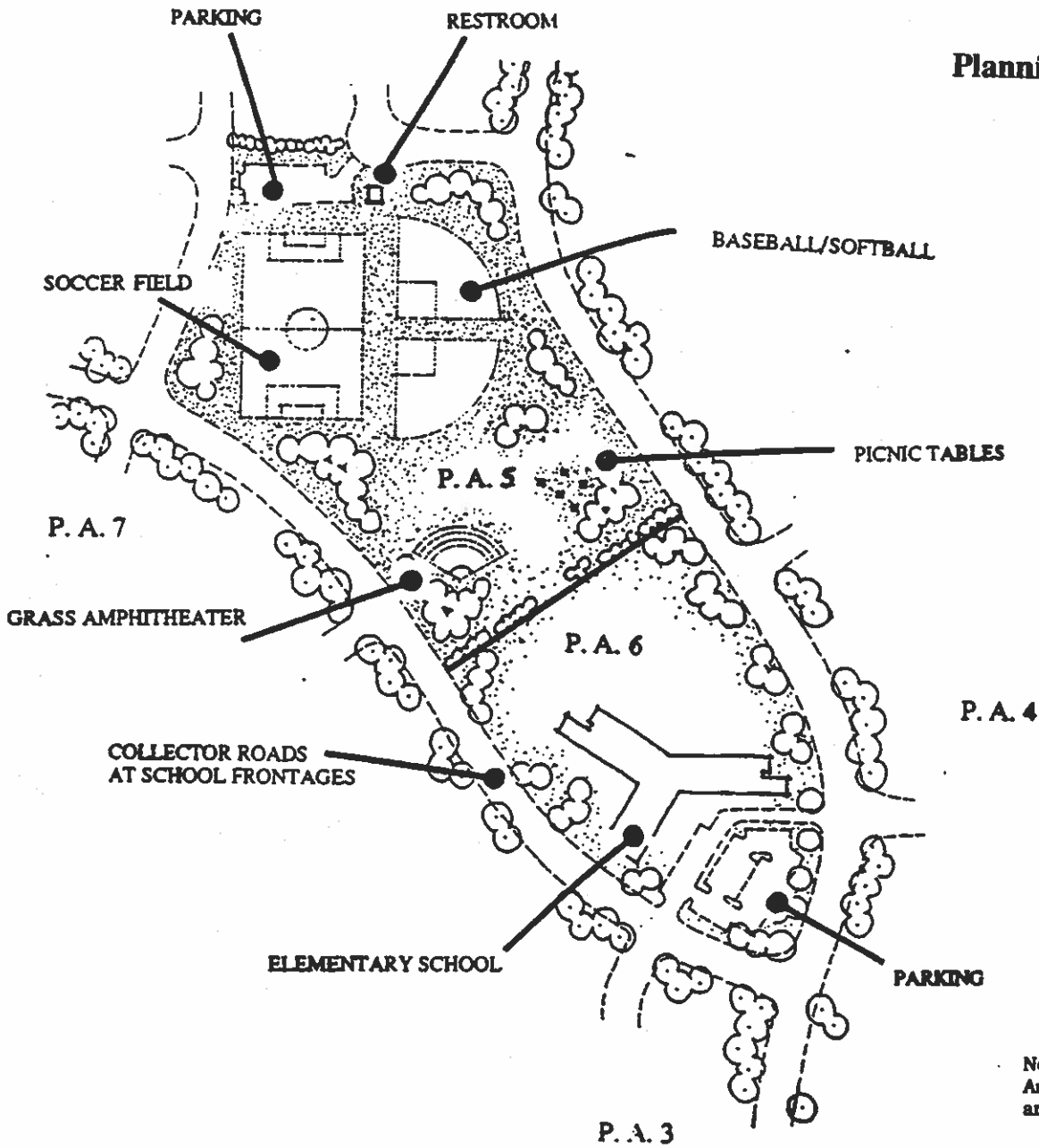
1. Planning Area 11 is within Mira Loma Agricultural Preserve No. 2 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 11 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 11 as

**Planning Area 5**

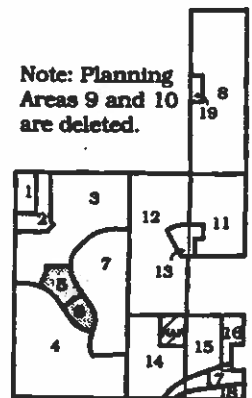
Park  
12.0 AC

**Planning Area 6**

School  
8.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**



SPECIFIC PLAN

Exhibit III-20

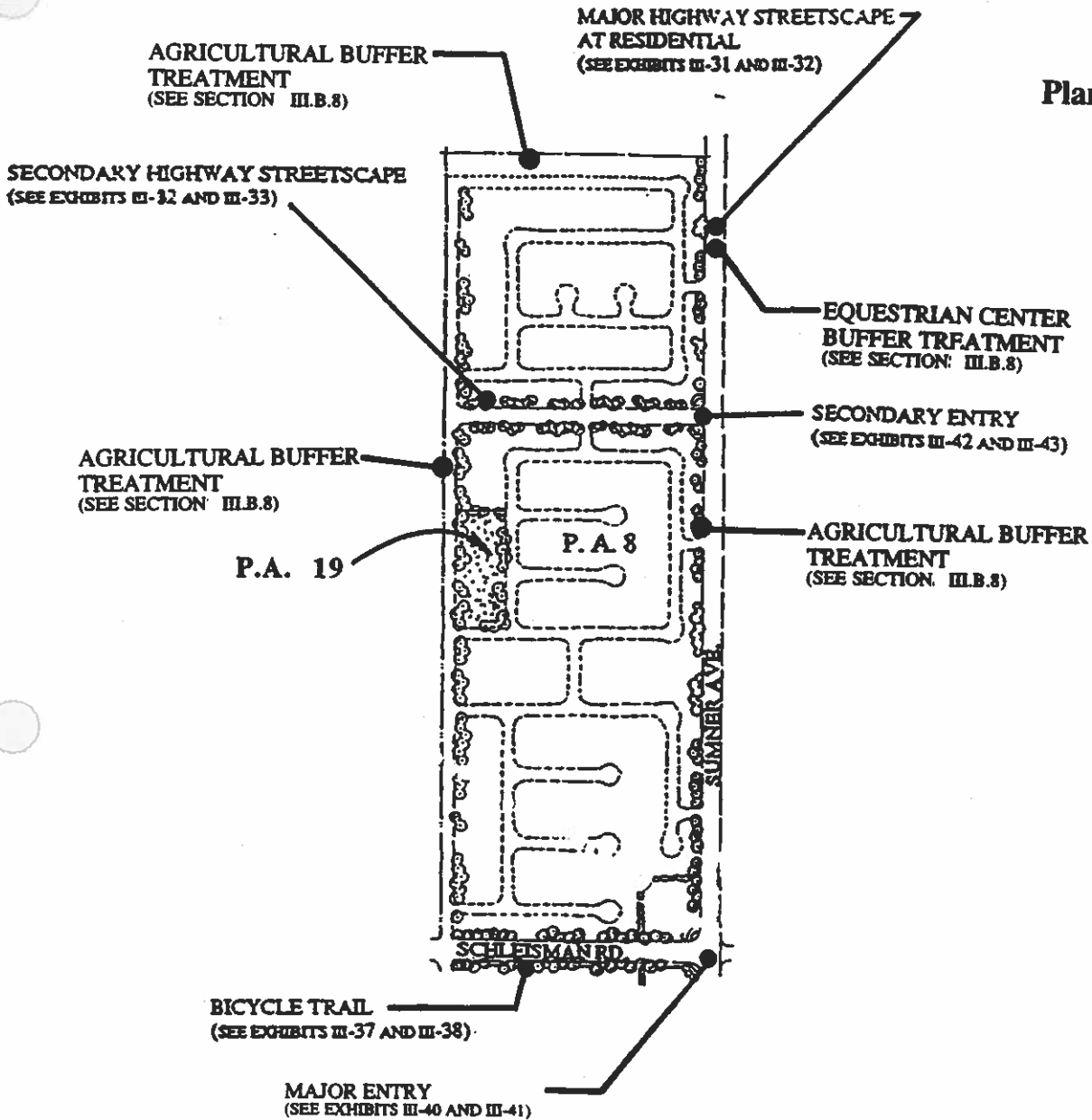
**Planning Areas 5 and 6**

**UNITEX**  
DEVELOPMENT CORPORATION

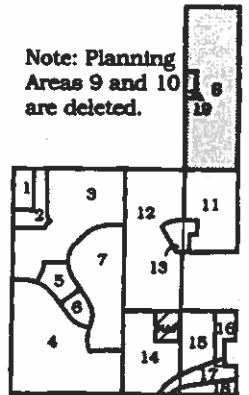
**WEBB**  
ASSOCIATES  
ENGINEERS - CONSULTANTS

**Planning Area 8**  
 Single Family Residential  
 Medium Density  
 111.3 AC  
 490 DU  
 4.4 DU/AC

**Planning Area 19**  
 Park  
 3.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**  
  
 SPECIFIC PLAN

Exhibit III-21

**Planning Area 8**

**UNITEX**  
 DEVELOPMENT CORPORATION

**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

a whole may not exceed 3.9 dwelling units per acre. The minimum residential lot size in Planning Area 11 shall be 7,200 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 11 will be taken from Schleisman Road and Sumner Avenue as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. A major entry treatment will be located at the intersection of Schleisman Road and Sumner Avenue, as indicated in Exhibit III-39, Entry Treatments.
4. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
5. Planning Area 11 includes a portion of a master planned bicycle route located on Schleisman Road. Improvement of this portion of the bicycle route will be required concurrently with development.
6. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III C.

**12. Planning Area 12 - Single Family Residential, Medium Density**

**a. Descriptive Summary**

Planning Area 12, as shown in Exhibit III-22, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses.

The gross area of Planning Area 12 is 94.0 acres. The maximum number of dwelling units in Planning Area 12 is 395 units. This yields an average density of 4.2 dwelling units per acre for Planning Area 12 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 12 include:

1. Sound attenuation may be necessary on Schleisman Road, Harrison Avenue, and Sumner Avenue.
2. Internal street patterns in Planning Area 12 should be configured to provide ready access to the adjacent park (Planning Area 13) and to the elementary school and park to the west (Planning Areas 5 and 6) without drawing unnecessary traffic through the surrounding residential neighborhoods.

3. Property adjoining Planning Area 12 to the south and east is not a part of the specific plan. This area may or may not continue in agricultural use after Planning Area 12 develops. To help reduce nuisance effects of ongoing agricultural activities, portions of Planning Area 11 adjacent to the excluded property shall provide perimeter walls and landscaping if this area remains in agricultural use at the time of development approval.
4. Planning Area 12 includes a major entry to the specific plan at the intersection of Schleisman Road and Harrison Avenue, as well as two secondary entries on Citrus Street. The appropriate entry treatments will need to be integrated into the design of street landscapes and adjacent developments.
5. A master planned bicycle route passes Planning Area 12 and will need to be integrated into the design of the Schleisman Road frontage.
6. The 38.6 acres immediately east of the southern half of Planning Area 12 is not a part of the specific plan. Development of Planning Area 12 needs to be able to proceed independently of this area, while not foreclosing reasonable options for land use and circulation on the excluded property.

**c. Land Use and Development Standards**

1. Planning Area 12 is within Mira Loma Agricultural Preserve No. 4 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 12 may range in density from 2 to 5 dwelling units per acre. Average density for Planning Area 3 as a whole may not exceed 4.2 dwelling units per acre. The minimum residential lot size in Planning Area 12 shall be 6,500 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 12 will be taken from Harrison Avenue, Schleisman Road, Sumner Avenue, and Citrus Street, as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the various planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. As indicated in Exhibit III-22, a major entry treatment will be located at the intersection of Harrison Avenue and Schleisman Road. Secondary entry treatments will be provided on Citrus Street as shown in Exhibit III-22.

4. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
5. A master planned bicycle route passes Planning Area 12 and will need to be integrated into the design of the Schleisman Road frontage.
6. Circulation patterns in Planning Area 12 will enable this planning area to develop independently of the adjacent property that is not included in the specific plan, but will not preclude reasonable circulation and site planning in the excluded property. Exhibit III-22 illustrates one possible way in which this may be achieved.
7. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

### **13. Planning Area 13 - Park**

#### **a. Descriptive Summary**

Planning Areas 13A and 13B, as depicted in Exhibit III-23, are proposed as an 8-acre neighborhood park to serve Eastvale residential areas. Potential uses appropriate for this park may include ball fields, children's ball courts, tot lot and play equipment, picnic areas, passive open space (turf and shade trees), jogging trails or par courses, and similar uses.

#### **b. Design Opportunities and Constraints**

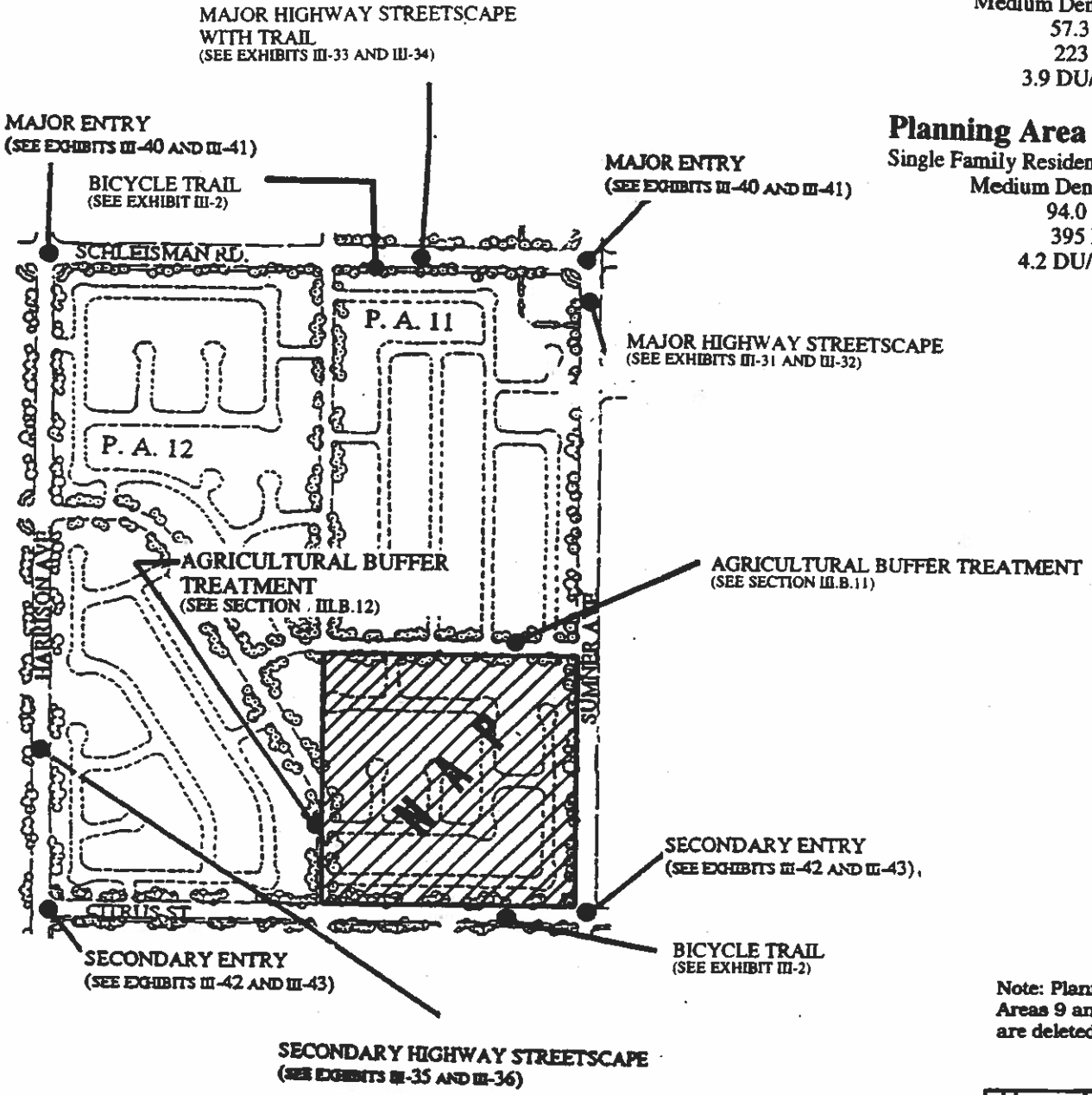
The opportunities and constraints to be considered in detailed planning and design for Planning Areas 13A and 13B include:

1. The proposed neighborhood park in Planning Areas 13A and 13B is of sufficient size to accommodate active recreation facilities (such as ball fields or courts) as well as passive recreational amenities (such as picnic areas).
2. Lighting in the park needs to be kept reasonably low. Extremely bright lights on tall standards can be detrimental to surrounding residences and create light and glare over a great distance.
3. Ultimate improvements at the park site in Planning Areas 13A and 13B will be determined by the County or other responsible agency at later design stages. Exhibit III-23 illustrates one possible conceptual design for the park.
4. As the park consists of portions of two properties which are under different ownership and may develop at different times, the park may lend itself to phased development, depending upon the ultimate design of the park facilities.

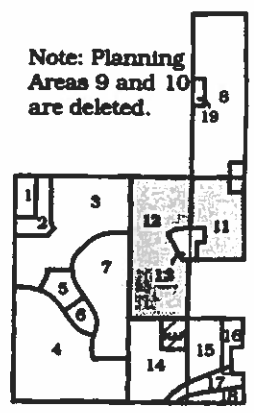


**Planning Area 11**  
 Single Family Residential  
 Medium Density  
 57.3 AC  
 223 DU  
 3.9 DU/AC

**Planning Area 12**  
 Single Family Residential  
 Medium Density  
 94.0 AC  
 395 DU  
 4.2 DU/AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**  
  
 SPECIFIC PLAN

Exhibit III-22  
**Planning Areas 11-12**

**UNITEX**  
 MANAGEMENT CONSULTANTS

**WEBB**  
 ASSOCIATES  
 ENGINEERS CONSULTANTS

**c. Land Use and Development Standards**

1. Planning Area 13A is within Mira Loma Agricultural Preserve No. 4, and Planning Area 13B is within Mira Loma Agricultural Preserve No. 2; both are subject to Williamson Act contracts. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

**d. Planning Standards**

1. Primary access to Planning Areas 13A and 13B will be from internal collector roads.
2. Pedestrian and vehicular access to the park site will be incorporated into planning of the adjoining residential areas.
3. Park design and features will focus on neighborhood-level recreational needs and amenities. Appropriate features could include picnic areas, tot lot and play equipment, passive open space (turf and shade trees), jogging trails or par courses, ball fields, children's ball courts, and similar uses. Parking, bicycle racks, seating, and trash receptacles will be included in park design. Provision of restroom facilities will be determined in consultation with the responsible agency.
4. Light standards in the park will be low-profile and fixtures will be shielded so that rays are confined to the park property.
5. For Specific Plan Design Guidelines, please refer to Section III.C.

**14. Planning Area 14 - Single Family Residential, Medium Density**

**a. Descriptive Summary**

Planning Area 14, as shown in Exhibit III-24, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses.

The gross area of Planning Area 14 approximately is 45.3 acres. Acreage of this area is subject to refinement based upon survey and design of Planning Area 17. The maximum number of dwelling units in Planning Area 14 is 190 units. This yields an average density of 4.2 dwelling units per acre for Planning Area 14 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 14 include:

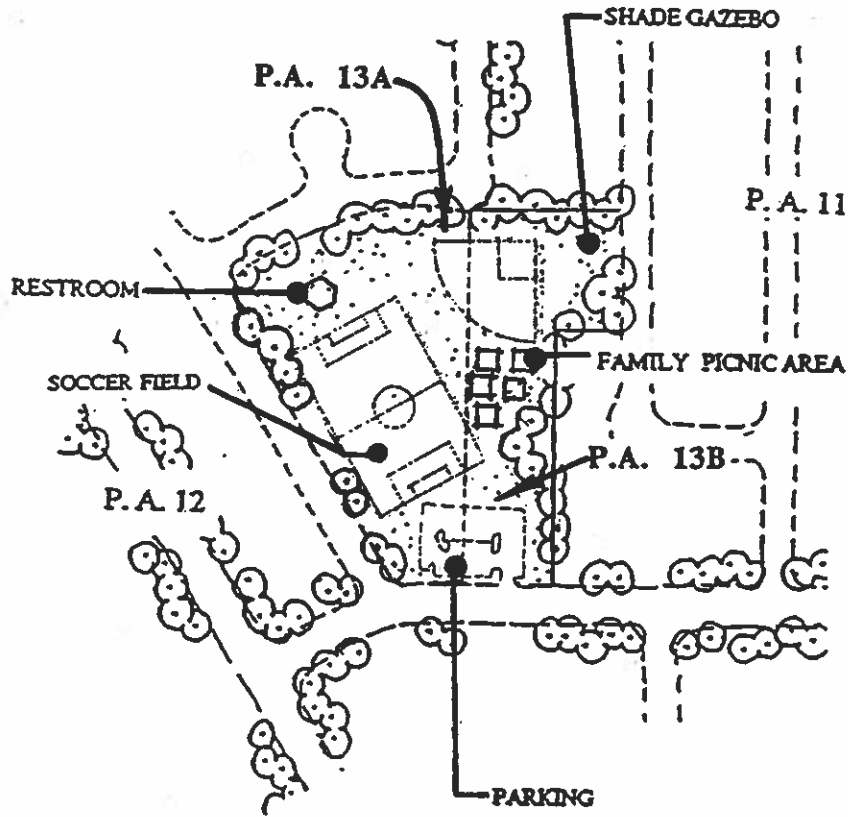
1. Sound attenuation may be necessary on Harrison Avenue and on Citrus Street.

# Planning Area 13A

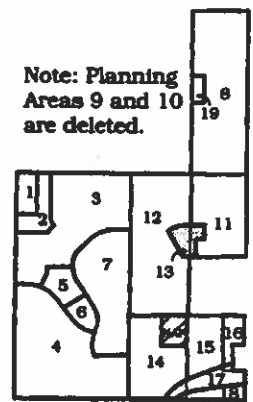
Park  
5.0 AC

# Planning Area 13B

Park  
3.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



FEET

Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

# EASTVALE

SPECIFIC PLAN

Exhibit III-23

# Planning Area 13

**UNITEX**  
MANAGEMENT CORPORATION

ALBERT A  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

2. Access and circulation patterns for Planning Area 14 need to take into consideration the needs for access to the adjoining park in Planning Area 17 and the adjacent residential development in Planning Area 15. Access should also be coordinated with other adjacent planning areas and with the adjacent 10.0 acres which is not included in the specific plan.
3. A master planned bicycle route passes through Planning Area 14 and will need to be integrated into the design of the Citrus Street frontage.
4. Property adjoining Planning Area 14 to the north and east is not a part of the specific plan. This area may or may not continue in agricultural use after Planning Area 14 develops. To help reduce nuisance effects of ongoing agricultural activities, portions of Planning Area 14 adjacent to the excluded property shall provide perimeter walls and landscaping if this area remains in agricultural use at the time of development approval.
5. A secondary entry to the specific plan occurs at the intersection of Citrus Street and Harrison Avenue. The appropriate entry treatment will need to be integrated into the design of the streetscape and adjoining development.

**c. Land Use and Development Standards**

1. Planning Area 14 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Average residential densities in developments within Planning Area 14 may range from 2 to 5 dwelling units per acre. Average density for Planning Area 14 as a whole may not exceed 4.2 dwelling units per acre. The minimum residential lot size in Planning Area 14 shall be 6,000 sq. ft.

**d. Planning Standards**

1. Primary access to Planning Area 14 will be taken from Harrison Avenue and Citrus Street as depicted in Exhibit III-8, Access Plan. The Circulation Plan, Exhibit III-6, illustrates the internal roadway system linking the site to the major roadways and to other planning areas.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. As indicated in Exhibit III-24, a secondary entry treatment will be located at the intersection of Harrison Avenue and Citrus Street.
4. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-41. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.

5. Planning Area 14 includes a portion of the master planned bicycle route lying on the south side of Citrus Street. Improvement of this portion of the bicycle route will be required concurrently with development.
6. Circulation patterns in Planning Area 14 will enable this planning area to develop independently of the adjacent property that is not included in the specific plan, but will not preclude reasonable circulation and site planning in the excluded property. Exhibit III-24 illustrates one possible way in which this may be achieved.
7. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III C.

## **15. Planning Area 15 - Single Family Residential, Medium High Density**

### **a. Descriptive Summary**

Planning Area 15, as shown in Exhibit III-24, is proposed for single family residential use. This designation is intended to provide for the development of small-lot single family detached homes reflecting a transfer of density from Planning Areas 17B and 18B.

In Planning Area 15, dwelling units have been concentrated at a somewhat higher density than in adjacent planning areas in order to leave adjoining open space (in Planning Area 18B) undisturbed and allow for a public park (Planning Area 17B) to buffer the open space from residential development. Planning Areas 15, 17B, and 18B are under common ownership and are conceived as an integrated development which maximizes open space protection and recreational opportunities while providing a different type of housing opportunity within the specific plan.

Planning Area 15 contains approximately 25.0 acres. Acreage of this area is subject to refinement based upon survey and design of Planning Area 17. The maximum number of dwelling units in Planning Area 15 is 200 units. This yields an average density of 8.0 dwelling units per acre for Planning Area 15 as a whole. Densities in individual developments or phases may range from 4 to 12 dwelling units per acre.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 15 include:

1. Before site planning for Planning Area 15 is finalized, local pedestrian connections to the neighborhood park and open space in Planning Areas 17 and 18 should be carefully considered. Local circulation for Planning Areas 14, 15, and 16 needs to be considered collectively in relation to the park and open space areas. Exhibit III-24 illustrates one way in which this may be accomplished.
2. Orientation of the residential development to the adjoining neighborhood park and open space area (Planning Areas 17 and 18) provides opportunities for aesthetic as well as functional connections unifying these areas.
3. A master planned bicycle route passes adjacent to Planning Area 15 and will need to be integrated into the design of the Citrus Street frontage.

4. Property adjoining Planning Area 15 to the northwest is not a part of the specific plan. This area may or may not continue in agricultural use after Planning Area 15 develops. To help reduce nuisance effects of ongoing agricultural activities, portions of Planning Area 15 adjacent to the excluded property shall provide perimeter walls and landscaping if this area remains in agricultural use at the time of development approval.
5. Sound attenuation may be necessary on Citrus Street.
6. Ongoing dairy and agricultural activity in the surrounding area will present potential nuisance effects which should be considered in project design. Installation of perimeter walls and landscaping will help to reduce nuisance effects.
7. A minimum of 25% of the dwelling units in Planning Area 15 are to be single-story units.

**c. Land Use and Development Standards**

1. Planning Area 15 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 15 may range in density from 4 to 12 dwelling units per acre. However, average density for Planning Area 15 as a whole may not exceed 8.0 dwelling units per acre. The minimum residential lot size in Planning Area 15 shall be 3,500 sq. ft.

**d. Planning Standards**

1. Primary access to Planning Area 15 will be taken from Citrus Street, as shown in Exhibit III-8, Access Plan.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. Perimeter fencing will be provided in accordance with the Perimeter Wall design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and protection of privacy is not a design issue.
4. Planning Area 15 includes a portion of the master planned bicycle route lying on the south side of Citrus Street. This portion of the bicycle route will be improved concurrently with development.

5. Site planning for Planning Area 15 will explore opportunities for physical and visual linkages between the residential development and the adjoining neighborhood park and open space area (Planning Areas 17 and 18).
6. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III.C.

## **16. Planning Area 16 - Single Family Residential, Medium Density**

### **a. Descriptive Summary**

Planning Area 16, as shown in Exhibit III-24, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses. Community uses such as child care facilities, libraries, and churches are also permitted in this area, subject to conditional use permit or public use permit approval.

The gross area of Planning Area 16 is approximately 9.6 acres. Acreage of this area is subject to refinement based upon survey and design of Planning Area 17. The maximum number of dwelling units in Planning Area 16 is 40 units. This yields an average density of 4.2 dwelling units per acre for Planning Area 16 as a whole. Densities in individual developments or phases may range from 2 to 5 dwelling units per acre.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 16 include:

1. Circulation patterns in Planning Area 16 will be constrained by the area's small size, its limited street frontage on Citrus Street, the need to distance access points from the Sumner Avenue/Citrus Street intersection, and the potential need for vehicular and/or pedestrian connections through this area to the park in Planning Area 17. Access and circulation patterns for Planning Area 16 need to take into consideration the needs for access to the adjoining park and open space in Planning Areas 17 and 18 as well as the adjacent residential development in Planning Area 15. Access should also be coordinated with other adjacent planning areas.
2. Sound attenuation may be necessary on Sumner Avenue and on Citrus Street.
3. A master planned bicycle route passes through Planning Area 16 and will need to be integrated into the design of the Citrus Street frontage.
4. Residents in Planning Area 16 will be subject to nuisance effects from ongoing dairy and agricultural activities in the surrounding area, which should be taken into consideration in planning the development. Installation of walls and landscaping will help to reduce these effects.

### **c. Land Use and Development Standards**

1. Planning Area 16 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the

property is removed from the agricultural preserve, SP zoning provisions will apply.

2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.
3. Developments within Planning Area 16 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 16 as a whole may not exceed 4.2 dwelling units per acre. The minimum residential lot size in Planning Area 16 shall be 6,000 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 16 will be taken from Sumner Avenue as depicted in Exhibit III-8, Access Plan.
2. Perimeter landscape treatments will be in accordance with the Landscape Plan (Exhibit III-11) and as provided in Section III.C, Design Guidelines (streetscape Exhibits III-27 to III-38 as applicable).
3. Perimeter fencing will be provided in accordance with the Perimeter Wall Design shown in Exhibit III-44. Open fencing may be provided at locations where sound attenuation is not required and where protection of privacy is not a design issue.
4. Planning Area 16 includes a portion of the master planned bicycle route lying on the south side of Citrus Street. Improvement of this portion of the bicycle route will be required concurrently with development.
5. For Specific Plan Design Guidelines including general, landscape and architectural design guidelines, please refer to Section III C.

**17. Planning Area 17 - Park**

**a. Descriptive Summary**

Planning Area 17, as depicted in Exhibit III-25, is a 12.2-acre neighborhood park site which will be located between the open space in Planning Area 18 and the adjoining residential development in Planning Areas 14, 15, and 16. The park will serve as a buffer to protect the open space from the effects of development.

Planning Area 17 contains approximately 12.2 acres. The site comprises portions of three separate parcels denoted as subareas 17A, 17B and 17C. Acreages in Planning Area 17 are subject to refinement based upon site survey and design.

**b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 17 include:

1. The site is of sufficient size to accommodate active recreation facilities (such as ball fields or courts) as well as passive recreational amenities (such as



picnic areas). However, to the extent possible, the emphasis at this park should be on passive recreation to complement the adjacent open space.

2. The design of the neighborhood park in Planning Area 17 should be sensitive to the intent to preserve the adjacent open space. Uses and activities such as vehicular traffic, parking, lighting, play equipment and picnic areas should be located away from the park's southern edge in order to reduce human activity adjacent to the open space.
3. Structural improvements in the park site will be limited to its northern portion. The site is within the 566-foot ultimate inundation contour associated with the raising of Prado Dam and will be developed with landscape and recreational amenities, but no habitable structures.
4. Lighting in the park needs to be kept low. Extremely bright lights on tall standards can be detrimental to surrounding residences and create light and glare over a great distance.

**c. Land Use and Development Standards**

1. Planning Area 17 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

**d. Planning Standards**

1. Primary access to Planning Area 17 will be taken from an internal collector road. Access is to be refined during site planning of this area.
2. Pedestrian and vehicular access to school and park sites will be incorporated into planning of the adjoining residential areas.
3. Park design and features will focus on neighborhood-level passive recreational needs and amenities. Appropriate features could include picnic areas, passive open space (turf and shade trees), jogging trails, and similar uses. Parking, bicycle racks, seating, and trash receptacles will be included in park design. Provision of restroom facilities will be determined in consultation with the responsible agency.
4. Light standards in the parks will be low-profile and fixtures will be shielded so that rays are confined to the park property. Lighting in the park should be kept to a minimum.
5. For Specific Plan Design Guidelines, please refer to Section III.C.

## **18. Planning Area 18 - Open Space**

### **a. Descriptive Summary**

Planning Area 18, as depicted in Exhibit III-25, is an 8.6-acre natural open space area which is intended to remain undeveloped. This area contains wildlife and vegetation which are an extension of the Santa Ana River corridor to the south. Disturbance in Planning Area 18 will be limited to intentional enhancement and protection of the site's environmental values.

Planning Area 18 contains approximately 8.6 acres. The site comprises portions of two separate parcels denoted as subareas 18A and 18B. Acreages in Planning Area 18 are subject to refinement based upon site survey and design.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 18 include:

1. The site is intended to remain in natural open space.
2. Improvements within Planning Area 18 are to be limited to protection and/or enhancement of its natural open space values. Enhancement activities in the open space area will require planning and oversight by an experienced biologist.
3. The site is within the 100-year floodplain. Grading, if any, will be limited so as not to result in any damage to the site's natural values as determined by biological specialists. Grading of the adjacent lands to the north also needs to be evaluated so as not to disrupt drainage patterns affecting the existing wetland.

### **c. Land Use and Development Standards**

1. Planning Area 18 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

### **d. Planning Standards**

1. Primary access to Planning Area 18 will be taken through the adjacent park in Planning Area 17. Access is to be refined during site planning of this area.
2. Conservation and enhancement activities in Planning Area 18 will be planned and overseen by a competent consulting biologist. Enhancement activities will focus on removal of exotic vegetation and non-irrigated planting of appropriate species. Grading will not occur in this area unless recommended by the biologist. Grading of the adjacent lands to the north

(Planning Areas 14, 15, and 16) will also be evaluated to protect wetland values in the open space area.

3. For Specific Plan Design Guidelines, please refer to Section III.C.

## **19. Planning Area 19 - Park**

### **a. Descriptive Summary**

Planning Area 19, as depicted in Exhibit III-26, is proposed as a 3-acre neighborhood park to serve Eastvale residential areas. The park is intended as a minipark providing a limited range of activities and amenities close to the residential neighborhoods in the northeastern part of the specific plan, to complement the broader range of recreational facilities available at the three larger parks. Potential uses appropriate for the park may include tot lot and play equipment, picnic areas, passive open space (turf and shade trees), jogging trails or par courses, and similar uses.

### **b. Design Opportunities and Constraints**

The opportunities and constraints to be considered in detailed planning and design for Planning Area 19 include:

1. The park should be visible and accessible to Eastvale residents in the northeastern areas of the specific plan, without necessarily attracting heavy use by residents from other neighborhoods.
2. Consistent with County Transportation Department policy, the park must have access from a collector or higher road classification. However, for safety reasons, it is desirable to locate the park away from major roads.
2. Lighting in the park needs to be kept reasonably low. Extremely bright lights on tall standards can be detrimental to surrounding residences and create light and glare over a great distance.
3. Ultimate improvements at the park site in Planning Area 19 will be subject to approval by the County or other responsible agency. Exhibit III-26 illustrates one possible conceptual design for the park.

### **c. Land Use and Development Standards**

1. Planning Area 19 is within Mira Loma Agricultural Preserve No. 6 and is subject to a Williamson Act contract. While the property remains in an agricultural preserve, agriculture will be the permitted use. Once the property is removed from the agricultural preserve, SP zoning provisions will apply.
2. Proposed zoning and specific development standards are defined in Section II of this specific plan document.

### **d. Planning Standards**

1. Primary access to Planning Area 19 will be from internal collector roads.

2. Pedestrian and vehicular access to the park site will be incorporated into planning of the adjoining residential areas.
3. Park design and features will focus on neighborhood-level recreational needs and amenities. Appropriate features could include picnic areas, tot lot and play equipment, passive open space (turf and shade trees), jogging trails or par courses, and similar uses. Bicycle racks, seating, and trash receptacles will be included in park design.
4. Light standards in the park shall be low-profile and fixtures shall be shielded so that rays are confined to the park property.
5. For Specific Plan Design Guidelines, please refer to Section III.C.

## **C. DESIGN GUIDELINES**

### **1. General**

The following design guidelines provide general direction for project design at a land planning level, relating primarily to lot and street layouts and unit siting. These guidelines were developed in accordance with provisions of the Jurupa Community Plan and the design objectives of the Eastvale Specific Plan.

- a. Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks and landscape design.
- b. Residential development should provide a mix of one-story and two-story housing within the community.
- c. Exterior materials and colors of key design elements should be coordinated throughout each development site to achieve continuity of design.
- d. Buildings should be designed to an appropriate human scale and should not appear to be monumental or monotonous. The use of the following design elements will help in creating buildings properly scaled to people:
  1. Breaking up building masses into smaller, staggered masses.
  2. Breaking up long wall surfaces and roof lines into discontinuous surfaces.
  3. Randomly textured materials on roofs and walls.
  4. Extended roof overhangs.
- e. The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with the local setting.
- f. Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- g. The siting and design of structures within each planning area should consider the proper orientation to prevalent environmental conditions: sun, wind, terrain, views, and vegetation.

## **2. Architectural Qualities and Concepts**

The architectural character of the Eastvale Specific Plan will not focus on any particular architectural theme or style. Rather than restricting architectural style, these guidelines will define some key design features which will help establish community character within the Eastvale Specific Plan. These guidelines provide a conceptual reference for architectural continuity and visual coherence. As such, this section should not be interpreted to require a stringent adherence to any particular style of architecture.

The following architectural design guidelines provide direction for the exterior architecture of future residential and nonresidential structures in the Eastvale Specific Plan. The following guidelines describe four characteristics of structural architecture, as well as recommendations for signing, lighting and equipment screening. These guidelines are not intended to be all-inclusive and variations from specified elements or materials are permitted. Listed features and elements are considered appropriate or acceptable but not necessarily required.

### **a. Sensitivity**

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should exhibit the following characteristics of sensitivity:

- Create a complementary relationship with adjacent projects
- Create architectural continuity for projects within the specific plan
- Authentically replicate selected styles
- Project structural integrity
- Develop a compatible relationship between projects/buildings and open space or recreation areas
- Present an appropriate orientation toward adjacent land uses
- Produce an aesthetically pleasant profile for the specific plan

### **b. Effect**

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should create the following effects:

- Establish and enhance overall character
- Emphasize proper land use relationships
- Avoid visual repetition
- Create a desirable visual environment
- Provide authentic rendition of selected styles
- Create vitality through interaction of styles
- Maintain continuity through the use of similar architectural elements

### **c. Features**

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should incorporate some of the following features:

- Articulated facades
- Varied color palettes with coordinated components
- Low plate lines
- Hip roofs

- Large overhangs
- Changing roof plans
- Horizontal elements
- Recessed entries
- Side-lit doors
- Shutters
- Awnings
- Columns
- Balconies
- Bay/oriel windows
- Paned doors

**d. Materials**

- Stucco or plaster
- Wood and dimensioned timber
- Board on board
- Stone or rock
- Brick
- Wood shingles
- Composition shingles
- Roof tile
- Metal-seamed roof panels
- Fascia
- Metal or wood window dividers
- Metal or wood railings
- Clear/beveled/etched/frosted/tinted or reflective glass
- Glass block
- Precast concrete
- Sandblasted concrete
- Split-faced block

**e. Signs**

1. The design of identification, for sale, lease or rent and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the County in accordance with the existing Land Use Ordinance (Article XIX, Ordinance No. 348), except as noted herein.
2. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
3. Ground signs shall not be located closer than five feet to any property line.
4. Monument signs shall not exceed a height of 10 feet measured vertically from the base at ground level to the apex of the sign.
5. The area of each directional sign may not exceed four square feet. Maximum height shall be four feet. The sign shall be used for directional purposes only.
6. Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturally integrated with the building design.

**f. Lighting**

1. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
2. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
3. Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

**g. Equipment Screening (Commercial and Attached Residential Uses)**

1. All roof and ground-mounted equipment shall be screened from public view on all sides.
2. All screening shall be architecturally integrated with the building design and a roof parapet wall shall be used to screen roof-mounted equipment.

**3. Landscape Components**

The landscape design guidelines detailed in this section establish a reference for the planting of public rights-of-way and common areas. The guidelines include a plant palette and illustrative plans which reflect the quality and image of the Eastvale Specific Plan. The guidelines recognize and encourage the use of landscaping in complementing and enhancing the project architecture and site design. The conceptual Landscape Plan is presented above in Exhibit III-11.

**a. Design Concept**

The landscape design concept is proposed to create a community theme that reinforces several functional goals such as traffic, circulation and land use definition through the incorporation of historical themes and local character. The proposed plantings are decorative while fulfilling specific functional roles in defining the community's image. Plant materials suggested in the following lists have been selected for their suitability to the area (i.e., they will tolerate a wide temperature range, have low water consumption requirements, and withstand local wind conditions and smog) and additionally, have an inherent shape that does not require ongoing intensive pruning or training. Other plant materials may be selected through administrative revisions as described in Section III.D, Plan Administration.

The landscape design established within this development is based upon the idea of simplicity. The diversity in the selection of plant material is great enough to provide variation and protection from landscape failure caused by disease within a monoculture, yet simple enough to create a design statement which is easy and cost-effective to maintain on a long-term basis.

**b. Streetscapes**

It is the intent of these landscape design guidelines to establish a recognizable identity for the Eastvale Specific Plan. The primary landscape element of the specific plan will be the streetscape treatments on the major project streets. Several streetscapes have been developed for the Eastvale Specific Plan. Each streetscape incorporates its own suggested

plant palette and design scheme. The plant palettes are rather broad to allow for flexibility in individual planting schemes while unifying the project through a coherent landscape theme.

The materials on the plant lists have been specifically chosen for adaptability to soil and climatic conditions of the area, suitability for various landscape goals and relatively low maintenance requirements.

#### Archibald Avenue and Schleisman Road

Although Archibald Avenue and Schleisman Road could be differentiated from each other in that Archibald is classified as an arterial and Schleisman is classified as a major roadway, they are, respectively, the major north/south and east/west roadways transecting the project. Archibald is a major project boundary and Schleisman is a project boundary for three-quarters of its length. Important project entries occur on both streets. Therefore, the general theme character which will bind the varying land uses within the development has been established along these streets, and for continuity's sake, the design characters of lesser rights-of-way include elements of these primary design treatments.

Commercial development is planned at the intersection of Archibald Avenue and Schleisman Road. The proposed planting is designed to provide an identity for the residential corridor while maintaining a low profile and/or a "view window" through the plant material at eye level to retain visibility to the commercial enterprises.

Although rural in character, the landscape design provided for these corridors is more formal in nature relative to the design character of other streetscapes within the project. A regular planting of tall trees will visually define these project edges.

To accomplish these goals, a high-branching eucalyptus windrow is established to frame the roadway and define the community boundary. Flowering plum trees may be used as accents. Shrubs and groundcover will be used to soften the edge at the perimeter wall which occurs at residential areas. At commercial areas, screening of parking areas will be provided on private property outside the right-of-way through use of plantings, low walls, berms, or a combination of these.

The treatment of Archibald Avenue and Schleisman Avenue is identified on the Landscape Plan, Exhibit III-11 above, as the primary community boundary treatment. Typical plan and section views for Archibald Avenue are shown in Exhibits III-27 through III-30, which depict arterial streetscapes at residential and commercial areas. Schleisman Road is classified as a major roadway; typical plan and section views for Schleisman Road are given in Exhibits III-31 through III-34. The following suggested plant materials have been selected to create the desired character for these two roadways:

- Trees -

*Eucalyptus camaldulensis*

*Prunus cerasifera* "Krauter Vesuvius"

*Prunus lyonii*

Red Gum

Flowering Plum

Catalina Cherry



**Planning Area 14**

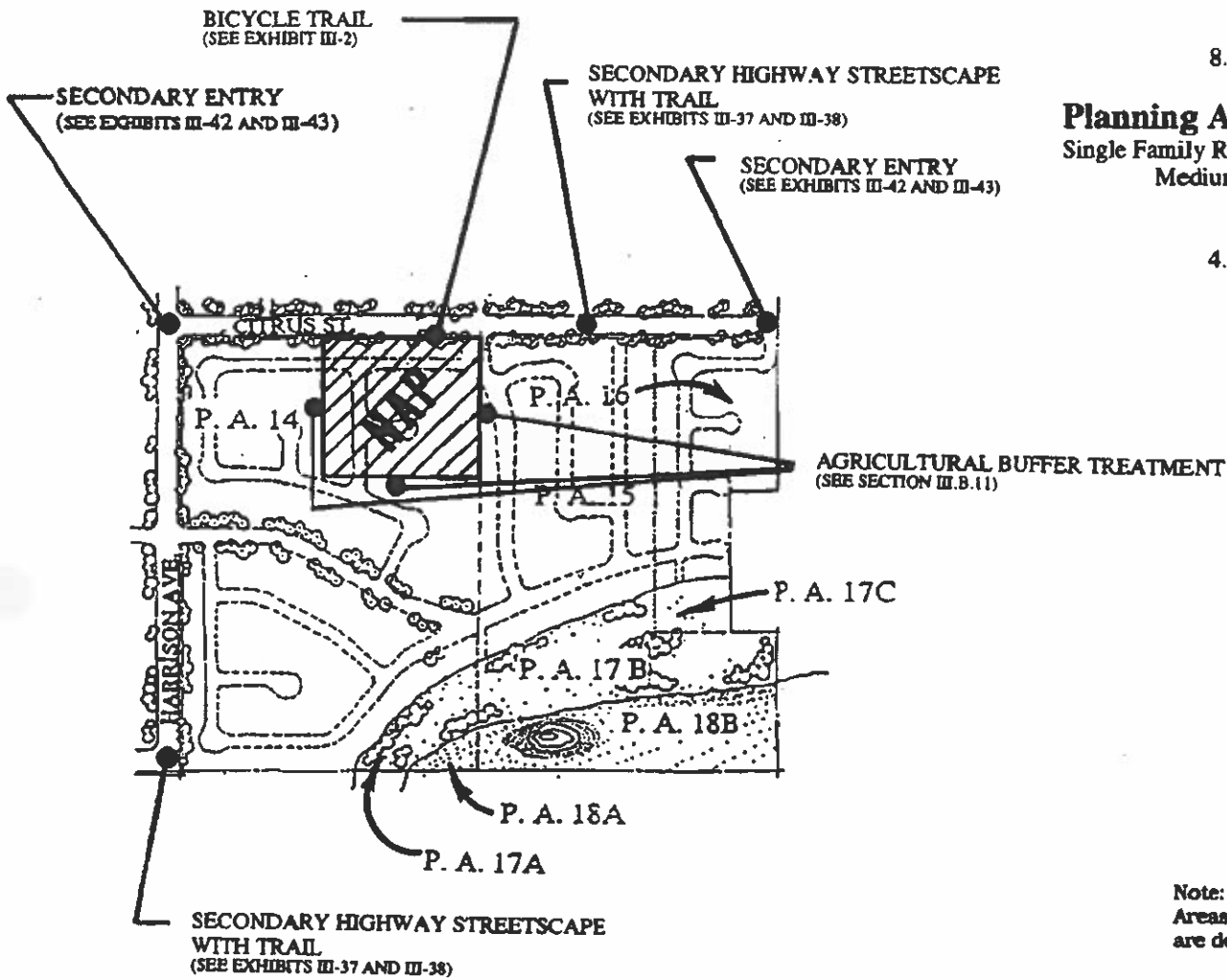
Single Family Residential  
 Medium Density  
 45.3 AC  
 190 DU  
 4.2 DU/AC

**Planning Area 15**

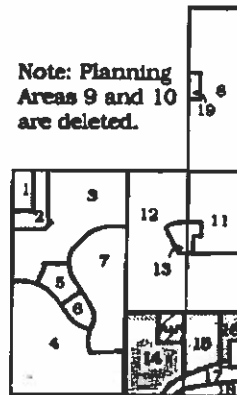
Single Family Residential  
 Medium High Density  
 25.0 AC  
 200 DU  
 8.0 DU/AC

**Planning Area 16**

Single Family Residential  
 Medium Density  
 9.6 AC  
 40 DU  
 4.2 DU/AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**



SPECIFIC PLAN

Exhibit III-24

**Planning Areas 14-16**

**UNITEX**  
 MANAGEMENT CORPORATION

**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

**Planning Area 17A**

Park  
2.6 AC

**Planning Area 18A**

Open Space  
0.6 AC

**Planning Area 17B**

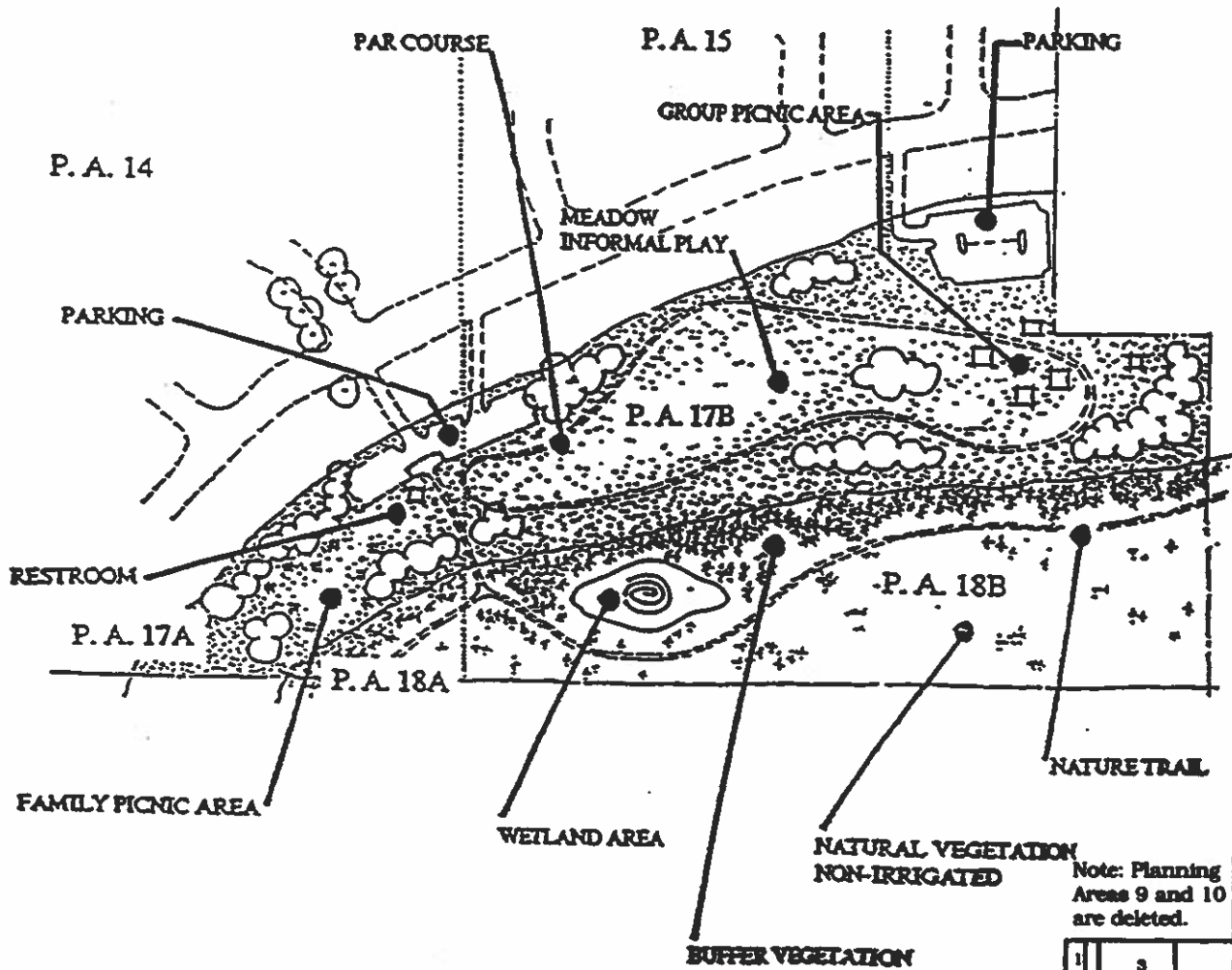
Park  
7.8 AC

**Planning Area 18B**

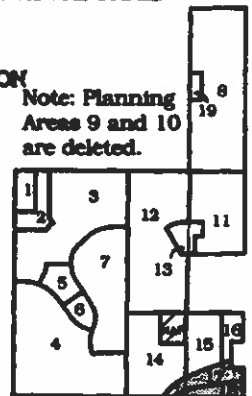
Open Space  
8.0 AC

**Planning Area 17C**

Park  
1.8 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale

Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

**EASTVALE**

SPECIFIC PLAN

Exhibit III-25

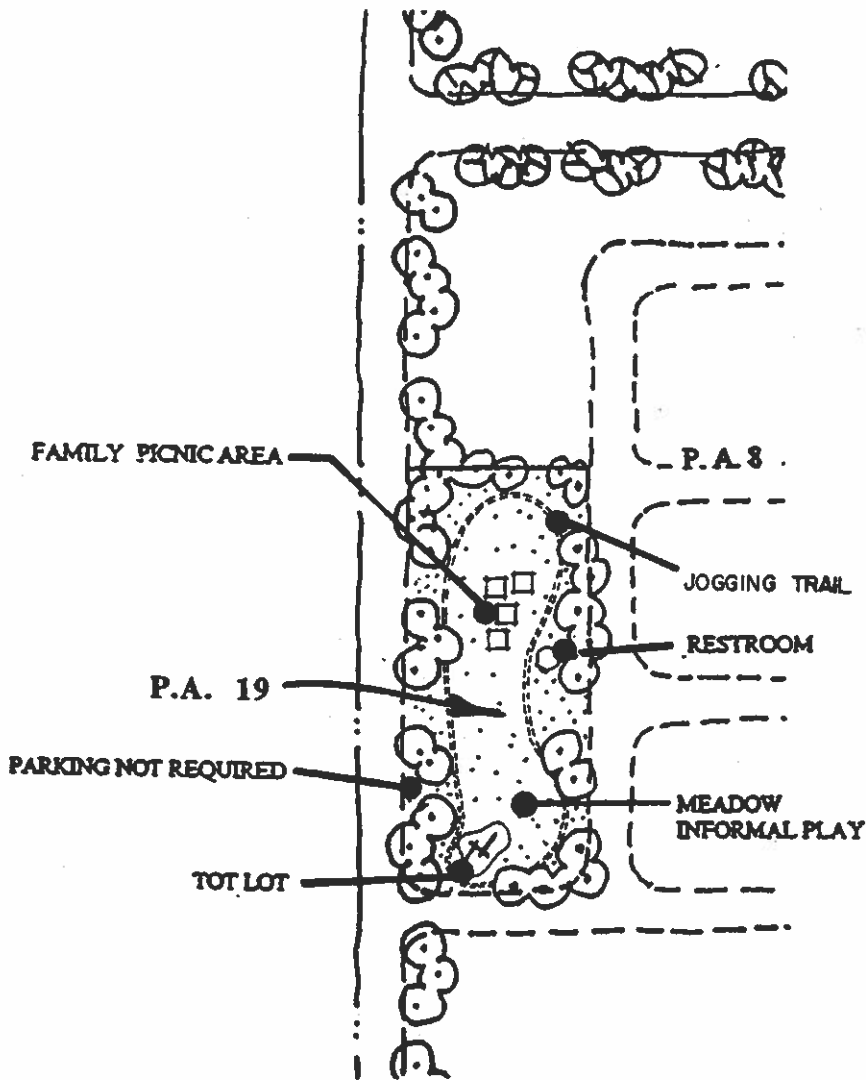
**Planning Areas 17 and 18**

**UNITEX**  
MANAGEMENT CORPORATION

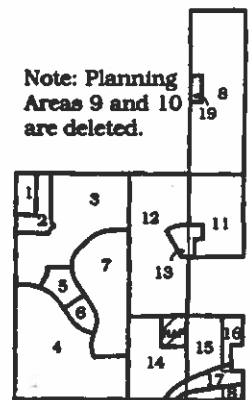
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

# Planning Area 19

Park  
3.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

## EASTVALE

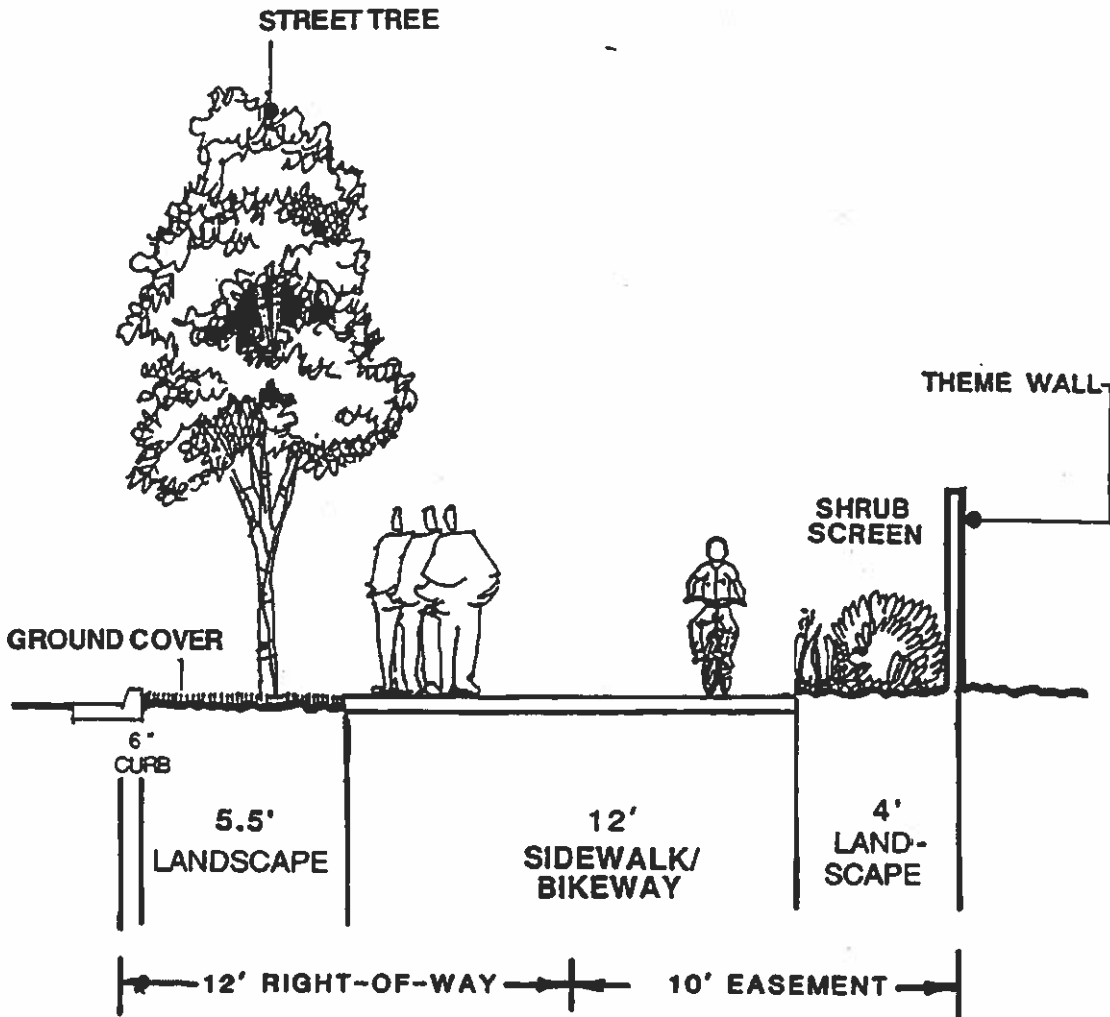
SPECIFIC PLAN

Exhibit III-26

# Planning Area 19

**UNITEX**  
MANAGEMENT CORPORATION

**WEBB**  
ASSOCIATES  
ENGINEERS CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



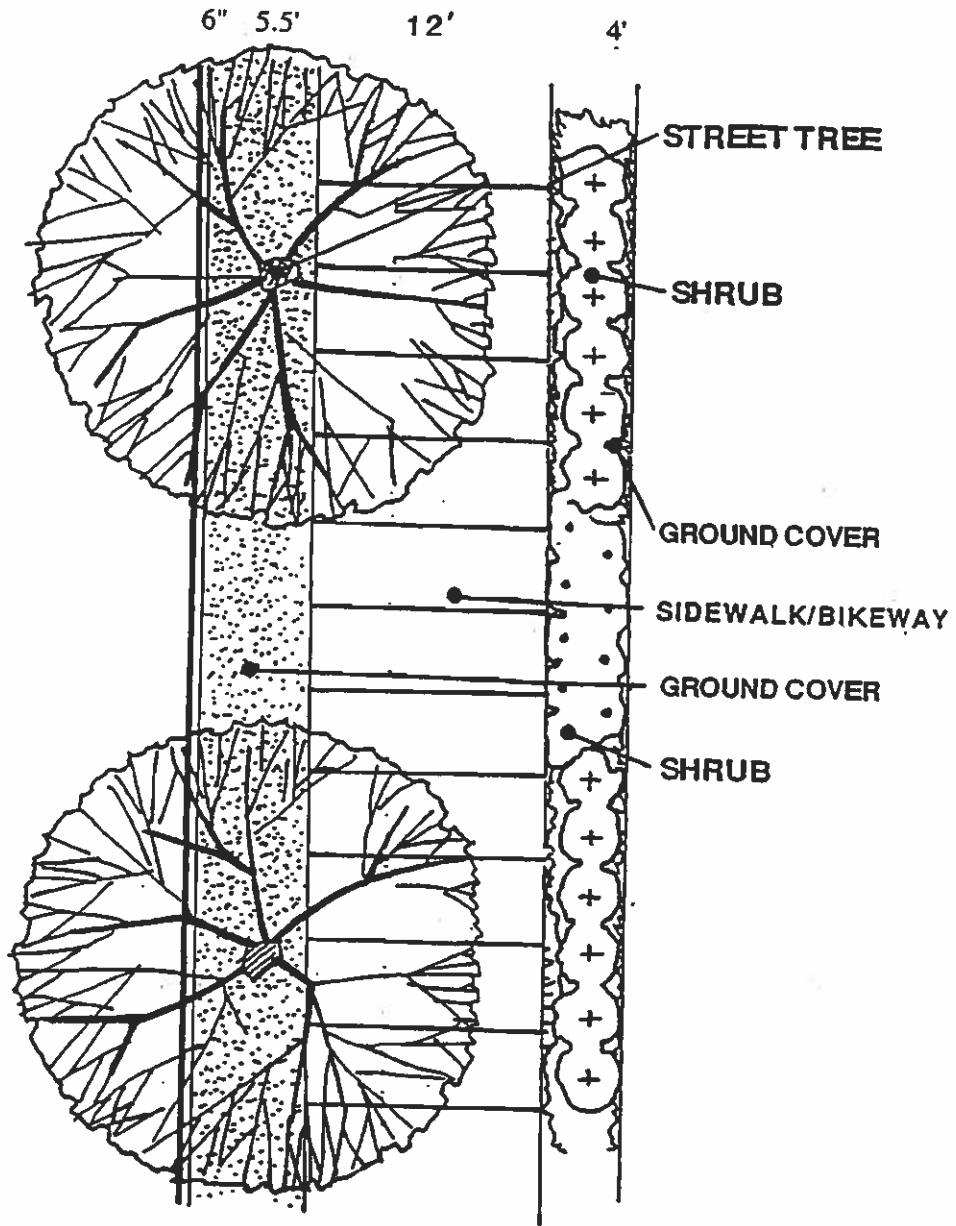
SPECIFIC PLAN

Exhibit III-27

Streetscape Section  
Arterial at Residential

UNITEX  
MANAGEMENT CORPORATION

ROBERT A  
WEBB  
ASSOCIATES  
BUSINESS CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



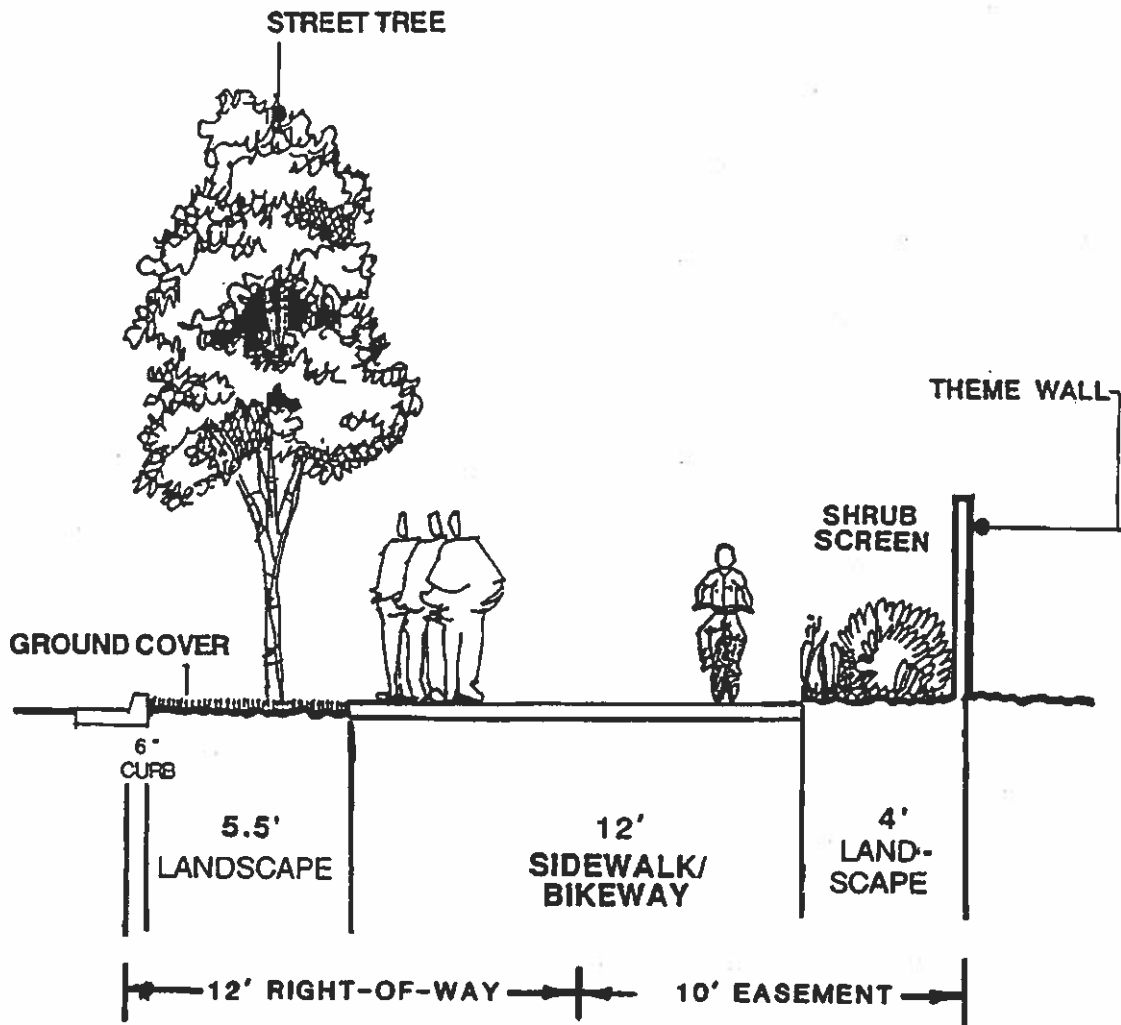
SPECIFIC PLAN

Exhibit III-28


Streetscape Plan  
Arterial at Residential

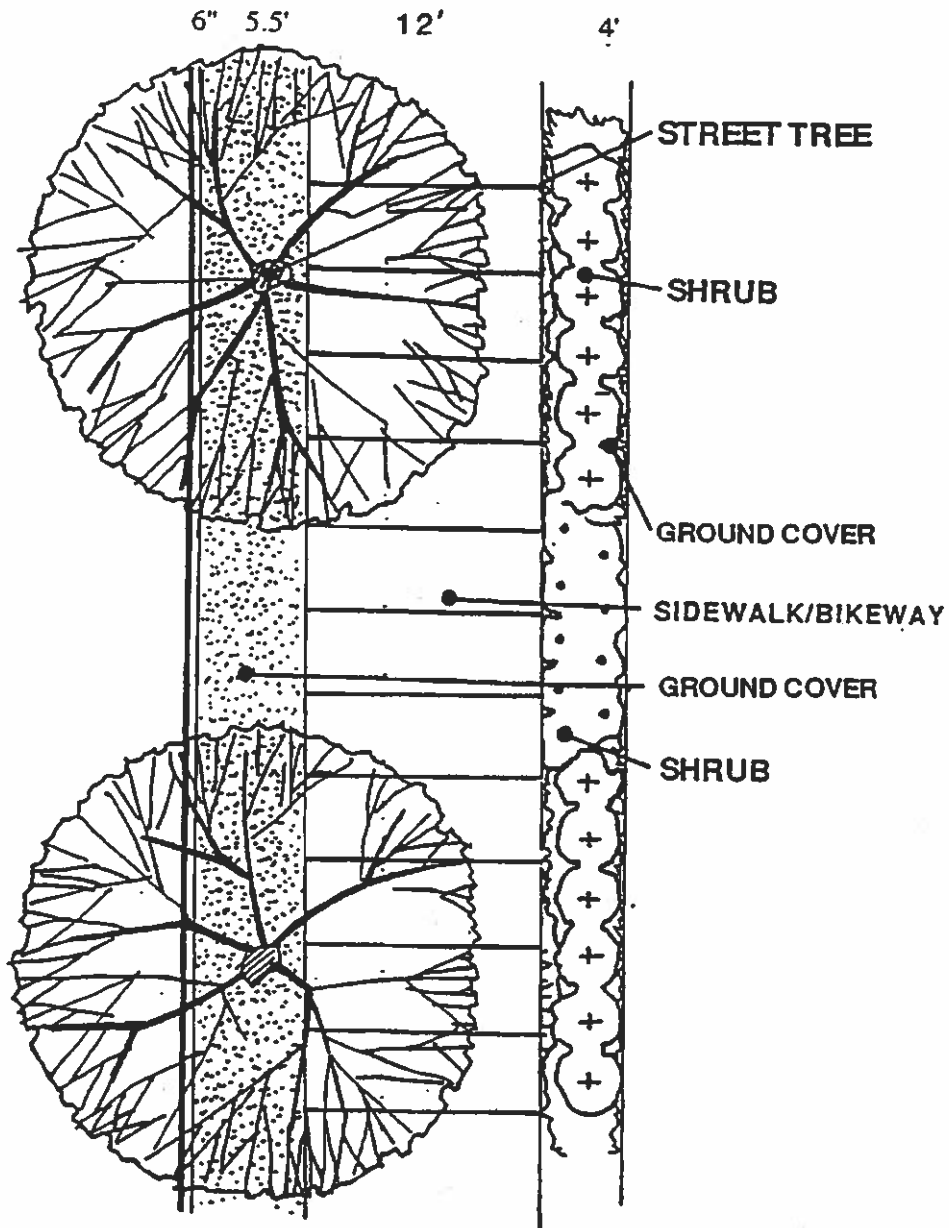
UNITEX  
ENGINEERING CORPORATION

WEBB  
ASSOCIATES  
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

 <p><b>EASTVALE</b></p> <p>SPECIFIC PLAN</p>	<p>Exhibit III-29</p> <p><b>Streetscape Section</b></p> <p><b>Arterial at Commercial</b></p>	<p><b>UNITEX</b> EMPLOYMENT CORPORATION</p> <p><b>ALBERT J. WEBB</b> ASSOCIATED ENGINEERING CONSULTANTS</p>
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See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC PLAN

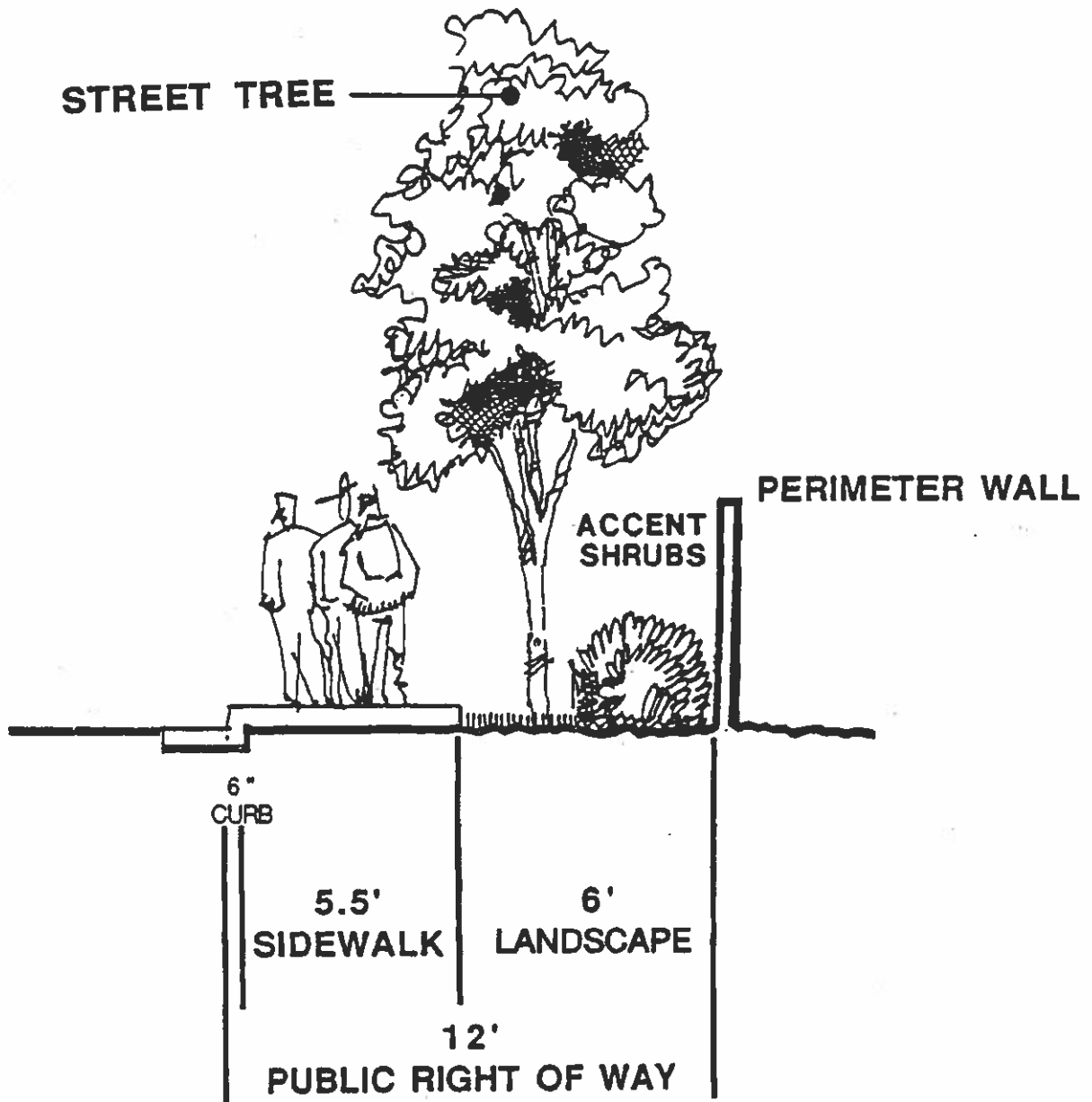
Exhibit III-30

# Streetscape Plan

## Arterial at Commercial

UNITEX  
MANAGEMENT CORPORATION

ALBERTA  
WEBB  
ASSOCIATES  
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

**EASTVALE**



SPECIFIC PLAN

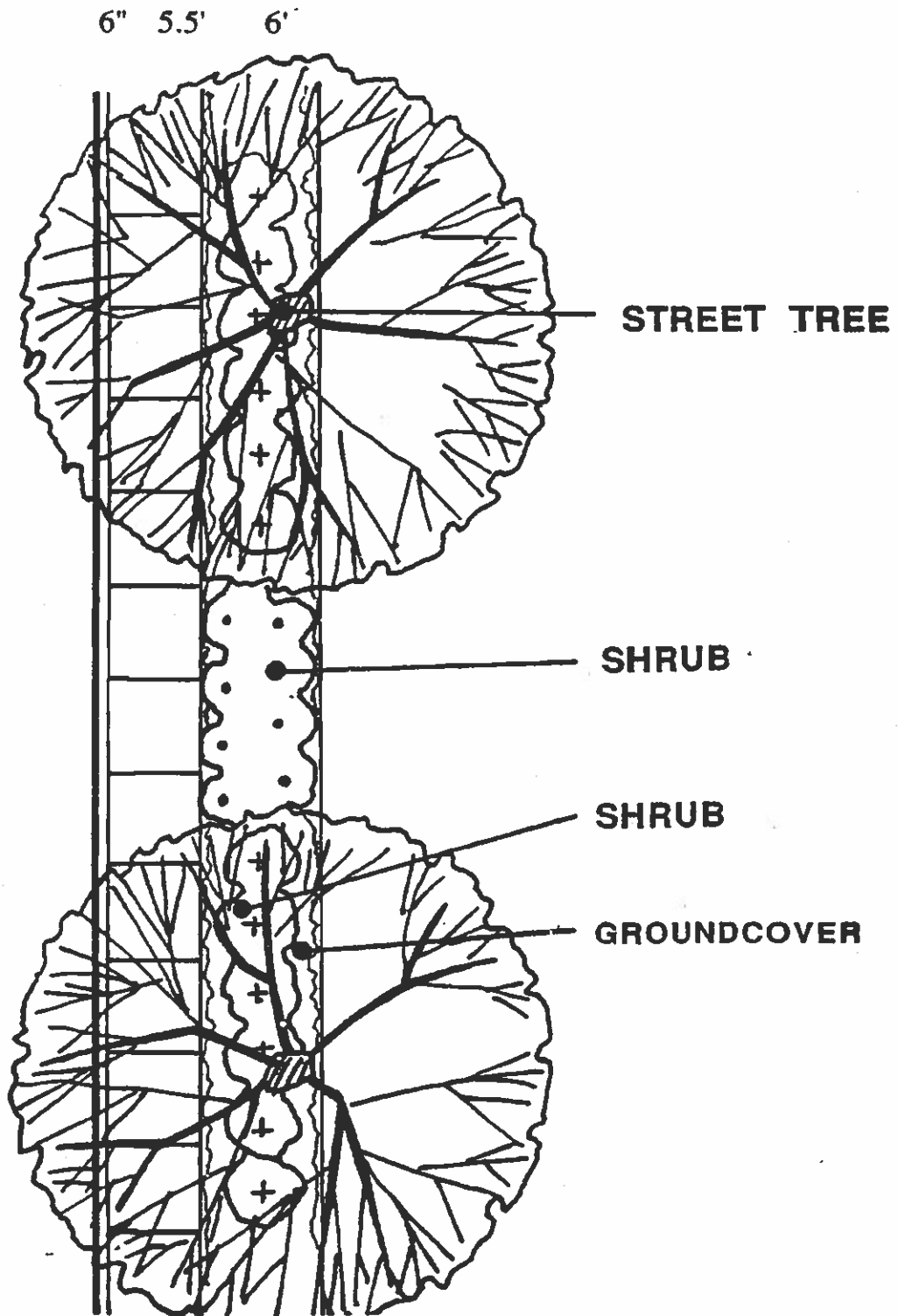
Exhibit III-31

**Streetscape Section  
Major**

**UNITEX**  
REPLACEMENT CORPORATION

**ALBERT J.  
WEBB**  
ASSOCIATES  
ENGINEERS ARCHITECTS





See text for selection of tree, shrub, and groundcover species.

**EASTVALE**



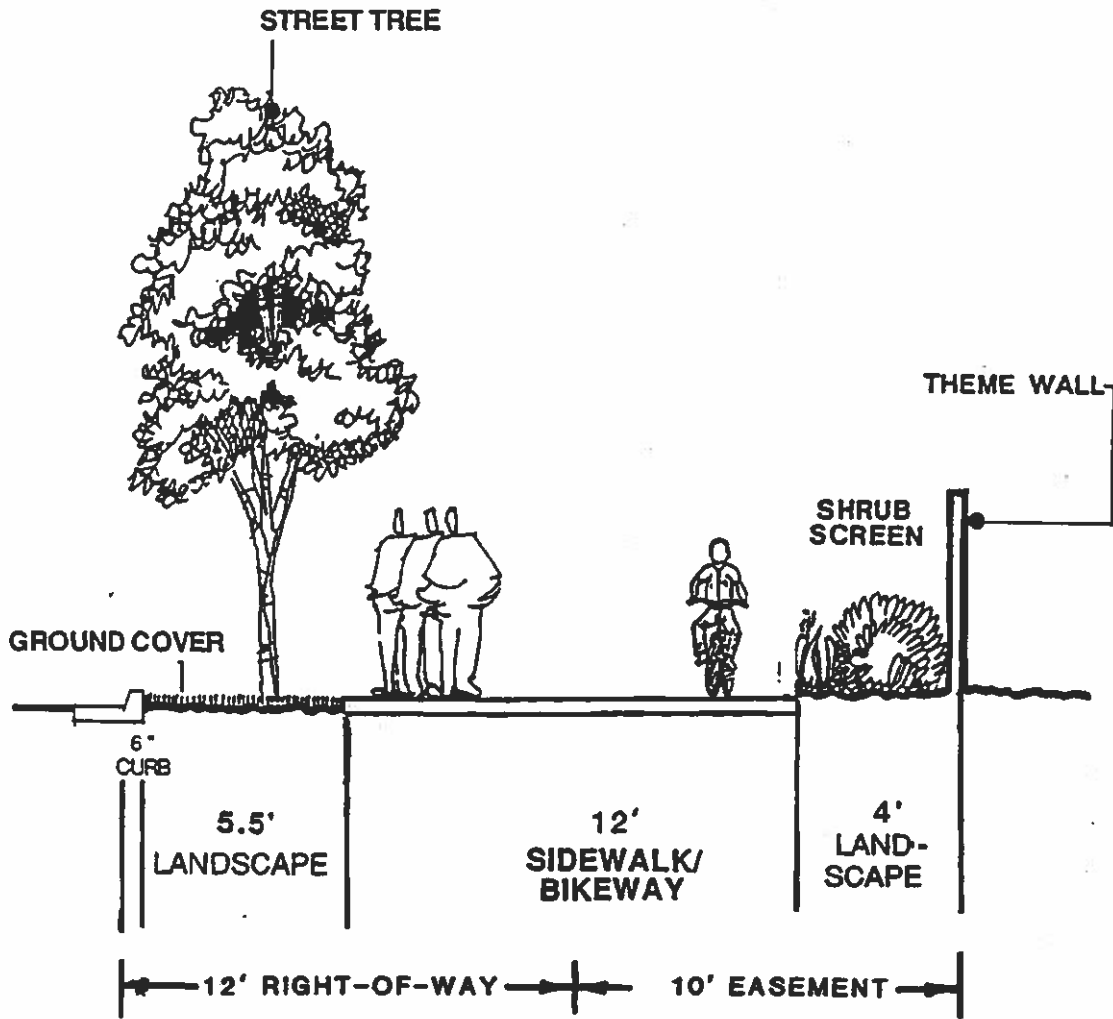
SPECIFIC PLAN

Exhibit III-32

**Streetscape Plan  
Major**

**UNITEX**  
MANAGEMENT CONSULTANTS

**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



(WALL OMITTED AT COMMERCIAL USES)

See text for selection of tree, shrub, and groundcover species.

EASTVALE

SPECIFIC PLAN

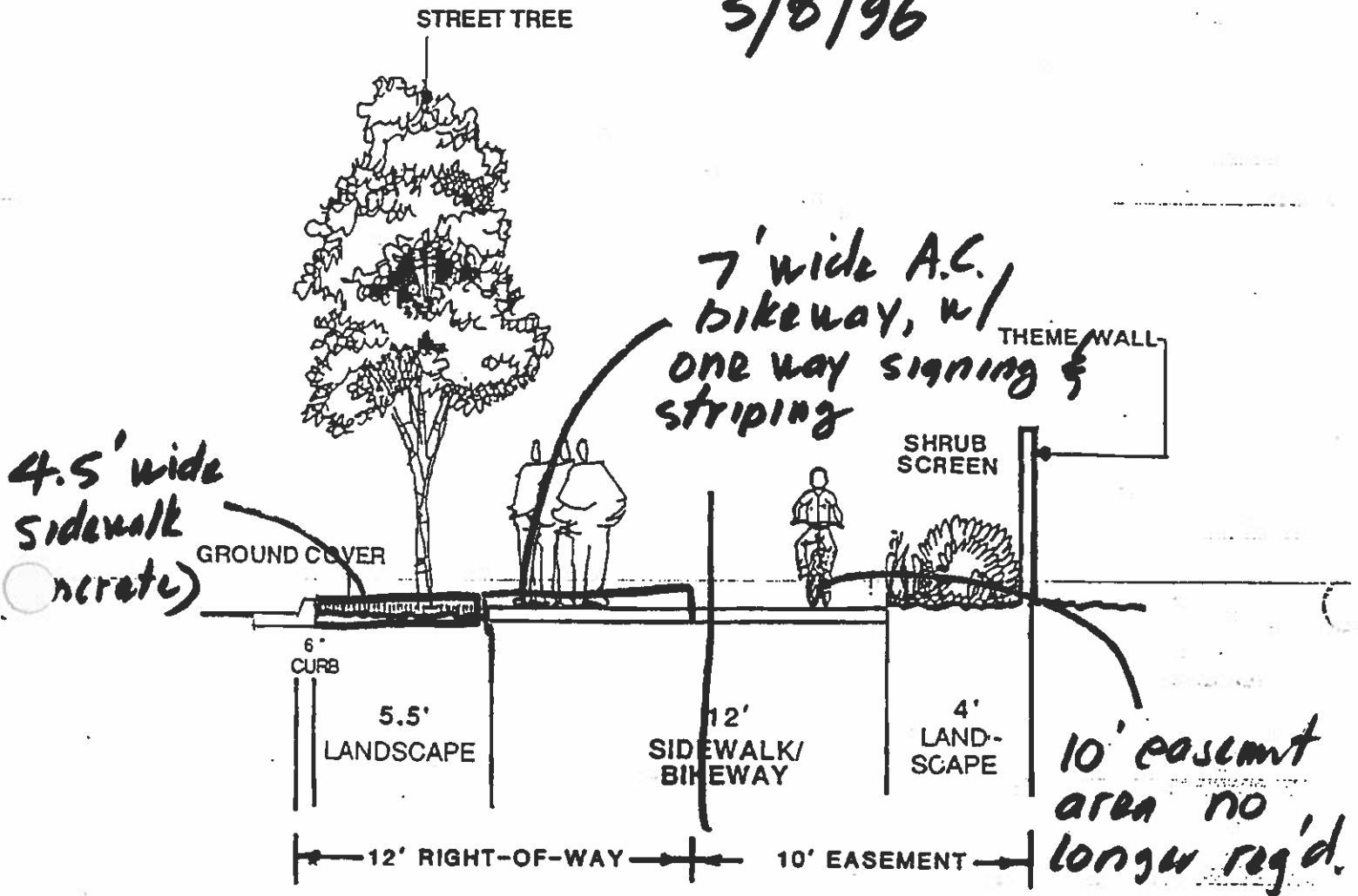
Exhibit III-33

# Streetscape Section Major with Trail

UNITEX  
MANAGEMENT CORPORATION

WEBB  
ASSOCIATES  
ENGINEERS CONSULTANTS

Graphic depiction of  
 bikeway rights per  
 Russ G. & Sené W.  
 5/8/96



(WALL OMITTED AT COMMERCIAL USES)

See text for selection of tree, shrub, and groundcover species.

EASTVALE



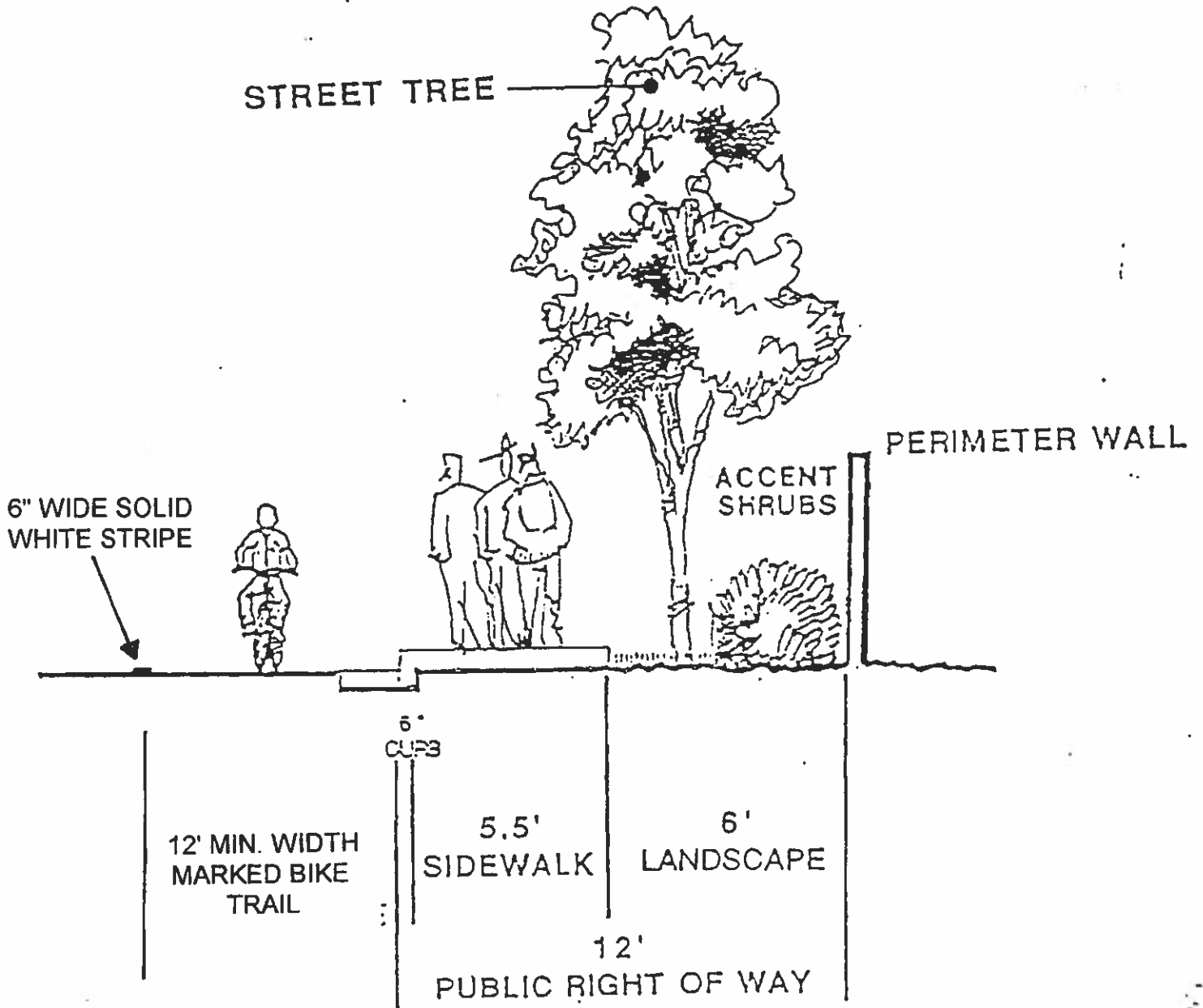
SPECIFIC PLAN

Exhibit III-33

Streetscape Section  
 Major with Trail

UNITEX  
 MANAGEMENT CORPORATION

WEBB  
 ASSOCIATES  
 ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

Revised 3/98

EASTVALE

SPECIFIC PLAN

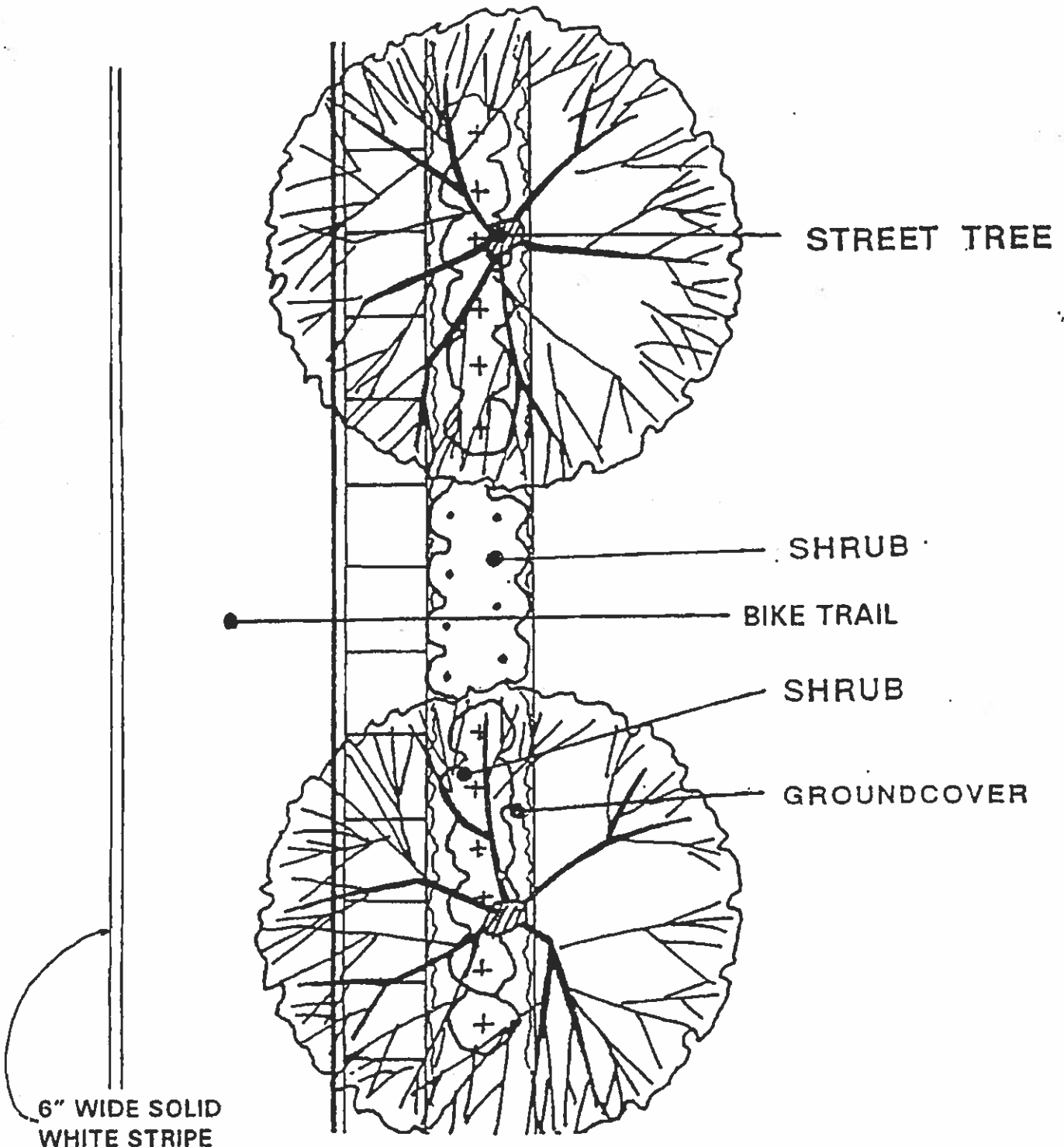
Exhibit III-33, Amended No. 2

Streetscape Section  
Major with Trail in Street

UNITEX

WEBB

6" 12' Min. 6" 5.5' 6"



See text for selection of tree, shrub, and groundcover species.

Revised 3/98

**EASTVALE**

SPECIFIC PLAN

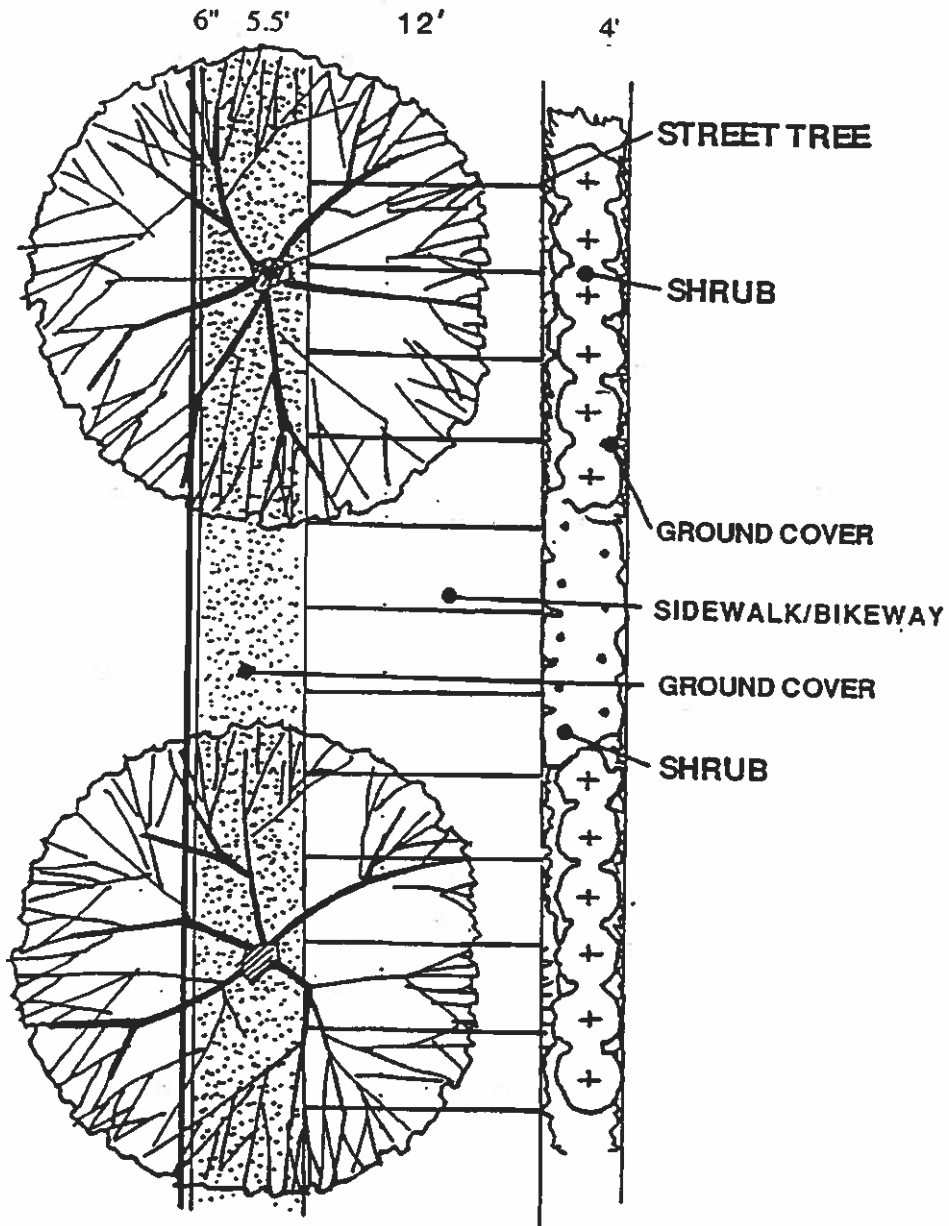
Exhibit III-34, Amended No. 1

**Streetscape Plan**

**Major**

**UNITEX**  
MANAGEMENT CORPORATION

**WEBB**  
ASSOCIATES  
CONSULTING ENGINEERS



See text for selection of tree, shrub, and groundcover species.



Exhibit III-34

# Streetscape Plan Major with Trail

**UNITEX**  
MANAGEMENT CORPORATION

**ALBERTA  
WEBB  
ASSOCIATES**  
SCAPE CONSULTANTS

- Shrubs

<i>Cassia artemisioides</i>	Feathery Cassia
<i>Juniperus squamata</i> "Blue Star"	No common name
<i>Lantana species</i>	Lantana, Dwarf Lantana
<i>Pittosporum tobira</i> "Wheeleri"	Wheeler's Dwarf Pittosporum

- Groundcovers

<i>Festuca elatior</i> "Alta"	Alta Tall Fescue
<i>Lantana species</i>	Trailing Lantana
<i>Lonicera japonica</i> "Halliana"	Hall's Honeysuckle
<i>Rosmarinus officinalis</i>	Rosemary
<i>Santolina species</i>	Lavender Cotton

### Sumner Avenue

The proposed design character for the Sumner Avenue streetscape is rural in nature. Sumner Avenue has traditionally featured a eucalyptus windrow. The modified design for this streetscape's profile is a refined windrow with additional eye-level visual buffer plant material.

Sumner Avenue constitutes a border of the Eastvale Specific Plan for a considerable distance. The use of smaller eucalyptus species on Sumner will relate this border visually to the more massive red gum eucalyptus plantings on Archibald Avenue and Schleisman Road. For visual variety, the plantings on Sumner Avenue will be interrupted occasionally by informal grove-like clusters of red ironbark eucalyptus, which will provide an additional color reference to the red gums.

Sumner Avenue is classified as a major roadway. Typical plan and section views for major roadways are given above in Exhibits III-31 through III-34. The following plant palette identifies suggested plant materials for Sumner Avenue:

- Trees

<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
<i>Eucalyptus sideroxylon</i> "Rosea"	Red Ironbark

- Shrubs

<i>Cotoneaster lacteus</i>	Red Clusterberry
<i>Dodonaea viscosa</i>	Australian Hopseed

- Groundcovers

<i>Festuca elatior</i> "Marathon"	Marathon Tall Fescue
<i>Juniperus sabina</i> "Tamarisifolia"	Tamarix Juniper
<i>Lonicera subspicata</i>	Chaparral Honeysuckle
<i>Rosmarinus officinalis</i> "Prostratus"	Dwarf Rosemary
<i>Santolina chamaecyparissus</i>	Lavender Cotton

## Harrison Avenue

The proposed land uses along Harrison Avenue are entirely residential. Masonry walls will occur on both sides of Harrison Avenue, to reduce noise and protect privacy. While these walls will be interrupted by street intersections and possibly by open fence treatments at some locations, the main design issue is to avoid creation of an uninterrupted visual tunnel extending for a full mile north and south. Therefore, the design concept for Harrison Avenue calls for informal clusters of plantings rather than linear or formal arrangements, and as much variation as possible in planting placement and massing.

In relative terms, Harrison Avenue has a more informal character than Archibald Avenue, in that Harrison terminates at the southern boundary of the Eastvale Specific Plan. This provides the opportunity to emphasize variety and change rather than continuity. This effect will be achieved by use of a broader mix of trees and shrubs. The intent is that groupings of plantings will be succeeded by contrasting groupings so that the driver is visually aware of change. The use of color in flower and foliage is a key element of this design treatment.

Masonry walls along Harrison Avenue will be planted with vines. This will further minimize the potential for a visual tunnel effect, by concealing the masonry in some locations and drawing the eye to unexpected greenery. The hard edge will also be blurred by shrub plantings.

Harrison Avenue is classified as a secondary roadway. Typical plan and section views for secondary roadways are given in Exhibits III-35 through III-38. The following plant palette identifies suggested plant materials for Harrison Avenue:

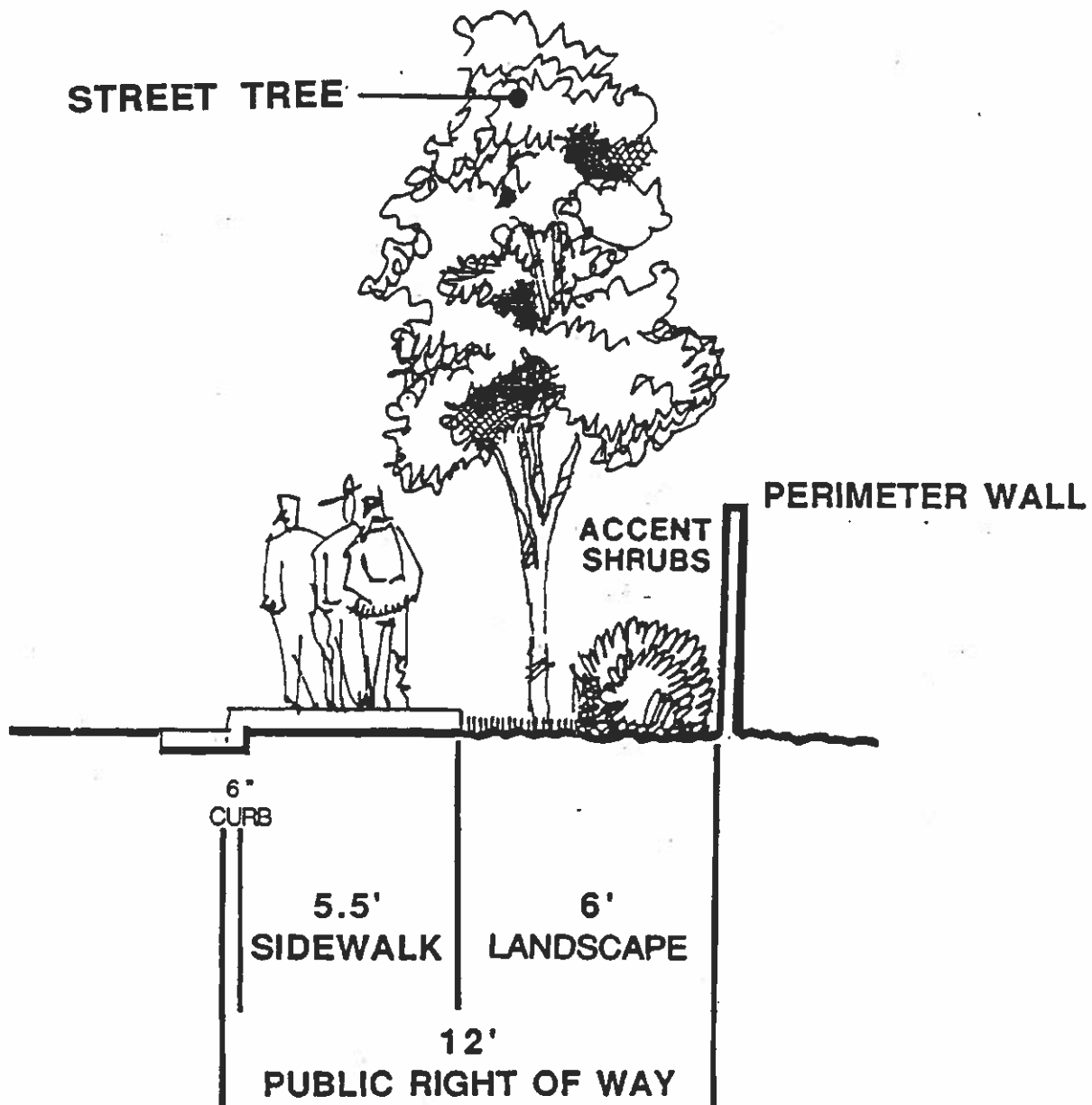
- Trees

<i>Albizia julibrissin</i>	Silk Tree, Mimosa
<i>Ginkgo biloba</i>	Ginkgo, Maidenhair
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Prunus cerasifera</i> "Krauter Vesuvius"	Flowering Plum
<i>Prunus lyonii</i>	Catalina Cherry

- Shrubs

<i>Agapanthus africanus</i>	Lily of the Nile
<i>Cassia artemisioides</i>	Feathery Cassia
<i>Hemerocallis hybrids</i>	Day Lily
<i>Juniperus sabina</i> "Tamarisifolia"	Tamarix Juniper
<i>Lantana species</i>	Lantana, Dwarf Lantana
<i>Nerium oleander</i> "Petit Salmon/Pink"	Dwarf Oleander
<i>Pittosporum tobira</i> "Variegata"	Variegated Mock Orange
<i>Pittosporum tobira</i> "Wheeleri"	Wheeler's Dwarf Pittosporum
<i>Teucrium fruticans</i>	Bush Germander
<i>Xylosma congestum</i> "Compacta"	Dwarf Shiny Xylosma





See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC PLAN

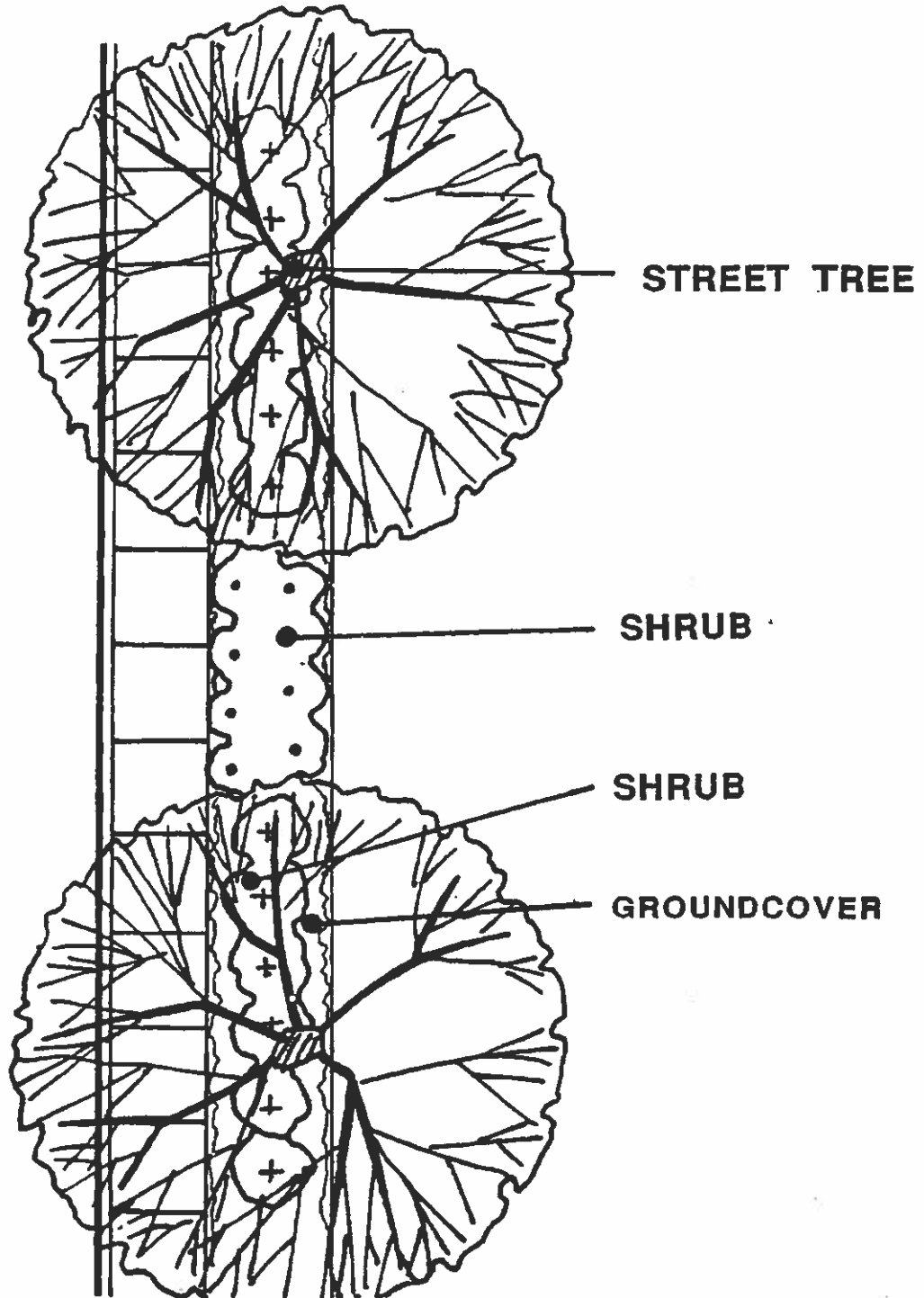
Exhibit III-35

# Streetscape Section Secondary

UNITEX  
LANDSCAPE ARCHITECTURE

ALBERTA  
WEBB  
ASSOCIATES  
LANDSCAPE ARCHITECTS

6' 5.5' 6'



See text for selection of tree, shrub, and groundcover species.

EASTVALE



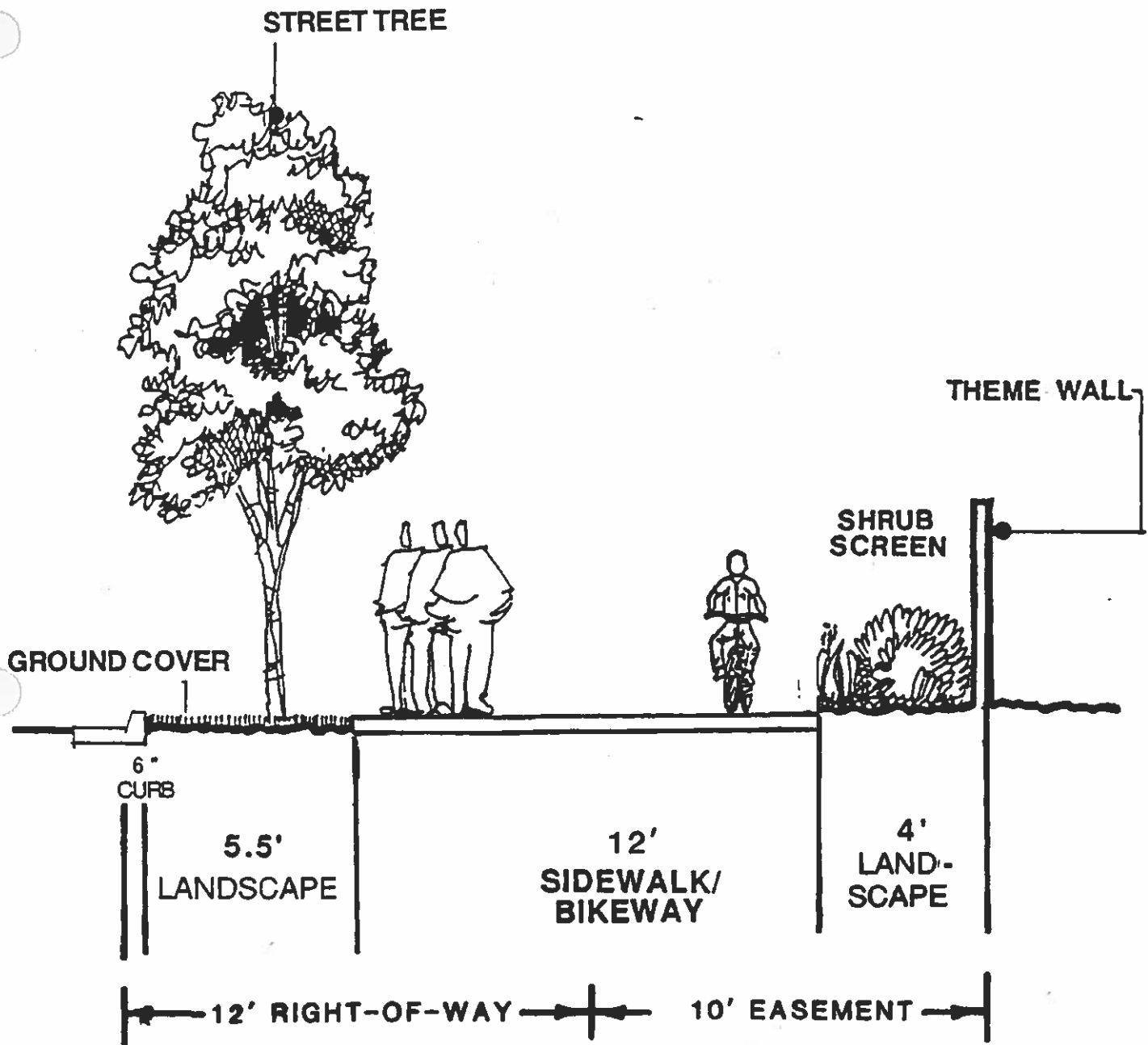
SPECIFIC PLAN

Exhibit III-36

# Streetscape Plan Secondary

UNITEX  
MANAGEMENT CORPORATION

WEBB  
ASSOCIATES  
ENGINEERS CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

**EASTVALE**

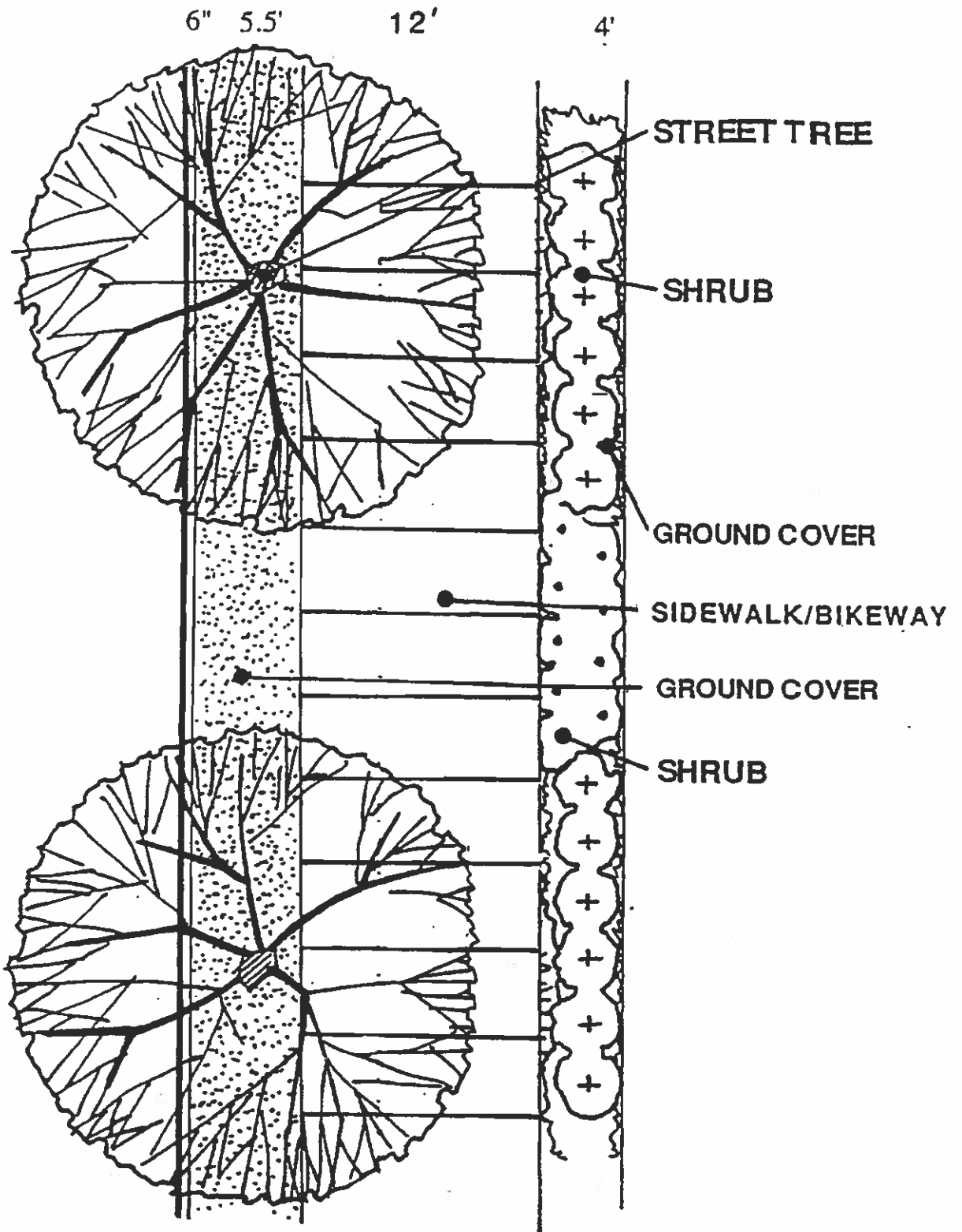


Exhibit III-37

**Streetscape Section  
Secondary with Trail**

**UNITEX**  
MANAGEMENT CORPORATION

**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



See text for selection of tree, shrub, and groundcover species.

EASTVALE



SPECIFIC PLAN

Exhibit III-38

# Streetscape Plan Secondary with Trail

UNITEX  
MANAGEMENT CORPORATION

ALBERTA  
WEBB  
ASSOCIATES  
ENGINEERING CONSULTANTS

- Groundcovers

<i>Festuca elatior "Alta"</i>	Alta Tall Fescue
<i>Hypericum calycinum</i>	Aaron's Beard
<i>Juniperus sabina "Tamarisifolia"</i>	Tamarix Juniper
<i>Lantana species</i>	Trailing Lantana
<i>Lonicera subspicata</i>	Chaparral Honeysuckle
<i>Rosmarinus officinalis</i>	Rosemary
<i>Santolina chamaecyparissus</i>	Lavender Cotton

- Vines

<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae</i>	Lady Banks' Rose

### Chandler Street and Citrus Street

Like Harrison Avenue, Chandler and Citrus Streets both terminate within the Eastvale Specific Plan. As both streets end (or begin) at Harrison Avenue, their design elements have been selected from the variety of plant materials proposed for Harrison. These streets are both east-west routes and can use vertical elements in a regular planting as identity features. The key design motif suggested for these routes is brilliant fall color, for which the suggested tree species are well known.

Chandler Street and Citrus Street are both classified as secondary roadways. Typical plan and section views for secondary roadways are shown above in Exhibits III-35 through III-38. The following plant palette identifies suggested plant materials for Chandler Street and Citrus Street:

- Trees

<i>Gingko biloba</i>	Gingko, Maidenhair
<i>Liquidambar styraciflua "Burgundy"</i>	Sweet Gum
<i>Liquidambar styraciflua "Festival"</i>	Sweet Gum
<i>Liquidambar styraciflua "Palo Alto"</i>	Sweet Gum

- Shrubs

<i>Hemerocallis hybrids</i>	Daylily
<i>Lantana species</i>	Lantana, Dwarf Lantana
<i>Pittosporum tobira "Variegata"</i>	Variegated Mock Orange
<i>Pittosporum tobira "Wheeleri"</i>	Wheeler's Dwarf Pittosporum
<i>Xylosma congestum "Compacta"</i>	Dwarf Shiny Xylosma

- Groundcovers

<i>Hypericum calycinum</i>	Aaron's Beard
<i>Festuca elatior "Alta"</i>	Alta Tall Fescue
<i>Lonicera subspicata</i>	Chaparral Honeysuckle
<i>Santolina chamaecyparissus</i>	Lavender Cotton
<i>Teucrium fruticans</i>	Bush Germander
<i>Verbena peruviana</i>	No common name

## Interior Streets

Design elements for important interior streets within the Eastvale Specific Plan should incorporate elements from the major streetscapes as described above. Landscape treatments for interior streets will be proposed when internal circulation patterns are definitely established through subdivision map submittals.

### c. **Entries and Intersections**

The locations of major and secondary entry treatments for the Eastvale Specific Plan are shown in Exhibit III-39, Entry Treatments. Additional secondary entry locations may be identified during subsequent phases of project planning. The basic design elements for entry statements are illustrated in Exhibits III-40 through III-43. The design scheme for the two categories, major and secondary, comprises the same elements, the difference being in scale and elaboration.

A key project identity element is the use of a specified accent tree in all project entry treatments. The accent tree should be a small to medium size tree that is distinctive in form and color and will integrate well with other recommended plant materials. A species which offers changing visual accents as the seasons progress is most desirable. The suggested accent tree for the Eastvale Specific Plan entry statements is the silk tree or mimosa, which has a graceful, uplifted form, lush fern-like foliage, and features a spectacular profusion of fluffy pink flowers during the summer months. In autumn the tree develops distinctive golden pods, several inches long, which remain hanging on the bare branches well into winter. A single accent tree at project entries will provide a visual focal point throughout the year. Upright species of moderate height may be planted in the rear to frame the entry. A suggested backdrop tree is the sweetshade, which has a vertical habit, medium green foliage, and features fragrant yellow flowers in summer. Sweetshades should be planted quite close together to compensate for irregularities in individual form. The silver dollar eucalyptus is another possible background tree whose gray foliage would provide a color contrast. Backdrop tree species may be selected to complement their specific locations. Turf, groundcover and shrubs will also be used.

The following plant palette identifies suggested plant materials for project entries:

- Trees

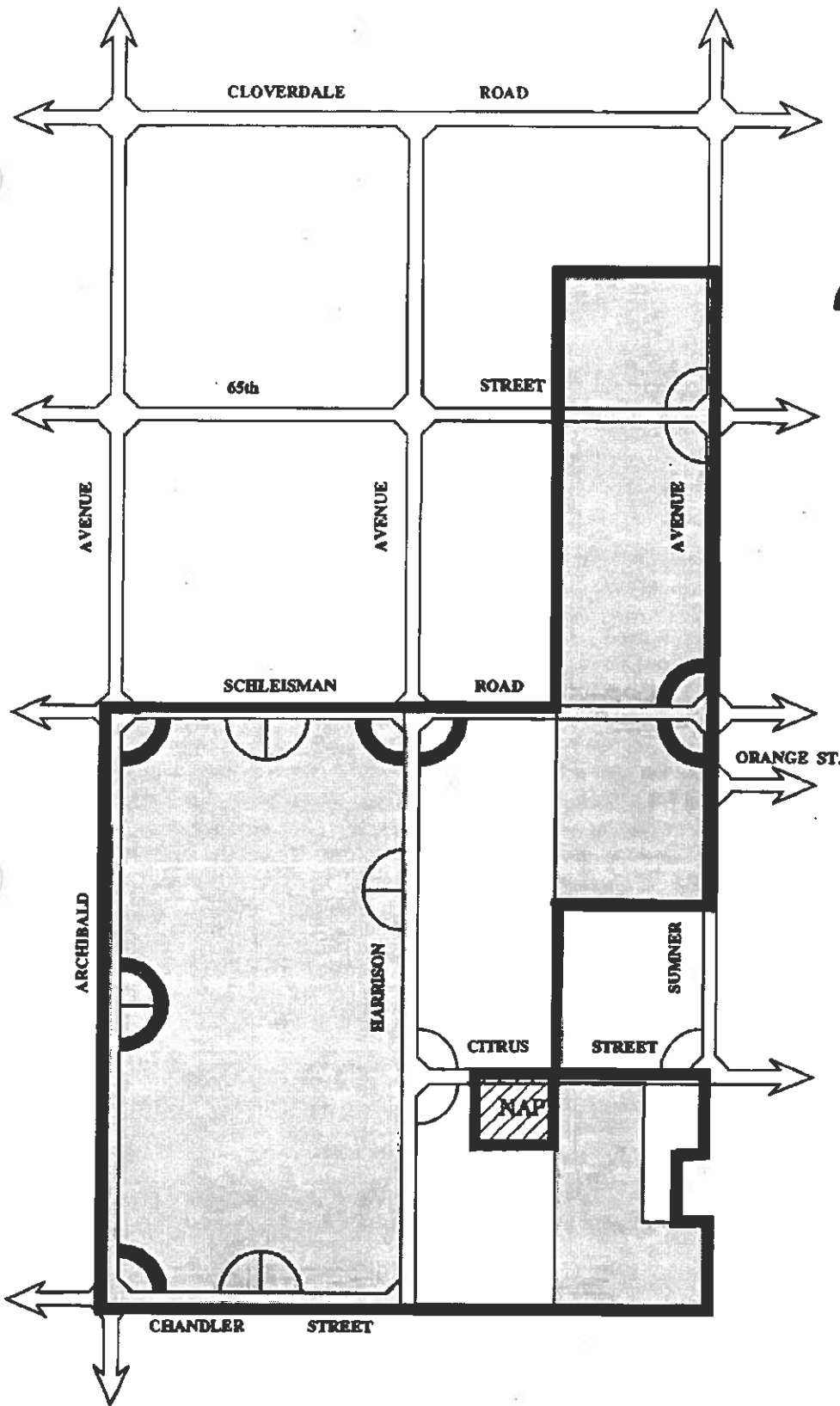
*Albizia julibrissin*  
*Hymenosporum flavum*  
*Eucalyptus polyanthemos*

Silk Tree, Mimosa  
Sweetshade, Wedding Tree  
Silver Dollar Gum

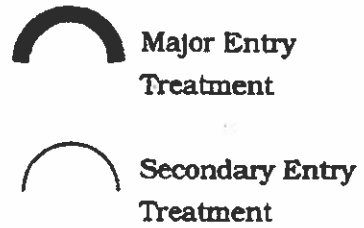
- Shrubs

*Grevillea "Noellii"*  
*Leucophyllum frutescens*  
*Nerium oleander*  
*Pittosporum tobira "Variegata"*  
*Raphiolepis indica "Clara"*

No common name  
Texas Ranger  
Oleander  
Variegated Mock Orange  
India Hawthorne



## LEGEND



- Overall Project Limits
- Applicant Controlled Parcels
- Not a Part



EASTVALE



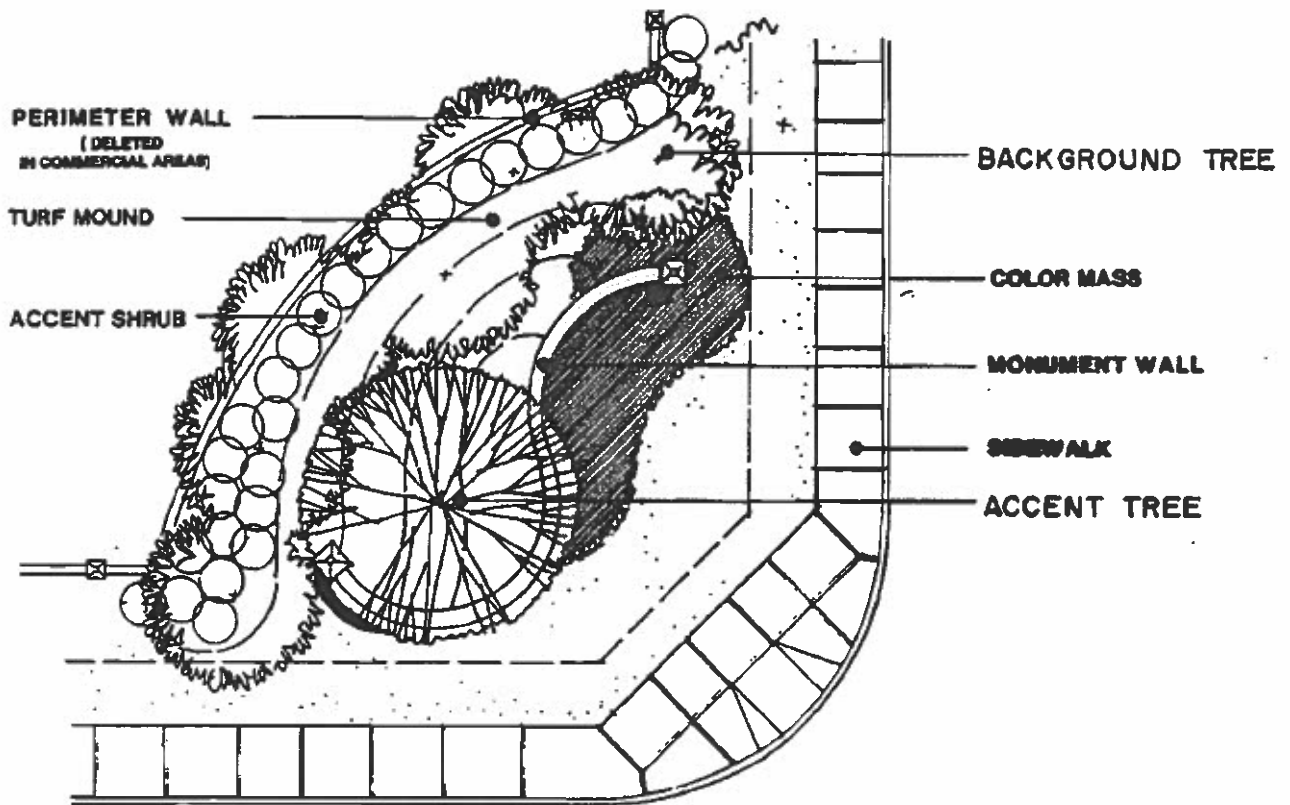
SPECIFIC PLAN

Exhibit III-39

# Entry Treatments

UNITEX  
REGULATORY CONSULTANTS

WEBB  
ASSOCIATES  
REGULATORY CONSULTANTS



EASTVALE



SPECIFIC PLAN

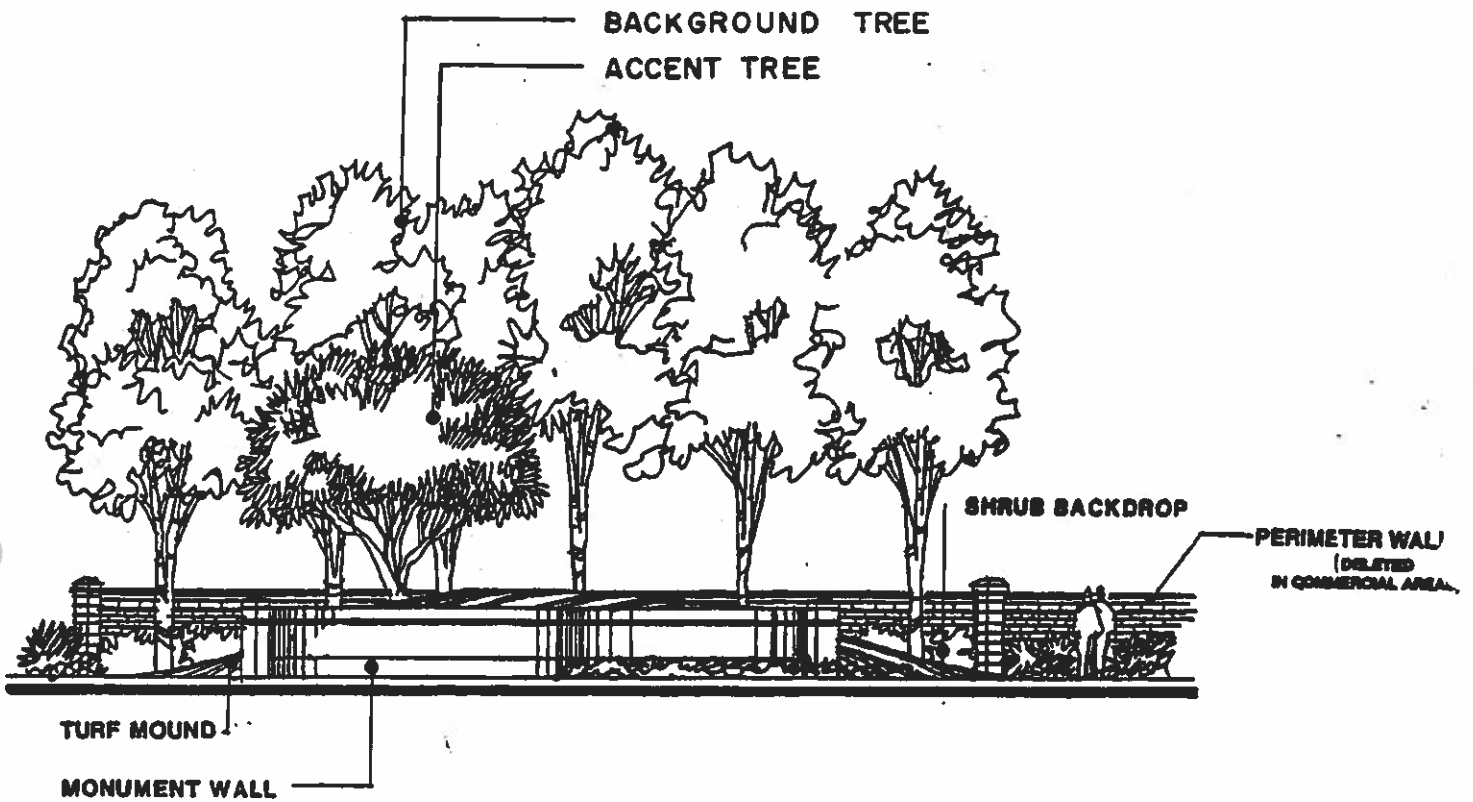
Exhibit III-40

Major Entry Plan

UNITEX  
LANDSCAPE ARCHITECTURE

WEBB  
ASSOCIATES  
LANDSCAPE ARCHITECTS





**EASTVALE**



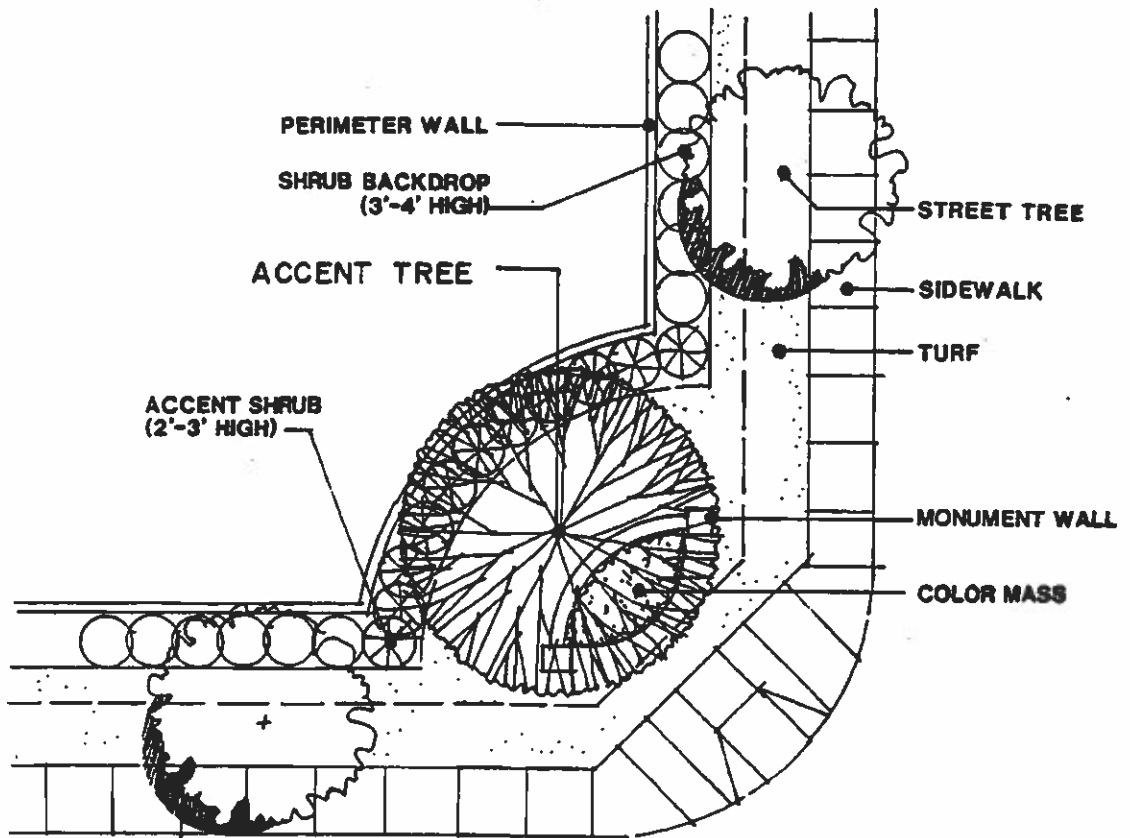
SPECIFIC PLAN

Exhibit III-41

# Major Entry Elevation

**UNITEX**  
MANAGEMENT CORPORATION

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERS AND ARCHITECTS



EASTVALE



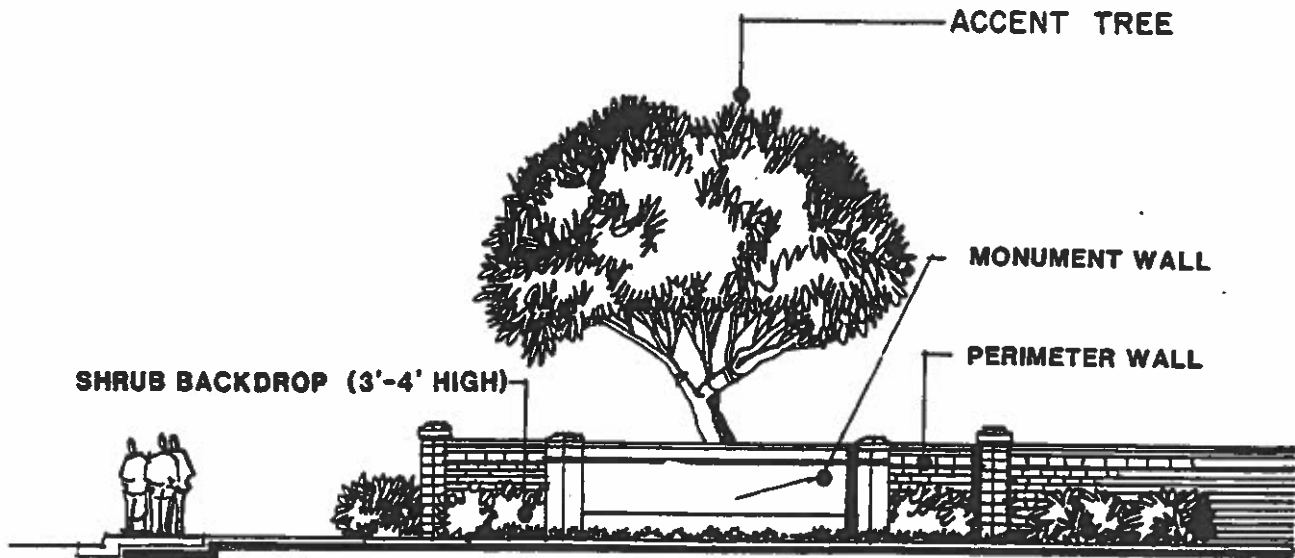
SPECIFIC PLAN

Exhibit III-42

# Secondary Entry Plan

UNITEX  
EQUIPMENT CORPORATION

ALBERT A.  
**WEBB**  
ASSOCIATES  
BUSINESS CONSULTANTS



EASTVALE

SPECIFIC PLAN

Exhibit III-43

# Secondary Entry Elevation

UNITEX  
MANAGEMENT CORPORATION

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

- Groundcovers

*Festuca elatior "Marathon"*

Marathon Tall Fescue

**f. Landscape Guidelines and Requirements**

**1. Landscape Guidelines**

- a. Parking areas shall incorporate both landscaping and screening to make them visually compatible with their surroundings.
- b. Grouped masses of plant material shall be designed to complement architectural elevations and roof lines through color, texture, density, and form on both the vertical and horizontal planes.
- c. The preservation of existing mature trees and their integration into introduced landscape materials shall be considered where feasible. Changes in grade and cultural conditions, as well as necessary excavations for utilities and other construction, may not allow retention of existing trees.
- d. Landscaping shall be designed to establish project identity and to accentuate common entrance areas. Landscaping and berms shall be used to screen parking areas and non-residential storage areas.
- e. Drought-tolerant plant material shall be used within the specific plan in compliance with Riverside County water-efficient landscape requirements as provided in Ordinance No. 348. Appropriate locations for use of drought-tolerant and/or native plant materials shall be recommended by project landscape architects.
- f. Appropriate plant materials shall be used to define space, create a visual image and separate differing land uses.
- g. Landscaping shall consider solar rights of adjacent structures.

**2. Landscaping Requirements**

- a. Residential development shall include front yard landscaping.
- b. In commercial areas, all front and side setback areas, and rear setbacks where abutting non-commercial uses, shall be effectively landscaped with compositions of landscape elements to provide visual screening and achieve a transition into the primary use area of the site. These landscape elements may include earth berming, groundcover, shrubs and trees.
- c. Utility services and enclosures shall be screened from views from streets and adjacent properties with landscape materials and barrier treatments.
- d. In order to achieve a uniform landscape theme within the project area, areas within street parkways and streetscape setback areas shall have a landscape materials palette consistent with the specific plan.
- e. In commercial and attached residential areas, permanent automatic underground sprinkler systems shall be installed where appropriate which

shall be capable of providing the proper amount of irrigation for the particular types of plant materials used.

- f. Graded but undeveloped areas proposed for future development will be maintained in a weed-free condition. This does not preclude seeding of such areas with selected crops, native grasses or natural species as an erosion control measure.
- g. Landscaping in accordance with approved landscape plans shall be installed prior to occupancy of structures. If seasonal conditions do not permit planting, interim erosion control measures shall be approved by the County.

#### **4. Walls and Fences**

The network of walls and fences for the Eastvale Specific Plan serves to promote the identity of the project while separating individual or incompatible uses. Walls and fences, like plant materials, provide design character and function to visually unify the divergent land uses into one definable project.

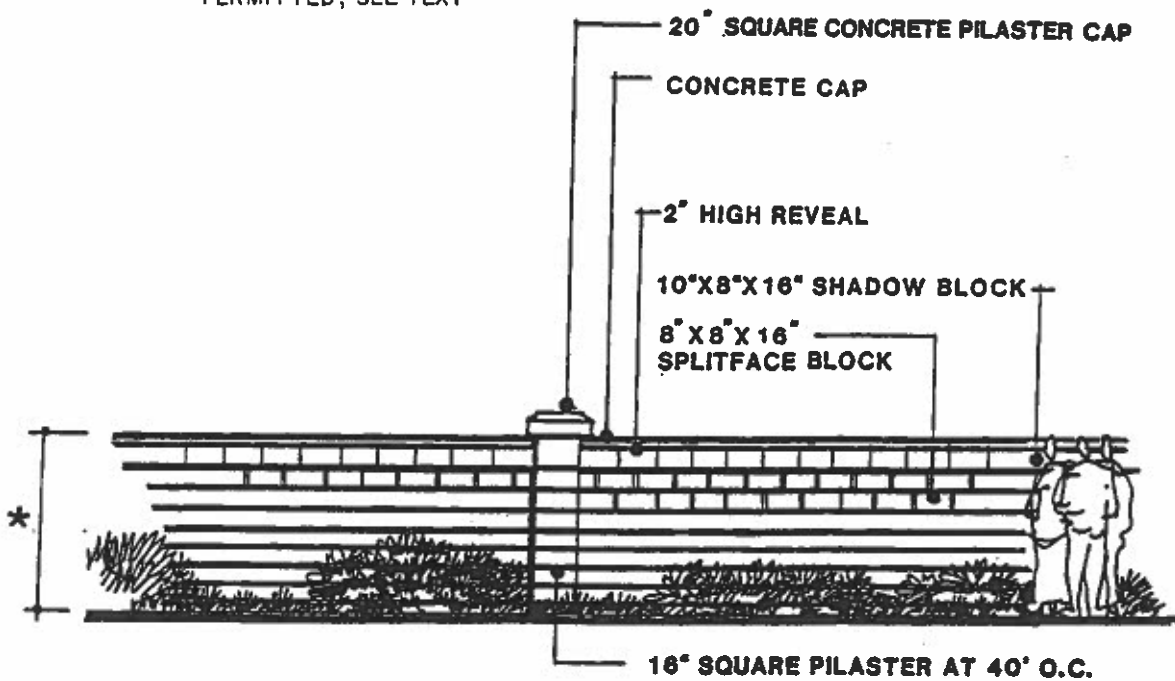
Perimeter walls on the major roadways will have a consistent design in order to unify the community. The design concept for perimeter walls is illustrated in Exhibit III-44, Perimeter Wall Design. Not illustrated, but also permitted, is open fencing in areas where solid walls are not required.

Three material types have been chosen as design elements for project walls: (1) taupe-colored, split-face concrete block; (2) precast concrete; and (3) tubular steel fencing (wrought iron appearance). Of these materials, split-face block is the primary material from which solid wall panels and wall/fence pilasters are constructed. Concrete is the basis for precast wall caps and pilaster caps. Tubular steel fencing may be used at locations where a solid wall is not required and a more open view is desired. Use of open fencing is contingent upon sound attenuation requirements.

#### **Wall and Fence Standards**

- a. Fence and wall heights shall generally be as tall as those objects or areas they are intended to visually screen, however, no fence or wall shall exceed three feet in height within any required front setback area, or exceed six feet in height within any required side or rear setback area. Sound attenuation barriers may be exempted from these standards upon County approval.
- b. Where a commercial use abuts property in any residential zone, a masonry wall six feet in height and screen landscaping five feet in width shall be erected and maintained between such uses and the residential zone. Greater wall heights may be required for sound attenuation.
- c. Fences and walls shall be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, and other appurtenant items of poor visual quality.
- d. Fences and walls shall be used on the perimeter of properties to define property limits, separate use areas, and provide onsite security. Fencing, walls, and other structural barriers shall be designed of similar materials, colors and general style as the primary buildings on a site.

NOTE: OPEN FENCING ALSO  
PERMITTED, SEE TEXT



EASTVALE



SPECIFIC PLAN

Exhibit III-44

# Perimeter Wall Design

UNITEX  
MANAGEMENT CORPORATION

WEBB  
ASSOCIATES  
ENGINEERS CONSULTANTS

## **5. Parks**

Public parks within the Eastvale Specific Plan shall conform to the following general design guidelines.

- a. Parks shall include at least five acres of developable land (i.e., relatively flat land that is not subject to unusual environmental or engineering constraints), except for miniparks (see item f, below).
- b. Parks shall be sited so that the majority of the population served can reach the park without crossing major barriers such as arterial highways, railroad tracks, flood control channels or other physical obstructions.
- c. It is desirable to locate parks adjacent to elementary schools, when possible, in order to maximize opportunities for joint use.
- d. Park design and features shall focus on recreational needs and amenities required to serve the specific plan. Large sports fields and other high-intensity athletic activities should not be located in neighborhood parks. These uses are more appropriately sited in larger community parks where they can be incorporated without displacing other types of activities and with substantial setbacks from adjacent residential areas.
- e. Appropriate features for neighborhood parks could include picnic areas, tot lot and play equipment, passive open space (turf and shade trees), jogging trails or par courses, unlighted ball fields, children's ball courts, and similar uses. Parking, bicycle racks, seating, and trash receptacles should be provided in every park. Parking may be omitted in miniparks with the approval of the responsible agency. Provision of restroom facilities should be determined case-by-case in consultation with the responsible agency, weighing the convenience for park users and opportunity for equipment storage for maintenance personnel against the maintenance expense and potential for increased crime and vandalism.
- f. Some park amenities may be provided in miniparks in lieu of traditional neighborhood parks. Miniparks are typically one to three acres in size and feature only a few recreational amenities, such as barbecues and picnic facilities, jogging trails and par course equipment, sand lot with play equipment, or simple passive recreation. Miniparks allow open space and recreational amenities to be distributed closer to more residents. On the other hand, they are limited in use and cannot offer the broader appeal possible in a larger park. Smaller parks are also more expensive to maintain. Development of miniparks is subject to approval by the agency responsible for operation and maintenance.
- g. Light standards in the parks shall be low-profile and fixtures shall be shielded so that rays are confined to the park property.

## **D. PLAN ADMINISTRATION**

Although the Eastvale Specific Plan will be implemented through a variety of approval steps (zoning, site plans, parcel and tentative tract maps, etc.), the primary implementation tool is the specific plan itself which establishes the character of development through the definition of plan features, development standards and design concepts.





1 not exceed 10,000 gallons.

2 (2) The development standards for Planning Area 1 of Specific Plan No. 300  
3 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.  
4 348, except that the development standards set forth in Article IX, Section 9.4.e. shall be  
5 deleted and replaced by the following:

6 A. All roof mounted mechanical equipment shall be screened from view.

7 (3) Except as provided above, all other zoning requirements shall be the same  
8 as those requirements identified in Article IX of Ordinance No. 348.

9 b. Planning Area 2

10 (1) The uses permitted in Planning Area 2 of Specific Plan No. 300 shall be the  
11 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
12 the uses permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not be permitted.  
13 In addition, the permitted uses identified under Section 6.1.b. shall include congregate care  
14 residential facilities developed in accordance with the standards and provisions set forth  
15 in Article XIXe of Ordinance No. 348, temporary real estate tract offices located within  
16 a subdivision to be used during the original sale of subdivisions within Specific Plan No.  
17 300, schools, public parks, public playgrounds including playground equipment and  
18 facilities, sports fields, private recreation areas and facilities, and open space. In  
19 addition, the permitted uses identified under Section 6.1.c. shall include day care centers,  
20 churches and golf courses and country clubs.

21 (2) The development standards for Planning Area 2 of Specific Plan No. 300  
22 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
23 348, except that the development standards set forth in Article VI, Section 6.2.b. and c.  
24 shall be deleted and replaced by the following:

25 A. Lot area shall be not less than six thousand (6,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that is used  
27 solely for access to the portion of a lot used as a building site.

28 B. The minimum average width of that portion of a lot to be used as

1 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
2 feet (85'). "Flag" lots shall not be permitted.

3 In addition, the following development standard shall also apply:

4 AA. In no case shall more than fifty percent (50%) of any lot be covered  
5 by buildings or structures.

6 (3) Except as provided above, all other zoning requirements shall be the same  
7 as those requirements identified in Article VI of Ordinance No. 348.

8 c. Planning Areas 3 and 8

9 (1) The uses permitted in Planning Areas 3 and 8 of Specific Plan No. 300 shall  
10 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
11 except that the uses permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not  
12 be permitted. In addition, the permitted uses identified under Section 6.1.b. shall include  
13 congregate care residential facilities developed in accordance with the standards and  
14 provisions set forth in Article XIXe of Ordinance No. 348, temporary real estate offices  
15 located within a subdivision to be used during the original sale of subdivisions within  
16 Specific Plan No. 300, sports fields, schools, public parks, public playgrounds including  
17 playground equipment and facilities, private recreation areas and facilities, and open space.  
18 In addition, the permitted uses identified under Section 6.1.c. shall include day care  
19 centers, churches and golf courses and country clubs.

20 (b) The development standards for Planning Areas 3 and 8 of Specific Plan No.  
21 300 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
22 No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b.,  
23 c., and d., shall be deleted and replaced by the following:

24 A. Building height shall not exceed two (2) stories, with a maximum  
25 height of thirty feet (30').

26 B. Lot area shall be not less than six thousand (6,000) square feet. The  
27 minimum lot area shall be determined by excluding that portion of a lot that is used  
28 solely for access to the portion of a lot used as a building site.

1 C. The minimum average width of that portion of a lot to be used as  
2 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
3 feet (85'). "Flag" lots shall not be permitted.

4 D. The minimum frontage of a lot shall be fifty feet (50'), except that  
5 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
6 five feet (35'). Lot frontage along curvilinear streets may be measured at the  
7 building setback in accordance with zone development standards.

8 (3) Except as provided above, all other zoning requirements shall be the same  
9 as those requirements identified in Article VI of Ordinance No. 348.

10 d. Planning Area 4

11 (1) The uses permitted in Planning Area 4 of Specific Plan No. 300 shall be the  
12 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
13 uses permitted pursuant to Section 6.1.a.(3) and (4), b(2) and d. shall not be permitted.  
14 In addition, the permitted uses identified under Section 6.1.b. shall include congregate care  
15 residential facilities developed in accordance with the standards and provisions set forth  
16 in Article XIXe of Ordinance No. 348, temporary real estate tract offices located within  
17 a subdivision to be used during the original sale of subdivisions within Specific Plan No.  
18 300, schools, public parks, public playgrounds including playground equipment and  
19 facilities, sports fields, private recreation areas and facilities, and open space. In  
20 addition, the permitted uses identified under Section 6.1.c. shall include day care centers,  
21 churches and golf courses and country clubs.

22 (b) The development standards for Planning Area 4 of Specific Plan No. 300  
23 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
24 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c.,  
25 and d., shall be deleted and replaced by the following:

26 A. Building height shall not exceed two (2) stories, with a maximum  
27 height of thirty feet (30').

28 B. Lot area shall be not less than five thousand five hundred (5,500)

1 square feet. The minimum lot area shall be determined by excluding that portion  
2 of a lot that is used solely for access to the portion of a lot used as a building site.

3 C. The minimum average width of that portion of a lot to be used as  
4 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
5 feet (85'). "Flag" lots shall not be permitted.

6 D. The minimum frontage of a lot shall be fifty feet (50'), except that  
7 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
8 five feet (35'). Lot frontage along curvilinear streets may be measured at the  
9 building setback in accordance with zone development standards.

10 (3) Except as provided above, all other zoning requirements shall be the same  
11 as those requirements identified in Article VI of Ordinance No. 348.

12 e. Planning Areas 5, 13A, 13B, 17B and 18B

13 (1) The uses permitted in Planning Areas 5, 13A, 13B, 17B and 18B of Specific  
14 Plan No. 300 shall be the same as those uses permitted pursuant to Article VIIIe, Section  
15 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section  
16 8.100.a.(1) and (2) and b.(1) shall not be permitted. In addition, the permitted uses  
17 identified under Section 8.100.a. shall include public parks, public playgrounds and open  
18 space.

19 (2) The development standards for Planning Areas 5, 13A, 13B, 17B and 18B  
20 of Specific Plan No. 300 shall be the same as those standards identified in Article VIIIe,  
21 Section 8.101 of Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same  
23 as those requirements identified in Article VIIIe of Ordinance No. 348.

24 f. Planning Area 6

25 (1) The uses permitted in Planning Area 6 of Specific Plan No. 300 shall be the  
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
27 the uses permitted pursuant to Section 6.1.a.(3) and (4) and d. shall not be permitted. In  
28 addition, the permitted uses identified under Section 6.1.a. shall also include public

1 schools.

2 (2) The development standards for Planning Area 6 of Specific Plan No. 300  
3 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
4 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c.  
5 and d. shall be deleted and replaced by the following:

6 A. Building height shall not exceed two (2) stories, with a maximum  
7 height of thirty feet (30').

8 B. Lot area shall be not less than six thousand (6,000) square feet. The  
9 minimum lot area shall be determined by excluding that portion of a lot that is used  
10 solely for access to the portion of a lot used as a building site.

11 C. The minimum average width of that portion of a lot to be used as  
12 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
13 feet (85'). "Flag" lots shall not be permitted.

14 D. The minimum frontage of a lot shall be fifty feet (50'), except that  
15 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
16 five feet (35'). Lot frontage along curvilinear streets may be measured at the  
17 building set back in accordance with zone development standards.

18 g. Planning Areas 7 and 12

19 (1) The uses permitted in Planning Areas 7 and 12 of Specific Plan No. 300  
20 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
21 except that uses permitted pursuant to Section 6.1.a.(3) and (4), and d. shall not be  
22 permitted.

23 (2) The development standards for Planning Areas 7 and 12 of Specific Plan  
24 No. 300 shall be the same as those standards identified in Article VI, Section 6.2 of  
25 Ordinance No. 348, except that the development standards set forth in Article VI, Section  
26 6.2.a., b., c., and d., shall be deleted and replaced by the following:

27 A. Building height shall not exceed two (2) stories, with a maximum  
28 height of thirty feet (30').

1 B. Lot area shall be not less than six thousand five hundred (6,500)  
2 square feet. The minimum lot area shall be determined by excluding that portion  
3 of a lot that is used solely for access to the portion of a lot used as a building site.

4 C. The minimum average width of that portion of a lot to be used as  
5 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
6 feet (85'). "Flag" lots shall not be permitted.

7 D. The minimum frontage of a lot shall be fifty feet (50'), except that  
8 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
9 five feet (35'). Lot frontage along curvilinear streets may be measured at the  
10 building setback in accordance with zone development standards.

11 (3) Except as provided above, all other zoning requirements shall be the same  
12 as those requirements identified in Article VI of Ordinance No. 348.

13 h. Planning Area 11

14 (1) The uses permitted in Planning Area 11 of Specific Plan No. 300 shall be  
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
16 that uses permitted pursuant to Section 6.1.a.(3) and (4), and d. shall not be permitted.

17 (2) The development standards for Planning Area 11 of Specific Plan No. 300  
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
19 348, except that the development standards set forth in Article VI, Section 6.2.a., c., and  
20 d., shall be deleted and replaced by the following:

21 A. Building height shall not exceed two (2) stories, with a maximum  
22 height of thirty feet (30').

23 B. The minimum average width of that portion of a lot to be used as  
24 a building site shall be fifty feet (50') with a minimum average depth of eighty-five  
25 feet (85'). "Flag" lots shall not be permitted.

26 C. The minimum frontage of a lot shall be fifty feet (50'), except that  
27 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
28 five feet (35'). Lot frontage along curvilinear streets may be measured at the

1 building setback in accordance with zone development standards.

2 (3) Except as provided above, all other zoning requirements shall be the same  
3 as those requirements identified in Article VI of Ordinance No. 348.

4 i. Planning Area 15.

5 (1) The uses permitted in Planning Area 15 of Specific Plan No. 300 shall be  
6 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348,  
7 except that the uses permitted pursuant to Section 8.91.b., d. and g(1) shall not be  
8 permitted. In addition, the permitted uses identified under Section 8.91.c. shall include  
9 home occupations and open space; the permitted uses identified under Section 8.91.f.  
10 shall include schools and day care centers; and the permitted uses identified under Section  
11 8.91.g. shall include congregate care residential facilities developed in accordance with the  
12 standards and provisions set forth in Article XIXE of Ordinance No. 348 and temporary  
13 real estate offices located within a subdivision to be used during the original sale of  
14 subdivisions within Specific Plan No. 300.

15 (2) The development standards for Planning Area 15 of Specific Plan No. 300  
16 shall be the same as those standards identified in Article VIIIId, Sections 8.93, 8.94 and  
17 8.95 of Ordinance No. 348, except that the development standards set forth in Article  
18 VIIIId, Section 8.93.a. and c. shall be deleted and replaced by the following:

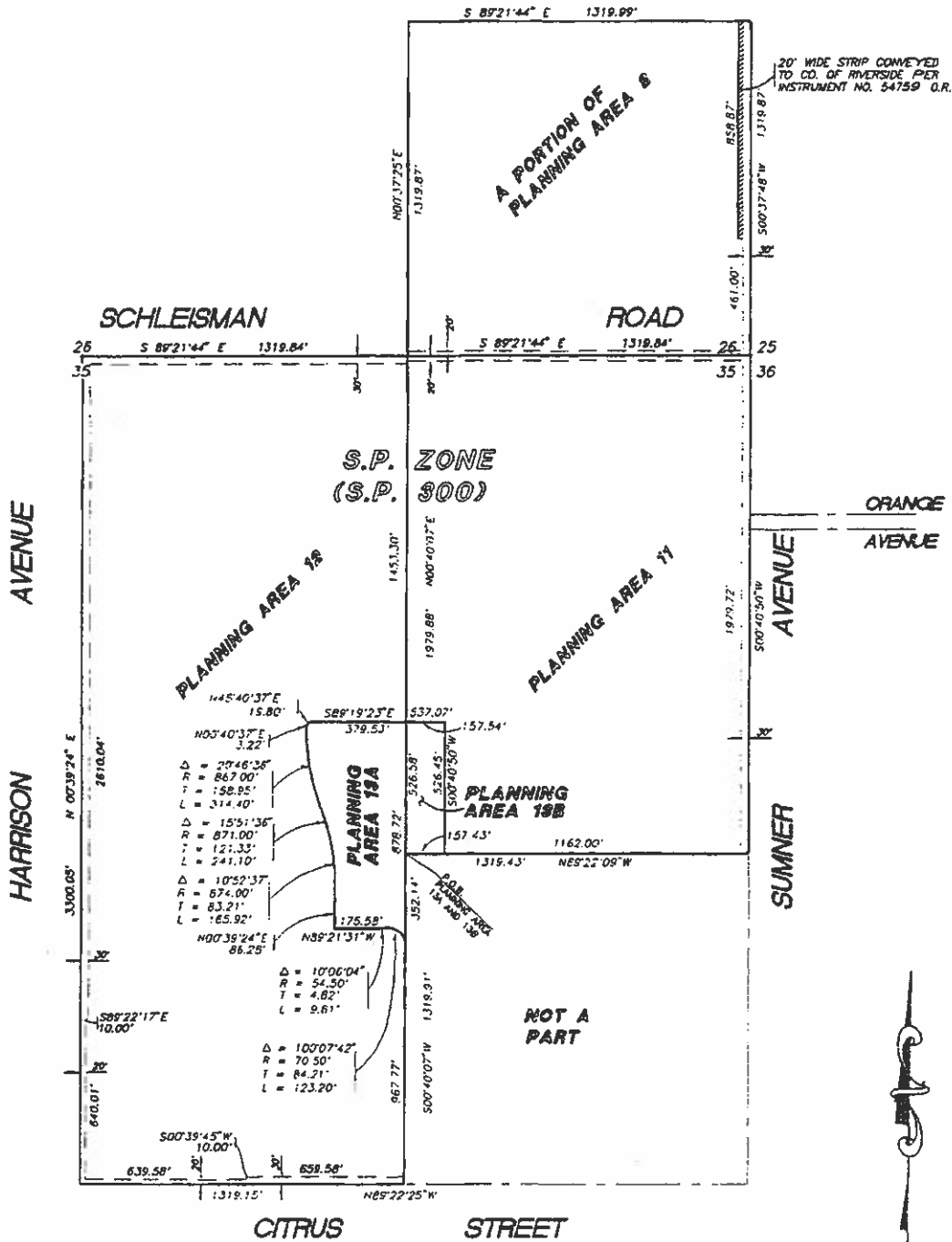
19 A. The minimum overall area for each dwelling unit, exclusive of the  
20 area used for commercial purposes and area set aside for street rights of way, but  
21 including recreation and service areas shall be six thousand (6,000) square feet.  
22 Recreation and service areas for Planning Area 15 may include Planning Areas 17B  
23 and 18B of Specific Plan No. 300.

24 B. All buildings and structures shall not exceed forty feet (40') in  
25 height, unless a height up to seventy-five feet (75') is specifically permitted under  
26 the provisions of Section 18.34 of this ordinance.

27 In addition, the following standards shall also apply:

28 AA. "Flag" lots shall not be permitted.

SECTION 26, 35 T. 2 S., R. 7 W., S.B.B.&M.





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BB. A minimum of twenty-five percent (25%) of the dwelling units shall be single story dwelling units.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII d. of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By Robert A. Buster  
Chairman, Board of Supervisors  
**ROBERT A. BUSTER**

ATTEST: 4/21/98

GERALD A. MALONEY  
Clerk of the Board

By Mary Jo Rogan  
Deputy

(SEAL)

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STATE OF CALIFORNIA            )  
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COUNTY OF RIVERSIDE         )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 21, 1998, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES:            Buster, Venable and Mullen

NOES:            None

ABSENT:         Tavaglione and Wilson

DATE:            April 21, 1998

GERALD A. MALONEY  
Clerk of the Board

BY:   
Deputy