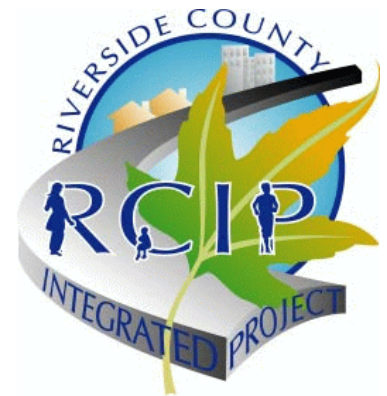


County of Riverside General Plan Eastvale Area Plan



COUNTY OF RIVERSIDE

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October 2003

[GPA 761; BOS RSLN 2006-432; 12/19/06]
[GPA 817; BOS RSLN 2007-080; 10/02/07]
[GPA 834; BOS RSLN 2008-173; 04/29/08]

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Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Eastvale as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, “fast forward” yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through the County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our

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communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized “Oasis” transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer is almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors’ housing, and world class golf communities. You will also find “smart” housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

It is no secret that the distances in this vast County can be a bit daunting. Yet, our transportation system has

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kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space

Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some

agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.



Introduction

The most impressive thing about the Eastvale Area Plan, is that it reflects the surge of development activity in Riverside County in recent years. The occasional housing tract emerging from what used to be a center of dairy and other agricultural activities fails to convey the extent to which subdivision approvals have determined the ultimate shape of this landscape. Sandwiched between San Bernardino County on the north and west, Interstate 15 and Wineville Avenue on the east, and the Santa Ana River on the south, the Eastvale planning area is on the northwesterly edge of Riverside County. Its character is influenced by proximity to employment centers in adjacent counties, freeway access and the presence of the Santa Ana River. That notable landmark will have a profound impact on the ability of Eastvale to establish a sense of community as the now mostly paper subdivisions become reality.

The Eastvale Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive valley to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Eastvale. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found in Eastvale, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding Eastvale's valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and man made hazards to consider and they are spelled out in the Hazards section.

The Eastvale area is in a gateway position between Riverside and San Bernardino counties. Consequently, it plays a pivotal role in the access connections and impressions for Riverside County. The Eastvale Area Plan seeks to capitalize on its strategic location.

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



***Quotes** — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.*



***Factoids** — interesting information about Riverside County that is related to the element*



***References** — contacts and resources that can be consulted for additional information*



***Definitions** — clarification of terms and vocabulary used in certain policies or text.*



A Special Note on Implementing the Vision

The preface to this Area Plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This Area Plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in Eastvale.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Community Centers. This method of concentrating development to achieve community focal points, stimulate a mix of activities, promote economic development, achieve more efficient use of land, create a transit friendly and walkable environment, and offer a broader mix of housing choices is a major device for implementing the Vision. Two community center "overlays" permitting this mix of uses occur in strategic locations.

Santa Ana River. This watercourse is one of the most significant in the nation, partly because it serves such a major part of this entire region and is one of the most rapidly growing watersheds in the continental United States. Moreover, it offers outstanding value in the area of drainage, flood control, water conservation, and natural habitat conservation/restoration. The Plan reinforces these functions through the pattern of agriculture, recreation and open space designations in combination with extensive policies focused on this area.

Agriculture. Agriculture is a major economic force in Riverside County. Despite the great pressure for development here, not only does agricultural use still have a place in the Plan, but also policies support the continuation of agriculture even in other portions of Eastvale, even as the transition to its eventual suburban character takes place.

Data in this area plan is current as of October 7, 2003. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan will be part of the General Plan Implementation Program.



Location



A portion of Eastvale adjacent to the Santa Ana River.

The strategic location of this area is clearly evident in Figure 1, Location. One looks outward toward not only two area plans (Temescal Canyon to the south and Jurupa to the east), but the Cities of Norco and Corona and the County of San Bernardino as well. These relationships can be better visualized by reference to Figure 1.



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Figure 1: Location



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Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That theme is certainly applicable here. The setting is especially situated to capture distant mountain views in almost every direction, many of which are outside of Riverside County. That quality is evident in the functions, setting, and features that are unique to Eastvale found in this section, as can be seen on Figure 2, Physical Features. The Santa Ana River, located along the southern edge of Eastvale, serves to buffer development here from that in neighboring Norco and provide habitat for many native species.

SETTING



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

The Eastvale area is a predominantly flat, rural agricultural area adjacent to the Santa Ana River and Prado Dam Basin in the western Jurupa Valley. The Santa Ana River, which serves as Eastvale's southern boundary, is the area's most prominent natural feature with its large, lush riparian habitat area. The Cucamonga Creek flood control channel traverses the northwest portion of Eastvale.

Land uses found in the Eastvale area include agriculture, residential, commercial and public facility uses. Agricultural activities, including dairies, field crops and ranches are the primary land use in the area, though these activities are gradually giving way to more urban types of development. That conversion of character is likely to accelerate because of the numerous subdivision maps that have been approved but not yet built.

UNIQUE FEATURES

The Eastvale area is predominantly characterized as a slightly undulating flatland. It contains fewer natural open space features than is the case with most of the area plans.

Santa Ana River

Located along the southern boundary of Eastvale, the Santa Ana River represents a significant watershed, recreational, habitat and visual resource. This portion of the River is just upriver from the noteworthy Prado Basin, a habitat area of statewide significance. The massive 2,650-square mile Santa Ana River Watershed is the focus of extensive habitat conservation and restoration efforts, some of which are occurring near Eastvale.



Santa Ana River

Cucamonga Creek

Though no longer natural in character, Cucamonga Creek is a concrete-lined drainage corridor traversing the northwestern portion of Eastvale. Its value as an open space resource can be enhanced through design of adjacent development.



Agriculture & Dairy Industry

The Eastvale area and the surrounding Chino Valley are known primarily as agricultural regions. Located throughout Eastvale, dairies are the predominant agricultural use, though ranches and row crops are also found here. However, with the encroachment of residential uses and on-going development pressures, the character of Eastvale is clearly changing from an agricultural to a more urban community. Increasing pressure is being felt by the dairy industry to relocate to areas with less urbanization activity.



Figure 2: Physical Features



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Land Use Plan

The Eastvale Land Use Plan focuses on preserving the unique features addressed by the Eastvale Area Plan and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Eastvale Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The plan is organized around 30 Area Plan land use designations and 5 overlays. These Area Plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the Area Plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses represent a full spectrum of designations that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Eastvale Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

LAND USE CONCEPT

The unincorporated Eastvale area ranges in character from urban development to agricultural and open space uses. Recognizing that dairy activities are not likely to be viable long-term uses in Eastvale, the Eastvale Area Plan Land Use Plan seeks to provide new areas for development throughout the planning area, while preserving the open space character of the Santa Ana River corridor. Figure 3, Land Use Plan, shows the geographic distribution of land uses for Eastvale.

The Eastvale Area Plan Land Use Plan consists primarily of Community Development land uses, with Medium Density Residential being the predominant land use designation. Commercial Retail, Commercial Office, Business Park, Light Industrial, and residential uses ranging from Low Density Residential to High Density Residential, are depicted on the Plan. It allows for up to two Community Centers, providing activity centers with a mix of employment, civic and residential uses.

“

The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the

-RCIP Vision.

”



The Santa Ana River corridor contains a mix of Open Space-Conservation, Open Space-Recreation, Open Space-Water, and Low Density Residential uses. Agriculture uses are designated in the southwest corner of the planning area, north of the Prado Dam Basin. Light Industrial uses are designated in the northwest corner of Eastvale, reflecting appropriate uses allowed within the Chino Airport Safety Zone.

Community Centers

The Eastvale Area Plan Land Use Plan identifies two potential Community Centers in strategically located sites. Community Centers provide for both a horizontal and vertical mix of employment, commercial and housing opportunities within a unified project area, in close proximity to transit and other major transportation facilities. Both sites are designated with the Community Center Overlay.

Areas denoted with the Community Center Overlay can develop in one of two ways. They are allowed to develop to the standards of the Community Center land use designation, as described in the General Plan Land Use Element. However, should future development be desired that is single purpose oriented, then development must comply with the standards of the underlying land use designations, as shown in Figure 3, Land Use Plan.

The first Community Center Overlay is located in the northeast corner of the planning area. The underlying designations provide for a mix of residential, retail commercial, and commercial office land uses, but a Community Center at this location could also accommodate business park uses, civic/public uses, and light industrial uses occurring inside buildings and not requiring extensive truck traffic. This community center is designed to emphasize a mix of higher density residential uses, commercial retail and office uses, and civic/public uses.

The second Community Center Overlay area is located along Archibald Avenue in the western portion of the planning area. This area could serve as a Village Center, with a mix of office, retail, and higher density residential uses to serve a more localized clientele.

Table 1 details each of the Area Plan Land Use Designations, along with their respective density and intensity standards, and provides a brief list of allowable uses. Table 2 summarizes the total acreage in the Eastvale Area Plan by Land Use Designation, along with a buildout summary for dwelling units, population, and employment.

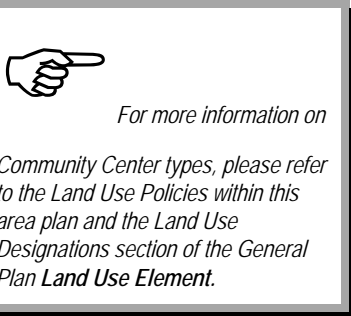




Figure 3: Land Use Plan



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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	½ ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.



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Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Community Development	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve the County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses .
	Heavy Industrial (HI)	0.15 - 0.50 FAR	More intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	Civic uses such as County administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
Mixed Use Planning Area		This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.	

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Watercourse Overlay (WCO)	<ul style="list-style-type: none"> The Watercourse Overlay designates watercourses, including natural or controlled stream channels and flood control channels.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Limonite Policy Area (Jurupa Area Plan), or the Scott Road Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

¹ FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

² The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

³ Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre. This ½ acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000 and ½ acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.



County of Riverside General Plan

Eastvale Area Plan

Table 2: Statistical Summary of the Eastvale Area Plan

Base Land-Use Designations^{a, b}				
Land-Use Designation	Acreage	Dwelling Units	Population	Employment
Agriculture Foundation Component				
Agriculture (AG)	122	6	18	6
Agriculture Total	122	6	18	6
Rural Foundation Component				
Rural Residential (RR)	0	0	0	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	0	0	0	NA
Rural Total	0	0	0	0
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Total	0	0	0	0
Open Space Foundation Component				
Open Space Conservation (OS-C)	657	NA	NA	NA
Open Space Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space Water (OS-W)	399	NA	NA	NA
Open Space Recreation (OS-R)	636	NA	NA	95
Open Space Rural (OS-RUR)	0	0	0	NA
Open Space Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Total	1,692	0	0	95
Community Development Foundation Component				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	432	519	1,561	NA
Medium Density Residential (MDR)	4,360	15,260	45,933	NA
Medium High Density Residential (MHDR)	242	1,573	4,735	NA
High Density Residential (HDR)	61	666	2,003	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	28	840	2,528	NA
Commercial Retail (CR) ^c	229	481	1,448	1,377
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	468	NA	NA	6,021
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	78	NA	NA	1,272
Public Facilities (PF)	74	NA	NA	20
Community Center (CC)	0	0	0	0
Community Development Total	5,972	19,339	58,208	8,690
Other Land Uses, Overlays and Policy Areas^d				
Rural Community Estate Density Residential 2	0	0	0	NA
Glen Eden Policy Area	0	0	0	NA
Medium Density Residential (2-4 du/ae)	0	0	0	NA
Vista Santa Rosa Policy Area	0	0	0	NA
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Community Center Overlay	460	1,647	4,957	7,975
Community Retail Overlay	0	0	0	0



County of Riverside General Plan

Eastvale Area Plan

Table 2: Statistical Summary of the Eastvale Area Plan

<i>Other, Overlays and Policy Areas Total</i>	460	1,647	4,957	7,975
BUILDOUT PROJECTIONS TOTAL	8,246	20,992	63,183	16,766
Other				
City	0			
Indian Lands	0			
Freeways	139			
<i>Other Total</i>	<i>139</i>			
AREA PLAN TOTAL ACRES	8,385			

Overlays and Policy Areas

The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.

	Acreage
Overlays	
Mixed Use Planning Area	0
Community Development Overlay	0
Specific Community Development Designation Overlays and Policy Areas	
Archibald Cloverdale	65
Total	65

NOTES:

- ^a Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- ^b Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- ^c It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- ^d The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.

County of Riverside General Plan

Eastvale Area Plan



Table 2: Statistical Summary of the Eastvale Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
BASE LAND USE PLANNING AREAS				
BASE LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Agriculture Foundation Component				
Agriculture (AG)	122	6	18	6
<i>Agriculture Foundation Component Sub-Total</i>	<i>122</i>	<i>6</i>	<i>18</i>	<i>6</i>
Rural Foundation Component				
Rural Residential (RR)	0	0	0	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Component Sub-Total</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Component Sub-Total</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Open Space Foundation Component				
Open Space-Conservation (OS-C)	657	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	394	NA	NA	NA
Open Space-Recreation (OS-R)	502	NA	NA	75
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Component Sub-Total</i>	<i>1,553</i>	<i>0</i>	<i>0</i>	<i>75</i>
Community Development Foundation Component				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	432	648	1,950	NA
Medium Density Residential (MDR)	4,669	16,342	49,188	NA
Medium High Density Residential (MHDR)	282	1,833	5,517	NA
High Density Residential (HDR)	138	1,518	4,569	NA
Very High Density Residential (VHDR)	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail (CR) ²	275	NA	NA	4,133
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	459	NA	NA	6,270
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	103	NA	NA	1,683
Public Facilities (PF)	74	NA	NA	20
Community Center (CC) ³	0	0	0	0
Mixed-Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Component Sub-Total</i>	<i>6,432</i>	<i>20,341</i>	<i>61,224</i>	<i>12,106</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENT USES	8,107	20,347	61,242	12,187
NON-COUNTY LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	133			
Indian Lands	0			
Freeways	139			
<i>Other Lands Sub-Total</i>	<i>272</i>			
TOTAL FOR ALL BASE LANDS	8,379			



County of Riverside General Plan
Eastvale Area Plan

Table 2: Statistical Summary of the Eastvale Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above.</i>				
<i>The acreage and statistical data below represent possible ALTERNATE land use or build-out scenarios.</i>				
OVERLAYS & POLICY AREAS				
OVERLAYS^{4,5}				
Community Development Overlay	0	0	0	0
Community Center Overlay	460	1,647	4,957	7,975
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay^{4,5}	460	1,647	4,957	7,975
POLICY AREAS⁶				
Santa Ana River Corridor	1,548	---	---	---
Chino Airport Influence Area	3,534	---	---	---
Archibald/Cloverdale	65	---	---	---
Equestrian Sphere	1	---	---	---
Total Area Within Policy Areas⁶	5,148			
TOTAL AREA WITHIN SUPPLEMENTALS⁷	5,608			

FOOTNOTES:

- 1 Statistical calculations are based on the midpoint for the theoretical range of build-out projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are *not* interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.



Policy Areas

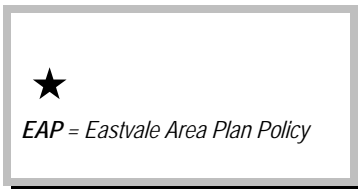
Not all sectors within an area plan are the same. Depending on local conditions and patterns of opportunity areas, distinctiveness can and should be achieved to respect certain localized characteristics. This is a primary means of avoiding the uniformity that so often plagues conventional suburban development. Accordingly, a policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Three Policy Areas have been designated within Eastvale. One is an important feature that has special significance to the residents of the County. The other two Policy Areas provide special policies to address the proximity of the Chino Airport to the northwest portion of this Area Plan. Their boundaries, shown on Figure 4, Policy Areas, are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.

Santa Ana River Corridor

The Santa Ana River is an integral part of the County's multipurpose open space system. It includes the Santa Ana River Trail, a national recreation trail designated within this corridor that, if completed, will incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, it is the centerpiece of a massive, 2,650-square mile watershed that involves major portions of three counties. The river drains southwest toward the Prado Dam, and serves as a prominent natural buffer between Eastvale and the City of Norco. Several natural and channelized drainage courses connect with the river. In addition to their fundamental water related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this is what allows wildlife to move from one open space to another without passing through developed land. Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet west of a planned levee. This argues for special treatment of the lower river portion of Eastvale. The following policies preserve and protect this important natural and recreational feature.



Policies:



- EAP 1.1 Protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the Multiple Species Habitat Conservation Plans section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element.



County of Riverside General Plan

Eastvale Area Plan

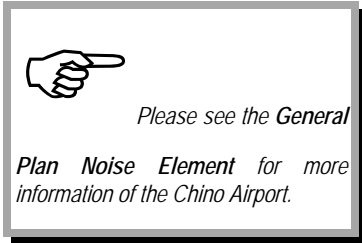
- EAP 1.2 Require development, where allowable, to be set back an appropriate distance from the top of bluffs, in order to protect the natural and recreational values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods.
- EAP 1.3 Encourage future development that borders the Policy Area to design for common access and views to and from the Santa Ana River.
- EAP 1.4 Minimize the disruption of sensitive vegetation and species, especially in and near the 566-foot elevation contour.
- EAP 1.5 Preserve areas subject to erosive flooding in a natural state.
- EAP 1.6 Encourage recreation development, such as parks and golf courses, along the river banks above and out of erosive flooding areas.
- EAP 1.7 Establish trails and related facilities for riding, hiking, and bicycling for the entire reach of the river connecting to the Orange County and San Bernardino Santa Ana River trails and with the countywide system of trails.
- EAP 1.8 Provide for recreational trail use under bridge structures crossing the river, where feasible.
- EAP 1.9 Require private development along the river to provide for riding, hiking and biking trails and for connection to the countywide system of trails.
- EAP 1.10 Require the placement and design of roads to be compatible with the natural character of the river corridor.
- EAP 1.11 Coordinate with the California Department of Transportation (Caltrans) on future freeway expansions to ensure compatibility with the natural character of the river corridor.
- EAP 1.12 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design, and landscaping to take advantage of the scenic character of the river and to avoid destruction of natural values.
- EAP 1.13 Discourage utility lines within the river corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the river.
- EAP 1.14 Prohibit recreational uses that restrict stream flows in the river in order that such flows will be adequate year round for the maintenance of fish and wildlife.
- EAP 1.15 Participate in the regional planning of the Santa Ana River through the Santa Ana River Watershed Planning Authority and the Santa Ana River Watershed Group.
- EAP 1.16 Require the replacement of ponds lost during development of dairy lands.



Prado Basin with State Route 91 in foreground



Chino Airport Influence Area




Please see the General

Plan Noise Element for more information of the Chino Airport.

Chino Airport is located near the western boundary of the Eastvale area in unincorporated San Bernardino County. The boundary of the Chino Airport Influence Area is shown in Figure 4, Policy Areas. Properties within this area are subject to regulations governing such issues as development intensity, density, and noise. These land use restrictions are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports. All discretionary permits within this area should be submitted to the Riverside County Airport Land Use Commission for review. For more information on airport policies, refer to the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan. (See Figure 5, Chino Airport Influence Policy Area.)

Policies:

- EAP 2.1 Require property owners within the Airport Influence Area to obtain appropriate aviation easements consistent with Chino Airport regulations at the time development applications are obtained.
- EAP 2.2 Permit non-residential, employment-related uses within Chino Airport Safety Zone Area I. Allow limited commercial uses as well as public uses such as utilities and drainage channels. For a complete description, see Appendix L and for a summary of these land use requirements, refer to Table 4.
- EAP 2.3 Prohibit schools or similar public assembly uses within Chino Airport Safety Zone Area I. For a complete description, see Appendix L and for a summary of these land use requirements, refer to Table 4.
-  EAP 2.4 Enhance the safety of land uses within the Chino Airport Safety Zones by adhering to policies in the Airport sections of the Land Use and Noise Elements.

Archibald-Cloverdale

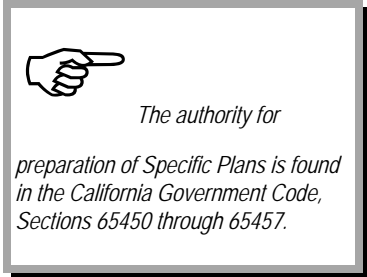
The Archibald/Cloverdale Policy Area is located easterly of Archibald Avenue, both northerly and southerly of its intersection with Cloverdale Road. The area has an underlying designation of Light Industrial, which is primarily based on the recommendations of the County of San Bernardino's Comprehensive Land Use Plan (CLUP) for Chino Airport. The intent of this Policy Area is to provide guidance in selecting from a range of potential options for development in the event that the CLUP is amended in the future in accordance with the guidelines contained in the 2002 California Department of Transportation Aeronautics Planning Handbook. If this were to occur, Archibald Avenue would be a preferable boundary between areas designated for industrial development and areas designated for other land uses. Commercial development could then be considered at this location to support adjacent areas designated for residential development on the east. A general plan amendment would be required to change the mapped land use designations of land in this Policy Area.

Policies:



EAP 3.1 Commercial proposals may be considered within the Archibald-Cloverdale Policy Area and shall be consistent with the guidelines contained in the most recent California Department of Transportation, Aeronautics Planning Handbook as interpreted by the Riverside County Airport Land Use Commission or overruled as indicated in policy LU 14.3.

Specific Plans



Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The two specific plans located in the Eastvale planning area are listed in Table 3, Adopted Specific Plans in Eastvale Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in Eastvale Area Plan ¹

Specific Plan	Specific Plan #
Interstate 15 Corridor	266
Eastvale	300

¹ Source: Riverside County Planning Department.

County of Riverside General Plan

Eastvale Area Plan



Table 4: Land Use Compatibility Guidelines for Airport Safety Zones for March, Flabob, Bermuda Dunes, Chino, and Skylark Airports^{1,2}

Safety Zone	Maximum Population Density	Maximum Coverage by Structures	Land Use
Area I	0 ³	0 ³	No significant obstructions ⁴ No petroleum or explosives No above-grade powerlines
Area II	Uses in Structures: ⁵ 25 persons/ac. OR 150 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation) Uses not in structures: 50 persons/ac. Residential 2.5 Acre minimum lots Uses in Structures: ⁵ 75 persons/ac. or 300 persons/bldg. (see text in the source document for the Comprehensive Land Use Plan for explanation)	25% of net area 50% of gross area or 65% of net area whichever is greater	No residential No hotels, motels No restaurants, bars No schools, hospitals, government services No concert halls, auditoriums No stadiums, arenas No public utility stations, plants No Public communications facilities No uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. ⁶
Area III	Not Applicable	50% of gross area or 65% of net area whichever is greater	Discourage schools, auditoriums, amphitheatres, stadiums Discourage uses involving, as the primary activity, manufacture, storage, or distribution of explosives or flammable materials. ⁶

1. The following uses shall be prohibited in all airport safety zones:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and /or aircraft instrumentation.
2. Avigation easements shall be secured through dedication for all land uses permitted in any safety zones.
3. No structures permitted in ETZ or ISZ.
4. Significant obstructions include but are not limited to large trees, heavy fences and walls, tall and steep berms and retaining walls, non-fragible street light and sign standards, billboards.
5. A structure includes fully enclosed buildings and other facilities involving fixed seating and enclosures limiting the mobility of people, such as sports stadiums, outdoor arenas, and amphitheatres.
6. This does not apply to service stations involving retail sale of motor vehicle fuel if fuel storage tanks are installed underground.

Source: Extracted from Riverside County Airport Land Use Commission Comprehensive Land Use Plan



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Figure 4: Policy Areas



County of Riverside General Plan

Eastvale Area Plan

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County of Riverside General Plan

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Figure 5: Chino Airport Influence Policy Area



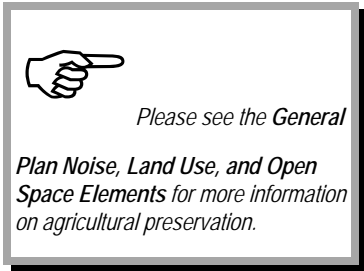
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Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Eastvale, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to Eastvale.

LOCAL LAND USE POLICIES



Agriculture

Agriculture has long existed in the Eastvale area. However, with its abundance of relatively flat land with few safety hazards, proximity to the burgeoning Los Angeles and Orange County employment regions and direct access to a major transportation corridor, Eastvale is a prime candidate for future urban growth, thus threatening the economic viability of agriculture in the region. The Eastvale Area Plan, while accommodating this demand for urban development, also seeks to recognize existing and future agricultural activities as important and vital components to the land use fabric of the area. Residential uses and certain types of agriculture are inherently incompatible and often lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the Eastvale Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural and dairy owners who wish to continue their operations in the future.

Policies:



EAP 4.1 Apply the Riverside County Right-To-Farm Ordinance and any subsequent ordinances assuring the ability of farmers to continue with long-established agricultural activities throughout the Eastvale area.

Public Facilities and Services

It is particularly challenging to provide for adequate and timely public facilities in a rapidly urbanizing situation where systems have previously been designed primarily for agricultural levels of development. Consequently, varied financing devices are called for to establish and maintain these facilities on a cost effective and equitable basis.



Policies:

- EAP 5.1 Encourage the formation of equestrian trail, landscape, and lighting assessment districts in lieu of homeowners associations whenever feasible to ensure continuity of landscape and trail maintenance throughout the community, and to distribute the cost of such maintenance more equally throughout the community which benefits from landscaping or lighting construction.

Community Centers

The Eastvale Area Plan Land Use Plan identifies up to two Community Centers within the Eastvale planning area. These centers are designated with the Community Center Overlay, allowing development to occur that meets the standards of the Community Center land use designation as an alternative to development pursuant to the underlying designation. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be offered to promote this more efficient form of land development.


Policies:

- EAP 6.1 Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
- EAP 6.2 Provide incentives such as density bonuses and regulatory relief to property owners and developers to facilitate the development of community centers as designated on the Eastvale Area Plan Land Use Plan, Figure 3.
- EAP 6.3 Encourage areas within Community Center Overlay designations to develop in accordance with the land use standards for Community Centers as detailed in the Community Centers Area Plan land use designation section of the General Plan Land Use Element.
- EAP 6.4 Allow underlying land uses within Community Center Overlay designations to develop without consideration of Community Center uses and policies.

Design & Landscape Guidelines

With the rapid conversion of much of the dairy lands in Eastvale to urban uses, the County has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Second Supervisorial District to ensure that quality development occurs in this portion of the County. In 1998 the County prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District.

Policies:



Community Center

Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.

The Community Center Guidelines are located in Appendix J of the General Plan.

County of Riverside General Plan

Eastvale Area Plan



EAP 7.1 Require development to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.

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Circulation

The circulation system is vital to the prosperity of a community. The circulation system provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, airplanes and automobiles. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. The circulation system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region by a number of transportation options.



Investment in and expansion of the existing freeway and arterial street networks continue to be a critical part of our comprehensive transportation system development.



- RCIP Vision

As stated in the Vision and the Land Use Element, the County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Eastvale Area Plan, it is important to note that the programs and policies are supplemental to and coordinated with the policies of the General Plan Circulation Element. In other words, the circulation system of Eastvale is tied to the countywide system and long range direction. As such, successful implementation of the policies in this area plan will help to create an interconnected and efficient circulation system for the entire County.

LOCAL CIRCULATION POLICIES

Vehicular Circulation System

The vehicular circulation system that supports the Land Use Plan is shown on Figure 6, Circulation. The vehicular circulation system in Eastvale is anchored by Interstate 15, Cloverdale Road/Limonite Avenue, Schleisman Road, and Hamner Avenue. Several arterial and collector roads branch off from these major roadways and serve local uses.


Policies:



EAP 8.1 Design and develop the vehicular roadway system per Figure 6, Circulation, and in accordance with the Functional Classifications section and standards specified in the General Plan Circulation Element.



EAP 8.2 Maintain the County's roadway Level of Service standards as described in the General Plan Circulation Element.



Look to the General Plan Circulation Element for Road Widths and Capacities.



- EAP 8.3 Consider the following regional and community wide transportation options when developing transportation improvements in the Eastvale Area Plan:
- Construct a new interchange on Interstate 15 at Schleisman Road.
 - Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer distance-trips.

Recreational Trails and Bikeway System

Recreational trails and bikeways serve several important roles for communities. They serve as an alternative form of circulation, provide access for open space areas, and act as activity focal points for communities and neighborhoods. Their use can add vitality to the urban and rural landscape. With Eastvale undergoing a transformation into a primarily urban area, recreational trails and bikeways will provide an essential function and valuable amenity for local residents. The Santa Ana River Trail, a national recreation trail, would incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south, if completed. The Eastvale Area Plan trail and bikeways system can be found in Figure 7, Trails and Bikeway System.

Policies:

- EAP 9.1 Develop a system of local trails that enhances Eastvale's recreational opportunities, links activity centers, and connects with the Riverside County regional trails system.
- EAP 9.2 Consider the installation of special signalized multi-modal trail push-buttons at signalized intersections.
- EAP 9.3 Implement the Trails and Bikeway System, Figure 7, as discussed in the Circulation Element of the General Plan.
- EAP 9.4 Encourage trail overpasses or undercrossings where trails intersect arterials, urban arterials, expressways, or freeways, where feasible.



Innovative designs allow for increased density in key locations, such as near transit stations, with associated benefits. In these and other neighborhoods as well, walking, bicycling, and transit systems are attractive alternatives to driving for many residents.



- RCIP Vision

Transit

The provision of up to two community centers in the Eastvale area, with their clustered mix of employment and housing, and proximity to major transportation corridors such as Interstate 15 and Schleisman Road, may enhance the feasibility of transit use in the area, although right-of-way limitations appear to have limited the potential for more than conventional bus service.

Policies:

- EAP 10.1 Work with the Riverside Transit Agency to provide for convenient bus access to supplement vehicular modes of travel, especially in Community Center locations and in other activity centers (including employment centers).



Transit Oasis

The Transit Oasis is a concept to improve transportation options in Riverside County by providing an integrated system of local serving, rubber-tired transit that is linked with a regional transportation system, such as MetroLink or express buses. In the Transit Oasis concept, rubber-tired transit vehicles operate on a single prioritized or dedicated lane in a one-way, continuous loop. The Transit Oasis is designed to fit into the Community Centers, which provide the types of densities and concentrated development patterns that can allow this concept to become a reality.

The Transit Oasis concept may be accommodated in the Eastvale Community Center Overlay area located south of Schleisman Road and west of Hamner Avenue. The Transit Oasis would provide local serving transit to the residents and business in and adjacent to this Community Center. The Transit Oasis would also provide connections to regional-serving transit facilities along Interstate 15 and State Route 71 to the west.

Policies:



EAP 11.1 Support the development and implementation of the Transit Oasis in the Eastvale Community Center (Town Center) overlay district in accordance with policies in the Transit Oasis section of the General Plan Circulation Element.



Figure 6: Circulation



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Figure 7: Trails and Bikeway System



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Multipurpose Open Space

The Eastvale area contains a variety of open spaces that serve a multitude of functions, hence the label of “multi-purpose.” The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The Eastvale natural open space resources are somewhat more limited than in certain other parts of the County. That means that each resource that does exist requires thoughtful preservation and, in some cases, restoration. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Eastvale Area Plan. Preserving the area’s remaining natural resources gives meaning to the “remarkable environmental setting” portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are not dominant. They offer design opportunities for quality development, but on a somewhat limited basis. Habitat preservation opportunities are less extensive here than in many other areas. The single exception is the very significant Santa Ana River, which offers valuable frontage to development all along the south face of the planning area. Achieving a desirable end-state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals.



The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.



- RCIP Vision

Though urban development is destined to envelope much of the area, the Eastvale Area Plan does seek to preserve the character and habitat value of the Santa Ana River corridor, thus enhancing its value as an important ecological habitat, as a scenic and recreational resource, and as a natural buffer between Eastvale and the City of Norco. The proposed network of recreational parks and multi-use trails will also serve to provide additional open space areas within Eastvale. This Multipurpose Open Space section is an important component in achieving whatever sustainable open space can be set aside.


LOCAL OPEN SPACE POLICIES

Watersheds, Floodplains, and Watercourses

The Eastvale planning area is part of the Santa Ana River watershed, which centers on the Santa Ana River and also includes Cucamonga Creek. Both natural and man-altered watercourses affect this area. In addition to their fundamental water-related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, these corridors allow wildlife to move from one open space to another without crossing developed land. The following policy preserves and protects these important watercourses.

Policies:

- EAP 12.1 Protect the Santa Ana River watershed, its tributaries, and surrounding habitats, and provide flood protection through adherence to those policies located in the Open Space, Habitat & Natural Resource Preservation section of the General Plan Land Use


Watercourses are the corridors of streams, rivers, and creeks, whether permanent or seasonal, and whether natural or channelized.





Element, and those policies in the Water Quality section of the General Plan Multipurpose Open Space Element.

PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLAN

“

A major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County, even though some areas have been impacted by man-made changes.

”

- RCIP Vision

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately-owned reserves and publicly-owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the proposed Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) has been developed by the County. This Plan has been adopted by the County and, as of October 7, 2003, awaits approval by other jurisdictions and issuance of permits by the Wildlife Agencies.

The MSHCP comprises a reserve system that encompasses core habitat, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG)

MSHCP Program Description

The Endangered Species Act prohibits the "taking" of endangered species. Taking is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" listed species. The Wildlife Agencies have authority to regulate this "take" of threatened and endangered species. The intent of the proposed MSHCP is for the Wildlife Agencies to grant a "take authorization" for otherwise lawful actions that may incidentally "take" or "harm" species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the proposed Western Riverside County MSHCP will allow the County to "take" plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria.



The following sensitive, threatened and endangered species may be found within this Area Plan:

- southwestern willow flycatcher
- least Bell's vireo
- Santa Ana woolly-star
- loggerhead shrike
- bobcat
- Santa Ana sucker
- gnatcatcher
- burrowing owl

Sensitive Biological Resource Areas

Habitat lands in the Eastvale area lie primarily along the Santa Ana River. The river serves several habitat functions, including the accommodation of wildlife corridor movement. Though Eastvale is primarily an agricultural region with a strong existing open space character, increasing urbanization in the area will have significant long-term impacts on biological resources in the area, including habitat lands along the river.



Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.



Policies:

- EAP 13.1 Conserve existing wetlands and wetlands functions and values in the Santa Ana River, with a focus on conserving existing habitats in the river.
- EAP 13.2 Provide for and maintain a continuous linkage along the Santa Ana River from the eastern boundary of the Eastvale Area Plan to Prado Basin and Chino Hills to the west.
- EAP 13.3 Conserve riparian scrub/woodlands/forests in the Santa Ana River for the benefit of southwestern willow flycatcher and least Bell's vireo.
- EAP 13.4 Conserve alluvial fan sage scrub associated with the Santa Ana River to support Santa Ana woolly-star.
- EAP 13.5 Conserve foraging and breeding habitats occurring in grasslands adjacent to the Santa Ana River to support sensitive bird species such as loggerhead shrike.



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Hazards

Hazards are natural and man-made conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes, and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions.

Portions of Eastvale may be subjected to hazards such as flooding, dam inundation, seismic occurrences, and liquefaction. These hazards are depicted on the hazards maps, Figure 8 through Figure 12. These hazards are located throughout the Eastvale planning area at varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Eastvale area.

LOCAL HAZARD POLICIES

Flooding and Dam Inundation



As shown on Figure 8, Flood Hazards, Eastvale contains some flood prone land. Areas adjacent to the Santa Ana River and those areas paralleling Wineville Road and Interstate 15 are within the 100-year floodplain. Much of the southwest portion of the planning area lies within the Prado Dam inundation zone (below the 566-foot elevation). Most of these areas are also where a substantial amount of development exists or is intended to occur. Many techniques may be used to address the danger of flooding, such as limiting development in floodplains, altering the water channels, using special building techniques, elevating foundations and structures, and enforcing setbacks. The following policies address the hazards associated with flooding and dam inundation.

Policies:



EAP 14.1 Protect life and property from the hazards of flood events through adherence to policies in the Flood & Inundation Hazards section of the General Plan Safety Element.



EAP 14.2 Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.

EAP 14.3 Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow, by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.



Arundo Donax is a tall, perennial, cane-like grass that resembles bamboo. The main stems can reach a height of 30 feet and can take over large areas due to its aggressive growth and ability to survive in a variety of environmental conditions. Due to the density and height of its growth, Arundo Donax poses a fire hazard along the Santa Ana River.

Wildland Fires

Due to the lush nature of the vegetation within the Santa Ana River corridor, this area is subject to a risk of fire hazards. The highest danger of wildfires can be found in the watercourse and its immediate environs where, fortunately, development intensity is relatively low. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. The County currently operates a management plan to eradicate the invasive Arundo Donax species within the Santa Ana River corridor. Refer to Figure 9, Wildfire Susceptibility, to see the locations of the wildfire zones within Eastvale.

Policies:



- EAP 15.1 Protect life and property from wildfire hazards through adherence to policies in the Fire Hazards section of the General Plan Safety Element.
- EAP 15.2 Continue abatement and mitigation programs for the removal of Arundo Donax within the Santa Ana River corridor.

Liquefaction & Seismic



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Compared to many other portions of southern California, localized seismic hazard potential here is relatively slight. There are no known seismic faults within the Eastvale planning area. However, more remote faults, such as the San Andreas and San Jacinto Faults, pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. Eastvale, with its close proximity to the Santa Ana River, has a high liquefaction potential, primarily due to shallow groundwater and relatively fine soil compositions. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 10, Seismic Hazards, for the location of seismic hazard and liquefaction areas within the Eastvale planning area.

Policies:

- EAP 16.1 Protect life and property from seismic-related incidents through adherence to the policies in the Seismic Hazards section of the General Plan Safety Element.

Slope

Eastvale has very few scattered areas where slope exceeds 15%. These areas require special development standards and care to prevent erosion and landslides and minimize scarring that results from excessive grading. The following policies are intended to protect life and property while maintaining the character within these areas. Figure 11, Steep Slope, reveals the slope conditions within

County of Riverside General Plan

Eastvale Area Plan



Eastvale. Also refer to Figure 12, Slope Instability, for areas of possible landslide.

Policies:



EAP 17.1 Protect life and property through adherence to the Environmentally Sensitive Lands section of the General Plan Multipurpose Open Space Element, the policies in the Mountainous and Open Space Land Use Designations, and the Slope & Soil Instability Hazards section of the General Plan Safety Element.



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Figure 8: Flood Hazards



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Eastvale Area Plan

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Figure 9: Wildfire Susceptibility



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Figure 10: Seismic Hazards



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Figure 11: Steep Slope



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Figure 12: Slope Instability



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Eastvale Area Plan

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