

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

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

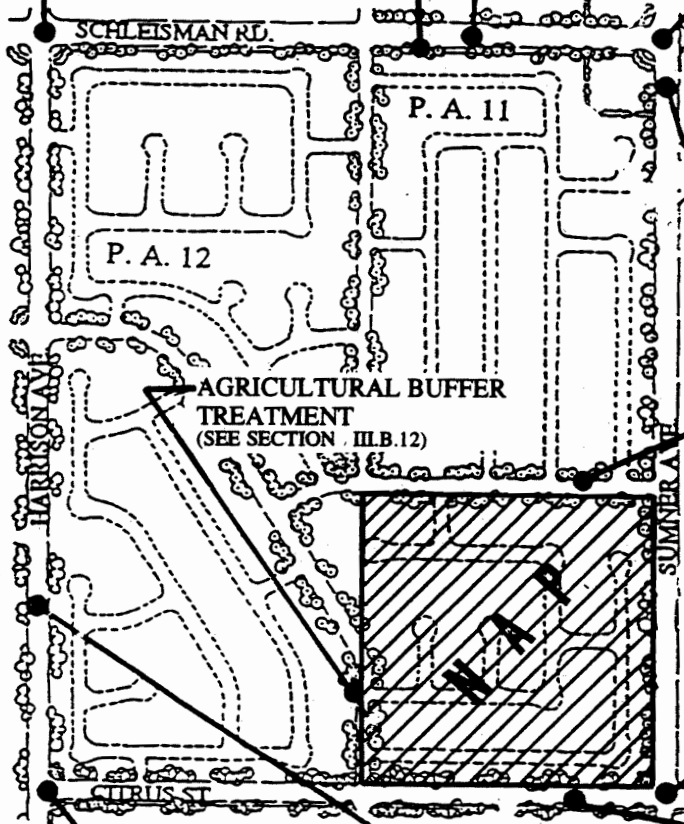
MAJOR HIGHWAY STREETSCAPE
 WITH TRAIL
 (SEE EXHIBITS III-33 AND III-34)

MAJOR ENTRY
 (SEE EXHIBITS III-40 AND III-41)

BICYCLE TRAIL
 (SEE EXHIBIT III-2)

MAJOR ENTRY
 (SEE EXHIBITS III-40 AND III-41)

MAJOR HIGHWAY STREETSCAPE
 (SEE EXHIBITS III-31 AND III-32)



AGRICULTURAL BUFFER
 TREATMENT
 (SEE SECTION III.B.12)

AGRICULTURAL BUFFER TREATMENT
 (SEE SECTION III.B.11)

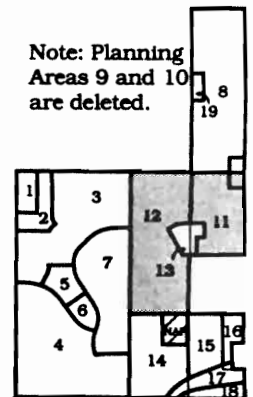
SECONDARY ENTRY
 (SEE EXHIBITS III-42 AND III-43)

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

BICYCLE TRAIL
 (SEE EXHIBIT III-2)

SECONDARY HIGHWAY STREETSCAPE
 (SEE EXHIBITS III-35 AND III-36)

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-22

Planning Areas 11-12

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SPECIFIC PLAN