

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.

c. Land Use and Development Standards

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

d. Planning Standards

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

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

a. Descriptive Summary

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

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

b. Design Opportunities and Constraints

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

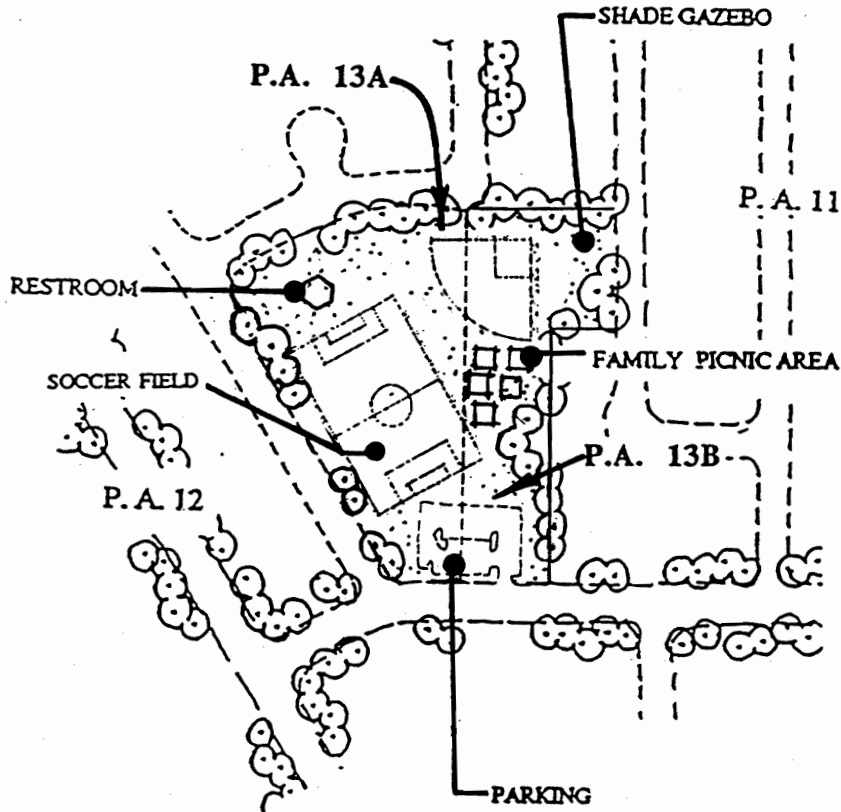
1. Sound attenuation may be necessary on Harrison Avenue and on Citrus Street.

Planning Area 13A

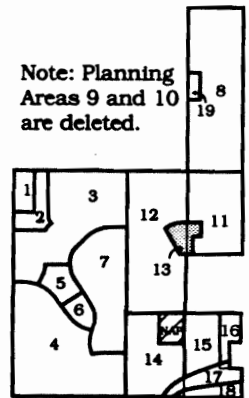
Park
5.0 AC

Planning Area 13B

Park
3.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



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

EASTVALE

SPECIFIC PLAN

Exhibit III-23

Planning Area 13

UNITEX
MANAGEMENT CORPORATION

WEBB
ASSOCIATES
ENGINEERING CONSULTANTS