

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

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

d. Planning Standards

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

17. Planning Area 17 - Park

a. Descriptive Summary

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

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

b. Design Opportunities and Constraints

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

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

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

18. Planning Area 18 - Open Space

a. Descriptive Summary

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

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

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

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

19. Planning Area 19 - Park

a. Descriptive Summary

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

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

C. DESIGN GUIDELINES

1. General

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

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

Planning Area 17A

Park
2.6 AC

Planning Area 18A

Open Space
0.6 AC

Planning Area 17B

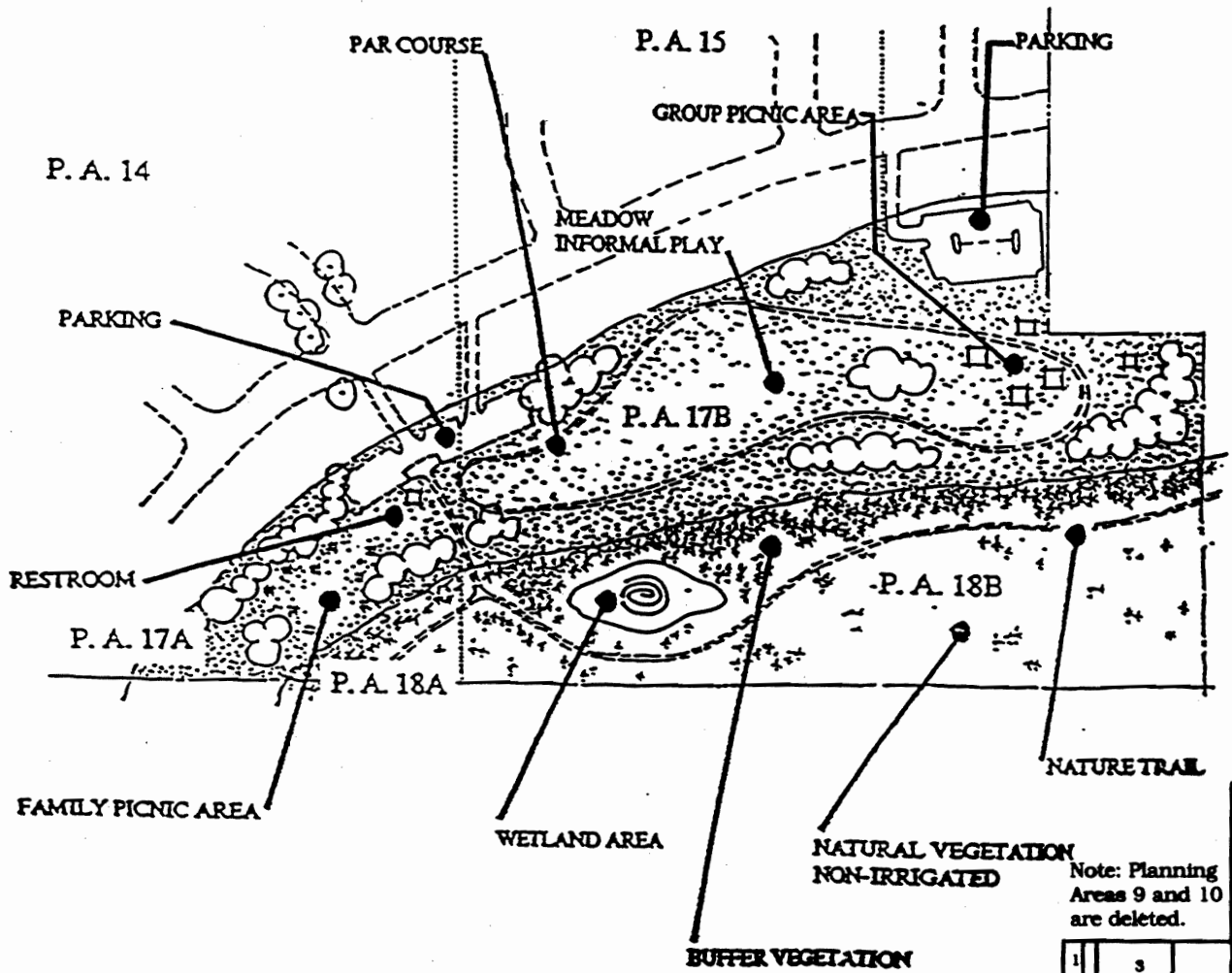
Park
7.8 AC

Planning Area 18B

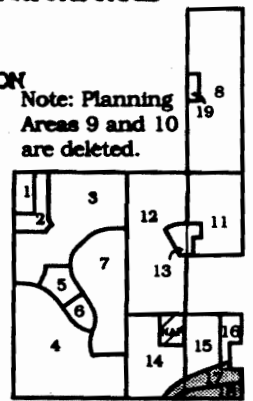
Open Space
8.0 AC

Planning Area 17C

Park
1.8 AC



Note: Planning Areas 9 and 10 are deleted.



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.

Index Not to Scale

EASTVALE

SPECIFIC PLAN

Exhibit III-25

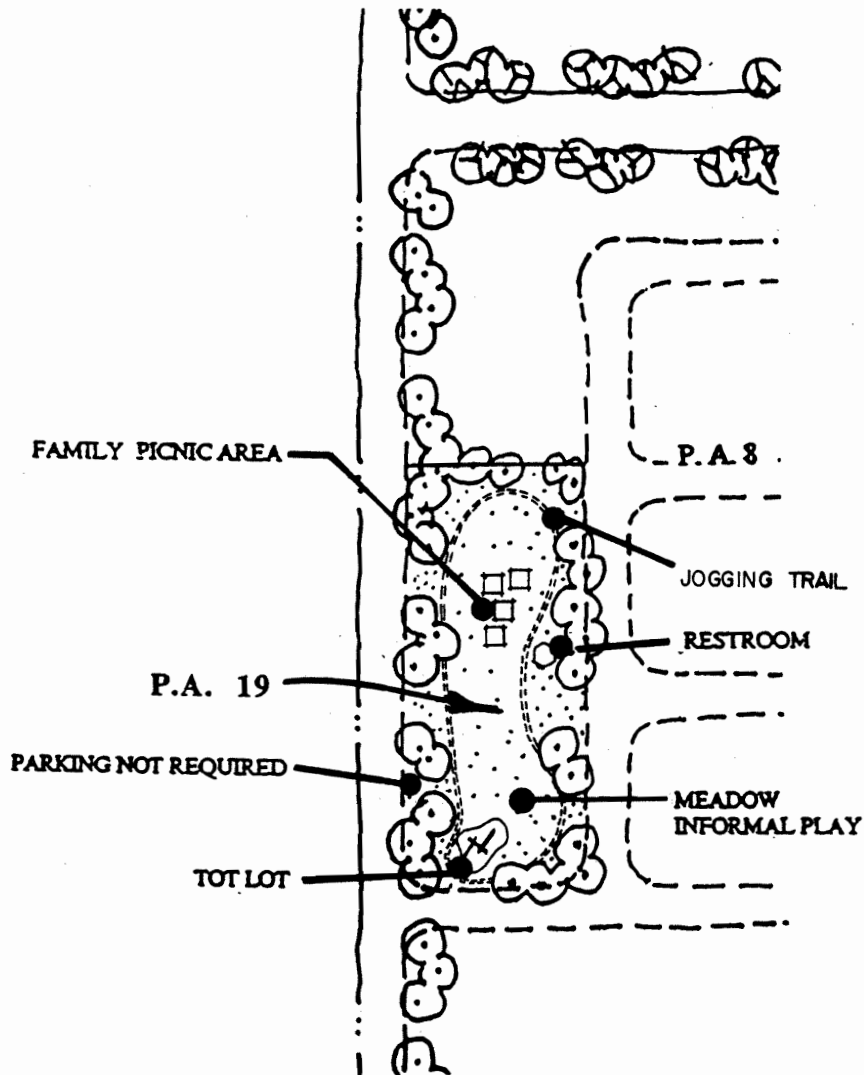
Planning Areas 17 and 18

UNITEX
MANAGEMENT CORPORATION

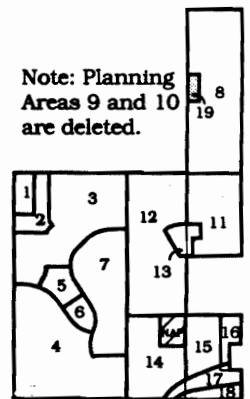
WEBB
ASSOCIATES
ENGINEERS CONSULTANTS

Planning Area 19

Park
3.0 AC



Note: Planning Areas 9 and 10 are deleted.



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.

Index Not to Scale

EASTVALE



SPECIFIC PLAN

Exhibit III-26

Planning Area 19

UNITEX
MANAGEMENT CORPORATION

ALBERTA
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS