

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

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

d. Planning Standards

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

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

a. Descriptive Summary

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

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

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

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

5. Planning Area 5 - Park

a. Descriptive Summary

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

6. Planning Area 6 - School

a. Descriptive Summary

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

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

d. Planning Standards

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

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

a. Descriptive Summary

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

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

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

b. Design Opportunities and Constraints

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

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

c. Land Use and Development Standards

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

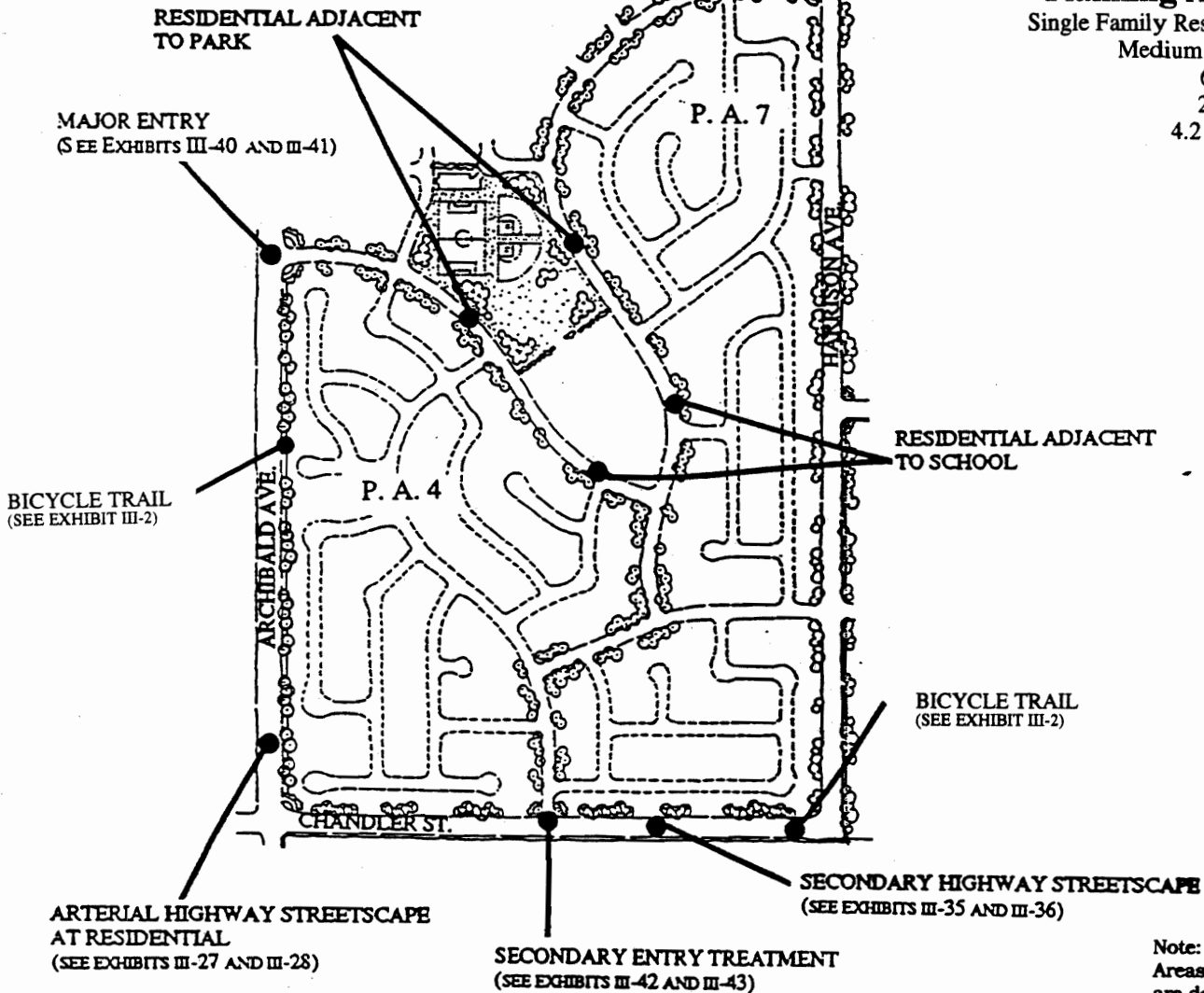
d. Planning Standards

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

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

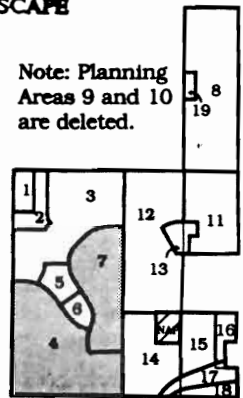
Planning Area 4
Single Family Residential
Medium Density
109.7 AC
503 DU
4.6 DU/AC

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



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

Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



Exhibit III-19

Planning Areas 4 and 7

UNITEX
MANAGEMENT CORPORATION

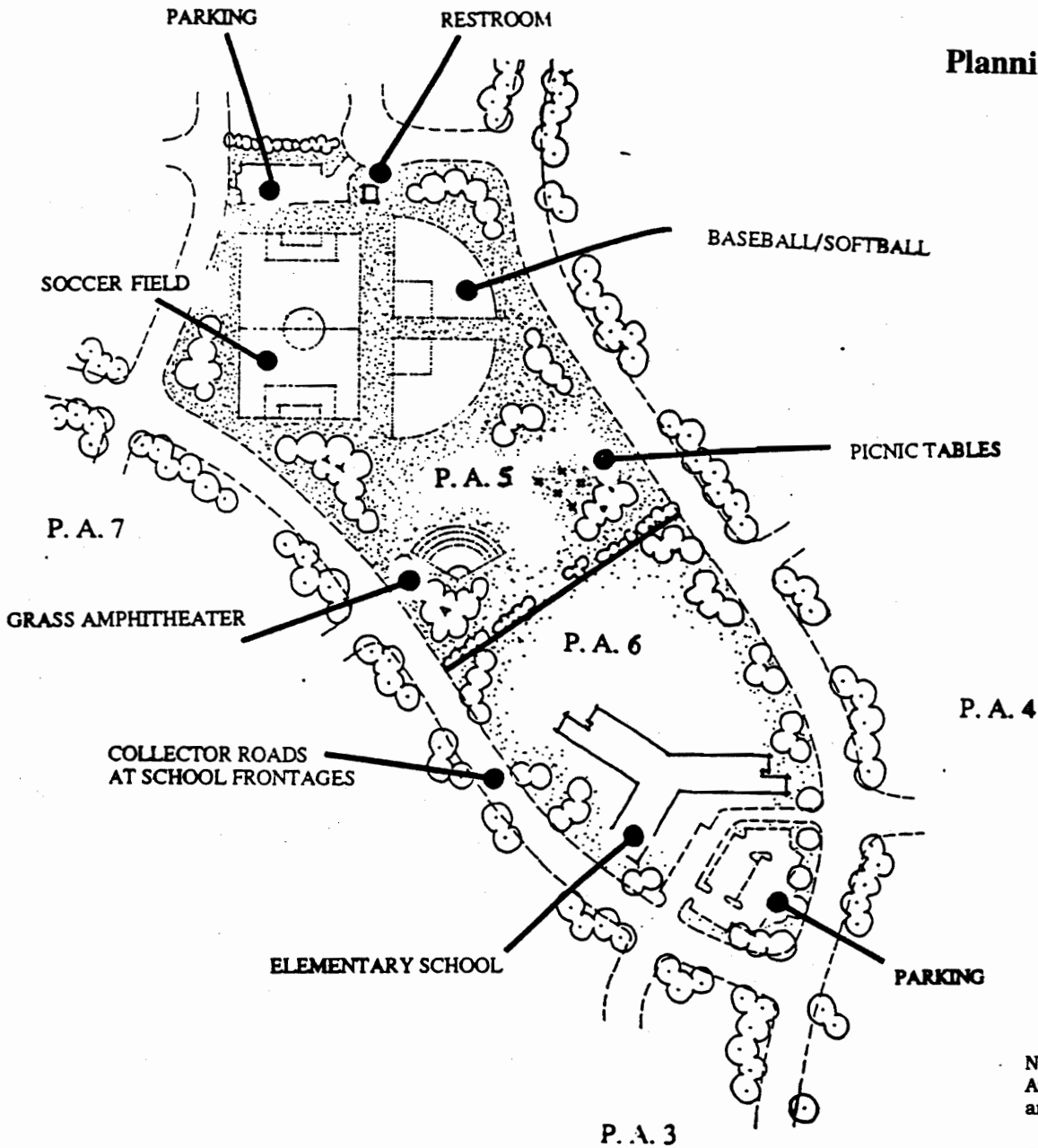
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

Planning Area 5

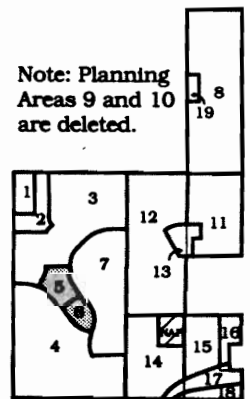
Park
12.0 AC

Planning Area 6

School
8.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale



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

EASTVALE



SPECIFIC PLAN

Exhibit III-20

Planning Areas 5 and 6

UNITEX
MANAGEMENT CORPORATION

WEBB
ASSOCIATES
ENGINEERING CONSULTANTS