

## **8. Planning Area 8 - Single Family Residential, Medium Density**

### **a. Descriptive Summary**

Planning Area 8, as shown in Exhibit III-21, is proposed for single family residential use. Typical uses would include single family dwellings and auxiliary uses.

Planning Area 8 contains approximately 111.3 acres. The maximum number of dwelling units in Planning Area 8 is 490 units. This yields an average density of 4.4 dwelling units per acre for Planning Area 3 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 8 include:

1. Unlike the majority of the specific plan site, Planning Area 8 has a lengthy perimeter exposed on three sides to adjacent lands which are not a part of the Eastvale Specific Plan. Nuisance effects of ongoing dairy and agricultural activities in the area may therefore be more noticeable in Planning Area 8 than elsewhere. Perimeter walls and landscaping shall therefore be provided around this planning area, whether or not warranted for noise control, to help reduce nuisance effects.
2. Sound attenuation may be necessary on Schleisman Road and on Sumner Avenue.
3. Because Planning Area 8 is linear in form and extends away from the balance of the specific plan area, street patterns in this area should promote easy access to the south. Future streets should enable residents of Planning Area 8 to travel easily to the commercial, recreational and educational facilities located south of Schleisman Road.
4. Planning Area 8 includes a secondary entry statement at Sumner Avenue and 65th Street.
5. A master planned bicycle route passes Planning Area 8 and will need to be integrated into the design of the Schleisman Road frontage.
6. To reduce potential noise and visual impacts related to the Riverside County Equestrian Center, the Sumner Avenue frontage of Planning Area 8 adjacent to the equestrian center will be landscaped with twice the usual number of trees in addition to a block wall.
7. 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 8 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 8 may range in density from 2 to 5 dwelling units per acre. However, average density for Planning Area 8 as a whole may not exceed 4.4 dwelling units per acre. The minimum residential lot size in Planning Area 8 shall be 6,000 square feet.

**d. Planning Standards**

1. Primary access to Planning Area 8 will be taken from Sumner Avenue and Schleisman Road 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. Secondary entry treatments will be provided on Sumner Avenue as shown in Exhibit III-21, 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 8 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.

**9. Planning Area 9 - Deleted**

Planning Area 9 was deleted during review and approval of the specific plan.

**10. Planning Area 10 - Deleted**

Planning Area 10 was deleted during review and approval of the specific plan.

(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**

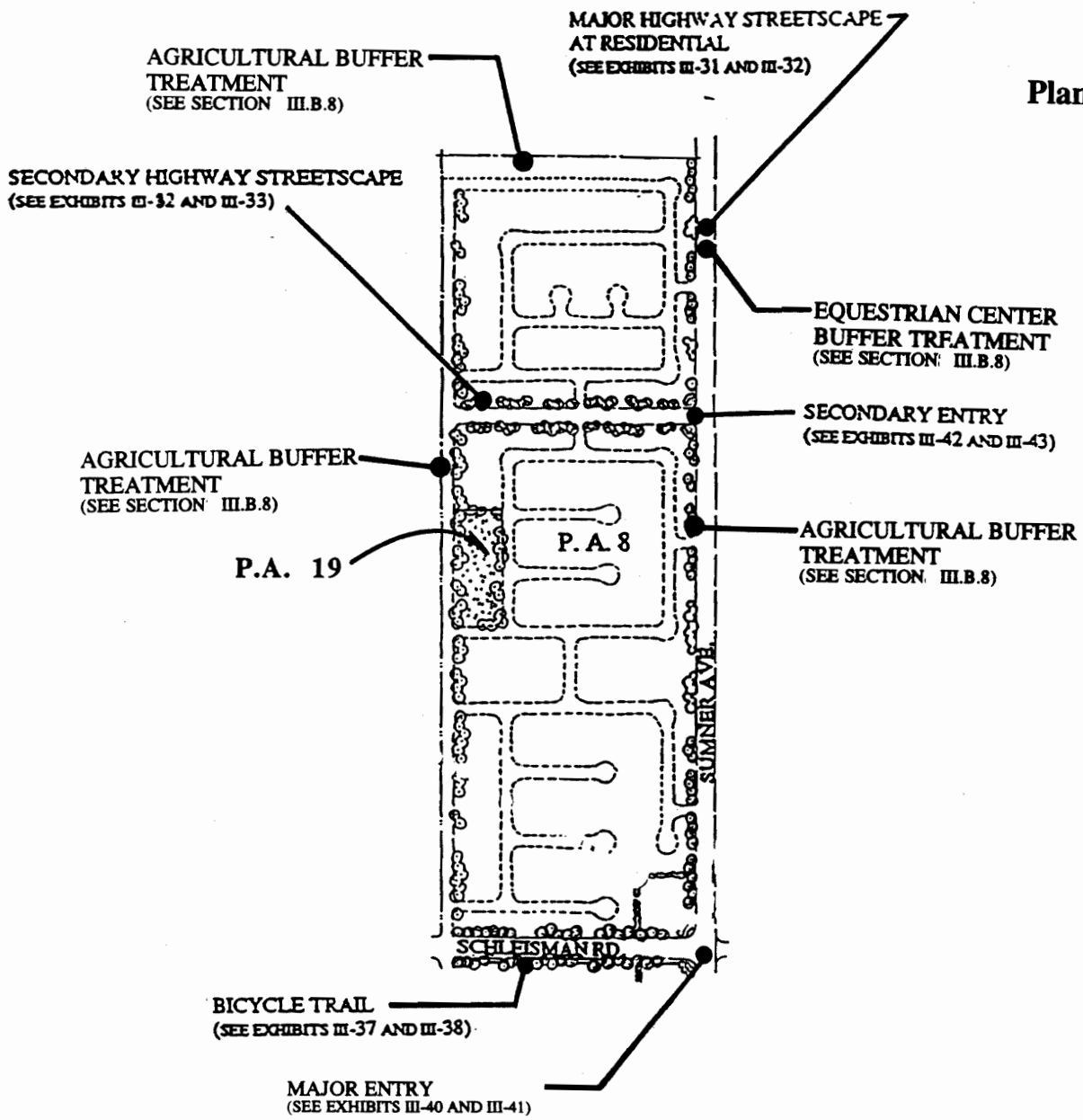
### **1. General**

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.

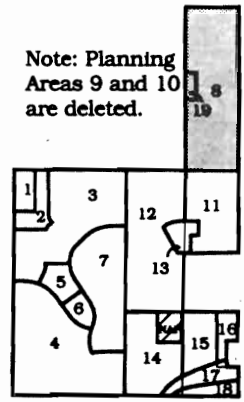
- a. Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks and landscape design.
- b. Residential development should provide a mix of one-story and two-story housing within the community.
- c. Exterior materials and colors 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 8**  
 Single Family Residential  
 Medium Density  
 111.3 AC  
 490 DU  
 4.4 DU/AC

**Planning Area 19**  
 Park  
 3.0 AC



Note: Planning Areas 9 and 10 are deleted.



Index Not to Scale

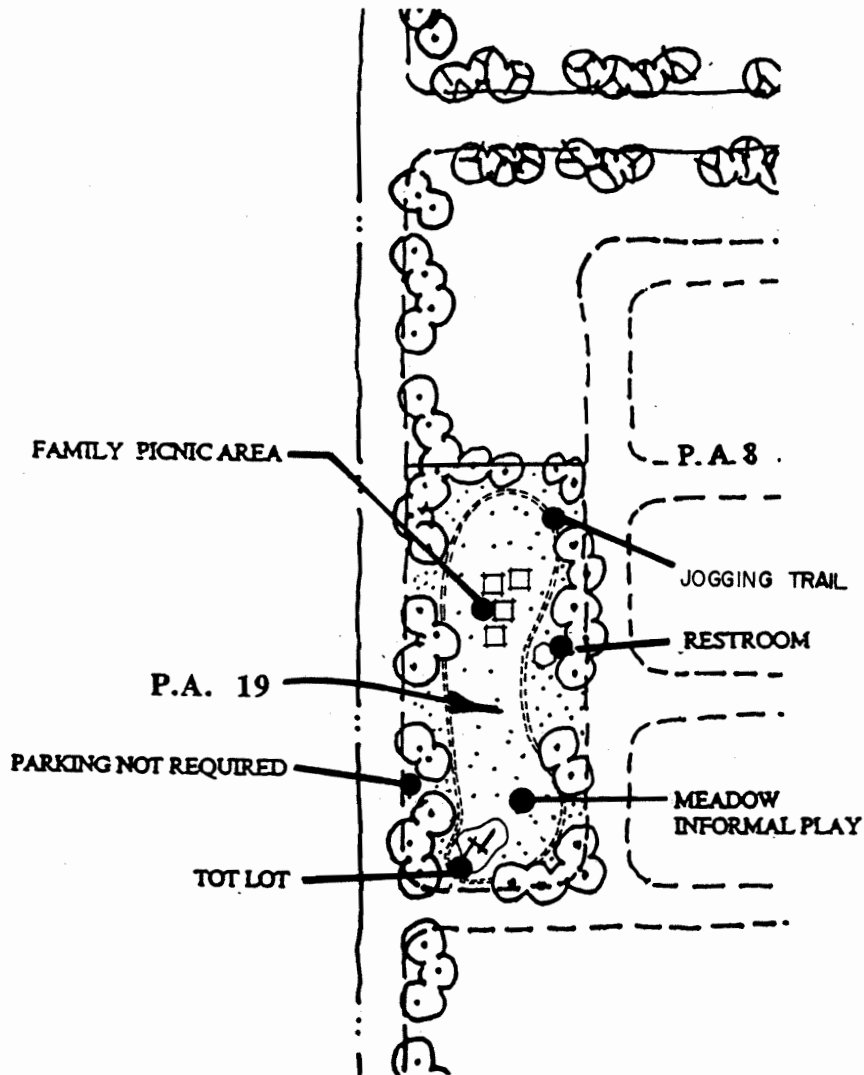


Note: This illustration is conceptual. Actual street layout and design of parks and other features will be determined in conjunction with tract map reviews and facility plan submittals.

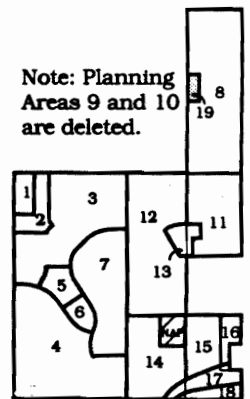
	<p>Exhibit III-21</p> <h1 style="margin: 0;">Planning Area 8</h1>	<p><b>UNITEX</b> MANAGEMENT CORPORATION</p> <p><b>ALBERTA WEBB ASSOCIATES</b> ENGINEERING CONSULTANTS</p>
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# Planning Area 19

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-26

# Planning Area 19

**UNITEX**  
MANAGEMENT CORPORATION

**ALBERTA**  
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