



Introduction

The most impressive thing about the Eastvale Area Plan, is that it reflects the surge of development activity in Riverside County in recent years. The occasional housing tract emerging from what used to be a center of dairy and other agricultural activities fails to convey the extent to which subdivision approvals have determined the ultimate shape of this landscape. Sandwiched between San Bernardino County on two sides, Interstate 15 and the Santa Ana River, the Eastvale planning area is on the northwesterly edge of Riverside County. Its character is influenced by proximity to employment centers in adjacent counties, freeway access and the presence of the Santa Ana River. That notable landmark will have a profound impact on the ability of Eastvale to establish a sense of community as the now mostly paper subdivisions become reality.

The Eastvale Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive valley to understand where the future is headed. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Eastvale. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found in Eastvale, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding Eastvale's valued open space network is described in the Multipurpose Open Space section. There are, of course, both natural and man made hazards to consider and they are spelled out in the Hazards section.

The Eastvale area is in a gateway position between Riverside and San Bernardino counties. Consequently, it plays a pivotal role in the access connections and impressions for Riverside County. The Eastvale Area Plan seeks to capitalize on its strategic location.

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes — quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids — interesting information about Riverside County that is related to the element.



References — contacts and resources that can be consulted for additional information.



Definitions — clarification of terms and vocabulary used in certain policies or text.