



## Land Use Plan

The Eastvale Land Use Plan focuses on preserving the unique features addressed by the Eastvale Area Plan and, at the same time, accommodating future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Eastvale Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area plan. The plan is organized around 24 Area Plan Land Use Designations. These Area Plan Land Uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the Area Plan Land Use Categories within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the Area Plan Land Use Designations.

Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Eastvale Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population and employment capacities.

### LAND USE CONCEPT

The unincorporated Eastvale area ranges in character from urban development to agricultural and open space uses. Recognizing that dairy activities are not likely to be viable long-term uses in Eastvale, the Eastvale Area Plan Land Use Plan seeks to provide new areas for development throughout the planning area, while preserving the open space character of the Santa Ana River corridor. Figure 3, Land Use Plan, shows the geographic distribution of land uses for Eastvale.

The Eastvale Area Plan Land Use Plan consists primarily of Community Development land uses, with Low Density Residential being the predominant land use designation. Commercial Retail, Commercial Office, Business Park, Light Industrial, and residential uses ranging from Very Low Density Residential to Medium High Density Residential, are depicted on the Plan. It allows for up to five Community Centers, providing activity centers with a mix of employment, civic and residential uses.



*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP*

*Vision.*



*-RCIP Vision*