



## 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*



The Santa Ana River corridor contains a mix of Open Space-Conservation, Open Space-Recreation, Open Space-Water, and Very Low Density Residential uses. Agriculture uses are designated in the southwest corner of the planning area, north of the Prado Dam Basin. Light Industrial uses are designated in the northwest corner of Eastvale, reflecting appropriate uses allowed within the Chino Airport Safety Zone.

### **Community Centers**



*For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan **Land Use Element**.*

The Eastvale Area Plan Land Use Plan identifies five potential Community Centers in strategically located sites. Community Centers provide for both a horizontal and vertical mix of employment, commercial and housing opportunities within a unified project area, in close proximity to transit and other major transportation facilities. These sites include one that is designated as a Community Center, while the remaining four are designated with the Community Center Overlay.

The sole Community Center designation is located along the Interstate 15 corridor, south of Limonite Avenue and east of Hamner Avenue. Approximately 158 acres, this Job Center is intended to focus on employment-generating uses such as those allowed in the Business Park, Commercial Office, Commercial Retail and Light Industrial designations. High Density Residential and support Commercial Retail uses are also critical components of this area. This site is actually part of the larger Interstate 15 corridor, which is heavily devoted to employment and goods movement uses and intended to serve as a local and regional destination for workers, shoppers and highway travelers.

Areas denoted with the Community Center Overlay can develop in one of two ways. They are allowed to develop to the standards of the Community Center land use designation, as described in the General Plan Land Use Element. However, should future development be desired that is single purpose oriented, then development must comply with the standards of the underlying land use designations, as shown in Figure 3, Land Use Plan.

The first of the four Community Center Overlay areas is located in the northeast corner of the planning area. As with the Community Center area described above, this Job Center is intended to serve as an employment center, accommodating Business Park, Light Industrial, Commercial Office and Retail uses.

The second Community Center Overlay area is located at the southwest corner of Hamner Avenue and Schleisman Road, adjacent to the Santa Ana River corridor. Intended to be a Town Center, this site is a notable opportunity to create a public focal point for the community that capitalizes on the Santa Ana River corridor to create an outstanding public space. Occupying approximately 148 acres, this community center is designed to emphasize a mix of higher density residential uses, commercial retail and office uses, and civic/public uses, with prominent linkages to the nearby Santa Ana River and the proposed Santa Ana River Trail, a major state and regional trail linking San Bernardino, Riverside and Orange counties. Civic uses such as government offices, theaters, parks, or other public uses are most appropriate here.