



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in Eastvale, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to Eastvale.

LOCAL LAND USE POLICIES



Agriculture

Agriculture has long existed in the Eastvale area. However, with its abundance of relatively flat land with few safety hazards, proximity to the burgeoning Los Angeles and Orange County employment regions and direct access to a major transportation corridor, Eastvale is a prime candidate for future urban growth, thus threatening the economic viability of agriculture in the region. The Eastvale Area Plan, while accommodating this demand for urban development, also seeks to recognize existing and future agricultural activities as important and vital components to the land use fabric of the area. Residential uses and agriculture are inherently incompatible and often times lead to complaints by local residents of offending odors, noise, flies and the like. Likewise, farmers and their land can be the targets of vandals, thieves and trespassers.

It is the intent of the Eastvale Area Plan to recognize agriculture as an important economic activity in the region and to accommodate those agricultural and dairy owners who wish to continue their operations in the future.

Policies:



EAP 3.1 Apply the Riverside County Right-To-Farm Ordinance and any subsequent ordinances assuring the ability of farmers to continue with long-established agricultural activities throughout the Eastvale area.

Public Facilities and Services

It is particularly challenging to provide for adequate and timely public facilities in a rapidly urbanizing situation where systems have previously been designed primarily for agricultural levels of development. Consequently, varied financing devices are called for to establish and maintain these facilities on a cost effective and equitable basis.