



## 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



Please see the **General Plan Noise, Land Use, and Open Space Elements** for more information on agricultural preservation.

#### 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.



**Policies:**

- EAP 4.1 Encourage the formation of equestrian trail, landscape, and lighting assessment districts in lieu of homeowners associations whenever feasible to ensure continuity of landscape and trail maintenance throughout the community, and to distribute the cost of such maintenance more equally throughout the community which benefits from landscaping or lighting construction.

**Community Centers**

The Eastvale Area Plan Land Use Plan identifies up to five Community Centers within the Eastvale planning area, each offering a unique mix of employment, commercial, public and residential uses. Four of these centers are designated with the Community Center Overlay, allowing development to occur that meets the standards of the Community Center land use designation. In order to promote the compact vertical and horizontal mixing of uses intended for these Community Centers, voluntary incentives may be necessary to promote this more efficient form of land development.

**Policies:**

- EAP 5.1 Ensure that Community Centers development adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
- EAP 5.2 Provide incentives such as density bonuses and regulatory relief to property owners and developers to facilitate the development of community centers as designated on the Eastvale Area Plan Land Use Plan, Figure 3.
- EAP 5.3 Encourage areas within Community Center Overlay zones to develop the land use standards for Community Centers as detailed in the Community Centers Area Plan Land Use Designation section of the General Plan Land Use Element.
- EAP 5.4 Allow underlying land uses within Community Center Overlay zones to develop without consideration of Community Center uses and policies.
- EAP 5.5 Ensure sufficient pedestrian linkages to the Santa Ana River corridor from the adjacent Community Center Overlay Town Center area.

**Design & Landscape Guidelines**

With the rapid conversion of much of the dairy lands in Eastvale to urban uses, the County has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Second Supervisorial District to ensure that quality development occurs in this portion of the County.



*Community Center Guidelines have been prepared to aid in the physical development of vibrant Community Centers in Riverside County. These guidelines are intended to be illustrative in nature, establishing a general framework for design while allowing great flexibility and innovation in their application. Their purpose is to ensure that Community Centers develop into the diverse and dynamic urban places they are intended to be. These guidelines will serve as the basis for the creation of specified Community Center implementation tools such as zoning classifications and Specific Plan design guidelines.*

*The Community Center Guidelines are located in Appendix J of the General Plan.*