



**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.*

# County of Riverside General Plan - *Hearing Draft*

## *Eastvale Area Plan*

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In 1998 the County prepared and adopted the Design and Landscape Guidelines for Development in the Second Supervisorial District.

**Policies:**



EAP 6.1

Require development to adhere to standards detailed in the Design and Landscape Guidelines for Development in the Second Supervisorial District.