



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, September 16, 2015
6:00 p.m.**

**Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880**

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners: Bill Van Leeuwen, Karen Patel, Howard Feng
Vice-Chair: Larry Oblea
Chair: Daryl Charlson

3. PUBLIC COMMENT

This is the time when any member of the public may bring a matter to the attention of the Planning Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form," available at the side table. The completed form is to be submitted to the Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

4. PRESENTATIONS

None

5. ADDITIONS/DELETIONS TO THE AGENDA

6. CONSENT CALENDAR

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the August 5, 2015, regular meeting.

7. PUBLIC HEARING

- 7.1 **Leal Master Plan** – The Leal Master Plan covers an approximately 160-acre vacant site located north of Limonite Avenue, south of 58th Street, and between Scholar Way and Hamner Avenue. The Leal Master Plan describes the City’s vision for the area, identifies land use categories and the amount of development permitted, includes development standards that are necessary to achieve the vision, defines the character of the project’s development, lists the steps involved with the development process, and provides guidance on implementation of the plan. A Draft Environmental Impact Report (EIR) has been prepared for the Leal Master Plan pursuant to the California Environmental Quality Act

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council approve the following items related to the proposed Leal Master Plan:

- Certification of the Environmental Impact Report
- Adding a new chapter, “Master Plans” to the Zoning Code
- Amendments to the Land Use chapter of the General Plan to revise the Land Use Map and the text of the chapter
- Adoption of the Leal Master Plan

8. BUSINESS ITEMS

9. CITY STAFF REPORT

10. COMMISSION COMMUNICATIONS

11. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **October 21, 2015**, at 6:00 p.m. at Rosa Parks Elementary School.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marc Donohue, City Clerk, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code Section 54954.2, at the following locations: City Hall, 12363 Limonite Avenue, Suite 910; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and on the City’s website (www.eastvaleca.gov).

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, August 5, 2015
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. CALL TO ORDER - 6:02 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners present: Commissioners Van Leeuwen, Feng, Patel, Vice Chair Oblea, and Chair Charlson.

Staff Members present: Planning Director Norris, Senior Planner Kith, Assistant Planner Lim, Deputy Engineer Indrawan, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner Patel.

3. PUBLIC COMMENT

Eric Henry, Eastvale Chamber of Commerce, invited everyone to attend the Business Networking Mixer on August 19 from 5:30 - 8:30 p.m.

4. PRESENTATIONS

There were no presentations.

5. ADDITIONS/DELETIONS TO THE AGENDA

There were no Additions or Deletions to the Agenda.

6. CONSENT CALENDAR

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the July 15, 2015 regular meeting.

Motion: Moved by VanLeeuwen, seconded by Feng, to approve the Consent Calendar

Motion carried 4-0 with Feng, Van Leeuwen, Patel, and Vice Chair Oblea voting aye, and Chair Charlson abstaining.

7. PUBLIC HEARING

- 7.1 **PROJECT NO. 15-0551** – Major Development Review and Tentative Parcel Maps for the development of an eight-building business park totaling 192,875 square feet and associated improvements at the northeast corner of Hamner and Bellegrave Avenues in Planning Area 3 of the Goodman Commerce Center at Eastvale Specific Plan. The use of the property as a business park was considered in an Environmental Impact Report (EIR; SCH#2011111012) certified by the City Council via Resolution No. 14-32 on June 11, 2014. The environmental analysis in the EIR has been reviewed and determined that it remains valid for the proposed business park uses. Therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project. The applicant is Tarpon Property Ownership 2, LLC.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution No. _____ approving Major Development Review for the development of an eight-building business park totaling 192,875 square feet and associated improvements, and two water quality detention basins on approximately 24 acres, subject to conditions of approval; and
2. Adopt Resolution No. _____ approving Tentative Parcel Map No. 36953 to subdivide the 24.1 acres into six business park lots ranging in size from 1.4 acres to 5.6 acres and two detention basin lots, subject to conditions; and
3. Adopt Resolution No. _____ approving Tentative Parcel Map No. 36954 for condominium purposes of the multi-tenant buildings along Hamner Avenue to create 19 condominium units and one common lot on Lot 6 of Tentative Parcel Map 36953, subject to conditions.

Senior Planner Kith provided a PowerPoint presentation for the item.

Ward Mace, of Goodman Birtcher, noted that there has been lots of interest in the business park site. He noted that a letter of intent was being negotiated for a possible 40-acre hospital site.

Brooke Gusteson, of Goodman Birtcher, reviewed the development schedule of the business park and the 3Q 2016 target for delivery. She reviewed the design of the site, including location of the business park and the industrial buildings, open spaces, and water basins.

Commissioner Van Leeuwen inquired what type of businesses might occupy the business park.

Brooke Gusteson noted potential customers inquiring on the site are churches, an educational training facility, and residents looking to relocate home businesses.

Chair Charlson commended the developer on the condominiums potentially available for sale to small businesses.

Commissioner Patel inquired about the thorough review of the environmental documents. Planning Director Norris noted that the document was thoroughly reviewed and nothing changed environmentally.

Chair Charlson inquired about the per acre net fiscal impact and what it was based on. Planning Director Norris noted that it was based on assumptions from the original report about the kinds of uses that would take place.

Chair Charlson initiated discussion regarding the discrepancy between the vehicle idling time listed in the conditions of use and the vehicle idling time regulated by the state.

Chair Charlson also inquired about the development criteria for compact parking spaces. Planning Director Norris clarified that zoning code allows 20 percent of compact parking spaces but they are not required.

Commissioner Van Leeuwen inquired about solar panels on the buildings. Mr. Mace noted that the roofs are designed to accommodate solar panels but the tenants would make that decision on their own.

Commissioner Patel inquired about job creation differential for leased versus owned units. Applicant noted that there was no impact either way for job creation.

The Public Hearing was opened at 6:46 p.m.

Brian Bentrutt, of Summit Development, noted that the project was well conceived and has a good balance and mixture of spaces.

Laurence Null, of Lee & Associates Commercial Real Estate Services, noted that the majority of tenants in similar developments are from the local area.

The Public Hearing was closed at 6:48 p.m.

Motion: Moved by Patel, seconded by Van Leeuwen, to approve Staff recommendations.

Motion passed 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

- 7.2 **PROJECT NO. 15-1605** – Specific Plan Amendment (SPA) to the Goodman Commerce Center at Eastvale Specific Plan adopted in November 2014. The SPA involves minor technical changes to better describe and clarify the permitted uses allowed in the Business Park planning area. The SPA also changes the tenant spaces from 40,000 square feet to 60,000 square feet, but does not change the total project square footage. The Environmental Impact Report (EIR; SCH# 2011111012) certified by the City Council via Resolution No. 14-32 on June 11, 2014 has been reviewed and determined that it remains valid for the proposed changes to the Specific Plan. Therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project. The applicant is Tarpon Property Ownership 2, LLC.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council approve the proposed amendments to the Goodman Commerce Center Specific Plan.

Planning Director Norris provided a PowerPoint presentation for the item. He reviewed the proposed changes, additions, and deletions to the Specific Plan.

Commissioner Patel inquired if staff would be implementing or suggesting the lead opportunities in building standards.

Planning Director Norris noted that Council had not given that direction but does encourage people to build responsibly.

Commissioner Oblea inquired about strict usage of heavy industrial in the Business Park. Planning Director Norris noted that a Conditional Use Permit would be required for heavy industrial usage in the Business Park area.

Commissioner Oblea initiated discussion regarding removal of Conditional Use Permits for cell towers. There was discussion regarding the Development Review Process.

The Public Hearing was opened at 7:15 p.m.

Brooke Gusteson noted that Goodman Birtcher builds all developments to lead certification standard.

The Public Hearing was closed at 7:15 p.m.

Motion: Moved by Feng, seconded by Patel, to approve Staff recommendations.

Motion passed 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

8. BUSINESS ITEMS

There were no Business Items.

9. CITY STAFF REPORT

Planning Director Norris provided a PowerPoint presentation of the kinetic sign proposed for the freeway frontage of the Goodman Birtcher development.

He noted that there would be no Planning Commission Meeting on August 17.

Deputy Engineer Indrawan invited the Commission to a public meeting for the Limonite and I-15 interchange at Ramirez Intermediate School on August 6 at 6:30 p.m.

10. COMMISSION COMMUNICATIONS

Chair Charlson thanked everyone for attending and shared his enthusiasm regarding the Goodman Birtcher project.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24 p.m.

*Submitted by Margo Wuence, Recording Secretary
Reviewed and edited by Marc Donohue, City Clerk*



PLANNING COMMISSION STAFF REPORT

ITEM 7.1

DATE: SEPTEMBER 16, 2015
TO: HONORABLE CHAIR AND COMMISSIONERS
FROM: ERIC NORRIS, PLANNING DIRECTOR
SUBJECT: ADOPTION OF THE LEAL MASTER PLAN

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council approve the following items related to the proposed Leal Master Plan:

- Certification of the EIR
 - Adding a new chapter, Master Plans, to the Zoning Code
 - Amendments to the Land Use chapter of the General Plan to revise the Land Use Map and the text of the chapter
 - Adoption of the Leal Master Plan
-

BACKGROUND

The preparation of the Leal Master Plan was originally envisioned when the Eastvale General Plan was adopted in 2012, when the Leal property (shown below) was designated as a “future planning area” to be planned for a mix of retail, residential, and civic uses:

LU-19: *Leal Property—In this area, the City supports the development of a mixed-use project in cooperation with the property owner/developer. Potential uses to be considered include:*

- *Retail*
- *Office*
- *Civic*
- *Hotel*
- *Multi-family residential*
- *Recreation/Entertainment*

Actual planned land uses will be determined at a future date.

Figure 1: Leal Property



The Master Plan began in 2014 with the preparation of land use concepts and coordination with the property owner representative, Brad Leal, as well as discussion with the Planning Commission and City Council. This process culminated in June 2014 with the selection by City Council of a “land use program” defining the uses that can be built within the property.

The Master Plan, which is presented to the Commission with this report, builds on the land use program selected by the City Council to provide a complete planning document (described in more detail below and included in its entirety as Attachment 1 to this report¹).

PROPOSED MASTER PLAN

The proposed Leal Master Plan includes the following basic components:

- Establishes a high level of quality for the ultimate project (Chapter 2)
- Grants a basic land use entitlement with minimums and maximums (Chapter 3)
- Defines basic land use standards (Chapter 4)
- Identifies the process required to develop detailed plans (Chapter 5)
- Provides basic phasing requirements to ensure that infrastructure keeps pace with development (Chapter 6)

¹ The attached Master Plan is dated September 2015. It differs from the February 2015 version in one way: section 6.2, “Lifestyle Center Phasing,” has been deleted based on discussions between the City and the property owner.

The Master Plan does not contain a map of planned land uses, leaving this decision to the second stage in the planning process (described in more detail below).

The following is a summary, by chapter, of the proposed Leal Master Plan:

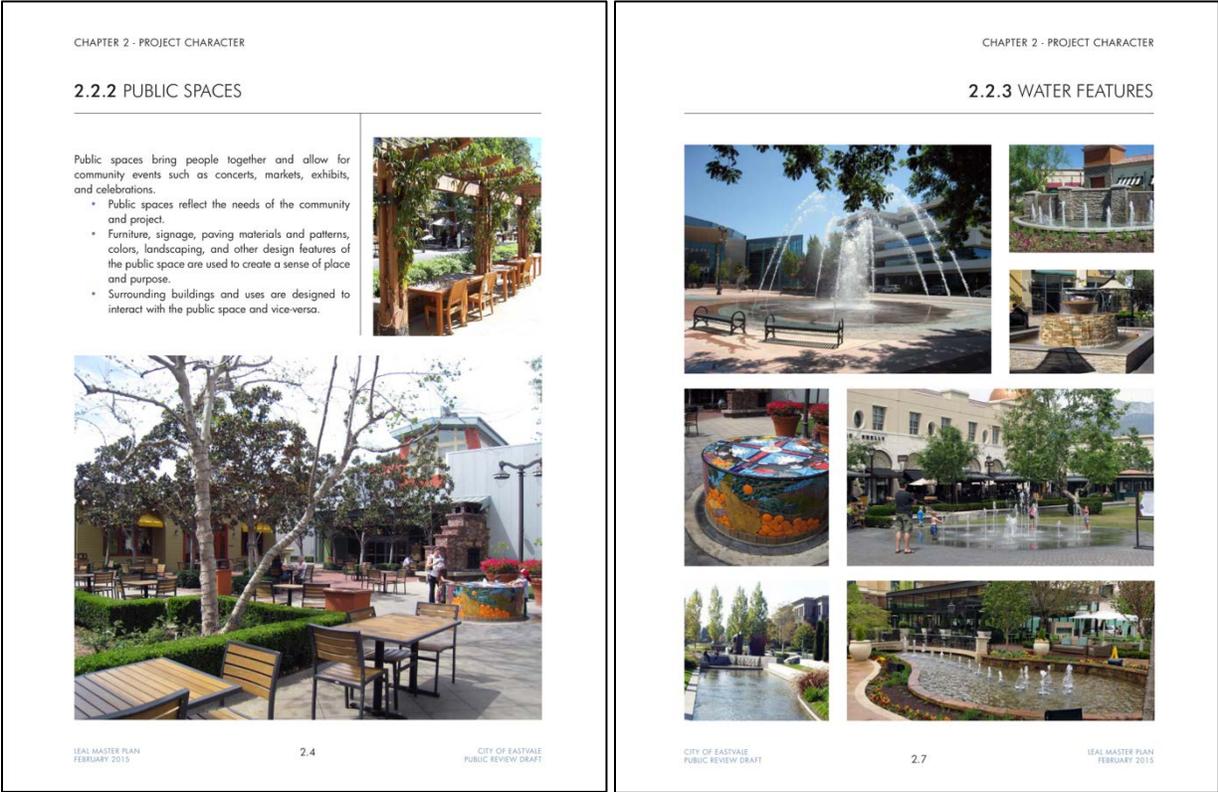
1. Introduction

This chapter includes a brief background on the project and provides a concise listing of the objectives of the project and the overall vision for the property:

“The City envisions the project emerging as the city’s town center and a destination within the region.”

2. Project Character

Chapter 2 makes extensive use of images and photos to clearly establish the level of quality the City will seek for development in the Leal Master Plan area. Photographs of representative projects (such as Victoria Gardens, and the Shoppes at Chino Hills) are used to show the character of architecture, landscaping, materials, etc. Page samples from this chapter are shown below.



Chapter 2 does not establish a preferred *style* or *theme* for any of the project’s elements—this will be provided by the ultimate developer(s) in Stage 2 of the planning and approval process.

3. Land Use Program

This chapter establishes the types and amounts of land uses that can be built within the Leal Master Plan area. In some cases, such as the Lifestyle Center component, minimum and maximum amounts of development are both specified. In others (e.g., General Commercial and Hotel), only a maximum is provided. In the case of Residential Medium Density, no maximum or minimum is shown.

Staff offers the following observations and notes about the Land Use Program:

- The development of *all* uses to the maximum amounts shown in the Land Use Program would only occur if multi-story buildings and parking structures were used throughout the site. Based on similar projects in the region (Victoria Gardens and Shoppes at Chino Hills), it is not likely that this will occur, with the result that what is actually built will be less than the maximum allowed.
- The minimum 500 dwelling units (d.u.) of Residential High Density will allow the City to meet its current state-mandated requirement to have land available for residential development at a minimum of 22 dwelling units per acre. The maximum of 660 units of Residential High Density ensures that this use is not overrepresented in the project area.
- Although the City is currently considering the construction of a new city hall on Hamner Avenue, the Civic Center category would allow for the development of a larger civic facility in the future; the land would be identified in the Stage 2 process and preserved for future development.

Land Use Type	Minimum/ Maximum Permitted	Details
<p>Lifestyle Center</p> 	<p>325,000 SF to 1,300,000 SF</p>	<p>This development type includes standard and mixed-use retail in a “Lifestyle Center” format.</p>
<p>General Commercial</p> 	<p>Up to 225,000 SF</p>	<p>This land use type accommodates a big-box retail use that could occur within the Leal policy area.</p>

Land Use Type	Minimum/ Maximum Permitted	Details
<p>Commercial Office</p> 	<p>Up to 920,000 SF No minimum</p>	<p>Maximum area is to ensure that this use is appropriately allocated in the project.</p>
<p>Hotel</p> 	<p>Up to 450 rooms No minimum</p>	<p>Permitted in the Lifestyle Center and General Commercial land use districts.</p>
<p>Civic Center</p> 	<p>Not specified</p>	<p>Permitted anywhere in the project. Provides for a potential future city hall and other uses, such as a library, community center, or public park.</p>
<p>Residential Medium Density (14–21 units per acre)</p> 	<p>No minimum No maximum</p>	<p>This category provides for residential development such as attached single-family homes, condominiums, and townhomes.</p>

Land Use Type	Minimum/ Maximum Permitted	Details
<p>Residential High Density (22–40 units per acre)</p> 	<p>Min. 500 d.u. Max. 660 d.u.</p>	<p>This category provides for apartment or condominium-type housing such as townhomes, condominiums, stacked flats, and apartment complexes.</p> <p>The required density will assist the City in meeting a portion of its state-mandated requirement for future residential development of this type.</p>
<p>Other Community Features</p> 	<p>To be provided as part of the development of the project.</p>	<p>Other community features are uses within the project that may include, but are not limited to:</p> <ul style="list-style-type: none"> • Fountains • Entry monuments • Gathering places • Parks • Open space • Trails • Water quality features

4. Development Standards

This chapter provides a basic level of information, including:

- Definitions of and uses permitted in each of the land use categories.
- Standards for some specific types of uses that are either not addressed in the Zoning Code or need further clarification (e.g., live-work units).
- Development standards for each use category (with the proviso that some standards will be developed in the Stage 2 approval process).

5. Staged Approval Process

As noted earlier in this report, the proposed Master Plan provides a basic level of entitlement (the types and amounts of various land uses that can be built), but postpones to a later date decisions on the exact mix of uses, their locations, and the design theme to be used in developing the project. This “staged” development process is described in detail in Chapter 5 and summarized in the following figure from the chapter.

Figure 2: Staged Approval Process



As shown, Stage 2 will provide significantly more information on the exact layout and design of the project. Once the various project-wide and development-specific components of Stage 2 are approved, the City’s standard Development Plan Review process will be followed.

6. Implementation Plan

The Implementation Plan provides the following:

- No phasing plan is imposed by the Master Plan.
- The development of infrastructure (water and sewer lines, internal and external roadways, etc.) must be done as defined in this chapter. In general, widening of external roadways must be done in a single phase (all of a roadway frontage) while internal infrastructure is built as needed to serve on-site development.
- A proposed “signature fountain” must be built in the first phase.

PROPOSED ZONING CODE AMENDMENT

The proposed Zoning Code amendment (Attachment 2 to this staff report) is needed to establish a new type of planning document, a Master Plan. Staff proposed this new type of document because the other type of plan that would typically be used for a project of this scale and nature—a Specific Plan—comes with several components required by state law that would be difficult to address without the adoption of a detailed land use map.

The proposed Leal Master Plan meets all of the requirements in the proposed Zoning Code section.

PROPOSED GENERAL PLAN AMENDMENTS

The proposed amendments to the Land Use Chapter of the General Plan do the following:

- A new policy, LU-8.1, has been added to define the land uses that can occur within the Leal property (these are the same uses in the Land Use Program in Chapter 3 of the proposed Leal Master Plan).
- The Land Use Map has been revised to show that the Leal property is governed by the new policy.
- Policies LU-17 and LU-19, which defined the Chandler area and the Leal property as requiring detailed future planning, have been deleted. The map of future planning areas has also been revised to delete these areas, leaving only Swan Lake as a future planning area. (The deletion of policy LU-17 for the Chandler area is a cleanup action not related to the Leal Master Plan).
- Correct location of Airport Land Use Commission area on the Land Use Map.

ENVIRONMENTAL ANALYSIS

The Draft EIR for the proposed project was circulated for public review from July 23, 2015, and concluded on September 7, 2015. The EIR concluded that the implementation of the proposed Leal Master Plan has the potential to generate six significant and unavoidable impacts in three environmental topic areas: Transportation/Traffic, Air Quality and Noise.

These impacts are summarized below.

Transportation/Traffic

The addition of project traffic is expected to cause additional congestion or delays on seven roadway segments, primarily along Limonite Avenue and I-15. The impacts are due to the potential traffic associated with development consistent with the Leal Specific Plan.

In addition, the project adds traffic to two roadway segments already operating at LOS F (the highest level of congestion): Limonite Avenue between Hamner Avenue and the I-15 southbound ramp and Limonite Avenue between the I-15 northbound ramps and Wineville Avenue.

Air Quality

An expanded discussion of the significant and unavoidable impacts considered to result from short- and long-term air pollutant emissions in Section 3.3 found that despite the imposition of certain mitigation measures, both construction-related and long-term, operational impacts to air quality from implementation of the Eastvale General Plan and Riverside County General Plan cannot be fully mitigated to a level below significance.

Noise

General Plan Policy N-18 requires that natural buffers, setbacks, or other noise attenuation be established between freeways and urban arterial roadways and adjoining noise-sensitive areas, and that noise mitigation practices be employed when designing all future streets and highways and when improvements occur along existing highway segments. All roadway improvements implemented in Eastvale and by the City would be required to comply with this policy. However, as discussed in the EIR, some of the roadway segments affected by the proposed project are not in Eastvale and would have improvements planned and implemented at a regional level. In these cases, noise mitigation practices/design cannot be guaranteed. Furthermore, it is possible that full mitigation of transportation-related noise impacts on existing uses in the city would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation.

All other impacts could be reduced to less than significant levels through application of existing laws or policies contained in the General Plan and the Leal Specific Plan.

The City Council will need to consider the Final EIR, response to comments, and the whole of the record to determine if a statement of overriding considerations supporting the project can be made.

The end of the public review period for the EIR ended after this staff report was written. Based on a review of the comments, none are of a type that would require major changes to the EIR, new technical studies, etc. Although staff does not foresee any problems responding to the comments that were received, the responses are not yet available, but will be available prior to the Council's consideration of the EIR.

STAFF RECOMMENDATION AND OPTIONS

Staff recommends that the Planning Commission recommend approval of the following items by the City Council.

- Certification of the EIR
- Approval of the amendment to the Zoning Code to allow the adoption of Master Plans
- Approval of the Leal Master Plan
- Approval of the amendments to the Land Use Chapter of the General Plan

The following options are available:

- The Commission can recommend changes to any of the items listed above and then either send the items to the City Council or request updated versions from staff before proceeding.
- The Commission can request additional information and postpone a decision on its recommendation to the City Council.
- The Commission can recommend that the City Council deny the proposed project.

FISCAL IMPACT

Processing of the proposed Leal Master Plan was included in the City's 2014/2015 and 2015/2016 budgets (a total of up to \$400,000). The cost of the process is being borne by the City at this time, although a fee on future development to recoup these costs may be imposed in the future.

The project is currently approximately \$100,000 under budget. Any remaining amount will be returned to the City's General Fund for other uses.

ATTACHMENTS

1. Proposed Leal Master Plan, dated September 2015
2. Proposed Zoning Code section 2.6, Master Plans
3. Updated Zoning Map
4. Proposed amendments to the Land Use Chapter of the General Plan, including the Land Use Map
5. Draft EIR (Available on the City Website)

Prepared by: Eric Norris, Planning Director
Reviewed by: John Cavanaugh, City Attorney

ATTACHMENT 1

Proposed Leal Master Plan, dated September 2015

LEAL

MASTER PLAN

PUBLIC REVIEW DRAFT

SEPTEMBER 2015



CITY OF EASTVALE

LEAL

MASTER PLAN

CHAPTER 1 – INTRODUCTION



CITY OF EASTVALE

1 INTRODUCTION AND VISION

1.1. BACKGROUND AND PURPOSE

In the City of Eastvale, a recently incorporated and rapidly growing city in northwestern Riverside County, the Leal property holds significance as one of two major undeveloped pieces of land in the city. The idea of planning for the site’s development originated in the 2012 Eastvale General Plan. The Land Use Chapter of the General Plan adopted at that time supported the development of a mixed-use project on the site in cooperation with the property owner and/or the developer.

In 2013, the City of Eastvale City Council initiated a long-range planning process for the property. The effort was born out of the desire to create the mixed-use town center project on the site and to safeguard against unsatisfactory development taking the project’s place. This Leal Master Plan is the product of this planning process and is a critical step toward bringing unique, regionally significant development to the site.

City of Eastvale Demographics		
Eastvale offers the developers of the Leal Master Plan an excellent opportunity to serve an affluent and growing population. Current projections for 2018 show the following:		
	Eastvale	10-Mile Radius
Population	68,706	1,070,150
Average Household Income	\$130,730	\$90,507
Average Annual Increase in Household Income 2013-2018	0.94%	3.47%
Eastvale is the most diverse high-income city in California, with a population that includes 40 percent Latino residents, 9 percent black, 24 percent Asian and 24 percent white.		

1.1.1. What Is a Master Plan?

This Master Plan is a long-range planning document that documents how the site will be developed. This Master Plan describes the community’s vision for the project area, identifies appropriate land uses, includes the development standards that are necessary to achieve the vision, defines the character of the project’s development, lists the steps involved with the development process, and provides guidance on implementation of the plan.

The adoption of this Master Plan represents the first step in planning for the site’s development. This document establishes general parameters for development of the Leal property (and the process for defining more specific standards tailored to the ultimate project to be proposed by the property owner/developer). Subsequent development plans will provide land use concepts/maps and the detailed development standards and design guidelines for specific sections of the project area, facilitating the actual construction of developments.

Note to the Reader: See Chapters 4 and 5 of this Master Plan for detailed information on required future submittals.

Implementation of this Master Plan will ensure that desirable, high-quality development is constructed on the site in an orderly and cohesive fashion. All development occurring on the site is required to comply with this Master Plan.

1.1.2. Community and Stakeholder Input

This Leal Master Plan was created and adopted in a public forum. The document represents a blending of the City’s goals, the owner’s ambitions, and the public’s aspiration for the property. The participants’ contributions to the project are as follows:

1.2.2.1. City Council and Planning Commission

Throughout the planning process, staff was provided with input from the City Council and Planning Commission on important aspects of this Master Plan. Ultimately, the Planning Commission and City Council were responsible for selecting the Master Plan’s overall concept and the land use program and for reviewing and approving the final Master Plan.

1.2.2.2. Property Owner

Before and during the preparation of this Master Plan, City staff met regularly with Brad Leal, who represents the family that has for decades owned the property. These meetings helped establish the vision for the property and the legacy that the family hopes to leave in the form of the proposed new development.

1.2.2.3. Public Outreach

The preparation of this Master Plan included a significant online public outreach campaign, including a website dedicated to the project and numerous postings on the City’s social media outlets.

The project website provided background information on the project and the property, as well as City and project-related documents, and kept the public apprised of upcoming meetings. The website also featured an interactive section that allowed users to share their input on important aspects of the project.

Big Ideas for the Leal Property

When the City asked for “big ideas” and themes for the project site, residents provided thousands of responses, mostly via social media. The following were the top listed categories:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall
- Amusement
- Arts/Cultural
- Concerts/Special Events Venue
- Hospital/Medical Center
- Civic Uses
- 1950s Main Street
- University or Community College
- Sports/Recreation
- Hotel/Resort
- Giant Cow Statue

Initially, participants were asked to submit their suggestions for “big ideas” and “themes” for the project site. Residents responded to the City’s call for ideas, submitting thousands of comments. Subsequently, an online poll was created to see which of the ideas held the greatest level of support in the community. Of the nearly 2,000 survey responses received, the three most popular categories were:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall

1.2. OBJECTIVES

The General Plan goal of bringing a mixed-use development to the site will be realized through the adoption and the implementation of the Leal Master Plan. This Master Plan seeks to achieve the following objectives:

- Facilitate transformation of the project area into Eastvale’s town center.
- Encourage a mix of uses, including retail, office, civic, hotel, residential, and recreation/entertainment, that respond to market demand.
- Create a large, regional “lifestyle retail” destination in Eastvale to meet the needs of patrons from the community and the region.
- Implement high-quality architecture and design that creates a sense of place and enhances the aesthetic and visual quality of the neighborhood.
- Design the site in an efficient fashion that perpetuates a compact, urban form of development.
- Provide safe and entertaining gathering places for Eastvale residents.
- Develop the site in an orderly, comprehensive, and cohesive manner that avoids the piecemeal development of the site with a mix of incompatible uses that do not relate to one another.
- Expand the city’s economic base by generating substantial property and sales tax revenue.

Existing and Projected Traffic Volumes

The two major roadways serving the Leal Master Plan area provide significant visibility to thousands of motorists. Existing and projected traffic volumes include:

	Existing	Projected
Hamner Ave north of Limonite Ave	10,500 ADT	32,000 ADT
Limonite Ave west of Hamner Ave	8,500 ADT	35,500 ADT
Limonite Ave at Interstate 15	23,000 ADT	57,500 ADT

The Limonite Interchange will be upgraded and landscaped over the next few years to provide a highly improved and efficient entry to the City and the Leal property.

CHAPTER 1 – INTRODUCTION

- Provide employment opportunities for residents, improving the city’s jobs/housing balance and reducing vehicle miles traveled.
- Provide the infrastructure necessary to meet project needs in an efficient and cost-effective manner.
- Provide medium- and high-density housing opportunities.
- Provide ample access for pedestrians, bicyclists, and automobiles throughout the site.

1.3. VISION

The City envisions the project area emerging as the city’s town center and a destination within the region. The area will be anchored by a lifestyle center and surrounded by a mixture of complementary office, civic, hotel, residential, and recreation/entertainment uses. All aspects of the project will exhibit the hallmarks of thoughtful, high-quality design.

Note to the Reader: For more information on the vision and the quality of the project’s design, refer to Chapter 2, Project Character.



1.4. LOCATION

The project area encompasses the Leal property, an approximately 160-acre landholding that (as of 2014) includes one of the city's last operating dairies and a horse farm.

Located in the northeastern section of Eastvale, the site is bounded by 58th Street to the north, Hamner Avenue to the east, Limonite Avenue to the south, and Scholar Way to the west. The site is situated immediately west and north of existing commercial and retail developments and is south and east of established and newly developed residential neighborhoods of varying densities.

The project area is approximately one-half mile from the Interstate 15/Limonite Avenue interchange.

The project's location is shown in Figure 1.1: Leal Master Plan Project Area Map.

Figure 1.1: Leal Master Plan Project Area Map



1.5. RELATIONSHIP TO OTHER DOCUMENTS

1.5.1. General Plan

The Leal Master Plan implements the City of Eastvale General Plan. The land uses permitted by this Master Plan are consistent with the goals, policies, and general land uses described in the General Plan.

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1.5.2. Zoning Code

This Master Plan functions as the zoning document for the project area, except as discussed below.

This Master Plan incorporates zoning provisions that vary from, and supersede, those included in the City of Eastvale Zoning Code and introduces additional provisions not found in the Zoning Code. For these modified and new provisions, the Master Plan distinguishes between those provisions that apply to the entire project area and the provisions that only apply to individual uses.

This Master Plan references regulations in the Eastvale Zoning Code. Where the Zoning Code is referenced, the Zoning Code in place at the time of a development project's submittal will be used.

Where this Master Plan is silent on any issue, the applicable standard in the Eastvale Zoning Code will be used.

1.6. PLAN ADMINISTRATION

1.6.1. Use of This Master Plan

This Master Plan will be used as the basis for establishing standards of development and evaluating proposed development projects for the Leal property and is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities.
- City staff in evaluating project consistency with the standards set forth in this Master Plan.
- The development community in preparing development proposals.
- Residents and citizens seeking to understand the vision for the Leal property and the type of development which may occur.

1.6.2. Interpretations of the Master Plan

The City of Eastvale Planning Department is responsible for the administration, implementation, and enforcement of this Master Plan. The Planning Director is responsible for making determinations of consistency with this Master Plan as follows:

1.6.2.1. Determination of Intent

Whenever the Planning Director determines that an ambiguity exists in how a particular standard or regulation applies, or a formal request for an interpretation is made by an applicant, property owner, or interested party, the Planning Director will prepare an official interpretation of intent in accordance with the procedure set forth in Eastvale Zoning Code Section 1.5.A (Official Zoning Interpretation).

1.6.2.2. Determination of Similar Use

Recognizing that every conceivable use cannot be identified in this Master Plan and anticipating that new uses will evolve over time, the Planning Director has the authority to approve uses when their operation, impacts, and scale are similar to those uses listed in this master plan.

Determinations of similar use will be made pursuant to Section 1.5.A (Official Zoning Interpretation) of the Eastvale Zoning Code.

1.6.2.3. Amendments to the Master Plan

Over time, various sections of this Master Plan may need to be revised, as economic conditions or City needs dictate. The policies presented in this Master Plan contain some degree of flexibility, but any Master Plan amendments must be judged by relatively fixed criteria.

Amendments to this plan may be initiated by a developer, any individual property owner, or the City, in accordance with the Eastvale Zoning Code.

1.6.2.4. Actions Which Are Not Amendments to this Master Plan

The following are **not** considered amendments to this Master Plan:

- The submittal of any development standards required to be submitted as part of a Stage 2 process. These standards will become effective upon their approval by the Planning Commission as outlined in Chapter 5 of this Master Plan.
- The submittal of any design guidelines required to be submitted as part of a Stage 2 process. These guidelines will become effective upon their approval by the Planning Commission as outlined in Chapter 5 of this Master Plan.
- Determinations of similar use, as discussed in this chapter.

