

# LEAL

## MASTER PLAN

ADOPTED DECEMBER 13, 2017



CITY OF EASTVALE



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## MASTER PLAN

DECEMBER 13, 2017



CITY OF EASTVALE

12363 LIMONITE AVE. SUITE 910  
EASTVALE, CA 91752



# ACKNOWLEDGEMENTS

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# 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:

	<b>Eastvale</b>	<b>10-Mile Radius</b>
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.

#### **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

The website also featured an interactive section that allowed users to share their input on important aspects of the project.

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.

<b>Existing and Projected Traffic Volumes</b>		
The two major roadways serving the Leal Master Plan area provide significant visibility to thousands of motorists. Existing and projected traffic volumes include:		
	<b>Existing</b>	<b>Projected</b>
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 relandscaped over the next few years to provide a highly improved and efficient entry to the City and the Leal property.		

## CHAPTER 1 – INTRODUCTION

- Expand the city's economic base by generating substantial property and sales tax revenue.
- 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 58<sup>th</sup> 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.

### 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.



# LEAL

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## CHAPTER 2 – PROJECT CHARACTER



CITY OF EASTVALE



# CHAPTER 2 - PROJECT CHARACTER

## 2.1 INTRODUCTION

The City's vision for the Leal Master Plan area is a development that provides employment, retail, governmental uses, entertainment, and housing in a carefully laid out environment designed to create a memorable and enjoyable experience for both visitors and residents. The City and community expect that development of the Leal property will be of the highest quality, both in design and construction.

The envisioned level of quality is reflected in other regionally significant projects in Southern California, such as Victoria Gardens in Rancho Cucamonga, The Shoppes at Chino Hills, The Grove in Los Angeles, and Americana at Brand in Glendale. All of these developments are noteworthy for their focus on creating a vibrant and attractive experience for visitors, and for their attention to detail in a variety of features.

This Chapter expresses the City's vision for the Leal Master Plan. The expected level of quality is shown as it should be expressed in various aspects of the project, including:

- Site design
- Public Spaces
- Water Features
- Circulation
- Buffers/adjacencies
- Screens, Fences, and Walls
- Landscaping
- Services, Utilities, and Storage
- Architecture
- Exterior materials and colors
- Street Furnishings
- Thematic Features
- Signage

## 2.2 PROJECT CHARACTERISTICS

Attention to detail and incorporation of high quality materials is a key aspect of developing high quality projects. While the examples provided on the following pages focus on distinguishing characteristics within the lifestyle center concept, all portions of the project will be required to achieve a similar level of quality and attention to detail.

## 2.2.1 SITE DESIGN



Effective site design facilitates access and mobility and integrates building design and orientation, private space, and public space to create a vibrant destination.

- Public and private spaces are designed to enhance and complement one another.
- The project is integrated into the surrounding environment to provide for multiple points of access.
- Along retail corridors, wide sidewalks and shaded paseos lined with street trees and outdoor seating create an inviting environment for both window shopping and socializing.
- On-street parking, landscaped bulb-outs, and special paving treatments enhance the pedestrian experience.
- Parking is conveniently located to destinations, and may be tucked away or integrated into retail structures so as not to dominate the experience.



## 2.2.1 SITE DESIGN



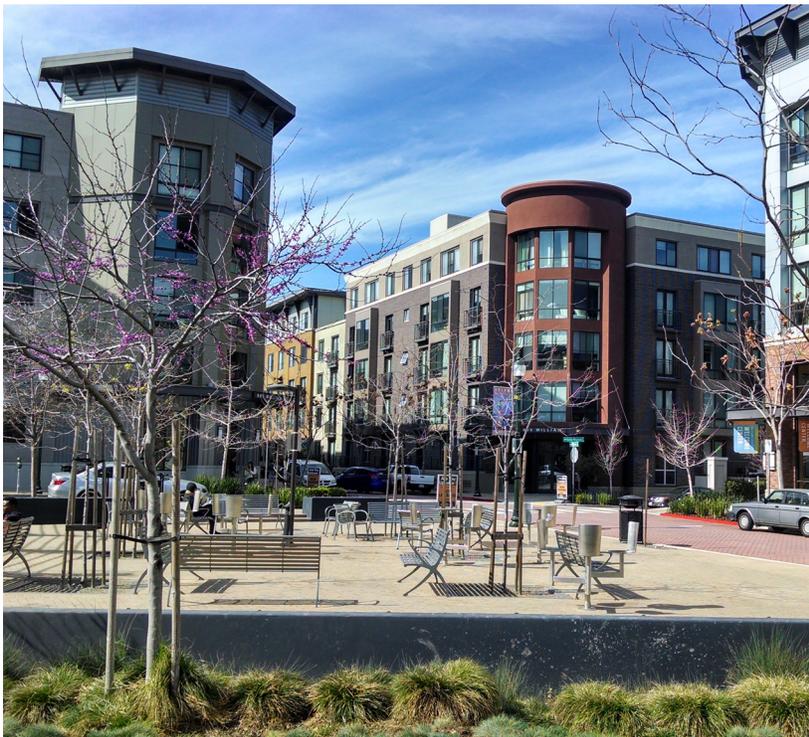
## 2.2.2 PUBLIC SPACES

Public spaces bring people together and allow for community events such as concerts, markets, exhibits, and celebrations.

- Public spaces reflect the needs of the community and project.
- Furniture, signage, paving materials and patterns, colors, landscaping, and other design features of the public space are used to create a sense of place and purpose.
- Surrounding buildings and uses are designed to interact with the public space and vice-versa.



## 2.2.2 PUBLIC SPACES

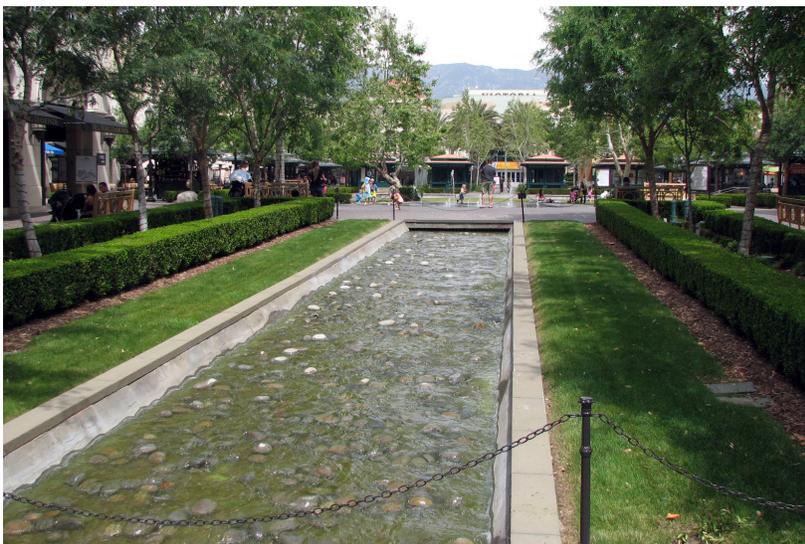


## 2.2.3 WATER FEATURES

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Water features add an extra dimension to the project landscape. A water feature provides a focal point for a project entry. Interactive water features act as a gathering spot in a public plaza. A major fountain feature is envisioned for the Leal Master Plan, potentially close to the intersection of Limonite and Hamner avenues.



## 2.2.3 WATER FEATURES



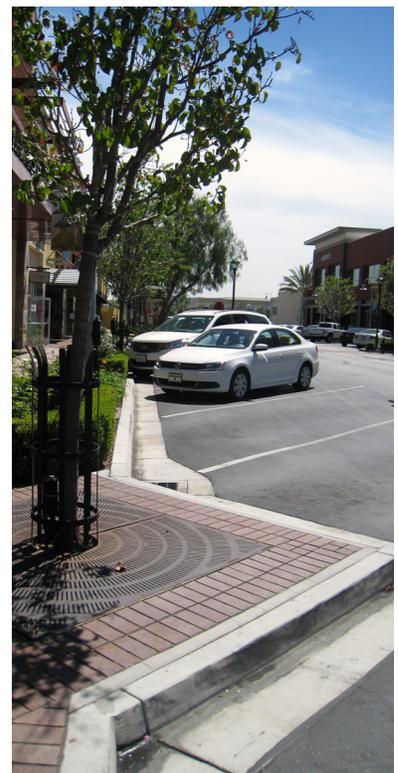
## 2.2.4 CIRCULATION

A carefully devised circulation network allows pedestrians, bicyclists, automobiles, and delivery vehicles to operate without conflict.

- Entries and gateways into the project are distinct and identifiable.
- Circulation patterns are simple and obvious.
- Paving and landscaping materials distinguish the types of circulation routes.
- Plant and material selection along circulation routes are used to identify distinct districts within the overall project.



## 2.2.4 CIRCULATION



## 2.2.5 BUFFERS AND ADJACENCIES



The need to create buffers and address adjacencies between uses also provides an opportunity for continuation of the project theme and elevation of the quality of development.

- Walls, when used, reflect the design theme and are enhanced by landscaping.
- Landscaping is used effectively as a transition between public and private space.
- Planters matching the theme of the project and planted with colorful flowers are used to separate vehicle and foot traffic and add to visual appeal of the project.



## 2.2.5 BUFFERS AND ADJACENCIES



## 2.2.6 SCREENS, FENCES, AND WALLS

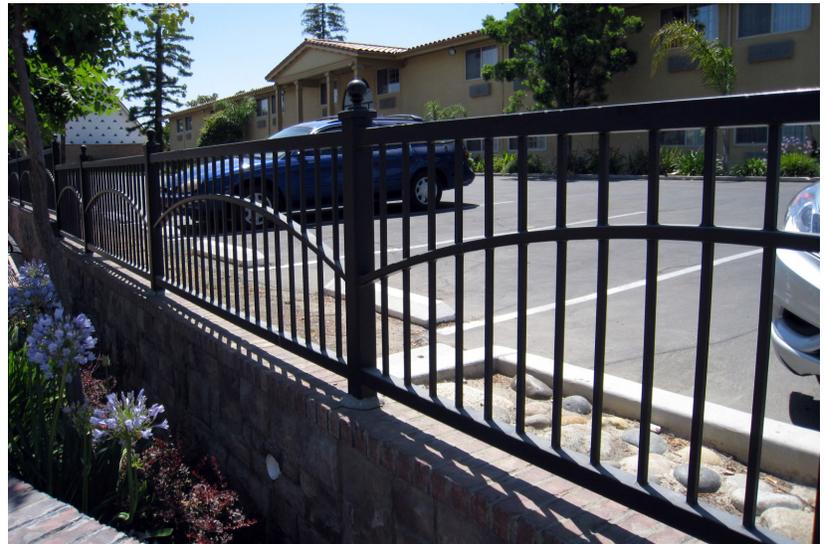


Screens, fences and walls act as buffers between uses, distinguish private space from public space and provide privacy.

- Fences and walls incorporate the project theme and add to the overall visual continuity of the project.
- Landscaping is effectively employed to screen undesirable uses from sight.



## 2.2.6 SCREENS, FENCES, AND WALLS



## 2.2.7 LANDSCAPING

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Landscaping can have a significant visual impact on a project through the quality of landscaping materials selected and the how landscaping is integrated throughout the project site.

- Landscaping both visually ties a project together and identifies distinct districts.
- Landscaping complements building architecture and site design and adds to the quality of design through a rich and diverse plant palette.
- Streets, promenades, public plazas, and smaller open spaces should have distinctive planting and landscaping treatments, making them unique and enjoyable pedestrian experiences.
- Plants are selected for specific purposes to enhance the project experience.



## 2.2.7 LANDSCAPING



## 2.2.8 SERVICES, UTILITIES, AND STORAGE



Delivery of goods and provision of services are necessary; however, they are designed to have minimal aesthetic and functional impact on the project.

- Trash enclosures are screened from view and integrated with the project architecture and landscaping.
- Truck bays and access are screened from view and designed to minimize truck traffic in heavily traveled areas of the project.
- Backflow prevention devices are incorporated into the landscape and screened from view.



## 2.2.8 SERVICES, UTILITIES, AND STORAGE



## 2.2.9 ARCHITECTURE

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The diversity and richness of architectural expression in a project allows for variation in building mass, height, proportion, and design to create a vibrant destination for residents and visitors.

- A diverse array of architectural details, colors, and high quality materials creates interest and enhances the pedestrian environment.
- Prominent roof lines, architectural projections, and special corner treatments such as rounded turrets establish a distinctive image.
- Entryways and building exteriors are enhanced by the use of recessed doorways and shading devices, such as colonnades and awnings.
- Quality building design ensures that individual development projects contribute to the overall character of the community, particularly the public realm.
- Buildings include architectural features that reflect the local vernacular and are appropriate to the local climate.



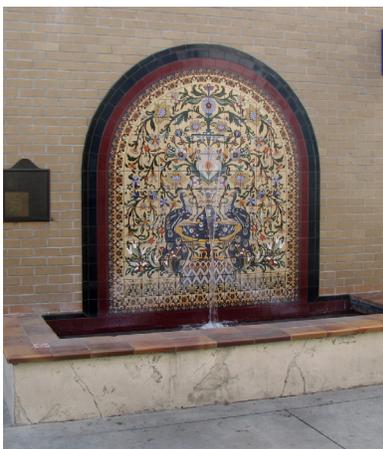
## 2.2.9 ARCHITECTURE



## 2.2.10 EXTERIOR COLORS AND MATERIALS

Exterior colors and materials are used to complement and enhance the architectural style or tenant of each building and to create a visually diverse experience for the pedestrian.

- A diversity of materials such as stone, wood, tile, concrete, metal and glass are introduced in different facade treatments to provide interest.
- A mixture of high quality materials in very visible places and in varying quantities have a large impact on the perceived quality of the area.
- Colors are carefully chosen to complement the architectural style or tenant of each building.
- Materials have been meticulously selected for their quality and aesthetic.



## 2.2.10 EXTERIOR COLORS AND MATERIALS



## 2.2.11 STREET FURNISHINGS



Street furnishings should reflect and complement the overall character of the project and provide consistency between distinct districts, creating an enjoyable and memorable experience.

- Benches and other features are designed to reflect the project theme.
- Tree grates and other project features incorporate the project logo.
- Trash receptacles, newspaper kiosks, light fixtures all feature similar design aesthetic and accent details.
- Bicycle racks are designed for form and function.



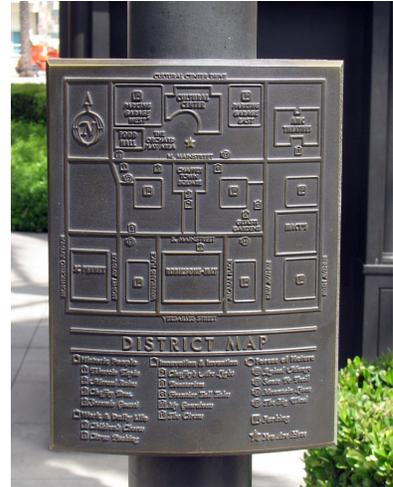
## 2.2.11 STREET FURNISHINGS



## 2.2.12 THEMATIC FEATURES

Thematic elements incorporated into various design features have a significant impact on establishing a sense of place and identity for a project.

- Project logo is incorporated into street furnishings, walkways, signage.
- Material selection and special paving patterns for public spaces continue the project theme.
- Use of a consistent landscaping palette establishes continuity.
- Project themes are incorporated into building design to reinforce project identity.



## 2.2.12 THEMATIC FEATURES



## 2.2.13 SIGNAGE



Signage plays a significant role in the visual impact of a project. Signs announce arrival at a distinct location, direct the flow of traffic, and provide information to the community through a variety of sign types, which are all coordinated around a project theme.

- Entry or gateway signs set the tone for project design and expectations.
- Project logos and themes are incorporated into directional, wayfinding, and other public space signs.
- Tenant signs, while individualized to reflect the tenant space, are well-constructed with high quality materials and oriented toward the user.
- Signs enhance, rather than distract from, the project experience.



## 2.2.13 SIGNAGE





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## CHAPTER 3 – LAND USE PROGRAM



CITY OF EASTVALE



### 3 LAND USE PROGRAM

#### 3.1. INTRODUCTION

This chapter describes the land use program for the Leal Master Plan. The land use program establishes the minimum/maximum amount and type of development allowed (or required) within the Leal Master Plan.

A land use map specifying locations for these uses has not been developed for this Master Plan. A map specifying the locations of various uses is required as part of the first Stage 2 submittal (see Chapter 5, Development Process).

#### 3.2. LAND USE TYPES AND DEVELOPMENT POTENTIALS

Table 3.1, Land Use Program, identifies the land uses that may occur within the Leal Master Plan along with details regarding the expected types of developments to occur within each land use type (and, in some cases, maximum and/or minimum amounts of development).

Table 3.1: Land Use Program

Land Use Type	Minimum/Maximum Permitted <sup>1,2</sup>	Details
<p data-bbox="349 1108 565 1142"><b>Lifestyle Center</b></p> 	<p data-bbox="750 1108 927 1182">325,000 SF to 1,300,000 SF</p>	<p data-bbox="1015 1108 1425 1297">This development type includes standard and mixed-use retail in a “Lifestyle Center” format (see Chapter 2, Project Character).</p> <p data-bbox="1015 1312 1393 1423">Minimum area ensures that a sufficiently sized retail area is developed.</p>

<sup>1</sup> Some, but not all, land use types include minimum and/or maximum amounts. If one or both is not shown in this table, then no minimum or maximum is established for that use type.

<sup>2</sup> Square footage identified in this Master Plan is “total usable area” as defined by the Building Owners and Managers Association 2010 Floor Measurement Standard (ANSI/BOMA Z65.1-2010).

Land Use Type	Minimum/ Maximum Permitted <sup>1,2</sup>	Details
<p data-bbox="318 359 597 390"><b>General Commercial</b></p> 	<p data-bbox="751 359 971 390">Up to 225,000 SF</p>	<p data-bbox="1013 359 1365 506">This land use type accommodates a “big-box” retail use that could occur within this Master Plan.</p>
<p data-bbox="329 783 586 814"><b>Commercial Office</b></p> 	<p data-bbox="751 783 971 856">Up to 920,000 SF No minimum</p>	<p data-bbox="1013 783 1425 1167">Maximum area is to ensure that this use is appropriately allocated in the project. Mixed-use development (office over retail or residential over office) may be allowed in accordance with development standards in Chapter 4. Hospital use is also permitted in this land use type.</p>
<p data-bbox="418 1194 496 1226"><b>Hotel</b></p> 	<p data-bbox="751 1194 971 1268">Up to 450 rooms No minimum</p>	<p data-bbox="1013 1194 1430 1377">Permitted in the Lifestyle Center and General Commercial land use districts in accordance with development standards in Chapter 4.</p>

Land Use Type	Minimum/ Maximum Permitted <sup>1,2</sup>	Details
<p style="text-align: center;"><b>Civic Center</b></p> 	<p>Not specified</p>	<p>Permitted anywhere in the project.</p> <p>Provides for a potential future city hall and other uses, such as a library, community center, or public park.</p>
<p style="text-align: center;"><b>Residential Medium Density (14–21 units per acre)</b></p> 	<p>No minimum No maximum</p>	<p>This category provides for residential development such as attached single-family homes, condominiums, and townhomes.</p>
<p style="text-align: center;"><b>Residential High Density (22–40 units per acre)</b></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>

Land Use Type	Minimum/ Maximum Permitted <sup>1,2</sup>	Details
<p><b>Other Community Features</b></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"> <li>• Fountains</li> <li>• Entry monuments</li> <li>• Gathering places</li> <li>• Parks</li> <li>• Open space</li> <li>• Trails</li> <li>• Water quality features</li> </ul>

### 3.3. LAND USE ENTITLEMENT

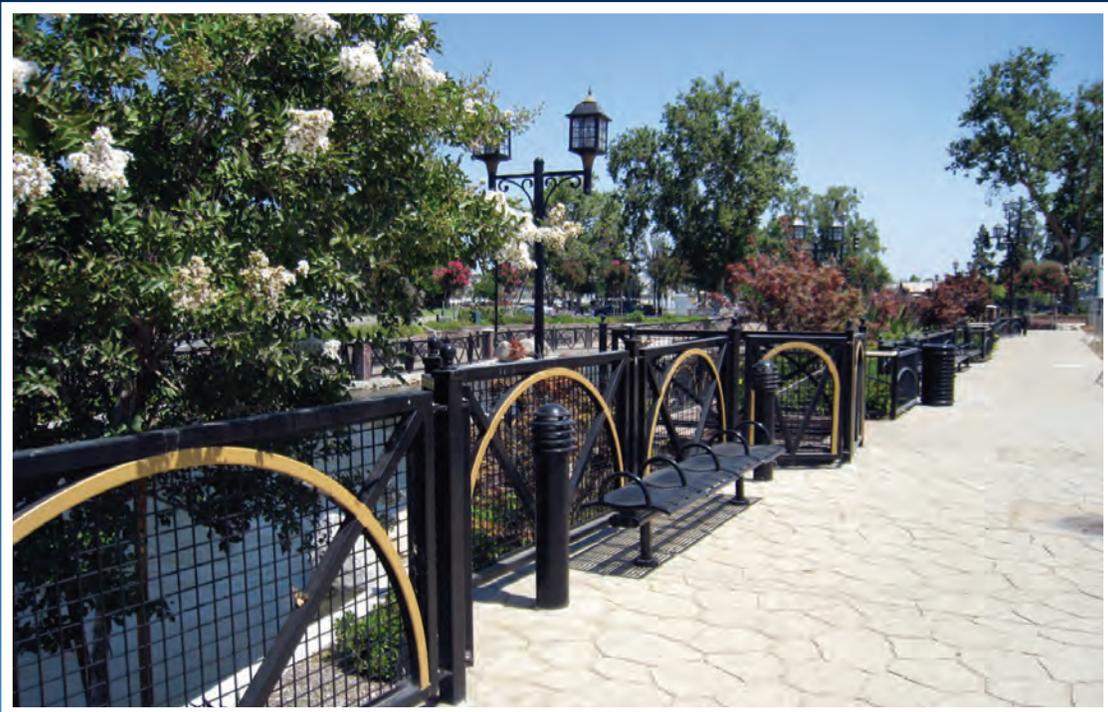
The purpose of this Master Plan is to provide an opportunity for development of the site based on optimal market conditions. As a result, the land use mix and layout will not be fully defined until the second stage of the development process as described in Chapter 5.

The character and quality of development envisioned by the City is described in Chapter 2, Project Character. Development standards that must be followed are discussed in Chapter 4.

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## CHAPTER 4 – DEVELOPMENT STANDARDS



CITY OF EASTVALE



## 4 DEVELOPMENT STANDARDS

This chapter contains the permitted uses and development standards for the Leal Master Plan. Standards not addressed in this chapter are subject to the City of Eastvale Zoning Code in effect at the time a development application is filed. Additionally, in order to be approved by the City, development will need to comply with the quality expectations and community features identified in Chapter 2 of this Master Plan.

### 4.1. LAND USE DESIGNATIONS AND USES

The Leal Master Plan allows the development of a wide mix of uses—retail, office, hotel, civic center, residential, and recreation/entertainment—that are intended to transform the Leal Master Plan into Eastvale’s town center. A land use plan specifying locations for these land use districts has not been developed; the land use plan will be designed and submitted as described in Chapter 5, Development Process. Once the land use plan is adopted, it will show the location and extent of each land use category in this Master Plan.

#### 4.1.1. Land Use Districts

The following are the land use districts established by this Master Plan. The minimum and maximum buildout potential of uses in each land use category is described in Chapter 3, Land Use Program. Uses that are permitted, conditionally permitted, or prohibited in each land use district are listed below and in Section 4.1.2.

**Lifestyle Center (LC)** – Accommodates a mix of pedestrian-oriented retail, office, and residential uses with a prominent open space network of landscaped streets, paseos, promenades, and public space that forms a central community gathering place. Uses that are prohibited in this district are shown in Section 4.1.2.

Uses permitted and conditionally permitted in the LC land use district are:

#### Permitted Uses

- Retail Sales and Services, Large and Small Scale
- Kiosks, Vendor Carts, Vending Machines
- Restaurants and other eating establishments, including outdoor dining
- Theaters, Theatrical, Musical Performances
- Hotels
- Professional Offices (e.g., real estate office, architects, insurance) – must be above the ground floor
- Residential Units – must be above the ground floor

Conditionally Permitted Uses

- Personal Service Establishments, including day spas, therapeutic massage, etc.
- Governmental Uses, including police and fire facilities, etc.
- Live-Work Units

**General Commercial (GC)** – Allows a mix of retail and office uses that may include neighborhood and regional retail stores, restaurants, entertainment, hotels, civic center, and small-scale professional offices. Permitted and conditionally permitted uses in the GC land use district are the same as those in the General Commercial (C-1/C-P) zone of the Eastvale Zoning Code, except as listed below. Uses that are prohibited in this district are shown in Section 4.1.2.

Permitted and conditionally permitted uses for the GC land use district that differ from the C-1/C-P zoning district are:

Permitted Uses

- Kiosks, Vendor Carts, Vending Machines
- Outdoor Dining
- Residential Units – must be above the ground floor

Conditionally Permitted Uses

- Automobile Service and Repair
- Governmental Uses, including police and fire facilities, etc.
- Caretaker Units
- Live-Work Units

**Commercial Office (CO)** – Accommodates large-scale professional offices such as a medical office building, hospital, and flexible space for design studio and other similar uses. Some limited retail and service uses are allowed. Permitted and conditionally permitted uses in the CO land use district are the same as those in the Commercial Office (C-O) zone of the Eastvale Zoning Code, except as listed below. Uses that are prohibited in this district are shown in Section 4.1.2.

Permitted and conditionally permitted uses for the CO land use district that differ from the C-O zoning district are:

Permitted Uses

- Clinics, including Medical, Dental, Chiropractic
- Residential Condominiums – must be above the ground floor

Conditionally Permitted Uses

- Outdoor Dining
- Animal Hospitals

**Residential Medium (RM)** – Allows medium-density residential housing types such as townhouses and condominiums. Density in this land use area ranges from 14 to 21 dwelling units per acre. Permitted and conditionally permitted uses in the RM land use district are the same as those in the General Residential (R-3) zone of the Eastvale Zoning Code. Uses that are prohibited in this district are shown in Section 4.1.2.

**Residential High (RH)** – Allows high-density residential housing ranging from 22 to 40 dwelling units per acre. Typical housing types in this zone are townhouses, condominiums, and apartments. Permitted and conditionally permitted uses in the RH land use district are the same as those in the General Residential (R-3) zone of the Eastvale Zoning Code. Uses that are prohibited in this district are shown in Section 4.1.2.

**Civic Center (CC)** – Allows for a potential future city hall and other public facilities, such as a library, community center, or public park. Ancillary uses such as retail, professional office, and eating establishments are permitted in this land use district. Permitted and conditionally permitted uses in the CC land use district are listed below. Uses that are prohibited in this district are shown in Section 4.1.2.

Permitted Uses

- Governmental Uses, including police and fire facilities, etc.
- Community Center
- Kiosks, Vendor Carts, Vending Machines
- Outdoor Dining
- Restaurants and other eating establishments
- Professional Offices (e.g., real estate office, architects, insurance)

### 4.1.2. Prohibited Uses

The following uses are prohibited in all land use districts.

- Apiaries
- Automobile Parts and Supply Stores
- Automobile Service and Repair (except in the General Commercial land use district, where this use is permitted with a Conditional Use Permit)
- Bail Bonds/Pawnshops
- Casinos, including card clubs/rooms
- Check-Cashing and Payday Advance
- Discount Stores (i.e., 99 Cents Only Store, Dollar General, Dollar Tree, etc.)
- Drive-In or Drive-Through Operations or Facilities
- Flea Markets/Swap Meets
- Fortune-Telling, Spiritualism, Palm Reading, or Similar Activity
- Funeral Parlors or Mortuaries
- Halfway Houses
- Mini-Storage Facilities
- Mobile Home/Trailer Sales, Rental, or Storage
- Motels
- Recreational Vehicle Parks
- Sex-Oriented/Adult Businesses, as defined in the Eastvale Municipal Code
- Single-Room Occupancy Units
- Soup Kitchens
- Stores selling used, damaged, or discounted merchandise
- Truck Service

## 4.2. STANDARDS RELATED TO SPECIFIC USES

The following standards apply to specific uses. Uses not listed here will be subject to a determination by the Planning Director.

### 4.2.1. Outdoor Kiosks, Vendor Carts, and Vending Machines

- a) Signage: All signs on outdoor kiosks, vendor carts, and vending machines shall be regulated by Section 4.3.12 of this Master Plan.
- b) Minor Development Review: Prior to commencement of each outdoor kiosk, vendor cart, and vending machine on public property, the business owner shall obtain approval from the Planning Director for the size, design, and aesthetic characteristics, including signage, to ensure the facility is consistent with the overall characteristic of the development.

### 4.2.2. Live-Work Units

Development standards and design criteria for live-work units shall be provided in Stage 2 with the submittal of a live-work development. The development and design standards shall be consistent with the standards listed below.

- a) Definition: A “live-work unit” is a single unit consisting of both a commercial and a residential component that is occupied by the same resident and has internal direct access between the two uses.
- b) Leasable Floor Area Requirements: The total leasable floor area shall be at least 1,000 square feet. A minimum of the first 30 feet from the unit frontage at the ground floor shall be limited to permitted commercial activities.
- c) Internal Layout: The living space within the live-work unit shall have an internal direct access to the commercial area of the unit.
- d) Access to Units: Access to individual units above the ground floor shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified for emergency access.
- e) Street Frontage: Live-work units fronting a street shall have a pedestrian-oriented frontage that publicly displays the interior of the nonresidential areas.
- f) Occupancy: At least one of the full-time workers of the live-work unit shall reside in the unit. The residential or commercial area shall not be rented separately.

### 4.2.3. Restaurants and Other Eating Establishments, Including Outdoor Dining

The purpose and intent of the standards in this section is to regulate the number, location, and operation of restaurants in order to maintain the Master Plan’s unique character and attract the type and quality of restaurant uses expected from residents and visitors in Eastvale. Development standards and design criteria for restaurants and other eating

establishments, including outdoor dining, shall be provided in Stage 2 with the submittal of a land use plan. The development and design standards shall be consistent with the standards listed below.

Restaurant Development Approval: All eating establishments within the Leal Master Plan (including small, specialty coffee and eating places) will require review and approval of a Restaurant Development Approval (RDA) permit by the Planning Commission. Approval of an RDA permit will require that the following findings be made:

1. The proposed restaurant meets all applicable standards and requirements of the Eastvale Zoning Code.
2. The proposed restaurant is in keeping with the City's desire to create a high-quality shopping, entertainment, and dining environment in the Leal Master Plan and meets the expectations for quality and character as defined in this Master Plan.

### 4.3. PROJECT-WIDE DEVELOPMENT STANDARDS

#### 4.3.1. Civic Center Standards

The Civic Center (CC) district is intended to be a community gathering place in the Leal Master Plan comprising a wide variety of public facilities. Ancillary uses such as retail, professional office, and eating establishments are permitted in this land use district.

Developments in the Civic Center district shall be consistent with the project characteristics and level of quality and amenities described in Chapter 2.

Development standards including parking and landscaping requirements for the Civic Center district shall be submitted as part of Stage 2 as described in Chapter 5, Development Process.

#### 4.3.2. Lifestyle Center Standards

The Lifestyle Center (LC) district is envisioned to be the focal point in the Leal Master Plan and will be distinguished from the commercial and office districts primarily by the district's scale. The intent is to develop a regional open-air marketplace for retail and specialty uses that are not currently present in Eastvale and in nearby communities. Stand-alone commercial and office uses not directly associated with the Lifestyle Center district shall be limited in scale.

Developments in the Lifestyle Center district shall be consistent with the project characteristics and level of quality and amenities described in Chapter 2.

Development standards including parking and landscaping requirements for the Lifestyle Center district shall be submitted as part of Stage 2 as described in Chapter 5, Development Process.

### 4.3.3. General Commercial Standards

The General Commercial (GC) district is intended to create and enhance opportunities for businesses that provide goods and services serving the community or the regional market demand. Developments of one large-format and some mid-sized stores, offices, and other community-serving retail uses are envisioned in this area.

Commercial uses shall be developed to comply with the development standards of the General Commercial (C-1/C-P) zone of the Eastvale Zoning Code and the project characteristics and level of quality and amenities described in Chapter 2.

Development standards and design guidelines for placing retail pads and large-format stores must be submitted in Stage 2 as described in Chapter 5, Development Process.

### 4.3.4. Commercial Office Standards

The Commercial Office (CO) land use district provides opportunities for large-scale professional offices and flexible spaces for a wide variety of uses. Limited retail and residential uses are allowed as ancillary uses to the main office use. Office uses in this district are limited to a total of 920,000 square feet of rentable area and shall comply with the development standards of the Commercial Office (C-O) zone of the Eastvale Zoning Code or comply with other development standards provided in Stage 2 as outlined in Chapter 5, Development Process. Development shall also reflect the project characteristics and level of quality and amenities described in Chapter 2.

### 4.3.5. Residential Standards

The Residential Medium (RM) and Residential High (RH) land use districts are designed to satisfy housing demand in the area for a wide variety of residential product types. The anticipated housing type is primarily multi-family in close proximity to shopping and recreation areas. The residential scale may consist of single- or multi-story structures with open space retained within the project.

Development in these land use districts, including parking, shall be consistent with the development standards of the General Residential (R-3) zone of the Eastvale Zoning Code and shall comply with the development standards provided in Stage 2 with the submittal of the first residential development project, as described in Chapter 5, Development Process.

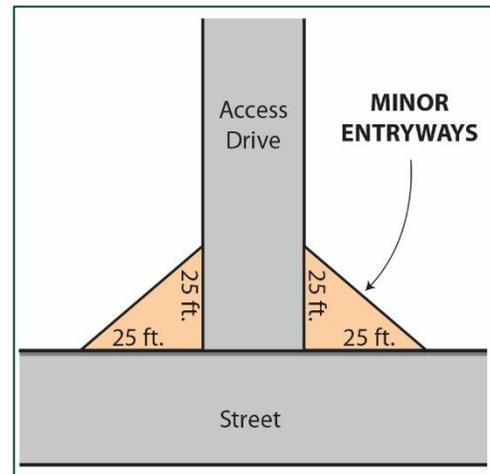
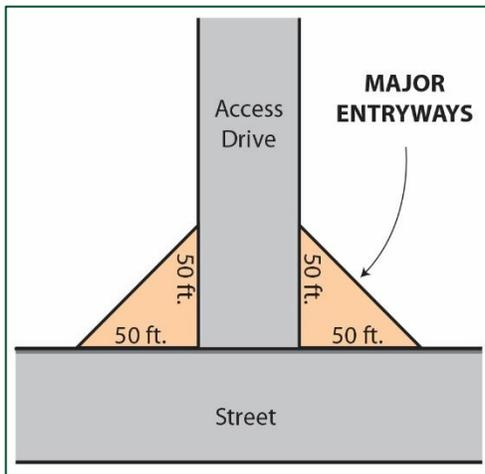
Development standards provided in Stage 2 shall include standards for on-site landscaping coverage, common open space, recreation, and community amenities (see Chapter 5 for more information).

### 4.3.6. Community Features Standards

Community features such as fountains, entry monuments, parks, and trails are significant components in the Leal Master Plan. Development standards for these features shall be submitted with the land use plan in the first phase of Stage 2 as described in Chapter 5, Development Process.

The development and design standards for entryway statements shall be consistent with Chapter 2, Project Character, of this Master Plan and the following:

- A signature fountain shall be installed at the major corner of Limonite Avenue and Hamner Avenue. The design for the fountain shall be submitted in Stage 2 as described in Chapter 5.
- Major and minor entryways into the Master Plan shall be identified with special gateway treatments to announce arrival into the project area. The minimum sizes of each are shown in the figures below. The design for the entryways shall be submitted in Stage 2 as described in Chapter 5.



- Entryway feature treatments may include public art and/or special architectural elements such as sculptures, fountains, signage, or enhanced landscaping. All entry points shall be defined through the use of landscaping, trees, and/or architectural elements.
- Entryway statements shall satisfy the design guidelines provided in the Eastvale Design Standards and Guidelines.
- Entryways should be designed to provide a clear sense of arrival and set the tone for the overall design quality in Eastvale.

### 4.3.7. Circulation Plan

The Leal Master Plan has six major points of access (e.g., signalized): two from Limonite Avenue, two from Hamner Avenue, one from 58<sup>th</sup> Street, and one from Scholar Way. These entry points are shown in Figure 5.2-1 in Chapter 5.

In addition to these major entry points, secondary access will be provided from the major streets surrounding the project via right-in-right-out or median-controlled accessways.

All of the project's access points will provide an opportunity to create a sense of arrival by creating entryway statements or gateways with landscaping, signage, fountains, and buildings. See Section 0 in this chapter for the design standards for the major entry points.

This Master Plan does not establish an internal circulation system at this time and will be provided in Stage 2 with the first phase of development as outlined in Chapter 5, Development Process. The internal circulation system shall be designed to be consistent with Chapters 4 and 5 of the Eastvale Design Standards and Guidelines for residential and nonresidential site and street design.

### 4.3.8. Pedestrian and Bicycle Plan

A pedestrian and bicycle access and circulation plan shall be provided in Stage 2 with the submittal of the vehicular circulation plan. The plan shall be designed to comply with the following:

- Pedestrian and bicycle access shall be provided along all major roadways and internally within each development to allow connectivity from the streets to the businesses.
- Pedestrian and bicycle connections shall be provided from the street to the interior of the project that minimize conflicts with vehicular traffic.
- Sidewalks shall be shown on each street section.
- Pedestrian and bicycle access shall be consistent with Chapters 4 and 5 of the Eastvale Design Standards and Guidelines for residential and nonresidential site design.

### 4.3.9. Parking

#### **Parking Requirements**

Vehicular and bicycle parking in the General Commercial, Commercial Office, Civic Center, Residential Medium, and Residential High districts shall comply with the parking standards and requirements in the Eastvale Zoning Code.

Parking standards in the Lifestyle Center shall be provided in Stage 2 as described in Chapter 5, Development Process.

### **Parking Lot Design**

Parking lot design standards and guidelines shall be provided in Stage 2 with the submittal of the first nonresidential development, as described in Chapter 5. The design standards for the parking area shall be consistent with the Eastvale Design Standards and Guidelines and with the following:

- Parking lots and structures shall be designed to be functionally and visually integrated and connected. Developments on separate parcels shall provide common access and parking areas.
- All parking areas shall be screened with landscaping and/or decorative walls from all residential developments and pedestrians along the public right-of-way.
- Parking lots should be separated into smaller units with landscaping or low walls.
- Different landscape design should be used to differentiate major access aisles from the rest of the parking area.
- Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment.

### **4.3.10. Building Height, Setback, Mass, Form, and Placement**

#### **Residential Medium and Residential High**

Development and design standards for height, setback, mass, form, and placement of multi-family residential buildings shall be provided in Stage 2 as described in Chapter 5, Development Process. The design standards shall be consistent with the residential standards in the Eastvale Design Standards and Guidelines.

#### **Lifestyle Center, Civic Center, General Commercial, and Commercial Office**

Development and design standards for height, setback, mass, form, and placement of buildings in the Lifestyle Center, Civic Center, General Commercial, and Commercial Office districts shall be provided in Stage 2 as described in Chapter 5, Development Process. The standards shall be consistent with the following:

- Roof equipment should be screened from street-level viewpoints, with raised parapets, louvers, or other equivalent solutions. Screening should be integral to the architecture of the building and should not be perceived as an appendage.
- Service areas and equipment at grade, including mechanical, electrical, communications, emergency, and transportation equipment, should be screened from ground-level viewpoints.

- Buildings should have a minimum height of 20 feet to the top of the roof and 24 feet to the top of the parapet or ridgeline.
- Buildings should address the street and have doors and windows that open onto the street.
- New buildings should relate to existing buildings by making reference to elements of similar scale and to parapet, cornice, lintel, and sill lines.

#### 4.3.11. Street Landscape Treatment

Street landscape treatment shall be designed to complement the unique character of each street and consistent with the Major Roadway Landscaping section of the Eastvale Design Standard and Guidelines. Standards for landscaping along the perimeter of the project site shall be submitted in Stage 2, as discussed in Chapter 5, and shall comply with the following:

- All intersections along major roadways shall have an entrance designation and shall be designed per the design standards in Section 0.
- Trees shall be used both as landmarks at focal areas of the project and as shade-creating elements of the streetscape.
- Landscaping shall be designed with attractive plants that allow the efficient use of water and other resources.

Standards for landscaping along the interior streets shall be submitted in Stage 2, as outlined in Chapter 5, Development Process.

#### 4.3.12. Signage

##### **Lifestyle Center and Civic Center**

Size, location, and design standards, including sign type, material, and illumination, for signage for the Lifestyle Center and Civic Center districts shall be submitted in Stage 2, as outlined in Chapter 5, Development Process. The standards shall include design standards for a Master Plan Area Map and wayfinding signage that are consistent with Sections 4.3.13 and 4.3.14 below.

##### **General Commercial, Commercial Office, Residential Medium, and Residential High**

Sign size standards for the General Commercial, Commercial Office, Residential Medium, and Residential High districts shall be per the latest version of the Eastvale Zoning Code.

Location and design standards, including sign types, material, and illumination, for all land use districts shall be submitted in Stage 2, as outlined in Chapter 5, Development Process.

The sign standards submitted in Stage 2 shall include standards for the following:

- a. Construction signs
- b. Grand opening/coming soon signs for both commercial and residential
- c. For sale/lease signs for both commercial and residential
- d. Model home signs
- e. Kiosks and vending machines

### 4.3.13. Master Plan Area Maps

Large area maps should be placed at the information booth in the Lifestyle Center and at the main entrances to the Lifestyle Center and the General Commercial retail area. These maps could be combined with local area information/history, advertising, events calendars, etc.

### 4.3.14. Wayfinding Signs

A master plan for wayfinding signs for vehicles, bicyclists, and pedestrians shall be submitted in Stage 2, as outlined in Chapter 5, Development Process. This plan shall include the following:

- Standards for directional and information signs that are attractive, clear, and consistent in theme, location, and design.
- Standards and criteria to identify locations of key destinations and facilities, such as public parking, transit stops, parks, shopping, and civic destinations.
- Standards for the co-location of wayfinding signs with other streetscape furniture, such as light standards and transit shelters, where possible, to enhance visibility and reduce visual clutter in the public realm.
- Standards to provide consistency between signage and street furniture throughout the Leal Master Plan. This can include customized poles and mounts for regulatory signs and lighting fixtures, and an area logo, font, and color scheme. See Chapter 2, Project Character, for examples.
- Standards for elements such as pole banners or decorative paving elements that can serve as public art, branding, and wayfinding.
- Standards and criteria for the location of wayfinding signs. These signs should be placed at strategic locations throughout the Master Plan, providing directions to parking facilities (auto and bicycle), transit stops, and walking and bicycling routes to nearby parks, plazas, neighborhoods, and other destinations.

# LEAL

MASTER PLAN

## CHAPTER 5 – DEVELOPMENT PROCESS



CITY OF EASTVALE



## 5 DEVELOPMENT PROCESS

The goal of the Leal Master Plan is to encourage development of the desired development and level of quality (see Chapter 2, Project Character, and Chapter 3, Land Use Program), while allowing flexibility in the design and implementation of the project. To achieve this, a staged development process has been established which provides for the developer(s) of the project to establish the detailed standards, guidelines, and plans that will be used to guide the development of the project.

The intent of the staged development process is to allow prospective developers to respond to market demand by proposing design guidelines and select development standards at the time of project conception as opposed to the City establishing strict requirements prior to any development being proposed for the Leal Master Plan. This Master Plan also avoids selecting a specific design *theme* or *style*, while requiring that overall design *quality* meets the City's goals for the project, as shown in Chapter 2.

While the City intends to allow flexibility in the project design and layout through implementation of the staged development process, this Master Plan also establishes specific parameters for the design and quality of the project, which must be met by any future development.

Phasing requirements have also been established to ensure that a unifying theme for the Leal Master Plan and comprehensive project-wide plans are developed prior to any development taking place. These phasing requirements will ensure that the City's goal of a comprehensive, high-quality project may be realized.

This chapter establishes the process through which all proposed development is submitted, reviewed, and approved, including requirements for the staged development process and requirements for phasing of developments.

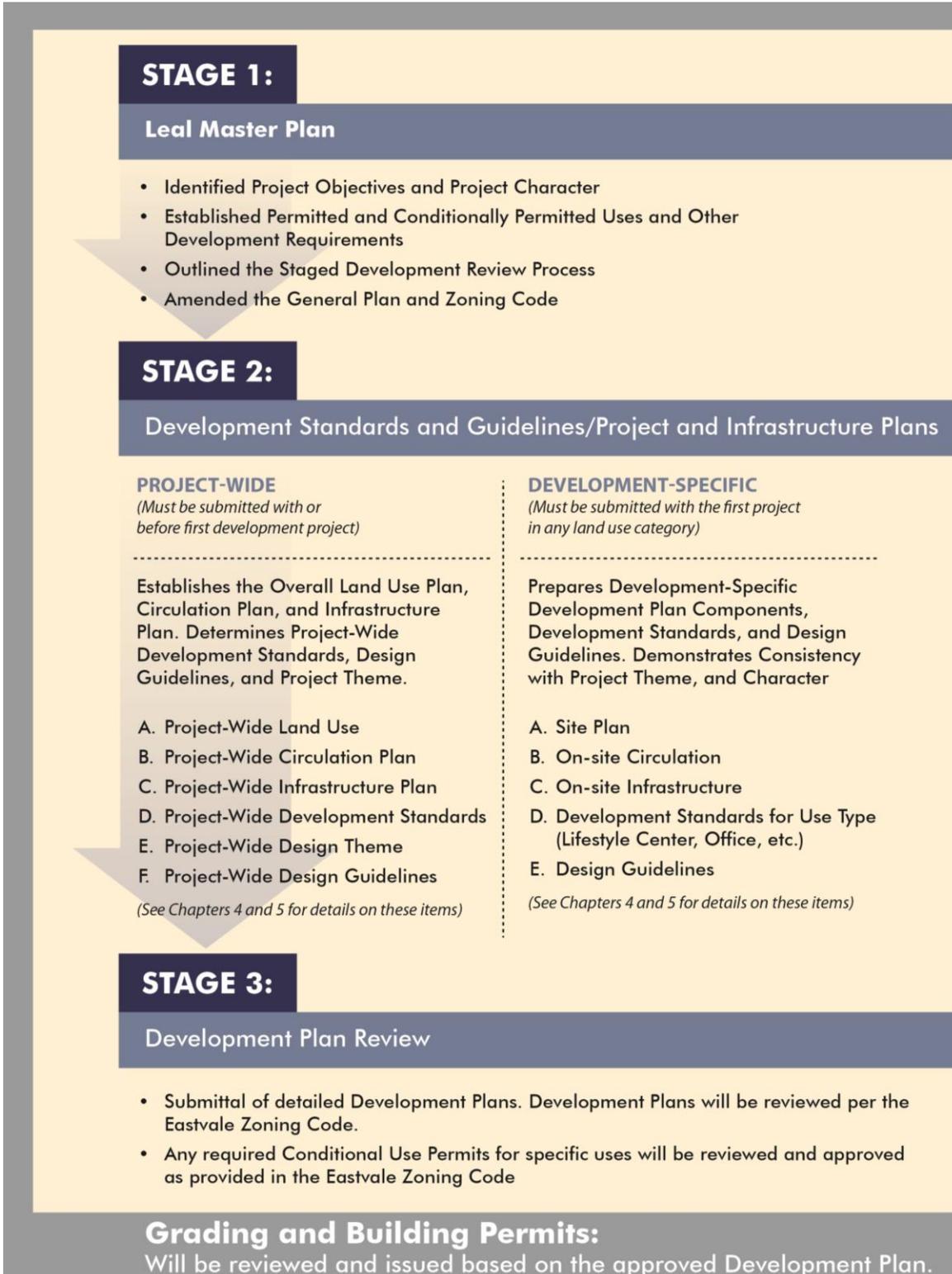
### 5.1. STAGED DEVELOPMENT PROCESS SUMMARY

The staged development process has been established for all proposed developments in the Leal Master Plan. The process consists of the following three stages:

- Stage 1, Leal Master Plan
- Stage 2, Development Standards and Guidelines/Project and Infrastructure Plans
- Stage 3, Development Plan Review

Figure 5.1, Staged Development Process, illustrates these steps. The steps are summarized in more detail following the figure.

Figure 5.1: Staged Development Process



### **Stage 1: Leal Master Plan**

This first stage in the approval process was completed with the adoption of this Master Plan and the associated General Plan Amendment and Change of Zone. These approvals accomplished the following:

- Identified the project objectives and project character.
- Established permitted and conditionally permitted uses and other development requirements.
- Outlined the staged development review process.
- Created an expanded General Plan policy for the Leal Master Plan and amended the General Plan Land Use Map to show uses consistent with the new Leal Master Plan policy.
- Amended the Zoning Code to provide for the creation and adoption of Master Plans (including this Master Plan) and amended the Zoning Map to reflect the Leal Master Plan.

The Stage 1 process also included the certification of a Final Environmental Impact Report, which provided an analysis of the impacts of this Master Plan.

### **Stage 2: Development Standards and Guidelines/Project and Infrastructure Plans**

The second stage in the approval process will follow the adoption of this Master Plan. Stage 2 will likely happen after a developer has been selected for the project and will focus on (1) preparing project-wide development criteria and guidelines which are not included in this Master Plan, and (2) creating detailed plans for the first phase(s) of development based on these criteria and guidelines and this Master Plan.

The submittals required in Stage 2 will:

- Establish the overall land use plan, circulation plan, and infrastructure plan.
- Determine project-wide development standards and design guidelines.
- Establish the project theme.
- Prepare specific development plan components.
- Create development-specific development standards and design guidelines.
- Demonstrate consistency with project theme and character.

The submittal of the Stage 2 materials will trigger additional environmental review to determine whether impacts will result that were not examined in sufficient detail in Stage 1.

### **Stage 3: Development Plan Review**

Stage 3 will consist of the submittal of specific development projects through the Development Plan Review process established in the Eastvale Zoning Code.

The submittal of detailed development plans may trigger additional environmental review to determine whether impacts will result that were not examined in sufficient detail in Stages 1 or 2.

Also at this time, any required Conditional Use Permits for specific uses will be reviewed and approved as provided in the Eastvale Zoning Code.

### **Grading and Building Permits**

Finally, grading and building permits will be reviewed and issued based on the approved development plans.

## **5.2. STAGED DEVELOPMENT PROCESS SUBMITTAL REQUIREMENTS**

The following sections describe the items that must be submitted at various points in the development process. Because Stage 1 was completed with the adoption of this Master Plan, no submittal requirements apply and are therefore not shown here.

### **5.2.1. Stage 1: Master Plan**

This Leal Master Plan is the implementing mechanism for the MP (Master Plan) zone district for the Leal property. It sets the vision for development of the project site, assigns a land use program, establishes development standards, and outlines the process by which the property will develop and this Master Plan will be implemented.

As noted above, there are no submittal requirements for Stage 1, which was completed with the adoption of this Master Plan.

### **5.2.2. Stage 2: Development Standards and Guidelines/Project and Infrastructure Plans**

Stage 2 establishes submittal requirements for all phases of development, including the project-wide development plan components and development-specific development plan components, as summarized in Table 5.1, Stage 2 Components Submittal Requirements.

All development plan components must demonstrate consistency with the project vision (see Chapter 2, Project Character) and are required to be consistent with the development standards for this Master Plan (see Chapter 4, Development Standards) as well as with any phasing requirements (see Chapter 6, Implementation Plan). All project-wide and development-specific development plan components must be internally consistent.

Table 5.1: Stage 2 Components Submittal Requirements

Development Plan Component	Project-Wide Submittal Requirement	Development-Specific Submittal Requirement						
		Comm. General	Comm. Lifestyle Center	Hotel	Civic Center	Office	High Density Res.	Medium Density Res.
Land Use Plan	X				X			
Landscape Plan					X			
Infrastructure Plan	X				X			
Circulation Plan	X				X			
Development Standards <sup>1</sup>	X				X			
Design Guidelines <sup>1</sup>								
Site Design and Circulation	X	X	X	X		X	X	X
Thematic Features	X							
Architecture		X	X	X		X	X	X
Signage		X	X			X	X	X
Services, Utilities, Storage		X	X	X		X	X	X
Screens, Fences, and Walls		X	X			X	X	X

<sup>1</sup> X = If shown in Section 5.2.2.1 as a required Stage 2 submittal, must be provided prior to or with the first project submittal for each land use type.

### 5.2.2.1. Project-Wide Development Plan Components

The following project-wide development plan components must be submitted with the first phase of proposed development. The approving authority for all project-wide development plan components is the Planning Commission. Project-wide development plan components will be processed as a Major Development Plan Review.

*Note: In addition to these project-wide development plan components, the submittal of the first development proposal for any of the land use types described in Chapter 3 must be preceded by the submittal of the required development-specific development plan components. See Section 5.2.2.2 for more information.*

#### **Project-Wide Land Use Plan**

The design and layout of each land use type in the project area is critical to the overall perception of the Leal Master Plan. The project-wide land use plan will establish the general location for all land uses. The goal of this land use plan is to establish land uses for the entire Leal Master Plan that will allow for the integration of building and site improvements into a unified setting with minimal impact on adjacent uses and to create an appealing community.

Careful attention should be paid to the location of the lifestyle center, the proximity of nonresidential land uses to residential land uses, and the relationship of proposed land uses to existing land uses.

At a minimum, the land use plan must include the following elements:

- General location and size of the land use types described in Chapter 3, Land Use Program.
- Location of primary internal roadways/accessways to serve the land uses.
- Location of centralized or concentrated open/public spaces.
- Location of the major project water feature.

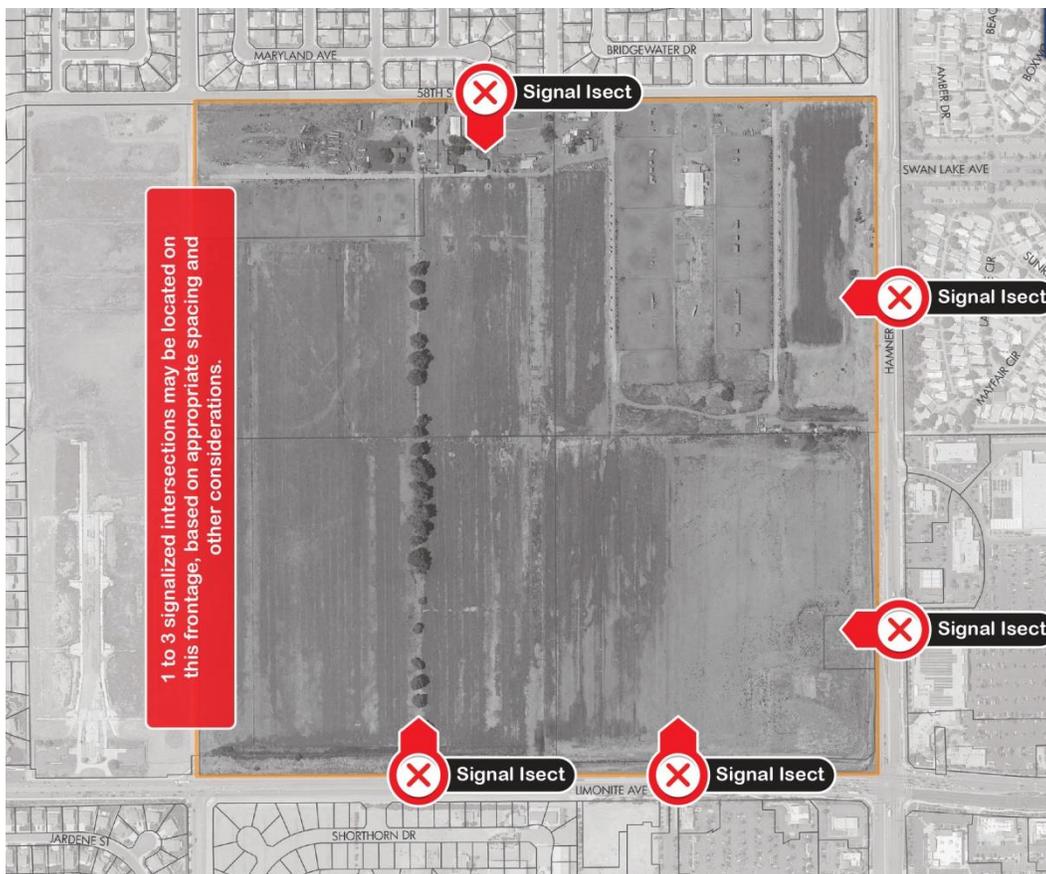
#### **Project-Wide Circulation Plan**

The project-wide circulation plan builds on the land use plan by providing additional details on vehicular, pedestrian, and bicycle circulation networks within the site.

At a minimum, the circulation plan shall identify:

- Location and dimensions of existing streets and rights-of-way surrounding the Leal Master Plan.
- Location and dimensions of proposed major on-site streets/accessways (and rights-of-way if public streets are proposed). These on-site streets/accessways must align with the major entry points shown in Figure 5.2, Project Entry Points.
- Major pedestrian paths/routes.
- Class I and II bikeways.
- Locations and dimensions of driveways into areas which are proposed to be developed.
- Phasing of roadways, which may be provided in the form of specific phases *or* in the form of level of service standards to be met throughout the lifetime of the project.

Figure 5.2: Project Entry Points



***Project-Wide “Backbone” Infrastructure Plan***

The project-wide infrastructure plan identifies existing and proposed infrastructure facilities and identifies future “backbone” infrastructure capacity needs to accommodate full buildout of the Leal Master Plan.<sup>1</sup> See Chapter 6, Implementation Plan, for backbone infrastructure development requirements.

At a minimum, the infrastructure plan must identify:

- Location and size of existing and proposed water and sewer mains to serve the development.
- Location and general size of drainage, detention, and retention areas.
- Existing and proposed easements.
- Phasing of infrastructure, which may be provided in the form of specific phases *or* in the form of performance standards to be met throughout the lifetime of the project.

***Project-Wide Development Standards***

Chapter 4, Development Standards, outlines the development standards applicable to potential developments proposed within the Leal Master Plan. . However, to accomplish the goal of allowing maximum design flexibility to encourage a high-quality level of design, the Leal Master Plan provides that some development standards be proposed by the applicant.

The proposed development standards may differ from those established by the City of Eastvale Zoning Code and shall be reviewed and approved, as appropriate, during the review and approval process for all project-wide development plan components. The development standards that must be submitted with the initial Stage 2 submittal are listed below. Performance criteria for the required development standards are further defined in Chapter 4, Development Standards. These standards will be subject to Planning Commission review and approval as part of the approval of the Stage 2 process. The approval of these standards is not considered an amendment to this Master Plan.

- Landscaping development standards for perimeter landscape treatments.
- Wayfinding sign development standards, including location and size requirements.

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<sup>1</sup> “Backbone” infrastructure is intended to serve the entire project. See Section 5.2.2.2 for additional discussion of required development-specific infrastructure submittals.

- Community features development standards for the signature fountain, entry monuments, parks, and trails.

*Please see Section 5.2.2.2 for additional development-specific development standards that must be submitted with or prior to the development of certain land use types.*

### ***Project-Wide Design Guidelines***

The intent of the project-wide design guidelines is to ensure that the Leal Master Plan is developed with a high level of quality and to establish a framework that provides physical continuity throughout the various developments. Quality development is realized through an attention to detail that is carried forth from the initial concept to final construction (see Chapter 2, Project Character).

While promoting a high level of design quality, the design guidelines should also provide flexibility in order to encourage creativity on the part of subsequent property owners and designers.

The project-wide design guidelines should be general and illustrative. They are guidelines, not requirements; however, enough detail must be included to provide adequate direction for the preparation of the development-specific development plan components that will comply with the desired aesthetic quality expressed in the project vision. These design guidelines also establish the design framework that the City will use to evaluate proposed developments.

The design guidelines shall, at a minimum, address the following design components:

#### ***Site Design and Circulation***

Site design and circulation guidelines should address siting of future uses in the Leal Master Plan with the goal of ensuring maximum connectivity within the site and to surrounding land uses while having minimal impacts. The following areas should be incorporated into the project-wide design guidelines:

- Criteria for the siting and orientation of buildings.
- Buffers between different land use types and between public and private spaces.
- Location and preferred orientation of public/open spaces, amenities, connectivity between public spaces and adjacent land uses, transit, etc., and strategies to promote safety and visibility.
- Siting of design elements in the public realm, including plazas and other outdoor gathering spaces.

- Access between different land use types for vehicular, bicycle, and pedestrian connectivity.
- Criteria for street design, transit facilities, and pedestrian and bicycle routes.
- Siting and design of parking areas and their relationship and access to buildings and public spaces.
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character).

### *Thematic Features*

The thematic features guidelines shall establish the required identifying features for incorporation into both public spaces (e.g., wayfinding signage design, hardscape materials, public landscaping materials, plaza design, project logo, street furnishings, lighting design) and some private spaces (e.g., tenant space signage materials, architectural styles).

At a minimum, the thematic features design guidelines should establish the following:

- Project identifier, including a project logo and/or theme.
- Signage design, including wayfinding, entry, banner, and center signage. Tenant signage materials may also be addressed.
- Designs for the major and minor entry features to be placed at entries into the project.
- Landscaping design and palette, including soft materials (plant and soil) and hardscape materials (concrete treatments, paving materials/patterns, tree grates, landscape lighting).
- Street furniture, including benches, trash receptacles, bicycle racks, bollards, newspaper racks, information kiosks, bus shelters, and planters. Design and treatment of retail kiosks and vending machines should also be addressed.
- Lighting, including lamp posts, sconces, decorative lighting, and parking lot lighting standards.
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character).

### 5.2.2.2. Development-Specific Development Plan Components

The following development-specific development plan components are required for submittal during the first phase of development in which a specific land use type is proposed (see Table 5.1 for land use types). Development-specific development plan components may be submitted concurrent with project-wide development plan components; however, they may not be submitted prior to submittal of project-wide development plan components. The approving authority for all development-specific development plan components is the Planning Commission. Development-specific development plan components will be processed as a Major Development Plan Review.

All required development-specific development plan components must be approved prior to submitting entitlements under Stage 3: Development Plan Review for any phase of development.

*Note: These development-specific development plan components are required in addition to the project-wide development plan components described in Section 5.2.2.1.*

#### **Development-Specific Land Use Plan**

The development-specific land use plan shall illustrate the location of all land uses and structures on the property and should concentrate on the placement and orientation of buildings, roads, and services. This must be based on the site design and circulation guidelines required as part of the initial Stage 2 submittal (see Section 5.2.2.1)

At a minimum, the land use plan should include the following elements:

- Site boundaries and dimensions, lot lines, rights-of-way, and total net and gross site acreage.
- Location of all existing and proposed land uses and structures, including acreage/square footage.
- Location of existing and proposed parking areas and/or structures, including bicycle parking spaces.
- Location of primary access streets and rights-of-way.
- Location of existing and proposed centralized or concentrated open/public spaces.
- Landscape area and percentage of coverage.
- Location of proposed outdoor display or dining areas.

***Development-Specific Landscape Plan***

The development-specific landscape plan shall describe the major landscape components and significant planting designs for the specific project. This must be based on the thematic features guidelines required as part of the initial Stage 2 submittal (see Section 5.2.2.1).

At a minimum, the landscape plan must include:

- Full list of all existing and proposed trees, shrubs, and groundcovers, with plant species names and container/specimen sizes.
- Landscape area coverage, including shading coverage.

***Development-Specific Circulation Plan***

The development-specific circulation plan shall illustrate all major and minor access points and routes for vehicular, bicycle, and pedestrian traffic. This plan must be consistent with the project-wide circulation plan required with the first Stage 2 submittal (see Section 5.2.2.1).

At a minimum, the circulation plan shall identify:

- Location relative to the project-wide circulation plan.
- Location and dimensions of existing streets and rights-of-way surrounding the Leal Master Plan.
- Location and dimensions of proposed on-site streets and rights-of-way.
- Location and dimensions of parking areas and/or structures.
- Major and minor pedestrian paths/routes.
- Class I, II, and III bikeways.
- Locations and dimensions of driveways.

***Development-Specific Infrastructure Plan***

The development-specific infrastructure plan identifies existing and proposed infrastructure facilities.

At a minimum, the infrastructure plan must identify:

- Location relative to the project-wide infrastructure plan.
- Utility providers.

- Existing and proposed easements.
- Location of fire lanes, access, and utility easements.
- Location and size of drainage, detention, and retention areas.
- Location and size of existing and proposed water and sewer mains to serve the development.
- Phasing of infrastructure, if proposed.

### ***Development-Specific Development Standards***

Chapter 4, Development Standards, outlines the development standards applicable to potential developments proposed within the Leal Master Plan. However, to accomplish the goal of allowing maximum design flexibility to encourage a high-quality level of design, the Leal Master Plan provides that some development standards be proposed by the applicant.

The proposed development standards may differ from those established by the City of Eastvale Zoning Code and shall be reviewed and approved, as appropriate, during the review and approval process for the applicable development-specific development plan components. Performance criteria for the required development standards are further defined in Chapter 4, Development Standards. These standards will be subject to Planning Commission review and approval as part of the approval of the Stage 2 process. The approval of these standards is not considered an amendment to this Master Plan.

The development standards that must be submitted during development-specific development plan proposal review include the following. These must be submitted prior to or with the first development plans for each land use type.

#### *Lifestyle Center*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking requirements and parking lot development standards
- Signage development standards
- Live-work unit development standards

*Commercial General*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking lot development standards
- Signage development standards
- Drive-in or drive-through operations or facilities
- Retail pad and large-format store siting development standards

*Office*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking lot development standards
- Signage development standards

*Hotel*

- Building height, setback, mass, form, and placement development standards
- Parking lot development standards
- Signage development standards

*Civic Center*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking lot development standards
- Signage development standards

*Medium Density Residential*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking lot development standards

- Signage development standards
- Landscaping development standards
- Open space requirements and development standards

#### *High Density Residential*

- Internal roadway development standards for vehicular, bicycle, and pedestrian circulation
- Building height, setback, mass, form, and placement development standards
- Parking lot development standards
- Signage development standards
- Landscaping development standards
- Open space requirements and development standards

*Please see Section 5.2.2.1 for a list of project-wide development standards that must be submitted with the first Stage 2 application, regardless of the land use type.*

#### **Development-Specific Design Guidelines**

The intent of the development-specific design guidelines is to ensure that proposed development is consistent with the vision for the Leal Master Plan, as established through the project-wide development plan components, and to establish a framework for similar land use types to provide physical continuity throughout the Master Plan.

Each project proposed shall be required to submit a development-specific design guidelines package that includes design guidelines specific to each land use type proposed within the project (see Table 5.2-1 for land use types).

These land use type-specific design guidelines should be general and illustrative in nature. They are not rigid requirements; however, enough detail must be included to provide adequate direction for the preparation of detailed development plans that demonstrate compliance with the desired aesthetic quality expressed in the project vision (see Chapter 2, Project Character), the project-wide development plan components, and the development-specific development plan components. These land use type-specific design guidelines also establish the design framework that the City will use to evaluate proposed developments.

The land use type-specific design guidelines shall, at a minimum, address the following design components for each specific land use type proposed.

*Note: Subsequent development phases may use previously approved land use type–specific design guidelines or submit additional design guidelines for the same land use type.*

### *Site Design and Circulation*

The site design and circulation guidelines should build on the project-wide site design and circulation guidelines by providing direction on:

- Siting of specific land use types.
- Buffers between different land use types and between public and private spaces.
- Location and preferred orientation of public/open spaces, amenities, connectivity between public spaces and adjacent land uses, transit, etc., and strategies to promote safety and visibility.
- Walkway/promenade placement and design.
- Siting of design elements in the public realm, including plazas and other outdoor gathering spaces.
- Access between different land use types for vehicular, bicycle and pedestrian connectivity.
- Parking types, location/orientation, design, and features (e.g., shared, surface, structured, on/off street, parallel).
- Street and intersection design.
- Transit facilities and access.
- Circulation for loading and unloading of commercial delivery vehicles.
- Emergency/fire access.
- Bicycle paths, lanes, and routes.
- Bicycle parking and storage facilities.
- Primary entrances into the proposed development.
- Driveways.
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character).

### *Architecture*

The intent of the architectural guidelines is to encourage proposals that will fit within and contribute to the established or planned architectural character, level of quality, and context of the Leal Master Plan. The land use type–specific architectural guidelines should provide specific and detailed guidance on the following components of building design:

- Preferred architectural styles
- Façade treatments and articulation
- Corner treatments
- Building typologies
- Shading devices (awnings, canopies, loggias, colonnades, etc.)
- Windows and shutters
- Entrances and fenestrations (entry doors, windows, storefronts, light to the inside and outside, display, views)
- Projections
- Roof forms
- Exterior building lighting
- Diversity and relationship to adjacent buildings
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character)

### *Signage*

The sign guidelines should address the following components of sign design and placement:

- Type of signs
- Permanent and temporary signs
- Number
- Location
- Height and size
- Materials
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character)

### *Services, Utilities, and Storage*

Design guidelines for the incorporation of all services, utilities, and storage should address the preferred location, design, and screening of the following:

- Utilities
- Service areas such as loading docks and outdoor storage facilities
- Trash enclosures and other waste disposal areas
- Cell towers
- Mechanical equipment
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character)

### *Screens, Fences, and Walls*

Design guidelines for screens, fences, and walls should address the following:

- Acceptable and unacceptable types of screen, fence, and wall types
- Location and spacing
- Materials and finishes, including decorative elements
- Height
- Setbacks
- Additional items that may ensure implementation of the project vision (see Chapter 2, Project Character)

### 5.2.3. Stage 3: Development Plan Review

Each development within the Leal Master Plan must submit a development entitlement application to the City of Eastvale Planning Department for review per the Development Plan Review provisions of the Eastvale Zoning Code.

Stage 3 entitlement applications shall only be accepted following review and approval of all applicable Stage 2 components.

# LEAL

MASTER PLAN

## CHAPTER 6 – IMPLEMENTATION PLAN



CITY OF EASTVALE



## 6 IMPLEMENTATION PLAN

This chapter describes the implementation of this Master Plan, including the phasing of infrastructure and development. Information on the administration of this Master Plan can be found in Chapter 1.

### 6.1. PHASING

Other than the requirements below, no specific phasing or timing for the development of uses is established by this Master Plan. The development of uses will be determined by market forces and the developer(s) of the property.

### 6.2. LIFESTYLE CENTER PHASING REQUIREMENTS

The following requirements relate specifically to the development of the Lifestyle Center:

- 1) The Lifestyle Center is required to be developed no later than the second phase of development or when the total development of other uses reaches 40 acres, whichever occurs first.
- 2) At least 325,000 square feet of development in the Lifestyle Center must be constructed in a single phase. Additional Lifestyle Center development may be added at any time, provided that the minimum amount is built in the first phase.
- 3) Once the requirement for construction of the Lifestyle Center is invoked per item 1 above, no construction of buildings of any other kind may take place until the construction of at least 325,000 square feet of Lifestyle Center has been completed.

### 6.3. INFRASTRUCTURE COORDINATION

To ensure that infrastructure is developed in a coordinated way and so that all phases of development will have sufficient infrastructure capacity, the following requirements are imposed. Should the project be developed in a single phase, all infrastructure will be installed in the first phase.

The following requirements relate to the coordination of infrastructure with development of uses:

- 1) Backbone Sewer/Water/Storm Drain Infrastructure – This infrastructure must be developed in conjunction with the first phase of development. Preparation of an infrastructure plan for backbone water/sewer/drainage infrastructure is a required Stage 2 component (see Chapter 5, Development Process).

## CHAPTER 6 – IMPLEMENTATION PLAN

Backbone water/sewer/storm drainage infrastructure includes:

- Water – Hamner and Limonite avenues have 30-inch water mains located within the rights-of-way. Water services for the project will use these existing lines to serve the project area.
  - Sewer – Sewer service is available in all of the streets bordering the project (Hamner, Limonite, Cleveland/Scholar, and 58<sup>th</sup>). Sewer service inside the project area will be built to accommodate development as it proceeds and will connect to existing lines outside the project.
  - Storm Drainage – These improvements will include water quality and drainage improvements to ensure that stormwater runoff from the site does not degrade downstream environments. Integration of water quality improvements into parks, parkways, and landscaped areas is encouraged throughout the Leal Master Plan.
- 2) External Circulation – Full public improvements to Hamner Avenue, Limonite Avenue, Scholar Way and 58<sup>th</sup> Street shall be constructed with the first phase of development. Improvements to Scholar Way and 58<sup>th</sup> Street may be provided in the form of full-width pavement and sidewalks, with the provision that landscaping must be installed at the time that development occurs adjacent to the street.
  - 3) Internal Circulation – Internal roadways within the proposed phase will be constructed to provide adequate ingress/egress to all proposed development in the phase. As needed, roadways in the undeveloped portions of the site shall be constructed to provide adequate emergency access. A Circulation Plan is a required Stage 2 component (see Chapter 5).
  - 4) Major/Minor Entries – Major and minor entries shall be developed at the time that a phase containing the entry(ies) is developed. Preparation of a detailed design for both types of entries and a plan for their locations is a required Stage 2 component (see Chapter 5).
  - 5) Signature Fountain – The fountain located at the northwest corner of Hamner Avenue and Limonite Avenue shall be developed as part of the first phase of development within this Master Plan. (Additional information regarding the signature fountain may be found in Chapters 2, 4, and 5 of this Master Plan.)

Additional development standards and requirements related to each increment of development are included in Chapter 4, Development Standards, and Chapter 5, Development Process.