
EMERALD MEADOWS RANCH



Lead Agency

County of Riverside, California

Specific Plan Number 337

Contact: Grace Williams (951) 955-3626

Applicants

Economic Development Agency of Riverside County

Contact: Brian Beck (951) 955-6667

EMR Residential Properties, L.L.C.

14 Old Lake Circle Drive

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420 Exchange, Suite 100

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Contact: Jess Harris (909) 214-7619

Screencheck Draft #2

March 1, 2005



Tony Carstens
Agency Director

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert Johnson
Planning Director

Planning Department

DATE: March 16, 2005

TO: Transportation Department
Environmental Health
Flood Control District
Fire Protection
Bldg. & Safety (Grading)
Regional Parks & Open-Space
EPD
Geologist
EDA

~~Supervisor Busto~~ Tavadione
Commissioner ~~Roth~~ Shell

RE: SPECIFIC PALN NO. 00337, SCREEN CHECK NO 2

Please review the attached screen check no. 2 for the above mentioned case.
Please send all comments and or questions by April 14, 2005. Thank You.

Should you have any questions regarding this item, please do not hesitate to
contact **Grace Williams** at 5-3626.

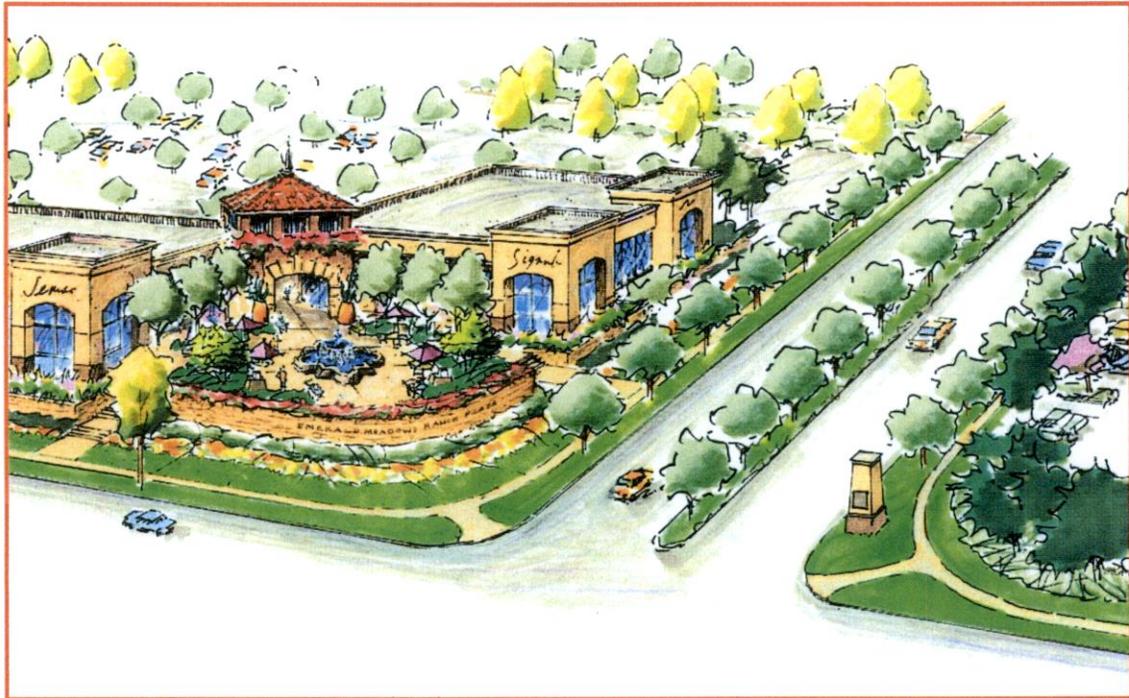
COMMENTS:

DATE: _____ SIGNATURE

PLEASE print name and title

GW:ks
03/16/05

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March 1, 2005

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Consultant Team***

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III. Summary

III. SUMMARY

A. PROJECT LOCATION

The Emerald Meadows Ranch Specific Plan area, totaling 278.45 acres, is located in the northwestern portion of unincorporated Riverside County within the Jurupa Plan Area. The property is bounded on the north by State Route 60, to the east by the Santa Ana River Corridor and the City of Riverside, to the west by Rubidoux Boulevard and to the south by 34th Street. A freeway interchange at Rubidoux Boulevard and State Route 60 provides the property with excellent access to regional transportation networks. Mission Boulevard, a major east / west County thoroughfare, is located approximately one quarter mile to the south, and provides convenient access to the City of Riverside. See Figures III-1, III-2, III-3.

B. PROJECT BACKGROUND

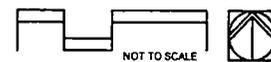
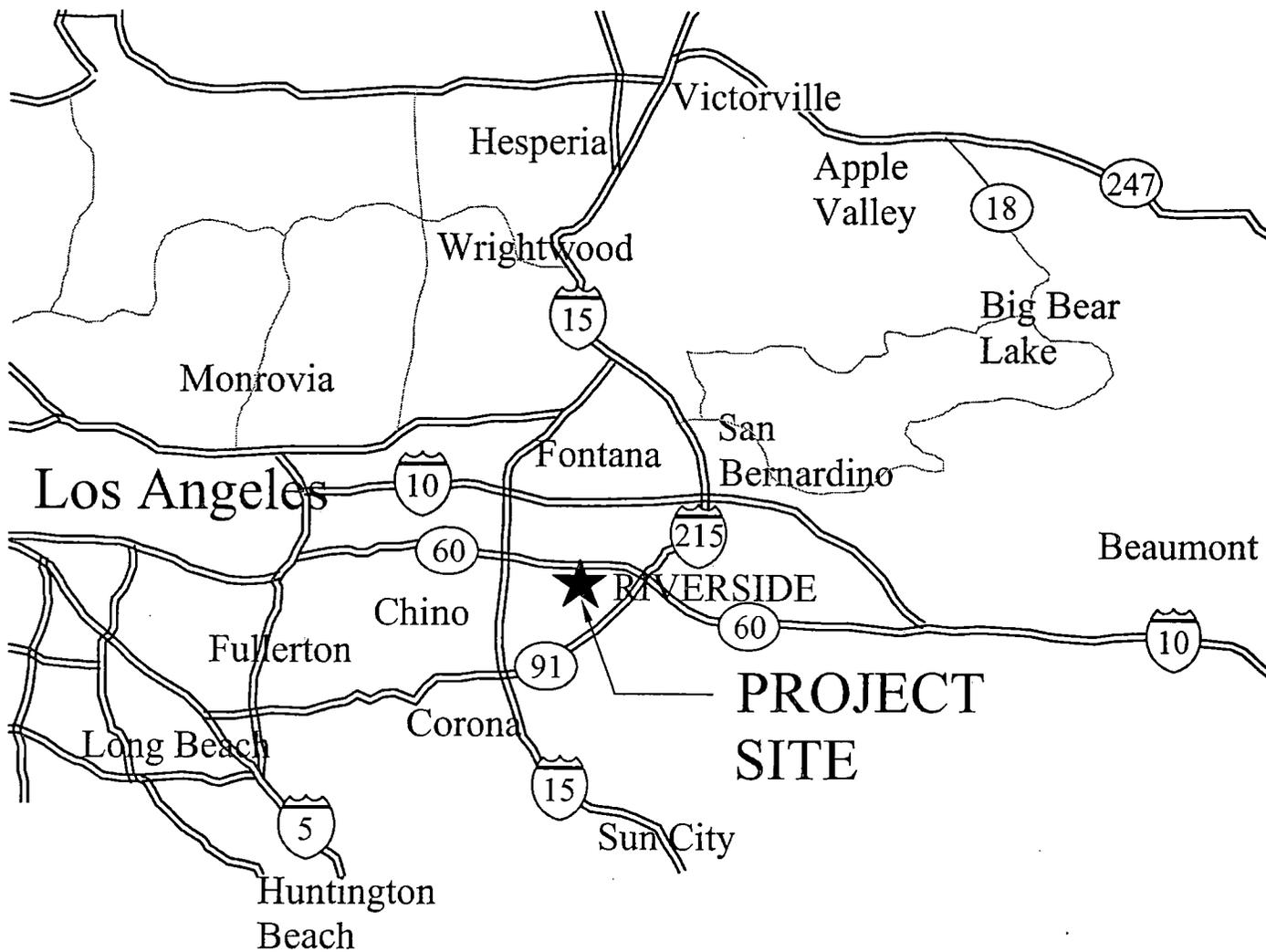
The Emerald Meadows Ranch Specific Plan property includes a variety of existing uses. Current uses include an equestrian training facility, a mix of residential single family and multi-family uses, a mobile home park, a church school, commercial, light industrial and several vacant properties. A majority of the existing residential uses, including the mobile home park and church school within the Specific Plan boundary are expected to remain for the foreseeable future. Nearby properties outside the Specific Plan boundary are primarily residential in character. A retail / gas station use is located at the southwest corner of the Route 60 and Rubidoux Boulevard interchange with a church facility occurring on the west side of Rubidoux Boulevard.

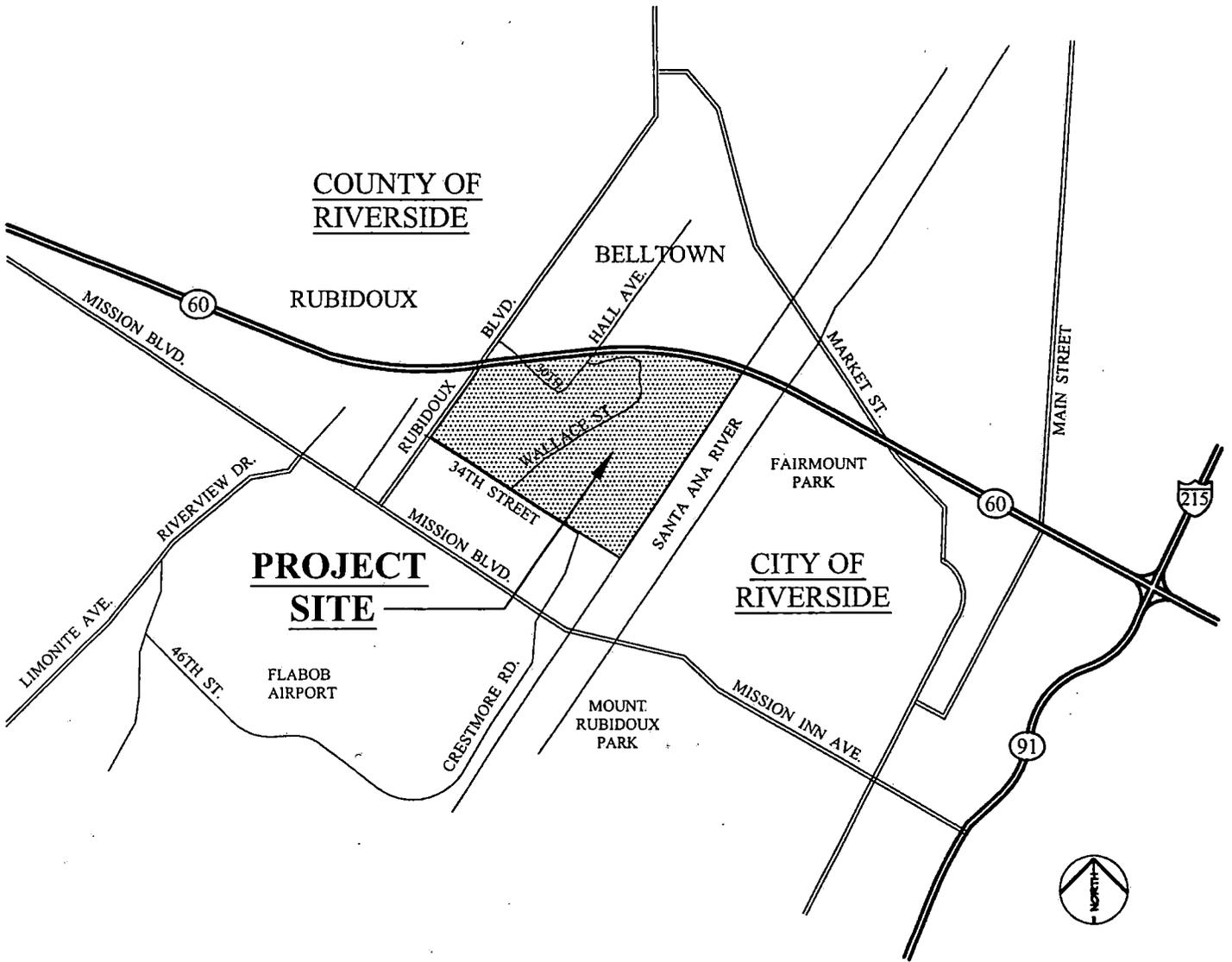
The Specific Plan is located within the County of Riverside Economic Development Agency (EDA) Boundary. The Agency is also a co-applicant for the Specific Plan.

C. DOCUMENT PURPOSE

The Emerald Meadows Ranch Specific Plan will guide land use, community design, infrastructure and public service requirements, while implementing each applicable Element of the Riverside County Comprehensive General Plan. The Land Use Plan provides for commercial and residential uses, parks, a church and elementary school. These uses are more fully described in the following sections.

The Specific Plan provides the County of Riverside, developers, and community service districts with a comprehensive land use program including infrastructure master plans, development regulations and design guidelines, to assure that a high quality community will result. The Specific Plan was prepared pursuant to the authority granted to the County of Riverside by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 and 65457.





PROJECT VICINITY MAP

NOT TO SCALE

EMERALD MEADOWS RANCH SPECIFIC PLAN

County of Riverside, CA

Economic Development Agency of Riverside County
EMR Residential Properties, L.L.C.

FIGURE III-2 PROJECT VICINITY MAP

Prepared By: JHA Consulting, Inc.

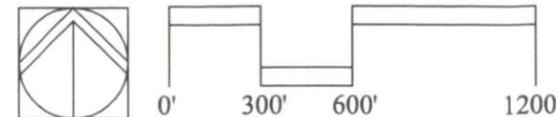
EMERALD MEADOWS RANCH

County of Riverside, CA

AERIAL PHOTO

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



An Environmental Impact Report (EIR #00473, SCH No. 2004031007) has been prepared under separate cover as an independent document for the Emerald Meadows Ranch Specific Plan to assist in local and state governmental decision making processes. The County of Riverside is the lead agency under the California Environmental Quality Control Act (CEQA) and is responsible for the preparation of Emerald Meadows Ranch Specific Plan Environmental Impact Report. The EIR fulfills the environmental review requirements of the California Environmental Quality Act of 1970 for filing the Specific Plan as well as for a General Plan Amendment, Change of Zone and various tentative maps that are being processed concurrently.

1. FORMAT

While the purpose of this document is to fulfill requirements for preparation of a Specific Plan, a summary of the Environmental Impact Report is provided below. This summary identifies the requirements of CEQA and includes a copy of the EIR Summary Matrix / Mitigation Monitoring Program.

The main body of the Specific Plan is included in Sections IV through Section VI. Section IV includes development plans and standards; Section V provides Specific Plan zoning requirements, while Section VI provides comprehensive design guidelines.

An Environmental Assessment (EA) prepared by the County of Riverside for the Emerald Meadows Ranch Specific Plan identified potential environmental impacts associated with the project and identified the environmental issue areas to be addressed in the EIR.

Analyses of impacts and associated mitigation measures set forth were derived in part through technical reports and information which are included as appendices to the EIR document. Consistency with the General Plan is determined through the relationship between project design and proposed mitigation measures, and the General Plan standards delineated for each environmental issue.

2. ENVIRONMENTAL PROCEDURES

The EIR portion of this document has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (*Public Resources Code Section 21,000, et seq.*) the State CEQA Guidelines, and the County of Riverside requirements for preparing environmental impact reports. CEQA requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority.

A Notice of Preparation (NOP) for the EIR and a description of potential adverse impacts was distributed by the County of Riverside to the State Clearinghouse, responsible agencies and other interested parties on February 21, 2005. The objective of distributing the NOP was to identify and determine the full range and scope of environmental issues of concern so that these issues

might be fully examined in the EIR#00473. Comments received during the NOP process will be addressed in the EIR. The EA and NOP distribution list and comments resulting from distribution are contained in the Technical Appendices of the EIR.

3. DISCRETIONARY ACTIONS AND APPROVALS

Riverside County is the Lead Agency for the Emerald Meadows Ranch Specific Plan under whose authority this Specific Plan and EIR have been prepared. This combined document will be used by the following public agencies in connection with the following decisions:

a. Riverside County Planning Commission

- Recommendation to the Riverside County Board of Supervisors (the Board) as to EIR Certification.
- Recommendation to the Board regarding adoption of the Specific Plan #337, which includes the land use plan, design guidelines, and designation of planning areas associated with the development of the Emerald Meadows Ranch Specific Plan.
- Recommendation to the Board regarding adoption of the Change of Zone to Specific Plan (SP).
- Recommendation to the Board regarding the adoption of the General Plan Amendment and change the Jurupa Area Plan and corresponding land uses from Light Industrial, Medium High Density Residential, Recreation, Commercial Retail, Water and Very High Density Residential to Medium, Medium-High, High, and Very High Residential, Commercial Retail, Church, and other public and quasi-public uses to the designation of Specific Plan.
- Recommendation to the Riverside County Board of Supervisors regarding the approval Tentative Tract Maps 32973, 32974, 32975, 32976 and Schedule A map 32972.

b. Riverside County Board of Supervisors

- EIR Certification.
- Adoption of the Emerald Meadows Ranch Specific Plan #337, which includes the land use plan, design guidelines, and designation of planning areas associated with the development of the Emerald Meadows Ranch Specific Plan.
- Approval of the Change of Zone to Specific Plan (SP).
- Adoption of the General Plan Amendment and change of the Jurupa Area Plan and corresponding land uses from Light Industrial, Medium High Density Residential,

Recreation, Commercial Retail, Water and Very High Density Residential to Medium, Medium-High, High, and Very High Residential, Commercial Retail, Church and other public and quasi-public uses, to the designation of Specific Plan.

- Approval of Tentative Tract Maps 32973, 32974, 32975, 32976 and Schedule I map 32972.

D. OVERVIEW & PROJECT DESCRIPTION

As our day to day lives become more hectic, people in general are seeking out neighborhoods that provide a sense of community and connectivity. Neighborhoods with a sense of a community typically include parks, schools, places of worship, a variety of housing types, shopping and eating establishments with outdoor areas for seating and people watching. They also include the ability for people to walk and / or bicycle from their homes to the various community uses, rather than rely solely on the automobile. Finally, neighborhoods with a sense of community include quality design standards for both architecture and landscape architectural elements - tree shaded streets and walkways, parks that are both functional and beautiful, and building architecture that is timeless and will endure for generations to come.

The Emerald Meadows Specific Plan incorporates all the above elements to achieve a quality development which will create a sense of community. The 278.45 acre plan provides for a variety of housing types and styles, an elementary school and church site, 17.5 acres of park land, and a shopping center, all interconnected through walkways and / or bicycle paths. Upon completion, the community is projected to include 1,196 dwelling units and approximately 186,000 square feet of retail uses within a 20.4 acre site. A summary of the various land uses is provided in Table III-1 on the following page.

In addition to laying the foundation for a high quality community, the Specific Plan will result in a significant increase for the local tax base. Based on the fiscal impact report prepared for the Emerald Meadows Ranch Specific Plan by David Taussig and Associates, the Redevelopment Agency and County General Fund will accrue a total of approximately \$2,000,000 annually in revenues at project build-out. As these funds have been earmarked for projects in the local redevelopment area, Emerald Meadows Ranch will also provide a major benefit to the surrounding community.

Build out of the community is projected occur over a three to five year period subject to local and national market conditions. The first phase of construction will include development of the major internal roads and infrastructure necessary to serve the shopping, housing, school, church and park sites. The timing of the elementary school will be determined by the Jurupa Unified School District based on its overall district needs.

**Land Use Summary
Table III-1***

Description	Land Use	Acres	Average Density	Dwelling Units	Percent of Acres
Single Family Detached	Medium Density Residential	107.3	4.5 du/ac.	483	38%
Single Family Detached	Medium High Density Residential	36.10	5.2 du/ac.	189	13%
Single Family Attached or Detached	High Density Residential	22.76	12 du/ac.	272	9%
Multi-Family Residential	Very High Density	12.60	20 du/ac.	252	5%
Residential Sub-Total		178.76		1196	65%
Commercial Retail	Commercial	20.40			7%
Church Site	Church	25.00			9%
Elementary School	School	12.00			4%
Park/Open Space	Park / Open Space	17.55			6%
Roads / Rights of Ways		24.74			9%
Non-Residential Sub-Total		99.69			35%
PROJECT TOTAL		278.45	4.3 du/ac.	1196	100%

*Totals are rounded. Refer to Table IV.B-1 in Section IV for a detailed summary of individual planning areas.

E. PROJECT OBJECTIVES

The goal of this Specific Plan is to create a high quality mixed use development that offers a sense of community. Specific project objectives are as follows:

- Reinforce the goals of the County of Riverside General Plan and Jurupa Area Plan.
- Promote the revitalization of the area in coordination with the Riverside Economic Development Agency through creation of a plan that creates employment opportunities, a variety of housing alternatives, and an improved tax base in the Jurupa area.
- Provide a site for development of a high quality shopping center to meet the needs of the area.
- Provide a site for educational facilities to meet the needs of the local school district.
- Establish planning, architectural and landscape architectural design standards that will create a distinctive and appealing community that will endure for generations to come.

F. EIR SUMMARY MATRIX /MITIGATION MONITORING PROGRAM

Following is a Summary of the EIR Issues, Impacts, and Mitigation Monitoring Program. The complete EIR is available at the Riverside County Planning Department.

TABLE III-2 EIR SUMMARY MATRIX / MITIGATION MONITORING PROGRAM

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
Section 3.1 Land Use Element				
<p>The project is subject to the County of Riverside General Plan and the Jurupa Area Plan, and the proposed project would be compatible with these plans. The project is proposing General Plan Amendment No. 679, which would change the project site's land use designation from Light Industrial, Medium High Density Residential, Recreation, Commercial Retail, Water, and Very High Density Residential to Medium, Medium-High, High, and Very-High Density residential, and Commercial Retail. The project proposes to change the zoning classification of the project site from A-1 (Light Agricultural), R-2A (Limited Multiple Family Dwellings), R-1 (One-Family Dwellings), R-2 (Multiple-Family Dwellings), M-SC (Manufacturing-Service Commercial), and R-3 (General Residential), to</p>	<p>With the implementation of the Standard Conditions, all potential impacts would be reduced to less-than-significant levels.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>Specific Plan (SP). The proposed changes would reflect the actual land uses on the ground. The proposed project with the policies of the Riverside County Airport Land Use Compatibility Plan for the Flabob Airport.</p>				
Section 3.2 Circulation Element				
<p>For 2009 (Phase 1) with the project, the following intersections are anticipated to operate at unacceptable levels of service without improvements:</p> <p>Rubidoux Boulevard (NS) at:</p> <ul style="list-style-type: none"> • 24th Street (EW) • 28th Street (EW) • 30th Street – SR-60 Westbound Off-Ramp (EW) • SR-60 Westbound On-Ramp (EW) <p>SR-60 Eastbound Ramps (EW) at:</p> <ul style="list-style-type: none"> • Emerald Meadows Parkway (EW) • Mission Boulevard (EW) <p>Hall Avenue (NS) at:</p>	<p>With the implementation of the Standard Conditions and the proposed mitigation measures, all potential impacts would be reduced to less-than-significant levels.</p>	<p>3.2-1. <u>Roadway Improvements for 2009 (Phase 1)</u> <u>Conditions:</u> Site-specific circulation and access mitigation measures described below:</p> <ol style="list-style-type: none"> a) Construction of the east side of Rubidoux Boulevard from 34th Street to the northerly site boundary at its ultimate half-section width as an Arterial Highway, in conjunction with Phase 1 development. b) Construction of the SR-60 freeway on-ramp from Rubidoux Boulevard to the westerly end of the existing on-ramp, in conjunction with Phase 1 development. c) Construction of the north side of 34th Street from Wallace Street to Crestmore Road at its ultimate half-width as a Secondary Highway, in conjunction with Phase 1 development. d) Construction of Emerald Meadows Parkway from Rubidoux Boulevard to "A" Street at its ultimate width (74' C-C) as a modified 4-lane Secondary Highway, in conjunction with Phase 1 development. e) Construction of Emerald Meadows Parkway from "A" Street to its easterly terminus at its ultimate width (52' C-C) as a modified Local street, in conjunction with Phase 1 development. 	<p>County of Riverside Transportation Department</p>	<p>Prior to the issuance of building permits</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>• Emerald Meadows Parkway (EW)</p> <p>For 2011 (Phase 2) with the project, the following intersections are anticipated to operate at</p>		<p>f) Construction of "A" Street from Emerald Meadows Parkway to its northerly terminus at its ultimate width (52' C-C) as a modified Local street, in conjunction with Phase 1 development.</p> <p>g) Construction of Hall Avenue from the SR-60 overpass to Emerald Meadows Parkway at its ultimate width (52' C-C) as a modified Local street, in conjunction with Phase 1 development.</p> <p>h) Construction of Wallace Street from "A" Street to 34th Street at its ultimate width (52' C-C) as a modified Local street, in conjunction with Phase 1 development.</p> <p>i) Construction of a three-legged Roundabout at the easterly intersection Emerald Meadows Parkway and "A" Street, in accordance with County of Riverside standards, in conjunction with Phase 1 development.</p> <p>j) Construction of the project access driveway at Rubidoux Boulevard to limit access to right turns only, in conjunction with Phase 1 development.</p> <p>k) Construction of a traffic signal at the following intersections, in conjunction with Phase 1 development: Rubidoux Boulevard (NS) at: • Emerald Meadows Parkway (EW) Hall Avenue (NS) at: • Emerald Meadows Parkway (EW)</p> <p>l) Installation of All-Way Stop controls, when warranted, at the intersection of "A" Street (west) and Emerald Meadows Parkway.</p> <p>3.2-2. <u>Roadway Improvements for 2011 (Phase 2) Conditions:</u> Site-specific circulation and access mitigation measures in conjunction with Emerald</p>	<p>County of Riverside Transportation Department</p>	<p>Prior to the issuance of building permits</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>unacceptable levels of service without improvements:</p> <p>Rubidoux Boulevard (NS) at:</p> <ul style="list-style-type: none"> • 24th Street (EW) • 28th Street (EW) • 30th Street – SR-60 Westbound Off-Ramp (EW) • SR-60 Westbound On-Ramp (EW) • SR-60 Eastbound Ramps (EW) • Emerald Meadows Parkway (EW) • Mission Boulevard (EW) <p>Hall Avenue (NS) at:</p> <ul style="list-style-type: none"> • Emerald Meadows Parkway (EW) <p>Wallace Street (NS) at:</p> <ul style="list-style-type: none"> • “A” Street (EW) <p><u>For 2011 (Phase 2) plus cumulative traffic conditions, the following intersections are anticipated to operate at unacceptable levels of service without improvements:</u></p>		<p>Meadows Ranch Phase 2 conditions, including those for Phase 1. Recommendations specific to Phase 2 are also described below:</p> <p>a) Construction of the north side of 34th Street from Rubidoux Boulevard to Wallace Street at its ultimate half section width as Secondary Highway, in conjunction with Phase 2 development.</p> <p>b) Installation of All-Way Stop controls, when warranted, at the intersection of Wallace Street and “A” Street, in conjunction with Phase 2 development.</p> <p>A. 3.2-3. The Project Applicant will participate in the phased construction of off-site traffic signals through payment of established fees. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site. Sight distance at the project entrances should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p>3.2-4. The Project Applicant will participate in funding of off-site improvements that are needed to serve cumulative future conditions through payment of appropriate fees (County DIF and TUMF). Freeway interchange improvements and arterial widening projects are included in the</p>	<p>County of Riverside Transportation Department</p> <p>County of Riverside Transportation Department; Caltrans District 8, SCAQMD, RTA and RCTC</p>	<p>Prior to the tentative map approval</p> <p>Prior to the issuance of building permits</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>Rubidoux Boulevard (NS) at:</p> <ul style="list-style-type: none"> • 24th Street (EW) • 28th Street (EW) • 30th Street – SR-60 Westbound Off-Ramp (EW) • SR-60 Westbound On-Ramp (EW) • SR-60 Eastbound Ramps (EW) • Emerald Meadows Parkway (EW) • Mission Boulevard (EW) <p>Hall Avenue (NS) at:</p> <ul style="list-style-type: none"> • Emerald Meadows Parkway (EW) <p>Wallace Street (NS) at:</p> <ul style="list-style-type: none"> • “A” Street (EW) <p>For 2030 with the project, the study area intersections are projected to operate at acceptable levels of service with the improvements identified in the Intersection Analysis for General Plan (2030) With Project.</p>		<p>Transportation Uniform Mitigation Fee (TUMF) program for Western Riverside County. The TUMF includes a network of regional facilities and endeavors to spread the cost on a regional basis through participation of the County and individual cities. It provides a key-funding source for General Plan improvements in this area. In the study area, improvements to the following roadways are included in the program:</p> <ol style="list-style-type: none"> a) Market Street from Rubidoux Boulevard to the Santa Ana River b) Bridge on Market Street at the Santa Ana River c) Interchange at Mission Boulevard and the SR-60 		
Section 3.3.1 Biological Resources				
Approximately 30 - 50 acres of Delhi series soil will be impacted. One	With the identified mitigation measures implemented, the	3.3.1-1 Burrowing Owl: Nesting burrowing owl surveys can be considered current for one year. Additional protocol surveys for other species may	Project Applicant	Project Design

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>burrowing owl was observed on site. Two pairs of barn owls, one pair of great horned owls and one pair of red-tailed hawks were found to be nesting on site. Potential direct impacts include increased habitat loss and unauthorized use of any remaining habitat. Potential indirect impacts include increased human presence in the area, predation by domestic animals, levels of ambient noise and light and, potentially, contaminated urban runoff. Development of the project area would contribute to the regional loss of open space and natural resources.</p> <p>Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance. The project site falls within the coverage area of the MSHCP. The site (identified as partially within Cell #187) is within Subunit 1: Santa Ana River – North area of the Jurupa Area Plan.</p>	<p>Emerald Meadows Ranch project will mitigate all expected impacts to biological resources to below a level of significance.</p>	<p>be required prior to the implementation of this project. A 30-day pre-construction survey must be completed prior to clearing or grading to ensure that owls have not dispersed on site since the time of the most recent survey and initiation of construction.</p> <p>3.3.1-2 Native Breeding Birds: All native breeding birds, (except game birds) regardless of their listing status, are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game Code Sections 3500 and 3800. Since impacts to breeding birds are considered significant under CEQA it will be important to avoid impacts to nesting birds. Avoiding direct impacts can be accomplished by conducting all clearing and tree trimming activities outside the nesting season between February 15th and August 15th. If this is not possible pre-construction nest surveys should be completed so that active nests and their associated buffers can be avoided.</p>	<p>Project Applicant</p>	<p>Prior to grading permit issuance</p>
		<p>Complete Habitat Acquisition and Negotiation Strategy (HANS) process.</p>	<p>Project Applicant</p>	<p>Project Design</p>
		<p>Conserve existing wetlands, known populations of least bell's vireo and southwestern willow flycatcher, maintain a continuous habitat linkage along the Santa Ana River for bobcat and other species, maintain core area for southwestern pond turtle.</p> <p>Avoid impacts to riparian, riverine and vernal pool resources.</p>	<p>Project Applicant</p>	<p>Project Design</p>

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		<p>Avoid impacts to narrow endemic plant species Brand's phacelia (<i>Phacelia stellaris</i>).</p> <p>Avoid indirect impacts to the Conservation Area: meet NPDES permit requirements, do not discharge untreated surface water into Conservation Areas, and use stormwater systems that prevent toxins chemicals or other elements into Conservation Areas; hood or shield outdoor lighting; reduce noise impacts by limiting construction hours, using mufflers on trucks and construction equipment; meet 65 dBA Community Noise Equivalent Level (CNEL) for residential areas; avoid invasive, non-native plants in landscaping</p> <p>Survey for burrowing owl and Delhi Sands flower-loving fly</p>	<p>Project Applicant</p> <p>Project Applicant, County, Homeowners Association</p> <p>Project Applicant</p>	<p>Project Design</p> <p>Project Design, Construction</p> <p>Project Design</p>
Section 3.3.2 Cultural Resources				
<p><u>Archaeological Resources:</u> Although no archaeological resources were observed on the project site, the historical use of the site by local Indians, Chinese immigrants, and other historic settlers indicates a strong potential for subsurface archaeological resources, including trash deposits. This potential for archaeological resources is a significant</p>	<p>With implementation of the County's standard conditions (as stated in the <i>General Plan</i>) and the required mitigation measures, project impacts on cultural resources would be less than significant.</p>	<p>3.3.2-1 The project applicant shall retain a qualified principal investigator for archaeology and paleontology to provide professional services during project grading and construction. The principal investigator shall be responsible for implementing the mitigation plan and shall maintain professional standards of work.</p> <p>3.3.2-2 The project applicant shall retain qualified full-time archaeological and paleontological monitors to monitor surface grubbing and clearing, below-grade demolition, construction grading, and all excavations. Monitoring shall include inspection of exposed surfaces and microscopic examination of matrices. The monitor shall have</p>	<p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>impact.</p> <p><u>Paleontological Resources:</u> There are no known paleontological resources on the project site. Where project excavation is confined to depths of less than 15 feet, it is unlikely that any paleontological resources would be uncovered during project construction. However, portions of the project site would be excavated to depths of up to 40 feet, where it is likely that paleontological resources would be encountered; therefore, the project impact on paleontological resources is potentially significant.</p>		<p>authority to temporarily divert grading away from exposed resources in order to recover the specimens. To timely resume work in the area of the discovery, on-site personnel shall provide cooperation and assistance as necessary.</p> <p>3.3.2-3 If a discovery meets the criteria for an archaeological site or fossil locality, then construction shall be diverted until the discovery has been evaluated by the principal archaeological or paleontological monitor. The project applicant's contraction manager shall notify the lead agency staff of the find at the time of discovery. The principal archaeological or paleontological monitor shall document sites and localities, including location and stratigraphic information. The archaeological or paleontological monitor shall make decisions about testing and data recovery in consultation with the lead agency.</p> <p>3.3.2-4 If microfossil localities are discovered, then the principal paleontological monitor shall collect matrix for processing. To limit project downtime, the monitor may request the assistance of heavy machinery to move large quantities of matrix out of the path of construction and deposit it in designated stockpile areas. Testing of stockpiles shall consist of screen washing small samples (200 pounds each) to determine whether fossils are present. If a test is productive, then additional matrix from the stockpile(s) shall be screen-washed up to a maximum of 6,000 pounds per locality.</p> <p>3.3.2-5 The principal archaeological or paleontological monitor shall prepare, identify,</p>	<p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p>	<p>Concurrent with the issuance of grading permits</p> <p>Concurrent with the issuance of grading permits</p> <p>Concurrent with the issuance of grading</p>

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		<p>and catalogue all recovered artifacts, specimens, and fossils before donation to the accredited repository designated by the lead agency. The principal archaeological or paleontological monitor shall offer any recovered resources determined not to be significant to local schools for use in educational programs.</p> <p>3.3.2-6 The principal archaeological or paleontological monitor shall prepare monthly progress reports to be filed within one workweek of the end of each month with the lead agency. The principal archaeological or paleontological monitor shall also prepare a final report to be filed within one-month of completion of the project monitoring with the developer, the lead agency, and the California Historic Resources Information System, as required by the State Historic Preservation Officer (SHPO). The final report shall include a list of resources recovered, documentation of each site and locality, interpretation of resources recovered, and (as appendices) all specialists' reports.</p>	Riverside County Planning Department	<p>permits</p> <p>Concurrent with the issuance of grading permits</p>
Section 3.3.3 Water Quality				
Implementation of the proposed Emerald Meadows Ranch project could affect water quality principally through increasing stormwater runoff, generating sewage, and affecting the quality and quantity of the groundwater supply.	The proposed Emerald Meadows Ranch project would not result in water quality impacts.	No mitigation measures are required.	Not applicable	Not applicable
Section 3.3.4 Energy Resources and Conservation				
The proposed Emerald Meadows Ranch project	The proposed Emerald Meadows	No mitigation measures are required.	Not applicable	Not applicable

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>would convert the land use of the project site from low-intensity residential, light industrial, and open fields to medium- to high-density residential and commercial retail. Project construction would require gasoline and diesel fuel to power construction vehicles and equipment and produce the construction materials. The developed land uses would require electricity and natural gas as the dominant sources of household and commercial energy for space and water heating, cooking, refrigeration and air conditioning, machinery and home appliances, and interior and exterior lighting. In addition, the built-out project would generate energy demand in the project area by increasing general transportation requirements (which would increase the use of fuels) and by constructing, maintaining, and operating urban infrastructure facilities</p>	<p>Ranch project would not result in significant adverse impacts to energy resources.</p>			

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
(such as the water supply and wastewater collection systems).				
Section 3.3.5 Open Space Conservation				
The proposed Emerald Meadows Ranch project would develop approximately 279 acres of land that currently exists as fallow agricultural land with residential and commercial uses. Residential development in proposed project is estimated to generate a population of 3,362 persons. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) will establish protected areas for habitat conservation that will also provide additional open space in the region.	No significant impacts to open space would occur from the development of the proposed Emerald Meadows Ranch project.	No mitigation measures are required.	Not applicable	Not applicable
Section 3.3.6 Aesthetics, Visual Analysis, Light and Glare				
An active equine training facility with pastures, occupies the majority of the northeast quadrant of the site, with an abandoned training track and unused paddocks adjacent to the south. Overall, the site has an economically depressed	No significant, adverse impacts would occur to aesthetic or visual resources due to implementation of the proposed project.	No mitigation measures are required.	Not applicable	Not applicable

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>character and is included in a County of Riverside Economic Development Agency (EDA) Boundary. This Specific Plan/EIR incorporates “Development Plans and Standards” and “Design Guidelines” to assure that the new land uses would be developed with high quality design standards. For these reasons, the overall effect of the proposed project on the on-site visual character and quality of the project site would be beneficial. Therefore, a less-than-significant impact would occur in regards to the visual effect of the proposed project on the surrounding neighborhoods.</p>				
Section 3.3.7 Parks and Recreation				
<p>Based on 3 acres of neighborhood and community park and recreation facilities for every 1,000 residents at the proposed Emerald Meadows Ranch development, the required parkland for the estimated 3,069 residents are thus 9.21 acres.</p>	<p>No significant impacts to parks and recreation would occur from the development of the proposed Emerald Meadows Ranch project.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

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Section 3.4.1 Landform and Topography, Slopes and Erosion				
<p>The project geotechnical study identified no significant geologic or geotechnical constraints that, so long as appropriate mitigative measures are taken, would preclude development of the site; however, as is normal future studies are needed to refine the study's preliminary findings and develop further geotechnical design and construction recommendations.</p>	<p>Implementation of the Standard Conditions and the mitigation measures would reduce all potential impacts to landform and topography, slopes and erosion to levels less-than-significant.</p>	<p>3.4.1-1 During site grading, the project applicant shall remove and recompact soils that are unsuitable for supporting structures or additional fill.</p> <p>3.4.1-2 During grading, the project applicant shall remove all undocumented fill soils and replace them with engineered fill.</p> <p>3.4.1-3 During construction, the project applicant shall landscape all cut-and-fill slopes to prevent erosion and sedimentation, in accordance with detailed landscaping and irrigation plans for the project that have been approved by the County of Riverside Planning Department before approval of the Grading Plan; the landscaping and irrigation plans shall be reviewed for type and density of groundcovers, shrubs, and trees.</p> <p>3.4.1-4 Before project construction, the project applicant shall undertake a stability analysis for the proposed slope at the edge of the commercial retail area, and implement any resulting recommended mitigation measures.</p> <p>3.4.1-5 The project applicant shall include in the Grading Plan and Drainage Plan standards and techniques to prevent erosion and sedimentation during and after on-site grading.</p>	<p>Riverside Building and Safety Department</p>	<p>Concurrent with issuance of grading permits</p> <p>Concurrent with issuance of grading permits</p> <p>Concurrent with issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>
Section 3.4.2 Soils and Agriculture				
<p>In general, the project geotechnical study identified no soils or soil conditions that would preclude development of</p>	<p>The proposed Emerald Meadows Ranch project would not result in any significant adverse</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>and County mandated earthquake standards in effect at the time of construction. These construction requirements would reduce the effect of earthquake damage to levels less-than-significant.</p>				
Section 3.4.4 Hydrology, Drainage, and Flooding				
<p>The on-site stormwater control improvements are designed to County standards and would ensure no downstream properties are affected by runoff from the project site. Therefore, a less-than-significant impact would occur.</p> <p>Runoff would be contained on-site within detention basins, and would be discharged after meeting water quality standards. Therefore, a less-than-significant impact would occur.</p> <p>After project construction, the project structures, roadways, and parking areas would increase the area of impervious surfaces on the project site and prevent rainfall from</p>	<p>Project impacts related to hydrology, drainage, and flooding would be less-than-significant after mitigation.</p>	<p>3.4.4-1 If deep excavation or trenching is required during construction in areas of shallow groundwater, the project applicant shall implement appropriate design and construction measures to ensure the stability of all utility trenches, structural foundations, retaining walls, and any other belowground structures.</p>	<p>Riverside County Flood Control and Water Conservation District</p>	<p>Prior to issuance of grading permits</p>

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<p>percolating naturally into the ground, creating additional surface runoff. Although the project would convey this runoff flow in roadbeds and drainage pipelines, the conveyance time would be shortened compared to natural watercourse flow. Without a project drainage system, the net result would be an increase in the runoff discharged from the site.</p> <p>The proposed Emerald Meadows Ranch project structures would not impede or redirect flood flows, nor would the project expose people or structures to significant risk of loss, injury, or death from flooding, including inundation from failure of a dam.</p>				
Section 3.4.5 Toxic Substances				
<p>While hazardous material is currently used, stored, and transported to and from the commercial/industrial uses on the project site, the proposed Emerald Meadows Ranch project would not result in any</p>	<p>No significant and adverse impacts are expected to occur with the implementation of mitigation measures.</p>	<p>3.4.5-1 A soil sampling and analysis plan will be prepared to assess the potential impact to near-surface soils in areas of oil staining at the Emerald Meadows Ranch and A&A (Engelauf) Equipment Rental Company, and should contain provisions for the analysis of volatile organic compounds, oil, chromium and lead.</p> <p>3.4.5-2 If the use of the land of the Rubidoux</p>	<p>Riverside County Department of Environmental Health</p> <p>Riverside County</p>	<p>Prior to issuance of grading permits</p> <p>Prior to the Board of</p>

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<p>increase in the routine use, storage, or transportation of such hazardous material.</p> <p>Based on review of the environmental database, two properties are judged to have a medium potential to impact within the subject property. These properties are:</p> <ul style="list-style-type: none"> • A&A (Engelauf) Equipment Rental Company at 5520 30th Street where a hazardous materials release from a UST was reported; and • Chevron Service Station at 3070 Rubidoux Boulevard where impacted soil was removed and disposed as part of a UST removal. 		<p>Chevron Service Station will be changed, then this service station should be assessed for the potential release of fuel hydrocarbons to the subsurface since site closure was granted in 1995.</p> <p>3.4.5-3 An asbestos survey will be conducted prior to demolition of structures built before 1981 within the subject property. All ACMs should be properly removed and disposed.</p> <p>3.4.5-4 A lead-based paint survey will be conducted prior to demolition of structures built prior to 1971. All structures containing LBP should be properly removed and disposed.</p>	<p>Department of Environmental Health</p> <p>Riverside County Department of Environmental Health</p> <p>Riverside County Department of Environmental Health</p>	<p>Supervisor's approval of project</p> <p>Prior to the Board of Supervisor's approval of project</p> <p>Prior to the Board of Supervisor's approval of project</p>
Section 3.4.6 Water and Sewer Services				
<p>The District will have sufficient water to meet the demands generated by the proposed project.</p> <p>Regarding sewer services, the proposed project will construct the necessary sewer lines to convey sewage to the existing</p>	<p>The proposed project will not result in significant impacts associated with the water and sewer services.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

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transmission main and ultimately to the Riverside Regional Water Quality Treatment Plant. The existing transmission main and treatment plant are adequate to serve the proposed project.				
Section 3.4.7 Fire Protection Services				
The project would have a cumulative adverse impact on the Riverside County Fire Department's ability to provide an acceptable level of service to the community, which would consist of an increase in public service and emergency calls. Impacts from the project would be mitigated through standard conditions and the Riverside County Developer Impact Fee Program. Therefore, impacts from implementation of the project would be considered less-than-significant.	The proposed project would not impact fire protection services.	No mitigation measures are required.	Not applicable	Not applicable
Section 3.4.8 Sheriff Protection Services				
The Emerald Meadows Ranch Specific Plan project will result in a population increase of 3,362 residents.	No significant, adverse impacts would occur to sheriff protection services due to	No mitigation measures are required.	Not applicable	Not applicable

**SECTION III
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>According to the Riverside Sheriff's Department, the Jurupa Station is adequate to service the proposed project and no additional officers would be needed. Therefore impacts from the project with regard to police services would be considered less-than-significant.</p>	<p>implementation of the proposed project.</p>			
<p>Section 3.4.9 Schools</p>				
<p>Impacts of all environmental effects relating to the planned development of school sites within the Emerald Meadows Ranch development is provided in conjunction with mitigation measures for the project development. No additional impacts on the to schools are anticipated, and therefore impacts from implementation of the project are considered less than significant with mitigation incorporated.</p>	<p>Environmental impacts related to schools would be less-than-significant with mitigation incorporated.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Section 3.4.10 Utilities (Electricity, Natural Gas, Telephone, Cable Television)</p>				
<p>Emerald Meadows Ranch will not adversely affect electricity transmission, natural gas service or demand, telephone</p>	<p>The proposed project would not impact utility services.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

**SECTION 4.1
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
service, or cable television.				
Section 3.4.11 Solid Waste				
Project development would increase the amount of solid waste generated in the area, which would shorten the life span of the affected landfill as well as increase demand on the waste hauler. Demolition of existing on-site development and construction of the new development would also produce solid waste. Demolition and construction wastes typically include concrete, asphalt, wood, metals, gypsum wallboard, and roofing. In addition to generating solid waste, development of the proposed project would generate sewage sludge.	Through implementation of the standard conditions and mitigation measures, the proposed project would not result in significant impacts associated with the generation and disposal of solid waste.	3.4.11-1 The project applicant shall make every effort to reduce and/or divert from landfill disposal construction and demolition waste by the use of on-site grinders or by directing the materials to recycling facilities.	County Waste Management Department	Prior to occupancy permits
		3.4.11-2 During construction, the project applicant shall investigate, and if feasible, keep green waste generated by the proposed project separate from other waste types in order that it may be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or on-site composting, or directed to local wood grinding and/or composting operations.	County Waste Management Department	During project construction
		3.4.11-3 During construction, the project applicant shall investigate, and if feasible, use mulch and/or compost in the development and maintenance of landscape areas.	County Waste Management Department	During project construction
		3.4.11-4: If the Local Enforcement Agency and the County Waste Management Department jointly determine that development of the proposed project necessitates installation of additional gas probes along the southern property line of the inactive West Riverside Landfill, the project proponent will reimburse the County Waste Management Department for the entire installation costs of the additional gas probes.	County Waste Management Department and Local Enforcement Agency	Prior to grading permit issuance
Section 3.4.12 Health Services				
Adverse impacts to health services would not occur as a result of	The proposed project would not impact health services.	No mitigation measures are required.	Not applicable	Not applicable

**SECTION 3.4
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>implementation of the proposed Emerald Meadows Ranch project. The presence of the medical community generally increases commensurate with the increase in population associated with new development. Health care service is a regional issue, which responds to the current demand.</p>				
Section 3.4.13 Libraries				
<p>The proposed Emerald Meadows Ranch project would develop a total of 983 single-family and 256 multi family residential units. Development of the proposed project would generate a population of approximately 3,362 people in the area. However, the existing nearby library facilities would be adequate to serve this additional population.</p>	<p>The proposed project would not impact library services.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>
Section 3.4.14 Disaster Preparedness				
<p>The proposed Emerald Meadows Ranch project would not result significant and adverse environmental impacts as regards disaster preparedness; therefore,</p>	<p>No significant and adverse impacts would occur.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
no mitigation measures are required.				
Section 3.5 Noise Element				
<p>Noise impacts associated with land use development projects such as the proposed Emerald Meadows Ranch Specific Plan include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise increase in and adjacent to the construction site. Such impacts could be important if there is phased development and one phase is under construction adjacent to a completed and occupied phase. Long-term noise impacts correspond to project-related traffic, upon completion, that would cause an incremental increase in noise levels within and near the project area. Construction-related noise would result in a change in ambient noise levels. As indicated, the proposed project would increase traffic noise levels on local roadways over the</p>	<p>Implementation of the above mitigation measures would reduce the project related short-term and long-term noise impacts to below the level of significance.</p>	<p>3.5-1 To reduce construction-related noise impacts, construction staging shall not be located within 500 feet of existing dwellings.</p> <p>3.5-2 To reduce construction-related noise, all construction-related equipment shall be equipped with properly operating mufflers, and no combustion-powered equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence, unless a noise protection barrier shields the equipment.</p> <p>3.5-3 To reduce construction-related noise impacts, construction operations, which produce the highest levels of noise shall be arranged to occur together in the construction program in order to avoid continuing periods of greater annoyance.</p> <p>3.5-4 To reduce construction-related noise, no construction activities shall be undertaken on any Sunday or federal holiday or, on any weekday and Saturday between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.</p> <p>3.5-5 All residential lots and dwellings shall be protected from excessive noise, including existing and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 65 dBA CNEL in outdoor living areas and an interior standard of 45 dBA CNEL in all habitable rooms.</p>	<p>Riverside County Building and Safety Department</p>	<p>During grading and construction activities</p> <p>Review and approval of final acoustic reports</p>

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
existing traffic noise levels.		<p>3.5-6 All individual land use proposals will be reviewed on a project-by-project basis to determine what types of noise-attenuating features will need to be incorporated into project design. Concurrent with the processing of implementing land use proposals, the County will require project-specific noise assessments. Such assessments shall provide recommendations, based upon the project design, to attenuate noise where existing or project noise levels exceed the County standards, and the recommendations shall be incorporated into the development plans, and applicable conditions of approval. In general, the following principles should be followed:</p> <ul style="list-style-type: none"> a) Block walls or view fences may be required as necessary to separate residential uses from adjacent elementary school and park uses. Block walls shall be solid and continuous and may include view features such as Plexiglas, or similar material, blocks incorporated into the block wall. b) Outdoor mechanical equipment shall be screened with noise-attenuating barriers. c) Additional rear yard setbacks shall be used, where appropriate, for residential uses, which back up to parks or the elementary school. d) Within the neighborhood parks, facilities for active recreational uses, such as basketball courts and playgrounds, should be located away from residential lots to the extent feasible. 	Riverside County Building and Safety Department	Review and approval of final acoustic reports
Section 3.6 Housing Element				

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>Based on the surrounding planned, approved, or built projects, the Emerald Meadows Ranch project fits within a logical development pattern of growth and is compatible with the existing housing inventory. The project is compatible with the Housing Element of the General Plan.</p> <p>Only about 950 jobs would be generated in the project area at build-out. However, the location of the proposed project within the County of Riverside would complement the nearby surrounding communities, which provide more employment opportunities.</p>	<p>No significant and adverse impacts would occur.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Section 3.7 Air Quality Element</p>				
<p>Air quality impacts of the proposed project are evaluated in terms of short-term and long-term impacts. Short-term impacts are the result of construction activities and long-term impacts are</p>	<p>Short-term construction-related impacts of CO and PM₁₀ would be below the level of significance. With implementation of mitigation measures,</p>	<p>The following measures would reduce construction emissions of NO_x and ROG_s:</p> <p>3.7-1 Use diesel oxidation catalyst on construction equipment.</p> <p>3.7-2 Use aqueous emulsified diesel fuel for construction equipment.</p>	<p>Riverside County Building and Safety Department and the South Coast Air Quality Management District</p>	<p>Review and approval of monthly inspection reports of grading operations</p>

^{1/} SCAQMD, 1993

**SECTION III
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>associated with the build-out or operational condition of the proposed project. Temporary impacts would result from project construction activities. Construction emissions can be distinguished as either on-site or off-site. On-site air pollutant emissions during construction would principally consist of exhaust emissions from off-road heavy-duty diesel and gasoline powered construction equipment, as well as fugitive particulate matter from earthwork and material handling operations. Off-site exhaust emissions would result from workers commuting to and from the job site, as well as trucks delivering building materials and equipment to the construction site. Long-term air quality impacts are related to emissions from on-site operations (area sources), such as natural gas consumption, consumer products and landscaping equipment, and from project related traffic</p>	<p>impact of ROGs would be reduced to below the level of significance. With implementation of mitigation measures, impact of NO_x would remain above the significant threshold levels on the days when most activities would occur simultaneously.</p> <p>Long-term air quality impacts would be reduced through implementation of mitigation measures. Given, however, the existing pattern of land use in the region, the effectiveness of mitigation efforts cannot alter the conclusion that project development would likely have a significant regional air quality impact. Even with optimum incorporation of these measures, the daily trip elimination/diversion, or the level of daily</p>	<p>3.7-3 During construction, maintain equipment engines in proper tune and ensure that all construction equipment are properly serviced and maintained in good operating condition.</p> <p>3.7-4 Restrict the continuous idling of any construction equipment to 10 minutes.</p> <p>3.7-5 Cease construction during periods of high ambient O₃ concentrations (i.e., Stage-2 smog alerts) near the construction area. ¹</p> <p>3.7-6 Schedule construction material deliveries to non-peak traffic hours, and minimize other truck trips during peak traffic hours, or as approved by local jurisdictions.</p> <p>3.7-7 Limit the application of architectural surface treatments (i.e., paint, etc.) to less than 40 gallons per average day, if feasible.</p> <p>3.7-8 Utilize as much as possible, pre-coated/natural colored building material; water based or low VOC coating; and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method; or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.</p> <p>The following measures would reduce construction emissions of PM₁₀:</p> <p>3.7-9 Require all trucks hauling dirt, sand, soil, or other loose substances and building materials to be covered or to maintain a minimum freeboard of at</p>	<p>Riverside County Building and Safety Department and the South Coast Air Quality Management District</p>	<p>Review and approval of monthly inspection reports of grading operations</p>

**SECTION III
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
(mobile sources).	<p>on-site energy consumption, cannot be reduced by more than ten percent. Because the levels of ozone-forming emissions (ROG and/or NOx) exceed the significance threshold by more than 350 percent, a 5-10 percent reduction from developer-promoted air pollution emissions mitigation would not alter any conclusions about operational activity impact significance. It should be stated here again, that since no data about the existing land use emissions were available at the time of preparation of this document, it is hard to evaluate the actual contribution of the proposed project to the significant impact of project.</p>	<p>least two feet between the top of the load and the top of the sides of the truck bed.</p> <p>3.7-10 Water for dust control during clearing, grading and construction.</p> <p>3.7-11 Treat unattended construction areas (disturbed lands that have been, or are expected to be, unused for four or more consecutive days) with water or chemical stabilizers to reduce fugitive dust.</p> <p>3.7-12 Enforce reduced vehicle speeds (15 mph) in unpaved areas.</p> <p>3.7-13 Cease construction activities at periods of high winds (25 mph or more).</p> <p>(a) Long Term – Operational Impacts</p> <p>Since almost all the project impacts derive from mobile source emissions beyond the control of project sponsors, there is limited potential for reducing any large percentage of project impacts. Effective emissions reduction of mobile source emissions will require a unified transportation system management (TSM) approach where a variety of transportation control measures (TCMs) are integrated into a comprehensive system of procedures and goals. An effective TSM program as a means for reducing vehicular traffic and its associated environmental effects (air pollution, noise, energy consumption, etc.) would be difficult to achieve in practice because of the dependence on the low (mainly single) occupant vehicle as the primary means of transportation. The difficulties inherent in TCM implementation notwithstanding,</p>	<p>Riverside County Building and Safety Department and the South Coast Air Quality Management District</p>	<p>Review and approval of monthly inspection reports of grading operations</p>

**SECTION III
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
		<p>Riverside County is committed in its air quality element in the General Plan to identify effective and feasible tactics to improve air quality. The components of any mobile source emissions reduction program should include:</p> <p>3.7-14 Cooperating with the SCAQMD to implement regional strategies and tactics.</p> <p>3.7-15 Developing park-and-ride facilities.</p> <p>3.7-16 Encouraging bicycle and pedestrian circulation alternatives.</p> <p>3.7-17 Encouraging local job-intensive uses to reduce the existing and growing jobs-housing imbalance that promotes long commutes in and out of the local area.</p> <p>On a project-specific basis, the number of options to reduce vehicular emissions that can be implemented by an individual developer are small. Developer sponsored measures include:</p> <p>3.7-18 Providing an attractive pedestrian environment.</p> <p>3.7-19 Incorporating bicycle trails and interconnections.</p> <p>3.7-20 Building homes that exceed minimum statewide energy construction requirements.</p> <p>3.7-21 Including residential design features that encourage alternative transportation: a) Pre-wired for various telecommunications systems access</p>	<p>Riverside County Building and Safety Department and the South Coast Air Quality Management District</p>	<p>Review and approval of monthly inspection reports of grading operations</p>

**SECTION III
SUMMARY**

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
		for in-home offices. b) Pre-wired for 220V electric vehicle charging systems.		
Section 3.8 Administrative Element				
The proposed project is expected to develop over a five-year period, from 2006 to 2010; however, actual phasing may differ depending on future market conditions and other factors. Infrastructure and all public facilities will be in place prior to the first sale of homes. Development of the proposed project is projected to have a negative fiscal impact on the County, generating a recurring fiscal deficit of approximately \$106,000 per year at project build-out.	Not applicable	No mitigation measures are required.	Not applicable	Not applicable
Section 3.9 Effects Found Not to be Significant				
The Initial Study determined that the following environmental issues would not require analysis: Agricultural Resources and Mineral Resources.	No significant and adverse impacts would occur.	No mitigation measures are required.	Not applicable	Not applicable
Section 3.10 Mandatory CEQA Topics				
Potential cumulative impacts associated with the proposed project would be reduced to less-	No significant and adverse impacts would occur.	No mitigation measures are required.	Not applicable	Not applicable

SECTION III
SUMMARY

Issues/Impacts	Level of Significance After Mitigation	Mitigation Measures	Responsible Party / Monitoring Party	Implementation Stage
<p>than-significant levels with the mitigation measures previously identified.</p> <p>The No-Project/No-Build Alternative would be environmentally superior to all the other alternatives because it would have less or no impact on the physical environment. However, the <i>CEQA Guidelines</i> require that, if the environmentally superior alternative is the No-Project Alternative, then “the EIR shall also identify an environmentally superior alternative among the other alternatives.” Of the remaining alternatives, the proposed project would be environmentally superior because it would both result in a less than significant impact on the environment and satisfy the Specific Plan objectives..</p>				

IV. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. PLANNING OBJECTIVES

The following Development Plans and Standards will serve both a regulatory and planning function, guiding the necessary community design, infrastructure, and public service requirements in a coordinated process. They will also assure development of a high quality community.

The Emerald Meadows Ranch Land Use Plan shown in Figure IV.A-1A provides a logical organization of land uses that are responsive to the property's physical site conditions, to the regional and local market conditions, and to the goal of creating a strong sense of community.

Various uses and structures that exist on the property today are incorporated into the Specific Plan, including single family homes, a mobile home park, an apartment site and a church school site. Many of these will remain for the foreseeable future. A key objective of the standards set forth in this Specific Plan is to assure that as these areas rebuild or develop anew, that they will do so in a way that is consistent with the Emerald Meadows Ranch Specific Plan land use, design standards and related County codes and ordinances.

Section III identified general project objectives for the Specific Plan. The following summarizes specific planning goals:

- To establish a well balanced mixed - use community, combining retail / shopping, a church, elementary school and park sites with a variety of residential housing alternatives that will appeal to a broad cross section of the market.
- To incorporate quality planning, architecture and landscape architectural elements that unify the overall Specific Plan and which would not be possible on a parcel by parcel basis.
- To provide a circulation network that encourages residents to walk between their homes, shopping, church, school and park areas.
- To create a hierarchy of park uses, both for relaxation and active play, with tot lots, benches and multi-purpose fields.
- To provide access to future regional trails along the Santa Ana River corridor.
- To contribute to the revitalization of the area by setting high community design

standards for future projects to emulate.

- To provide a comprehensive infrastructure plan to assure that appropriate utilities will be developed in a coordinated manner.

2. LAND USE PLAN

a. Project Description

The Emerald Meadows Ranch Specific Plan lays the foundation for a mixed-use community including commercial, residential, educational, religious and park uses on 278.45 acres as identified in Figure IV.A-1A and IV.A-1B. When fully developed, the community is projected to include 1,196 dwelling units, an overall density of 4.3 dwelling units per acre, and approximately 186,000 square feet of retail commercial uses within a 20.4 acre site. Single family, attached and multi-family homes are planned to meet a broad range of housing demand that exists within western Riverside County.

Specific information for individual planning areas is provided within Section IV.B, Figures IV.B-1 to IV.B-21. A summary of the Specific Plan land uses planned are identified in Table IV.A-1 on page IV-5.

Land uses included in the Emerald Meadows Specific Plan are described below:

1) Residential

A variety of housing types and lot sizes are included within six residential land use categories:

- **Medium Density - 7,000 square foot lots** minimum comprise a total of 162 single family dwelling units within Planning Area 3A, 3B, 7, 9 and 13. This category comprises 14.0 percent of the Specific Plan acres.
- **Medium Density - 6,000 square foot lots** minimum comprise a total of 131 single family dwelling units within Planning Area 6B and 11. This category comprises 10 percent of the Specific Plan acres.
- **Medium Density - 5,500 square foot lots** minimum comprise a total of 190 single family dwelling units within Planning Area 6A and 10. This category comprises 13.5 percent of the Specific Plan acres.
- **Medium High Density - 5,000 square foot lots** minimum comprise a total of 189 single family dwelling units within Planning Areas 14 and 15. This category comprises 13 percent of the Specific Plan acres.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

LAND USE PLAN ILLUSTRATIVE

RESIDENTIAL

Single-Family Detached (SFD) :

Medium-SFD	7,000 s.f.	162 du	39.6 ac
Medium-SFD	6,000 s.f.	131 du	27.6 ac
Medium-SFD	5,500 s.f.	190 du	40.2 ac
Medium High-SFD	5,000 s.f.	189 du	36.1 ac

Single-Family Attached/Detached (SFA) :

High Density	12 du/ac	272 du	22.7 ac
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Multi-Family (MF) :

Very High Density	20 du/ac	252 du	12.6 ac
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COMMERCIAL

Commercial Retail	20.4 ac
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OPEN SPACE

Parks	17.55 ac
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OTHER

School	12.0 ac
Church	25.0 ac
Roads	24.7 ac

TOTALS	1,196 du	278.45 ac
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CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

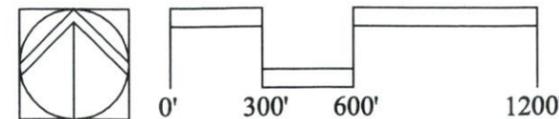


FIGURE IV.A-1A

SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

LAND USE PLAN

RESIDENTIAL

Single-Family Detached (SFD) :

Medium-SFD	7,000 s.f.	162 du	39.6 ac
Medium-SFD	6,000 s.f.	131 du	27.6 ac
Medium-SFD	5,500 s.f.	190 du	40.2 ac
Medium High-SFD	5,000 s.f.	189 du	36.1 ac

Single-Family Attached/Detached (SFA) :

High Density	12 du/ac	272 du	22.7 ac
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Multi-Family (MF) :

Very High Density	20 du/ac	252 du	12.6 ac
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COMMERCIAL

Commercial Retail	20.4 ac
-------------------	---------

OPEN SPACE

Parks	17.55 ac
-------	----------

OTHER

School	12.0 ac
Church	25.0 ac
Roads	24.7 ac

TOTALS	1,196 du	278.45 ac
---------------	-----------------	------------------

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A.1B

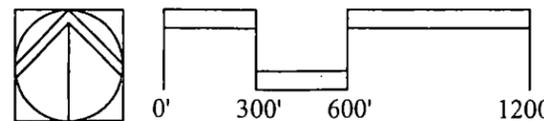


Table IV.A-1 General Land Use Project Summary					
Land Use	Planning Area*	Acres	Density	Dwelling	Percentage
			(du/ac.)	Units	of Acreage
Residential					
Medium Density: 7,000 s.f. min.	3A,3B,7,9,13	39.50	4.2	162	14%
Medium Density: 6,000 s.f. min.	6B,11	27.60	4.7	131	10%
Medium Density: 5,500 s.f. min.	6A,10	40.20	4.7	190	14%
Medium High Density: 5,000 s.f. min.	14,15	36.10	5.2	189	13%
High Density	16,18	22.76	12.0	272	9%
Very High Density	19	12.60	20.0	252	5%
Residential Sub-total		178.76		1196	65%
Non-Residential					
Parks	2,5,8,12,20,21,22	17.55			6%
Commercial Retail	17	20.40			7%
Church	1	25.00			9%
Elementary School	4	12.00			4%
Major Road Rights-of-Way		24.74			9%
Non-Residential Sub-Total		99.69			35%
PROJECT TOTAL		278.45		1196	100%

Notes:

* Refer to the Land Use Plan in Figure IV.A-1A that identifies the location of the respective planning areas above.

**Refer to Section V, page V-14, for interim and permitted uses within Planning Area 16.

Totals above are rounded.

- **High Density - 12 du/ac.** comprises a total of 272 single family attached or detached dwelling units within Planning Area 16 and 18. This category comprises 9.0 percent of the Specific Plan acres.
- **Very High Density - 20 du/ac.** comprises a total of 252 multi-family or single family dwelling units within Planning Area 19. This category comprises 4.5 percent of the Specific Plan acres.

2) Commercial

A total of 20.4 acres of commercial uses are planned in Planning Area 17 which is located adjacent to the Route 60 and Rubidoux Boulevard interchange. The retail site is projected to include an 186,000 square foot shopping center serving both residents of Emerald Meadows Ranch and the surrounding communities.

3) Church / Religious Facility

A 25.0 acre church facility in Planning Area 1 is projected to include a worship facility with support offices / administration uses, and other ancillary uses.

4) Elementary School

A 12.0 acre elementary school site is provided in Planning Area 4. The Jurupa Unified School District plans to construct an elementary school for grades K-8. In the event the District does not construct a school, this planning area shall revert to Medium density residential, 6,000 square feet minimum lots, not to exceed 60 total lots, and shall be required to follow all the development standards for that category.

5) Parks / Open Space

Park and open space land totaling 17.55 acres are provided. Park areas are planned for both active multi-purpose field uses and passive parks. A linear park is also provided with pathways that connect the elementary school, church and three parks sites to adjacent residential neighborhoods. Conceptual plans for the parks are provided in Section VI, Figures VI-11A through 11D.

6) Major Roads

The Emerald Meadows Specific Plan includes a total of 24.74 acres of major public road / street rights of way. A traffic study has been prepared and is included in the EIR. The study confirms that the Specific Plan major streets and intersections are designed in accordance with County of Riverside standards.

b. Land Use Plan Development Standards

To ensure the orderly development of the land uses proposed for Emerald Meadows Ranch, specific land use planning and design standards have been tailored to each planning area. These standards are discussed in detail in Planning Area Development Standards, Section IV.B later in this section.

In addition to the specific design standards for planning areas, the following project-wide development standards also shall apply to the Emerald Meadows Ranch Specific Plan.

- 1) The total Specific Plan area shall be developed with a maximum of 1,196 dwelling units on 278.45 acres, based upon the Land Use Plan in Figure IV.A-1B. General permitted uses will include residential, commercial, school, church, open space, parks, agriculture, and major roads as delineated on the Land Use Plan and within the individual planning area Figures IV.B-1 through IV.B-21. A maximum number of dwelling units are specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. The total 1,196 total dwelling units for this Specific Plan may be increased only if the 12 acre site designated for an elementary school is not acquired by the local school district. In this case an additional 60 dwelling units are permitted on the 12 acre site, with 6,000 square feet minimum lots in accordance with Medium Density zoning standards.

Adjustments in the Planning Area boundaries, not to exceed a cumulative total of 20% of the original size, resulting from final road alignments, geotechnical or engineering refinements to the tentative and / or final tract map shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the General Plan and this Specific Plan. Boundaries not dimensioned in the Specific Plan shall be established by the tentative or final subdivision map.

If a transfer of dwelling units is proposed between planning areas, the master developer or his assignee shall be responsible for providing the County with a "Development Transfer Status Report" at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a) Specific Plan Planning Area allocation of dwelling units.
- b) Number of dwelling units entitled under an Implementing Subdivision by Planning Area.

Section IV
SPECIFIC PLAN STANDARDS

- c) Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed 1196 and that the total number of dwelling units to be entitled within any particular planning area will not exceed its Specific Plan allocation by more than ten percent.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The "Development Transfer Status Report" shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Applicant and / or Developer submits the "Development Transfer Status Report" with the application for an implementing subdivision.

- 2) Uses and development standards as amended by the Emerald Meadows Ranch Specific Plan Zoning Ordinance in Section V and further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposal including subdivisions, plot plans, and conditional use permits. In the case of any conflict between Ordinance No. 348 and the Emerald Meadows Ranch Specific Plan, the Specific Plan supercedes. Where reference is made to Ordinance No. 348, it shall refer to the Ordinance in place and adopted at the time this Specific Plan is approved by the Board of Supervisors. Revisions made in the future to Ordinance No. 348 shall not apply to this Specific Plan.
- 3) Sketches, plans and photographs and text provided in the Section VI, Design Guidelines, are intended to identify the overall design principles for the community that are to be incorporated by the master developer, individual parcel developers and their design consultants. The Architectural Elements sections of the Design Guidelines are provided as a "palette" of design elements that should guide the design of the various residential and commercial retail buildings. They are not intended to represent any actual building or parcel design nor are they intended to require that all design images be incorporated into the design of the various parcels. Developers, builders, planners, architects and landscape architects are encouraged to use creativity and imagination in developing their precise design proposals.

Section IV
SPECIFIC PLAN STANDARDS

Any major changes of the design standards or guidelines as shown must meet or exceed the quality identified in the Specific Plan, and shall be subject to approval by the Planning Director prior to issuance of building permits for the respective planning area. The Design Standards and Guidelines Section in this Specific Plan shall supercede the Countywide Design Standards and Guidelines, adopted January 13, 2004.

- 4) All project lighting shall be in accordance with applicable Riverside County standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance No. 348 except where superseded by this Specific Plan, and shall conform substantially to Emerald Meadows Specific Plan #337, as filed in the Riverside County Planning Department, unless otherwise amended.
- 6) Except for Sections IV, V and VI of this Specific Plan e.g., Development Plans/Standards, Specific Plan Zoning and Design Guidelines respectively, no portion of this Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development document.
- 8) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and / or maintenance responsibility for all common recreation, open space, circulation systems, lighting and / or landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas for each development parcel shall be conveyed to the maintenance organization(s) as implementing development is approved or any subdivision is recorded.

Section IV
SPECIFIC PLAN STANDARDS

- c) The maintenance organization(s) shall be established prior to, or concurrent with, the first final map land division recordation or issuance of any building permit for any approved development permit.

- 9) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property, and all other applicable County standards and the Subdivision Map Act.

- 10) Development applications which incorporate common areas or open space areas shall be conditioned for completion of design plans, specifying location and extent of landscaping, type of irrigation systems, common open space area structures, and circulation (vehicular, pedestrian, and / or bicycle).

- 11) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density and respective minimum lot sizes identified in the Specific Plan development standards, and shall also be subject to the following: a) adequate availability of services; b) adequate access and circulation; c) building types and design in conformance with the Specific Plan design standards, d) density transfer provisions provided in Section IV, and e) sensitivity to neighborhood design through lot and street layouts.

- 12) Planning areas that include park or open space that will be conveyed to a public entity within parcel boundaries by individual property purchasers shall be deed restricted so as to create open space easements and prohibit development activity in such open space, except temporary easements shall be granted for construction of the individual parcels where needed for access and coordination of grading / drainage and other construction activities between parcels, where the intent is consistent with the goals of this Specific Plan.

- 13) Designation and/or dedication of open space and park land, or payment of fees to satisfy Quimby Act, County and State requirements, will be required by the project developer.

- 14) Prior to the issuance of building permits, improvement plans for developed common open space areas shall be submitted for County of Riverside Planning Department approval for the stage of development in question to assure the plans are in conformance with the Design Guidelines. Plans required to be provided as part of the submittal shall include landscape and irrigation plans prepared by a licensed landscape architect. All park design plans shall be processed through the Jurupa Area Recreation and Parks District as lead agency in accordance with the standards and provisions within this Specific Plan.

- 15) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design features within each individual tract:
- a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets, sidewalks and bikeways.
 - c) Innovation in housing types and design.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Lighted addresses.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
- 16) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to individuals with disabilities.
- 17) It is anticipated that maintenance associations, if formed, will be established as follows:
- The property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
- 18) Construction, maintenance and management of certain public facilities and infrastructure requirements and development fees (such as for schools, sewers, water facilities, open space, and roadways) may be financed through a community facilities district (CFD) or similar public financing mechanism. Financing of these facilities through a CFD or similar entity may substitute for the payment of fees that would have financed those facilities or have been required by governing agencies for regional improvements.
- 19) A preliminary geotechnical report by a licensed engineer shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
- 20) Flag lots shall be permitted within Emerald Meadows Ranch subject to approval by the Planning Director and the Fire Department, and only in those cases where

Section IV
SPECIFIC PLAN STANDARDS

existing residential lots render it infeasible to access new homes/lots from the interior of the Specific Plan residential neighborhoods, e.g, along 34th Street.

- 21) The use of passive solar heating techniques is encouraged within the project where feasible. Passive systems involve design elements such as orienting buildings properly, planting tree types to take advantage of the sun, providing adequate roof overhangs and assuring that walls are property insulated.
- 22) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisor's adoption of this Specific Plan.

3. CIRCULATION PLAN

a. Circulation Plan Description

Based upon a traffic analysis prepared by Urban Crossroads, roadway standards have been determined for the Emerald Meadows Specific Plan. Figure IV.A-2, Circulation Plan, identifies the various roadway designations and their location.

The primary access to the property will occur from Rubidoux Boulevard to an enhanced collector roadway identified as Emerald Meadows Parkway. Additional access will be provided from Hall Avenue and 34th Street. An internal collector, identified as Street A, completes the primary internal circulation network. Roadway cross sections for each of these roadways are shown on Figures IV.A-3A through IV.A-3D.

Roadway circulation elements that will be constructed as part of the Emerald Meadows Specific Plan include:

- Rubidoux Boulevard - Rubidoux Boulevard shall be widened to a full half-width street adjacent to the project site to meet County of Riverside Urban Arterial Highway standards. The applicant shall be responsible for improvements north of Emerald Meadows Parkway.
- 34th Street – This roadway is designated as a secondary arterial. Any improvements along 34th Street by the applicant shall reserve sufficient right of way for a secondary road right of way. However, since many existing single family homes occur along 34th Street and are projected to remain for the foreseeable future, the applicant shall not be required to construct 34th Street, as this would cause conflicts with existing many residential frontages and structures. Therefore, a fee or other financial assurances, shall be provided by the applicant to the County prior to issuance of any building permits to assure adequate funds for future construction of the 34th Street half section improvements.
- Emerald Meadows Parkway - Full street improvements for its entire length.
- Street A - Full street improvements for its entire length.
- Hall Avenue - Full street improvements beginning south of the existing overpass.
- Wallace Street - Full Street improvements north of 34th Street for the east half of the road section to Street A; the west half improvements to Street A may vary based on existing residential structures and access for properties not owned by the applicants.

b. Circulation Plan Development Standards

The Circulation Plan for the Emerald Meadows Specific Plan, as shown on Figure IV.A-2, will be constructed in accordance with the following development standards and phasing.

EMERALD MEADOWS RANCH

County of Riverside, CA

CIRCULATION PLAN

Urban Arterial Highway - Rubidoux Blvd.

Section A-A 

Secondary Highway - 34th Street

Section B-B 

Enhanced Collector -

Emerald Meadows Parkway

Section C-C 

Section D-D 

Section E-E 

Enhanced Collector - Street 'A'

Section F-F 

Section G-G 

Enhanced Collector - Hall Avenue

Section H-H 

Enhanced Collector - Wallace Street

Section I-I 

CREDITS

Applicants :

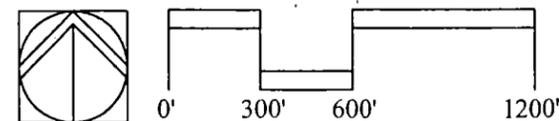
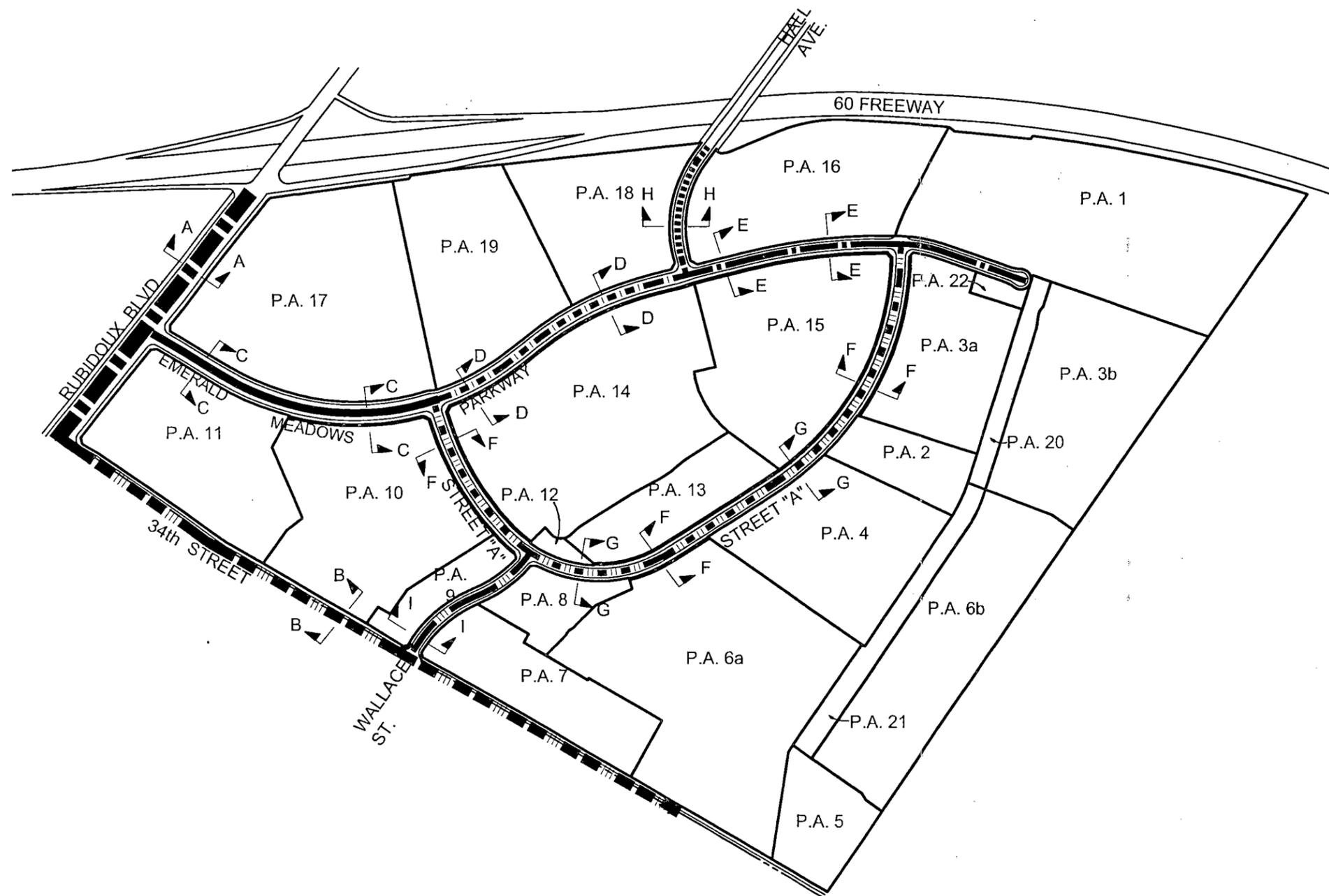
Economic Development Agency
of Riverside County

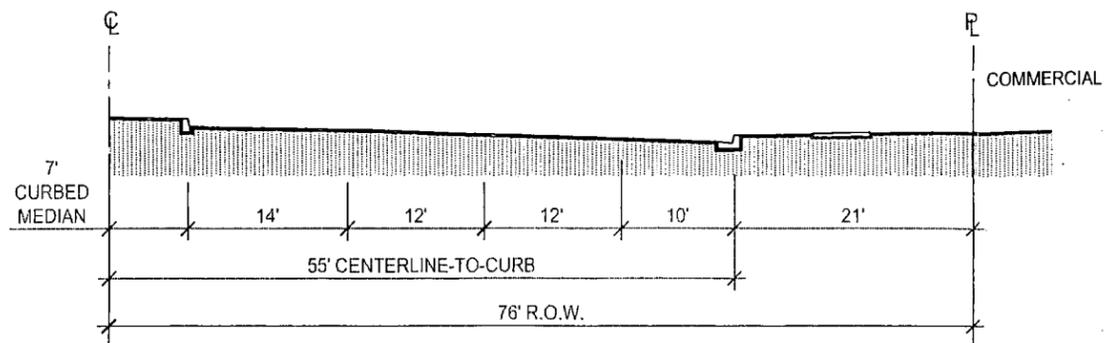
EMR Residential Properties, L.L.C.

Prepared By :

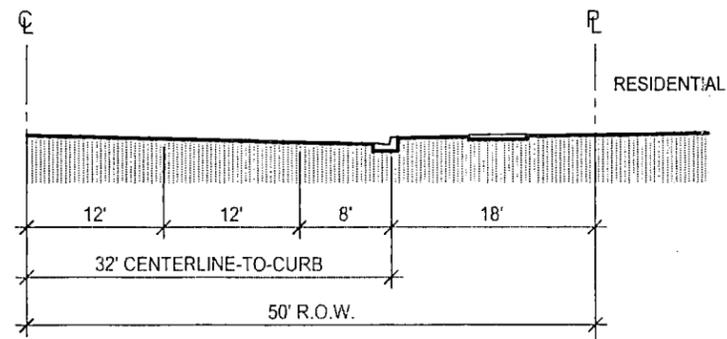
JHA Consulting, Inc.

FIGURE IV.A-2





SECTION A-A
URBAN ARTERIAL HIGHWAY
 RUBIDOUX BOULEVARD (1/2 STREET SECTION)



SECTION B-B
SECONDARY HIGHWAY
 34TH STREET (1/2 STREET SECTION)

SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

ROAD CROSS SECTIONS

SECTION A-A
URBAN ARTERIAL HIGHWAY
 Rubidoux Boulevard (1/2 Section)

SECTION B-B
SECONDARY HIGHWAY
 34th Street (1/2 Section)

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-3A

Final

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

ROAD CROSS SECTIONS

SECTION C-C
ENHANCED COLLECTOR
Emerald Meadows Parkway
(East of Rubidoux Blvd.)

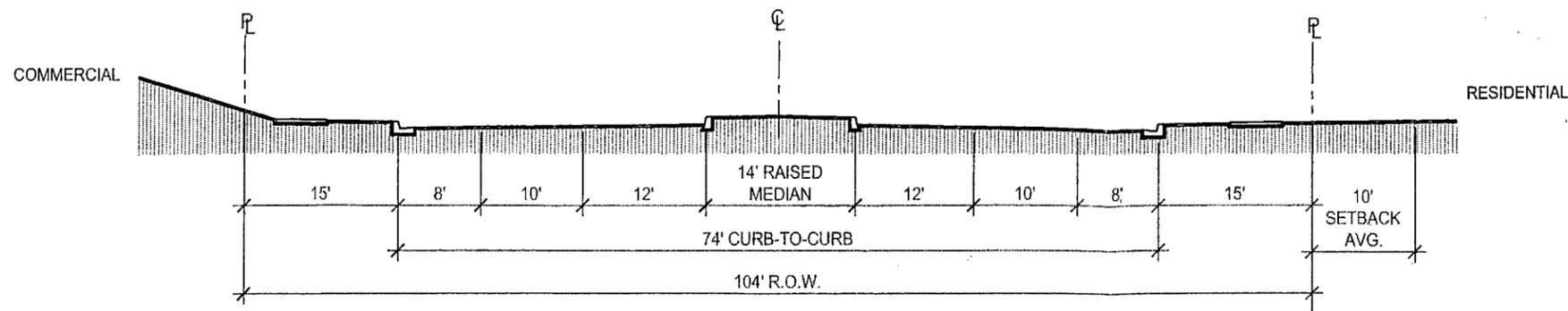
SECTION D-D
ENHANCED COLLECTOR
Emerald Meadows Parkway
(West of Hall Ave.)

SECTION E-E
ENHANCED COLLECTOR
Emerald Meadows Parkway
(East of Hall Ave.)

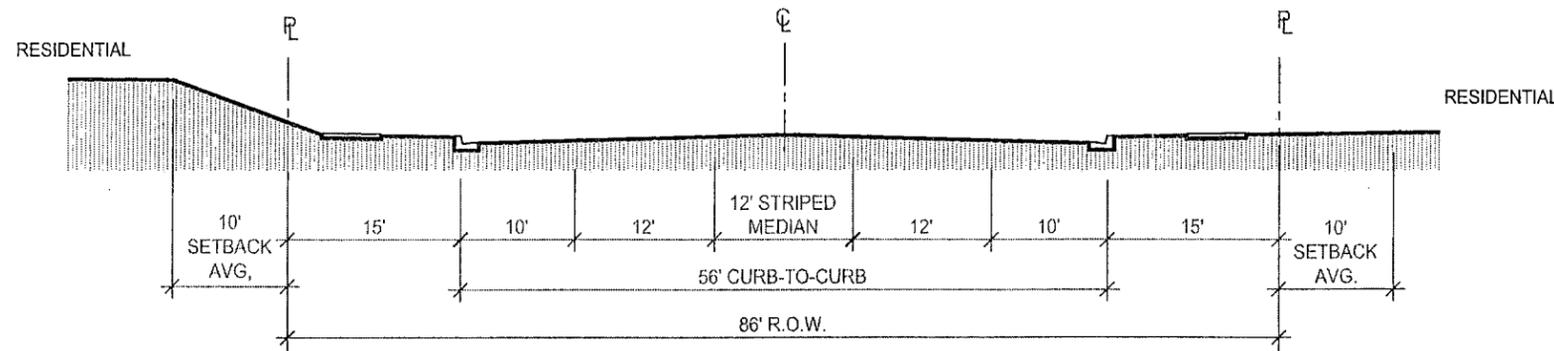
CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

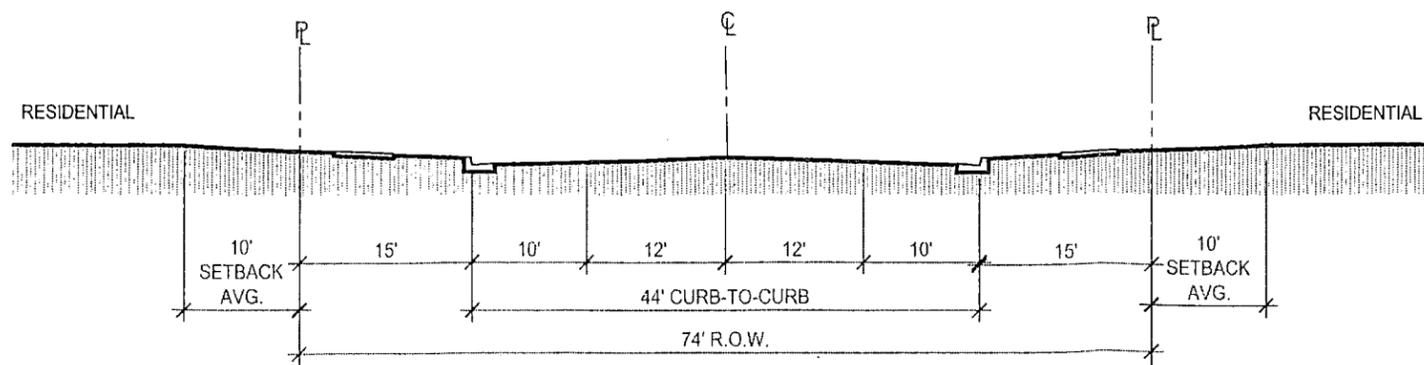
Prepared By :
JHA Consulting, Inc.



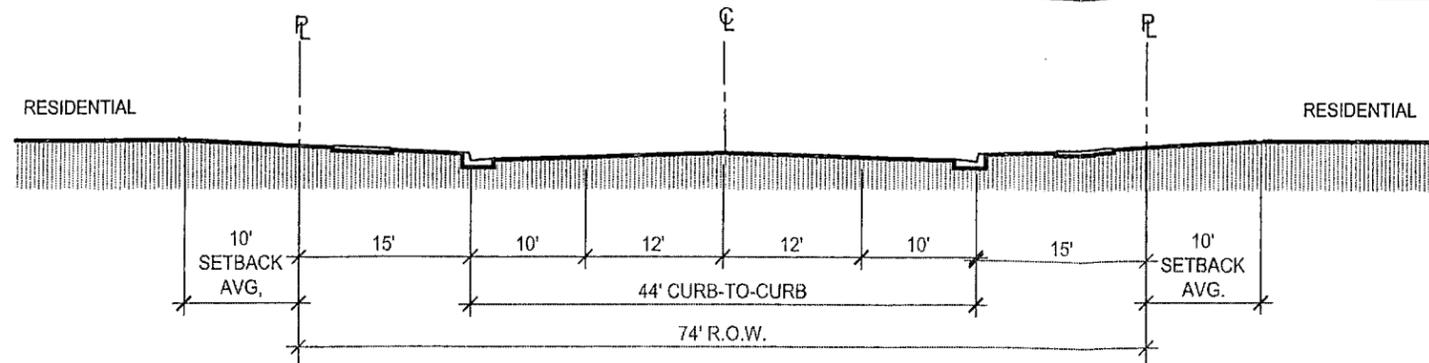
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ENHANCED COLLECTOR
EMERALD MEADOWS PARKWAY (EAST OF RUBIDOUX BLVD.)



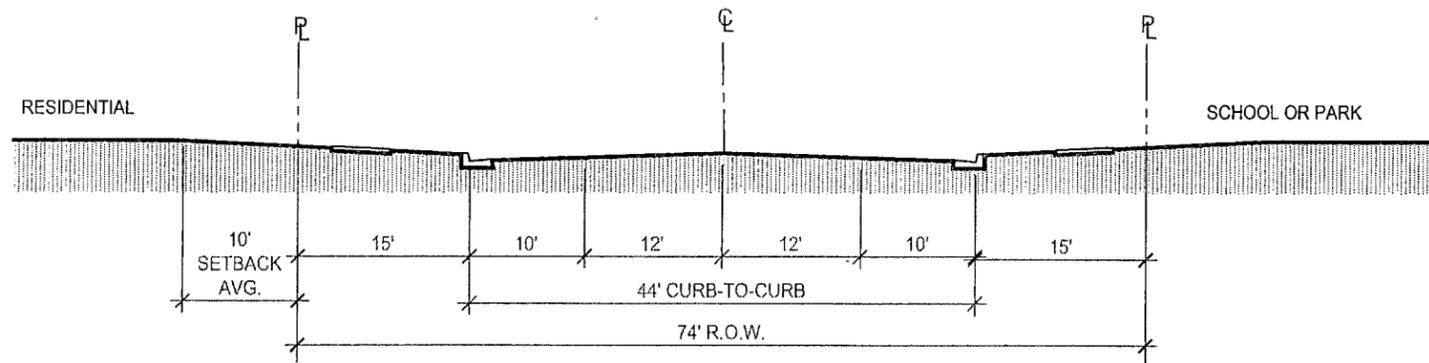
SECTION D-D
ENHANCED COLLECTOR
EMERALD MEADOWS PARKWAY (WEST OF HALL AVE.)



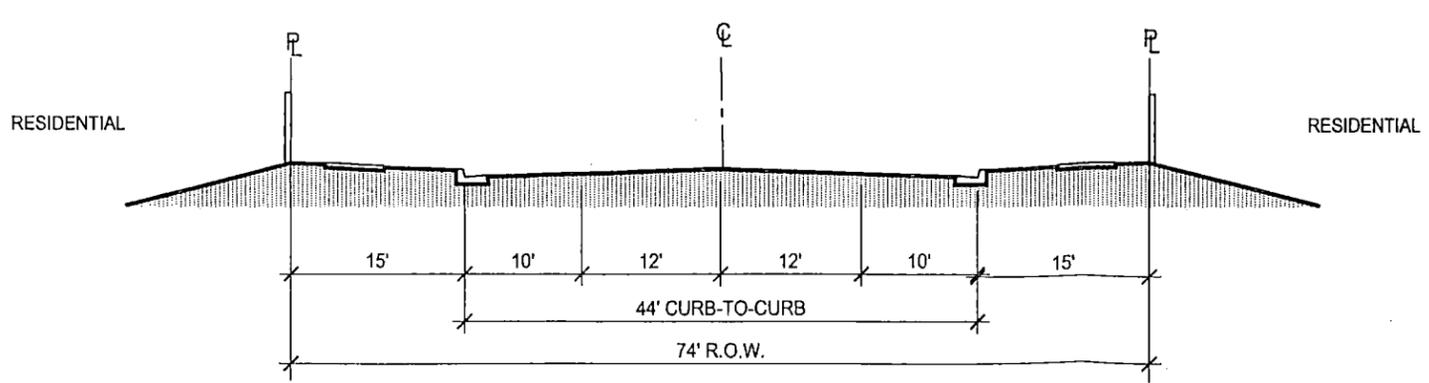
SECTION E-E
ENHANCED COLLECTOR
EMERALD MEADOWS PARKWAY (EAST OF HALL AVE.)



SECTION F-F
ENHANCED COLLECTOR
 STREET "A"



SECTION G-G
ENHANCED COLLECTOR
 STREET "A" (AT SCHOOL & PARKS)



SECTION H-H
ENHANCED COLLECTOR
 HALL AVENUE

SPECIFIC PLAN

EMERALD MEADOWS RANCH
 County of Riverside, CA

EXHIBIT NAME

ROAD CROSS SECTIONS

SECTION F-F
ENHANCED COLLECTOR
 Street "A"

SECTION G-G
ENHANCED COLLECTOR
 Street "A"
 (at School & Parks)

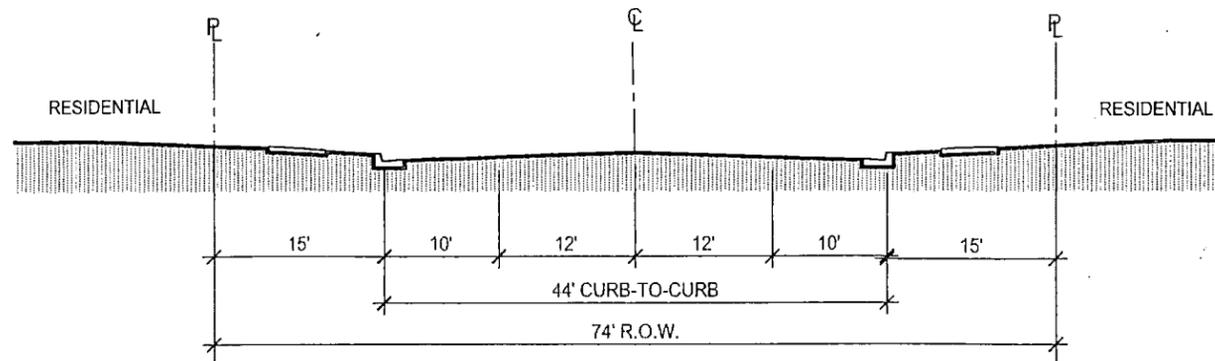
SECTION H-H
ENHANCED COLLECTOR
 Hall Avenue

CREDITS

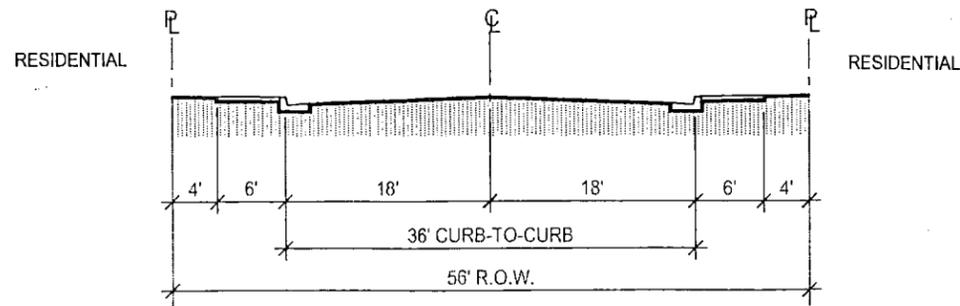
Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-3C



SECTION I-I
COLLECTOR
 WALLACE STREET



SECTION J-J
LOCAL STREET

SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

ROAD CROSS SECTIONS

SECTION I-I
COLLECTOR
 Wallace Street

SECTION J-J
LOCAL STREET

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-3D

Section IV
SPECIFIC PLAN STANDARDS

- 1) Roads shall be subject to the following right of way (R.O.W.) requirements:
 - Rubidoux Boulevard - Urban arterial, half section, 76' feet from the existing center line. A dedication to Riverside County shall be required north of Emerald Meadows Parkway to the Specific Plan property boundary by the applicant.
 - Emerald Meadows Parkway - Enhanced Collector: 104' R.O.W. / 4 lane roadway with a raised 14' wide median for the portion from Rubidoux Boulevard to Street A; an 86' R.O.W. / 2 lane roadway with a striped median for the portion from Street A to Hall Avenue; and a 74' R.O.W. / 2 lane roadway east of Hall Avenue.
 - Street A - 74' R.O.W. / 2 lanes
 - Hall Avenue - 74' R.O.W. / 2 lanes.
 - Wallace Avenue - 74' R.O.W. / 2 lanes.
- 2) Any application for any subdivision within the Specific Plan boundary, excluding a Schedule I parcel Map, shall cause the design of the Specific Plan master planned infrastructure within the final map boundaries.
- 3) Each subdivision shall comply with the on-site and off-site street improvement requirements outlined in the traffic study prepared for the Emerald Meadows Specific Plan.
- 4) All roadways intersecting four-lane facilities or greater shall be a minimum of 66' feet of right-of-way constructed in accordance with Standard 103, Ordinance No. 461, from the four lane facility to the nearest intersection.
- 5) All roadway sections shall be per the Specific Plan.
- 6) No textured pavements will be allowed in the County rights-of-way, unless approved by the County Transportation Department.
- 7) Mid-Block cross-walks are not permitted.
- 8) Driveways / Access Points - Driveways within individual parcels shall conform to requirements by the Transportation Department and shall be determined at the time of Tentative Tract Map approval.
- 9) This Specific Plan proposes no facilities to be maintained by the County Transportation Department with the exception of facilities within the public road right-of-way. Therefore, all facilities other than facilities to be constructed in the

Section IV
SPECIFIC PLAN STANDARDS

road right-of-way shall be private or public facilities that are the responsibility of a public or private maintenance entity, acceptable to the Transportation Department.

- 10) Pursuant to the General Plan, "neighborhood commercial uses must be located along secondary or greater highways, at or near intersections with secondary highways." All commercial uses within the Emerald Meadows Specific Plan are located adjacent to a major highway, i.e., Rubidoux Boulevard.
- 11) School / Parks - The Transportation Department's policy regarding streets adjacent to school and park sites requires a minimum of 66 feet right-of-way (Standard 103). All parks and the school sites in the Emerald Meadows Specific Plan are located adjacent to collector level or greater roadways with a 66 feet minimum right of way, except linear parks, which are not subject to this provision.
- 12) All common area landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Transportation Department. Landscape requirements within parkways shall be in conformance with Figures contained in Section VI, Figures VI-7A through VI-7J.
- 13) Bike trails are included in the open space areas planning areas 20 & 21. They link parks and the school site with the surrounding neighborhoods and are designed for joint use with Flood Control District maintenance roads.
- 14) The circulation plan for Emerald Meadows Ranch has been designed to avoid heavy through-traffic volumes within residential neighborhoods. All major roadways have been planned as limited-access roadways.
- 15) Major roadway improvements and other public improvements may be financed through an assessment district, community facilities district, or similar financing mechanism in accordance with federal, state and local ordinances. Financing of these may substitute for payment of County fees that would otherwise be required.
- 16) All roads within the Specific Plan project boundary shall be constructed to appropriate County full or half-width standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval by the Director of Transportation. However, in certain cases described below, improvements shall not be required by the applicant.

Due to many existing homes that are planned to remain for the foreseeable future along 34th Street, construction of half road improvements will not be practicable. Therefore, a fee or other mechanism satisfactory to the Director of Transportation shall be provided in lieu of construction. Along Rubidoux Boulevard, the applicant shall be required to construct half-width improvements north of Emerald Meadows Parkway. Along Wallace Street, north of 34th Street to "A" Street, the applicant shall construct the south half-width. If all adjacent property owners on the west half of Wallace Street grant the applicant access and construction easements as needed within a 30 day notification period, the applicant shall also improve the west half.

- 17) All commercial developments within Emerald Meadows Ranch shall be required to provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation. Bike racks shall be provided pursuant to all applicable County of Riverside regulations, codes, and ordinances.
- 18) Unless all major streets within the Specific Plan boundary, collector level and greater, are planned to be constructed in the first phase, traffic impact study reports may be required with submittal of tentative tract maps or plot plans. The required format for each report shall be determined by the County of Riverside, and shall include an evaluation of peak hour conditions at intersections significantly impacted by each phase of development. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be presented for County staff review.

4. OPEN SPACE AND PARK PLAN

a) Open Space Plan Description

Both active and passive use park and open space areas are planned that will provide a variety of amenities for the Emerald Meadows Ranch Specific Plan. See Figures V1-11A through V1-11D. Based on the Quimby Act, a total of 9.2 acres of park land is required. The total park and open space area provided in the Specific Plan equals 17.55 acres.

Two of the parks, located in planning areas 2 and 8 totaling 6.9 acres, provide opportunities for multipurpose fields, tot lots, picnic, bar-b-que stations, as well as passive use areas. Planning area 5, totaling 4.45 acres, also can accommodate multi-purpose fields. Two "pocket" parks totaling approximately one-half acre each are planned for passive uses, with benches, walkways and shade trees within planning areas 12 and 22. A 5.25 acre, one half mile linear park / paseo link together housing, three parks and the elementary school. Park areas 5 and 8 will also provide for interim detention needs. All parks will be maintained by a community facilities maintenance district or other similar entity.

EMERALD MEADOWS RANCH

County of Riverside, CA

OPEN SPACE AND PARK PLAN

LEGEND

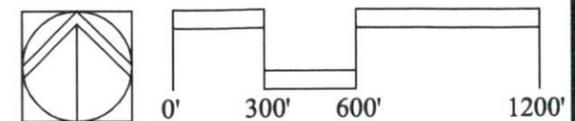
- PARKS / OPEN SPACE
- LINEAR PARK / PASEO
- SCHOOL
- DETENTION *

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-4A



Descriptions of each of the parks follow:

- 1) **Park Planning Area 2 - 3.9 acres:** This site is well suited to a variety of active and passive uses. The conceptual master plan in Section VI, Figure VI-11A, includes a multi-purpose field, pathways, children's play lot and a parking area. A trail connection is shown that links with the elementary school, the 4.9 acre park to the south, and adjacent residential uses.
- 2) **Park Planning Area 5 - 4.45 acres:** Planning Area 5 is suited to multi-purpose use as shown in Figure VI-11B. It is located adjacent to a future regional trail and includes the potential to include a staging area for regional equestrian trail users. The park will also be used for temporary detention during extended storms.
- 3) **Park Planning Areas 8:** A conceptual master plan for this park is provided in Section VI, Figure VI-11C. This park provides two benefits: 1) it will create a picturesque entry character that will enhance the sense of arrival and sense of community into the primary residential areas and, 2) provides for active and passive uses, including a tot lot, benches, picnic shelter, bar b-que stations. Pathways and free play areas. This park will also be used for temporary detention. The edges along the park adjacent to the collector roads will be designed with a split rail fence to reinforce the community theme and to provide safety barrier for children.
- 4) **Linear Park Planning Areas 20 and 21 - 2.0 and 3.25 acres respectively:** These linear park extend approximately ½ mile and connect the three parks and elementary school site to the residential neighborhoods and church site. They will include combination pathways / service drives adjacent to a naturalized drainage swale. The corridor will be planted with landscape materials that provide riparian type vegetation appropriate to ephemeral stream beds. Refer to Section VI, Figure VI-11D, for a conceptual plan.

b. Open Space Development Standards.

- 1) All property within the Emerald Meadows Specific Plan is located within the Jurupa Area Recreation and Parks District. The District shall be the lead agency in the processing of final park plans by the applicant and / or developer.
- 2) All park areas will be dedicated for public use and maintained via a community facilities district or similar entity. The type of maintenance entity shall be selected by the master developer at the time that the implementing development application is filed.
- 3) All recreational facilities shall be landscaped and, where appropriate, include automatic irrigation systems suited to the plant material in conformance with the

master plans provided in the design guidelines. Areas designed for native or drought tolerant plants, such as Planning Area 5 and the linear park in Planning Area 20 & 21 may include temporary irrigation and shall not require automatic irrigation.

- 4) Parking areas will be required in Planning Area 2. The total number of stalls shall be determined at the preliminary design stage.
- 5) The project is subject to fees for neighborhood and community park facilities, in accordance with implementation of the State's Quimby Act. The applicant and / or master developer may construct the parks, either through a community facilities district or through other public or private funding sources. Therefore, credit against all park development fees shall be granted by the relevant entity for all public park land and improvements provided by the developer. Park phasing is identified in Table IV.A-2.
- 6) The Jurupa Area Parks and Recreation District shall be the lead agency for review of the park design, which shall be consistent with the standards and provisions of this Specific Plan.
- 7) Development applications which incorporate private common open space areas shall be reviewed at the time of the related building site plans are reviewed. Such plans shall specify the location and extent of landscaping, structures, pedestrian or vehicular circulation, and shall indicate those areas to be irrigated.

5. LANDSCAPE PLAN

a. Landscape Plan Description

This section of the Specific Plan provides development standards for the landscape elements within the community. The Conceptual Landscape Plan, Figure IV.A-4B, identifies the location of the major landscape features.

One of the best ways to assure creation of an attractive and inviting community is to create high quality standards for streetscapes, quality entry monumentation and "view windows" into open space and parks areas. The Emerald Meadows Ranch incorporates all of these elements. Many of the primary roads within the community include expanded parkway averaging 25 feet in width. In addition to creating a picturesque street scene, these enhancements increase the sense of openness within the community.

All land uses within the Specific Plan shall be guided by the following Landscape Development Standards. Also refer to Section VI, Design Guidelines, which includes additional design guidelines and project imagery photographs to convey the design character envisioned for Emerald Meadows Ranch.

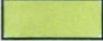
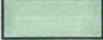
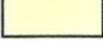
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

CONCEPTUAL LANDSCAPE PLAN

LEGEND

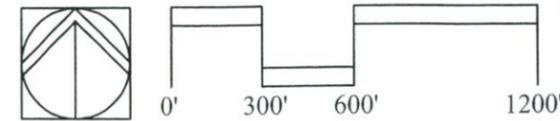
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-  Neighborhood Entry Feature
-  Urban Arterial Highway - Rubidoux Blvd.
-  Secondary Highway - 34th Street
-  Enhanced Collector - Emerald Meadows Parkway
-  Enhanced Collector - Street "A"
-  Enhanced Collector - Hall Avenue
-  Collector - Wallace Street
-  Parks
-  Linear Parks
-  School

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-4B



b. Landscape Plan Development Standards

- 1) All landscape plans required by the County of Riverside or the Jurupa Area Recreation and Park District shall be prepared by a licensed landscape architect and shall substantially conform to the Emerald Meadows Ranch Design Guidelines included in Section VI of this Specific Plan.
- 2) Project entries shall be designed in accordance with the Design Guidelines in Section VI to assure a high quality image for the community.
- 3) The landscape design for the project site shall include turf, trees, shrubs, and groundcover in accordance with the plant palette in Section VI. All landscape adjacent to housing areas with reverse frontage lots within the parkways and enhanced setback areas shall include a “stepped or layered” design appearance. For example, turf or groundcover shall occur in parkways nearest the curb, progressing to low and medium height plants up to the community theme wall.
- 4) In compliance with County of Riverside Ordinance No. 461, Standard No. 113, planted medians may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the Riverside County Transportation Department. If medians are provided, decorative trees and shrubs planted in medians shall be consistent with the overall landscape theme as discussed in Section VI, Design Guidelines.
- 5) Prior to approval of any building permits, improvements plans for the landscaped areas adjacent to the proposed development area and to be maintained by a public landscape maintenance district shall be submitted to the Riverside County Planning Department. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans and Landscape Plans prepared by a licensed landscape architect.
 - Wall Plans, if walls are to be included in the public maintenance district.
 - Special treatment area plans associated with the proposed development area, if needed.
- 6) The applicant and / or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.

- 7) At the time of recordation of any final subdivision map which contains a common open space area, the applicant and / or developer shall offer to convey such areas to the appropriate maintenance agency.
- 8) The common area landscape plan shall reflect the following water conservation methods, whenever feasible: landscape with plants that are drought tolerant, group plants of similar water use to reduce over-irrigation; use mulch and / or ground cover to minimize evaporation at the soil surface. Soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 9) The project applicant or developer shall comply with planting, irrigation, implementation, and model home requirements set fourth by Ordinance No. 348.3446, Article XIXf, "Water-Efficient Landscape Requirements".

6. DRAINAGE PLAN

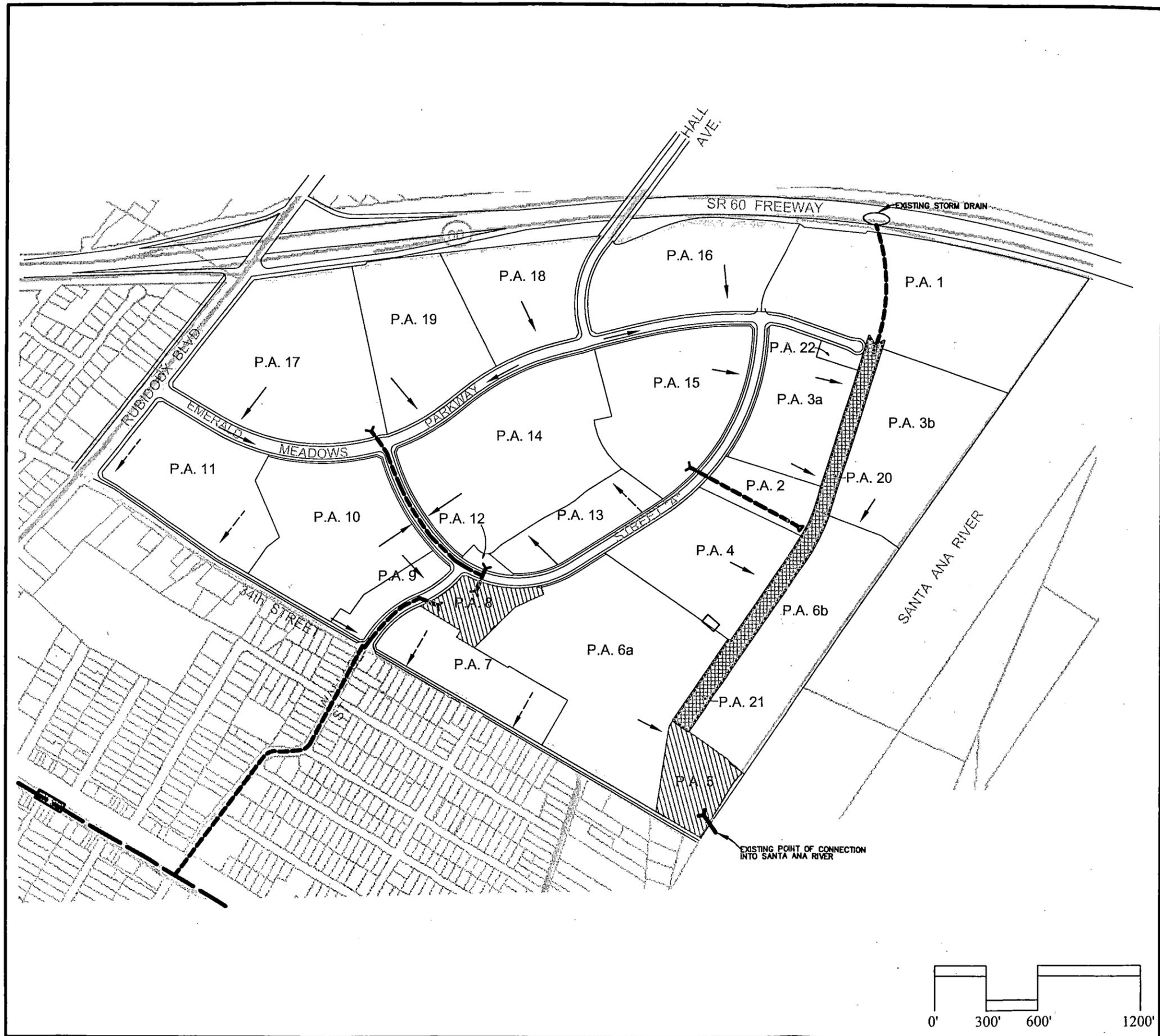
a. Drainage Plan Description

A master plan for drainage has been developed for Emerald Meadows Ranch as illustrated on Figure IV.A-5, Master Storm Drain Plan. It is based on the analysis prepared by Hall & Foreman, Inc. as included in the technical appendices. Both an on-site and off-site hydrology study was performed using both the unit hydrograph and the rational methods as outlined in the Riverside County Flood Control and Water Conservation District's (RCFC & WCD) hydrology manual. This study was used to analyze the project's approximately 278.45 acres to determine an approximation of flows generated by the current undeveloped conditions and build-out conditions of project development, utilizing a conceptual grading scheme for the proposed project shown in Figure IV.A-8. All development within Emerald Meadows Ranch shall be required to incorporate the design criteria discussed in this section, as necessary and appropriate.

Emerald Meadows Ranch is located in the Market Street watershed down stream of State Route 60. While the property is currently protected from flooding from the Santa Ana River by a RCFC&WCD levee, the improvements identified in this section and the technical report will allow removal of the levee.

b. General Requirements

A detailed hydrology study was required to review the unimproved drainage conditions for the area off-site and north of State Route 60 (known as Market Street area). Additionally the hydrology study reviewed the ultimate improved conditions for the Market Street Storm Drain improvements. Based on the results of the hydrology study, this project has been designed on an overall project level to assure that development will not flood during 100-year storms once the Market Street storm drain system has been constructed.



SPECIFIC PLAN

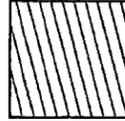
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

MASTER STORM DRAIN PLAN

LEGEND

-  PROPOSED CHANNEL
-  PROPOSED STORM DRAIN - UNDERGROUND
-  EXISTING STORM DRAIN
-  WATER QUALITY AND DETENTION FACILITIES

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

Source:
 Hall & Foreman, Inc.

FIGURE IV.A-5

Additionally, the hydrology study reviewed runoff flows associated with the proposed land uses on a subdivision level basis. The study demonstrates on a subdivision level basis that: (1) proposed development will not be subject to drainage / flooding hazards, and (2) the proposed improvements are integrated and compatible with adjoining drainage facilities and with the approved Drainage Plan contained in this Specific Plan. The studies and site specific measures shall be submitted for review and approval by the RCFC&WCD. As overall plans are finalized, specific drainage improvements for critical and / or constraint areas shall be subject to County review.

Erosion control measure shall be developed and incorporated into final grading plans to minimize potential increases in erosion and sediment transport during construction. Such measures could include the timely seeding of graded slopes and / or temporary erosion control measures. Construction erosion and sediment control plans shall be submitted to Riverside County for review and approval prior to the issuance of grading permits.

c. Drainage Plan Development Standards

- 1) Drainage and flood control facilities and improvements, including any necessary channelization, shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFC&WCD).
- 2) Major drainage facilities within road right-of-ways and drainage easements are proposed to be maintained by the Riverside County Transportation Department or RCFC&WCD, except the open drainage channel may be maintained as part of the landscape maintenance district or similar entity. Maintenance responsibilities for local drainage will be determined upon filing of individual tract maps.
 - a) Drainage facilities smaller than 36 inches in diameter shall be maintained by the Riverside County Transportation Department. Those facilities greater than 36 inches in diameter shall be maintained by the RCFC&WCD.
 - b) A fifteen (15') wide decomposed granite road will be required on one side of the open drainage channel. See Figure IV.A-6.

All projects proposing construction activities including: clearing, grading, or excavations that result in disturbance of at least one acre, or activity which is part of a larger common plan of development of one acre or greater, shall comply with appropriate NPDES construction permit and pay the appropriate fees. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a SWPPP, approved by the Executive Officer of the Regional Quality Control Board, that specifies BMPs to minimize pollutant in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.

7. WATER AND SEWER PLANS

a. Water Plan Description

The Emerald Meadows Ranch project is located within the Rubidoux Community Services District. The Rubidoux District has indicated their ability to provide water and sewer services to the project. In addition, a 20 year water availability report was prepared in accordance with the requirements of Senate Bill No. 221 and Senate Bill No. 610 confirming a 20 year supply exists. Infrastructure for the Emerald Meadows Ranch will consist of domestic water distribution mains and a sewage collection system as described below and illustrated on the Master Plans, Figures IV.A-7 and IV.A-8.

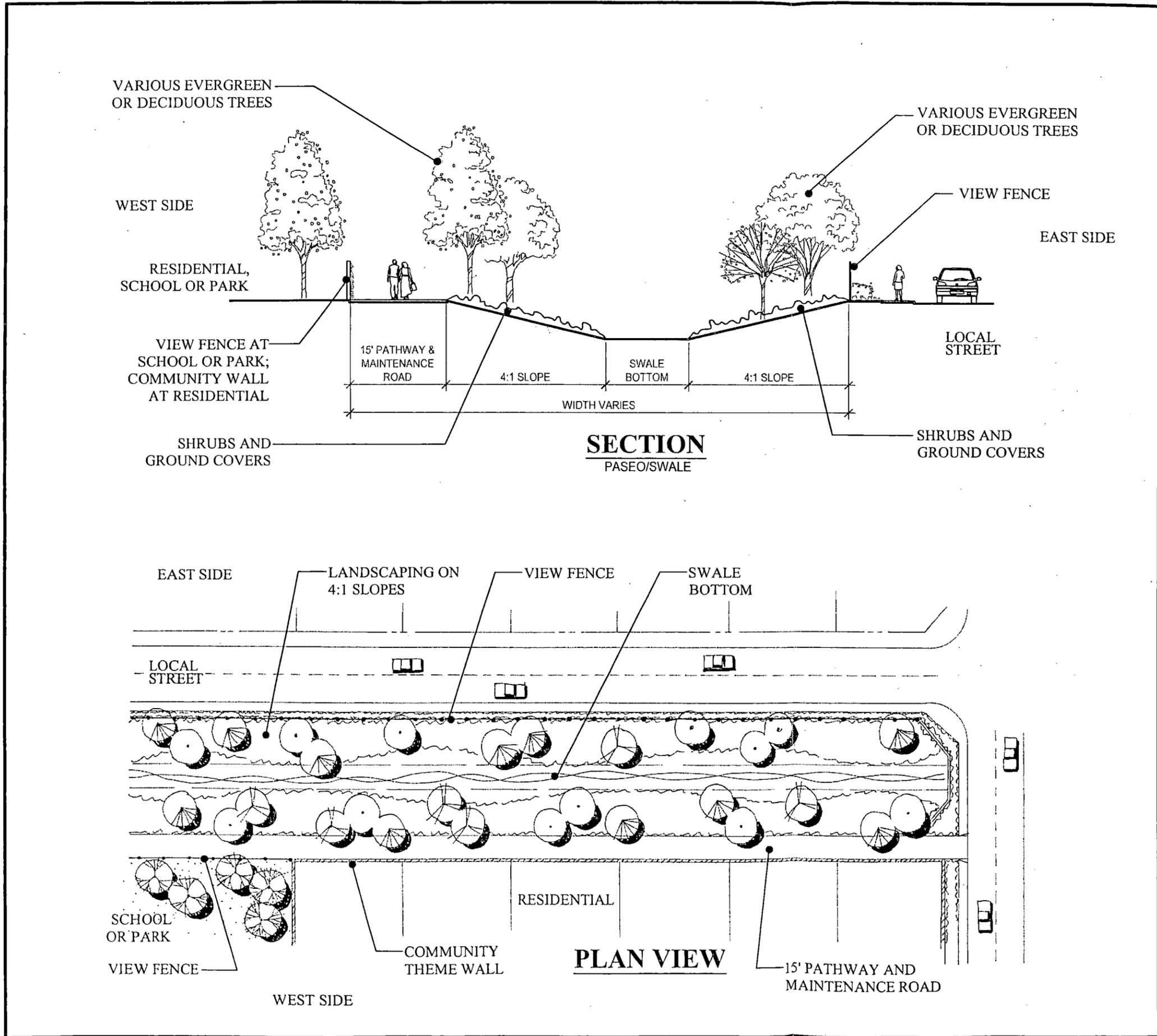
Domestic water service will service the commercial, residential, church, schools and parks for the Emerald Meadows Ranch. The project's domestic water supply will be provided via the Atkinson's Reservoir System which includes the Tom Watson, Atkinson, and Perrone reservoirs.

There are several Rubidoux District connection points available for the Emerald Meadow Ranch Specific Plan area. The proposed water system, as shown in Figure IV.A-7, Master Water Plan, will be provided by connecting to an existing 8" main in Rubidoux Boulevard and an existing 16" main on 34th Street and Wallace Avenue. A second water connection will be provided to an existing 16" main on 34th Street east of Crestmore. The proposed on-site water lines will be oversized to accommodate any future development.

b. Sewer Plan Description

Sewer facilities will be provided to the commercial, residential, church, schools and parks for the Emerald Meadows Ranch Specific Plan. The project will be served by the Rubidoux Community Facilities District for sewer services and will connect to existing facilities. An existing 8" sewer line is located in Rubidoux Boulevard, a north / south road located on the northwest boundary of the project. Additionally, there is an existing 21" sewer line in Wallace Street, a north / south road located on the southern boundary of the project, an 8" sewer line in 34th Street, an east / west road located on the southern boundary of the project, and an 18" line crossing under the I-60 freeway on the northern boundary of the project.

The proposed sewer plan consists of an extension of the already existing facilities, as shown in Figure IV.A-7, Master Sewer Plan. The existing 18" main crossing under the State Route 60 will be realigned and connect with the 21" main in Wallace Street. A lift station may be required at the new connection point for the 8" main in 34th Street east of Crestmore Street.



SPECIFIC PLAN

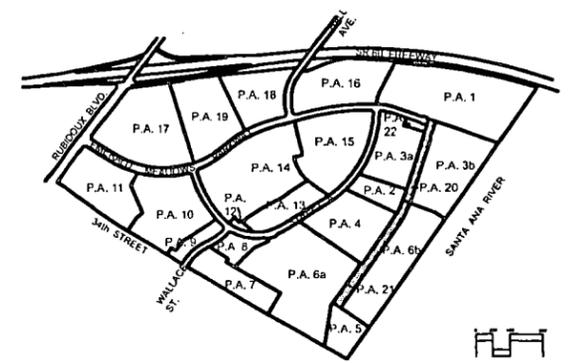
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

CHANNEL/PASEO CROSS SECTION

KEY MAP

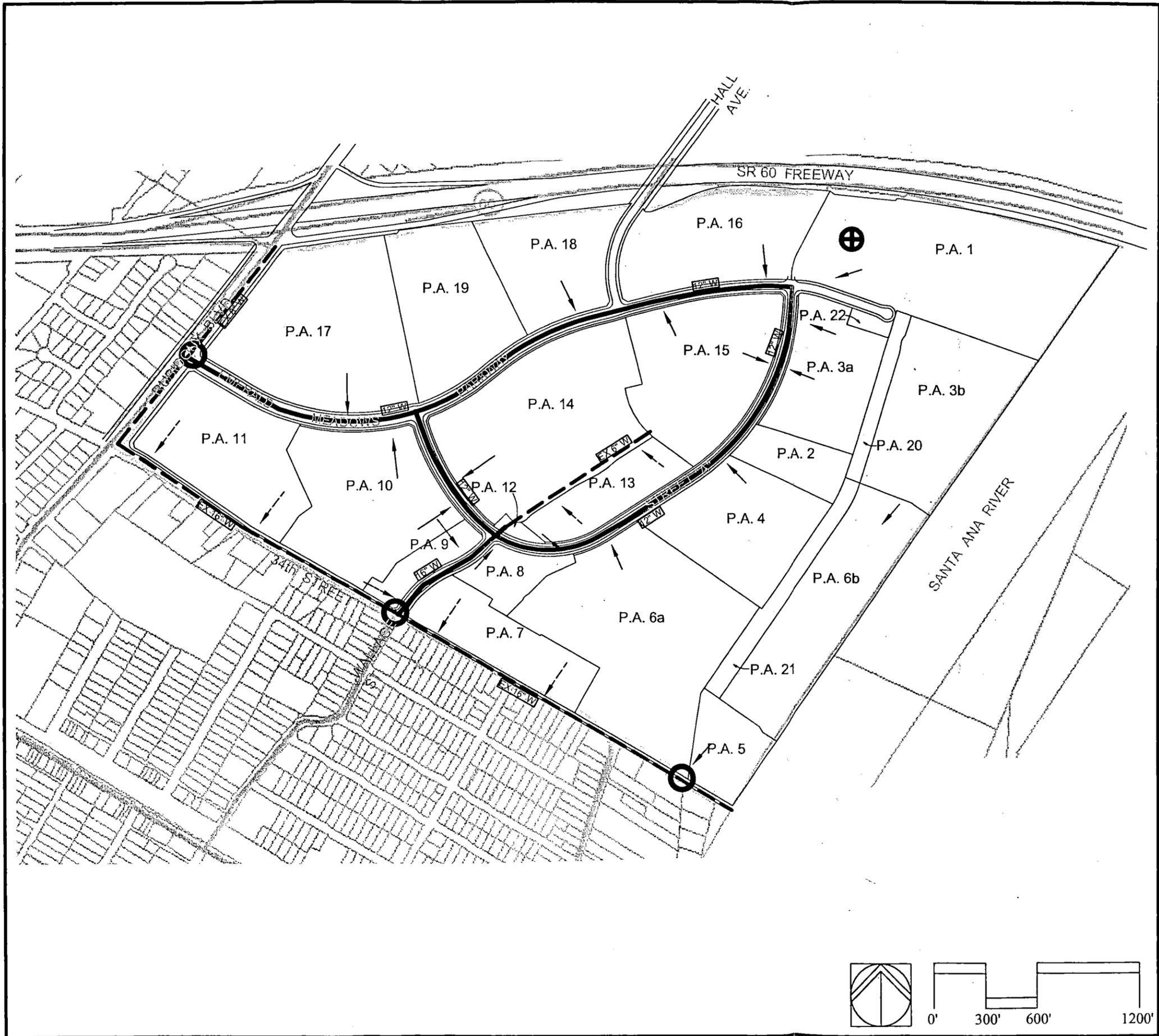


CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.A-6



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

MASTER WATER PLAN

LEGEND

-  WELL SITE IF REQUIRED
-  EXISTING WATER
-  PROPOSED WATER
-  CONNECT TO EXISTING WATER

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

Source:
 Hall & Foreman, Inc.

FIGURE IV.A-7

EMERALD MEADOWS RANCH

County of Riverside, CA

MASTER SEWER PLAN

LEGEND

-  PROPOSED SEWER
-  EXISTING SEWER
-  PUMP STATION IF REQUIRED
-  CONNECT TO EXISTING SEWER

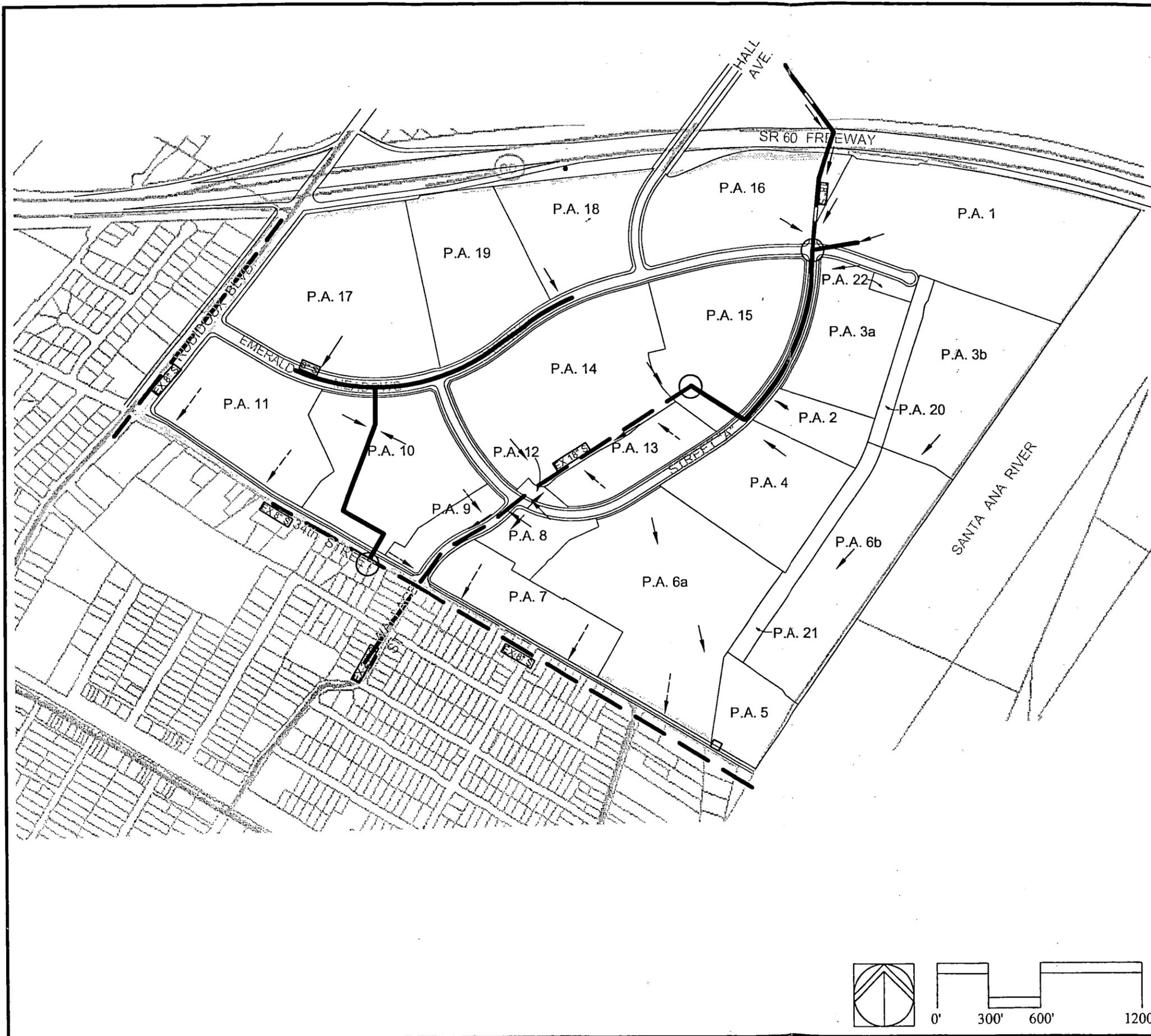
CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

Source:
 Hall & Foreman, Inc.

FIGURE IV.A-8



The northwest planning areas of the Emerald Meadows Ranch project will be served by 8" gravity sewers, which will flow southeast toward the existing 18" sewer line running north and south. The southeast planning areas of the Emerald Meadows Ranch project will be served by 8" gravity sewers. A pump station may be required to at the point of connection in the southeast portion of the Emerald Meadows Ranch site.

c. Water and Sewer Development Plans

1. All water and sewer lines shall be placed underground, unless otherwise approved by the County of Riverside and Rubidoux Community Services District.
2. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the Riverside County Health Department.

The project proponent shall obtain will-serve letters from the Rubidoux Community Services District before project construction.

8. GRADING PLAN

a. Grading Plan Description

The Emerald Meadows Ranch project is characterized by relatively flat lands with a gently uniform slope toward the southeast corner of the site. The northern portion of the site consists of a bluff. The grading of Emerald Meadows Ranch has been designed to be sensitive to natural landforms and incorporating residential enclaves, the church, parks, school and commercial site.

Grading is expected to require import of materials. Based on the Conceptual Grading Plan approximately 550,000 cubic yards of fill will be necessary to accommodate the development of this site. This quantity may vary as final grading plans are developed for each planning area. The grading plan has been designed to accommodate drainage and a street system that meets the County of Riverside standards for acceptable infrastructure gradients.

b. Grading Plan Development Standards

- 1) All grading activities shall conform to Riverside County standards, shall be in conformance with the overall Conceptual Grading Plan, Figure IV.A-8, and shall implement any grading related mitigation measures in the EIR.
- 2) Grading shall conform to Riverside County regulations. If Riverside County requirements conflict with the projects Conceptual Grading Plan, the Riverside County regulations shall take precedence.

Section IV
SPECIFIC PLAN STANDARDS

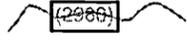
- 3) Prior to any development with any planning area (s) of the Specific Plan, an overall Conceptual Grading Plan for the planning area (s) in process shall be submitted for Planning Department approval. The Grading Plan for each planning area (s) shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area (s), and shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grade work shall be balanced on-site whenever possible.
- 4) All public streets shall have a gradient not to exceed eight (8) percent.
- 5) Prior to initial grading activities, a detailed soil report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and shall include appropriate measures to control erosion and dust.
- 6) Slopes steeper than 2:1 or exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineer geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. County Ordinance No. 457 will be observed regarding setback and landscape requirements with regard to slopes.
- 7) Where cut and fill slopes are created higher than ten (10') feet, detailed landscaping and irrigation plans shall be submitted to the Planning department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 8) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
- 9) Brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.
- 10) Graded land that is undeveloped shall be maintained weed free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained or otherwise approved by the County building department.

EMERALD MEADOWS RANCH

County of Riverside, CA

MASTER CONCEPTUAL GRADING PLAN

LEGEND

-  EXISTING CONTOUR AND ELEVATION
-  FINISHED CONTOUR AND ELEVATION

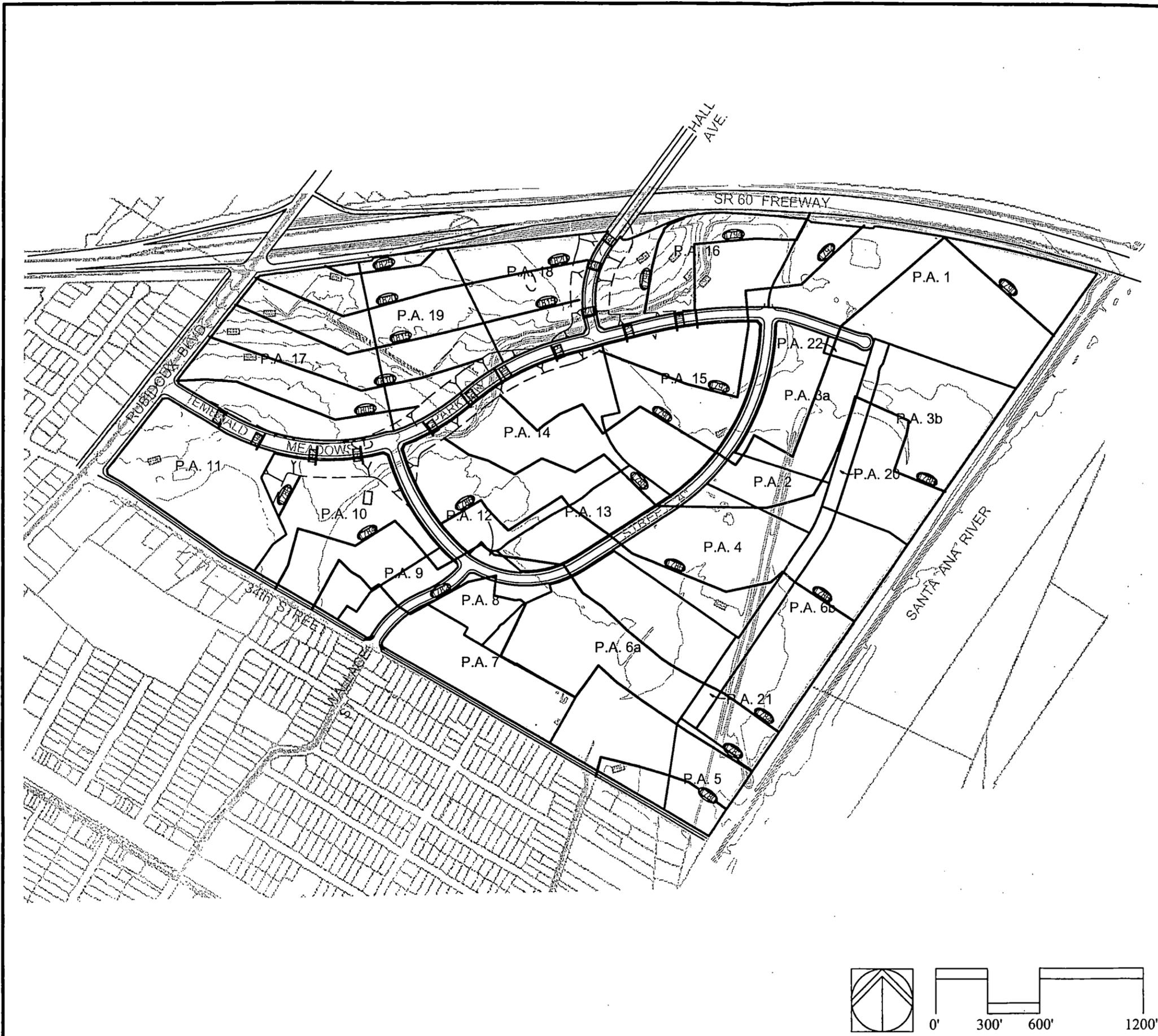
CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

Source:
 Hall & Foreman, Inc.

FIGURE IV.A-9



- 11) A grading permit shall be obtained from the County of Riverside, as required by the County Ordinance No. 457, prior to grading.
- 12) The developer or builder for Emerald Meadows Ranch shall be required, pursuant to requirements of the State Water Resources Control Board, to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of the grading permits. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, which specifies Best Management Practices (BMPs) to minimize pollutant in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.

9. PROJECT PHASING PLAN

a. Project Phasing Description

Emerald Meadows Ranch is projected to be completed in a three to five year time period subject to national and local market factors. All major internal roadways and infrastructure shown in the Specific Plan are projected to be improved in one phase. This will enable all development planning areas to be constructed at any time in any sequence, subject to County approvals of improvement plans and final maps for the various parcels. However, should construction phasing of the development permitted hereby, including recordation of final sub-division maps, be completed in a phased sequence, then each development parcel shall be provided with vehicular access, public facilities and infrastructure to adequately service the intended uses and provided that such development conforms substantially with the intent and purpose of the Specific Plan.

b. School Phasing

School phasing will be determined by the Jurupa Unified School District.

c. Sewer and Water Phasing

An agreement with the Rubidoux Community Services District shall be required which states that the provisions of services to any implementing project shall be available prior to the recordation of any tract maps.

d. Park Phasing

Park phasing shall occur in accordance with the following Table IV.A-2, unless fees are provided in lieu of construction in accordance with the Jurupa Area Parks and Recreation District standards.

**Table IV.A-2
Park Phasing**

Planning Area	Public Facility	Acres	Phasing Requirements
2	Park	3.9 ac.	Prior to issuance of the 500 th building permit the land shall be offered for dedication and park improvements shall be designed and constructed.
5	Park	4.45 ac.	Prior to issuance of the 1 st building permit within either Planning Areas 1, 3A, 3B, 4, 6A, or 6B, the land shall be offered for dedication. Prior to occupancy of the 1 st building or residence in Planning Areas 1, 3A, 3B, 4, 6A, or 6B, grading, native hydroseed, and a perimeter view fence shall be completed.
8	Park	3.0 ac.	Prior to issuance of the 250 th building permit the land shall be offered for dedication and the park improvements shall be designed and constructed.
12	Park	.45 ac.	Prior to issuance of the 1 st building permit building permit in Planning Area 14, the land shall be offered for dedication and the park improvements shall be designed and constructed.
20	Linear Park	2.0 ac.	Prior to issuance of the 1st building permit within Planning area 3A or 3B, the land shall be offered for dedication. Prior to issuance of the 50th building permit in either planning area 3A or 3B, all improvements shall be designed and constructed.
21	Linear Park	3.25 ac.	Prior to issuance of the 1st building permit within Planning area 3A, 3B, 6A or 6B the land shall be offered for dedication. Prior to the 50 th building permit in Planning area 6A or 6B, all improvements shall be designed and constructed.
22	Park	.50 ac.	Prior to issuance of the 750 th building permit the land shall be offered for dedication, designed and constructed.

e. Transportation Phasing

The project phasing shall ensure that the following provisions are met:

- 1) Traffic impact reports shall be required with the submittal of tentative tract maps or plot plans as required by the County of Riverside, unless the maps are processed and reviewed concurrently with the Specific Plan. The required format for each traffic impact study report will be determined by the County of Riverside. The requested format will include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.
- 2) If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersections improvements shall be required to be presented for County review.

- 3) The improvements needed to maintain the County service level standards will be required to be in place prior to occupancy of the relevant development phase unless an agreement with the County that provides sufficient assurances necessary improvements will be provided.

f. Project Phasing Standards

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective street right of way / landscape areas shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Fence Treatment Plans
 - Special Treatment/Buffer Areas Treatment Plans, if required.
 - Landscape Plans and irrigation plans prepared by a Landscape Architect

Park design and improvement plans shall require review and approved solely by the Jurupa Area Recreation and Parks District.

- 2) Each planning area to be developed shall include development of adjacent common open space areas and applicable infrastructure prior to occupancy of the first dwelling unit in the respective planning area.
- 3) Construction of the development permitted hereby, including recordation of final sub-division maps, may be done in any sequence, provided vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units provided that such development conforms substantially to the intent and purpose of the Specific Plan.

10. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, a County Service Area (CSA), Community Service District (CSD), and / or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with appropriate agencies. See Table IV.A-3 following for a summary of projected maintenance responsibilities.

**Table IV.A-3
Maintenance Responsibilities**

	CSA, or Other Public or Quasi- Public Agency	Riverside County	Jurupa Unified School District	Rubidoux Community Service District	Homeowner Association
Common Open Space	*				
Landscape Parkways and Common Area Landscape	*				
Combination drainage Swale and Linear park/paseo	*				
Public Parks (may include detention)	*				
Community Entry Sign Monuments	*				
School Site			*		
Public Sewer/Water				*	
Sidewalks		*			
Storm Drains		*			
Street Lighting		*			
Streets (Public)		*			
Private Streets or Private Open Space					*

a. Open Space and Parks

Any common open space, public park, or trail / paseo will be the responsibility of a County Service Area (CSA), Recreation and Park District, or similar public / quasi-public agency for maintenance.

b. Project Roads

All public project roadways will be designed and constructed to standards acceptable to Riverside County and in accordance with the street sections identified in Section IV. All public roadways will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors. Parkways and enhanced landscape setback areas shall be maintained by the County Service Area (CSA), Recreation and Park District, or similar public / quasi-public agency.

c. School

The elementary school will be designed, constructed and maintained by the Jurupa Unified School District in accordance with District standards.

d. Residential Neighborhood Homeowner Associations

In certain residential areas of the project, homeowner associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, pocket parks, common open space areas and private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

IV. SPECIFIC PLAN

B. PLANNING AREA DEVELOPMENT STANDARDS

The standards and exhibits that follow relate to each of the individual planning areas 1-21 within the Land Use Plan shown in Figure IV.A-1A and 1B. They provide guidance relating to such topics as vehicular access, entry features, interface conditions with adjacent uses, among other important planning criteria. The planning information depicted is preliminary in nature in order to establish guidelines, standards and zoning requirements. Final site plans and tract maps for individual parcels will be submitted under a separate review process. Table IV.B-1 summarizes specific land use information for each planning area.

1. PLANNING AREA 1: CHURCH

a. Summary

Planning Area 1 provides for the development of a 25.0 acre church facility with parking. Refer to Figure IV.B-1.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to the church shall be provided from Emerald Meadows Parkway and Street "A", as generally shown on Figure IV.B-1.
- 2) Church / Residential interfaces, as identified in Figure VI-10B, are required adjacent to residential areas.
- 3) Refer to Section VI for additional design guidelines and other related standards.
- 4) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

Section IV
SPECIFIC PLAN STANDARDS

**Table IV.B-1
Planning Area Land Use Summary**

Planning Area	Land Use	Acres	Density Range	Target Density	Dwelling Units (max.)
1	Church	25.00	-		-
2	Park	3.90	-		-
3A	Single Family Residential (7,000 s.f.min.)	9.50	2-5 du/ac	4.0	37
3B	Single Family Residential (7,000 s.f.min.)	14.80	2-5 du/ac	4.0	60
4	School (K-8)	12.00	-		-
5	Park	4.45	-		-
6A	Single Family Residential (5,500 s.f.min.)	25.00	2-5 du/ac	4.7	118
6B	Single Family Residential (6,000 s.f.min.)	15.00	2-5 du/ac	4.5	68
7	Single Family Residential (7,000 s.f.min.)	7.00	2-5 du/ac	4.0	28
8	Park	3.00	-		-
9	Single Family Residential (7,000 s.f.min.)	2.60	2-5 du/ac	4.6	12
10	Single Family Residential (5,500 s.f. min)	15.20	5-8 du/ac	4.7	72
11	Single Family Residential (6,000 s.f.min.)	12.60	2-5 du/ac	5.0	63
12	Park	.45	-	-	-
13	Single Family Residential (7,000 s.f.min.)	5.60	2-5 du/ac	4.5	25
14	Single Family Residential (5,000 s.f. min.)	21.20	5-8 du/ac	5.1	111
15	Single Family Residential (5,000 s.f.min.)	14.90	2-5 du/ac	5.5	78
16	High (12du/ac.)	13.10	8-14 du/ac	12.0	157
17	Commercial	20.40	-		-
18	High (12du/ac.)	9.66	8-14 du/ac	12.0	115
19	Very High (20/du/ac.)	12.60	14-20 du/ac	20.0	252
20	Linear Park	2.00	-	-	-
21	Linear Park	3.25	-	-	-
22	Park	.50	-	-	-
	Major Roads	24.74	-	-	-
	TOTAL	278.45			1196

SPECIFIC PLAN

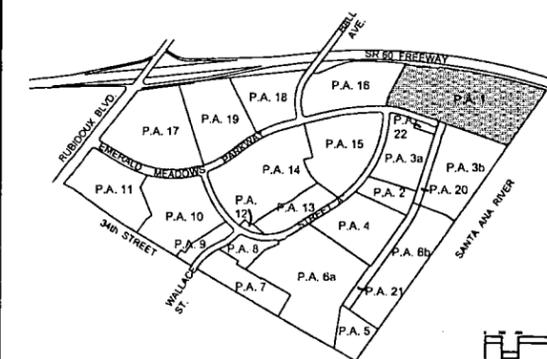
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 1 CHURCH 25.0 AC

KEY MAP

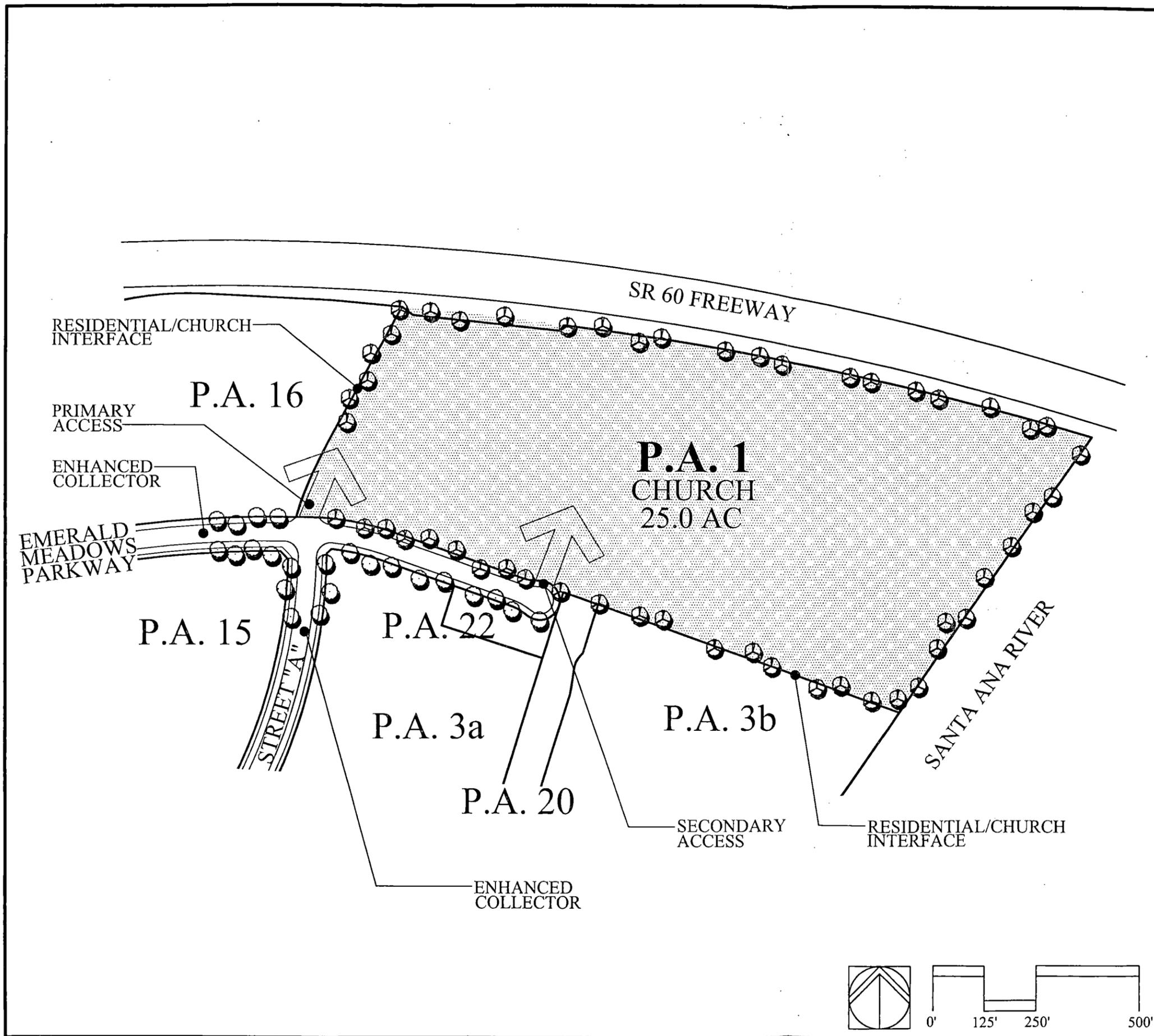


CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-1



2. PLANNING AREA 2: PARK

a. Summary

Planning Area 2, identified in Figure IV.B-2, provides for development of a 3.9 acre neighborhood park. The park will include active and passive park uses, such as multi-use fields, pathways, garden areas, benches, and a parking lot. A conceptual park master plan is provided in Section VI, Figure VI-11A. The pathways in the park connect to the linear park providing access to the school, other nearby park planning areas and adjacent residential neighborhoods.

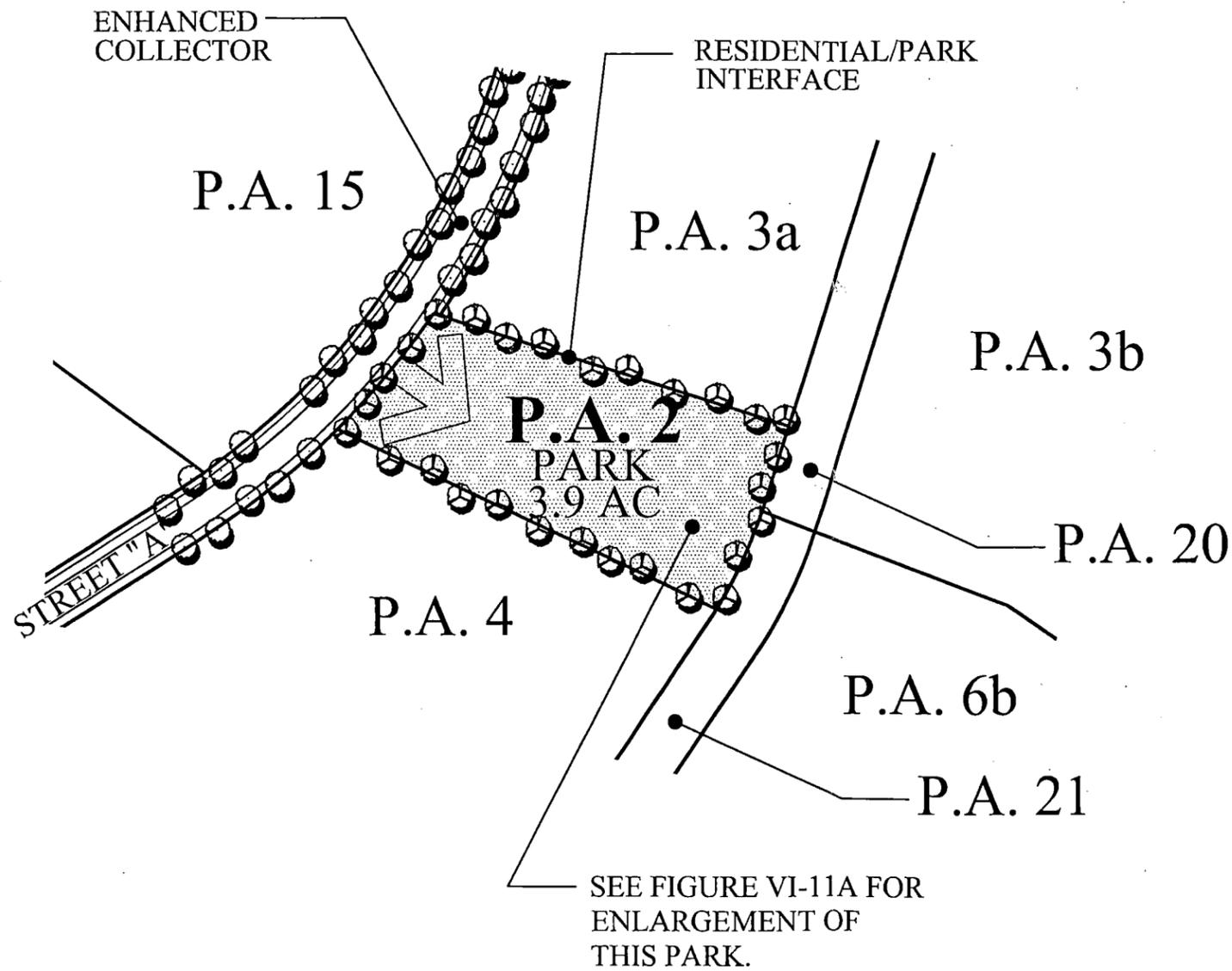
b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to the park shall be provided from Street "A", as generally shown on Figure IV.B-2.
- 2) Roadway landscape along Street "A" indicated within the right of way shall be required, consistent with Figure IV.A-3C. A split rail fence, shown in Figure VI-8, Figure VI-9B and VI-11A, shall also be provided.
- 3) A Park / Residential interface, as identified in Figure VI-10A, is required adjacent to residential areas.
- 4) A conceptual park master plan is shown in Figure VI-11A. The master plan concept shall be refined as part of the detail design phase.
- 5) Refer to Section VI for additional design guidelines and other related standards.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		



SPECIFIC PLAN

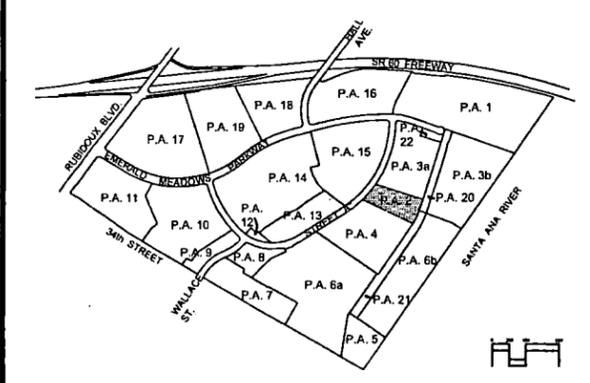
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 2 PARK 3.9 AC

KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B.2

3. PLANNING AREA 3A: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 3A, totaling 9.5 acres, planned within a private gated neighborhood, provides for single family residential uses on lot sizes of 7,000 square feet minimum. A maximum of 38 dwelling units are permitted at a target density of 4.0 du / acre. The Medium Density category permitted density range is 2-5 du / acre. Refer to Figure IV.B-3.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

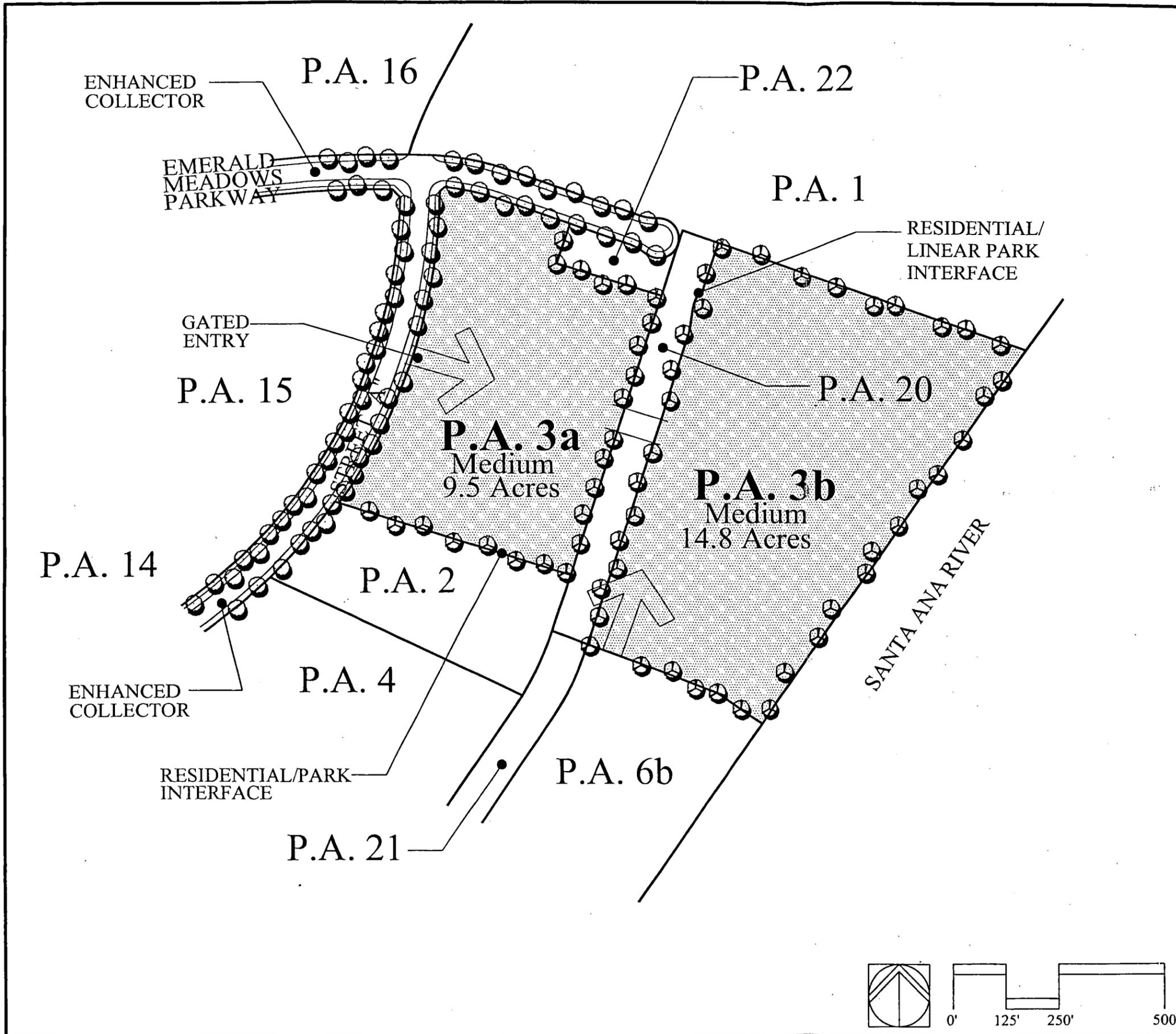
- 1) Access to Planning Area 3A shall be provided from Street "A" and from adjacent Planning Areas 3B and 6B. A gated entry shall be provided from A Street.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure IV.A-3C.
- 3) Residential interfaces are required adjacent to the linear park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

4. PLANNING AREA 3B: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 3B, totaling 14.0 acres, provides for single family residential uses on lot sizes of 7,000 square feet minimum, and will be located within a gated neighborhood. A maximum of 60 dwelling units are permitted at a target density of 4.0 du / acre. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-3.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 3a
 Medium Density - SFD
 Residential (7,000 SF)
 9.5 Acres 37 DU

PLANNING AREA 3b
 Medium Density - SFD
 Residential (7,000 SF)
 14.8 Acres 60 DU

KEY MAP

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-3

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 3B shall be provided from adjacent Planning Areas 3A and 6B.
- 3) Roadway landscape along Street "A" shall be provided consistent with Figure IV.A-3C.
- 4) Residential interfaces are required adjacent to the park and elementary school sites, as identified in Figure VI-10A.
- 5) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

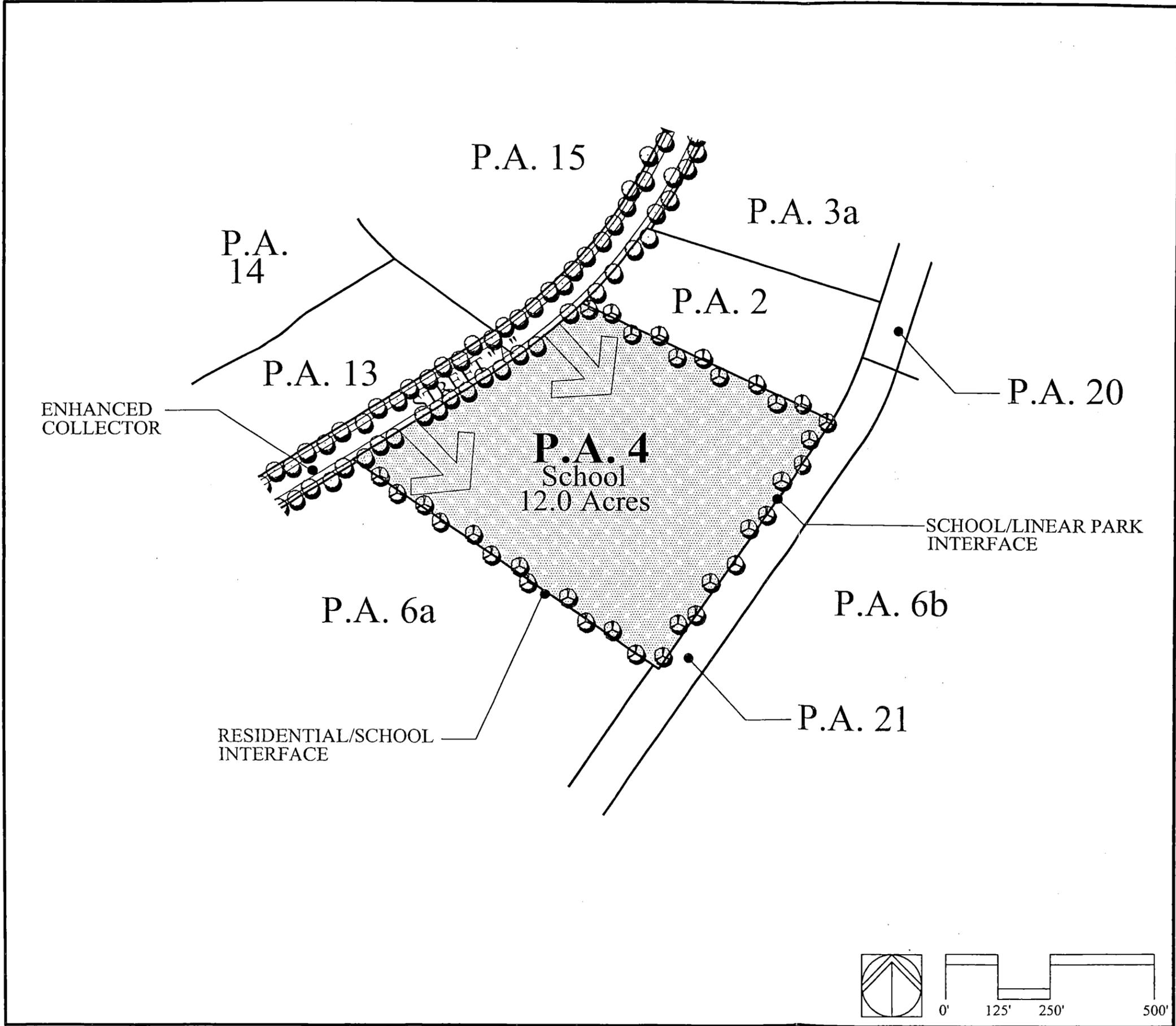
5. PLANNING AREA 4: SCHOOL

a. Summary

Planning Area 4, totaling 12.0 acres, provides for development of an elementary school by the Jurupa Unified School District. The school site, shown in Figure IV.B-4 is centrally located within the community for ease of access and to serve as a community hub. If the school district determines in the future that it does not intend to utilize the site, then the project applicant shall be permitted to develop the site within the Medium Density category, with single family uses and minimum lot sizes of 6,000 square feet without an amendment to the Specific Plan. A maximum target density of 5.0 dwelling units per acre shall be permitted totaling 60 lots. Access would be from Street "A".

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 4

School
12.0 Acres

KEY MAP

CREDITS

Applicants :

Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :

JHA Consulting, Inc.

FIGURE IV B-4

c. Planning Standards

- 1) Access to Planning Area 4 shall be provided from Street "A".
- 2) Roadway landscape along Street "A" shall be designed consistent with Figure VI-7G.
- 3) Residential interfaces are required adjacent to the elementary school site, as identified in Figure VI-10B.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

6. PLANNING AREA 5: PARK

a. Summary

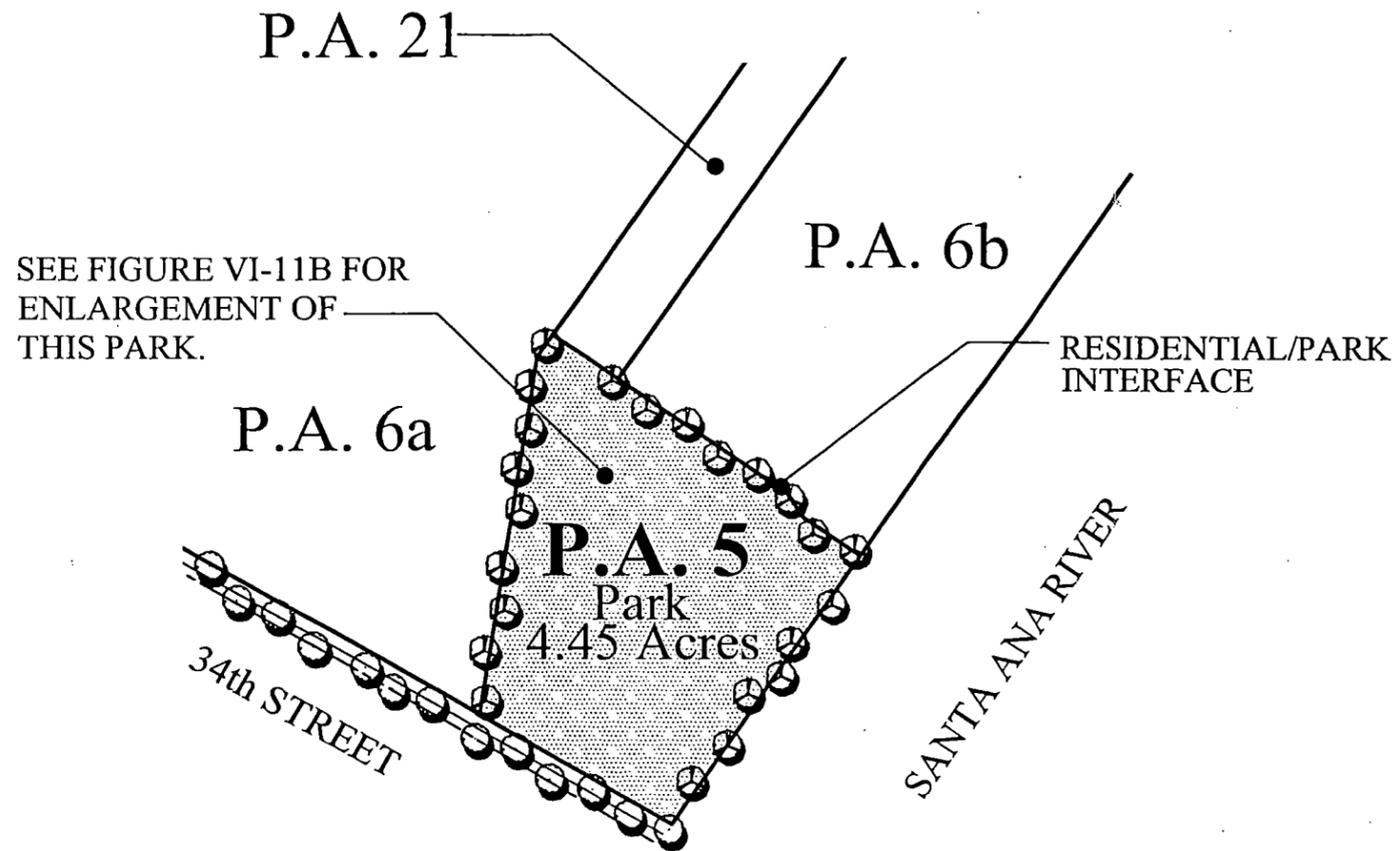
Planning Area 5, as illustrated in Figure IV.B-5, provides for development of 4.45 acres for multi-purpose uses. The site will also be used for detention purposes.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to the park shall be provided from 34th street, interior neighborhood streets, and/or the adjacent service roads as generally shown on Figure IV.B-5.
- 2) Roadway landscape along the north side of 34th street adjacent to the park shall be provided consistent with Figure VI-7B.
- 3) A conceptual park plan is shown in Figure VI-11B. The master plan concept shall be refined as part of the detail design phase.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

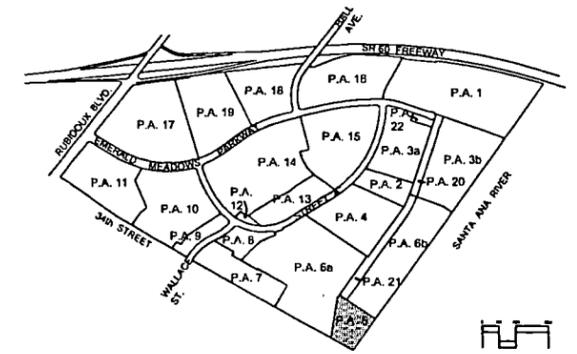
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 5

Park
4.45 Acres

KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-5

- 4) Park interfaces, as identified in Figure V-10A, are required adjacent to residential areas.
- 5) Refer to section VI for additional design guidelines and other related standards.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

7. PLANNING AREA 6A: MEDIUM DENSITY RESIDENTIAL

a. Summary

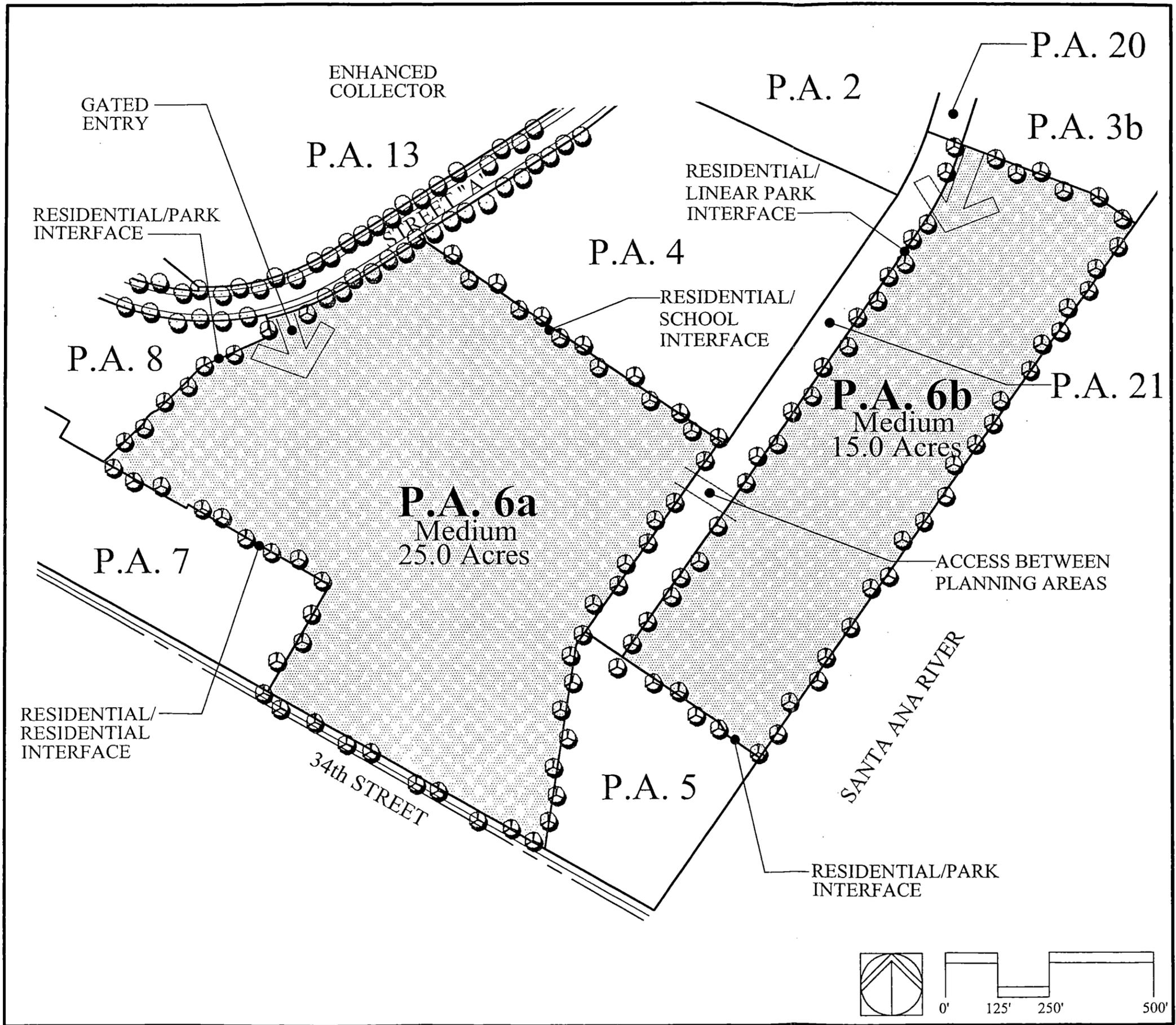
Planning Area 6A, totaling 25.0 acres, provides for single family residential uses on lot sizes of 5,500 square feet minimum within a gated neighborhood. A maximum of 118 dwelling units are permitted at a target density of 4.8 du / acre. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-6.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 6A shall be provided from Street "A", a gated entry, and from adjacent Planning Area 3.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required adjacent to the park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

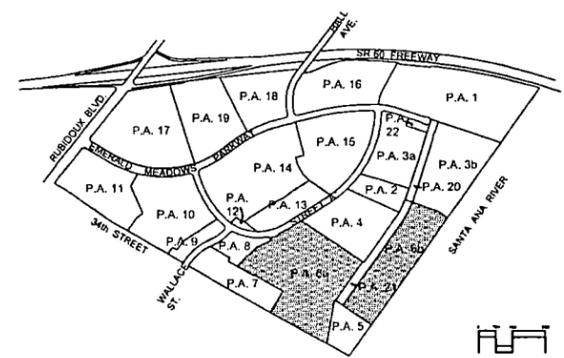
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 6a
 Medium Density - SFD
 Residential (5,500 SF)
 25.0 Acres 118 DU

PLANNING AREA 6b
 Medium Density - SFD
 Residential (6,000 SF)
 15.0 Acres 68 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-6

- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

8. PLANNING AREA 6B: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 6B, totaling 15.0 acres, provides for single family residential uses on lot sizes of 6,000 square feet minimum and will be within a gated neighborhood. A maximum of 68 dwelling units are permitted at a target density of 4.5 du / acre. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-6.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 6b shall be provided from Street "A" and from adjacent Planning Area 3A and 6B.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required adjacent to the park, linear park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

9. PLANNING AREA 7: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 7, totaling 7.0 acres, provides for single family residential uses on lot sizes of 7,000 square feet minimum. A maximum of 28 dwelling units are permitted at a target density of 4.5 du / acre. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-7.

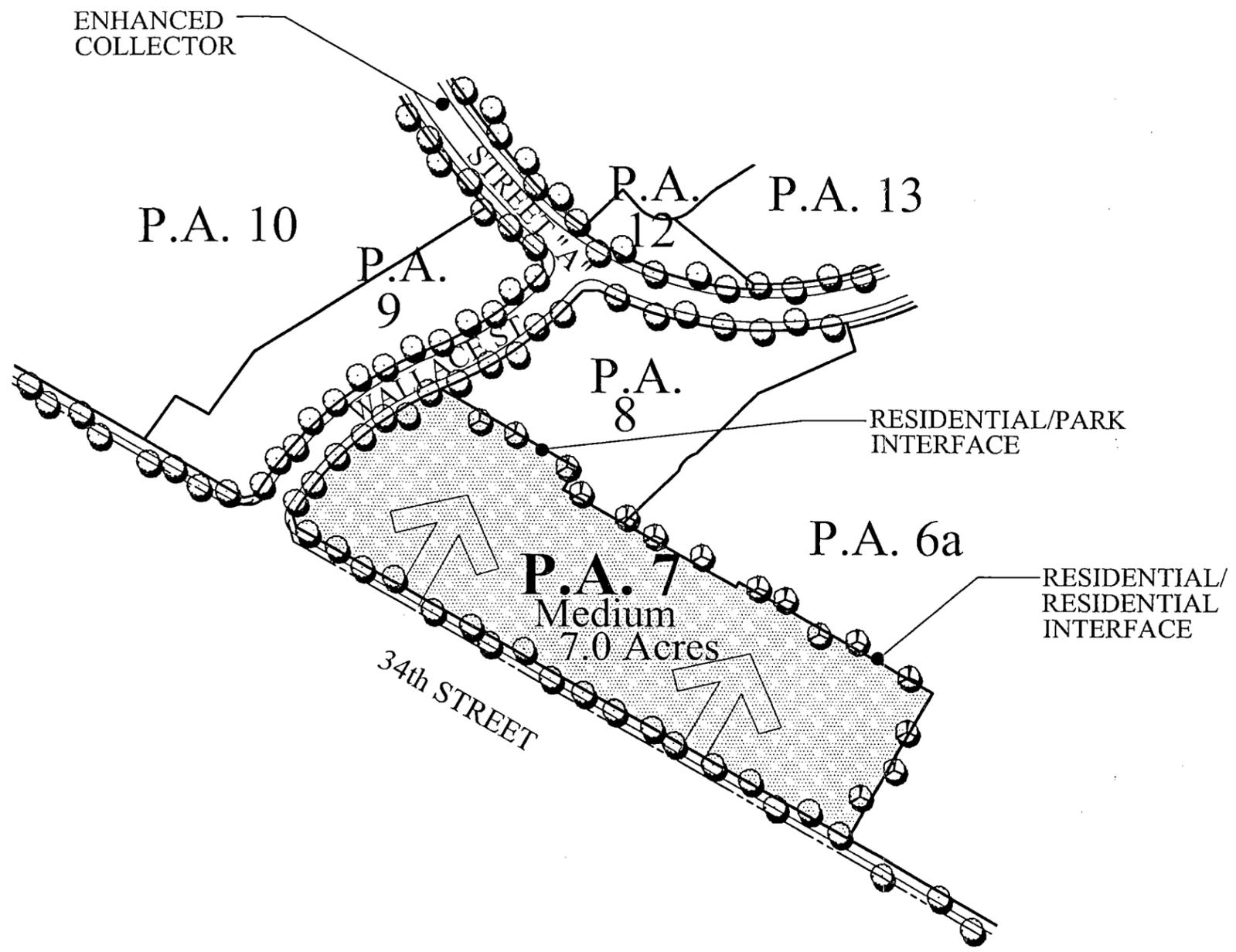
b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 7 shall be provided from 34th Street.
- 2) Roadway landscape along the north side of 34th Street shall be designed consistent with Figure VI-7B.
- 3) Residential interfaces are required adjacent to the park site, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		



SPECIFIC PLAN

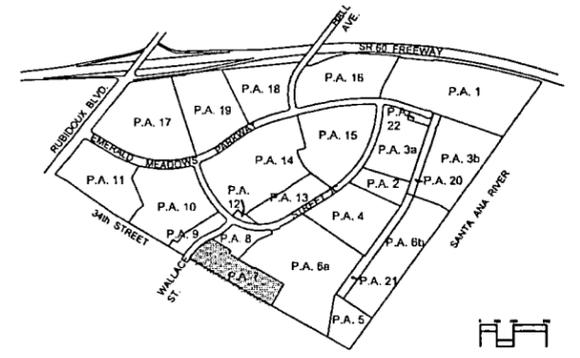
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 7
 Medium Density - SFD
 Residential (7,000 SF)
 7.0 Acres
 28 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-7

10. PLANNING AREA 8: PARK

a. Summary

Planning Area 8 as illustrated in Figure IV.B-8, provides for development of a 3.0 acre neighborhood park. The park will provide multi-purpose use areas and passive park uses. It includes a tot lot and picnic shelter as a focal point, and will also be utilized for drainage / detention purposes.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access the park shall be provided from Street A.
- 2) A park / residential interface is planned between the Residential Planning Areas 6 and 7, as shown in Figure VI-10A.
- 3) A conceptual park master plan is shown in Figure VI-11C. The master plan concept shall be refined as part of the detail design phase.
- 4) Refer to section VI for additional design guidelines and other related standards.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

11. PLANNING AREA 9: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 9 are single family residential uses on lot sizes of 7,000 square feet minimum. A maximum of 12 dwelling units are permitted at a target density of 5.0 du / acre within the 2.6 acre site. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-9.

b. Land Use Development standards

Refer to Ordinance No. 348 and Section C, Specific Plan Zoning.

SPECIFIC PLAN

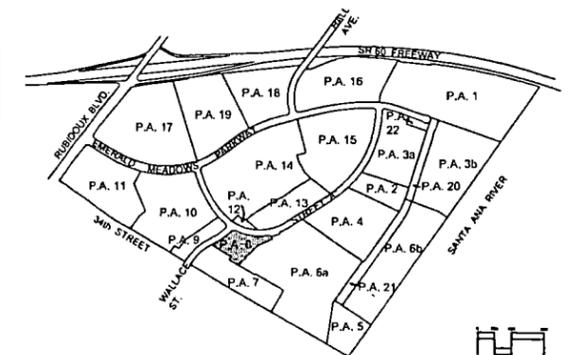
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 8 PARK 3.0 AC

KEY MAP



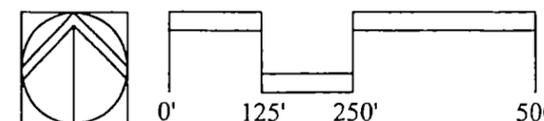
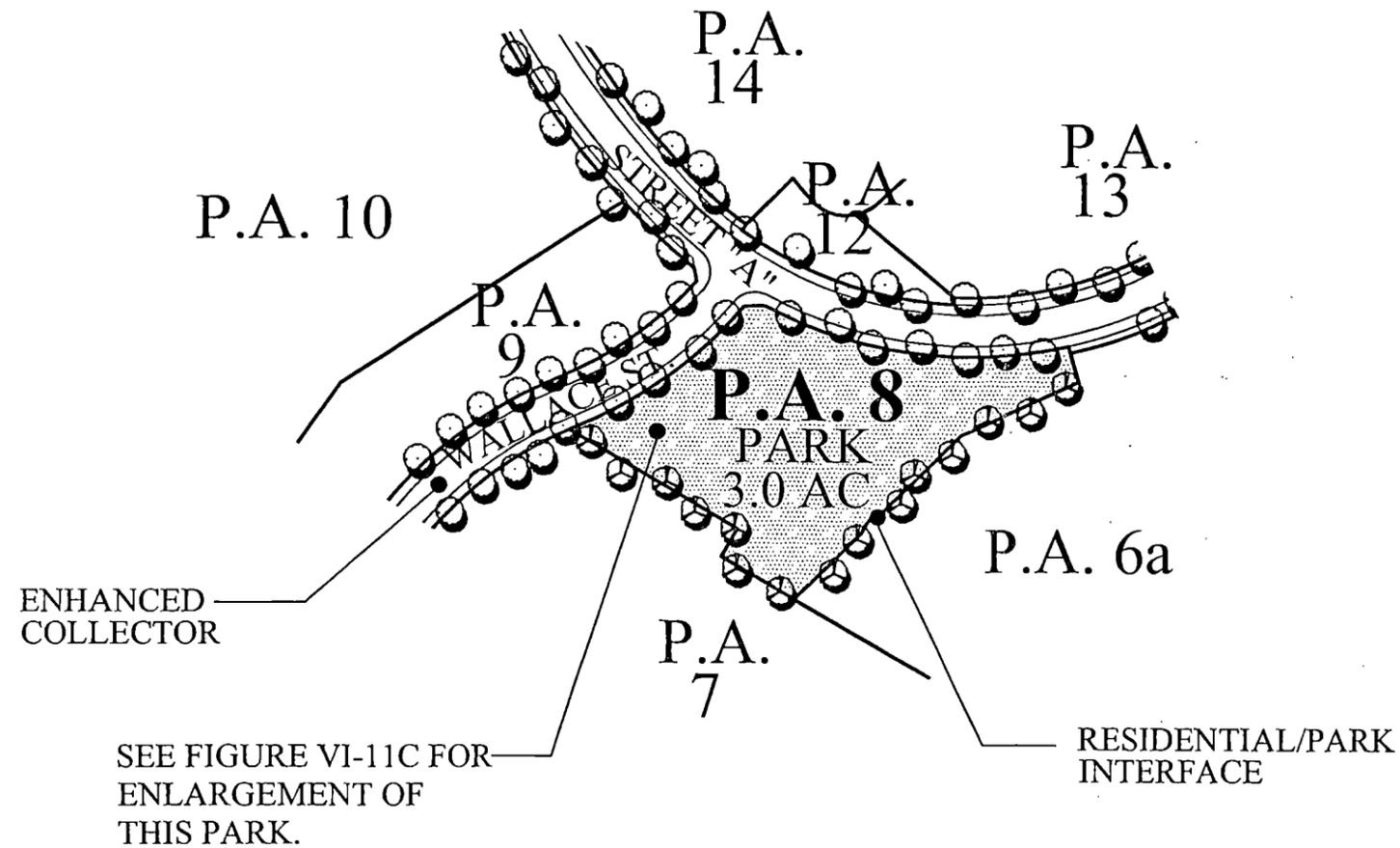
CREDITS

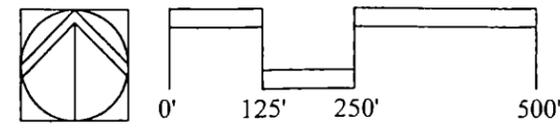
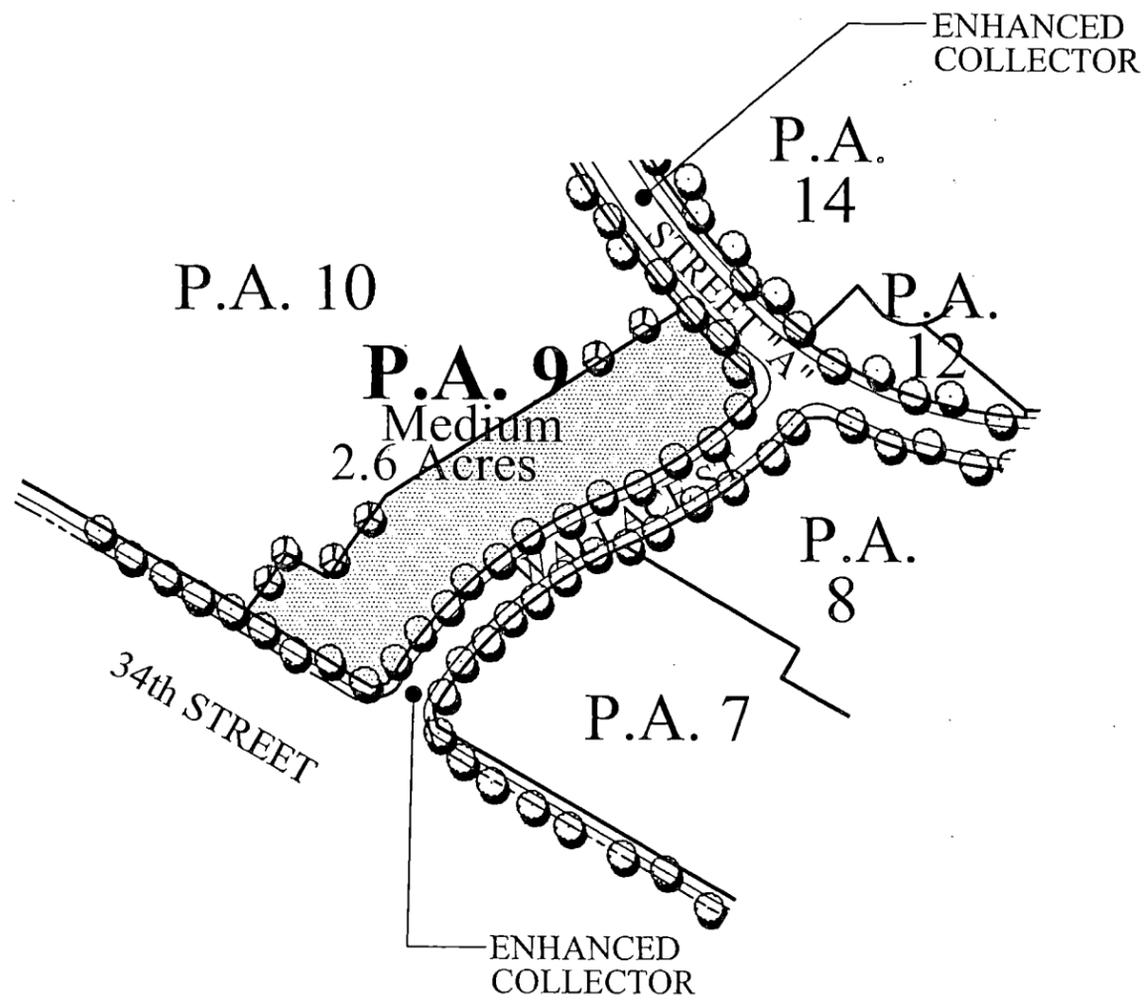
Applicants :
Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-8





SPECIFIC PLAN

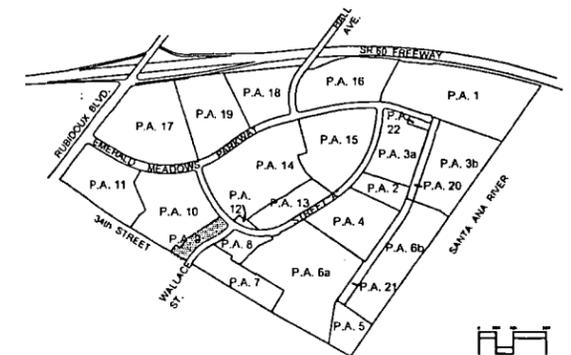
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 9
 Medium Density - SFD
 Residential (7,000 SF)
 2.6 Acres
 12 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-9

c. Planning Standards

- 1) Access to Planning Area 9 shall be provided from Wallace Street and 34th Street.
- 2) Roadway landscape along the north side of Wallace Street shall be provided consistent with Figure VI-7I. Roadway landscape along 34th Street shall be provided consistent with Figure VI-7E.
- 3) Residential interfaces are required as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

12. PLANNING AREA 10: MEDIUM DENSITY RESIDENTIAL

a. Summary

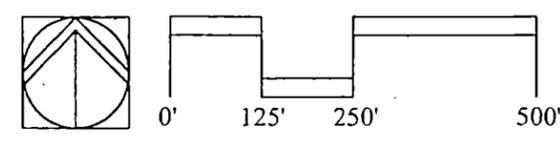
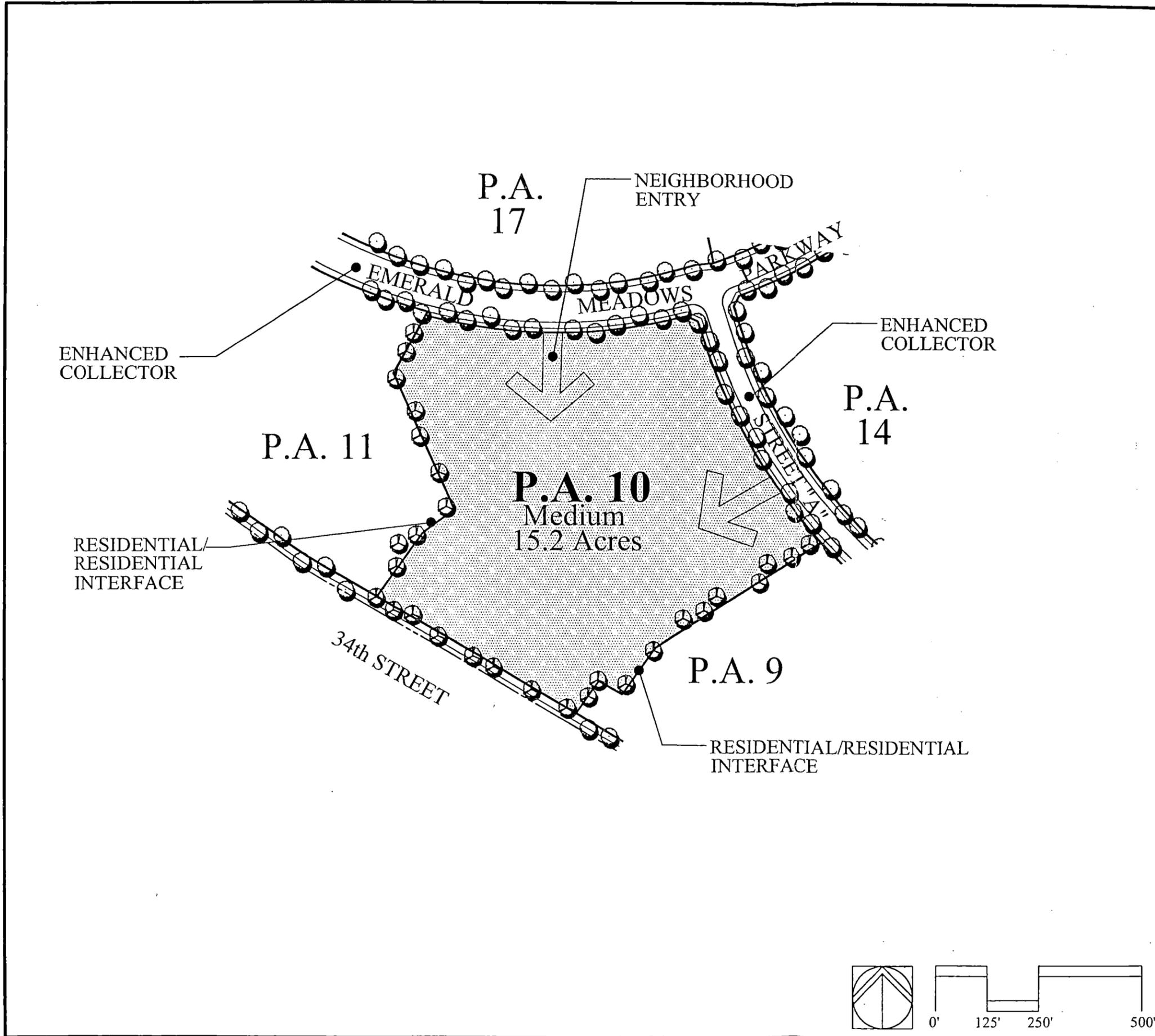
Planning Area 10 are single family residential uses on lot sizes of 5,500 square feet minimum. A maximum of 72 dwelling units are permitted at a target density of 4.5 du / acre within the 15.2 acre site. Refer to Figure IV.B-10.

b. Land Use Development standards

Refer to Ordinance No. 348 and Section C, Specific Plan Zoning.

c. Planning Standards

- 1) Access to Planning Area 10 shall be provided from Emerald Meadows Parkway and from Street "A".
- 2) Roadway landscape along Emerald Meadows Parkway shall be provided consistent with Figure VI-7A. Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required as identified in Figure VI-10A.
- 4) Refer to Section VI for specific design guidelines and other related design criteria.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 10
Medium Density - SFD
Residential (5,500 SF)
15.2 Acres
72 DU

KEY MAP

CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-10

- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

13. PLANNING AREA 11: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 11 are single family residential uses on lot sizes of 6,000 square feet minimum. A maximum of 64 dwelling units are permitted at a target density range of 5.0 du / acre within the 12.6 acre site. Refer to Figure IV.B-11.

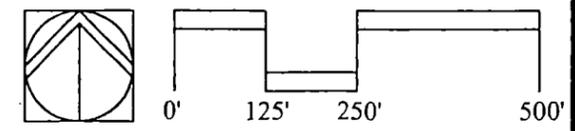
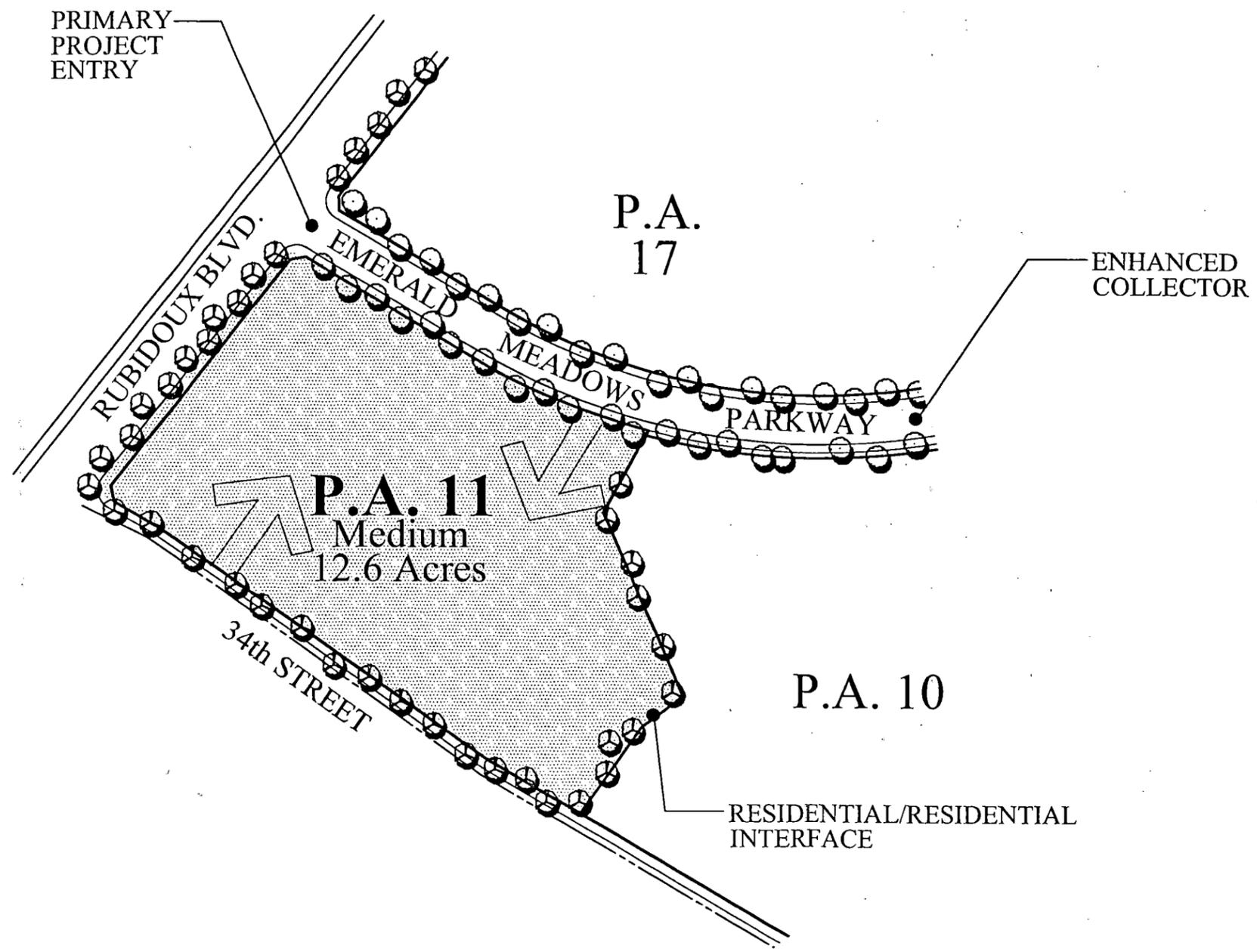
b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 11 shall be provided from Emerald Meadows Parkway, and 34th Street.
- 2) Roadway landscape along Emerald Meadows Parkway shall be provided consistent with Figure VI-7C. Roadway landscape along 34th Street shall be provided consistent with Figure VI-7B.
- 3) Residential interfaces are required as identified in Figure VI-10A.
- 4) Refer to Section VI for specific design guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		



SPECIFIC PLAN

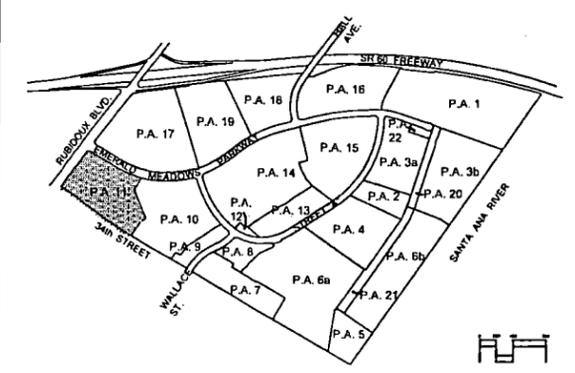
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 11
 Medium Density - SFD
 Residential (6,000 SF)
 12.6 Acres
 63 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-11

EMERALD MEADOWS RANCH

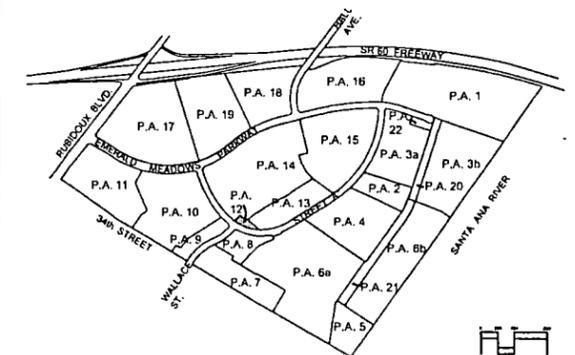
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 12

Park
0.45 Acre

KEY MAP

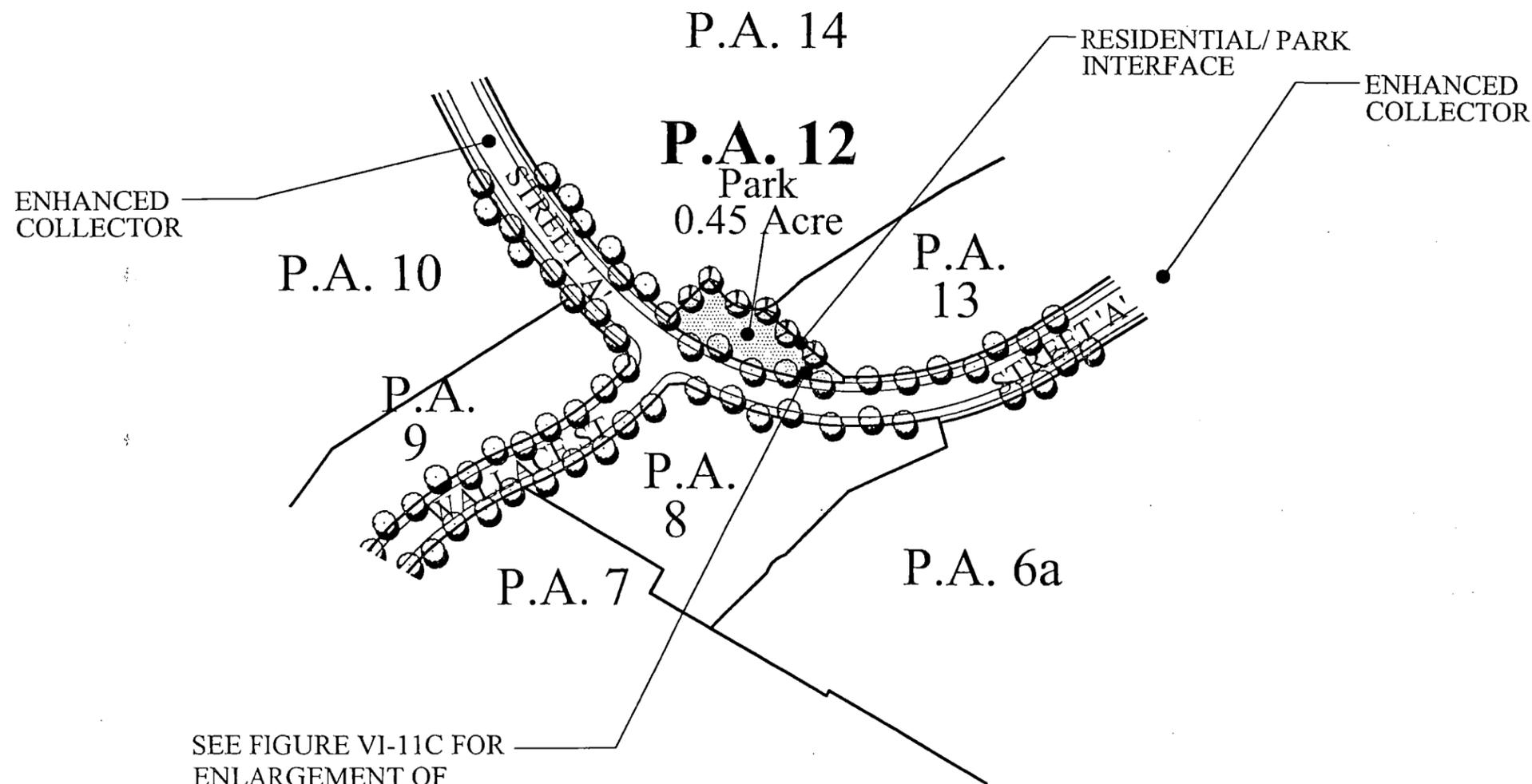


CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-12



SEE FIGURE VI-11C FOR ENLARGEMENT OF THIS PARK.



14. PLANNING AREA 12: PARK

a. Summary

Planning Area 12 as illustrated in Figure IV.B-12, provides for development of a .5 acre pocket park. The park includes a benches, walks, shade trees.

b. Land Use Development Standards

Refer to Ordinance No. 348 and Section C, Specific Plan Zoning.

c. Planning Standards

- 1) Access to the park shall be provided from Street A and Wallace Street.
- 2) A park / residential interface is planned adjacent to Planning Areas 13 and 14, as shown in Figure VI-10A.
- 3) A conceptual park master plan is shown in Figure VI-11C. The master plan concept shall be refined as part of the detail design phase.
- 4) Refer to section VI for additional design guidelines and other related standards.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

15. PLANNING AREA 13: MEDIUM DENSITY RESIDENTIAL

a. Summary

Planning Area 13 are single family residential uses on lot sizes of 7,000 square feet minimum. A maximum of 25 dwelling units are permitted at a target density of 4.5 du / acre within the 5.6 acre site within a density range of 2-5 du / acre. Refer to Figure IV.B-13.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

EMERALD MEADOWS RANCH

County of Riverside, CA

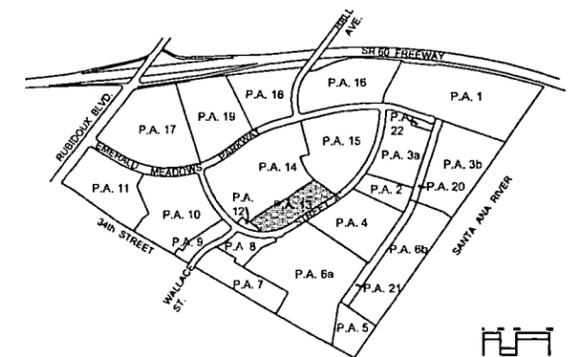
EXHIBIT NAME

PLANNING AREA 13

Medium Density - SFD
Residential (7,000 SF)

5.7 Acres
25 DU

KEY MAP

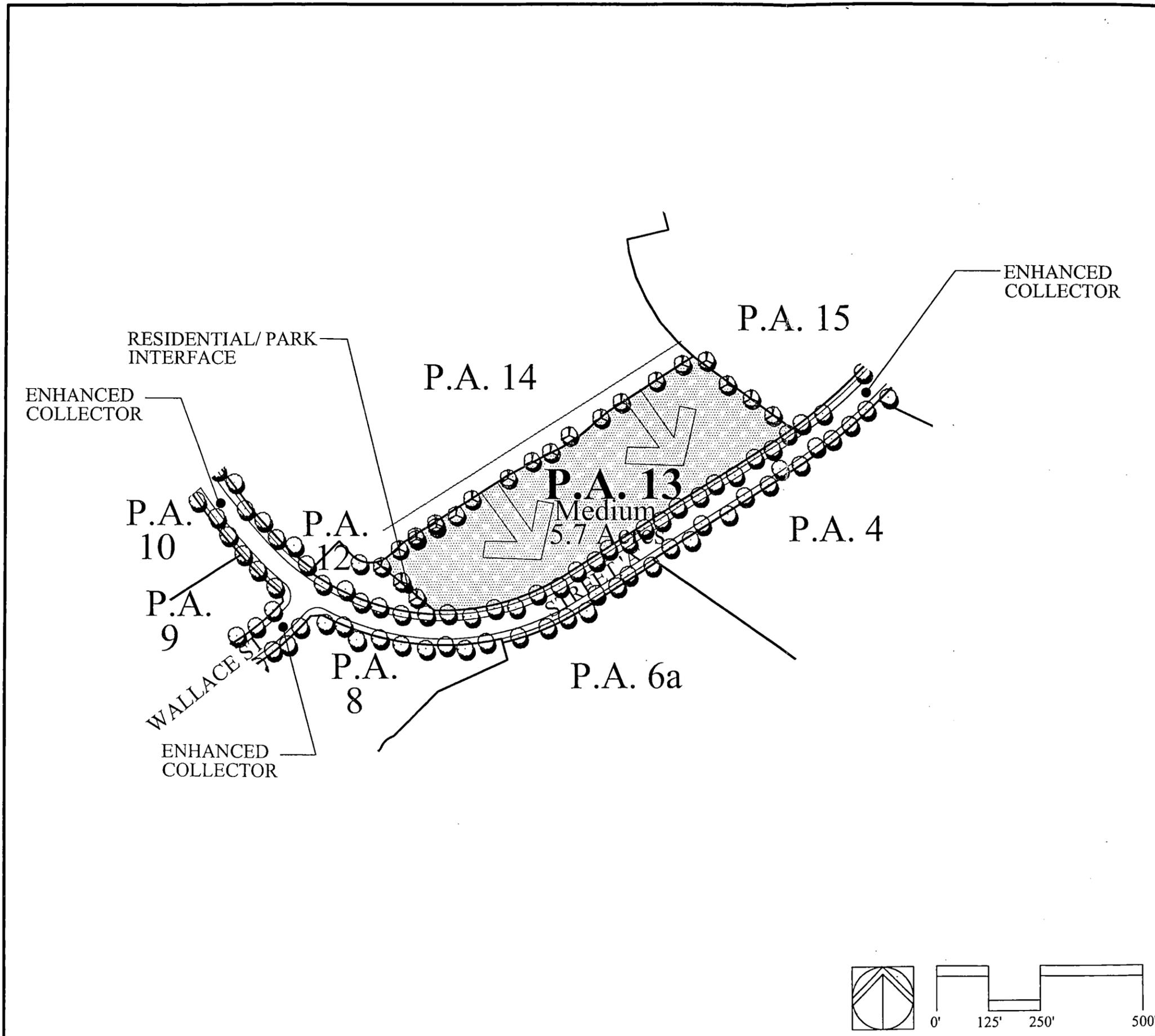


CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-13



c. Planning Standards

- 1) Access to Planning Area 13 shall be provided from Street "A" and from Wallace Street.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F. Roadway landscape along Wallace Street shall be provided consistent with Figure VI-7I.
- 3) Residential interfaces are required adjacent to the park site, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

16. PLANNING AREA 14: MEDIUM HIGH DENSITY RESIDENTIAL

a. Summary

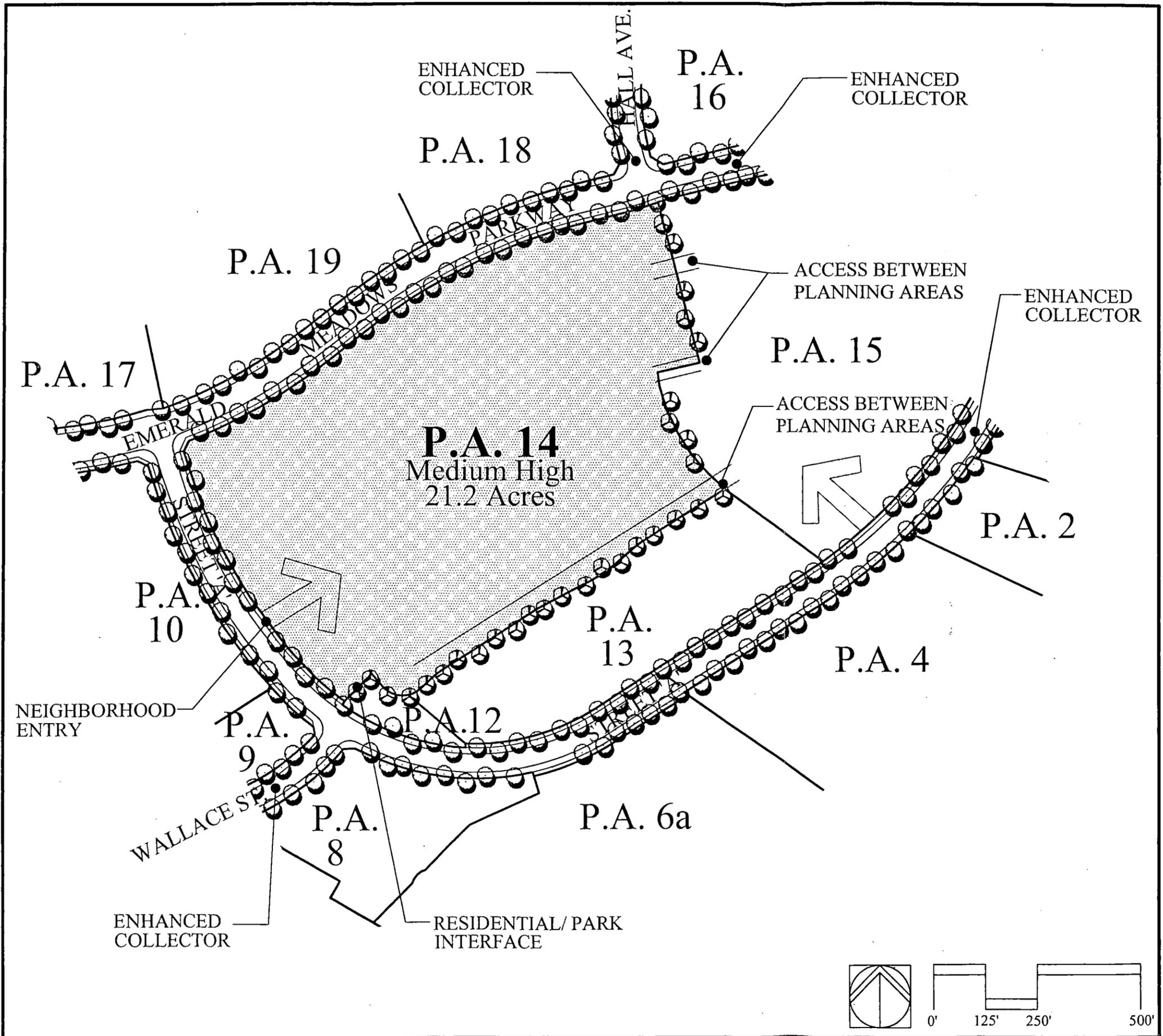
Planning Area 14 are single family residential uses on lot sizes of 5,000 square feet minimum. A maximum of 111 dwelling units are permitted at a target density of 5.2 du / acre within the 21.2 acre site. The Medium High Density category permitted density range is 2-5 du / acre. Refer to Figure IV.B-14.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 14 shall be provided from Street "A".
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F. Roadway landscape along the south side of Emerald Meadows Parkway shall be designed consistent with Figure VI-7D.



SPECIFIC PLAN

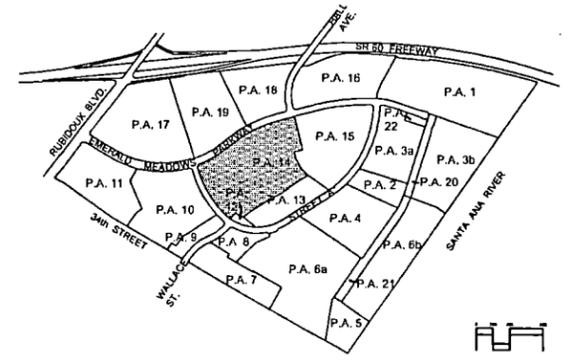
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 14
 Medium High Density - SFD
 Residential (5,000 SF)
 21.2 Acres
 111 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV-B-14



- 3) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 4) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.
 - IV.A.2 Specific Land Use Plan
 - IV.A.3 Circulation Plan
 - IV.A.4 Open Space & Recreation Plan
 - IV.A.5 Drainage Plan
 - IV.A.6 Water & Sewer Plans
 - IV.A.7 Grading Plan
 - IV.A.8 Public Facilities
 - IV.A.9 Landscape Plan
 - IV.A.10 Maintenance Plan

17. PLANNING AREA 15: MEDIUM HIGH DENSITY RESIDENTIAL

a. Summary

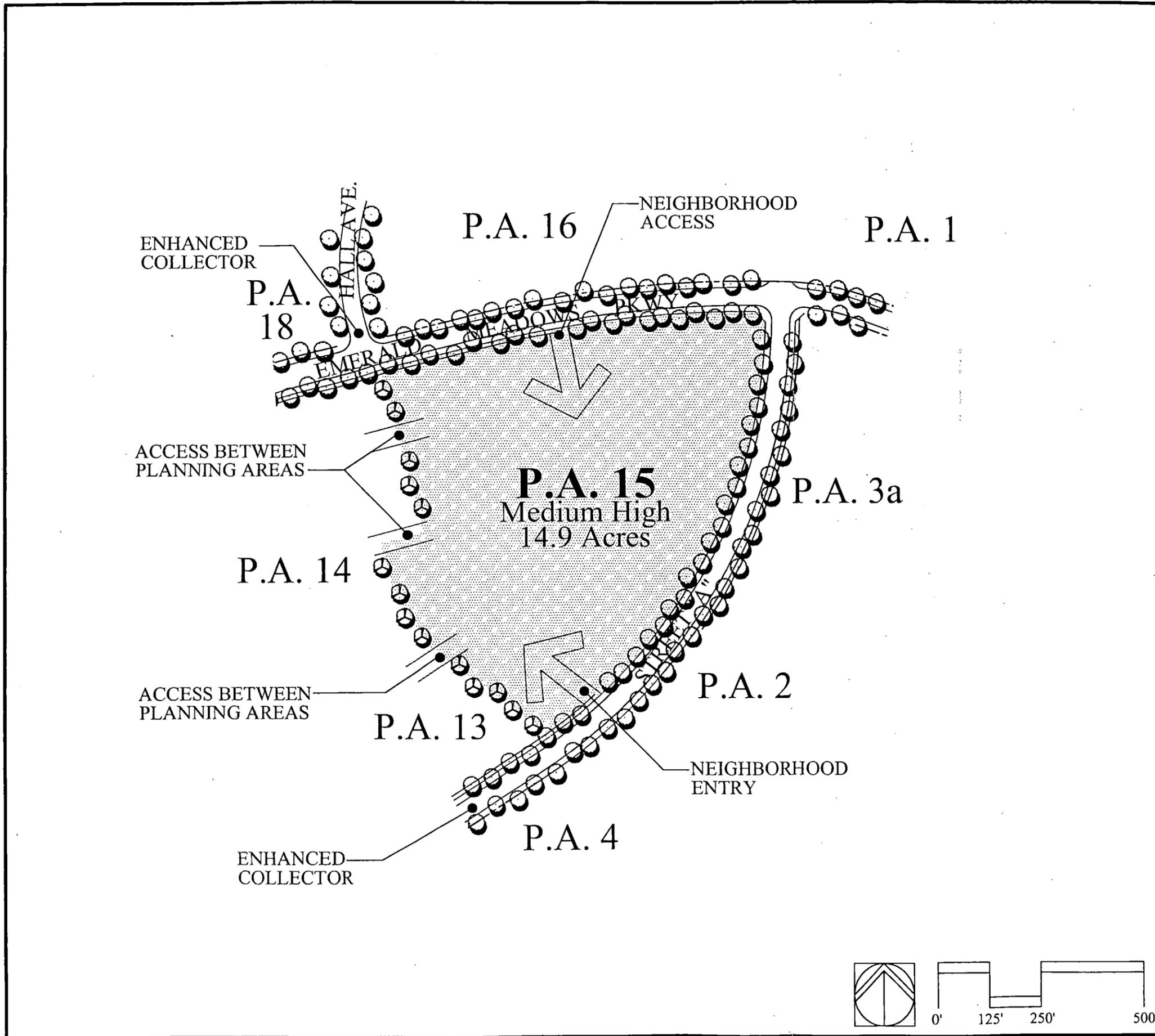
Planning Area 15 are single family residential uses on lot sizes of 5,000 square feet minimum. A maximum of 69 dwelling units are permitted at a target density of 5.2 du / acre within the 14.9 acre site. The permitted density range is 5-8 du / acre. Refer to Figure IV.B-15.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 15 shall be provided from Street "A" and from Emerald Meadows Parkway.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F. Roadway landscape along the south side of Emerald Meadows Parkway shall be designed consistent with Figure VI-7E.
- 3) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 4) Residential interfaces are required adjacent to PA 13, as identified in Figure IV-10A.
- 4) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.
 - IV.A.2 Specific Land Use Plan
 - IV.A.3 Circulation Plan
 - IV.A.4 Open Space & Recreation Plan
 - IV.A.5 Drainage Plan
 - IV.A.6 Water & Sewer Plans
 - IV.A.7 Grading Plan
 - IV.A.8 Public Facilities
 - IV.A.9 Landscape Plan
 - IV.A.10 Maintenance Plan



SPECIFIC PLAN

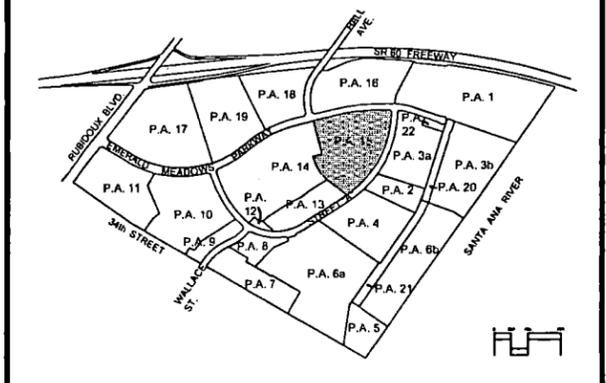
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 15
 Medium High Density - SFD
 Residential (5,000 SF)
 14.9 Acres
 78 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-15

SPECIFIC PLAN

EMERALD MEADOWS RANCH

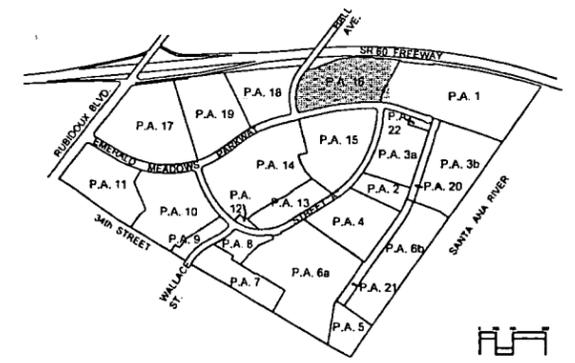
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 16

High Density - SFA
Residential
13.1 Acres
12 DU/AC
157 DU

KEY MAP



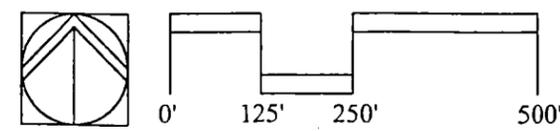
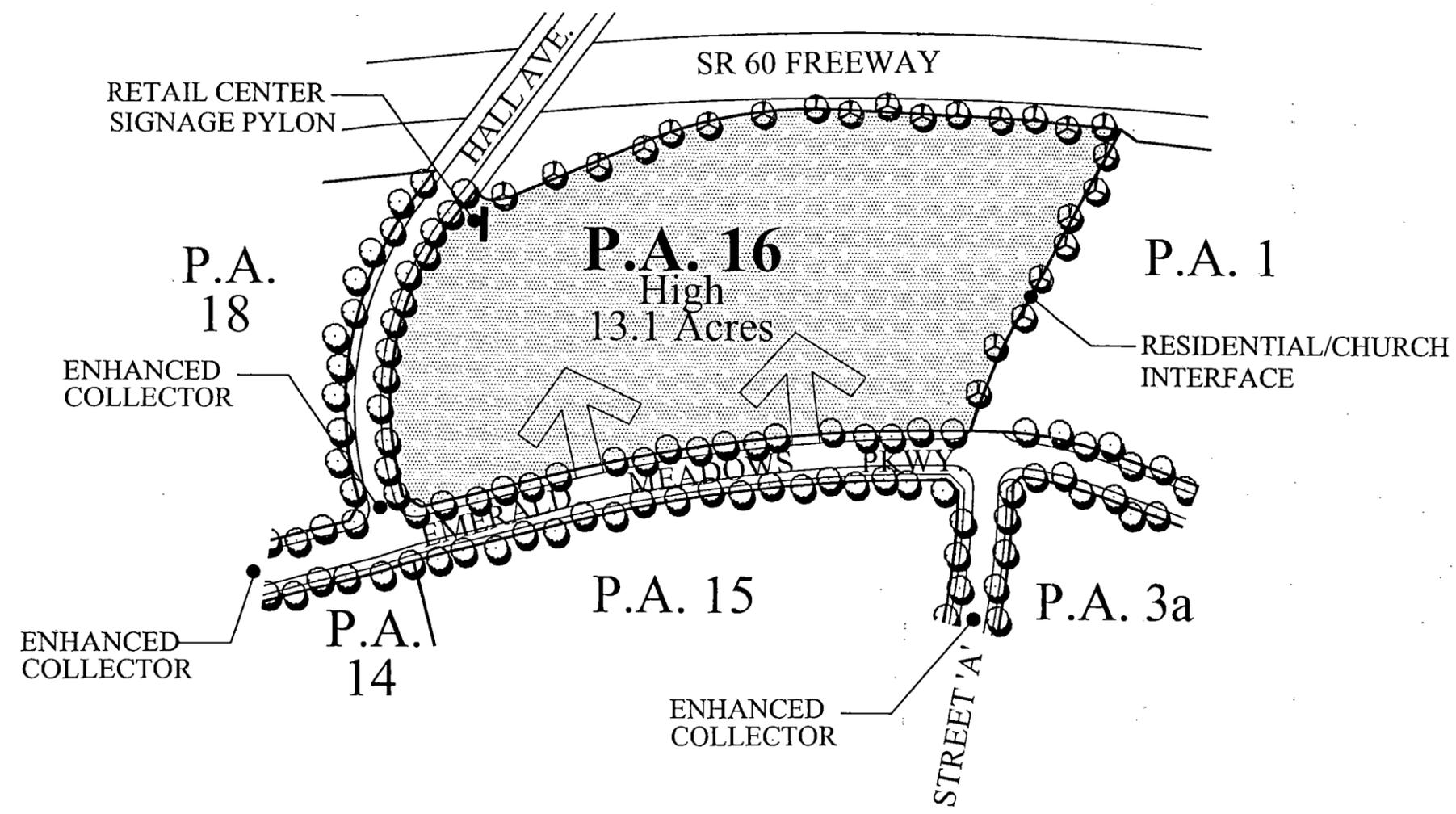
CREDITS

Applicants :
Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-16



18. PLANNING AREA 16: HIGH DENSITY RESIDENTIAL

a. Summary

Planning Area 16 is planned for attached or detached single family residential uses within the 13.1 acre site. A maximum of 157 dwelling units are permitted at a target density of 12 du / acre. Refer to Figure IV.B-16. Single family detached homes are also permitted if the applicant determines there is insufficient market to support the multi-family use. In this case, standards for Medium-High Density single family homes would apply.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

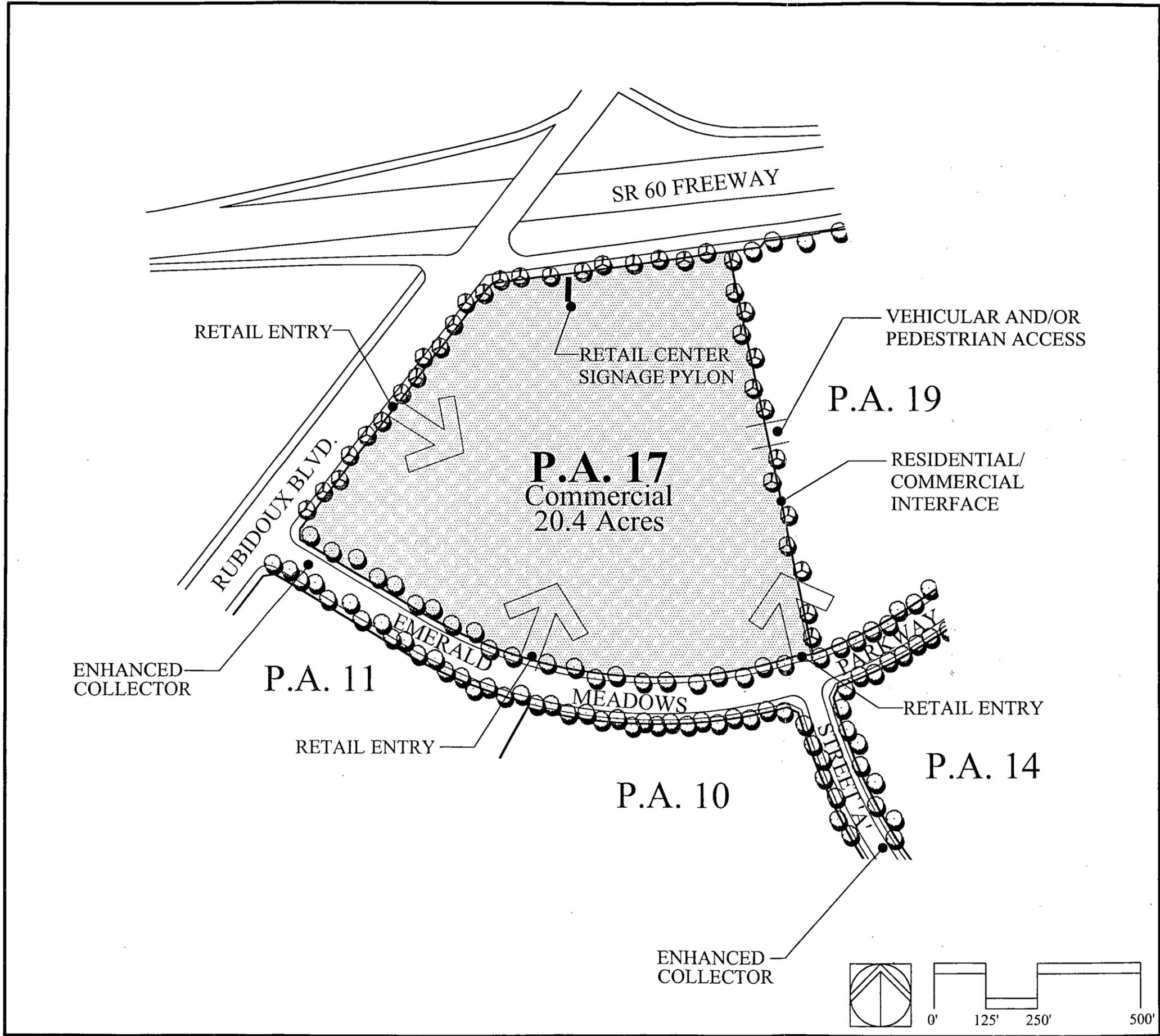
- 1) Access to Planning Area 16 shall be provided from Emerald Meadows Parkway.
- 2) Roadway landscape along Emerald Meadows Parkway shall be consistent with Figure VI-7E. Roadway landscape along the east side of Hall Avenue shall be designed consistent with Figure VI-7H.
- 3) A residential/church interfaces are required as identified in Figure VI-10B.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

19. PLANNING AREA 17: COMMERCIAL

a. Summary

Planning Area 17, as identified in Figure IV.B-17, provides for development of a 20.4 acre retail commercial center. The center is located adjacent to the Route 60 / Rubidoux Boulevard freeway interchange and will provide shopping opportunities for both residents of Emerald Meadows Ranch and the surrounding area.



SPECIFIC PLAN

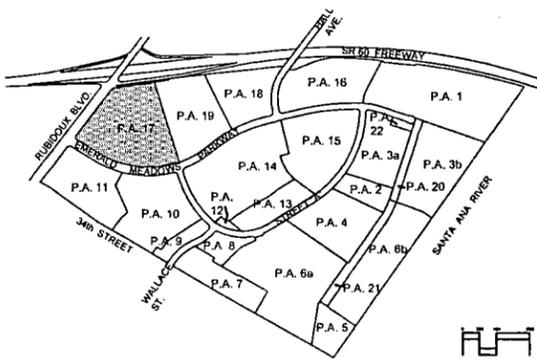
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 17
Commercial
20.4 Acres

KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-17

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access to Planning Area 17 shall be provided from Rubidoux Boulevard and Emerald Meadows Parkway.
- 2) Roadway landscape enhancements are planned along Rubidoux Boulevard and Emerald Meadows Parkway in accordance with Figure VI-7A and Figure VI-7C, respectively.
- 3) A primary community entry is planned at the intersection of Rubidoux Boulevard and Emerald Meadows Parkway. Refer to Section V, Figure VI-2 and VI-3.
- 4) A Commercial / Residential interface is planned adjacent to the commercial site, as identified in Figure VI-10B.
- 5) Refer to Section VI for Design Guidelines and other related design criteria.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

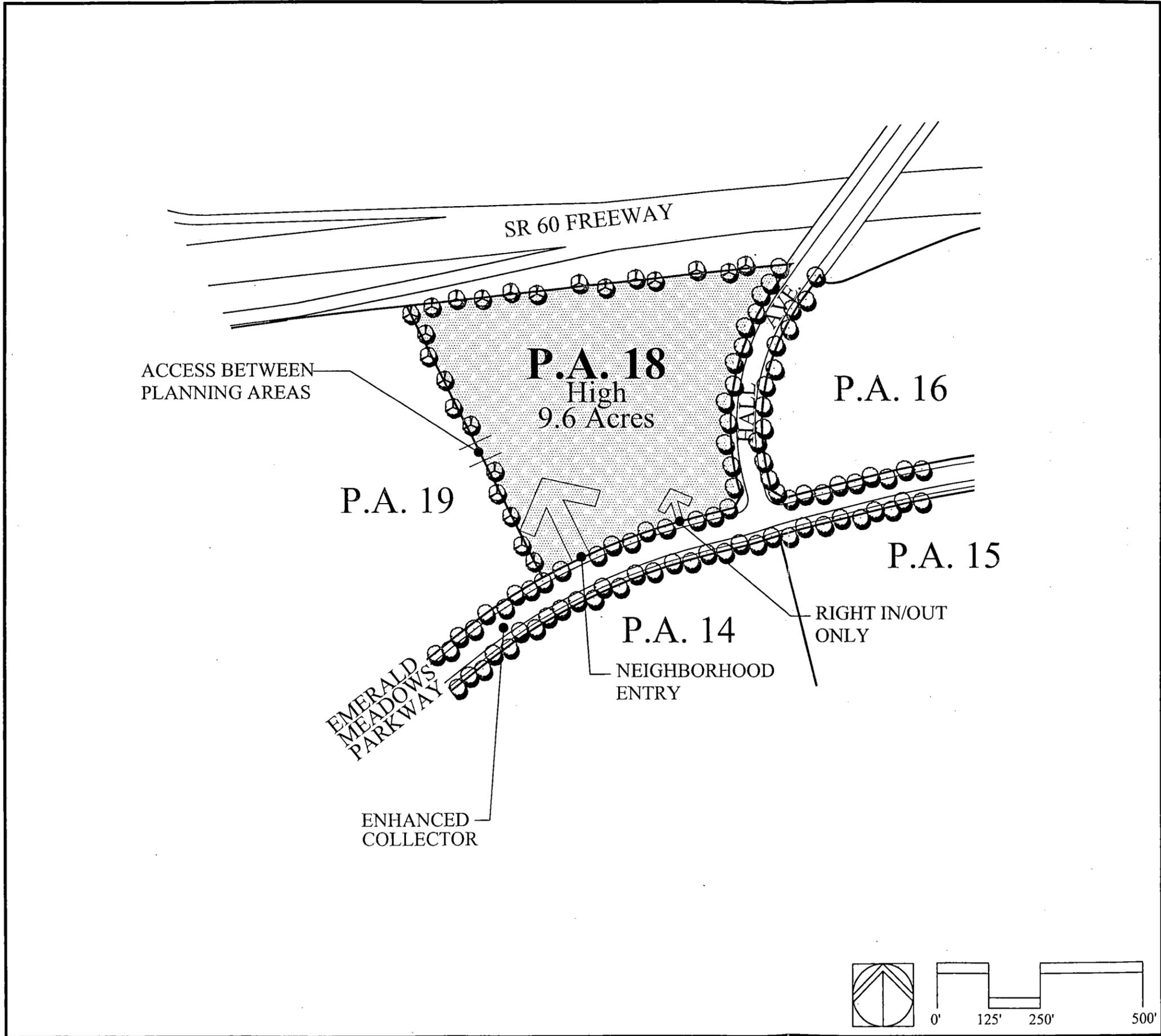
20. PLANNING AREA 18: HIGH DENSITY RESIDENTIAL

a. Summary

Planning Area 18 is planned for attached or detached single family residential use within the 9.6 acre site. A maximum of 116 dwelling units are permitted at a target density of 12 du / acre. Refer to Figure IV.B-18.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.



SPECIFIC PLAN

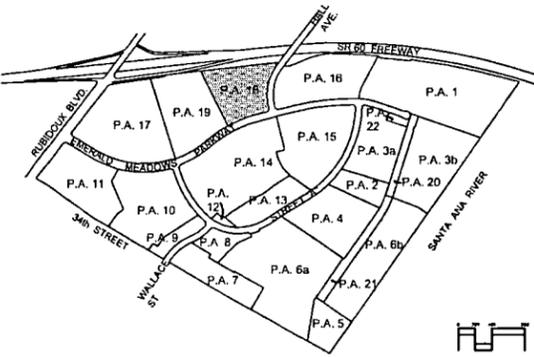
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 18
 High Density - SFA
 Residential
 9.6 Acres
 12 DU/AC
 115 DU

KEY MAP



CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE IV.B-18

c. Planning Standards

- 1) Access to Planning Area 18 shall be provided from Emerald Meadows Parkway.
- 2) Roadway landscape along Emerald Meadows Parkway shall be provided consistent with Figure VI-7D. Roadway landscape along of Hall Avenue shall be designed consistent with Figure VI-7H.
- 3) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 4) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

21. PLANNING AREA 19: VERY HIGH DENSITY RESIDENTIAL

a. Summary

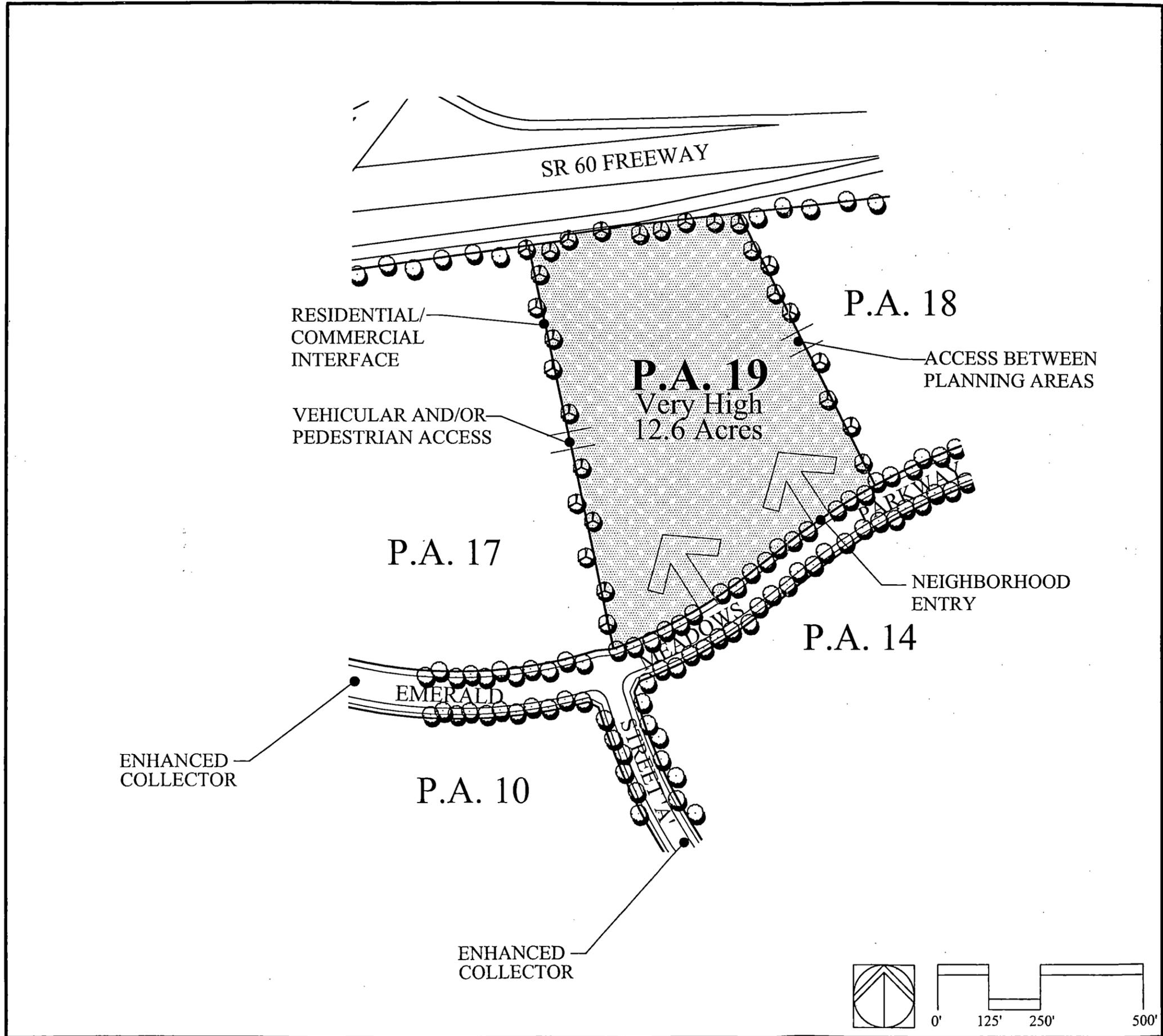
Planning Area 19 permits multi-family and single family residential use within a 12.5 acre site. A maximum of 251 dwelling units are permitted at a target density of 20 du / acre. Refer to Figure IV.B-19. .

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Planning Area 19 may be a gated community, with all interior streets and landscape areas maintained by a homeowners association or similar entity.
- 2) Access to Planning Area 19 shall be provided from Emerald Meadows Parkway. An additional access may be provided from Planning Area 17.
- 3) Roadway landscape along Emerald Meadows Parkway shall be provided consistent with Figure VI-7D.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 19

Very High - MF
Residential
12.6 Acres
20 DU/AC
252 DU

KEY MAP

CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV-B-19

Section IV
SPECIFIC PLAN STANDARDS

- 4) A Residential / Commercial interface is required adjacent to the commercial site, as identified in Figure VI-10B.
- 5) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

22. PLANNING AREA 20: LINEAR PARK / PASEO

a. Summary

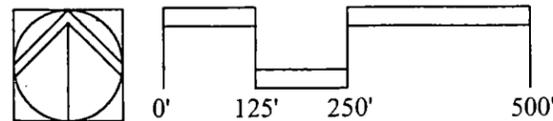
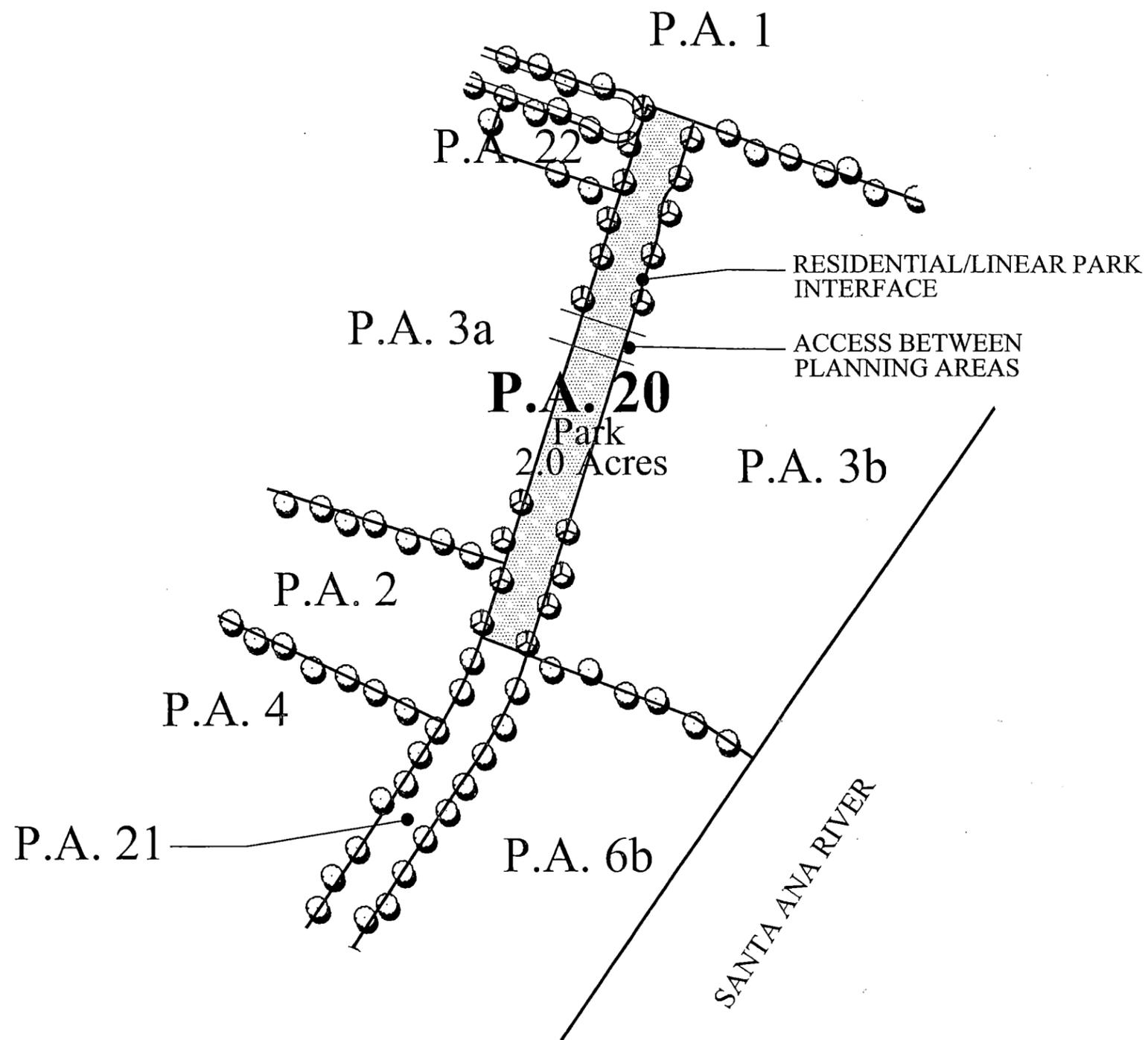
Planning Area 20 provides for development of a 2.3 acre linear park. Refer to Figure IV.B-20. The park will be utilized for pedestrian access, bicycle access and drainage purposes.

b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access shall be provided from the Park site in Planning Area 5, from the linear park extension in Planning Area 21, and from local streets within Planning Areas 3a, 3b, 6a and 6b.
- 2) A linear park interface is planned between the Residential Planning Areas 3a and 3b, as shown in Figure VI-10A.
- 3) A conceptual linear park plan is shown in Figure VI-11D. The linear park plan shall be refined as part of the detail design phase.
- 4) Walls or a view fence shall be located along the linear park as identified in Figure VI-8 and respective design detail in Figure VI-9.
- 5) Refer to Section VI for specific Design Guidelines and other related design criteria.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

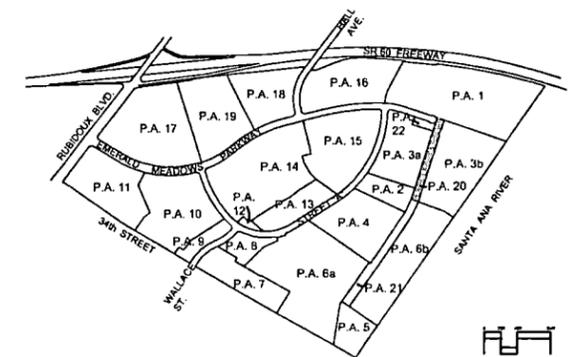
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 20

Linear Park
2.0 Acres

KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE IV.B-20

Section IV
SPECIFIC PLAN STANDARDS

- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		

23. PLANNING AREA 21: LINEAR PARK / PASEO

a. Summary

Planning Area 21 provides for development of a 2.8 acre linear park / paseo. Refer to Figure IV.B-21. The linear park / paseo will be utilized for pedestrian access, bicycle access and drainage purposes.

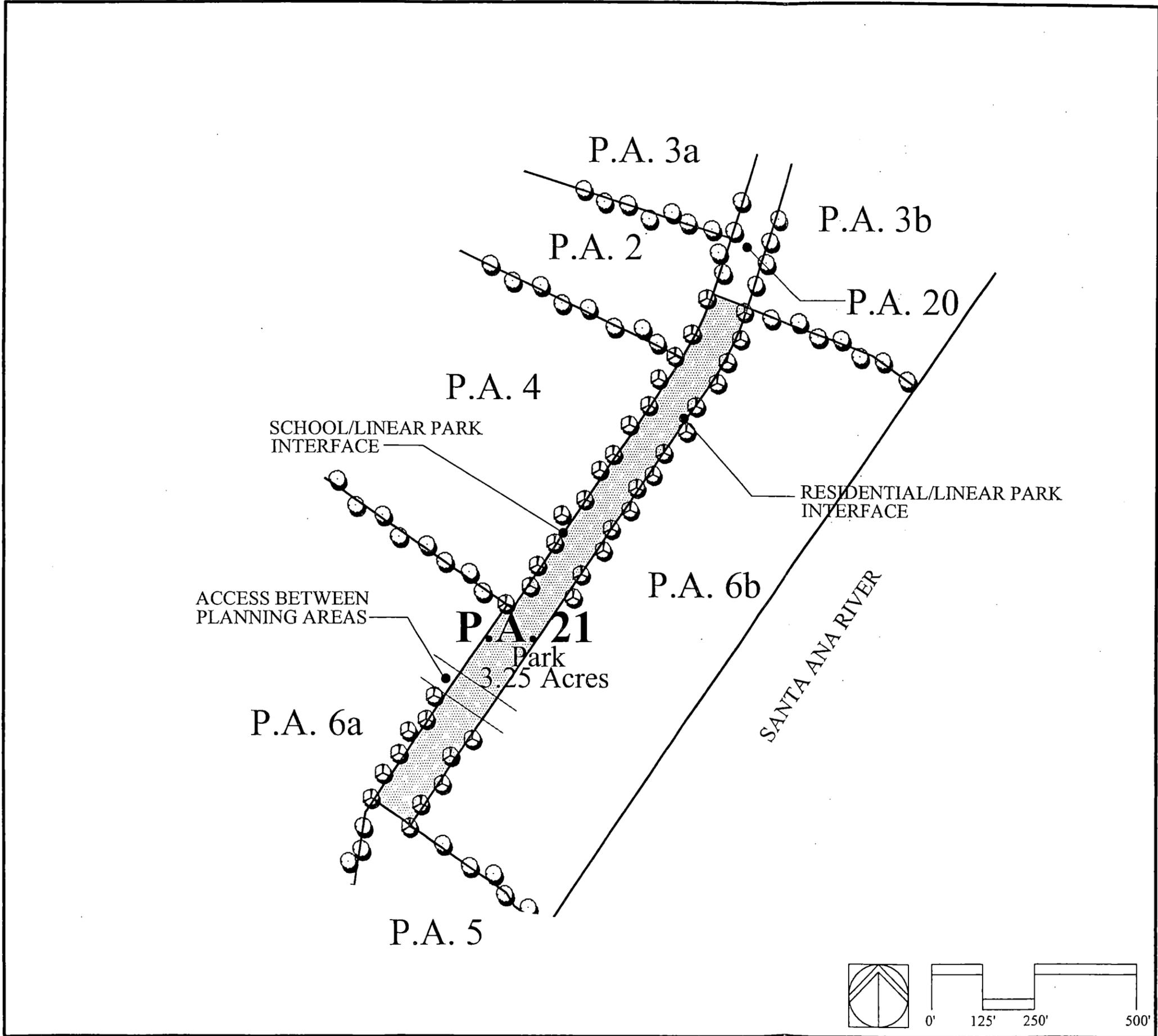
b. Land Use Development Standards

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access shall be provided from the Park site in Planning Area 5, from the linear park extension in Planning Area 20, and from local streets within Planning Areas 6a, 6b, 3a and 3b.
- 2) A linear park interface is planned between the Residential Planning Areas 6a and 6b, as shown in Figure VI-10A.
- 3) A conceptual linear park plan is shown in Figure VI-11D. The linear park plan shall be refined as part of the detail design phase.
- 4) Walls or a view fence shall be located along the linear park as identified in Figure VI-8 and respective design detail in Figure VI-9.
- 5) Refer to Section VI for additional design guidelines and other related standards.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 21

Linear Park
3.25 Acres

KEY MAP

CREDITS

Applicants :

Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :

JHA Consulting, Inc.

FIGURE IV.B-21

24. PLANNING AREA 22: PARK

a. Summary

Planning Area 22 as illustrated in Figure IV.B-22, provides for development of a one half acre (.5) acre neighborhood park. The park includes walkways, benches and shade trees.

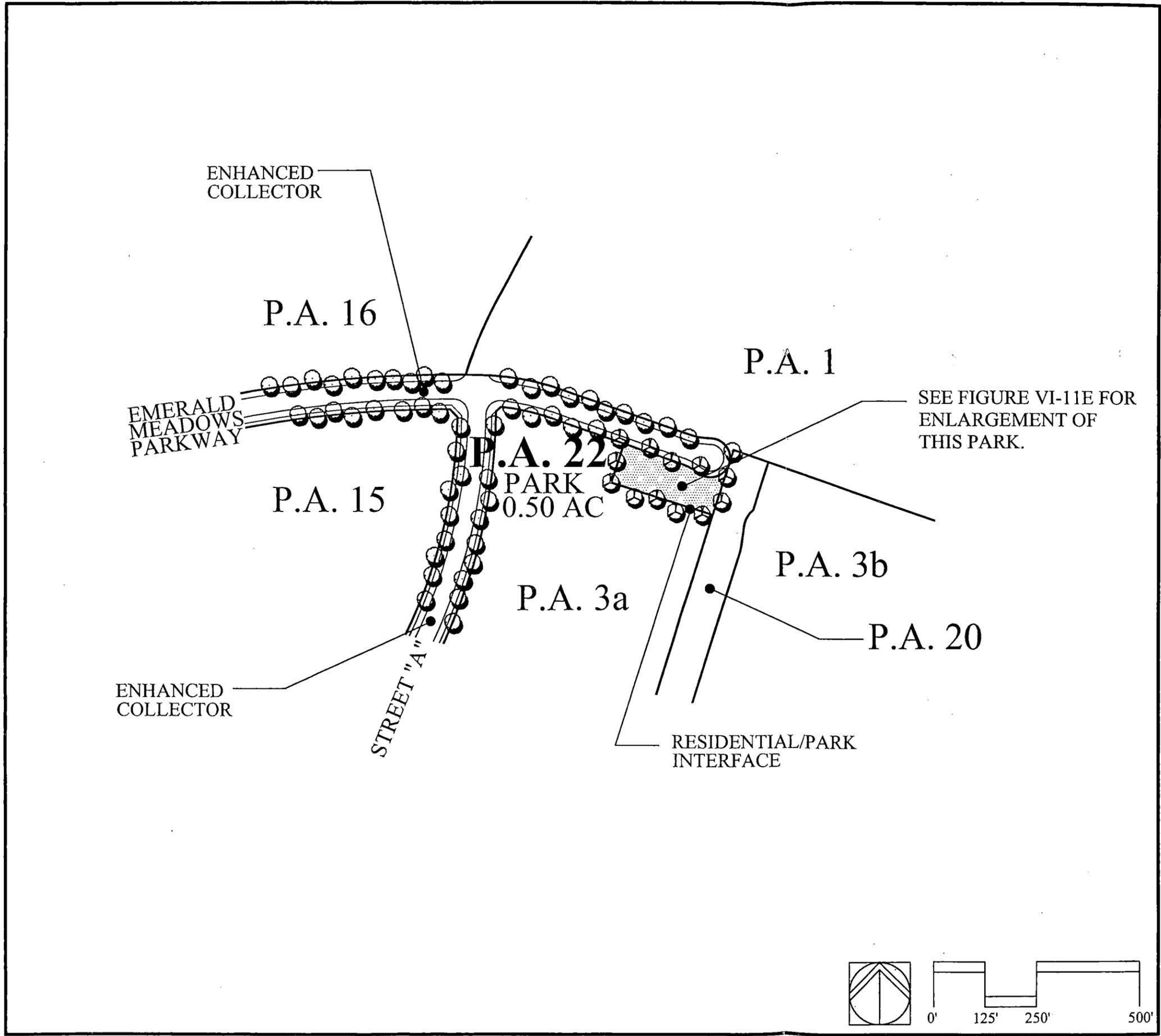
b. Land Use Development Standards

See Specific Plan Section V and refer to County of Riverside Ordinance No. 348.

c. Planning Standards

- 1) Access the park shall be provided from Emerald Meadows Ranch Parkway.
- 2) A park interface is planned between the Residential Planning Area 3A, as shown in Figure VI-10A.
- 3) A conceptual park master plan is shown in Figure VI-11C. The master plan concept shall be refined as part of the detail design phase.
- 4) Refer to section VI for additional design guidelines and other related standards.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

IV.A.2	Specific Land Use Plan	IV.A.7	Grading Plan
IV.A.3	Circulation Plan	IV.A.8	Public Facilities
IV.A.4	Open Space & Recreation Plan	IV.A.9	Landscape Plan
IV.A.5	Drainage Plan	IV.A.10	Maintenance Plan
IV.A.6	Water & Sewer Plans		



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 22 PARK

0.50 AC

KEY MAP

CREDITS

Applicants :

Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :

JHA Consulting, Inc.

FIGURE IV-B-22

VI. DESIGN GUIDELINES

A. PURPOSE AND INTENT

The following Design Guidelines have been developed for Emerald Meadows Ranch in order to create a high quality community that will increase in desirability and value. The purpose and intent is summarized below:

- To provide guidance to developers, builders, architects, landscape architects, engineers and other specialized professionals involved in the design and implementation of the development.
- To provide a framework for preparation of the Covenants, Conditions, and Restrictions (CC&R's).
- To provide guidance in formulation of precise development plans.
- To provide compliance with the County of Riverside Design Guidelines.
- To provide assurances to the County of Riverside that Emerald Meadows Ranch will result in a high quality development, creating a distinctive identity and sense of community that will endure for generations to come.

The Design Guidelines are divided into three sections to address specialized design areas and topics: 1) Community-Wide Elements, 2) Landscape Elements, and 3) Architectural Elements.

The Community-Wide Elements section conveys the design character envisioned for Emerald Meadows Ranch, and includes a variety of sketches, plans and photographs. They identify design images and concepts for the overall community to assure a cohesive and unified theme results. These images and concepts are incorporated as part of the guidelines and are intended to be implemented during the various detail design phases.

The Landscape Elements section establishes specific design and maintenance standards for plant materials and irrigation for both residential and retail uses. It also includes a section on common area lighting.

In the case of the Architectural Elements section, the guidelines include numerous examples of quality residential and retail buildings, and are intended to demonstrate a level of design quality e.g., architecture that is well-scaled and proportioned, strong in form, massing and spatial organization with attention to color, details and materials. They are not intended to represent any actual building or parcel design nor are they intended to require that all design images be incorporated into the design of the various parcels. Rather, they are provided as a "palette" of design elements that should guide the design of the various sites. Developers, builders, planners and architects are encouraged to use creativity and imagination in developing their precise design proposals.

Any major changes of the design guidelines as shown must meet or exceed the quality shown herein, and shall be subject to approval by the Director of Planning prior to issuance of building permits for the respective planning area.

B. DESIGN GUIDELINES OVERVIEW

The Design Guidelines section consists of three primary areas or “Elements” listed below.

Community - Wide Elements include key design guidelines and standards for such elements as 1) project theme, 2) project entries and special intersections 3) streetscapes, 4) community walls and fences, 5) land use transitions and 6) parks / open space.

Landscape Elements identify general requirements and standards related to plant material guidelines, planting requirements, irrigation, outdoor lighting and maintenance. A palette of plant materials is provided that is appropriate to the area from a design and climatic perspective.

Architectural Elements define guidelines for architectural themes, building massing and scale, colors, window treatments, materials and colors, for residential and retail buildings.

C. COMMUNITY - WIDE ELEMENTS

1. PROJECT THEME

A project theme is one of several important factors in creating continuity, a distinctive identity and a sense of community. For the people living and working in the community, it is a way to create a sense of connection to a place they call their own. Communities with these attributes often develop a strong pride of ownership, and are more likely to develop into safe and well maintained communities, with higher property values than traditional development.

In developing a unifying theme for this property, the existing equestrian facility provided a strong foundation to establish a “Ranch” theme. As with many early California Ranch settings, earth tone buildings, split rail fences, natural stone monuments, and a rich landscape are common threads that create a strong cohesiveness and continuity. A “Ranch” theme for Emerald Meadows Ranch will assure creation of a warm and inviting community, one that will remain timeless for generations to come.

2. COMMUNITY AND NEIGHBORHOOD ENTRIES

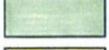
Entry features are an important component of establishing an overall community theme and identity. They establish the initial impression of the community, denote a sense of arrival, and provide an internal hierarchy and sense of order. Three project entry types have been designed for Emerald Meadows Ranch, a Community Entry, Neighborhood Entry and Multi-Family Entry. Their locations are shown on Figures VI-1.

EMERALD MEADOWS RANCH

County of Riverside, CA

CONCEPTUAL LANDSCAPE PLAN

LEGEND

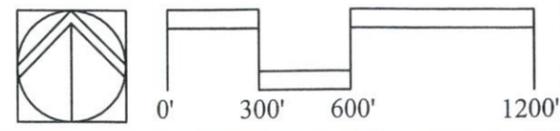
-  Community Entry Feature
-  Neighborhood Entry Feature
-  Urban Arterial Highway - Rubidoux Blvd.
-  Secondary Highway - 34th Street
-  Enhanced Collector - Emerald Meadows Parkway
-  Enhanced Collector - Street "A"
-  Enhanced Collector - Hall Avenue
-  Collector - Wallace Street
-  Parks
-  Linear Parks
-  School

CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE VI-1



a. Community Entry:

The primary entry to the new community is located at Rubidoux Boulevard and Emerald Meadows Ranch Parkway, the enhanced collector road that leads into the new community. The primary community entry welcomes residents and visitors to the community and establishes the theme and tone for the quality of the development.

As indicated in the Figures VI-2 and VI-3 a stone column will be featured on the south side of the primary entry, with a backdrop of evergreen trees. On the north side, an outdoor sitting area defined by a stone community sign wall will be provided. It will feature a fountain, sculpture or mature specimen tree that will be visible from the primary entry. The stone wall is required to be completed for the first phase of residential development, while the outdoor sitting area will be required to be completed as part of the retail center. Broad spreading shade trees will be located in the parkways on each side of the Emerald Meadows Parkway to further enhance the sense of arrival and to create an inviting entry to the entire community. The landscape elements are discussed in greater detail under Streetscapes section below.

b. Neighborhood Entry:

A neighborhood entry monument is located at the intersection of Emerald Meadows Parkway and Street A. It is designed to announce entry to the major residential portion of the community as shown in Figures VI-4A and VI-4B.

c. Multi-Family Entry:

An entry design concept for a multi-family housing development in planning area 19 is illustrated in Figure VI-15, providing an open and inviting character enhanced landscape character. Alternative entry features are encouraged if the planning area is developed with cluster garden homes, greencourts or other housing alternatives that do not require gated entries or common building areas.

3. STREETSCAPES

Streetscapes comprise the elements that are most visible within the street corridor. They include parkway trees, background trees within expanded landscape setback zones, walkways, and special features such as split rail fencing, entry monument walls, neighborhood entry features and community theme walls.

The park sites in Emerald Meadows Ranch are also an integral part of the streetscape view corridor. The park sites create "windows" of open space along the streetscapes, adding an additional scenic element to the community. They are discussed in the Parks section below.

The design elements and features within the streetscapes have been selected to reinforce the "Ranch" theme and create a scenic character throughout the community.

EMERALD MEADOWS RANCH

County of Riverside, CA

COMMUNITY ENTRY PERSPECTIVE

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



PERSPECTIVE

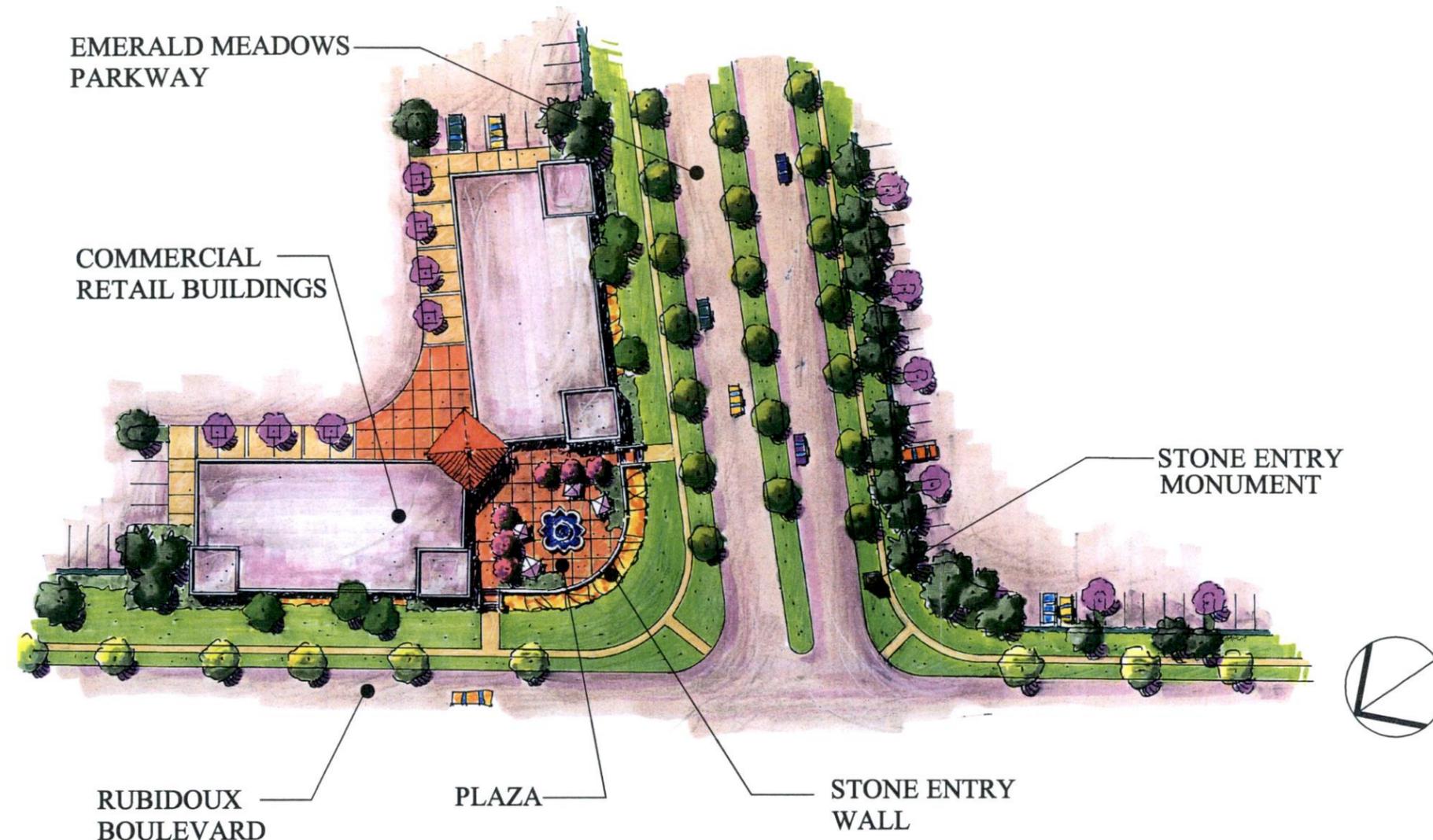
EMERALD MEADOWS RANCH

County of Riverside, CA

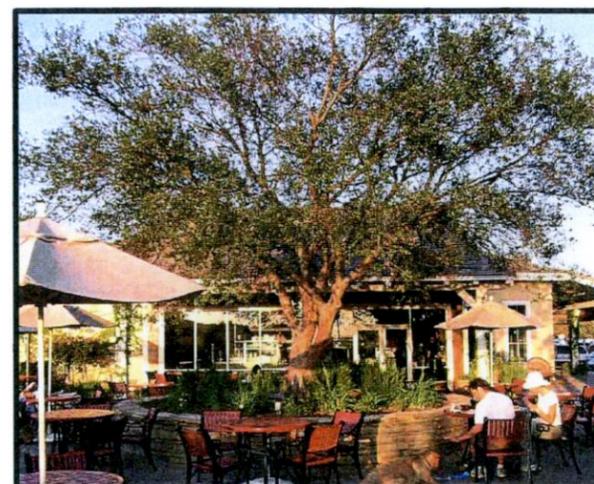
COMMUNITY ENTRY PLAN

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



PLAN VIEW



A FOUNTAIN, SCULPTURE OR SPECIMEN TREE SIMILAR TO THE PHOTO AT LEFT WILL BE INCLUDED AS A FOCAL POINT IN THE PLAZA.

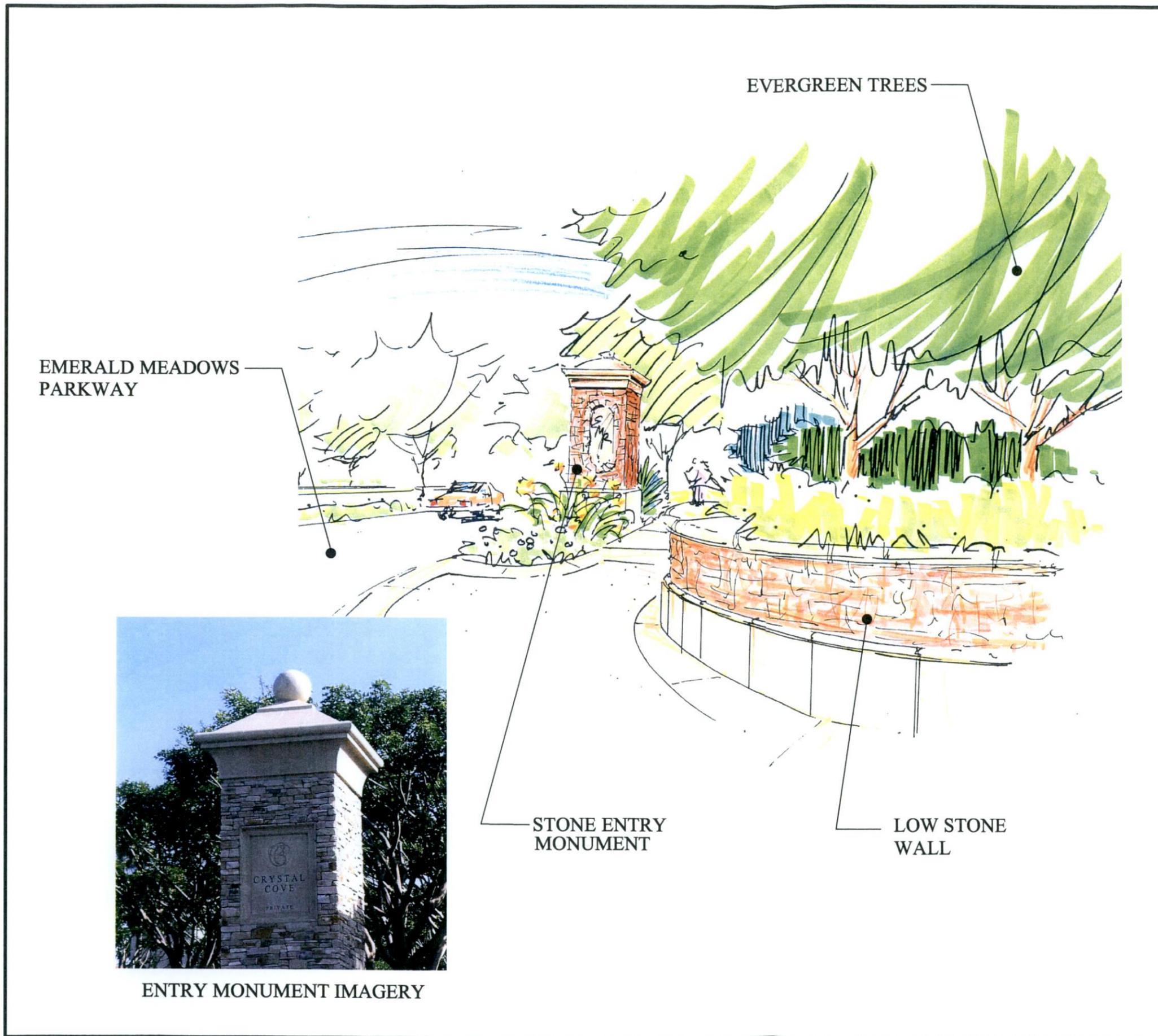
EMERALD MEADOWS RANCH

County of Riverside, CA

COMMUNITY ENTRY MONUMENT PERSPECTIVE

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



ENTRY MONUMENT IMAGERY

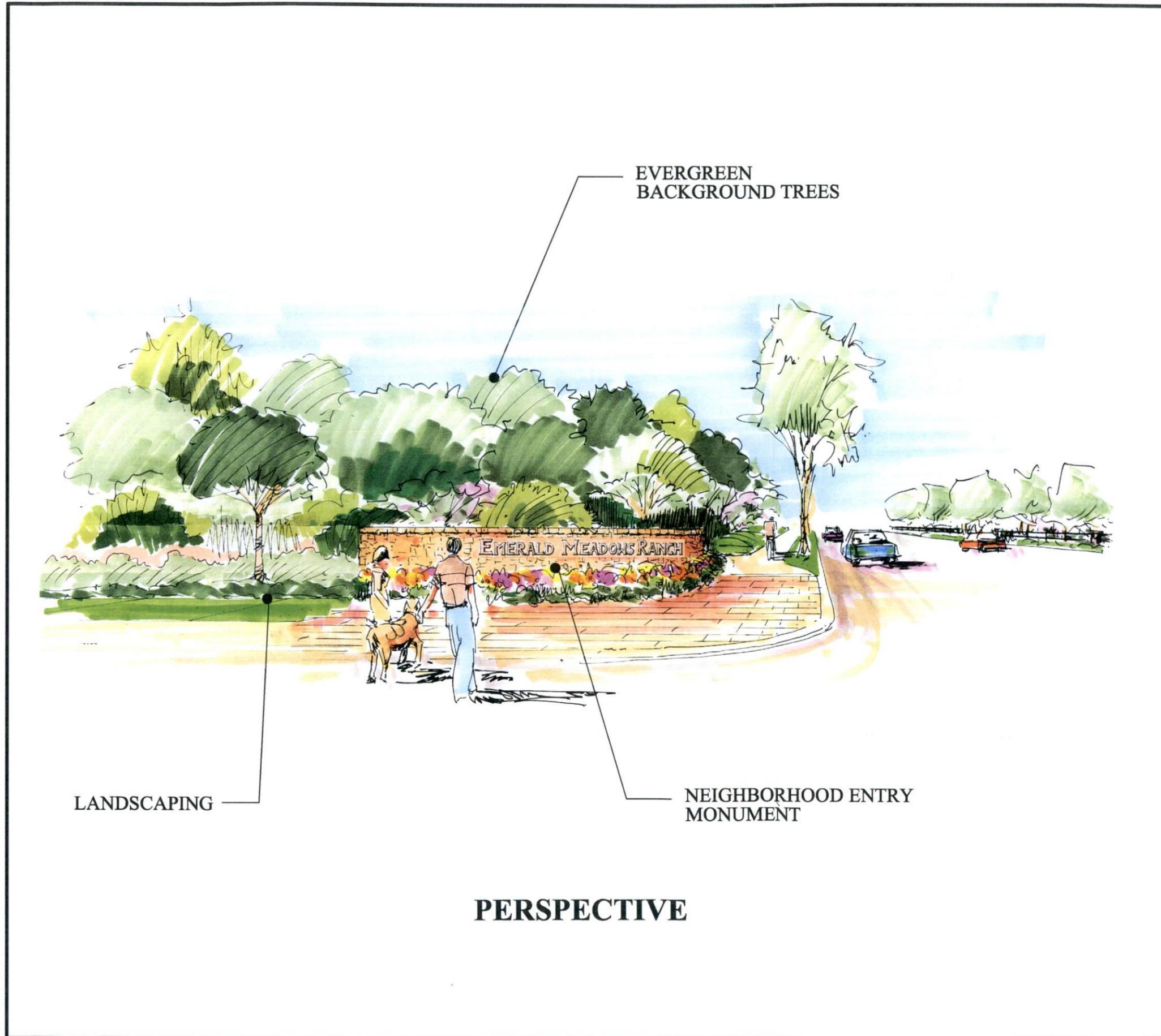
EMERALD MEADOWS RANCH

County of Riverside, CA

NEIGHBORHOOD ENTRY MONUMENT PERSPECTIVE

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



EMERALD MEADOWS RANCH

County of Riverside, CA

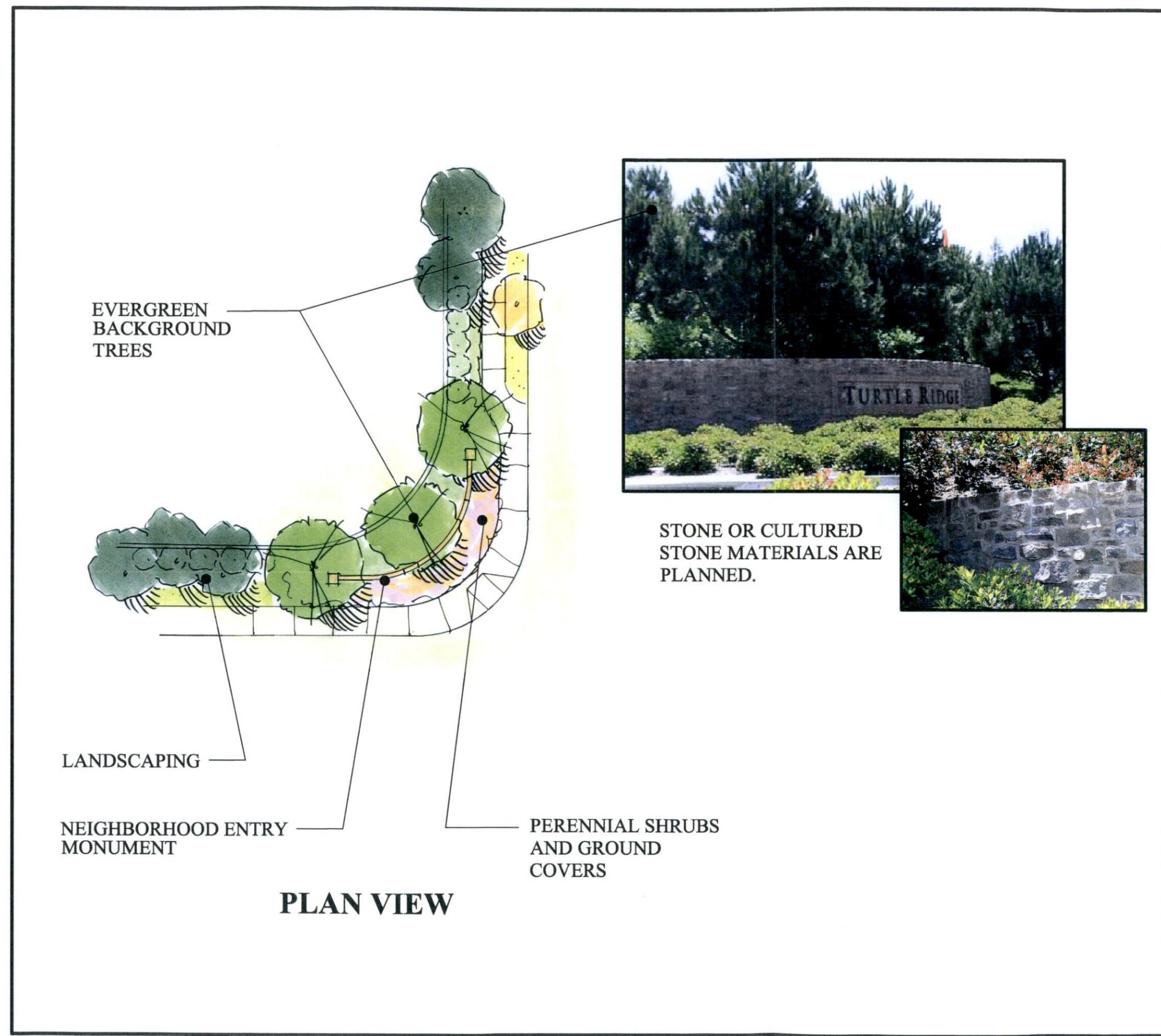
EXHIBIT NAME

NEIGHBORHOOD ENTRY MONUMENT PLAN

CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



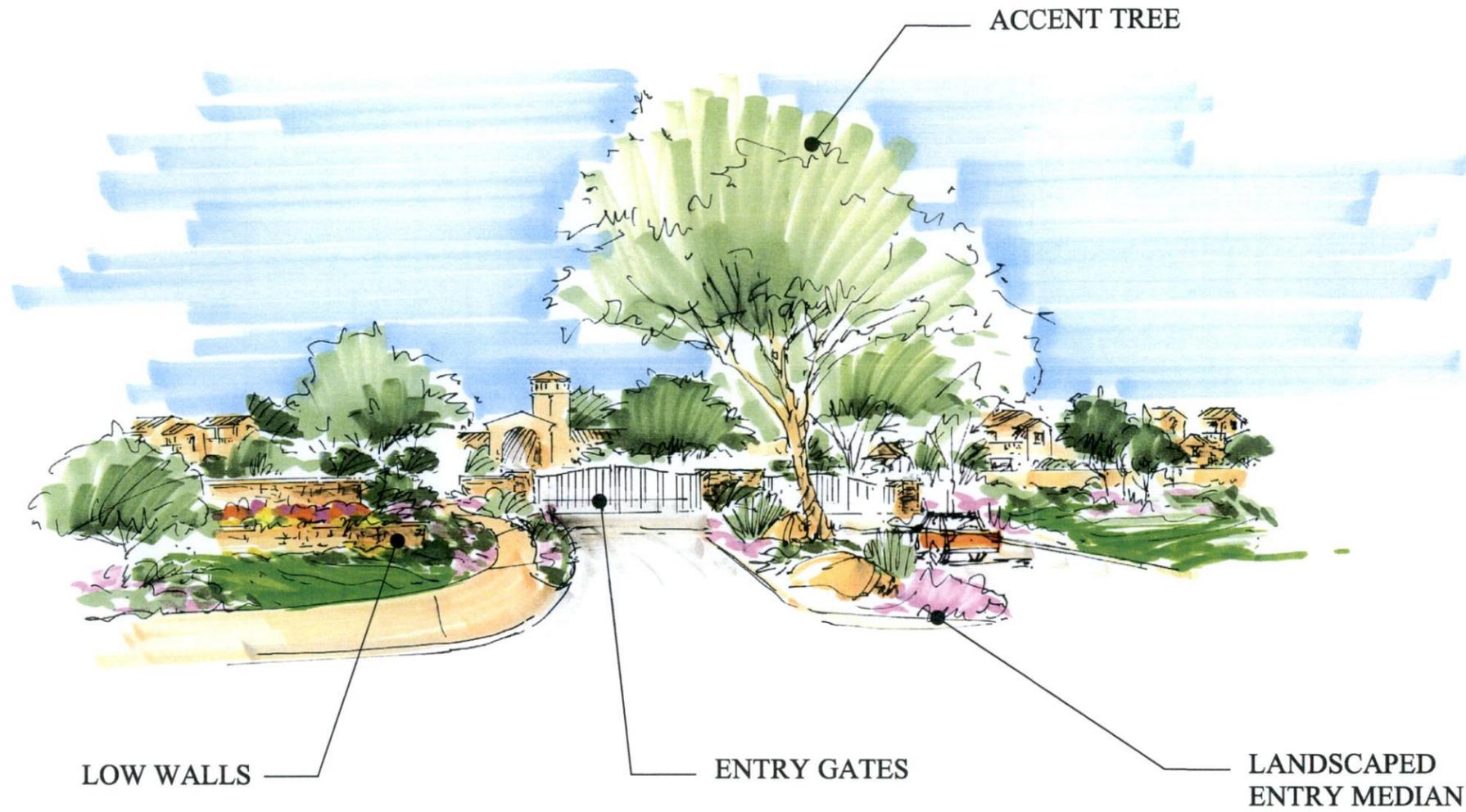
EMERALD MEADOWS RANCH

County of Riverside, CA

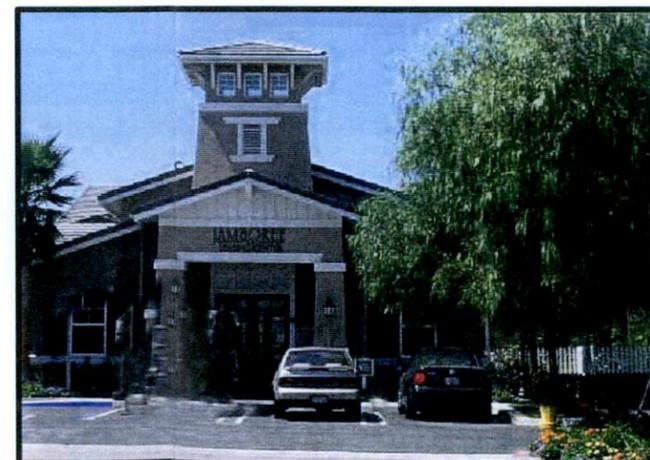
MULTI-FAMILY ENTRY

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



PERSPECTIVE



a. Enhanced Collector - Emerald Meadows Parkway

This is the primary entry into the community and will be enhanced as follows:

- **Between Rubidoux Blvd. and Street A.**

A divided enhanced collector with a full raised median will be provided. See Figure VI-7C. Serving as the primary entry parkway to the community, this section will be including three rows of street trees, located in the parkways and median. Additional landscape setback areas have been provided to enhance the entry character, and will be planted with a evergreen pines and eucalyptus. These trees will create a solid landscape backdrop to the entry road, providing a rich character, especially when seen in concert with the stone community entry monuments.

- **Between Street A and Hall Avenue.**

A divided enhanced collector with a painted median with enhanced landscape and setbacks. See Figure VI-7D. This is a continuation of the primary entry street and will include the same landscape features and character as the described above. However, the raised median will become a painted median, allowing turning movements to occur into the various adjacent planning areas.

- **Between Hall Avenue and the Terminus at the Roundabout.**

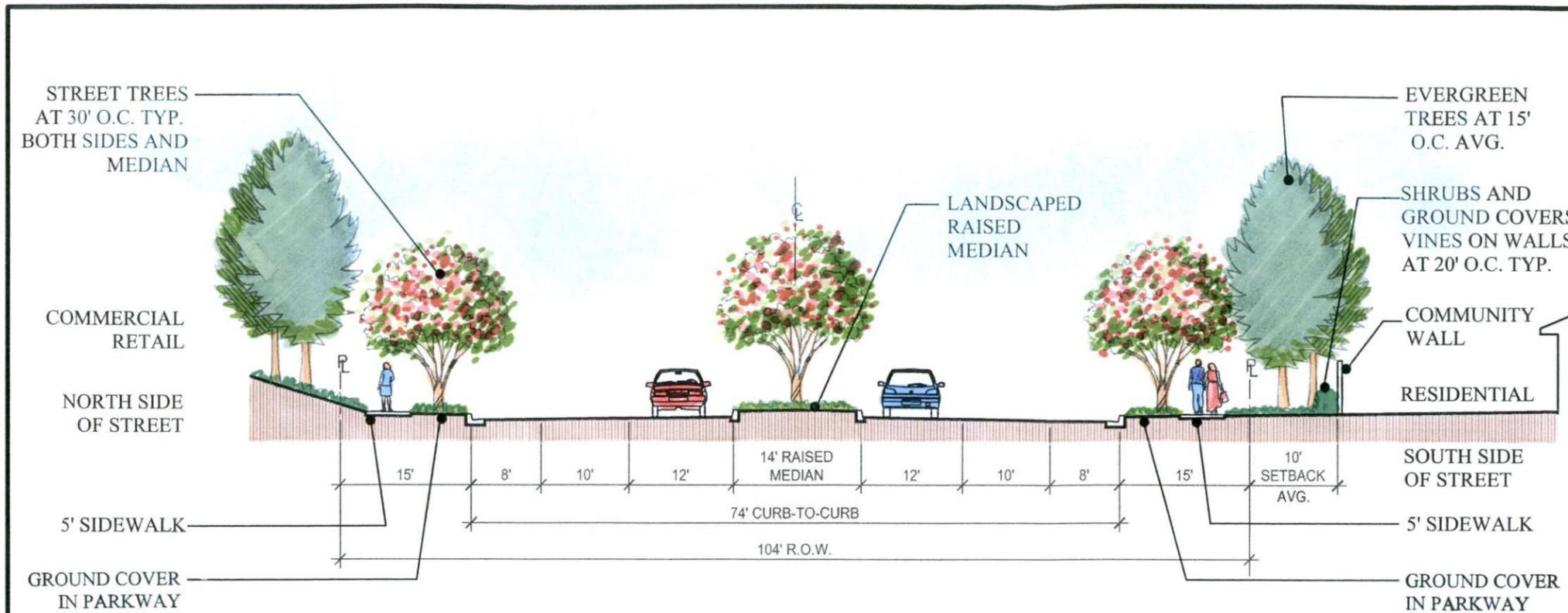
An undivided collector with enhanced landscape and setbacks is provided. See Figure VI-7E.

b. Major Highway - Rubidoux Boulevard

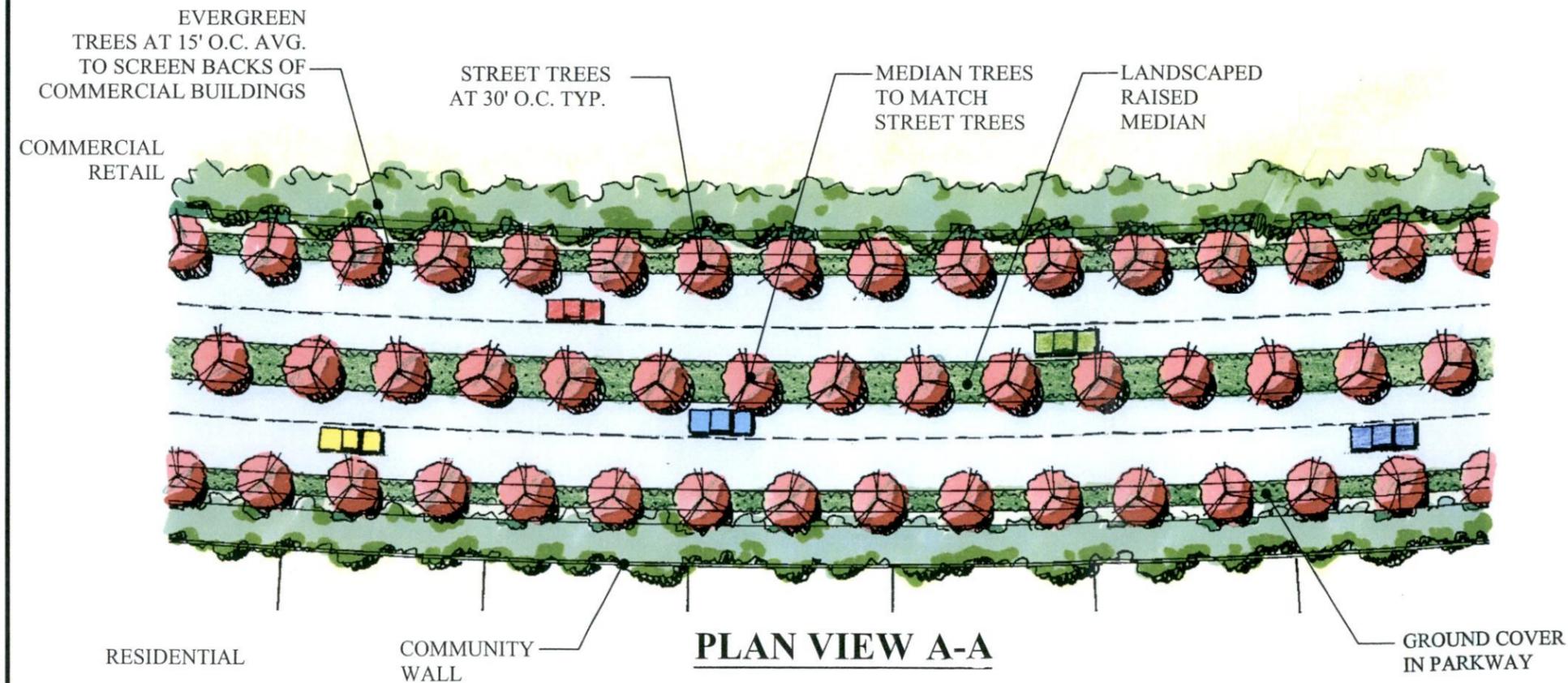
Stately upright shaped trees will be provided on the east side of the boulevard and provide a foreground to the future retail buildings. Additional landscape area will be required as part of the retail site landscape setback requirements, covered in the development regulations. See Figure VI-7D.

c. Secondary Highway - 34th Street

34th Street is a secondary highway and will be improved on the east side of the street adjacent to new development. The secondary street includes a parkway with a 5' sidewalk and 12.5' feet of landscape area. A row of street trees will be planted with turf in the parkways. See Figure VI-7E.



SECTION A-A
EMERALD MEADOWS PARKWAY
(BETWEEN RUBIDOUX BLVD. & STREET "A")



SPECIFIC PLAN

EMERALD MEADOWS RANCH

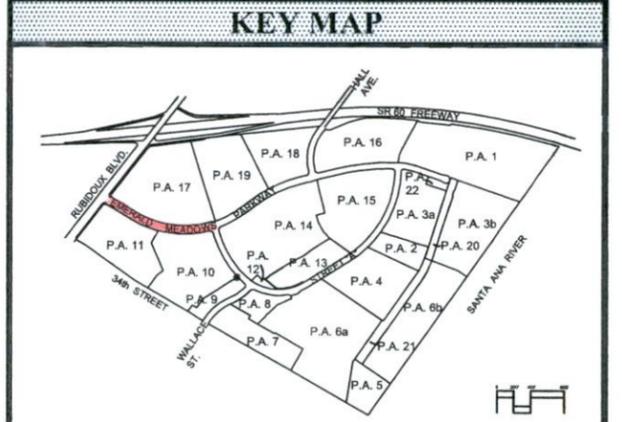
County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION A-A

ENHANCED COLLECTOR

Emerald Meadows Parkway
(Between Rubidoux Blvd. & Street 'A')



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE VI-7A

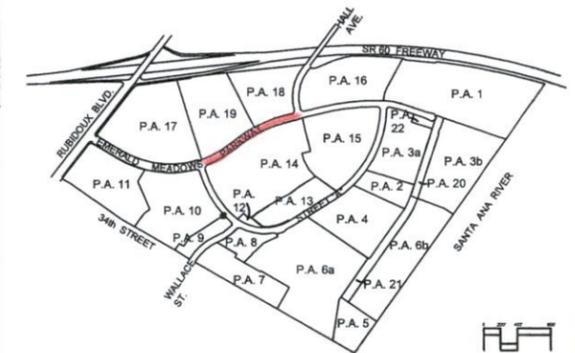
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION B-B ENHANCED COLLECTOR Emerald Meadows Parkway (East of Street 'A' & West of Hall Ave.)

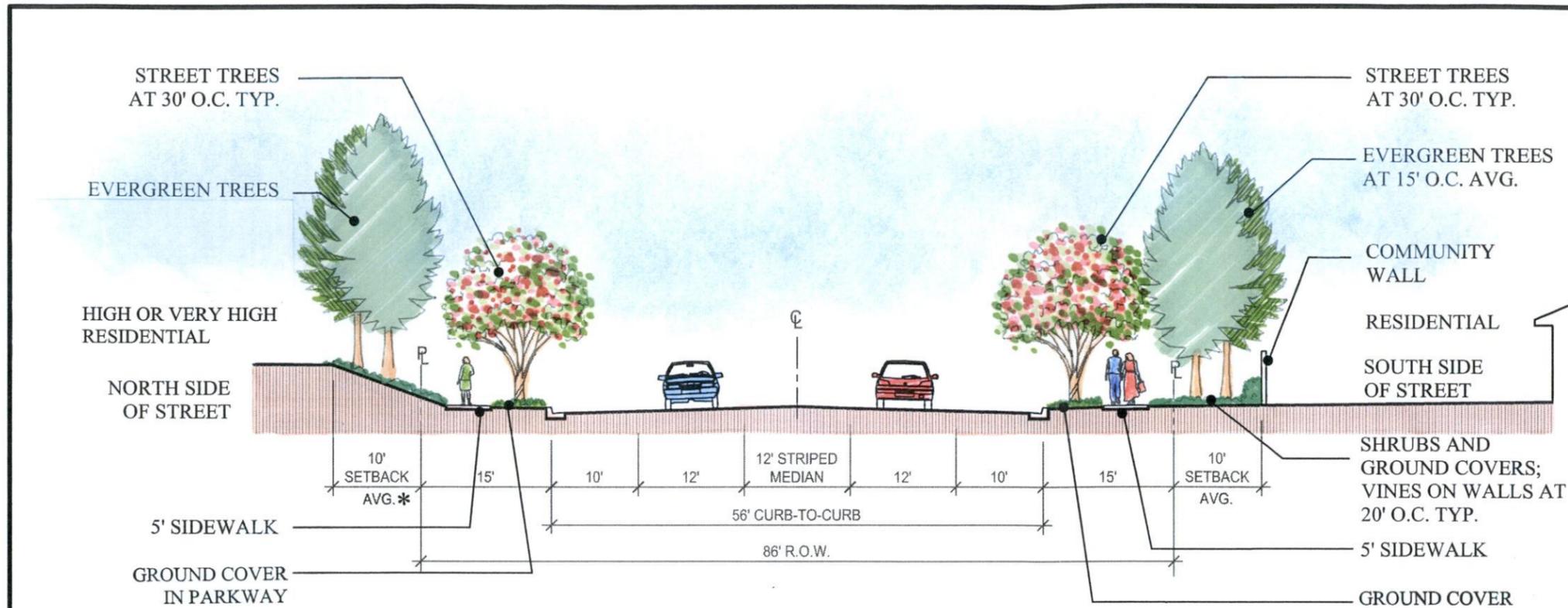
KEY MAP



CREDITS

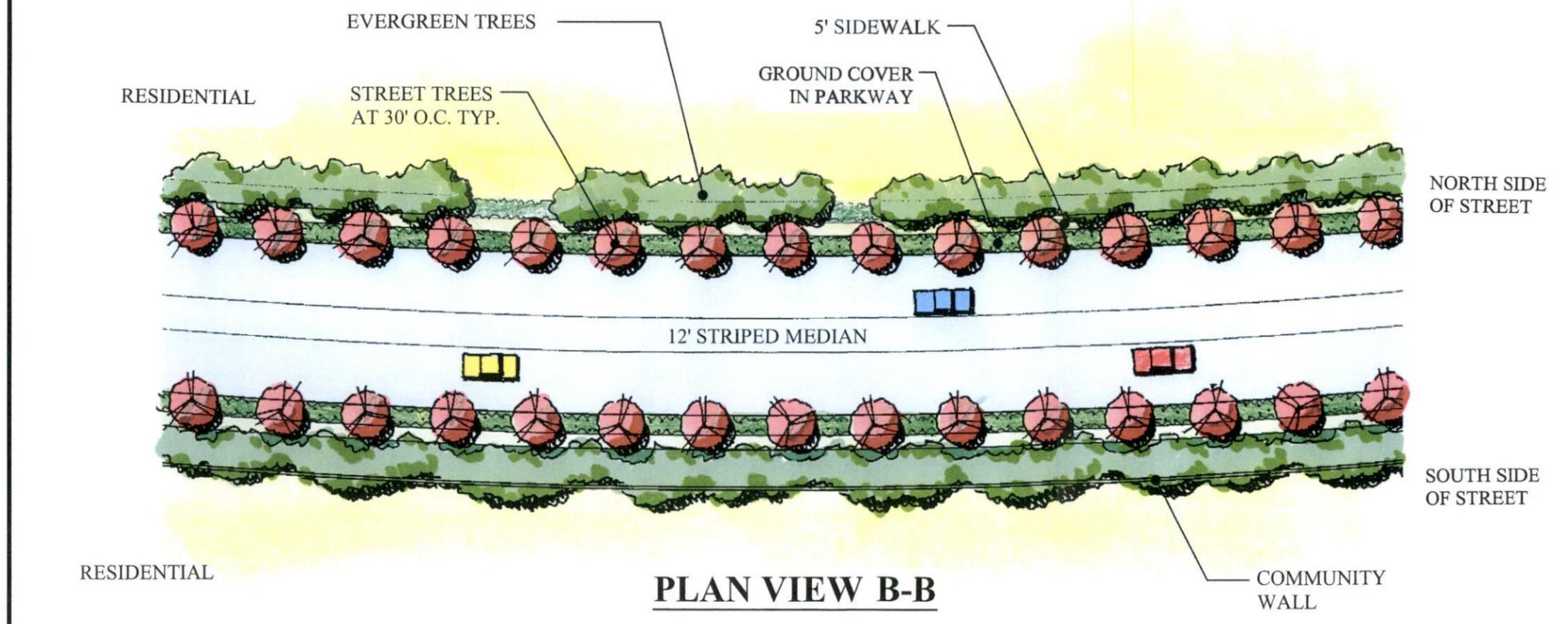
Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



SECTION B-B
EMERALD MEADOWS PARKWAY
(EAST OF STREET "A" & WEST OF HALL AVE.)

* LANDSCAPE SETBACK MAY BE INCLUDED WITHIN VERY HIGH OR HIGH DENSITY SITE.



PLAN VIEW B-B

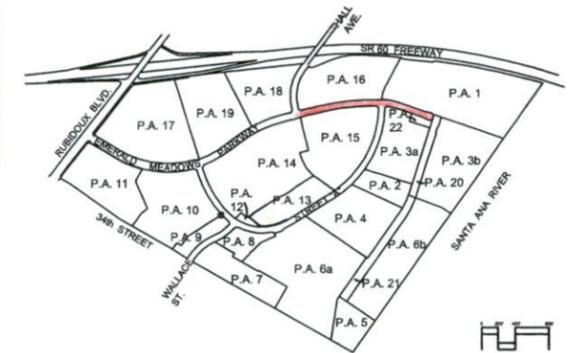
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION C-C ENHANCED COLLECTOR Emerald Meadows Parkway (East of Hall Avenue)

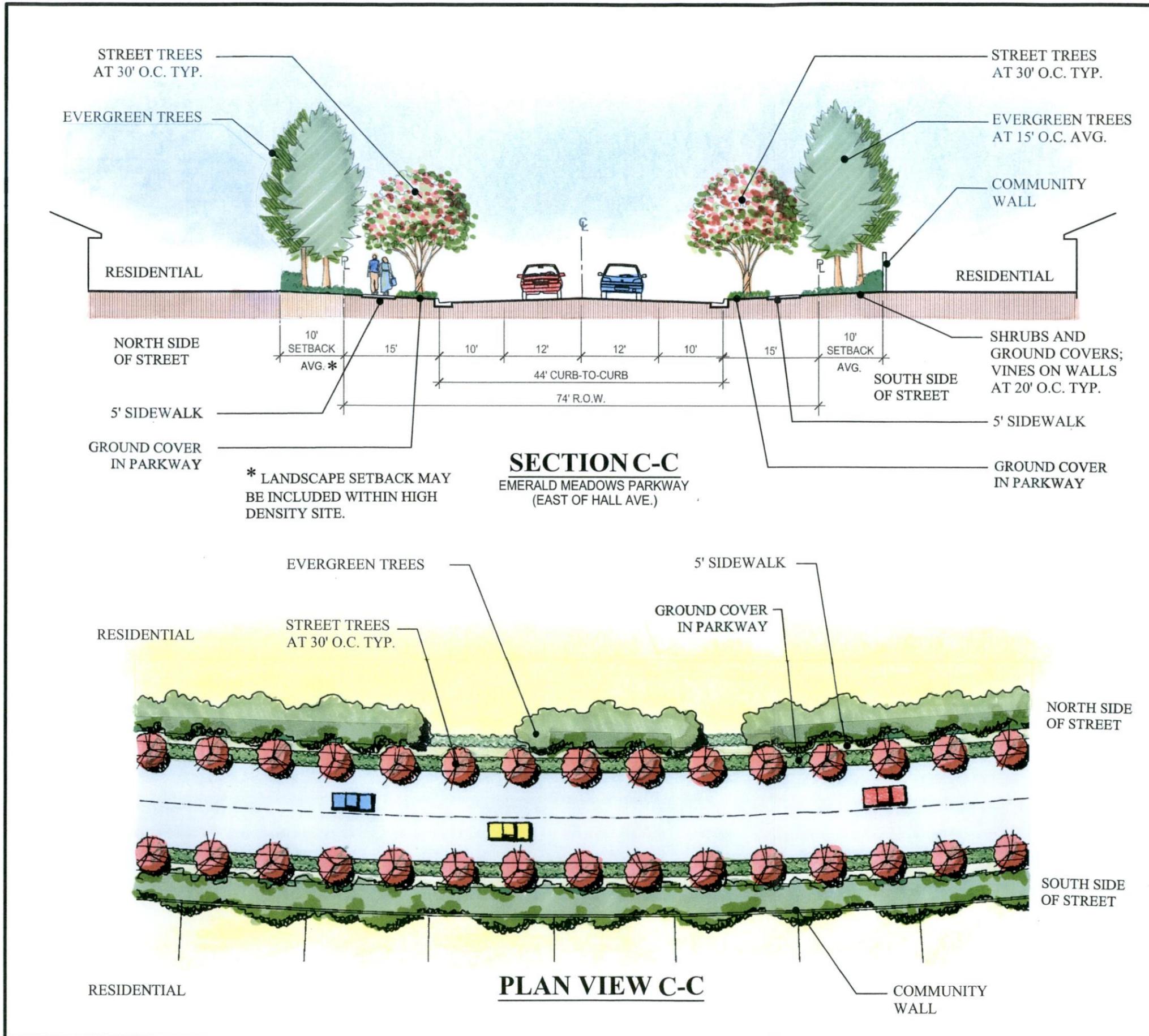
KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



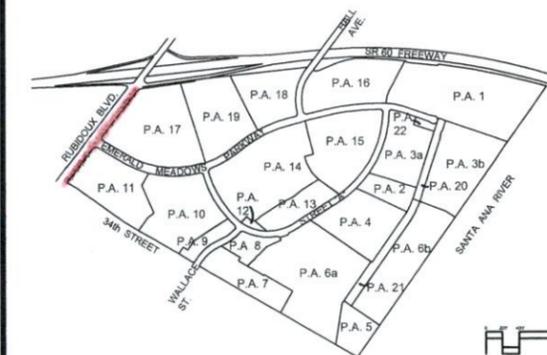
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION D-D URBAN ARTERIAL HIGHWAY Rubidoux Boulevard (1/2 Street Section)

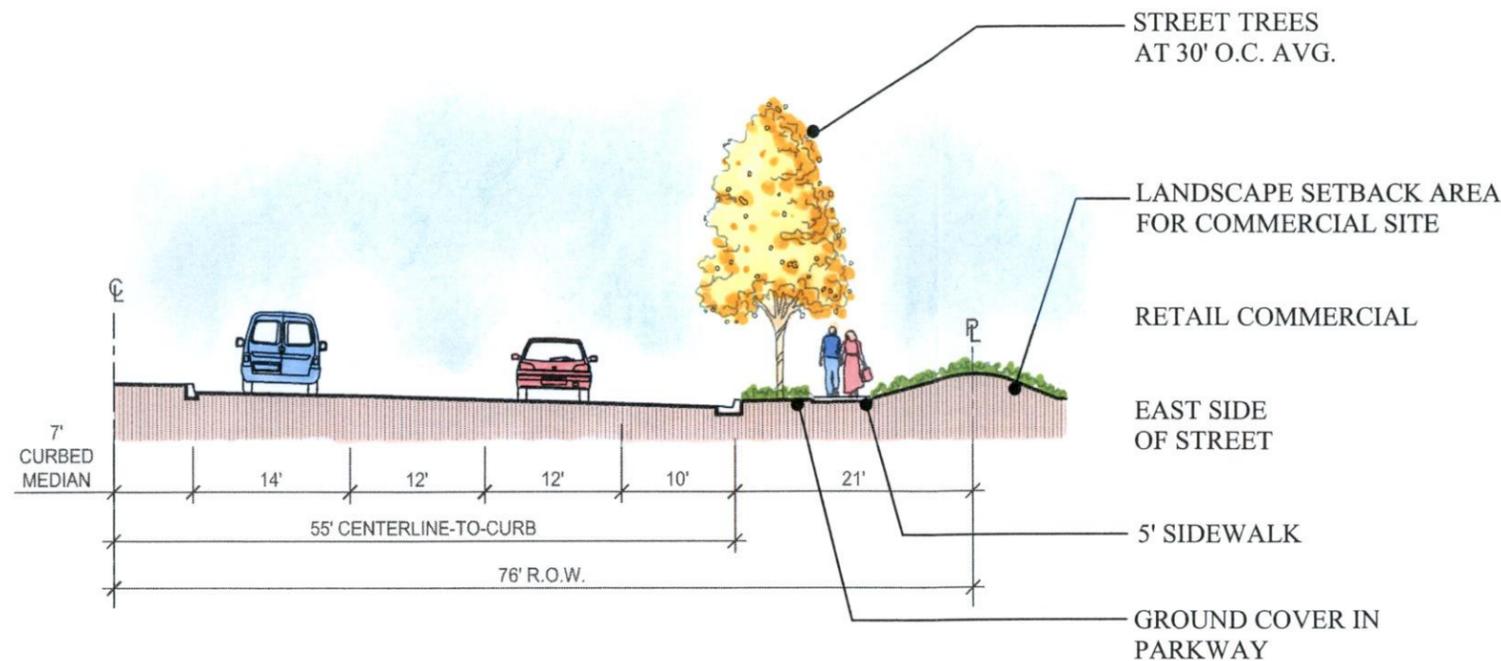
KEY MAP



CREDITS

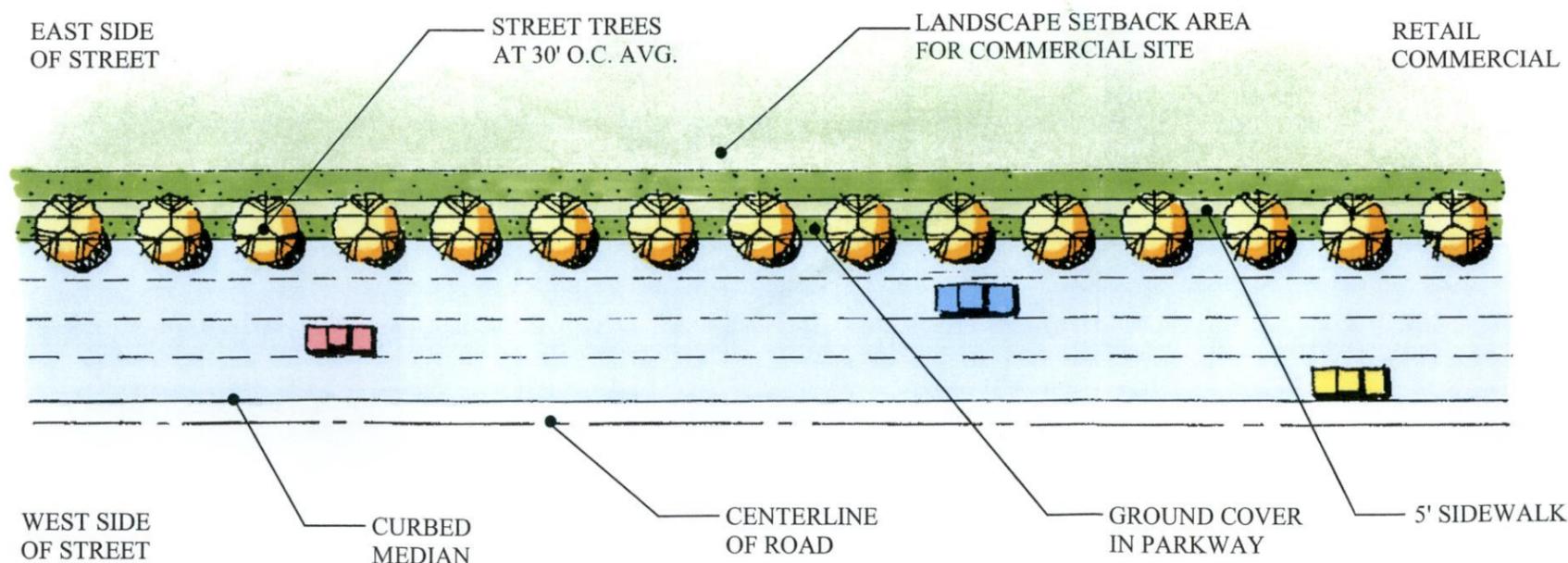
Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



SECTION D-D

RUBIDOUX BOULEVARD (1/2 STREET SECTION)



PLAN VIEW D-D

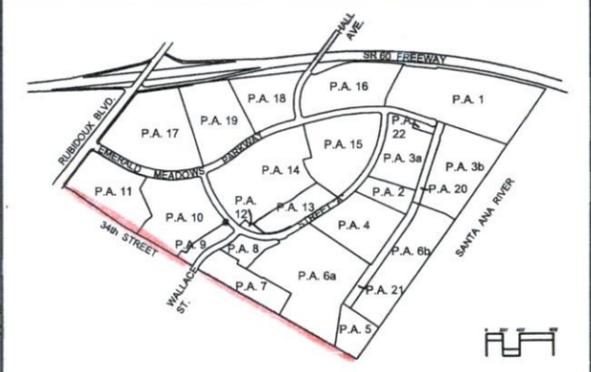
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION E-E SECONDARY HIGHWAY 34th Street (1/2 Street Section)

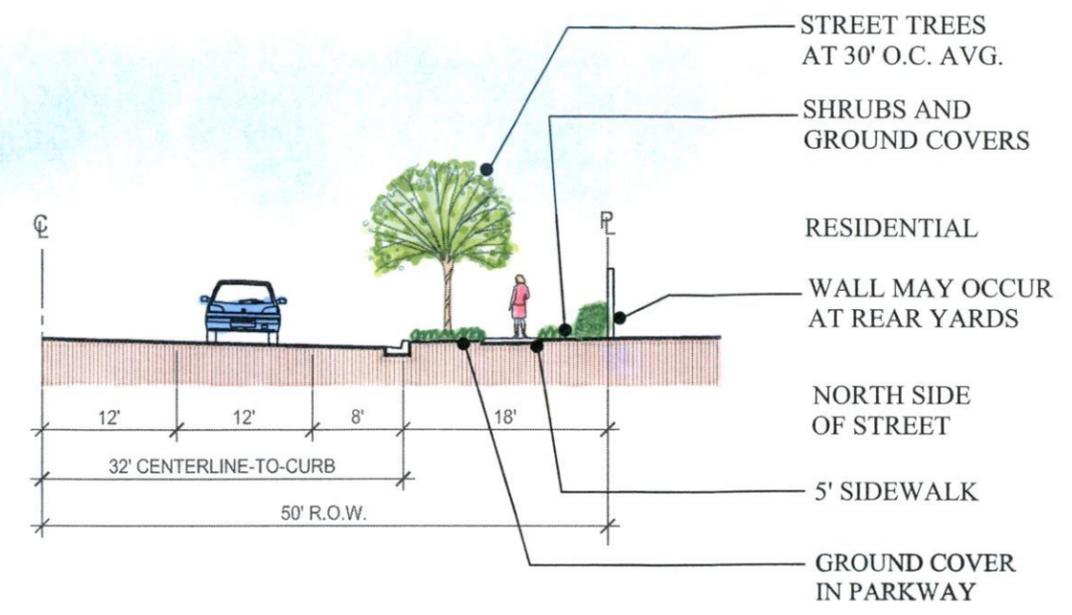
KEY MAP



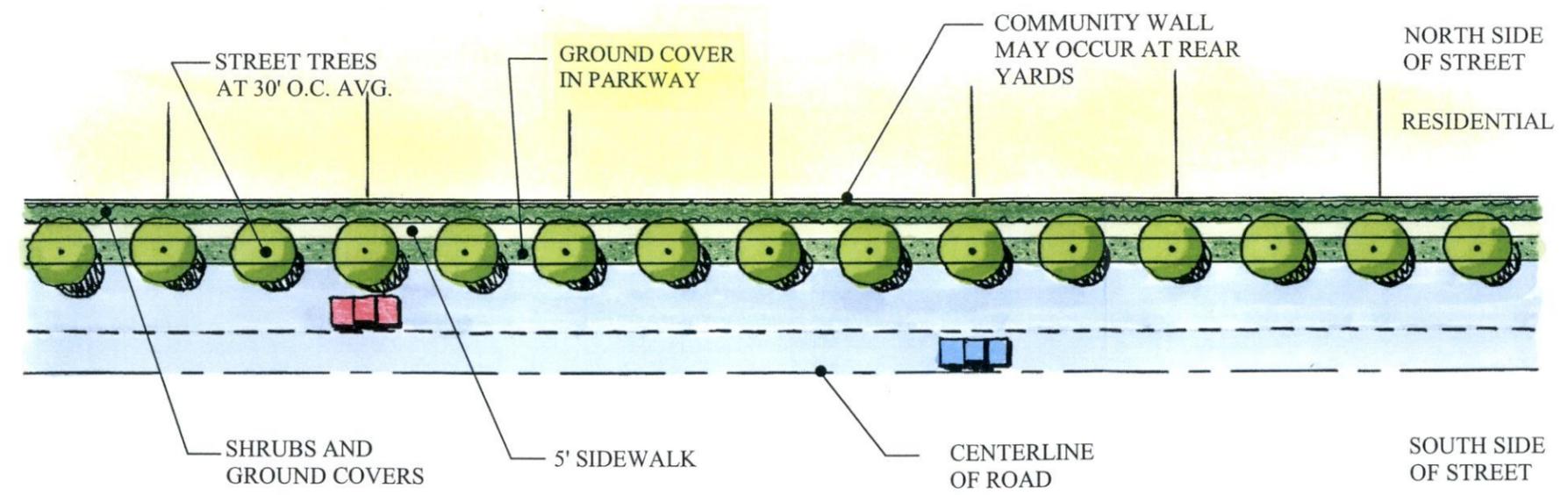
CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



SECTION E-E
34TH STREET (1/2 STREET SECTION)



PLAN VIEW E-E

d. Enhanced Collector - Street A.

This undivided enhanced collector will include the same landscape treatment as above within its parkways and enhanced setback areas. See Figure VI-7F.

When this collector is adjacent to the park sites or school site, the landscape area beyond the right-of-way shall be the responsibility of the park or school site respectively. See Figure VI-7G.

e. Collector Streets – Hall Avenue and Wallace Street.

Hall Avenue connects to the existing two lane overpass at the Route 60 freeway and provides an alternative connection to the areas north of Route 60. It will retain its collector level status. It includes a landscape parkway. See Figure VI-7H.

Wallace Street will be improved to a collector between 34th Street and Street A. Parkway will include street trees and a landscape hedge adjacent to the sidewalk on the west side of the roadway. This will assist in unifying the street scene, which currently includes houses of varying quality and appearance and provide a buffer for pedestrians from daily traffic. See Figure VI-7I.

4. COMMUNITY WALLS AND FENCES

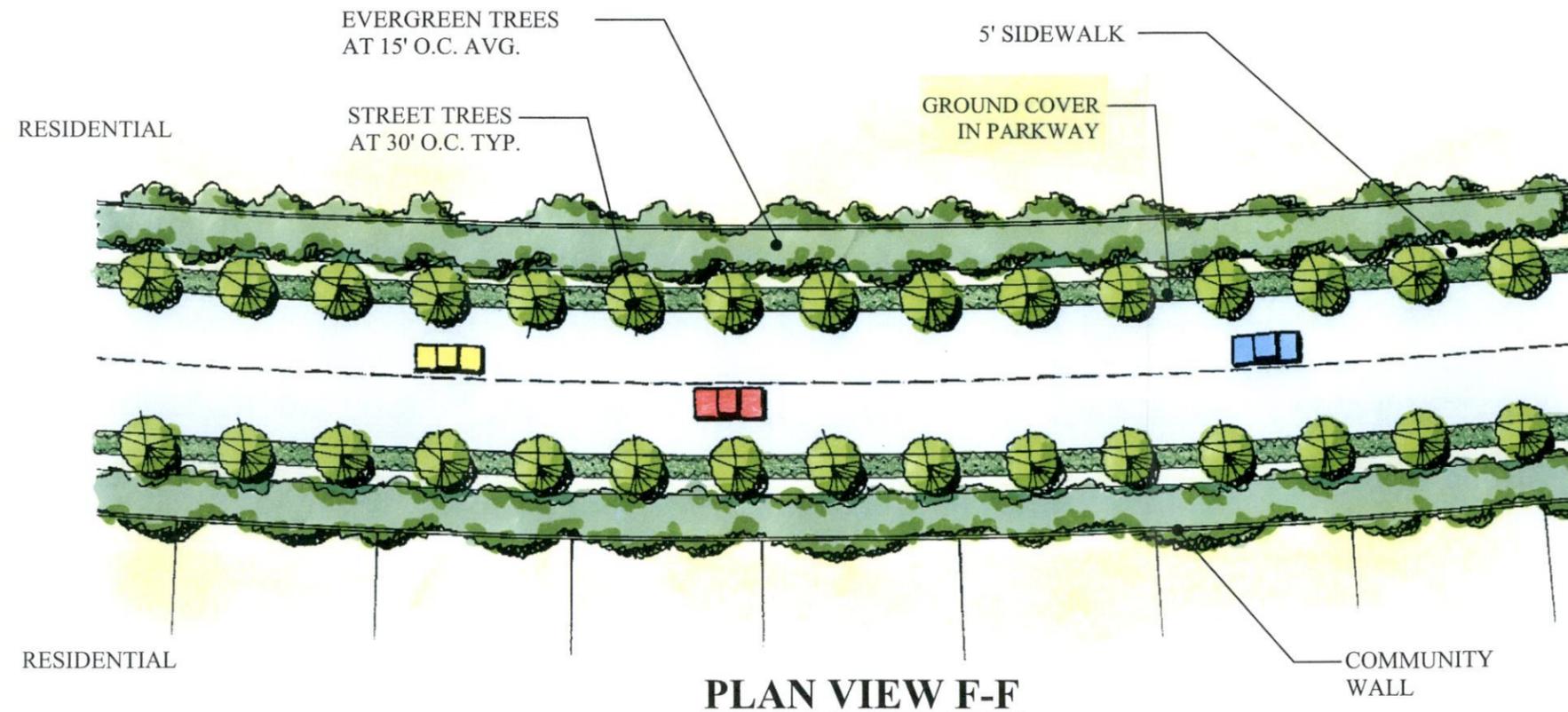
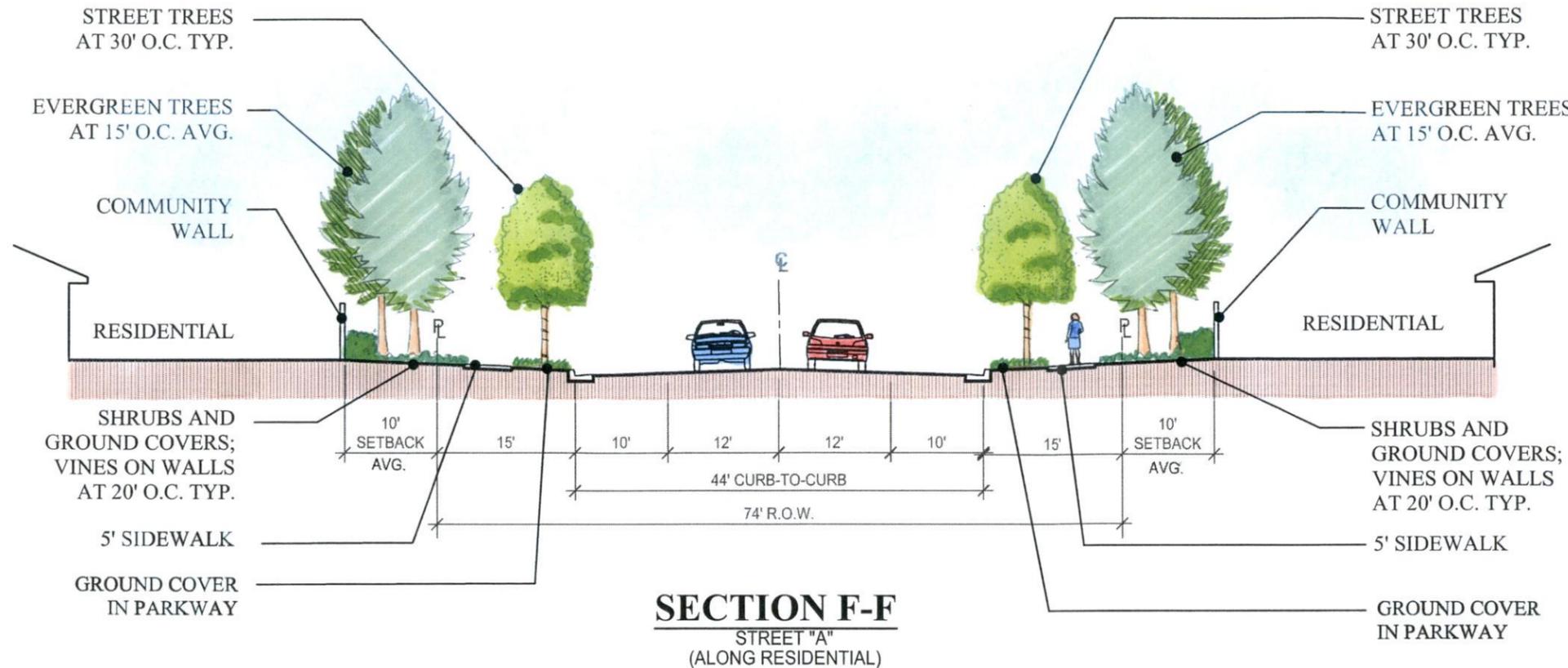
Community walls and fences are generally planned adjacent to all planning areas which do not have commercial or residential frontage, as illustrated on Figures VI-8, VI-9A and VI-9B. Where they are visible and adjacent from the public right of way, all will be required to be a low maintenance masonry wall with a split face finish for portions facing public areas. All walls will also be required to have vines planted along their surfaces facing the public right of way to enhance the overall community character.

a. Community Theme Wall

The community theme wall will be a textured split face block with a concrete cap to provide a finished character. The color should be a warm earth tone and be consistent throughout the community. Stone pilasters may be used at key areas such as at neighborhood entries, and should match the stone on the Community Entry. The wall height shall not exceed six (6) feet, unless necessary for noise attenuation or other special circumstances. Vines such as Boston ivy should be planted on the public facing side of all community walls that will ultimately result in a continuous landscape cover.

b. Community Wood Fence

The community wood fences will be required along the property lines between single family detached lots. When residential lots are adjacent to common open space or reverse frontage areas, a Community Wall will be required as indicated on Figures VI-8 and VI-9B. For corner lots, a solid masonry wall will be required similar to community walls along the street side of the home.



SPECIFIC PLAN

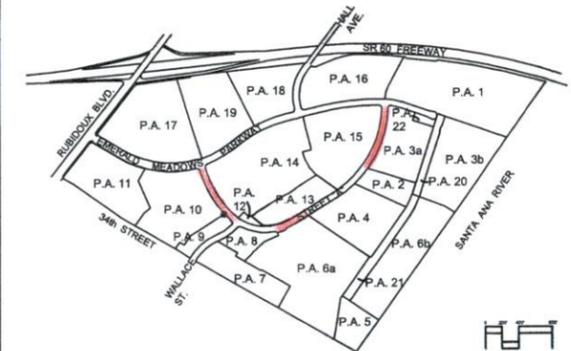
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

STREETSCAPE SECTION F-F ENHANCED COLLECTOR Street "A" (Along Residential)

KEY MAP



CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

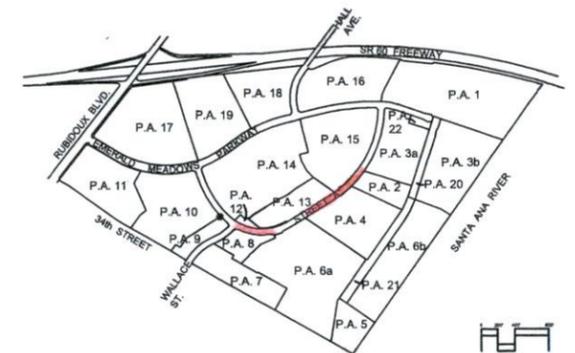
Prepared By :
JHA Consulting, Inc.

FIGURE VI-7F

EMERALD MEADOWS RANCH

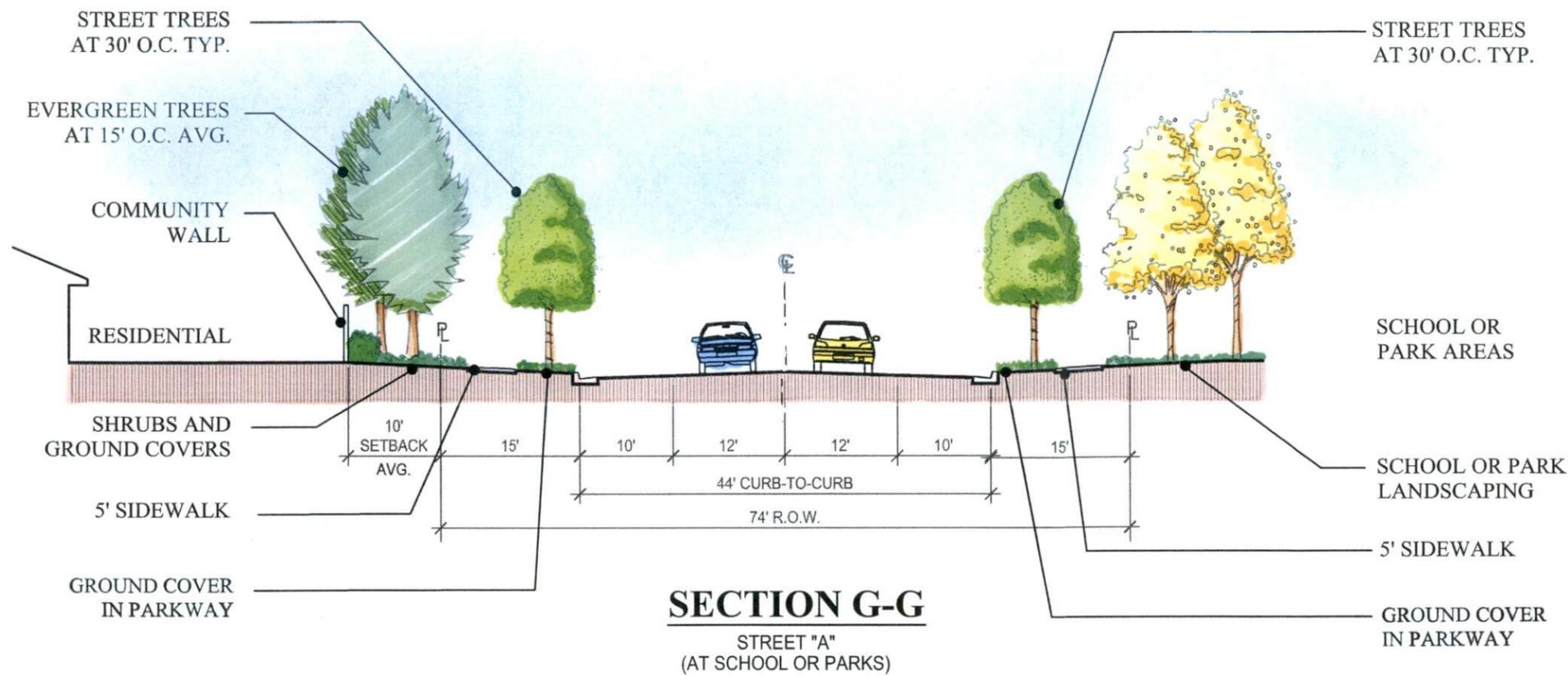
County of Riverside, CA

STREETSCAPE SECTION G-G ENHANCED COLLECTOR STREET "A" (At School or Parks)

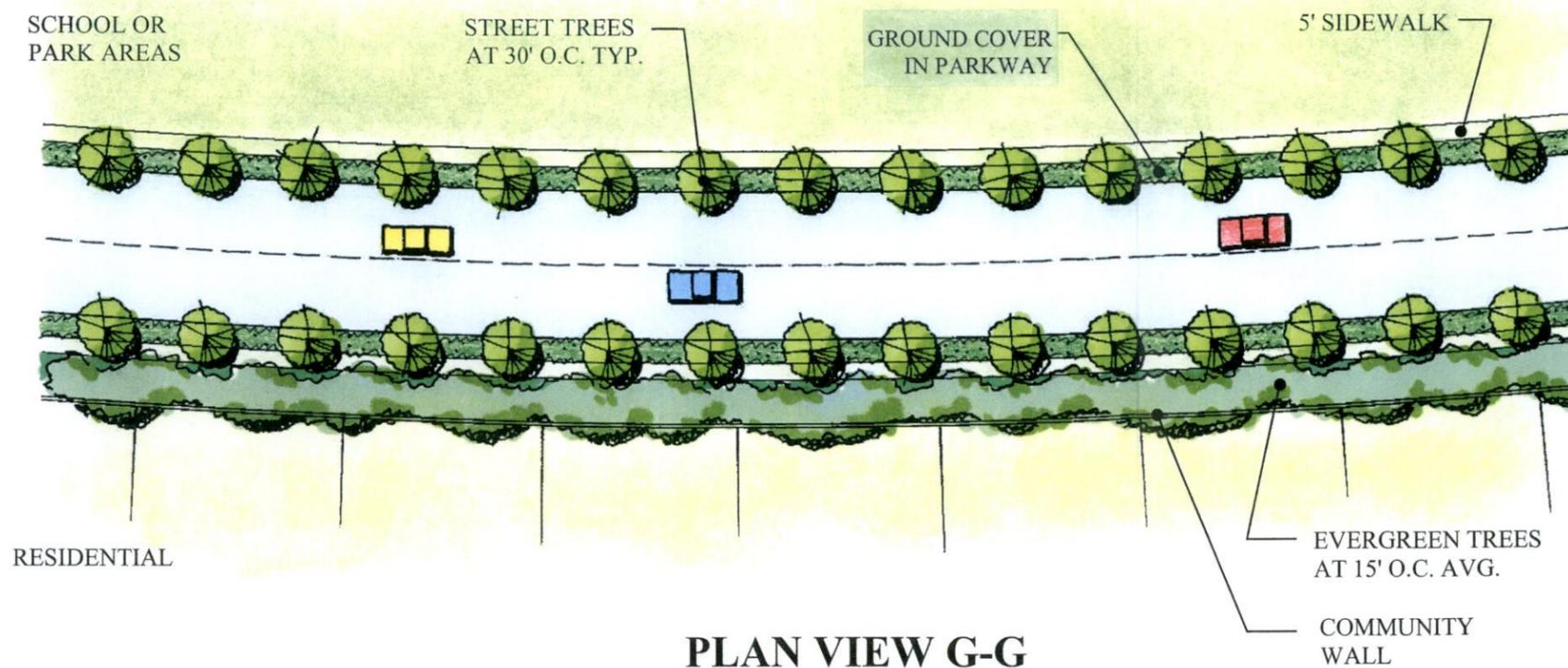


Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.



SECTION G-G
STREET "A"
(AT SCHOOL OR PARKS)

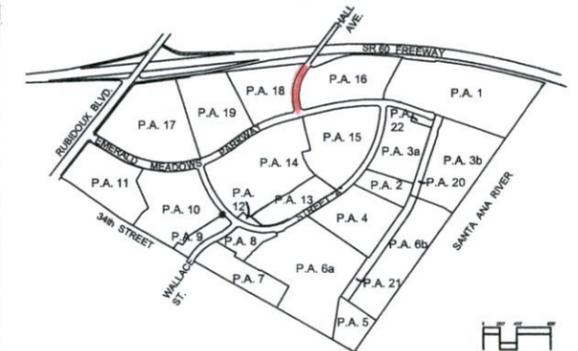


PLAN VIEW G-G

EMERALD MEADOWS RANCH

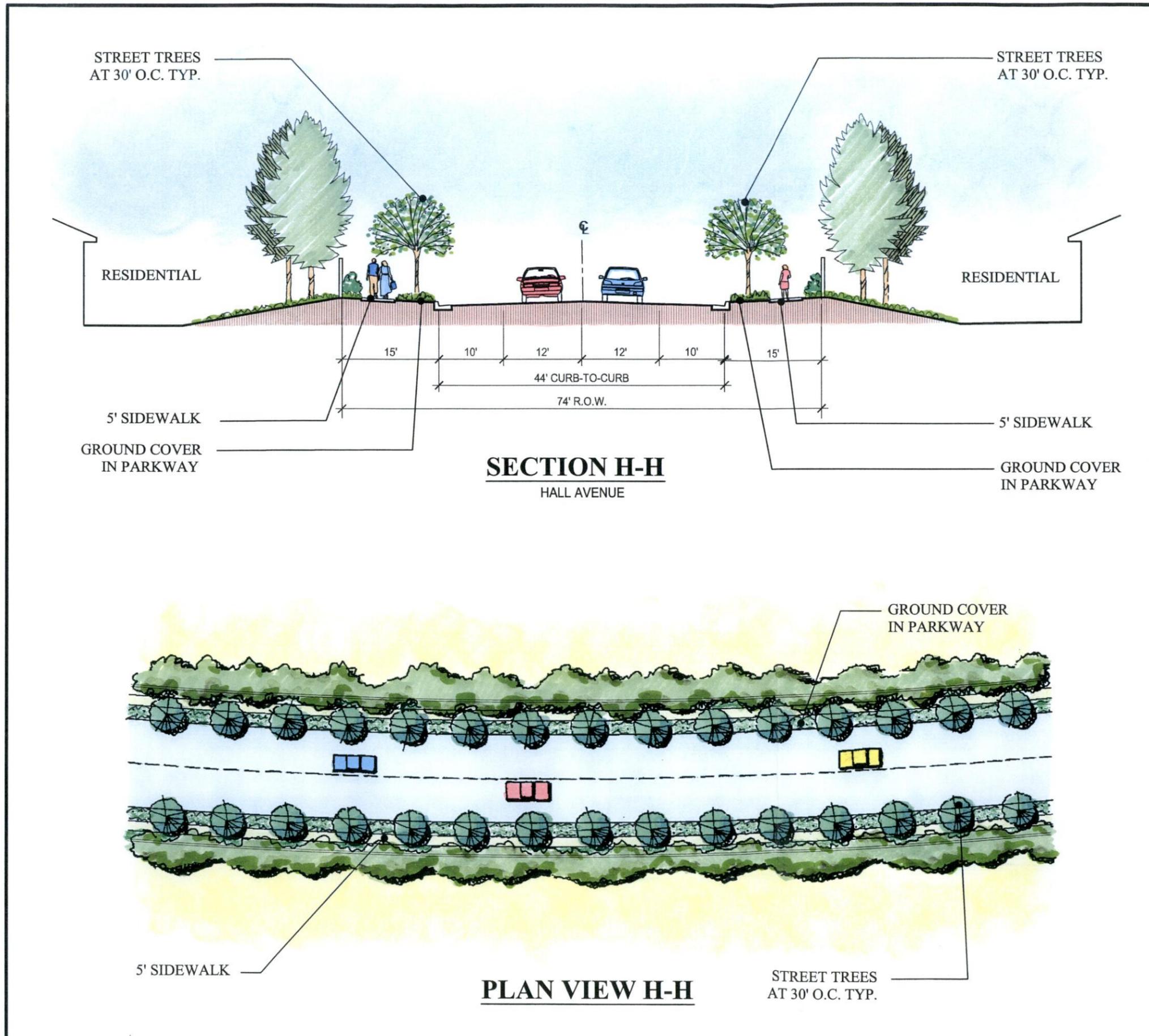
County of Riverside, CA

STREETSCAPE SECTION H-H ENHANCED COLLECTOR Hall Avenue



Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

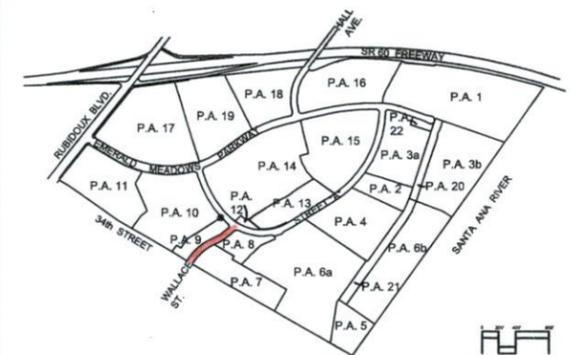
Prepared By :
JHA Consulting, Inc.



EMERALD MEADOWS RANCH

County of Riverside, CA

STREETSCAPE SECTION I-I COLLECTOR Wallace Street



Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

STREET TREES
AT 30' O.C. TYP.

RESIDENTIAL

SHRUB HEDGE

5' SIDEWALK

GROUND COVER
IN PARKWAY

15'

10'

12'

12'

10'

15'

44' CURB-TO-CURB

74' R.O.W.

SECTION I-I WALLACE STREET

STREET TREES
AT 30' O.C. TYP.

RESIDENTIAL

SHRUB HEDGE

5' SIDEWALK

GROUND COVER
IN PARKWAY

SHRUB HEDGE

5' SIDEWALK

RESIDENTIAL

STREET TREES
AT 30' O.C. TYP.

GROUND COVER
IN PARKWAY

RESIDENTIAL

5' SIDEWALK

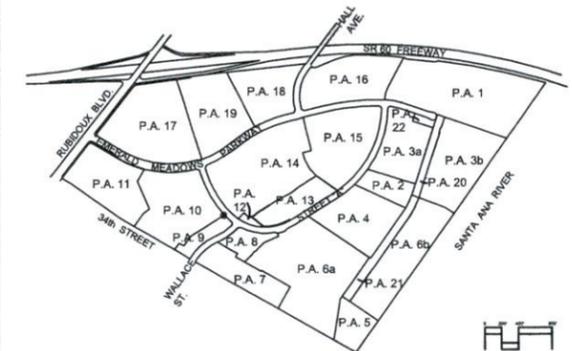
PLAN VIEW I-I

SHRUB HEDGE

EMERALD MEADOWS RANCH

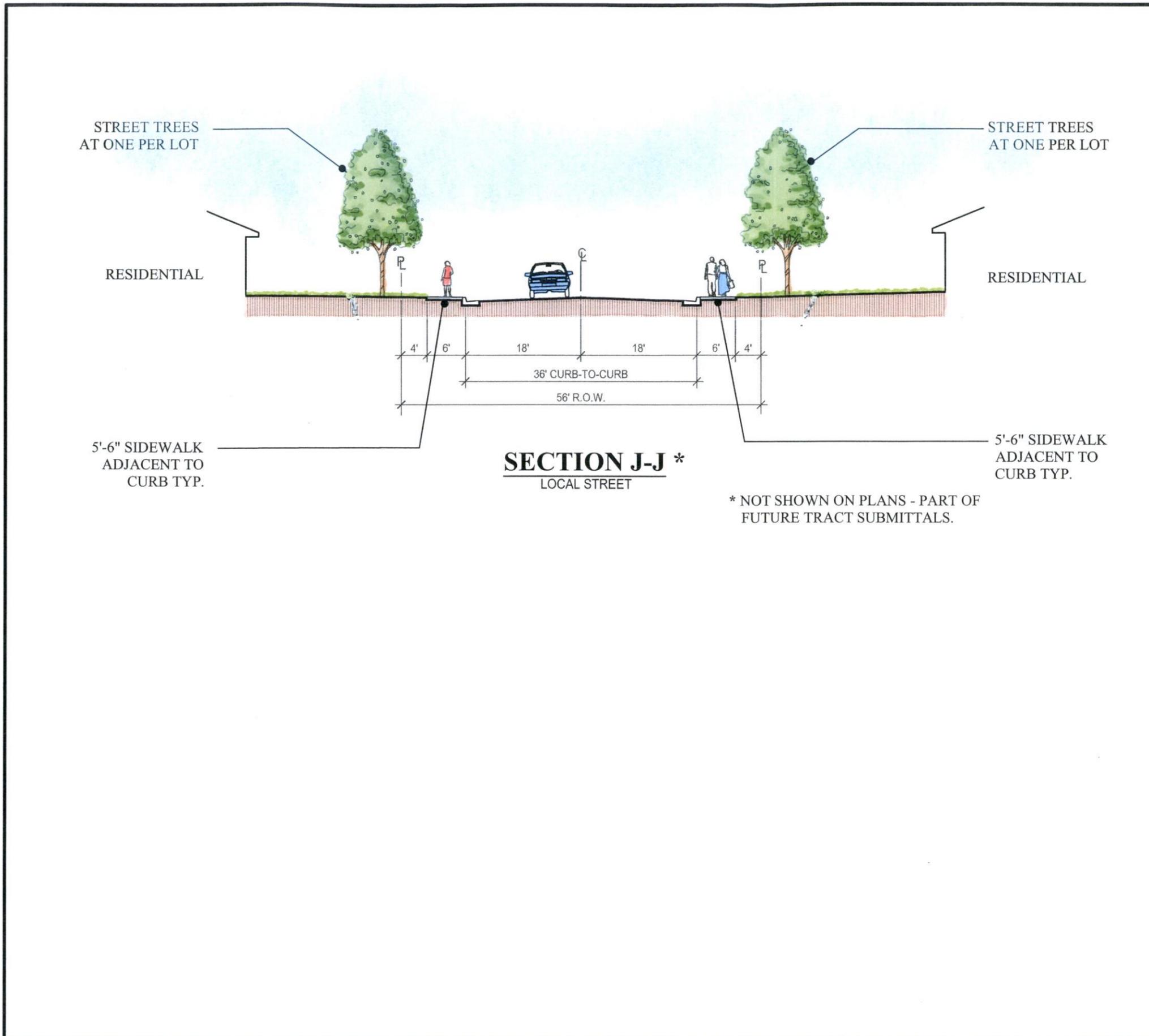
County of Riverside, CA

STREETSCAPE SECTION J-J LOCAL STREETS



Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

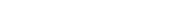
Prepared By :
 JHA Consulting, Inc.



EMERALD MEADOWS RANCH

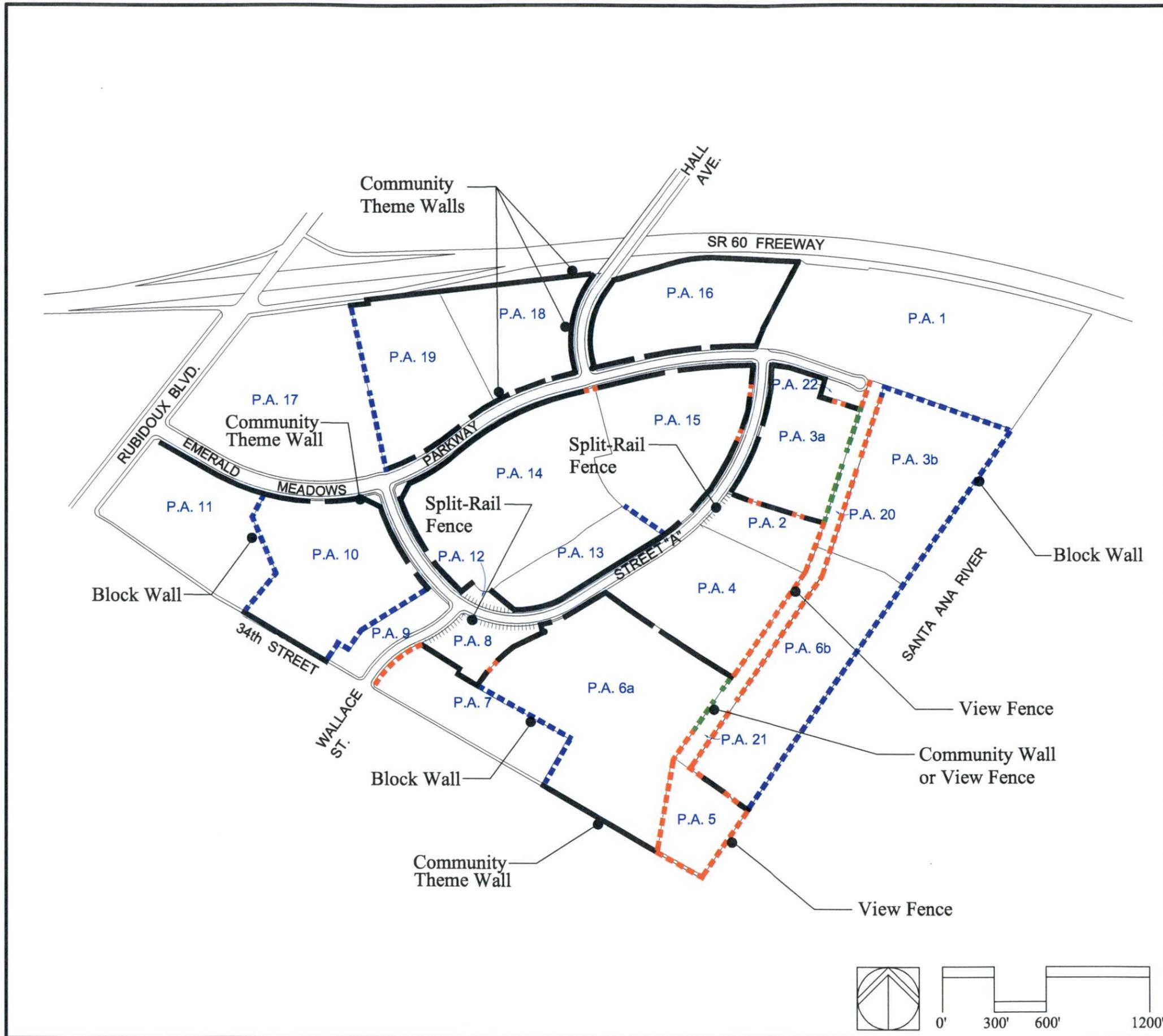
County of Riverside, CA

COMMUNITY WALL & FENCE PLAN

-  Community Theme Wall
-  Split-Faced Block
-  Block Wall
-  Community Wall or View Fence
-  View Fence
-  Split-Rail Fence

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.



EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

WALLS AND FENCES

COMMUNITY THEME WALL

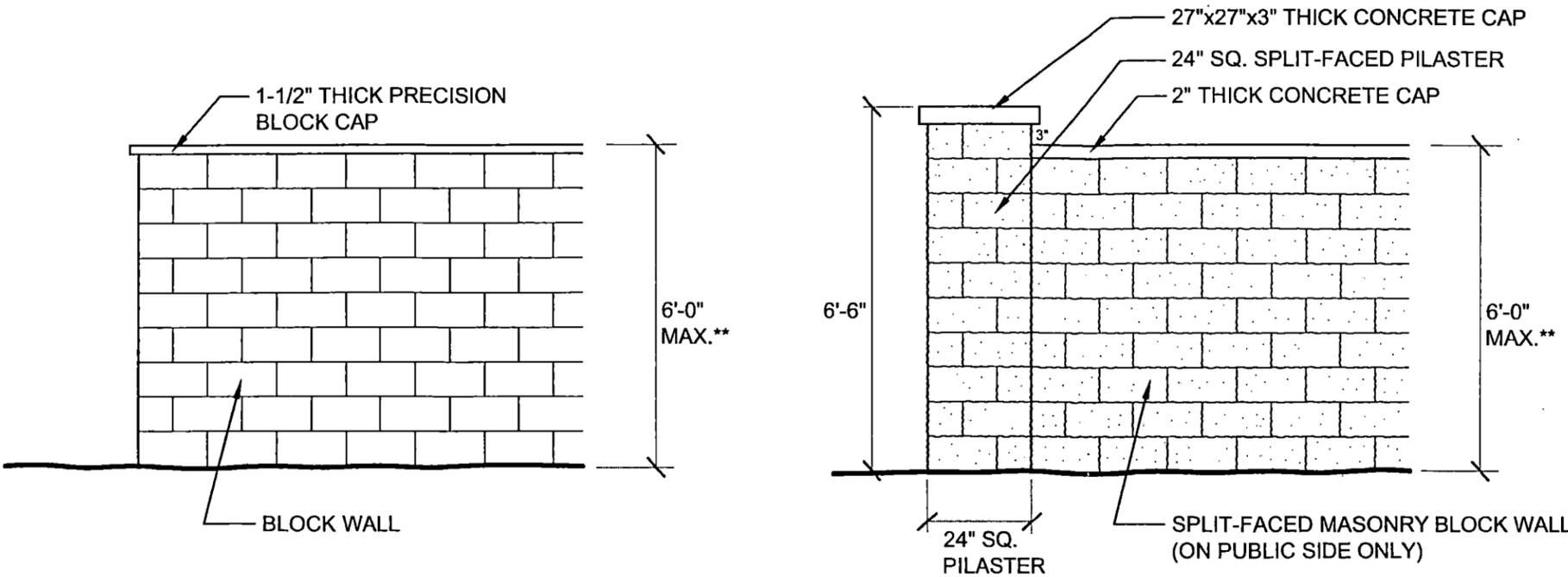
BLOCK WALL

VIEW FENCE

CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

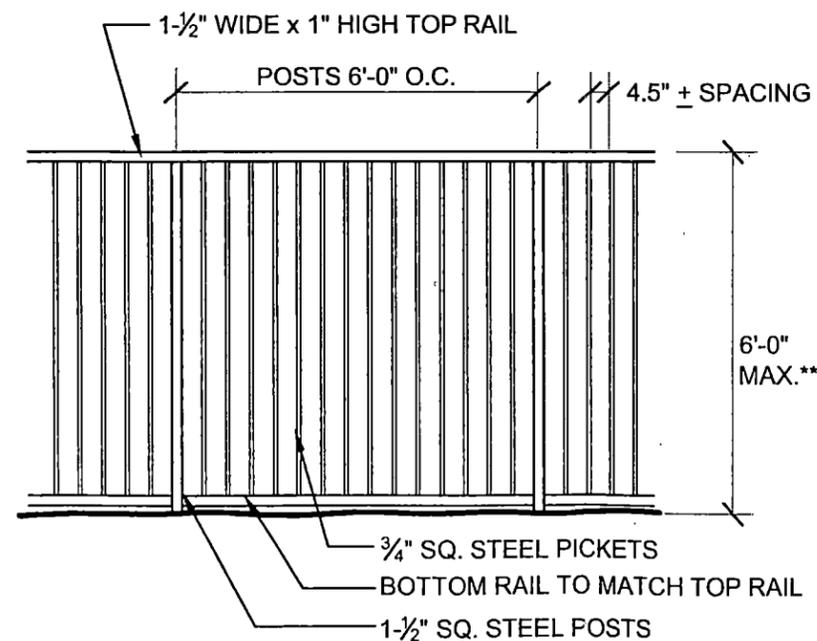


BLOCK WALL

NOTE: 6'-0" MAXIMUM WALL HEIGHT UNLESS OTHERWISE REQUIRED FOR NOISE ATTENUATION.

COMMUNITY THEME WALL

NOTE: 6'-0" MAXIMUM WALL HEIGHT UNLESS OTHERWISE REQUIRED FOR NOISE ATTENUATION. PILASTERS AT CORNERS AND RETURNS ONLY.



VIEW FENCE

NOTE: ALL TUBULAR STEEL TO RECEIVE 1 COAT OF PRIMER AND 2 COATS OF BLACK PAINT.

** NOTE: IN CASES WHERE WALLS OR FENCES STEP UP OR DOWN A SLOPE, THE MINIMUM HEIGHT SHALL BE NO LESS THAN 5'-4" AND NO GREATER THAN 6'-8".

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

WALLS AND FENCES

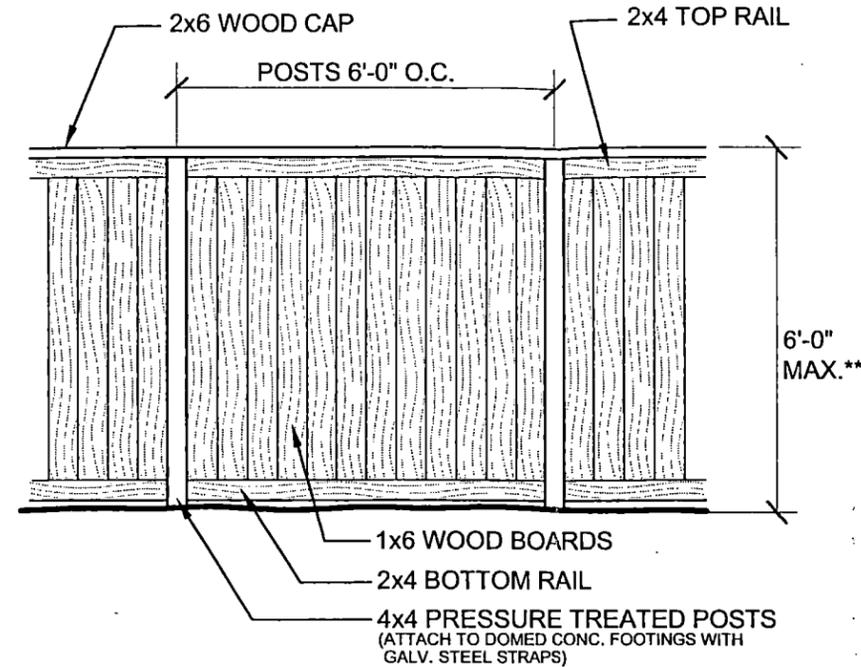
WOOD FENCE

SPLIT-RAIL FENCE

CREDITS

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

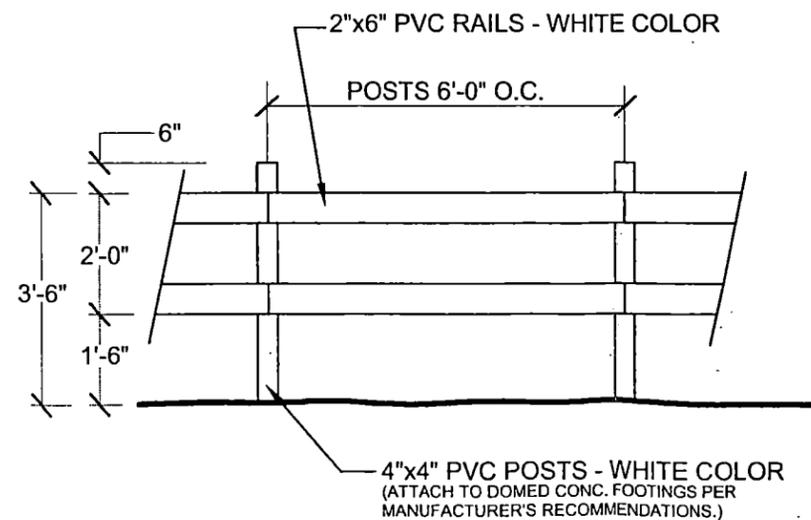
Prepared By :
JHA Consulting, Inc.



WOOD FENCE

NOTE: WOOD FENCES PERMITTED ON SINGLE-FAMILY LOTS EXCEPT AT CORNERS, WHICH SHALL BE COMMUNITY THEME WALLS. ALL EXPOSED WOOD SHALL RECEIVE 2 COATS OF STAIN.

** NOTE: IN CASES WHERE WALLS OR FENCES STEP UP OR DOWN A SLOPE, THE MINIMUM HEIGHT SHALL BE NO LESS THAN 5'-4" AND NO GREATER THAN 6"8".



SPLIT-RAIL FENCE

c. Open Tubular Fence

The tubular fence will be located adjacent to portions of major portions of the paseo/linear park in Planning Areas 2, 4 and 3a and 6b to provide visual access.

d. Community Masonry Walls

Community masonry walls, which are not visible from the public right of way, will be required between existing and future uses as illustrated on VI-9A.

5. LAND USE TRANSITIONS

Land Use transitions address the relationship between differing land uses and provide design solutions to assure compatibility between uses.

a. Residential Interface at Park Sites:

At each residential lot where a rear or side yard abuts a park or linear park site, a Community Theme Wall or tubular steel fence shall be provided as shown on Figure VI-8. Construction of the walls or fences should occur prior to occupancy of any dwellings that abut a park or linear park site.

In order to provide for a sense of privacy for homes contiguous to a park or linear park, clusters/grouping of trees should be provided along the perimeter of the park as part of the park design plans. These tree types should be selected from the Plant Palette provided in this later in this section. Refer to Figure VI-10A for a graphic illustration of the design concept.

b. Residential Interface at School Site:

The Community Theme Wall described above is required at each residential lot where the rear yard abuts the school site and should be installed by the residential builder. The wall shall be completed prior to occupancy of any dwellings within the planning area that abuts the school site. The school district will determine the landscape treatments to be provided on its site, but will be encouraged to plant groupings of trees along the perimeter that are adjacent to residential areas to provide filtered views into the school site.

Where a linear park occurs adjacent to the school site, a tubular steel fence is required, and should be installed as part of the open space corridor improvements. See Figure VI-10A.

c. Residential Interface at Existing Residential Uses:

A six (6) feet high Block Wall as shown in Figure IV-9A shall be provided by each residential builder at each residential lot that abuts existing residential areas, unless a wall already exists. The wall shall be completed prior to occupancy of any dwellings within the planning area that

abuts the existing homes or vacant lots. If the adjacent existing property owner agrees in writing, the developer or builder may provide a new wall on the property line between the existing and new homes, and remove any existing fence or wall. If the adjacent owner does not agree or does not provide the necessary temporary access easements within a thirty day time period from delivery of a certified letter to the property address, the developer / builder may place the new wall adjacent to the abutting existing property. See Figure VI-10A.

d. Residential Interface at Commercial Sites:

A Community Theme Wall shown in Figure IV-9A shall be installed adjacent to all residential uses abutting a commercial site. The wall shall be installed prior to occupancy of the first home in the residential development abutting the commercial site. As provided for in the development regulations, a minimum of seven feet of landscape area shall be required in the commercial site where adjacent to residential areas to include a dense continuous buffer of evergreen trees. Said trees shall be selected from the Plant Palette provided in this section. Refer to Figure VI-10B for a graphic illustration of the concept.

e. Residential Interface at Church Site:

The Community Theme Wall shall be provided at each residential lot that abuts the church site by the residential builder adjacent to the church site. The wall shall be completed prior to occupancy of any dwellings within the planning area that abuts the church site and shall follow the design standards provided in Figure VI-10B. Where homes occur adjacent to the church planning area, it is recommended that the church plant continuous groupings of evergreen trees to filter views into its site along its perimeter, within a seven feet minimum planting area, prior to occupancy of its building.

6. PARKS & OPEN SPACE

Parks within the Emerald Meadow Ranch Specific Plan will provide both active and passive recreational uses. A linear park / trail that links the elementary school, church and three parks with residential neighborhoods is also provided.

a. Active Park Sites:

Within Planning Areas 2 and 8, two park sites are planned for multipurpose and free play activities. See Figure VI-11A and VI-11C for a conceptual park plan for these two planning areas.

b. Passive Park sites:

Three parks, within planning areas 5, 12, and 22, will include passive uses. Planning area 5, as shown in Figure VI-11B, will be a naturalized area that also provides detention needs. Planning areas 12 and 22 include sitting and shade areas, as shown in Figures VI-11C.

EMERALD MEADOWS RANCH

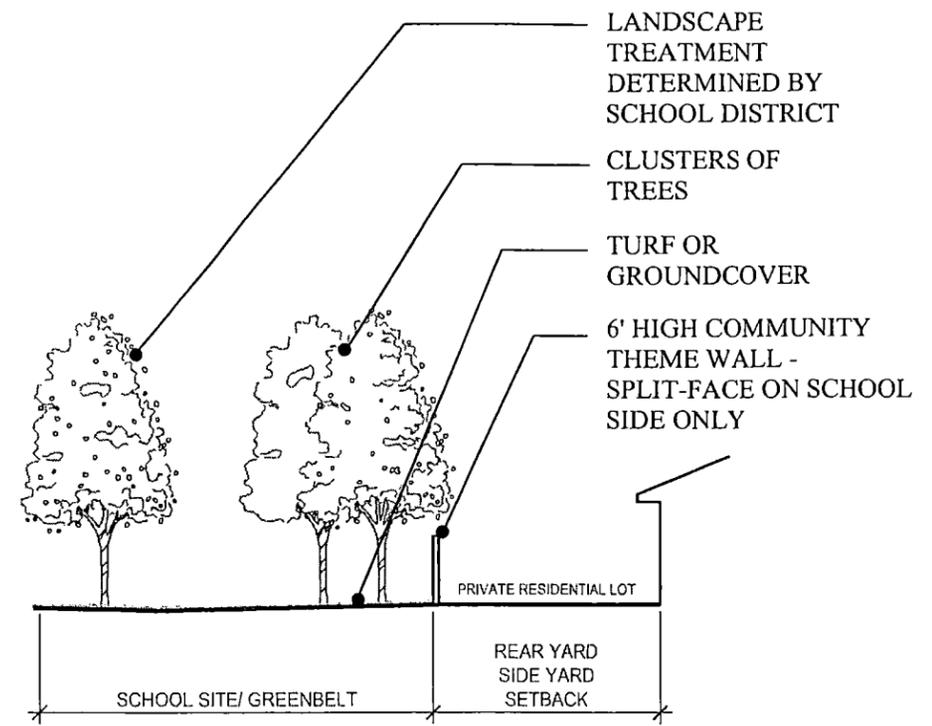
County of Riverside, CA

INTERFACE SECTIONS

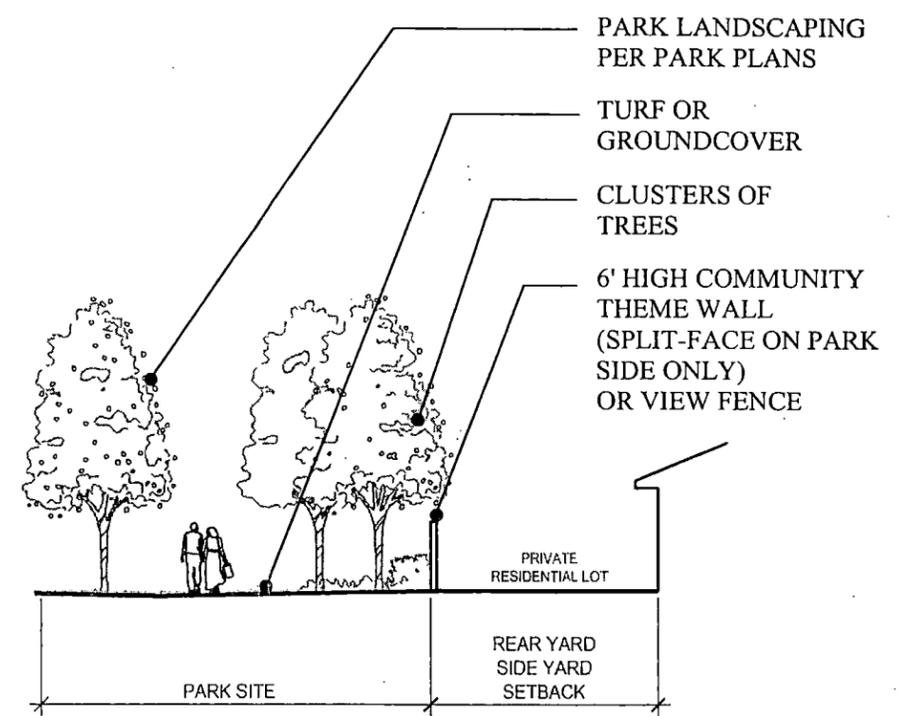
Residential/ Park
Residential/ School
Residential/ Residential

Applicants :
Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

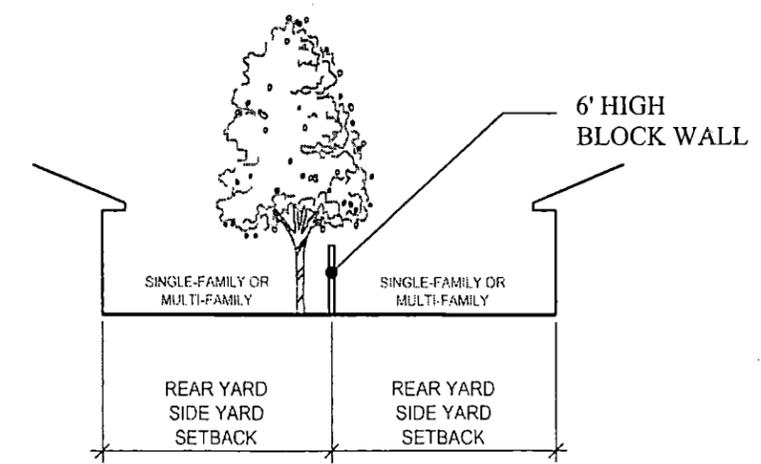
Prepared By :
JHA Consulting, Inc.



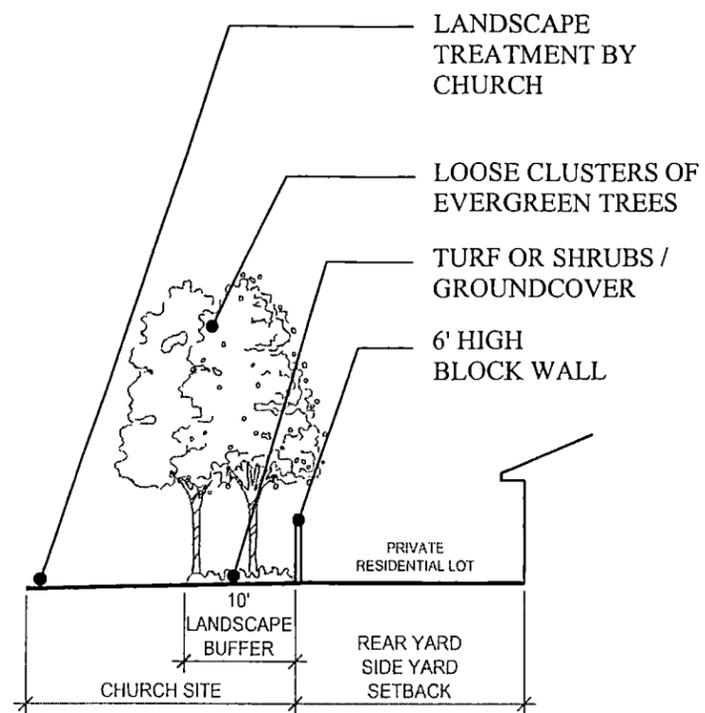
RESIDENTIAL / SCHOOL INTERFACE



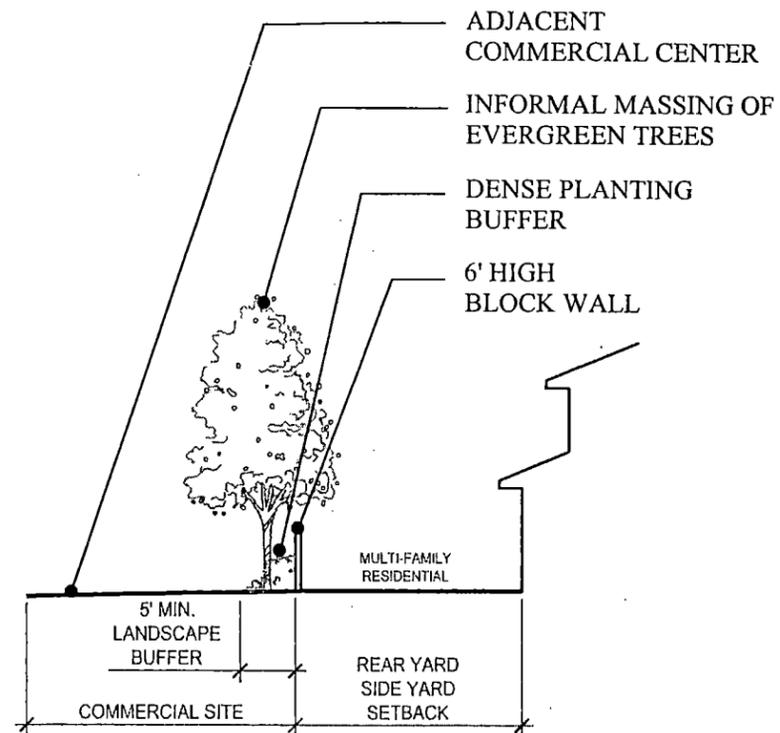
RESIDENTIAL / PARK INTERFACE



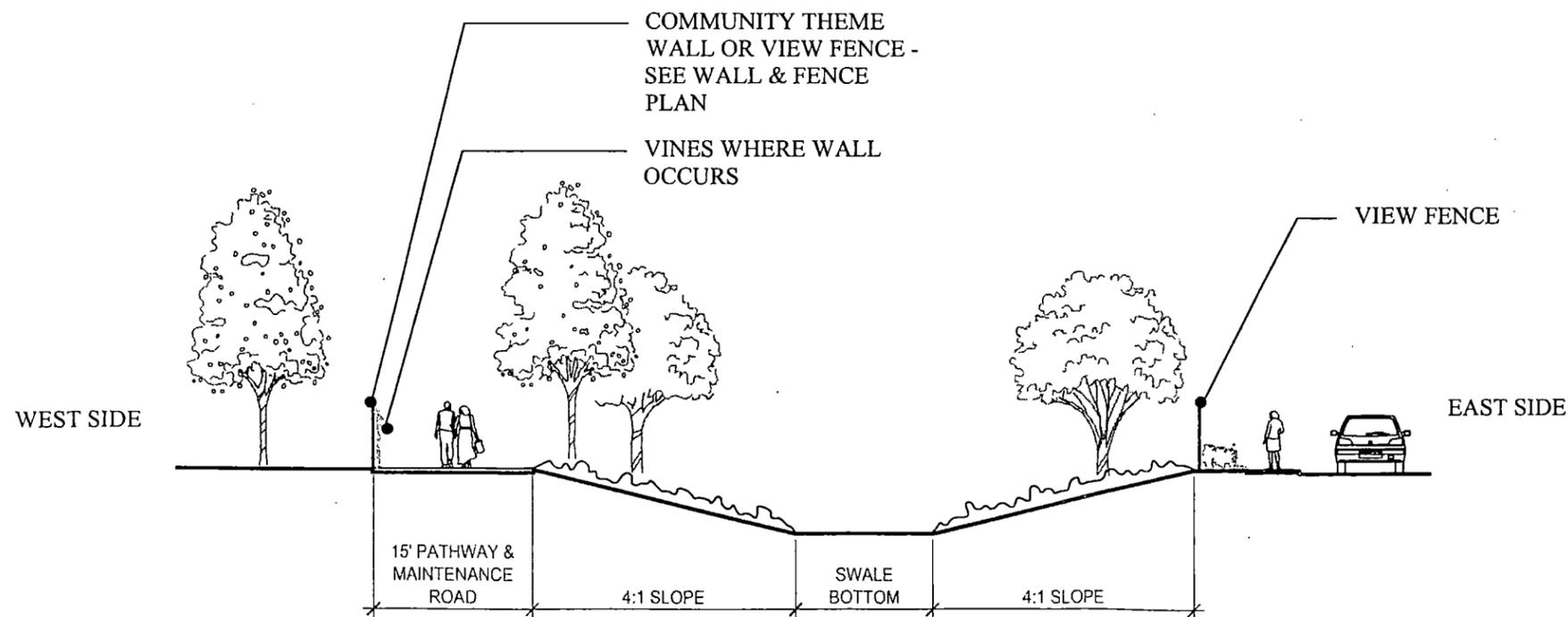
RESIDENTIAL / RESIDENTIAL INTERFACE



**RESIDENTIAL / CHURCH
INTERFACE**



**RESIDENTIAL / COMMERCIAL
INTERFACE**



**RESIDENTIAL / LINEAR PARK
INTERFACE**

SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

INTERFACE SECTIONS

Residential/ Commercial
Residential/ Church
Residential/ Linear Park

CREDITS

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of Riverside County
EMR Residential Properties, L.L.C.

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JHA Consulting, Inc.

FIGURE VI-10B

c. Linear Park / Paseo's:

Three parks, the elementary school and residential neighborhoods are linked together by a linear park / paseo system shown in Figure VI-11D. The pathway will also be utilized for maintenance of the naturalized drainage corridor. The corridor will be landscaped with native and other plant materials that are appropriate to ephemeral stream beds and in accordance with County of Riverside Flood Control District guidelines.

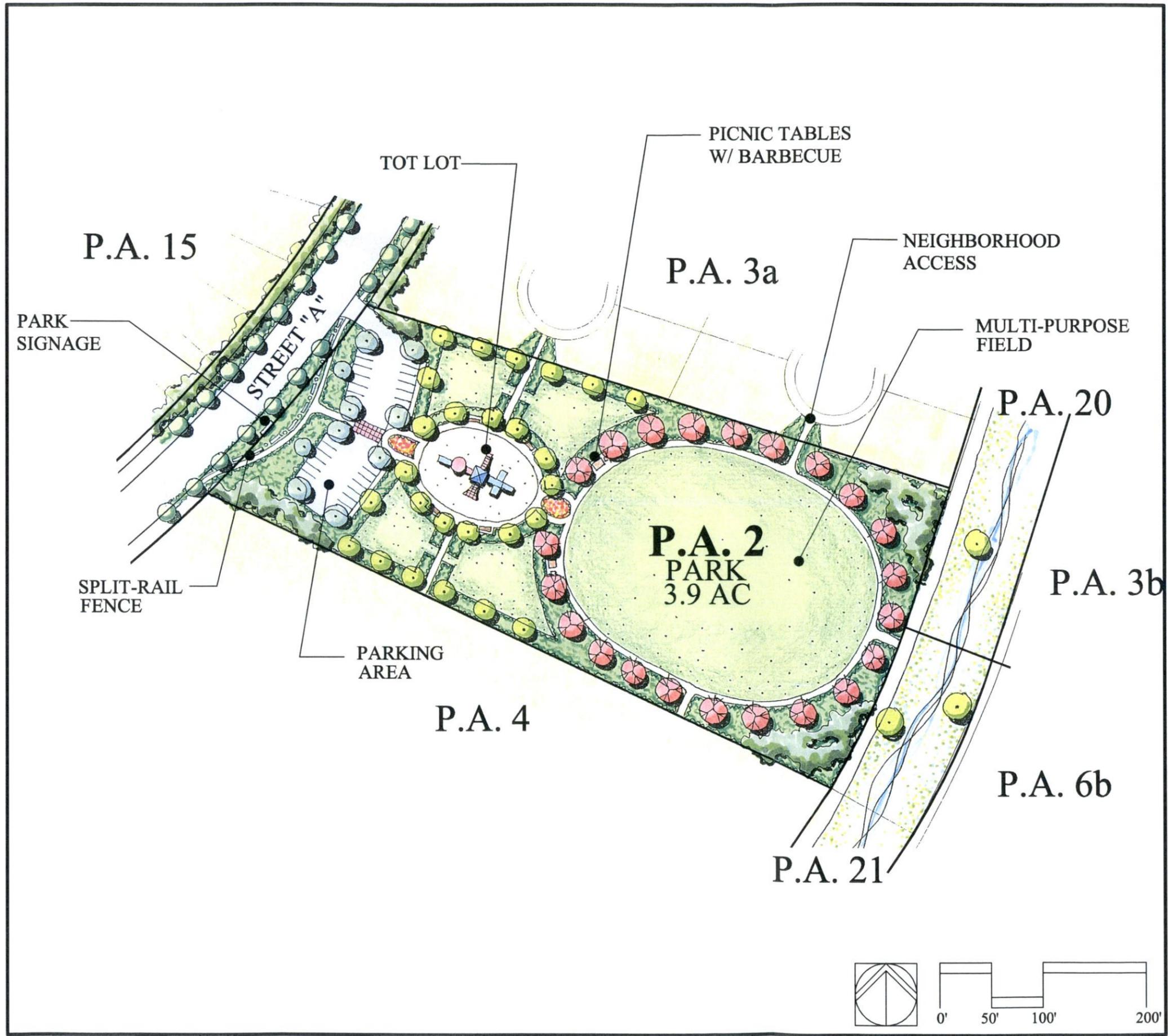
D. LANDSCAPE ELEMENTS

1. PLANT MATERIAL GUIDELINES

The quality of and long term appearance for all landscaped areas will depend on many factors including the initial selection of the plant materials, soil preparation and installation, irrigation management and care and maintenance. These guidelines apply to all public areas that will be maintained by a landscape maintenance district or similar entity.

a. General Landscape Requirements

- All areas required to be landscaped should be planted with turf, groundcover, shrub and / or trees selected from the plant palette contained in these guidelines. In general, the plant materials designs should provide a layered appearance, with lower growing plants in the foreground and larger growing plants in the background. In order to conserve water usage, turf should be limited to park areas and accent areas with the community.
- Cut slopes equal to or greater than eight feet in vertical height and fill slopes equal to or greater than five feet in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding 15 feet in vertical height shall be planted with shrubs spaced not more than ten feet average on center, or trees spaced not to exceed thirty feet average on center, or a combination of shrubs and trees at equivalent spacing, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.
- Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

CONCEPTUAL PARK PLAN

P.A. 2
3.9 AC

KEY MAP

The key map shows the layout of various P.A.s (P.A. 1 through P.A. 22) within the Emerald Meadows Ranch. P.A. 2 is highlighted in red. Surrounding streets include Rainbow Blvd, Emerald Meadows, Wallace St, Santa Ana River, and SR 60 Freeway.

CREDITS

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 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE VI-11A



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

CONCEPTUAL PARK PLAN

P.A. 5

4.45 AC

KEY MAP

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FIGURE VI-11B



GAZEBO / FOCAL POINT

P.A. 14

SEATING

P.A. 12
PARK
0.45 AC

SPLIT-RAIL FENCE

P.A. 13

STREET "A"

P.A. 9

PICNIC/ BBQ TABLES

WALLACE STREET

P.A. 8
PARK
3.0 AC

SPLIT-RAIL FENCE

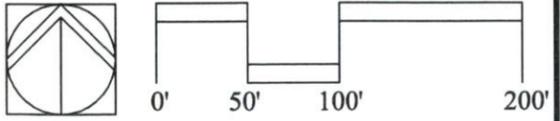
TOT LOT

P.A. 7

RESIDENTIAL/PARK INTERFACE

OPEN SPACE/
PLAY AREA

P.A. 6b



SPECIFIC PLAN

EMERALD MEADOWS RANCH

County of Riverside, CA

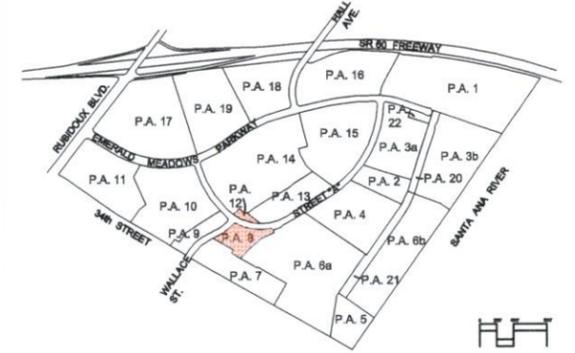
EXHIBIT NAME

CONCEPTUAL PARK PLANS

P.A. 8
3.0 AC

P.A. 12
0.45 AC

KEY MAP



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Economic Development Agency
of Riverside County
EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE VI-11C

VARIOUS EVERGREEN
OR DECIDUOUS TREES

WEST SIDE

RESIDENTIAL,
SCHOOL OR PARK

VIEW FENCE AT
SCHOOL OR PARK;
COMMUNITY WALL
AT RESIDENTIAL

SHRUBS AND
GROUND COVERS

15' PATHWAY &
MAINTENANCE
ROAD

4:1 SLOPE

SWALE
BOTTOM

4:1 SLOPE

WIDTH VARIES

SECTION PASEO/SWALE

VARIOUS EVERGREEN
OR DECIDUOUS TREES

VIEW FENCE

EAST SIDE

LOCAL
STREET

SHRUBS AND
GROUND COVERS

EAST SIDE

LANDSCAPING ON
4:1 SLOPES

VIEW FENCE

SWALE
BOTTOM

LOCAL
STREET

SCHOOL
OR PARK

VIEW FENCE

WEST SIDE

COMMUNITY
THEME WALL

RESIDENTIAL

PLAN VIEW

15' PATHWAY AND
MAINTENANCE
ROAD

SPECIFIC PLAN

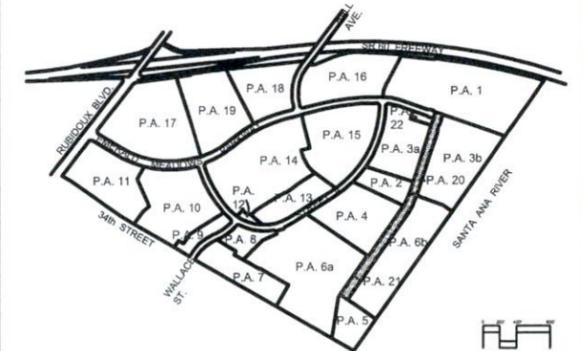
EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

LINEAR PARKS PA 20 & 21

KEY MAP



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Applicants :
Economic Development Agency
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EMR Residential Properties, L.L.C.

Prepared By :
JHA Consulting, Inc.

FIGURE VI-11D

SPECIFIC PLAN

EMERALD MEADOWS RANCH

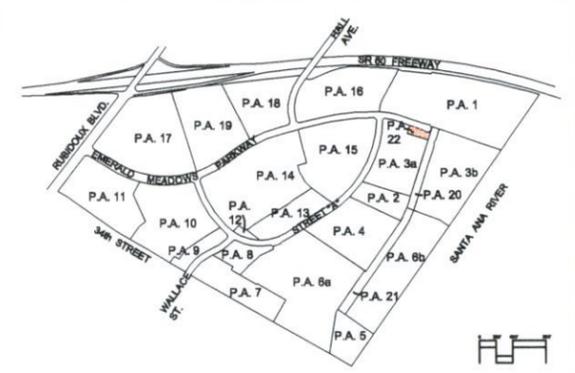
County of Riverside, CA

EXHIBIT NAME

CONCEPTUAL PARK PLAN

P.A. 22
0.50 AC

KEY MAP

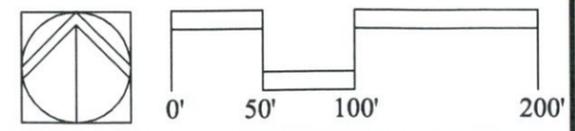
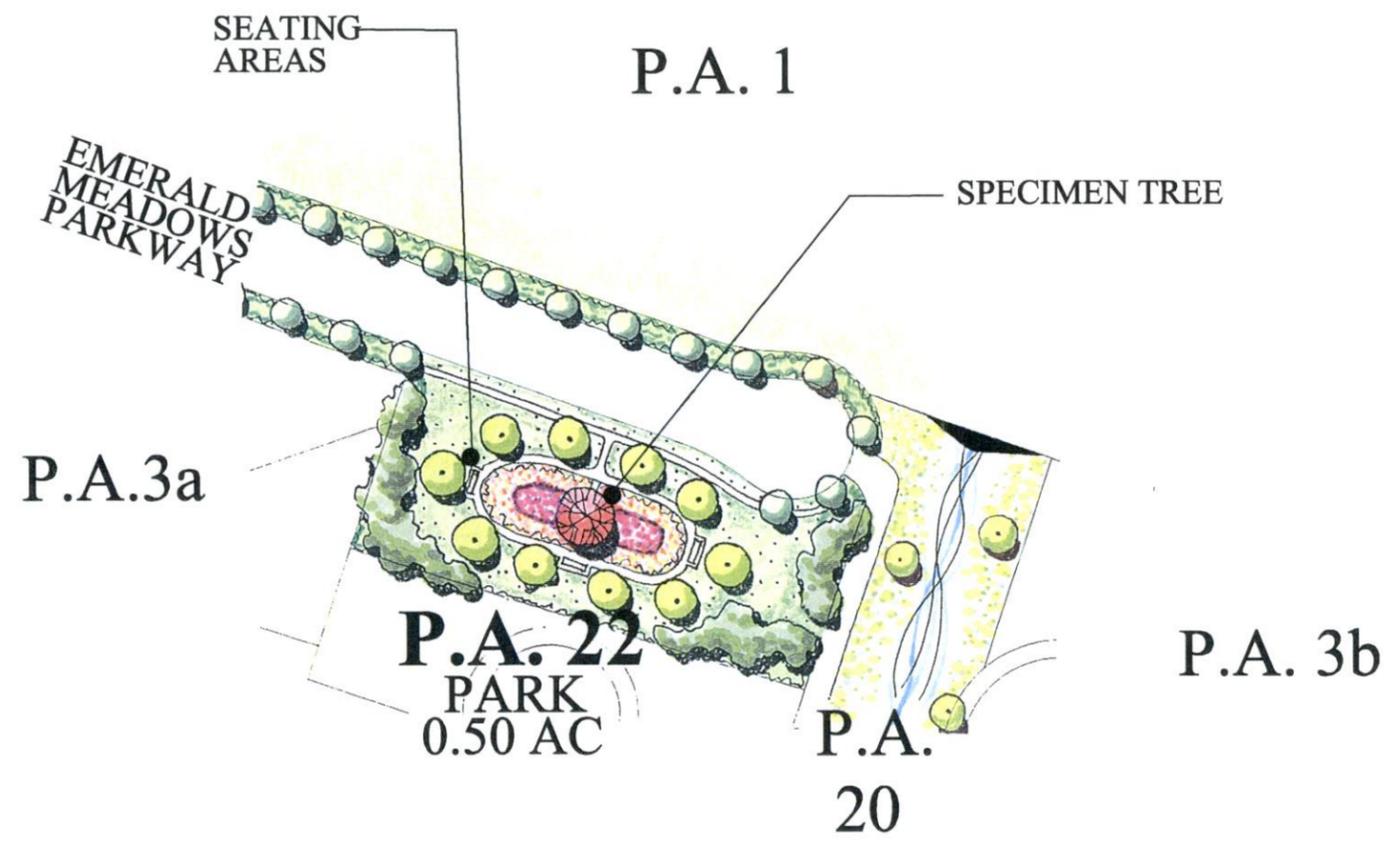


CREDITS

Applicants :
 Economic Development Agency
 of Riverside County
 EMR Residential Properties, L.L.C.

Prepared By :
 JHA Consulting, Inc.

FIGURE VI-11E



b. Climate

The Plant material palette for Emerald Meadows Ranch has been selected based on compatibility with the climatic conditions among other considerations discussed below.

c. Horticultural Soils Test Requirements

Soil characteristics within the Emerald Meadows Ranch project may be variable. The developers/builders for parcels which require landscape development within public areas shall procure a horticultural soils report in order to determine proper planting and maintenance recommendations for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

d. Invasive Species

Non-native invasive plant species identified below shall not be used in landscape plans.

Invasive Species
Non-native Acacia's (Acacia spp.)
Tree of Heaven (Ailanthus altissima)*
Giant reed (Arundo donax)*
Hottentot-fig (Carpobrotus edulis)*
Garland chrysanthemum (Chrysanthemum coronarium)*
Pampas grass (Cortaderia atacamensis)*
French broom (Cytisus monspessulans)
Scotch broom (Cytisus scoparius)*
Crystal ice plant (Mesembryanthemum crystallinum)*
Small-flowered ice plant (Mesembryanthemum nodiflorum)
Bermuda buttercup (Oxalis pes-caprae)*
German ivy (Senecio mikanoides)*
Pink periwinkle (Vinca major)*
Tamarisk (Tamarix spp.)*
Gorse (Ulex europaeus)

** Indicates a species that may not be used in any plant palettes, regardless of location in the development, due to its ability to readily spread via airborne seed, rather than vegetatively.*

e. Plant Pest and Disease Control

Diseases and pests that can have deleterious affects on one or many plants, whether native or ornamental in origin. Recent pest and disease problems include oleander scorch blight and several eucalyptus problems, requiring that these specific varieties should be avoided. Other

plants that today are without known problems may develop problems in the future. While there is no way to predict the occurrence of new pests or diseases there are useful methods to limit the impact of outbreaks and should be incorporated into final design plans for each project within Emerald Meadows Ranch. These include the following:

- Maintain optimum plant health through soil preparation, water management, and nutrient monitoring.
- Review community plant material on a regular basis to observe health problems due to disease or pest infestation and take appropriate action.
- Place plant material in appropriate planting areas and provide proper spacing consistent with the requirements of the plant species.
- Place plants in similar hydro zone grouping to maximize efficient water use.

2. PLANT PALETTE

The plant palette below has been selected to create a unified and cohesive design theme for the community. They have also been selected for their appropriateness to climatic conditions, soil conditions, and concern for maintenance and water conservation.

Plant selections should take into consideration grouping of plants with similar cultural requirements in order to minimize water use and to provide conditions where plant material will thrive.

In several cases, the various photographs provided in the streetscape section of the design guidelines identify specific trees or other plant materials. In those cases, the intent is to illustrate the intended form and character that fulfill the design intent, i.e., evergreen versus deciduous, upright or vertical in form versus dome shaped.

In order to further assure there is continuity and cohesiveness within the community, the following specific trees have been selected for the major streetscapes. Should alternate selections be desired for any given street, they should reflect the same form and character as those listed.

a. Community Trees:

Rubidoux Boulevard: Platanus Acerifolia (London Plane Tree) at 35' on center average, equidistant spacing.

Emerald Meadows Parkway: Tipuana Tipu (Tipu Tree) in parkways between the curb and sidewalk at 30' on center average, equidistant spacing, with Pinus Elderica in informal groupings behind sidewalk adjacent to residential and service areas in the commercial site.

**Section VI
DESIGN GUIDELINES**

Street A: Ulmus Parvifolia (Chinese Elm), 30' on center average, equidistant regular spacing in parkways, with Pinus Elderica in informal groupings behind sidewalk.

Wallace Street: Fraxinus Uhdei (Evergreen Ash) 30' on center average, equidistant regular spacing.

Hall Avenue: Fraxinus Uhdei (Evergreen Ash) 30' on center average, equidistant regular spacing. Pinus Elderica in informal groupings behind sidewalk.

b. Community Plant Palette

TREES	
Botanical Name	Common Name
Acacia subporosa	Weeping acacia
Arbutus unedo	Strawberry tree
Betula albo	White birch
Brachychiton populneus	Bottle tree
Cedrus deodora	Deodar cedar
Cinnamomum camphora	Camphor tree
Eucalyptus spp.	Eucalyptus
Fraxinus Uhdei	Evergreen Ash
Koelreuteria spp.	Flame tree
Lagerstroemia spp.	Crape myrtle
Liquidambar styraciflua	Liquidambar
Liriodendron tulipifera	Tulip tree
Magnolia grandiflora	Magnolia
Olea europaea (fruitless)	Fruitless olive tree
Pinus spp.	Pine
Pistacia chinensis	Chinese pistache
Platanus acerifolia	London plane tree
Platanus racemosa	Sycamore
Podocarpus Gracilior	Fern Pine
Prunus spp.	Flowering peach
Pyrus spp.	Ornamental pear
Quercus agrifolia	Coast live oak
Quercus spp.	Oak spp.
Rhus lancea	African sumac
Robinia pseudoacacia	Locust
Salix babylonica	Weeping willow
Schinus molle	California pepper
Tipuana Tipu	Tipu Tree
Ulmus parvifolia	Chinese Elm
Zelkova serrulata	Sawleaf Zelkova

SHRUBS	
Botanical Name	Common Name
Abelia spp.	Abelia
Arctostaphylos sp.	Manzanita
Baccharis sp.	Desert broom
Ceanothus sp/	California lilac
Cistus spp.	Rockrose
Cotoneaster species	Cotoneaster
Elaeagnus pungens	Silver berry
Escallonia fradesii	Pink escallonia
Euonymous spp.	Euonymous spp.
Feijoa sellowiana	Pineapple guava
Fremontodendron 'Ken Taylor'	Flannelbush
Grewia caffra	Lavender starflower
Hemerocallis species	Daylily
Heteromeles arbutifolia	Toyon
Heuchera hybrida	Coral bells
Ilex spp.	Holly
Iris douglasiana	Douglas iris
Lavandula spp.	Lavenders
Ligustrum spp.	Privet
Moraea bicolor	Fortnight lily
Nandina spp.	Heavenly bamboo
Ornamental grasses	Fountain grass
Osmanthus fragrans	Sweet olive
Phormium tenax	New Zealand flax
Pittosporum tobira & 'wheelers dwarf'	Mock orange
Plumbago auriculata	Cape plumbago
Prunus caroliniana	Carolina laurel cherry
Psidium littorale	Strawberry guava
Pyracantha species	Firethorn
Rhaphiolepis spp.	India Hawthorn
Ribes spp.	Gooseberry
Rosa californica	California wildrose
Salvia greggii	Red sage
Salvia spp.	Sages
Xylosma congestum	Shiny xylosma

VINES	
Botanical Name	Common Name
Distictis buccinatoria	Blood red trumpet vine
Ficus Repens	Creeping Fig

Grewia caffra	Lavendar star flower vine
Mac Fadyena unguis-cati	Cat's claw vine
Parthenocissus Tricuspidata	Boston Ivy
Wisteria floribunda	Wisteria

<u>GROUND COVERS</u>	
<u>Botanical Name</u>	<u>Common Name</u>
Acacia redolens 'desert carpet'	Dwarf trailing acacia
Arctostaphylos 'John Dourley'	John Dourley manzanita
Ceanothus griseus hor. 'yankee point'	California lilac
Myoporum pacificum	Pacific myoporum
Myoporum parvifolium	Myoporum
Rosemarinus officinalis	Rosemary
Rosmariums prostrates	Prostrate Rosemary
Turf Grasses	Various drought tolerant varieties

Other plants compatible with the above may be included with approval of the Planning Director and / or Jurupa Area Recreation and Parks District.

3. IRRIGATION

All landscaped areas should be watered with a permanent underground irrigation system, designed in a manner to ensure complete 100% water coverage. In the case of the natural wash / linear park area and park site within planning area 5, alternatives to conventional irrigation, including temporary irrigation, that will create a naturalized landscape character are acceptable.

The combined summer elements of heat and wind should be taken into account to assure proper irrigation design and equipment selection.

Irrigation controllers should have a minimum time setting of one minute and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives, and curbs (car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

a. Water Conservation Measures

- Drip and / or bubbler irrigation should be utilized where appropriate.
- Use of moisture sensors and / or central control irrigation system may be incorporated where appropriate and feasible.

- Irrigation systems will be designed per AB 325 guidelines and the Riverside County Water Conservation Ordinance.

b. General Requirements

Irrigation systems and plans will be prepared pursuant the respective landscape maintenance district guidelines and / or Riverside County ordinances.

4. OUTDOOR LIGHTING

All commercial and residential development in Emerald Meadows Ranch shall have uniform lighting standards with regard to style, materials, and colors in order to ensure a consistent and unified design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the individual development area. All lighting fixtures in the Emerald Meadows Ranch project area shall comply with the following regulations and provisions.

- a. All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.
- b. Lights shall be break resistant plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.
- c. Neon and similar types of lighting are prohibited in all areas of Emerald Meadows Ranch except in retail commercial developments.
- d. Community entry areas and public or private plazas in the retail site should be creatively lit to develop a sense of place and arrival.
- e. All exterior lighting designs shall address the issue of security. Parking lots and commercial building entrances shall be well lighted for security reasons.
- f. All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- g. No freestanding lighting fixtures shall exceed thirty-five (35) feet in height.
- h. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
- i. Commercial project entry features should be illuminated, including the signage and / or logo.

j. All electrical meter pedestals and light switch / control equipment shall be located with minimum public visibility if possible or shall be screened with appropriate plant materials.

k. The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservations, safety and security should be emphasized when designing any light system.

l. All community landscape common areas, public facilities, commercial sites, streetscapes, and other use areas may, at the discretion of the project developer or builders, contain accent or other night lighting elements.

5. COMMERCIAL SITE LANDSCAPE GUIDELINES

The commercial site shall be required to adhere to the minimum following guidelines and standards:

a. Landscape Requirements

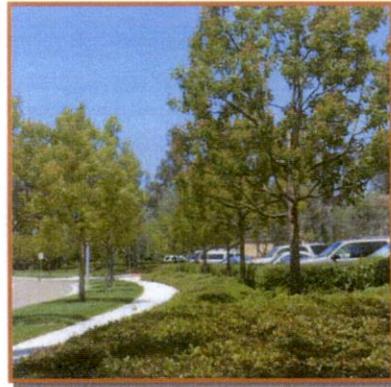
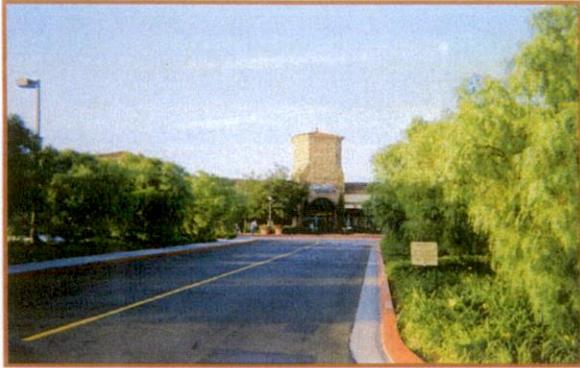
- The builder / developer shall refer to Riverside County standards for the percentage of gross commercial site acreage required to be landscaped.
- All areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized shall be landscaped with fully landscaped with plant materials identified in plant palette.
- Street trees in public rights of ways shall be selected that are consistent with the landscape cross sections provided in Figures VI-7A through VI-7J.
- Side yard and rear service yard use areas should be screened with a six-foot wall. See Figure VI-12.
- Accent tree entry planting shall be required at vehicular access points into the commercial center. See Figure VI-12.

b. Parking Areas

- Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
- Landscaped islands shall be provided at the ends of interior stall rows to enhance parking areas and shall be a minimum five-foot in width. Informal rows of trees

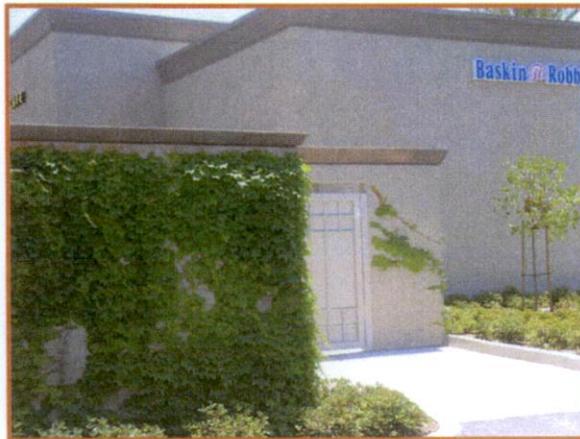
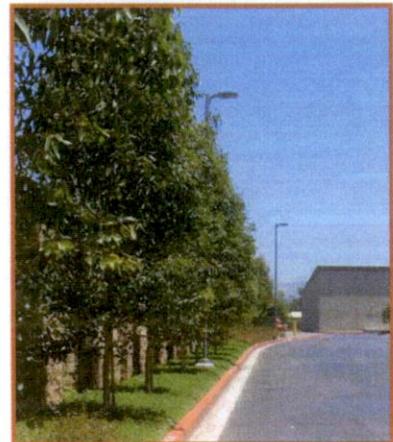
Commercial Site Landscape Elements

To enhance the shopping center, provide a row of trees on each side of the primary entry drive within landscape islands.



Along the perimeter of parking lots, provide a continuous landscape hedge where adjacent to a public street right of way.

Where adjacent to non – residential uses, provide a continuous row of trees that will screen views within a seven foot minimum wide planting strip as shown.



Provide solid masonry walls for all trash enclosures that are consistent in architectural detail to the building. Provide vines and foundation planting where feasible.

FIGURE VI-12

15 gallon minimum, shall be planted between islands. The minimum total number of parking trees in rows shall be calculated by determining the length of the parking row and dividing by five.

- When parking is located adjacent to a public street or interior residential street, a combination of landscaped berms and / or planting totaling three feet high (within approximately two years of planting) shall be provided to screen parked cars. See Figure VI-12.
- The parking lot shall have crosswalks as required for ADA access and for pedestrian circulation. Enriched paving is encouraged for crosswalks. At a minimum, pedestrian circulation across entry drives shall include enhanced paving a minimum of 8' wide.

E. ARCHITECTURAL ELEMENTS

This section sets forth architectural guidelines for both the residential and commercial "Elements". The goal is to assure that all architecture will be of high design quality and will complement the Ranch theme discussed in the Community-Wide Design Section.

1. Residential Architectural Guidelines

a. Architectural Design and Themes

Some of the most attractive and desirable communities in Southern California incorporate a range of classic and timeless architectural styles. Classic and timeless styles that are consistent with the Emerald Meadows Ranch theme include Mission, Santa Barbara, California Ranch, Monterey, and Craftsman. Other styles such as Victorian and Cottage also are appropriate in more limited numbers.

Whatever style is selected, all architecture should include varied massing of architectural planes, appropriate scale and proportion, architectural enhancements and quality materials as further defined below.

The guidelines that follow utilize examples of quality designs by a variety of architects and designers found throughout Southern California. Single family homes are reviewed first, followed by multi-family homes.

b. Massing and Scale

Building mass and scale are key elements in the successful design of all architecture as shown in Figures VI-13A through VI-13C. The articulation of building facades and variation in roof lines reduces the massing and increases the attractiveness in residential architecture. The location of certain types of building elements also improves massing and scale. On single family homes,

placing one story elements on two story houses at street corners effectively “steps back” the scale and massing, providing a more pedestrian friendly street scene. Therefore, it is encouraged to provide single story homes or single story elements at corner lots.

In the case of multi-family structures, placing a two-story building element at the ends of a three story structure accomplishes the same objective. If continuous three story structures are proposed, it is recommended they be located adjacent to the retail uses and / or the freeway corridor. Two-story structures, or three story structures with two-story elements are encouraged adjacent to single family neighborhoods, in order to transition to the reduced scale.

c. Building Materials and Colors

Building materials and colors play an important role enhancing each neighborhood and the community in general. While earth tones are preferred to complement the Ranch theme, a variety of color palettes are recommended in order to avoid a monotonous or continuous appearance of buildings with the same color and tones. Examples of preferred earth tone color palettes that blend with the Ranch theme are provided in the examples that follow. Bright orange, pink or other intense colors should be avoided. See Figures VI-14D and VI-14E.

d. Windows

Windows details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade should be responsive to the architectural style of the building. Size and shape should be considered to assure a balanced relationship with the surrounding roof and walls. Accent shutters are ways to further enhance the architecture and should be in keeping with the scale of the windows. In general, windows should enhance rather than dominate the overall architectural character. See Figure VI-14F.

e. Porches and Balconies

Another way to add to the architectural interest and functionality of a building is to incorporate porches and balconies. They help add depth to a building façade and break up large wall masses. The design of the porch or balcony should be consistent with the architectural style. Front porches and balconies also provide a pedestrian friendly scale and opportunity for social interaction. See Figure VI-13G.

f. Columns and Posts

Whether serving as structural or aesthetic elements, columns and posts can reinforce the theme and character of a particular architectural design. The size and scale of columns will vary depending upon the architectural style and should convey a solid, durable image. They may be freestanding or used as a support. See Figure VI-13H.

Building Mass and Scale

The following photographs identify a range of housing types e.g., one and two story homes with two and three car garages, that illustrate excellence in both Massing and Scale. Each description identifies a few of the salient characteristics that help create a pleasing elevation and overall composition.



The variable roof elements, covered front entry and well proportioned window placements create a pleasing and balanced elevation.



The massing and proportion between first and second story elements, variation of building planes and roof lines, and window detailing with shutters, provides an excellent example of a two story home with a three car garage.

FIGURE VI-13 A



The covered front porch and relief / extension over the garage combined with a variety of building planes reduces the building mass and creates a desirable massing and scale.



The mass of this two-story home is nicely articulated in roof details, variable setbacks, and the use of color and materials.

FIGURE VI-13B



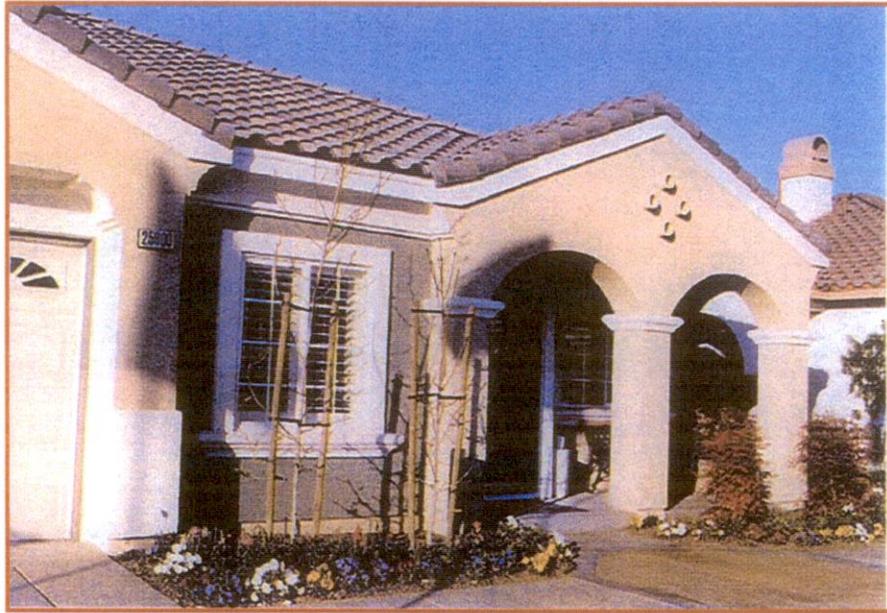
The variable setbacks, use of accent materials, colors and details is effective. The setback of the second-story feature with a one-story element designed over the garage provides an attractive massing and steps the building back from the street.



The recessed entry, variation and multiple setbacks over the garage, provides an effective way to reduce the building's mass and create a desirable scale along the street. The covered porch also reduces the building's mass.

FIGURE VI-13C

Building Materials and Color



The contrasting colors add visual interest and articulate the building setbacks. The white trim add further definition and further enhances the elevation.



The stone detailing enriches the elevation and de-emphasizes the importance of the garage. The garage also recedes due to its deeper color.

FIGURE VI-13D



A simple and effective use of color and materials. The entry to the house is enhanced with stone, and the wood shutters and balcony trim provide further enrichment details and accent materials.



This home provides a complementary color palette. The stone column bases, shutter accents and roof trim color all blend well together.

FIGURE VI-13E

WINDOWS

Window details should match the architectural theme and take into consideration the function and hierarchy within the composition of the building's elevation. The examples shown are only a few that add interest and enhance both the house and the streetscape.

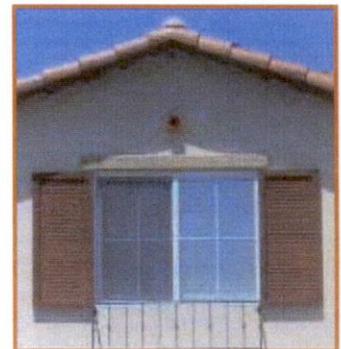
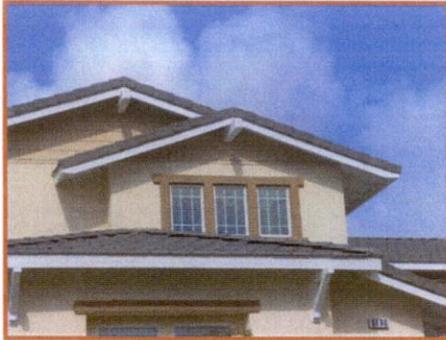


FIGURE VI-13F

PORCHES AND BALCONIES

Porches and balconies add to both of the functionality and beauty of a house. They should be welcoming and provide a sense of enclosure. Porches can be well designed with or without railings as shown below.

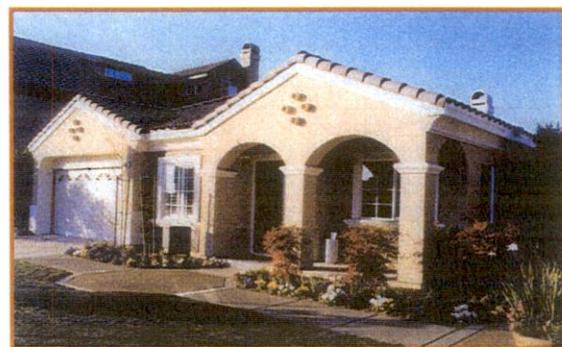
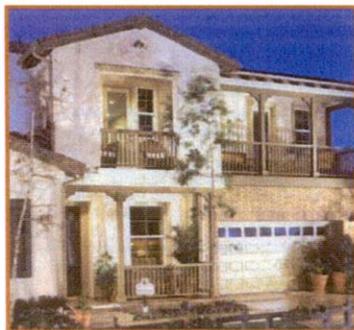


FIGURE VI-13G

COLUMNS AND POSTS

Columns and posts are functional and create interest. They can reinforce the style of a home. As seen below, scale and size can vary and by doing so differentiate the appearance of each home.

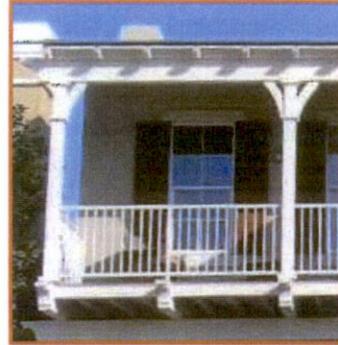
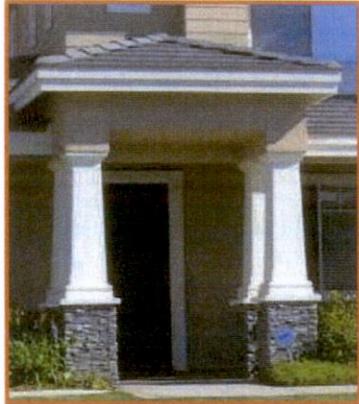


FIGURE VI-13H

g. Rear and Side Elevations

Where homes are visible from the primary community streets, parks or trails, the articulation of rear and side building facades is important feature for the community. Since the goal of the plant selections discussed in the community-wide elements above is to create a continuous green buffer along the primary reverse frontage, streets, articulation is most important as a design feature adjacent to park areas and trails. Various alternatives are provided in Figure VI-13I.

2. Single Family Green Courts and Garden Cluster Homes

For High and Very High Density planning areas, "Green Courts" and "Garden Cluster" homes are permitted subject to the Specific Plan Zoning Standards in Section V. The following two figures, Figure VI-13J and Figure VI-13K, illustrate the general setbacks indicated in the Specific Plan Zoning Section for each of the two products.

3. Commercial Architectural Guidelines

The following are provided to guide the overall architecture of the commercial areas of the Emerald Meadows Specific Plan.

a. Architectural Theme

The intent of the design guidelines is to achieve a visually coordinated, balanced and appealing retail environment that will complement the residential guidelines and the community as a whole.

The following photographs are examples of design criteria that should be taken into consideration for various architectural elements. While a literal Ranch theme is not required, design solutions should incorporate key elements that complement a Ranch theme, e.g., earth tone building colors, variation in form to reduce scale of taller buildings with entry canopies, use of arbors / trellises. Of great importance is that the shopping center be planned as a whole unit as further discussed under site planning criteria below.

b. Building Massing and Scale

Building mass and scale are key elements in the successful design of all retail architecture. Major anchor buildings should be articulated and stepped at their primary front entry. Along the elevation beyond the front entry alternative methods of adding depth and variation in scale should be considered, such as arbors, and landscape islands in walkway areas near buildings.

REAR AND SIDE YARD ELEVATIONS

Rear and side yard enhancements in the form of painted trim, accent colors, tonal changes, pot shelves and accent shutters add to the overall character of the community.

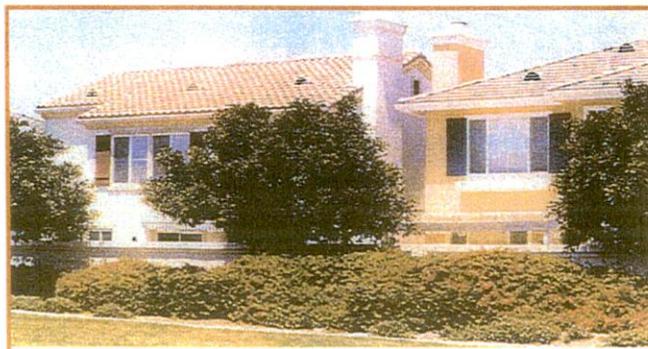
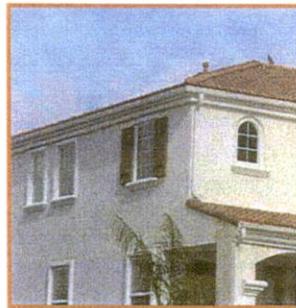
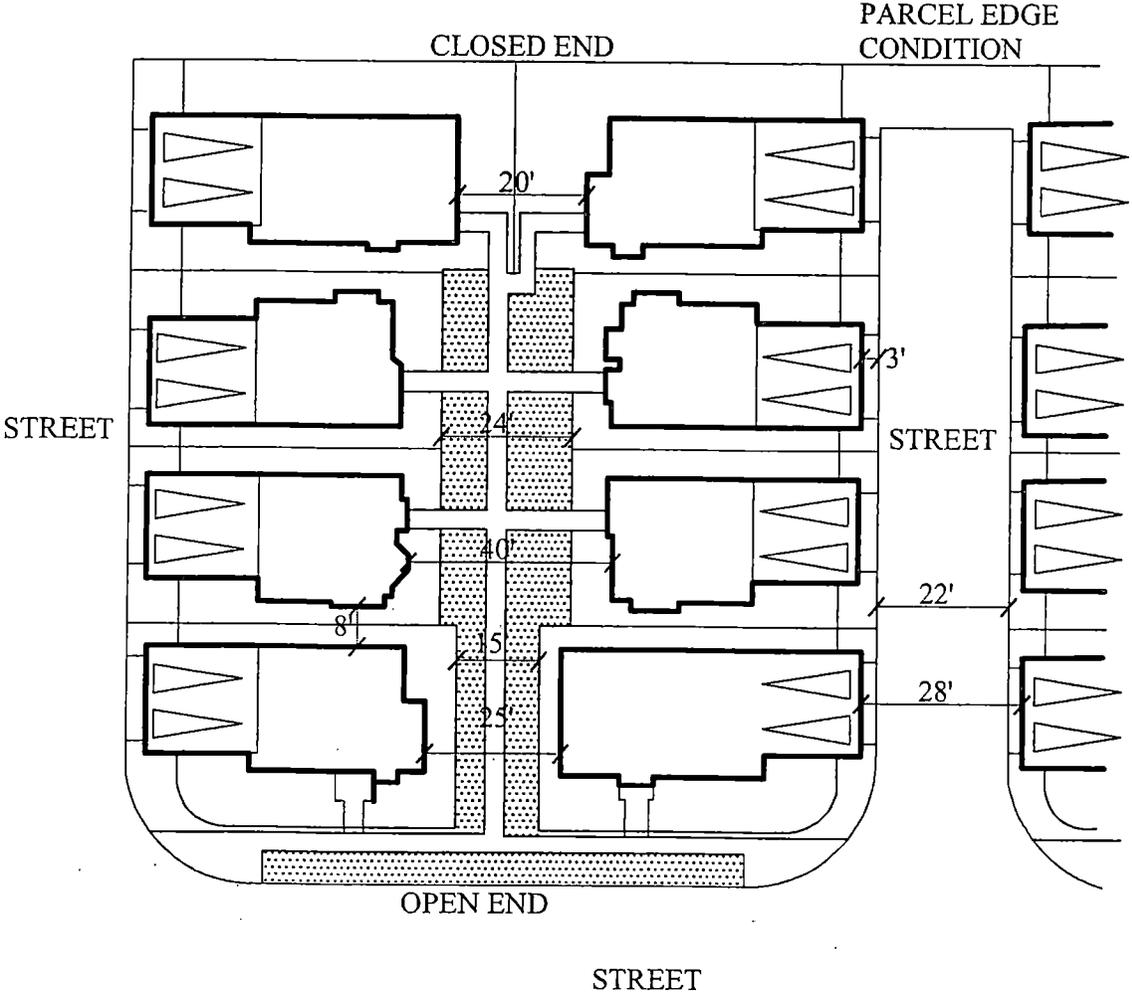


FIGURE VI-13I

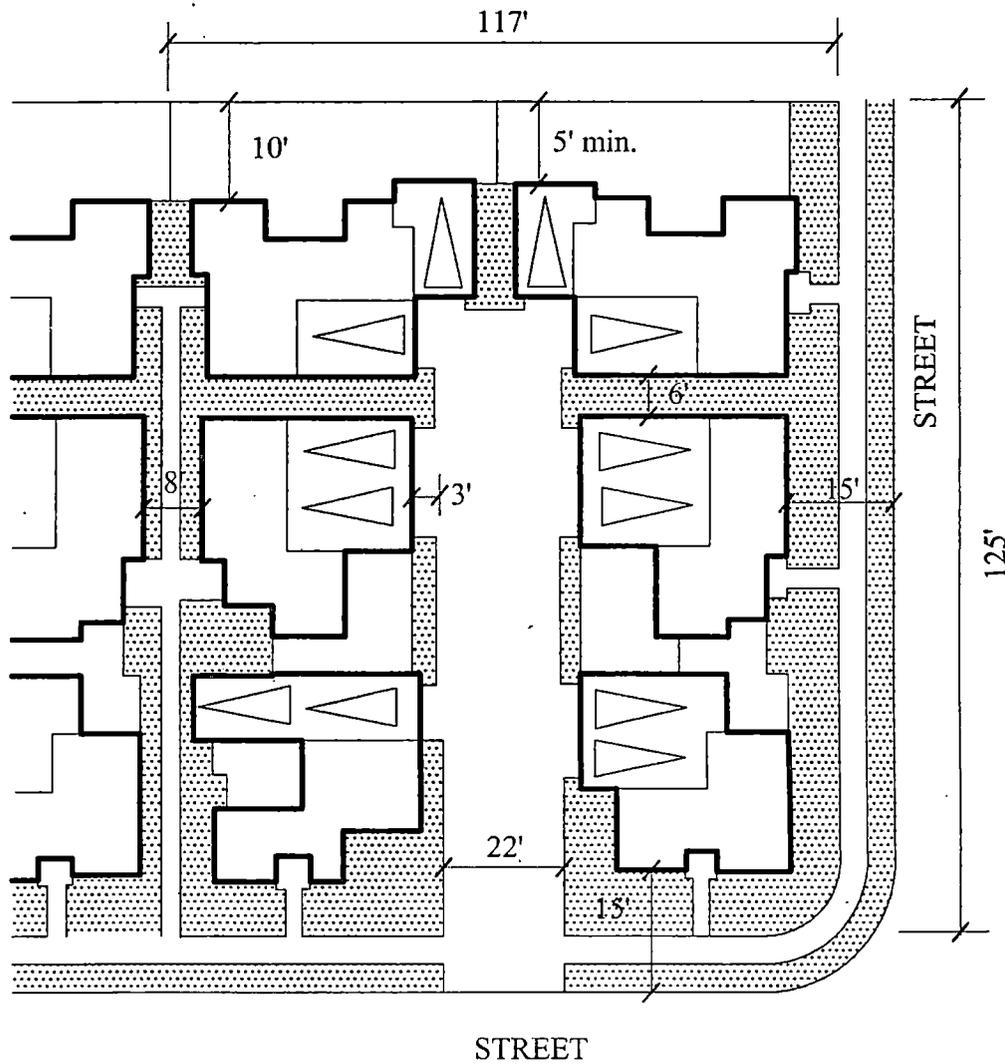
GREEN COURT HOMES
TYPICAL PLOTTING CONCEPTS



Notes:
Plotting concepts provided for illustrative purposes only. Not intended to be mandated layout. While dimensions above are minimums, final plotting designs may vary. Refer to Section V for development standards.

FIGURE VI-13J

GARDEN CLUSTER HOMES
TYPICAL PLOTTING CONCEPTS



Notes:
Plotting concepts provided for illustrative purposes only. Not intended to be mandated layout. While dimensions above are minimums, final plotting designs may vary. Refer to Section V for development standards.

FIGURE VI-13K

Multi-Family and Attached Homes

The following examples represent a variety of architectural styles, massing, scale, color and materials that are consistent with the goals for Emerald Meadows Ranch. While massing and scale vary from single family standards, similar attention towards color, materials, windows, porches, balconies, and columns should be based on the same design criteria discussed above.



A community building is a strong architectural feature that provides a focal point for a multi-family housing area. The arch, tower and horizontal lines of the single story elements are well proportioned and have appropriate scale in relation to nearby single family homes.

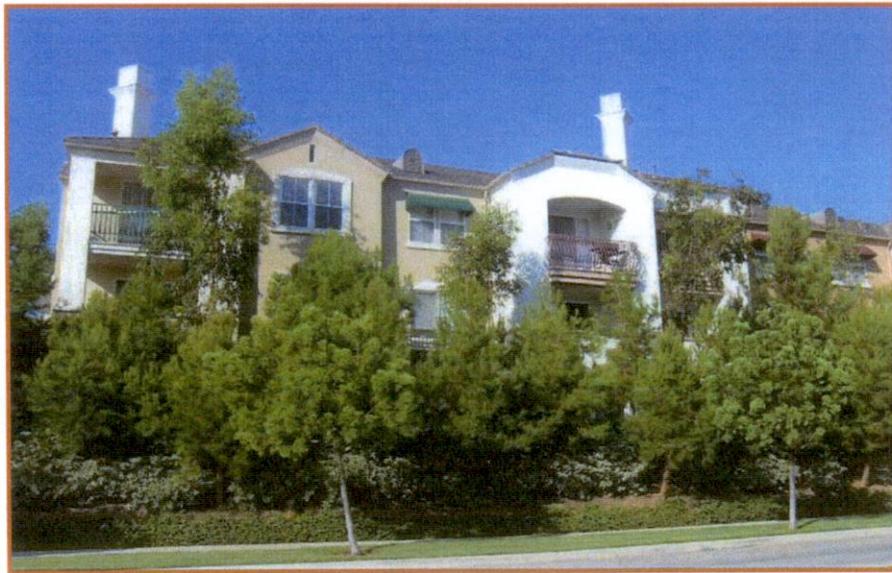


The stepped buildings from front to back and from three to two stories, combined with richness in colors, and window enhancements, combines into a well conceived multi-family solution.

FIGURE VI-14A

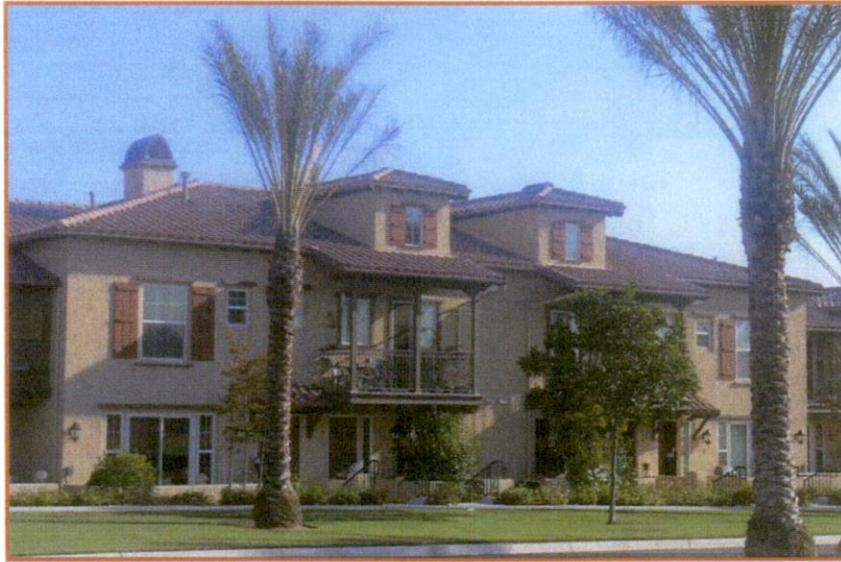


A variation in the roof lines and the stepping of the structure both horizontally and vertically reduces the mass of the building. The earth tone color variation, and articulation of the windows with shutters and wood surrounds further enhances the elevation.



The massing and variation in roof forms and within the horizontal plane helps reduce the building's mass. Subtle color variations and accents with colored awnings and balconies increase the appeal.

FIGURE VI-14B



This two story elevation is enhanced with the addition of third story architectural elements that reduce the mass of the roof line. Similar in concept to the building below, balconies are located to further articulate the building and provide useable outdoor area below the third story projection.



Both the above elevations are well suited to the Emerald Meadows Ranch theme, as they incorporate earth tone color palettes, and have a classic style that is compatible with the community. The use of window shutters and window trim adds to the pleasing massing and overall character.

FIGURE VI-14C

c. Building Materials and Colors

Colors, materials and finishes should be coordinated on all exterior elevations of all buildings to achieve continuity of design. Earth tones, consistent with the residential guidelines, should be provided. Bright orange, pink or other intense colors should be avoided.

d. Roof Forms and Materials

A variety of roof forms are permitted with the retail center. Gable, hip and flat roofs are all acceptable. Flat roofs should be accented or hidden by a parapet wall. All roofing materials (excluding moldings, decoration, parapets, and similar architectural features) that are visible from ground level, should be constructed of clay or concrete tile to assure continuity in texture and character.

4. Commercial Site Planning Criteria

a. Design Principles

The intent of site planning standards is to encourage a pedestrian friendly environment, while at the same time accommodating the needs for functionality.

b. Building Plotting Concepts

As indicated in the perspective sketch in Figure IV-2, the goal is to establish a courtyard at the primary entry to the community as part of the retail center. A courtyard arrangement as shown in Figures IV-3 is a highly appropriate and desirable amenity for the community and should be considered in the design. Other buildings in the shopping center should be organized to encourage pedestrian circulation to and from the courtyard and residential areas.

The first site plan submittal for the retail site should incorporate a proposed master plan layout for all buildings and circulation. While adjustments to the master plan may occur over time as new tenants/users join the center, the intent is to establish a cohesive concept at the outset.

c. Vehicular Parking and Circulation

All ingress and egress into the retail center should be designed to minimize impacts on the surrounding uses while permitting ease of access to the center. Large parking areas should be enhanced with canopy / shade trees.

d. Pedestrian Circulation

Access from one end of the center to the other with minimum pedestrian breaks should be encouraged. Enhance all cross walks at primary vehicular entry areas into the center.

A. Retail Architectural Guidelines

The building and site design examples that follow represent the general design character and quality planned for Emerald Meadows Ranch. While Specific building owners or tenants shown in the images may vary, the intent is to convey the various design elements that should be considered in all project submittals.

Major Building Criteria



The store above and left is an example of a well balanced and visually pleasing elevation. Façade treatments at the entry areas and muted varied earth tone colors create a warm and inviting character. The trellis elements provide an additional enhancement that reduces building mass.

Along rear and side building elevations, variation in color and / or materials will reduce the mass and provide a more attractive center.



FIGURE VI-15A

Shops and Eating Establishments

The examples below illustrate well designed variation in massing and “stepping” between smaller buildings. Colors are muted and earth tone, yet have sufficient color variation to add depth and interest.



The buildings at left and below incorporate many desirable architectural features. They incorporate a variety of building massing, including columns that add scale and provide an interior shade covered walkway. The roof lines vary, and whether flat, hip or gable in form, are well designed.



The base of the columns above and left are well articulated with stone or cultured stone materials that add warmth and texture.



It is recommended, where practicable, that vines be located on columns, to add additional enhancement and richness.

FIGURE VI-15B

Outdoor People Places

At a minimum, one outdoor seating area with a fountain, specimen tree or sculpture should be provided at the southwest portion of the commercial planning area, similar in concept to the rendering below. Outdoor sitting areas with tables and and/or built-in seat walls where people can relax should also be included.

The outdoor seating will also provide an inviting gesture for the community. As shown in the images below, a broad dome shade tree or fountain provides a focal point within the courtyard style space.



A wide variety of design solutions are possible within the courtyard. The goal is to create a people space, where residents, shoppers and visitors can relax. The courtyard design should also reinforce the Ranch theme, with stone and earth tone colors and materials, similar to the bottom photo.



FIGURE VI-15C