

**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.

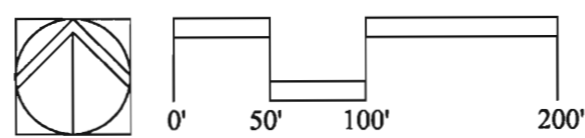
**D. LANDSCAPE ELEMENTS**

**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

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**EXHIBIT NAME**

## CONCEPTUAL PARK PLAN

**P.A. 2**  
3.9 AC

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**KEY MAP**

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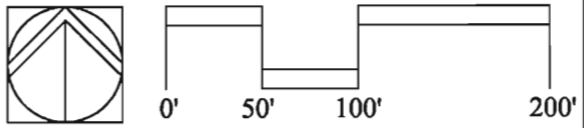
**CREDITS**

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

Prepared By :  
JHA Consulting, Inc.

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**FIGURE VI-11A**



**SPECIFIC PLAN**

# EMERALD MEADOWS RANCH

County of Riverside, CA

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**EXHIBIT NAME**

## CONCEPTUAL PARK PLAN

### P.A. 5

4.45 AC

---

**KEY MAP**

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**CREDITS**

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

Prepared By :  
 JHA Consulting, Inc.

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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

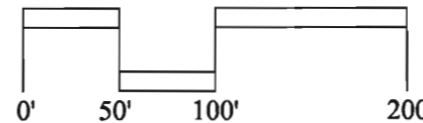
TOT LOT

P.A. 7

RESIDENTIAL/PARK INTERFACE

OPEN SPACE/ PLAY AREA

P.A. 6b



SPECIFIC PLAN

# EMERALD MEADOWS RANCH

County of Riverside, CA

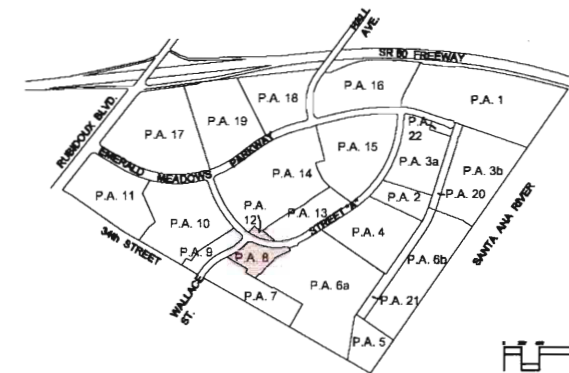
EXHIBIT NAME

## CONCEPTUAL PARK PLANS

P.A. 8  
3.0 AC

P.A. 12  
0.45 AC

KEY MAP



CREDITS

Applicants :  
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

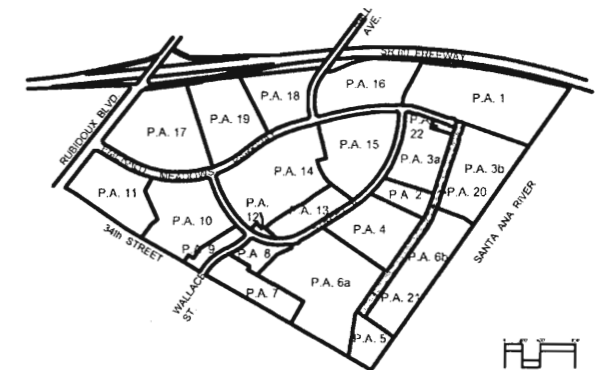
# EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

## LINEAR PARKS PA 20 & 21

KEY MAP



CREDITS

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

Prepared By :  
JHA Consulting, Inc.

FIGURE VI-11D

# EMERALD MEADOWS RANCH

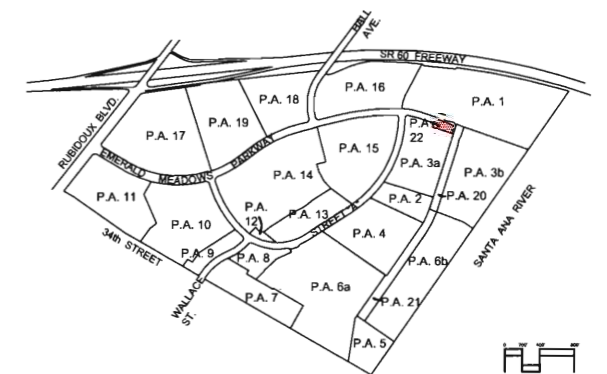
County of Riverside, CA

EXHIBIT NAME

## CONCEPTUAL PARK PLAN

P.A. 22  
0.50 AC

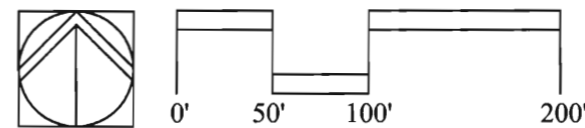
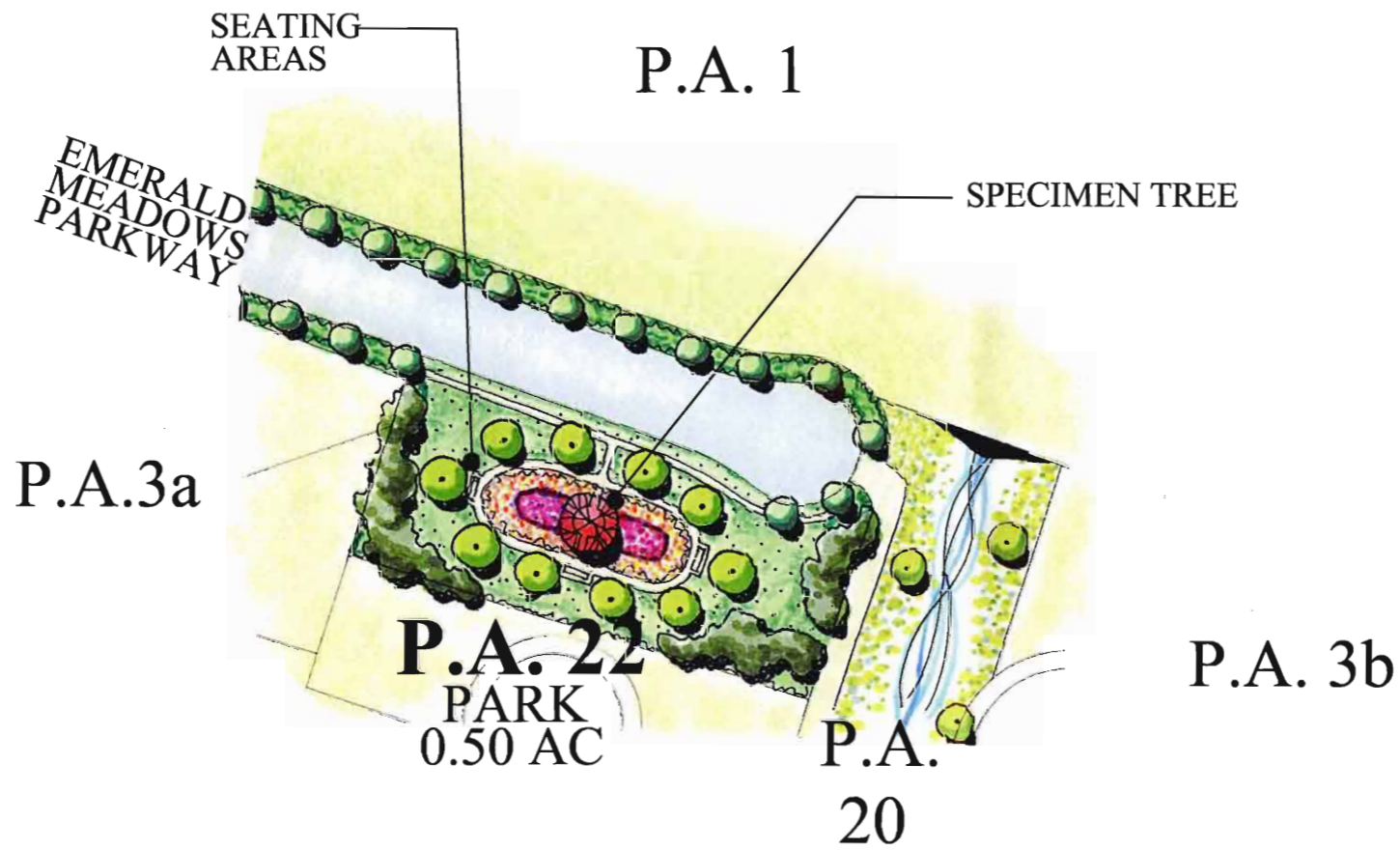
KEY MAP



CREDITS

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

Prepared By :  
JHA Consulting, Inc.



**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.

<b>Invasive Species</b>
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.

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**

<b>TREES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
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

<b>SHRUBS</b>	
<b>Botanical Name</b>	<b>Common Name</b>
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
Rhapiolepis spp.	India Hawthorn
Ribes spp.	Gooseberry
Rosa californica	California wildrose
Salvia greggii	Red sage
Salvia spp.	Sages
Xylosma congestum	Shiny xylosma

<b>VINES</b>	
<b>Botanical Name</b>	<b>Common Name</b>
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

<b>GROUND COVERS</b>	
<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
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,