

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		

**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 (7.6 du/ac.)	20.00	5-8 du/ac	7.6	151
6B	Single Family Residential (6,000 s.f. min.)	15.00	2-5 du/ac	4.5	68
6C	Single Family Residential (5,500 s.f. min.)	3.00	2-5 du/ac	4.7	14
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 (12 du/ac.)	13.10	8-14 du/ac	12.0	157
17	Commercial	20.40	-		-
18	High (12 du/ac.)	9.66	8-14 du/ac	12.0	115
19	Very High (16.2 du/ac.)	12.60	14-20 du/ac	16.2	205
20	Linear Park	2.00	-	-	-
21	Linear Park	3.25	-	-	-
22	Park	.50	-	-	-
	Major Roads	26.74	-	-	-
	TOTAL	278.45			1196

SPECIFIC PLAN

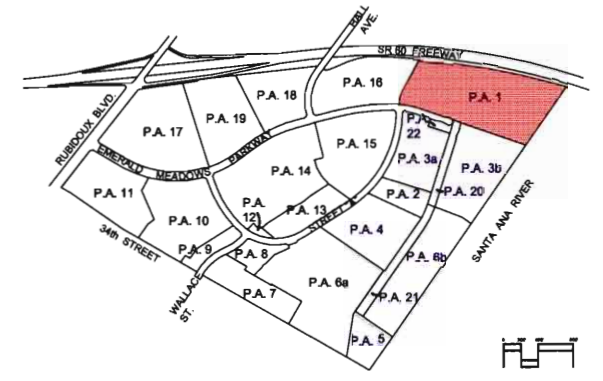
EMERALD MEADOWS RANCH

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

