

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.

- 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

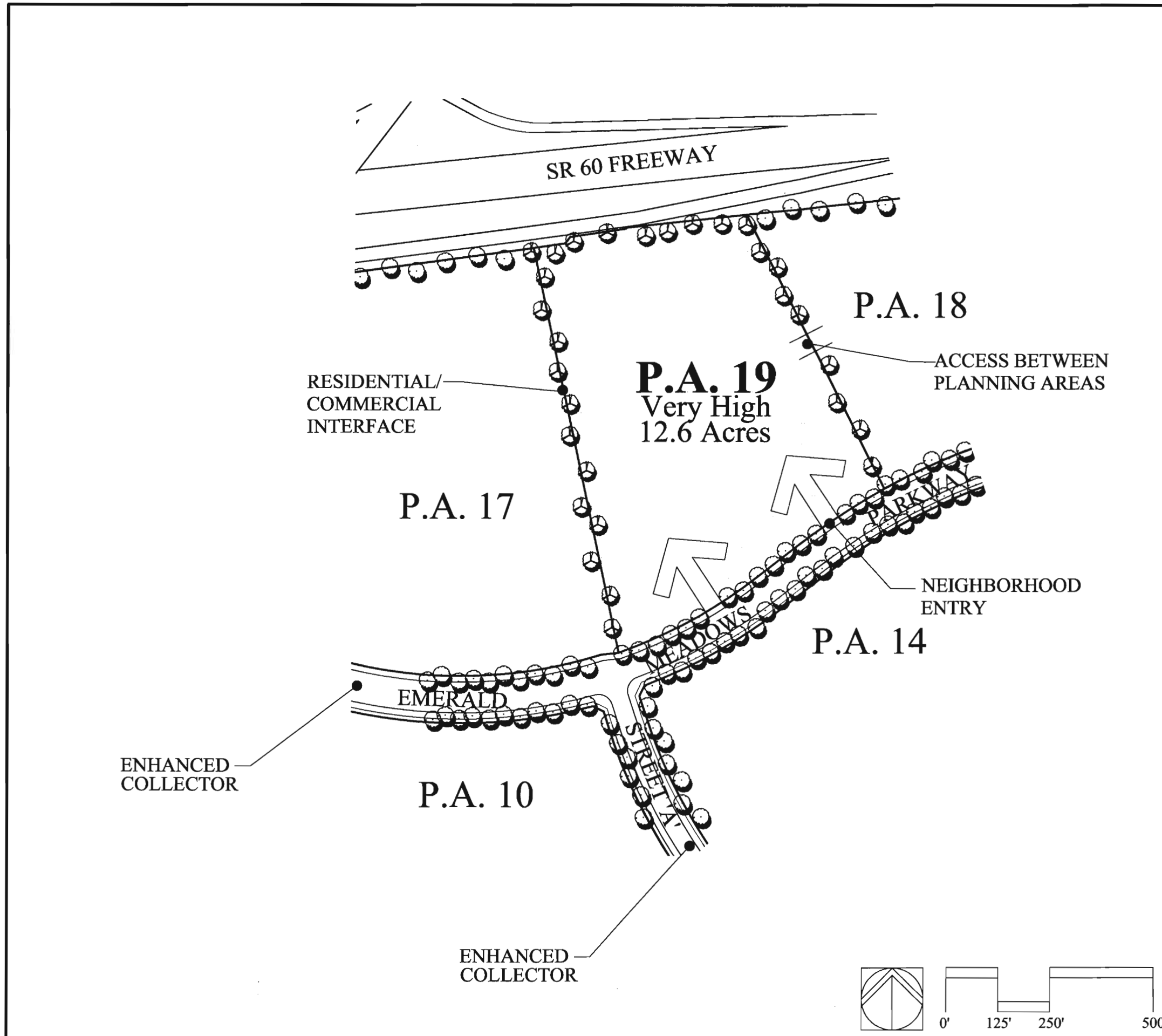
Planning Area 20 provides for development of a 2.3 acre linear park. Refer to Figure IV.B-20. The park will be utilized for pedestrian access, bicycle access and drainage purposes.

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 19

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

KEY MAP

The key map shows the overall layout of the Emerald Meadows Ranch, with various planning areas (P.A. 1 through P.A. 36) labeled. Planning Area 19 is highlighted in the center of the site. Major roads like SR 60 Freeway, Rubidoux Blvd, Emerald Meadows Parkway, and Santa Ana River are also indicated.

CREDITS

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

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FIGURE IV.B-19