

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.

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		

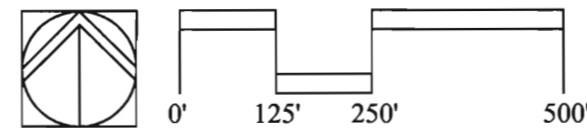
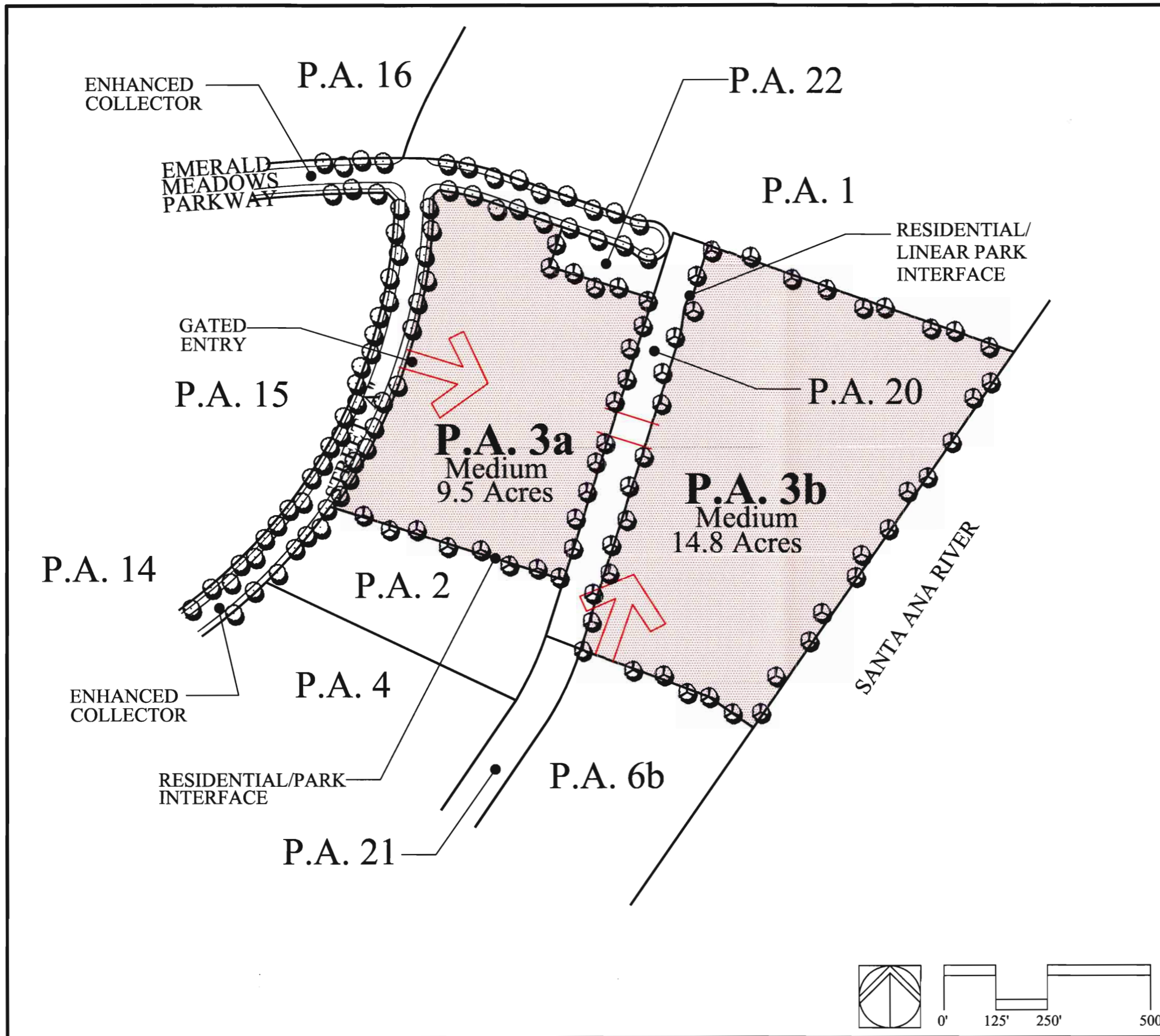
5. PLANNING AREA 4: SCHOOL

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

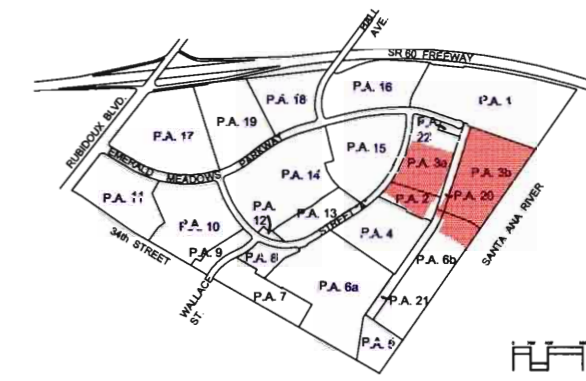
County of Riverside, CA

EXHIBIT NAME

PLANNING AREA 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