

**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.

**c. Planning Standards**

- 1) Access to Planning Area 9 shall be provided from Wallace Street and 34<sup>th</sup> Street.
- 2) Roadway landscape along the north side of Wallace Street shall be provided consistent with Figure VI-7I. Roadway landscape along 34<sup>th</sup> 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.

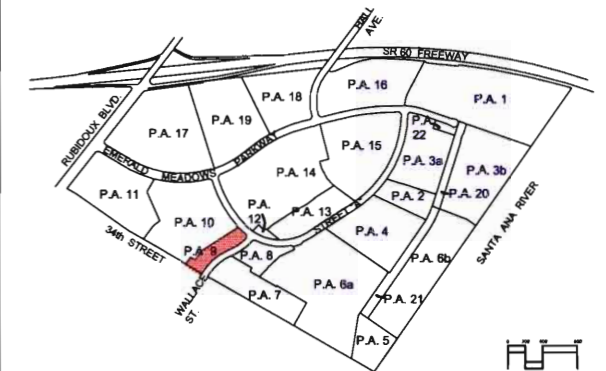
# EMERALD MEADOWS RANCH

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

