

IV. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. PLANNING OBJECTIVES

The following Development Plans and Standards will serve both a regulatory and planning function, guiding the necessary community design, infrastructure, and public service requirements in a coordinated process. They will also assure development of a high quality community.

The Emerald Meadows Ranch Land Use Plan shown in Figure IV.A-1A provides a logical organization of land uses that are responsive to the property's physical site conditions, to the regional and local market conditions, and to the goal of creating a strong sense of community.

Various uses and structures that exist on the property today are incorporated into the Specific Plan, including single family homes, a mobile home park, an apartment site and a church school site. Many of these will remain for the foreseeable future. A key objective of the standards set forth in this Specific Plan is to assure that as these areas rebuild or develop anew, that they will do so in a way that is consistent with the Emerald Meadows Ranch Specific Plan land use, design standards and related County codes and ordinances.

Section III identified general project objectives for the Specific Plan. The following summarizes specific planning goals:

- To establish a well balanced mixed - use community, combining retail / shopping, a church, elementary school and park sites with a variety of residential housing alternatives that will appeal to a broad cross section of the market.
- To incorporate quality planning, architecture and landscape architectural elements that unify the overall Specific Plan and which would not be possible on a parcel by parcel basis.
- To provide a circulation network that encourages residents to walk between their homes, shopping, church, school and park areas.
- To create a hierarchy of park uses, both for relaxation and active play, with tot lots, benches and multi-purpose fields.
- To provide access to future regional trails along the Santa Ana River corridor.
- To contribute to the revitalization of the area by setting high community design

standards for future projects to emulate.

- To provide a comprehensive infrastructure plan to assure that appropriate utilities will be developed in a coordinated manner.

2. LAND USE PLAN

a. Project Description

The Emerald Meadows Ranch Specific Plan lays the foundation for a mixed-use community including commercial, residential, educational, religious and park uses on 278.45 acres as identified in Figure IV.A-1A and IV.A-1B. When fully developed, the community is projected to include 1,196 dwelling units, an overall density of 4.3 dwelling units per acre, and approximately 186,000 square feet of retail commercial uses within a 20.4 acre site. Single family, attached and multi-family homes are planned to meet a broad range of housing demand that exists within western Riverside County.

Specific information for individual planning areas is provided within Section IV.B, Figures IV.B-1 to IV.B-21. A summary of the Specific Plan land uses planned are identified in Table IV.A-1 on page IV-5.

Land uses included in the Emerald Meadows Specific Plan are described below:

1) Residential

A variety of housing types and lot sizes are included within six residential land use categories:

- **Medium Density - 7,000 square foot lots** minimum comprise a total of 162 single family dwelling units within Planning Area 3A, 3B, 7, 9 and 13. This category comprises 14.0 percent of the Specific Plan acres.
- **Medium Density - 6,000 square foot lots** minimum comprise a total of 131 single family dwelling units within Planning Area 6B and 11. This category comprises 10 percent of the Specific Plan acres.
- **Medium Density - 5,500 square foot lots** minimum comprise a total of 86 single family dwelling units within Planning Area 6C and 10. This category comprises 6.5 percent of the Specific Plan acres.
- **Medium High Density - 5,000 square foot lots** minimum comprise a total of 189 single family dwelling units within Planning Areas 14 and 15. This category comprises 13 percent of the Specific Plan acres.
- **Medium High Density - 2,100 square foot lots** minimum comprise a total of 151 single family dwelling units within Planning Area 6A. This category comprises 7 percent of the Specific Plan acres.

EMERALD MEADOWS RANCH

County of Riverside, CA

EXHIBIT NAME

LAND USE PLAN ILLUSTRATIVE

RESIDENTIAL

Single-Family Detached (SFD) :

Medium-SFD	7,000 s.f.	162 du	39.6 ac
Medium-SFD	6,000 s.f.	131 du	27.6 ac
Medium-SFD	5,500 s.f.	86 du	18.2 ac
Medium High-SFD	5,000 s.f.	189 du	36.1 ac
Medium High-SFD	2,240 s.f.	151 du	20.0 ac

Single-Family Attached/Detached (SFA) :

High Density	12 du/ac	272 du	22.7 ac
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Multi-Family (MF) :

Very High Density	16.2 du/ac	205 du	12.6 ac
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COMMERCIAL

Commercial Retail			20.4 ac
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OPEN SPACE

Parks			17.55 ac
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OTHER

School			12.0 ac
Church			25.0 ac
Roads			26.7 ac

TOTALS 1,196 du 278.45 ac

CREDITS

Applicants :

Economic Development Agency
of Riverside County

EMR Residential Properties, L.L.C.

Prepared By :

JHA Consulting, Inc.

FIGURE IV.A-1A



EMERALD MEADOWS RANCH

County of Riverside, CA

LAND USE PLAN

RESIDENTIAL

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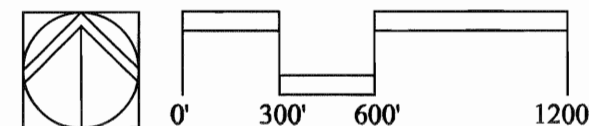
TOTALS		1,196 du	278.45 ac
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Table IV.A-1 General Land Use Project Summary					
Land Use	Planning Area*	Acres	Density	Dwelling	Percentage
			(du/ac.)	Units	of Acreage
Residential					
Medium Density: 7,000 s.f. min.	3A,3B,7,9,13	39.50	4.2	162	14%
Medium Density: 6,000 s.f. min.	6B,11	27.60	4.7	131	10%
Medium Density: 5,500 s.f. min.	6C,10	18.20	4.7	86	6.5%
Medium High Density: 5,000 s.f. min.	14,15	36.10	5.2	189	13%
Medium High Density: 2,100 s.f. min.	6A	20.00	7.6	151	7%
High Density:	16,18	22.76	12.0	272	8%
Very High Density:	19	12.60	16.2	205	5%
Residential Sub-total		176.76		1196	63.5%
Non-Residential					
Parks	2,5,8,12,20,21,22	17.55			6%
Commercial Retail	17	20.40			7.5%
Church	1	25.00			9%
Elementary School	4	12.00			4.5%
Major Road Rights-of-Way		24.74			9.5%
Non-Residential Sub-Total		101.69			36.5%
PROJECT TOTAL		278.45		1196	100%

Notes:

* Refer to the Land Use Plan in Figure IV.A-1A that identifies the location of the respective planning areas above.

**Refer to Section V, page V-14, for interim and permitted uses within Planning Area 16.

Totals above are rounded.

- **High Density - 12 du/ac.** comprises a total of 272 single family attached or detached dwelling units within Planning Area 16 and 18. This category comprises 8.0 percent of the Specific Plan acres.
- **Very High Density - 20 du/ac.** comprises a total of 205 multi-family or single family dwelling units within Planning Area 19. This category comprises 5.0 percent of the Specific Plan acres.

2) Commercial

A total of 20.4 acres of commercial uses are planned in Planning Area 17 which is located adjacent to the Route 60 and Rubidoux Boulevard interchange. The retail site is projected to include an 186,000 square foot shopping center serving both residents of Emerald Meadows Ranch and the surrounding communities.

3) Church / Religious Facility

A 25.0 acre church facility in Planning Area 1 is projected to include a worship facility with support offices / administration uses, and other ancillary uses.

4) Elementary School

A 12.0 acre elementary school site is provided in Planning Area 4. The Jurupa Unified School District plans to construct an elementary school for grades K-8. In the event the District does not construct a school, this planning area shall revert to Medium density residential, 6,000 square feet minimum lots, not to exceed 60 total lots, and shall be required to follow all the development standards for that category.

5) Parks / Open Space

Park and open space land totaling 17.55 acres are provided. Park areas are planned for both active multi-purpose field uses and passive parks. A linear park is also provided with pathways that connect the elementary school, church and three parks sites to adjacent residential neighborhoods. Conceptual plans for the parks are provided in Section VI, Figures VI-11A through 11D.

6) Major Roads

The Emerald Meadows Specific Plan includes a total of 26.74 acres of major public road / street rights of way. A traffic study has been prepared and is included in the EIR. The study confirms that the Specific Plan major streets and intersections are designed in accordance with County of Riverside standards.

b. Land Use Plan Development Standards

To ensure the orderly development of the land uses proposed for Emerald Meadows Ranch, specific land use planning and design standards have been tailored to each planning area. These standards are discussed in detail in Planning Area Development Standards, Section IV.B later in this section.

In addition to the specific design standards for planning areas, the following project-wide development standards also shall apply to the Emerald Meadows Ranch Specific Plan.

- 1) The total Specific Plan area shall be developed with a maximum of 1,196 dwelling units on 278.45 acres, based upon the Land Use Plan in Figure IV.A-1B. General permitted uses will include residential, commercial, school, church, open space, parks, agriculture, and major roads as delineated on the Land Use Plan and within the individual planning area Figures IV.B-1 through IV.B-21. A maximum number of dwelling units are specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. The total 1,196 total dwelling units for this Specific Plan may be increased only if the 12 acre site designated for an elementary school is not acquired by the local school district. In this case an additional 60 dwelling units are permitted on the 12 acre site, with 6,000 square feet minimum lots in accordance with Medium Density zoning standards.

Adjustments in the Planning Area boundaries, not to exceed a cumulative total of 20% of the original size, resulting from final road alignments, geotechnical or engineering refinements to the tentative and / or final tract map shall not require an amendment of the Specific Plan where such adjustments are consistent with the intent of the General Plan and this Specific Plan. Boundaries not dimensioned in the Specific Plan shall be established by the tentative or final subdivision map.

If a transfer of dwelling units is proposed between planning areas, the master developer or his assignee shall be responsible for providing the County with a "Development Transfer Status Report" at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a) Specific Plan Planning Area allocation of dwelling units.
- b) Number of dwelling units entitled under an Implementing Subdivision by Planning Area.

- c) Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.

The “Development Transfer Status Report” must demonstrate that the total number of dwelling units for the project will not exceed 1196 and that the total number of dwelling units to be entitled within any particular planning area will not exceed its Specific Plan allocation by more than ten percent.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The “Development Transfer Status Report” shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Applicant and / or Developer submits the “Development Transfer Status Report” with the application for an implementing subdivision.

- 2) Uses and development standards as amended by the Emerald Meadows Ranch Specific Plan Zoning Ordinance in Section V and further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposal including subdivisions, plot plans, and conditional use permits. In the case of any conflict between Ordinance No. 348 and the Emerald Meadows Ranch Specific Plan, the Specific Plan supercedes. Where reference is made to Ordinance No. 348, it shall refer to the Ordinance in place and adopted at the time this Specific Plan is approved by the Board of Supervisors. Revisions made in the future to Ordinance No. 348 shall not apply to this Specific Plan.
- 3) Sketches, plans and photographs and text provided in the Section VI, Design Guidelines, are intended to identify the overall design principles for the community that are to be incorporated by the master developer, individual parcel developers and their design consultants. The Architectural Elements sections of the Design Guidelines are provided as a “palette” of design elements that should guide the design of the various residential and commercial retail buildings. They are not intended to represent any actual building or parcel design nor are they intended to require that all design images be incorporated into the design of the various parcels. Developers, builders, planners, architects and landscape architects are encouraged to use creativity and imagination in developing their precise design proposals.

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Any major changes of the design standards or guidelines as shown must meet or exceed the quality identified in the Specific Plan, and shall be subject to approval by the Planning Director prior to issuance of building permits for the respective planning area. The Design Standards and Guidelines Section in this Specific Plan shall supercede the Countywide Design Standards and Guidelines, adopted January 13, 2004.

- 4) All project lighting shall be in accordance with applicable Riverside County standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance No. 348 except where superseded by this Specific Plan, and shall conform substantially to Emerald Meadows Specific Plan #337, as filed in the Riverside County Planning Department, unless otherwise amended.
- 6) Except for Sections IV, V and VI of this Specific Plan e.g., Development Plans/Standards, Specific Plan Zoning and Design Guidelines respectively, no portion of this Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development document.
- 8) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and / or maintenance responsibility for all common recreation, open space, circulation systems, lighting and / or landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas for each development parcel shall be conveyed to the maintenance organization(s) as implementing development is approved or any subdivision is recorded.

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- c) The maintenance organization(s) shall be established prior to, or concurrent with, the first final map land division recordation or issuance of any building permit for any approved development permit.

- 9) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property, and all other applicable County standards and the Subdivision Map Act.

- 10) Development applications which incorporate common areas or open space areas shall be conditioned for completion of design plans, specifying location and extent of landscaping, type of irrigation systems, common open space area structures, and circulation (vehicular, pedestrian, and / or bicycle).

- 11) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density and respective minimum lot sizes identified in the Specific Plan development standards, and shall also be subject to the following: a) adequate availability of services; b) adequate access and circulation; c) building types and design in conformance with the Specific Plan design standards, d) density transfer provisions provided in Section IV, and e) sensitivity to neighborhood design through lot and street layouts.

- 12) Planning areas that include park or open space that will be conveyed to a public entity within parcel boundaries by individual property purchasers shall be deed restricted so as to create open space easements and prohibit development activity in such open space, except temporary easements shall be granted for construction of the individual parcels where needed for access and coordination of grading / drainage and other construction activities between parcels, where the intent is consistent with the goals of this Specific Plan.

- 13) Designation and/or dedication of open space and park land, or payment of fees to satisfy Quimby Act, County and State requirements, will be required by the project developer.

- 14) Prior to the issuance of building permits, improvement plans for developed common open space areas shall be submitted for County of Riverside Planning Department approval for the stage of development in question to assure the plans are in conformance with the Design Guidelines. Plans required to be provided as part of the submittal shall include landscape and irrigation plans prepared by a licensed landscape architect. All park design plans shall be processed through the Jurupa Area Recreation and Parks District as lead agency in accordance with the standards and provisions within this Specific Plan.

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- 15) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design features within each individual tract:
- a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets, sidewalks and bikeways.
 - c) Innovation in housing types and design.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Lighted addresses.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
- 16) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to individuals with disabilities.
- 17) It is anticipated that maintenance associations, if formed, will be established as follows:
- The property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
- 18) Construction, maintenance and management of certain public facilities and infrastructure requirements and development fees (such as for schools, sewers, water facilities, open space, and roadways) may be financed through a community facilities district (CFD) or similar public financing mechanism. Financing of these facilities through a CFD or similar entity may substitute for the payment of fees that would have financed those facilities or have been required by governing agencies for regional improvements.
- 19) A preliminary geotechnical report by a licensed engineer shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
- 20) Flag lots shall be permitted within Emerald Meadows Ranch subject to approval by the Planning Director and the Fire Department, and only in those cases where

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existing residential lots render it infeasible to access new homes/lots from the interior of the Specific Plan residential neighborhoods, e.g, along 34th Street.

- 21) The use of passive solar heating techniques is encouraged within the project where feasible. Passive systems involve design elements such as orienting buildings properly, planting tree types to take advantage of the sun, providing adequate roof overhangs and assuring that walls are property insulated.
- 22) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisor's adoption of this Specific Plan.