

1.0 SUMMARY

1.1 SPECIFIC PLAN SUMMARY

1.1.1 PROJECT SUMMARY

The StoneRidge Specific Plan is a proposal for a planned community on a 605.4 acre site located approximately five miles east of the City of Perris, in the Lakeview Nuevo Region of Riverside County. The proposed extension of Antelope Road traverses the central portion of the site from north to south between the Ramona Expressway and Nuevo Road. Orange Avenue is proposed to span the site from east to west. The San Jacinto River traverses the southeastern portion of the property.

The StoneRidge Specific Plan is one of at least seven proposed or approved specific plans along what is referred to as the "Ramona Corridor." In total, these specific plans represent the extension of residential development in the Perris Valley area of Riverside County. The Ramona Corridor developments are summarized and depicted on Figure 2.

The proposed land use plan for StoneRidge includes up to 2,236 single and multi-family homes on approximately 605.4 acres with an overall gross density of 3.7 dwelling units per acre. There is an affordable housing provision in the Specific Plan which could permit additional affordable housing units beyond the total as a result of a density bonus. The following table summarizes the proposed land use plan:

**TABLE 1.1
LAND USE PLAN SUMMARY**

Land Use	Gross Acres	D.U.	Gross Density (D.U./Acre)	Percentage
Medium Residential	185.0	718	3.9	31 %
Medium-High Residential	185.0	903	4.9	31 %
Very-High Residential	30.0	446	14.9	5 %
Commercial	75.0	169		12 %
Public Facilities: Schools (includes River R.O.W.)	27.0			4 %
Parks (Active - 3)	33.7			5 %
Backbone Circulation	40.3			7 %
Open Space	29.4			5 %
TOTAL	605.4	2,236*	3.7	100 %

*Total dwelling units does not include up to a maximum of 300 additional units as permitted by an approved affordable housing program. Up to 150 affordable units and a matching number of bonus units may be allocated in planning areas 1 and 25.

1.1.2 COMMUNITY LOCATION

The StoneRidge Specific Plan site is situated along the southern side of the Ramona Expressway, easterly of the City of Perris city limits and southerly of the City of Moreno Valley. It is approximately three (3) miles east of

Interstate 215, immediately south of Lake Perris and approximately one (1) mile west of the Community of Lakeview Nuevo. The Bernasconi Hills rise immediately to the west and north of the project boundary.

The project site is illustrated in both regional and local context on Figures 1 and 2, respectively.

1.1.3 MARKET CHARACTERISTICS

The StoneRidge Planned Community will be completed in at least three primary phases with multiple residential products comprising each phase. The diversity of product types is intended to stimulate the creation of a diverse community for young families and singles, first-time home buyers, move-up buyers and larger families.

Common areas (such as parks, greenbelts, and open space) are proposed to be maintained by County Service Agencies (CSA 146) for residents of StoneRidge and other local users. Under current marketing strategies, it is anticipated that residential build-out will be achieved over an approximate four-to-eight year period. Absorption of commercially designated land is anticipated to occur during the middle and latter stages of the project. The fiscal effects of this proposal are contained under separate cover entitled, "Fiscal Impact Analysis - StoneRidge - Riverside County, October 16, 1989." The report prepared by Natelson Levander Whitney, Inc. has been filed with the County of Riverside concurrent with the filing of the StoneRidge Specific Plan.

1.1.4 DESIGN OBJECTIVES

As mentioned above, the StoneRidge project is part of a larger planned community area known as the Ramona Corridor. Of seven major contiguous properties, StoneRidge is surrounded on the east and west by two other projects currently going through the Specific Plan /EIR entitlement process in Riverside County.

Centrally located within the Corridor developments, the StoneRidge project was planned to function within the overall area wide development scheme, while still maintaining a thematic identity. Circulation, parks, schools, trails and major infrastructure were coordinated, planned and designed within an overall master plan for the Ramona Corridor developments.

The primary design theme for the StoneRidge Specific Plan is to create a high quality family oriented community. The StoneRidge design theme will be reinforced by the following community elements:

- o Roadway alignments which create a continually varying streetscape and geographical reorientation;
- o Curvilinear streets and cul de sacs which help create smaller pocket neighborhoods;
- o Creation of high-image visual elements along the major roadways, such as landscaping, entryways and monumentation;
- o Enhanced, landscaped parkway areas (landscape development zones) along all collector secondary and major roadways;
- o Design and architectural guidelines that promote a project-wide community image;
- o Entry themes to create a sense of "community" and arrival at a destination.

The StoneRidge Specific Plan has been designed to establish neighborhood enclaves with views to the San Jacinto Mountains and to the plains of the Lakeview Nuevo Valley. Accessible within StoneRidge are neighborhood

parks, community shopping facilities, and access to adjacent regional recreation facilities all linked by trails, sidewalks, bike lanes and public streets. The major public amenity of StoneRidge is the parks and open space system which serves to provide extensive recreation and relaxation opportunities while unifying the entire project with common design treatments and a trail system.

1.1.5 PLAN PROCESSING

The StoneRidge site, located within the County of Riverside, is currently comprised of agricultural or fallow land uses. The current zoning for the property is A-1-10 and A-1-20. Up until August 1990, the Land Use Element of the General Plan provided for agriculture, open space, and flood plain uses. However, the County, in concert with a local Community Advisory Committee (CAC), has recently adopted the Lakeview Nuevo Community Plan which amended the General Plan allowing more urbanizing uses in the StoneRidge Specific Plan area. The Specific Plan shall conform to the policies of the Community Plan and any amendments made to it by the Board of Supervisors. The StoneRidge Specific Plan is prepared in form, format, and technical detail consistent with the State of California Government Code and Guidelines and County of Riverside Policy. This document has been prepared in specific compliance with County of Riverside Form and Content requirements dated December 13, 1988.

The StoneRidge Specific Plan, through concurrent processing of a General Plan Amendment and a zone change for the subject property, will permit development within the parameters of this Specific Plan and applicable County Ordinances. As of August 29, 1990, The Board of Supervisors adopted the Lakeview Nuevo Community Plan which changed the General Plan designation for the subject site from "agriculture" to "specific plan" with a residential density of 2-4 dwelling units per acre. The site is zoned primarily as A-1-10 and A-1-20, which permits light agricultural production and residential uses on lots of 10-20 acres and greater. The specific plan must be reviewed and acted upon in advertised public hearings before both the County of Riverside Planning Commission and Board of Supervisors. This project also includes the concurrent processing of a Development Agreement between the County and the project applicant. This document will specify the improvements to the land which the developer will provide and will also stipulate the County's responsibility. The Development Agreement will ultimately regulate the overall number of dwelling units for the property. The Specific Plan (SP) complies with the provisions of the California Environmental Quality Act (CEQA) through the preparation of a Draft Environmental Impact Report (DEIR) for the Specific Plan document. This document is also subject to public review and comment prior to any legislative action on the Specific Plan document.

REGIONAL SETTING

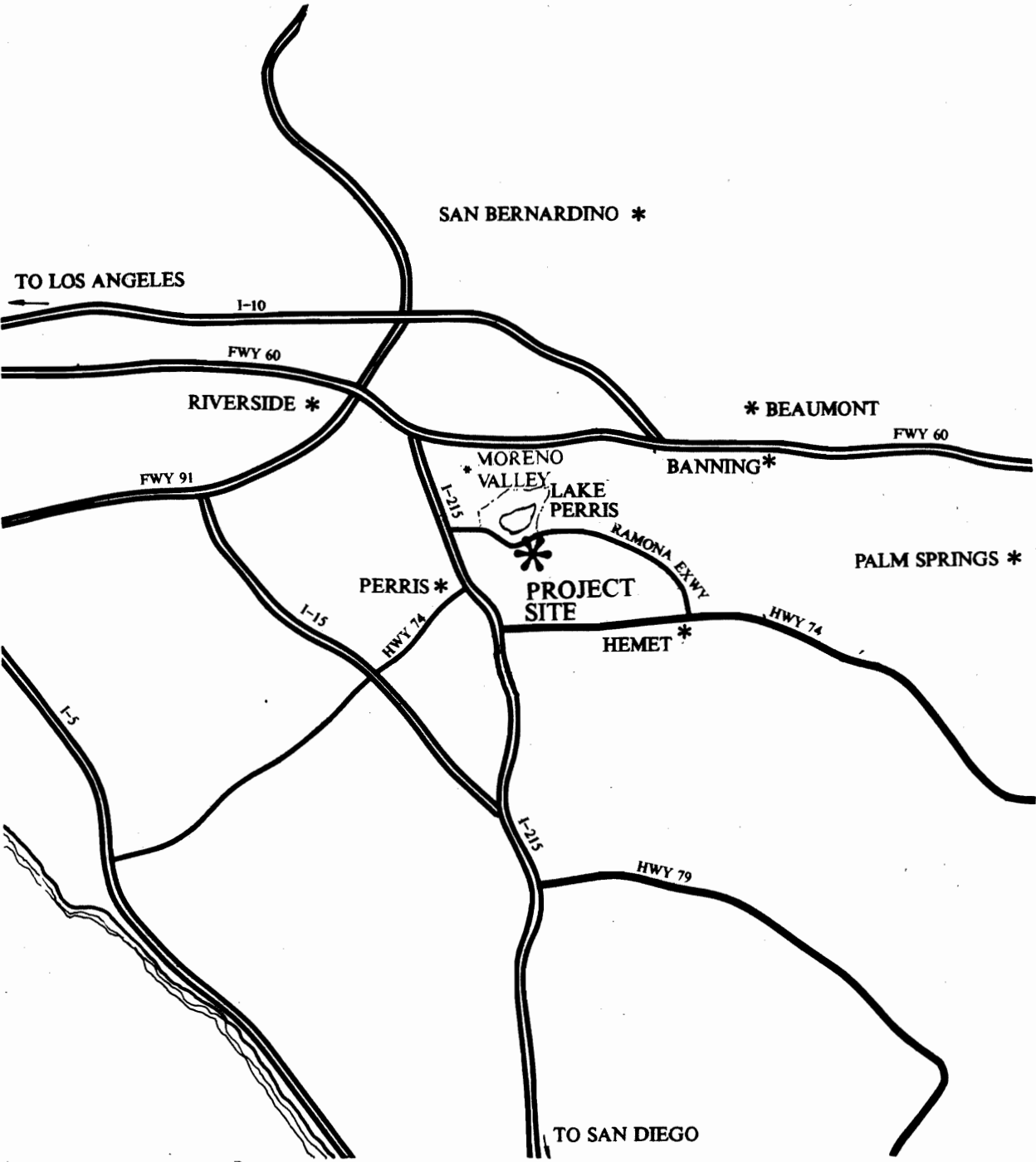


FIGURE 1



GRAPHIC FOR ILLUSTRATIVE PURPOSE ONLY

STONERIDGE

A RANCON COMMUNITY

VICINITY MAP

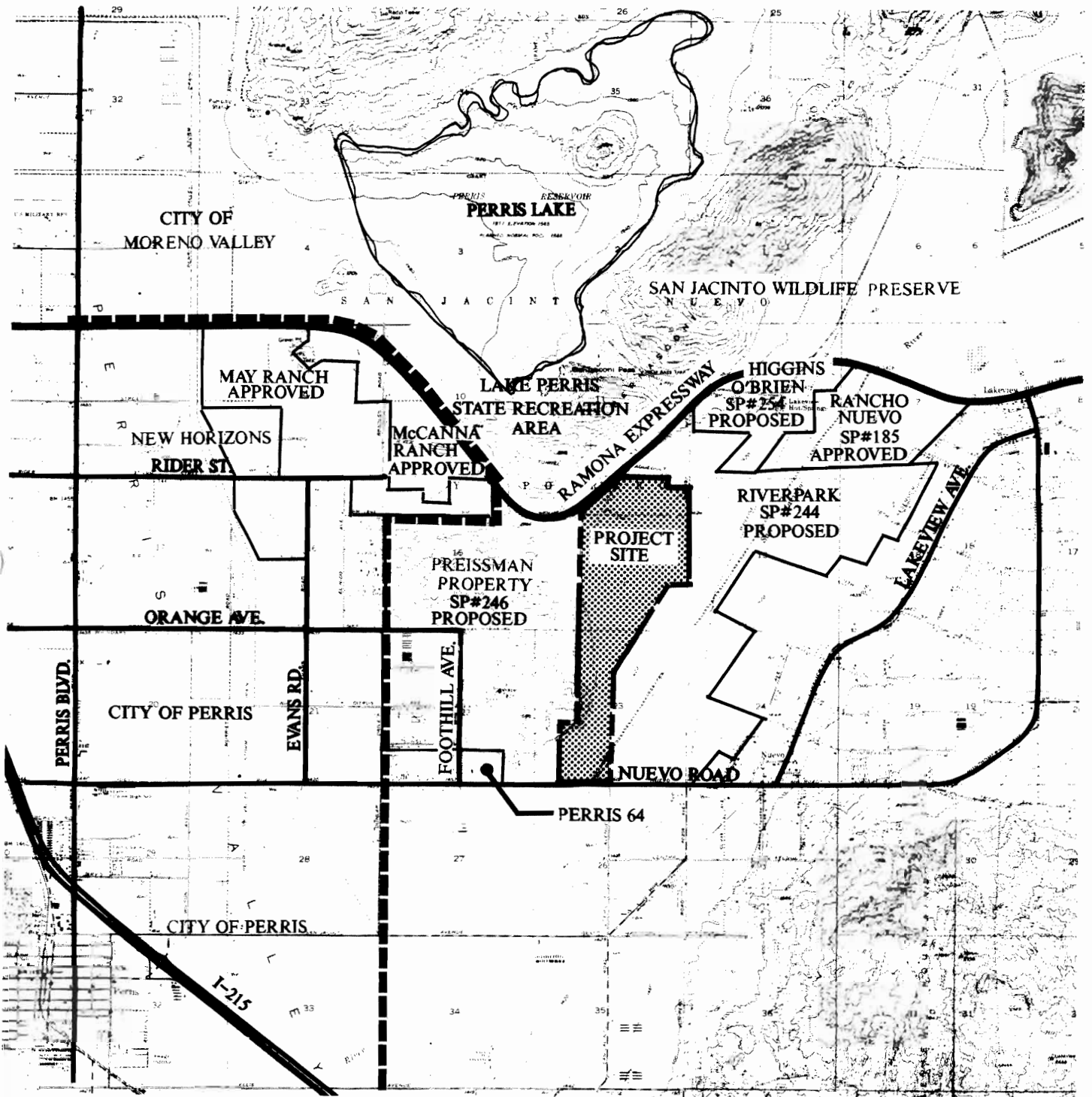


FIGURE 2



GRAPHIC FOR ILLUSTRATIVE PURPOSE ONLY

STONERIDGE

A RANCON **R** COMMUNITY