
3.0 SPECIFIC PLAN

3.1 COMPREHENSIVE LAND USE PLAN

3.1.1 PROJECT WIDE LAND USE PLAN DESCRIPTION

The StoneRidge comprehensive land use plan proposes the development of approximately 2,236 single-family and multi-family homes within an area of 605.4 acres at an overall project density of 3.7 dwelling units per acre. The project also provides for community commercial development, public neighborhood parks, trails, greenbelt paseos, public schools, and a supporting roadway system.

The entire StoneRidge community will be unified through the use of design consistency and coordinated entry statements, landscaping, architecture, trails, and signage.

Figure 3 depicts the Comprehensive Land Use Plan and Table 3.1 summarizes the project statistics by land use designation and planning area. The descriptions that represent the residential zones for all single-family detached dwelling units correspond to County General Plan land use designations. The comprehensive land use plan represents a diversity of residential product types and supporting uses within a common community theme.

Within the StoneRidge Planned Community are 26 planning areas comprising the residential, commercial, public facilities-schools, parks and open space uses. Residential uses include fourteen (14) planning areas, along with three (3) planning areas for parks, four (4) planning areas for commercial uses, three (3) planning areas for public facilities/schools, and two (2) planning areas for open space uses including a natural preservation area and a recreation area adjacent to the San Jacinto River.

An affordable housing program, is also included in the StoneRidge project. The program provides for the dedication of land in either planning area 1 or 25 to the Housing Authority and for a density bonus, above the base allocation of 2236 dwelling units, of one market rate unit for each affordable unit, to a maximum of 300 units.

Specific information on each of the planning areas within StoneRidge is provided within Section 4.0, Planning Area Development Standards, within the Land Use Table (Table 3.1) and in Planning Area Figures 19 through 42A.

- A. **RESIDENTIAL** - Residential densities within the project will be on the average of 4.0 dwelling units per acre overall. The housing mix will be spread over three density ranges varying from Medium to Very-High (7,000 square foot lots to multi-family apartments).
- o Medium Density Residential - will consist of approximately 185.0 gross acres with a density range of 2 to 5 units per acre. Minimum lot sizes in medium density residential will be 6,000 square feet. These units will be located in Planning Areas 3, 4, 15, 16, 17, and 22.
 - o Medium-High Density Residential - will include units on 185.0 gross acres with a density range of approximately 5 to 8 units per acre. Average lot sizes in medium-high density residential will be 5,000 square feet. These units will be located in Planning Areas 1, 5, 8, 10, 13, 18, and 23. A comprehensive site planning and architectural guideline package has been included as part of this Specific Plan (Sections 6.0 and 7.0). These guidelines provide standards and performance criteria which promote quality architectural design and attractive neighborhoods.

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- o Very-High Density Residential - will consist of 30.0 acres with a density not to exceed 20 dwelling units per acre. These units will be located in Planning Areas 6 and 7.
- B. **COMMERCIAL/MIXED USE** - Total mixed use commercial activities will consist of 75.0 gross acres. The proposed uses will serve the residents of StoneRidge as well as off-site users and will be located along Ramona Expressway and Nuevo Road. The commercial centers will be located in Planning Areas 1, 2, 24 and 25. Because of their location along the major roadways, the commercial centers will serve both the local and area-wide markets. More specifically, Planning Area 1 serves as an activity corridor zone permitting a mixed use land use. The intent behind the development of the Activity Corridor Zone involves providing the means to develop a more concentrated mixed-use urban core area than permitted by traditional zoning regulations. The Activity Corridor Zone serves as a focal point for the surrounding community resulting from a concentration of complimentary land uses along the major community arterials. Permitted uses within the Activity Corridor Zone include commercial, civic, recreation, higher density residential, churches, institutional, child care and related land uses. A primary objective of the Activity Corridor Zone entails creating an intensive, pedestrian-oriented "town center" within a major residential community. The Activity Corridor Zone will also serve as a "receiver" area for dwelling units permitted for, but not developed, in other adjacent residential areas. The baseline number of dwelling units permitted in Planning Area 1 will be 169 dwelling units. Stacking of residential and commercial uses are encouraged. The town center is a candidate affordable housing receptor site as detailed in the Development Agreement. All bonus units permitted as part of the affordable housing program will be located in planning area 1.
- C. **PUBLIC FACILITY SITES** - The public facility sites will consist of 27.0 gross acres overall. The proposed school uses will serve the residents of StoneRidge as well as off-site users. School sites within StoneRidge have been sized and located in accordance with the affected school districts and are part of the overall school program for the Ramona Corridor Master Planned area, including elementary, middle and high schools. A three acre public facility site will also be made available in the 15 acre Sports Complex, Planning Area 21, for potential development of a fire station, or other public facility use.
- o Schools - are proposed to be located on 27.0 acres. The sites located in Planning Areas 9, 12, 20, are proposed for school facilities. One elementary school sites consist of 7 acres adjacent to a minimum of 8 acres of park land, the other two school sites consist of 10 acres each.
- D. **PARKS/OPEN SPACE/RECREATION** - StoneRidge has been planned to offer approximately 63 acres of parks, open space and recreational amenities. Recreation opportunities include a sports complex, linear greenbelts with trails, larger sports oriented neighborhood parks, natural open space and the San Jacinto River open space corridor. The StoneRidge park and open space system will also function as an integral part of the overall parks/recreation/open space system of the Ramona Corridor Master Planned area.
- o **Neighborhood Parks** - Consist of 18.7 gross acres which is equivalent to three acres of developed parkland per 1000 dwelling units which is equal to the minimum Quimby requirements. The two neighborhood parks will offer primarily active sports recreation amenities, and will be located in Planning Areas 11 and 14.
 - o **Sports Complex** - The 15.0 acre sports complex in Planning Area 21 will be a major recreational facility designed to serve the needs of the entire community. Specific facilities and other programmatic requirements will be developed for the sports complex during subsequent phases of planning and design, but will include 4 lighted regulation little league fields with soccer field overlays, playground facilities, restroom facilities and off-street parking.
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- o **Greenbelt Paseos** - Paseos will serve to link the various neighborhoods together. The greenbelt paseos will provide passive open space opportunities with trails and attractive landscaping. The paseo areas will be developed by the master developer as part of adjacent park areas.
 - o **Natural Open Space** - A portion (20.8 gross acres) of the project site is to be retained as open space, within Planning Area 19. Rock outcroppings on the slopes will serve as distinctive visual features, providing an attractive natural back drop for the StoneRidge Community. These slopes will also be retained to avoid serious environmental hazards due to rock falls and erosion.
 - o **San Jacinto River** - Planning area 26 (8.6 gross acres) will consist of Riverside County Flood Control District (RCFCD) right-of-way area. Flood control improvements will be designed by the RCFCD and are funded through an assessment district. Figure 61 illustrates the proposed San Jacinto River cross section. If additional right-of-way is required by a public agency, development planned for that area taken shall be reallocated to other planning areas. The river R.O.W. is proposed to contain equestrian and hiking trails and a habitat mitigation area which will be reclaimed for plants and wildlife. In addition, recreational improvements that are compatible with the drainage and biological function of the site will be provided.
 - o **Landscaped Parkways** - Within StoneRidge, all major, secondary and collector roads will have enhanced landscaped parkways which include meandering sidewalks, slopes, berms and planting. A 26' landscape development zone (LDZ) has been planned to occur along Antelope, Orange, and 'A' and 'B' streets. These LDZ areas provide attractive, functional and convenient pedestrian and open space areas that serve to unify and link the land uses and neighborhoods together. Landscaped parkways will be maintained by either CSA 146 or a Master Homeowners Association.
- E. **ROADS** - The project consists of approximately 40.3 acres of arterial, major and collector roadways, not including local streets.
- F. Four planning areas are planned in conjunction with adjacent specific plan projects.
- o **Planning Area 4 - Medium Density Residential**

This planning area is planned in conjunction with Specific Plan No. 246, the proposed Preissman Specific Plan, to facilitate project interface and infrastructure construction. The total acreage of the planning area is 57.1 acres with 186 dwelling units. The StoneRidge Specific Plan contains 12.0 acres of the planning area and 49 of the planned 186 dwelling units. The construction of the site will take place concurrently with the portion of the site which lies within the adjacent project, although the planning area can be developed independently of the adjacent property.
 - o **Planning Area 16 - Medium Density Residential**

This planning area is planned in conjunction with Specific Plan No. 246, the proposed Preissman Specific Plan, to facilitate project interface, and infrastructure construction. The total acreage of the planning area is 53.0 acres with 151 dwelling units. The StoneRidge Specific Plan contains 39.0 acres of the planning area and 139 of the planned 151 dwelling units. The construction of the site will take place concurrently with the portion of the site which lies within the adjacent project, although the planning area can be developed independently of the adjacent property.

- o **Planning Area 22 - Medium Density Residential**

This planning area is planned in conjunction with Specific Plan No. 246, the proposed Preissman Specific Plan, to facilitate project interface and the construction of the infrastructure. The total acreage of the planning area is 57.8 acres with a total of 182 dwelling units. The StoneRidge Specific Plan holds 19.0 acres of the total site and contains 68 of the total number of dwelling units. Both sites within the specific plan area will be developed concurrently.

- o **Planning Area 24 - Commercial**

This Planning Area is planned in conjunction with Specific Plan No. 246, the proposed Preissman Specific Plan to facilitate project interface and community plan consistency. The total commercial center will equal 15 acres, of which 2.0 acres lay within the StoneRidge Specific Plan boundaries. The entire commercial center will be developed concurrently with compatible design and circulation treatments. No actual commercial development is permitted to occur unless it is part of the larger 15 acre development; however, pre-development activities such as grading, utilities and drainage improvements may occur.

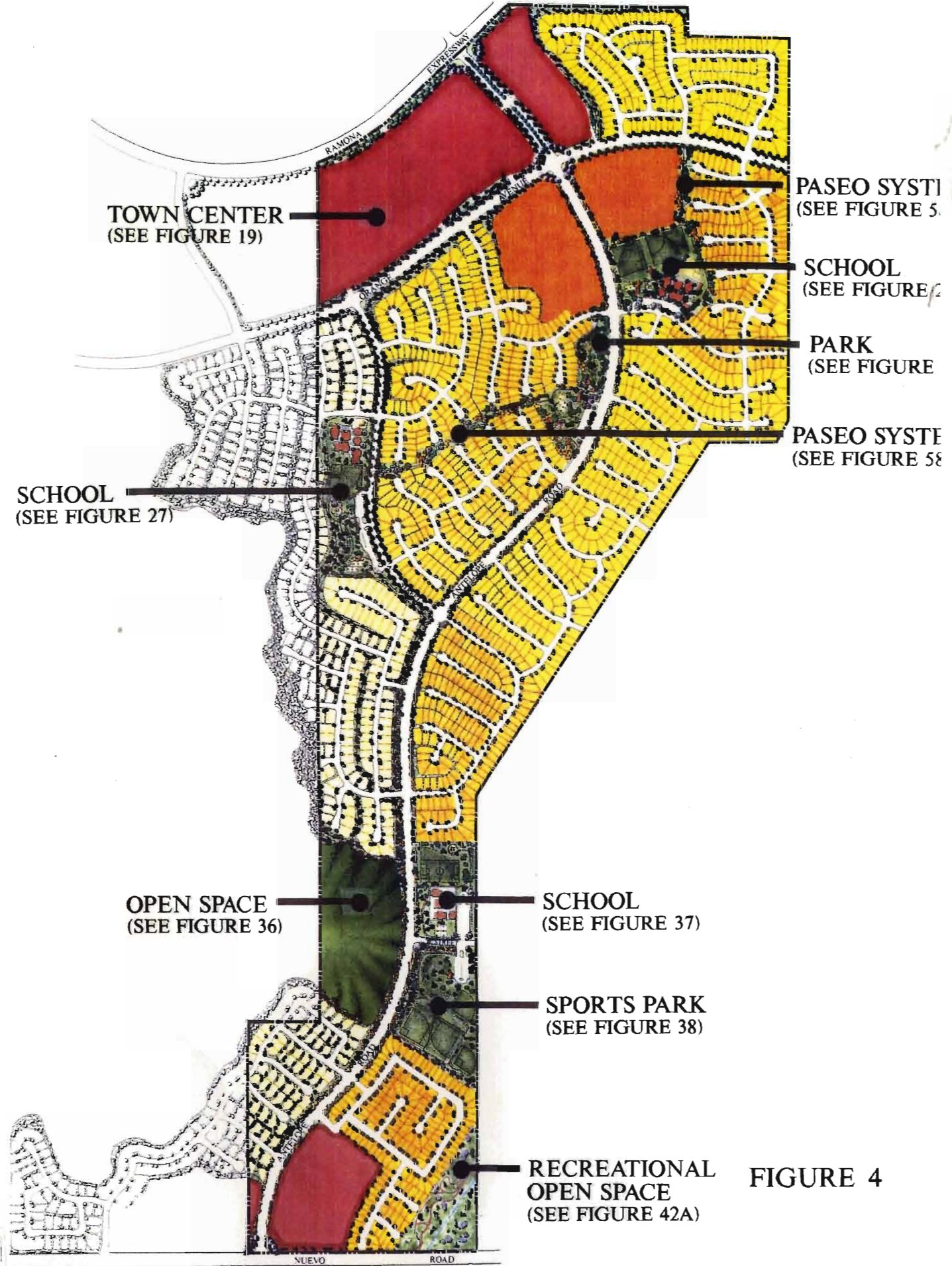


FIGURE 4



STONERIDGE

A RANCON **R** COMMUNITY

**TABLE 3.1
LAND USE SUMMARY TABLE**

LAND USE DESIGNATION/DENSITY	PLANNING AREA	GROSS ACRES	TOTAL DUS *
M MEDIUM RESIDENTIAL (2-5 DU/AC) (6,000-7,200 sq. ft. lots)	3	45.0	184
	4	12.0	49
	15	37.0	141
	16	39.0	139
	17	33.0	137
	22	19.0	68
SUBTOTAL		185.0	718
M-H MEDIUM-HIGH RESIDENTIAL (5-8 DU/AC) (5,000 sq. ft. lots average)	5	29.0	136
	8	33.0	173
	10	24.0	105
	13	34.0	165
	18	28.0	140
	23	37.0	184
SUBTOTAL		185.0	903
V-H VERY HIGH RESIDENTIAL (14-20 DU/AC)	6	17.0	238
	7	13.0	208
SUBTOTAL		30.0	446
COMMERCIAL	1	44.0	169
	2	14.0	
	24	2.0	
	25	15.0	
SUBTOTAL		75.0	169
RESIDENTIAL TOTAL			* 2,236
PARKS	11	8.0	
	14	10.7	
	21	15.0	
SUBTOTAL		33.7	
OPEN SPACE			
	• NATURAL	19	20.8
	• RECREATIONAL	26	8.6
SUBTOTAL		29.4	
SCHOOLS	9	10.0	
	12	7.0	
	20	10.0	
SUBTOTAL		27.0	
CIRCULATION		40.3	
GRAND TOTAL		605.4	2,236 D.U.

* Total dwelling units do not include up to 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 to planning areas 1 and 29.

CONCEPTUAL LAND USE PLAN

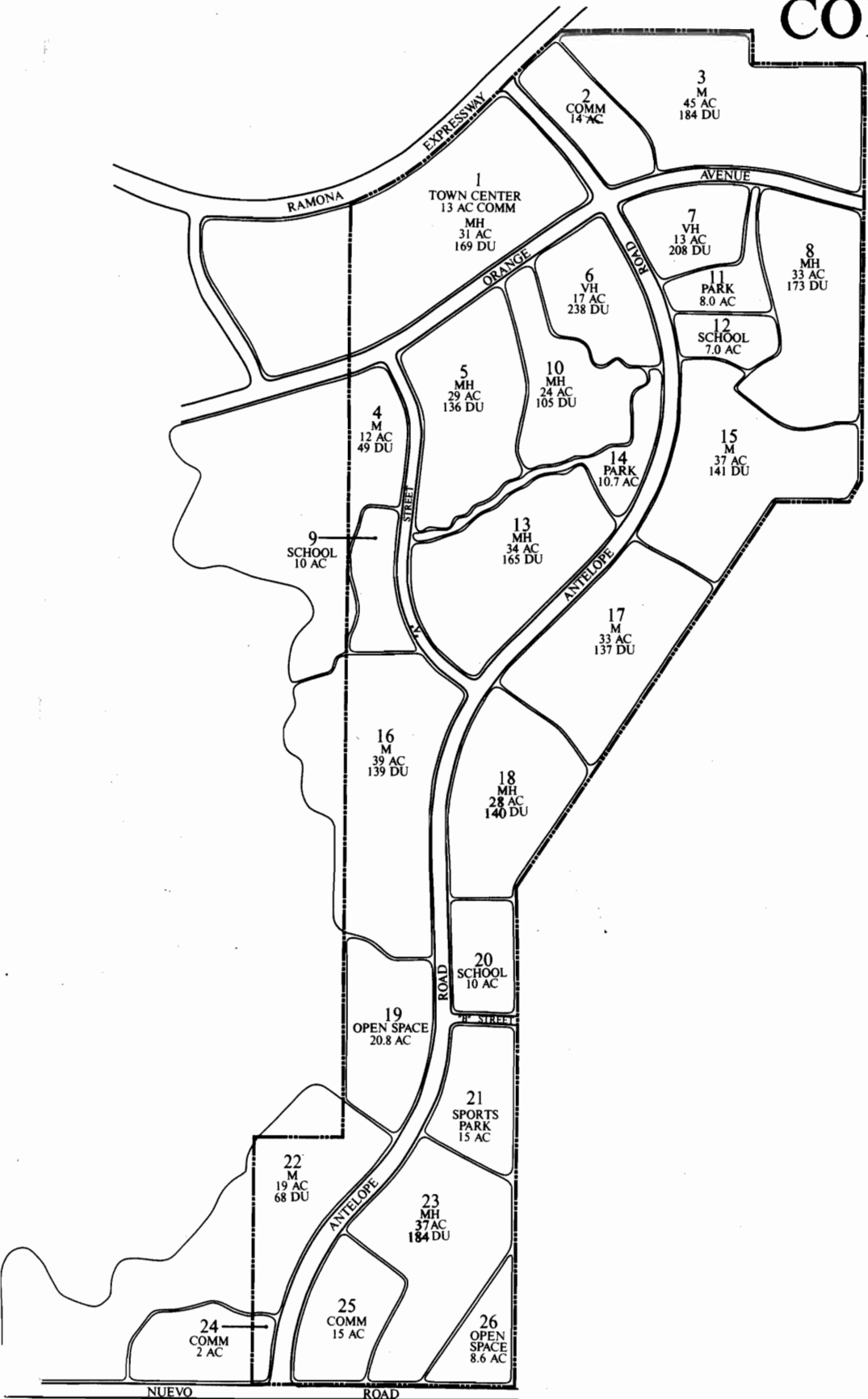


FIGURE 3

3.1.2 PROJECT WIDE LAND USE PLAN DEVELOPMENT STANDARDS

In order to ensure the orderly and sensitive development of the residential, commercial and recreational uses proposed for StoneRidge, special considerations and standards have been incorporated for each planning area. These area-specific standards, discussed in detail in Section 4.0, will assist in accommodating the proposed development and provide adequate transitions to neighboring residential types.

In addition to these specific techniques, project-wide development standards also have been prepared which compliment the unique conditions within each planning area. These general standards are:

1. *The total StoneRidge Community Specific Plan shall be developed with a maximum total of 2,236 dwelling units on 605.4 acres, as illustrated on the Comprehensive Land Use Plan (Figure 3). General uses permitted will include residential, commercial, public facilities-schools, recreation, and circulation as delineated on the Comprehensive Land Use Plan and in the individual planning areas (Figures 19 through 42).*
2. *Uses and development standards will be in accordance with the County of Riverside Zoning Ordinance No. 348 amended by this Specific Plan unless specifically modified or deleted by this Specific Plan.*
3. *Standards relating to signage, landscaping, parking and other related design elements will conform to the County of Riverside Zoning Code Ordinances No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements.*
4. *The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws except as modified by this Specific Plan; and shall conform substantially with adopted Specific Plan No. 239, as filed in the office of the Riverside County Planning Department, unless otherwise amended.*
5. *An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for Specific Plan No. 239.*
6. *Lots created pursuant to this Specific Plan and any subsequent tentative tract maps shall be in conformance with the development standards of the Specific Plan Zone herein applied to the property.*
7. *If necessary, roadways, infrastructure and open space will be coordinated by and paid for through an assessment or county service agencies to facilitate construction, maintenance and management. Many of the infrastructure improvements addressed by this Specific Plan/EIR, may be financed through the issuance of bonds by Community Facilities District (CFD) pursuant to the Mello Roos Community Facilities Act of 1982 (Government Code Section 53311 et. seq.) as amended.*
8. *The following shall be incorporated within each individual tract:*
 - a. *Circulation for pedestrians, vehicles and police patrols.*
 - b. *Lighting of streets, walkways and bikeways.*
 - c. *Visibility of doors and windows from the street and between buildings.*
 - d. *Architectural plan consistency with sections 6.0 and 7.0 of this document.*

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9. *Conceptual access points are identified for each planning area within the Specific Plan. However, final access point locations will be determined at the time of tentative tract map submittal.*
 10. *All project lighting shall be in accordance with Mt. Palomar standards.*
 11. *The County may initiate an amendment or revocation proceeding on all or any portion of this specific plan if a development application has not been approved within ten years of the Board of Supervisors's approval.*
 12. *Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle).*
 13. *Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.*
 14. *Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.*
 15. *Prior to the issuance of building permits, improvement plans for developed common open space area, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.*
 16. *If any historic or prehistoric remains are discovered during grading, grading activity in the immediate area shall cease until a qualified archaeologist and/or paleontologist can be consulted to ascertain their significance and implement appropriate mitigation.*
 17. *The effects of seismic ground shaking, as described in the geotechnical report (as found in the appendices), may be mitigated by the seismic design parameters contained in the report. Said design parameters shall be utilized in conformance with the most current Uniform Building Code and applicable County Ordinances.*
 18. *In the undeveloped condition, portions of the site below elevation 1,420' are within the dam inundation area of the Perris Reservoir. This includes P.A.'s 3, 8, 15, 17, 18, 23, and 26. However, proposed improvements to the San Jacinto River and improvements proposed as part of the StoneRidge project will remove the flood inundation area from StoneRidge. Nevertheless, if any area remains in the dam-inundation area, an emergency evacuation route shall be prepared by the proponent and filed concurrently with the submittal of a development plan for the area. Any improvements necessary to implement the dam inundation/emergency evacuation plan (ie., sirens, emergency evacuation routes, berms, etc.), shall be in place prior to issuance of a certificate of occupancy for any structure in the impacted area. All prospective buyers within any residential areas within the dam inundation area shall have written notice from the project applicant of the inundation and emergency evacuation plan.*
 19. *Potential construction noise shall be mitigated through the limitation of construction hours from 7 a.m. to 7 p.m. Monday through Friday. Construction is not permitted on weekends or federal holidays.*
 20. *Noise barriers shall not exceed a height of six (6) feet.*
 21. *The project site shall be watered intermittently to reduce the amount of dust during the grading and construction phase. The planting of ground cover shall also be utilized where appropriate.*
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22. *The planning areas within StoneRidge planned in conjunction with adjacent specific plans may be built out concurrently with the portions contained in the adjacent specific plans with the provisions of adequate infrastructure.*
 23. *Public facility planning areas which are proposed to be developed in conjunction with adjacent planning areas in neighboring specific plan areas (i.e., schools and parks) shall be fully developed and/or conveyed in their entirety pursuant to an enforceable owners agreement between the two property owners. If no agreement, suitable to the County, is executed, complete facilities will be located within the project boundary subject to review and approval of the governing jurisdiction.*
 24. *"Density transfers wholly within the StoneRidge Specific Plan area shall be allowed subject to the following and the approval of the Planning Director:*
 - (a) *The StoneRidge Specific Plan is approved and/or modified to include a gross residential density of less than 4.0 du/ac for the entire community.*
 - (b) *The number of units within each planning area fluctuates no more than 10%, as a result of density transfers.*
 - (c) *The cumulative total number of units for the entire Specific Plan area does not exceed a gross density of 4.0, unless as a result of an approved affordable housing program.*
 - (d) *The average lot area for each individual planning area equals or exceeds the minimum lot size permitted.*
 - (e) *The developer applicant provides data, prior to approval of the tentative tract map for the property receiving additional density supporting the availability of adequate infrastructure capacity for this property.*
 - (f) *The existence of excess units available for a density transfer arises only when an approved tentative tract map or tentative tract map in the approval process, for a planning area, does not contain the maximum number of units delineated for the planning area within the Specific Plan."*
 - (g) *Density transfers may only be applied to the town center subject to conformance with Community Plan policies of this Specific Plan #239.*
 25. *Should the County ultimately adopt a San Jacinto River corridor R.O.W. which is greater than 500 feet, the developer may transfer units from affected planning areas to the town center area in the Specific Plan, subject to the approval of the Planning Director.*
 26. *The developer shall record CC & R's at time of recordation of an implementing tract map prohibiting parking of RV's in residential areas.*

3.2 CIRCULATION PLAN

3.2.1 CIRCULATION PLAN DESCRIPTION

To provide the necessary vehicular, bicycle and pedestrian circulation for the project area, a roadway/bicycle/trails concept has been developed as illustrated in the Circulation Plan (Figures 5 and 6). The main objective of the Circulation Plan is to provide direct and convenient access to individual residential clusters, commercial and recreational land uses through a safe and efficient network including major, secondary, and local (residential) roadways. Roadway cross-sections are shown on Figures 7 through 9.

The StoneRidge Circulation Plan functions independently, but is consistent with the overall roadway and bike and trail system for the Ramona Corridor developments.