

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 5, 2021

Mr. Russell Brady, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

COMMISSIONERS

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Riverside

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Riverside

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Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

File No.: ZAP1467MA21
Related File No.: SPA239 A1 (Specific Plan Amendment), GPA190008 (General Plan Amendment), CZ1900024 (Change of Zone)
APN: Multiple

Dear Mr. Brady:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2015-01, as ALUC Director, I have reviewed Riverside County Case Nos. SPA239 A1 (Specific Plan Amendment), GPA190008 (General Plan Amendment), CZ1900024 (Change of Zone), a proposal to amend the Stoneridge Specific Plan No.239 by redesignating the primary land use within the Specific Plan from various residential land use designations to primarily Light Industrial, along with Business Park, Commercial Retail, and Open Space, while modifying the Specific Plan boundaries by removing approximately 33 acres from the southern portion of Specific Plan No.239, revising the land use designations of the General Plan to match those proposed by the Specific Plan, modifying the zoning of the areas to be added and removed from the Specific Plan No.239, and modifying the zoning ordinance of the Specific Plan.

The southwest portion of the site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA), while the northwest portion is located outside of the March Air Reserve Base/Inland Port AIA. Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity and residential density are not restricted.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this specific plan amendment.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

AIRPORT LAND USE COMMISSION

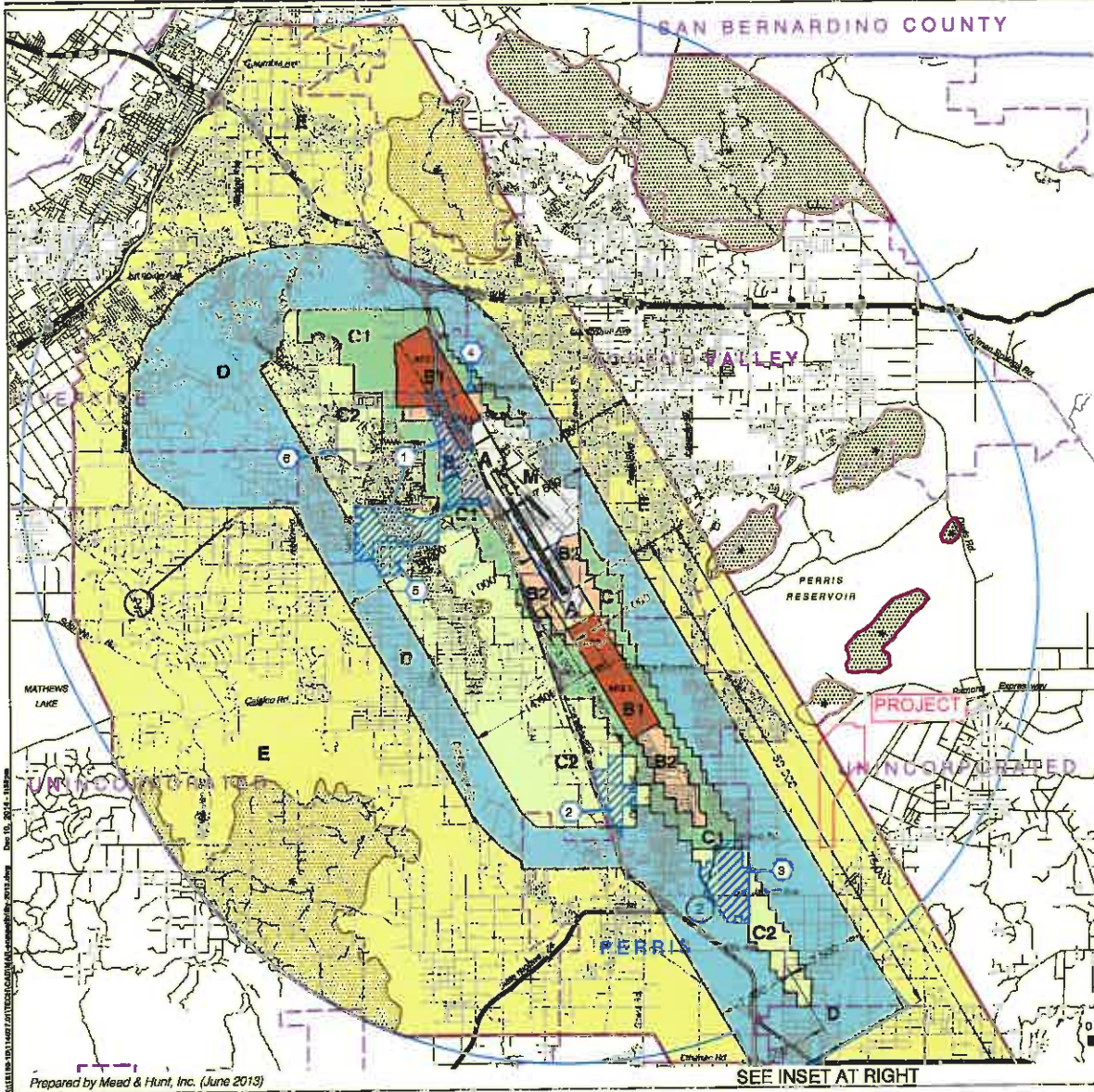
Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

cc: Richmond Developers (applicant)
T&B Planning, Inc (representative)
Ranch Haven, LLC and Golden Hill Country, LLC (property owners)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

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LEGEND

Compatibility Zones

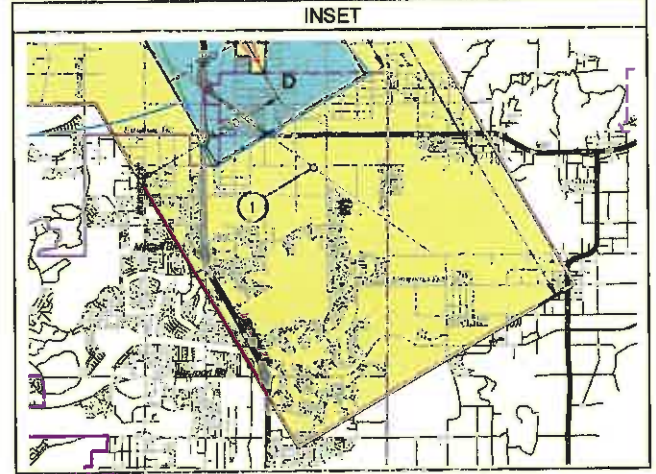
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

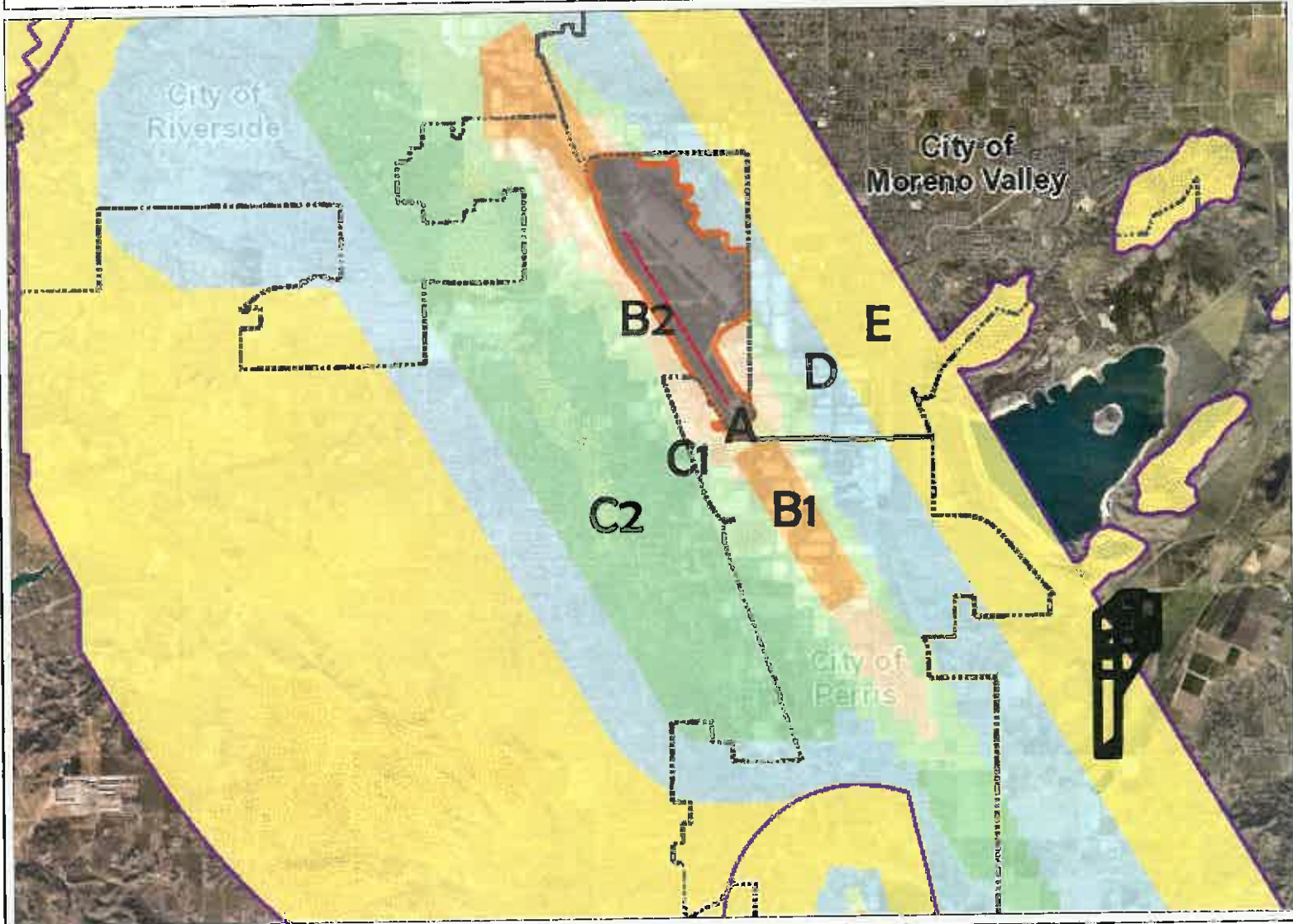
Note:
All dimensions are measured from
runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGH
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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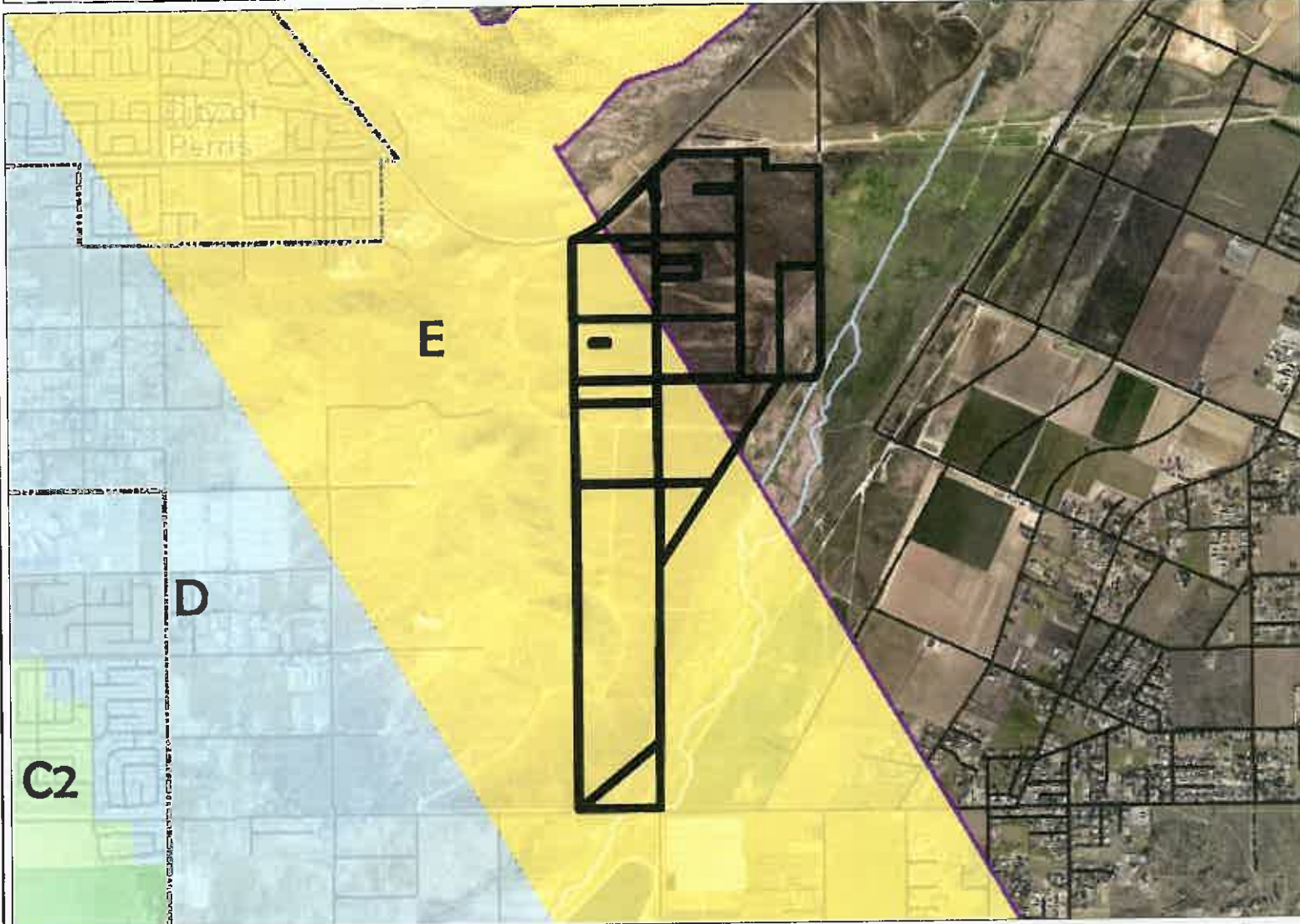


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Notes

Map My County Map



- Legend**
- Runways
 - Airports
 - Airport Influence Areas
 - Airport Compatibility Zones**
 - OTHER COMPATIBILITY ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
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 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC8



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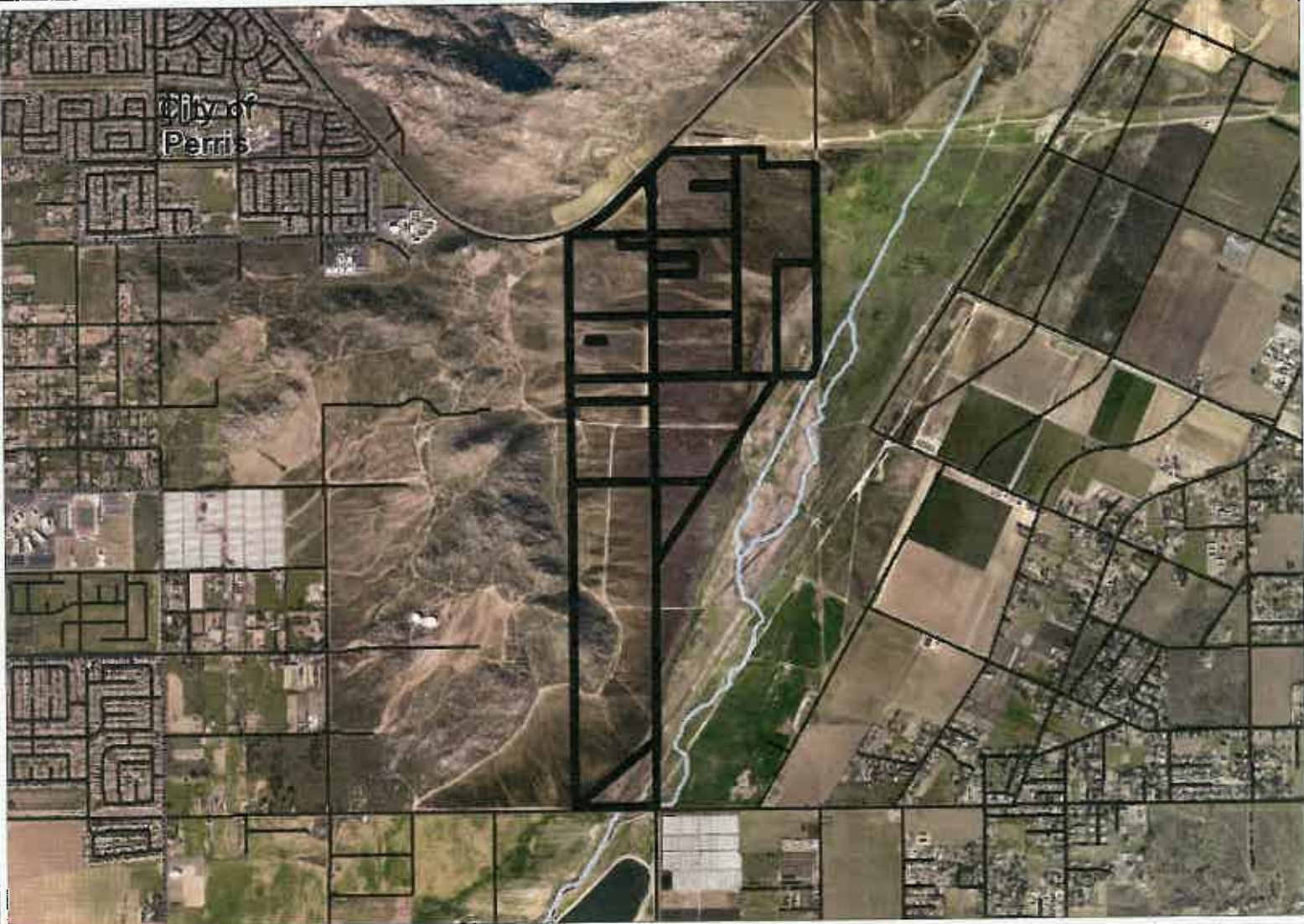


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Notes

Map My County Map



Legend

- County Centerlines
- Blue line Streams
- City Areas
- World Street Map



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Map My County Map



Legend

- City Areas
- World Street Map



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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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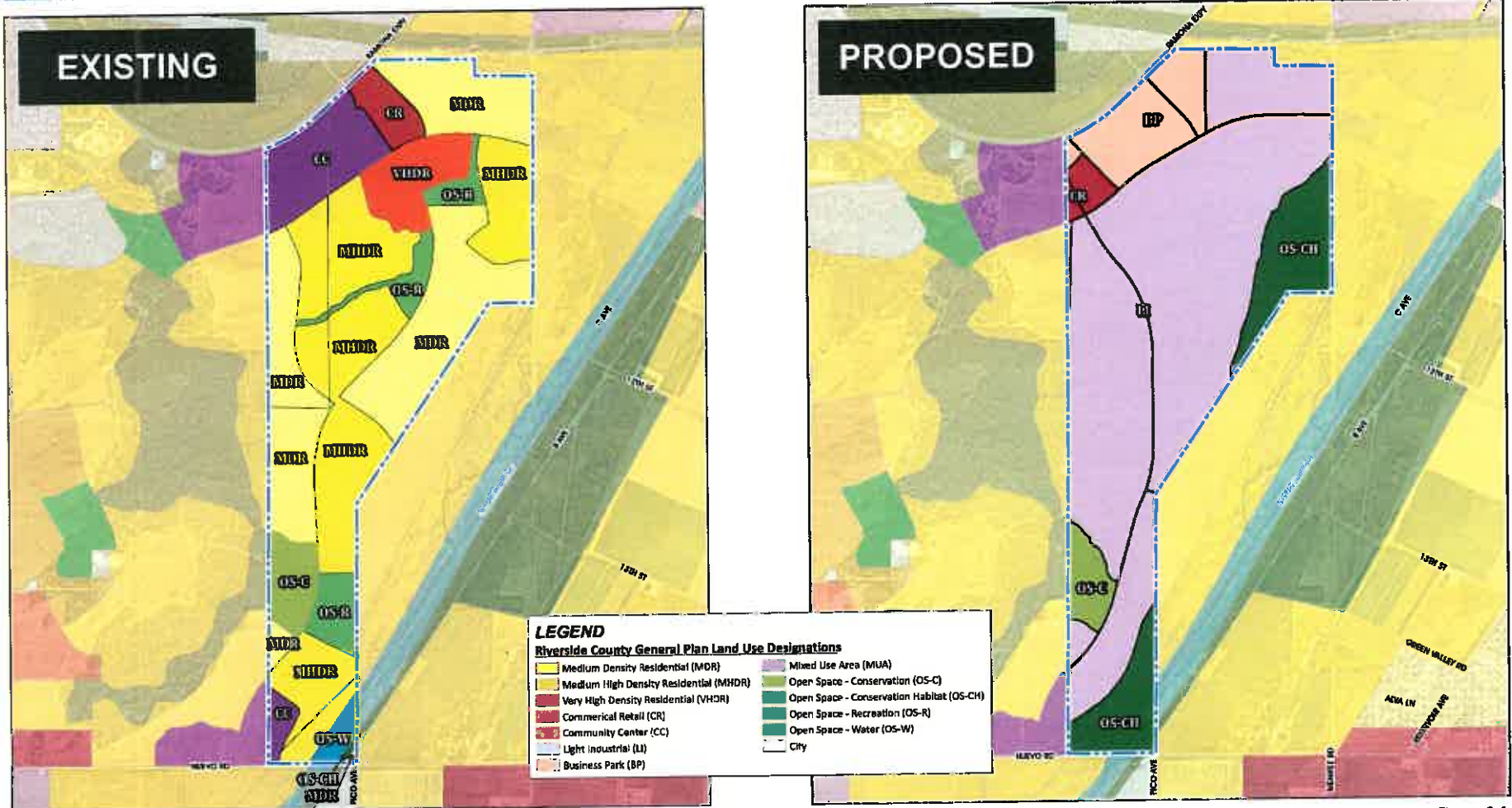


Figure 3-1

Sources: ESRI, Mapbox Imagery (2020) RCT/IMA (2019)



Lead Agency: Riverside County

General Plan Amendment No. 190008

SCH No. 2020040325

Page 3-X

- 30 16) Control devices and gauges.
- 31 17) Cotton ginning.
- 32 18) Cotton, wool, and synthetic weaving and finishing mills.
- 33 19) Couriers and Messengers
- 34 20) Cutlery, tableware, hand tools, and hardware.
- 35 21) Dairy products, not including dairies.
- 36 22) Day care centers. (Ancillary)
- 37 23) Draying, freighting, and trucking operations.
- 38 24) Electrical and electronic apparatus and components.
- 39 25) Electrical substations.
- 40 26) Engines, turbines, and parts.
- 41 27) Equipment sales, rental and storage.
- 42 28) Fabrication of manufactured housing and Mobile home.
- 43 29) Fabrication of metal buildings.
- 44 30) Fabrication of rubber, plastic, and synthetic products.
- 45 31) Fabrication of wood buildings and structures.
- 46 32) Farm, garden construction, and industrial machinery.
- 47 33) Fire and police stations.
- 48 34) Floor covering mills.
- 49 35) Fulfillment Center.
- 50 36) Ghost Kitchens.
- 51 37) Glass blowing, pressing and cutting.
- 52 38) Glassware products.
- 53 39) Health and exercise centers. (Ancillary)
- 54 40) Ice.
- 55 41) Industrial Retail Sales - Up to 15% of Building Gross Floor Area (as an Ancillary
- 56 Use).
- 57 42) Industrial Robotics Manufacturing and Assembly.
- 58 43) Jewelry manufacture and repair.
- 59 44) Knitting mills.

- 60 45) Laboratories, film, medical, research, or testing centers.
- 61 46) Lighting and wiring.
- 62 47) Linen and Uniform Supply.
- 63 48) Machine, welding, and blacksmith shops.
- 64 49) Manufacture, assembly, testing and repair of components, devices, equipment and
65 systems of an electrical, electronic, or electro -mechanical nature, such as, but not
66 limited to:
- 67 a) Coils, tubes, semiconductors and similar components.
- 68 b) Communication, navigation control, transmission and reception equipment,
69 control transmission and reception equipment, control equipment and systems,
70 guidance equipment and systems.
- 71 c) Data processing equipment and systems.
- 72 d) Metering instruments, equipment and systems.
- 73 e) Musical and recording equipment.
- 74 f) Phonographs and audio units.
- 75 g) Radar, infrared and ultraviolet equipment and systems
- 76 h) Scientific and mechanical instruments.
- 77 i) Television and radio equipment and systems.
- 78 50) Manufacture and assembly of fencing.
- 79 51) Manufacture and repair of engineering, scientific, and medical instrumentation
80 including but not limited to:
- 81 a) Engineering, survey, and drafting instruments.
- 82 b) Measuring devices, watches, clocks, and related items.
- 83 c) Medical, and dental instruments.
- 84 d) Optical goods.
- 85 e) Photographic equipment.
- 86 52) Manufacture of cans and containers.
- 87 53) Manufacture of concrete, gypsum, plaster and mineral products.
- 88 54) Manufacture of containers and boxes.
- 89 55) Manufacture of containers and crates.

- 90 56) Manufacture of drugs and pharmaceuticals.
- 91 57) Manufacture of furniture and fixtures including cabinets, partitions and similar
- 92 items.
- 93 58) Manufacture of handbags, luggage, footwear, and other personal leather goods.
- 94 59) Manufacture of lighting fixtures, and supplies.
- 95 60) Manufacture of tires and tubes.
- 96 61) Metal stamps and forged metal products.
- 97 62) Mini-warehouse structures.
- 98 63) Motorcycles, bicycles, and parts manufacture and/or assembly.
- 99 64) Musical and recording equipment.
- 100 65) Natural gas, above ground storage.
- 101 66) Nonalcoholic beverages.
- 102 67) Office and computing machines.
- 103 68) Office equipment sales and service.
- 104 69) Offices, professional sales and service, including business, law, medical, dental,
- 105 chiropractic, architectural and engineering. (Ancillary)
- 106 70) Paper shredding.
- 107 71) Parcel delivery services.
- 108 72) Parking lots and parking structures.
- 109 73) Pharmaceutical research and manufacture.
- 110 74) Plumbing and heating items.
- 111 75) Pottery and similar items.
- 112 76) Post offices.
- 113 77) Printing and publishing of newspapers, periodicals, books, forms, cards, and
- 114 similar items.
- 115 78) Public utility substations and storage buildings.
- 116 79) Radio, television, and communications equipment.
- 117 80) Railroad equipment.
- 118 81) Railroad yards and stations.
- 119 82) Recycling collection facilities.

- 120 83) Refreshment stands, delicatessens, and cafes. (Ancillary)
- 121 84) Refrigeration and heating equipment.
- 122 85) Restaurants and other eating establishments. (Ancillary)
- 123 86) Signs, on-site advertising. (Ancillary)
- 124 87) Soaps, cleaners, and toiletries.
- 125 88) Sound (Audio) Recording Facilities.
- 126 89) Stone cutting and related activities.
- 127 90) Sugar and confectionery products.
- 128 91) Telecommunications Facilities.
- 129 92) Telephone exchanges and switching equipment.
- 130 93) Trailer, recreational vehicle, and boat storage within an enclosed building.
- 131 94) Travel trailers and recreational vehicles manufacture and/or assembly
- 132 95) Truck Terminal and/or Truck Storage.
- 133 96) Vehicles, aircraft, boats and parts manufacture and/or assembly.
- 134 97) Vehicle and motorcycle repair shops. (Ancillary)
- 135 98) Vehicle storage.
- 136 99) Warehousing and distribution, including mini-warehouses.
- 137 100) Water and gas company service facilities.
- 138 101) Wearing apparel and accessory products.
- 139 102) Wineries, distilleries and breweries.
- 140 103) Wrought iron fabrication.
- 141 104) Yarn and thread mills.
- 142 (2) The following uses shall be conditionally permitted in Planning Areas 1, 2, 3, 4, and 5
- 143 of Specific Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant
- 144 to Section 18.28 of Ordinance No. 348 – *Conditional Use Permits*):
- 145 1) Brewery, distillery, or winery.
- 146 2) Heliports.
- 147 3) Industrial Retail Sales - Over 15% of Building Gross Floor Area.
- 148 4) Paints and varnishes manufacturing and incidental storage.

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- 5) Petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546.
- 6) Recycling of wood, metal, and construction wastes.
- 7) Sewage treatment plants.
- 8) Solar power plant on a lot 10 acres or larger.

(3) The development standards for Planning Areas 1, 2, 3, 4, and 5 of Specific Plan No. 239 shall be as follows:

A. Lot Size.

- 1. No minimum lot size is required.

B. Floor Area Ratio.

- 1. The maximum Floor Area Ratio for Planning Areas 1, 2, 3, 4, and 5 shall be 0.5 FAR.
- 2. The F.A.R. shall be calculated for each Planning Area or Parcel.

C. Building Height.

- 1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.
- 2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (*Structure Height*) of Ordinance No. 348.

D. Landscape Coverage.

- 1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.
- 2. The Minimum Landscape Coverage shall be calculated on a Planning Area by Planning Area basis and/or parcel by parcel basis.
- 3. Calculation of Landscape Coverage shall include slope banks, parking islands, enriched and/or permeable paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.

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E. Street Setbacks.

1. *Antelope Road*: A minimum 50-foot-wide front yard setback (of which 25 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting Antelope Road.
2. *Other Public Streets*: A minimum 25-foot wide front yard setback (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.
3. *All Other Streets*: No setback is required.

F. Rear Yard Setbacks.

1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.
2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

G. Setback from Residential or Commercial Zoned Property.

1. A minimum 50-foot setback shall be required where an industrial property abuts a residential or commercially zoned property.
2. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening.

H. Other Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be five (5') feet.
2. The minimum setback between buildings on abutting parcels shall be five (5') feet on each side of the property line.
3. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet.
 - a. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.

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4. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.

5. No minimum setback is required from the building to loading/storage yards.

I. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening.

J. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval.

1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales).

2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.

3. All gates shall be lockable.

4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.

5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.

K. Architectural Features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the

237 setback, provided that adequate emergency access can be maintained, subject
238 to approval by the Riverside County Fire Department.

239 L. Parking Requirements. Automobile and truck parking shall be provided as
240 follows:

241 i. Industrial Buildings: 1 space per 1,000 square feet for the first 20,000 square
242 feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet.

243 ii. Manufacturing Buildings: 1 space per 500 square feet; plus one space per
244 each company operated vehicle or one space for each employee per shift,
245 whichever is greater.

246 iii. Mini-Warehouses/Self Storage Buildings: 1 space per 2,000 square feet.

247 iv. Warehouse and Wholesale Buildings: 1 space per 1,000 square feet for the
248 first 20,000 square feet plus 1 space per 2,000 square feet for that portion over
249 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

250 v. High-Cube Warehouse: 1 space per 1,000 square feet for the first 20,000
251 square feet; plus 1 space per 2,000 square feet for the second 20,000 square
252 feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet.

253 a. Parking for office area comprising less than 10% of the total gross
254 square footage of the building shall be included in this calculation.

255 Office area over 10% shall be calculated using 1 space per 250 square
256 feet. One (1) tractor-trailer space shall be provided per four (4) dock
257 high doors

258 vi. Office/Ancillary Portion of Building: 1 space per 250 square feet.

259 vii. All other uses not listed in this section shall comply with Section 18.12
260 (Parking Requirements) in Ordinance No. 348.

261 M. Utilities: All new utilities shall be underground.

262 N. Ground-Mounted Mechanical Equipment: All ground-mounted mechanical
263 equipment shall be screened or obscured by landscaping from the ground
264 elevation view to a minimum sight distance of 1,320 feet.

- 265 O. Roof-Mounted Mechanical Equipment: With the exception of solar panels, all
266 roof-mounted mechanical equipment shall be screened or obscured by using
267 materials complementary to the materials used on the main structure.
- 268 P. Signage: All signs shall be in conformance with the Specific Plan No. 239
269 Master Sign Program, or as approved by the County of Riverside Planning
270 Department.
- 271 Q. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical
272 reflectors and other means of illumination for signs, structures, landscaping,
273 parking, loading, unloading and similar areas shall be focused, directed, and
274 arranged to prevent glare or direct illumination on streets or adjoining
275 property.

276 b. Planning Areas 6 and 7.

277 (1) The following uses shall be permitted in Planning Areas 6 and 7 of Specific Plan No.
278 239, subject to the approval of a Plot Plan (pursuant to Section 18.30 of Ordinance No.
279 348 – *Plot Plans*):

- 280 1) Ambulance services.
- 281 2) Animal training.
- 282 3) Antique shops.
- 283 4) Appliance manufacture, and/or repair.
- 284 5) Appliance stores, household.
- 285 6) Art supply shops and studios.
- 286 7) Auction houses.
- 287 8) Auditoriums and conference rooms.
- 288 9) Automobile and truck repair garages with or without 8 or fewer fueling
289 stations (Ancillary)
- 290 10) Automobile repair garages, not including body and fender shops or spray
291 painting.
- 292 11) Automobile parts and supply stores.
- 293 12) Automobile Sales and/or rental agencies.
- 294 13) Bakery goods distributors.

- 295 14) Bakery shops, including baking only when incidental to retail sales on the
296 premises.
- 297 15) Banks and financial institutions.
- 298 16) Barber and beauty shops.
- 299 17) Bars and cocktail lounges.
- 300 18) Billboards
- 301 19) Billiard and pool halls.
- 302 20) Bicycle sales and/or rentals.
- 303 21) Binding of books and other publications.
- 304 22) Blueprint and duplicating services.
- 305 23) Boat and other marine sales.
- 306 24) Body and fender shops, and spray painting, within wholly enclosed
307 buildings.
- 308 25) Book stores and binders.
- 309 26) Bowling alleys.
- 310 27) Brewery, distillery, or winery.
- 311 28) Building materials sales yard.
- 312 29) Building movers storage yard.
- 313 30) Car and truck washes.
- 314 31) Catering services.
- 315 32) Ceramic sales and manufacturing for on-site sales, provided the total volume
316 of kiln space does not exceed 16 cubic feet.
- 317 33) Cold storage facilities. (Ancillary)
- 318 34) Cold storage plant.
- 319 35) Communications and microwave installations.
- 320 36) Contractor storage yards.
- 321 37) Control devices and gauges.
- 322 38) Cotton ginning.
- 323 39) Cleaning and dyeing shops.
- 324 40) Clothing stores.

- 325 41) Convenience stores, not including the sale of motor vehicle fuel.
- 326 42) Costume design studios.
- 327 43) Couriers and Messengers
- 328 44) Cutlery, tableware, hand tools, and hardware.
- 329 45) Dance halls.
- 330 46) Day care centers.
- 331 47) Delicatessens.
- 332 48) Department stores.
- 333 49) Draying, freighting, and trucking operations.
- 334 50) Drug stores.
- 335 51) Dry goods stores.
- 336 52) Electrical and electronic apparatus and components.
- 337 53) Electrical substations.
- 338 54) Employment agencies
- 339 55) Engines, turbines, and parts.
- 340 56) Equipment rental services, including rototillers, power mowers, sanders,
341 power saws, cement and plaster mixers not exceeding ten cubic feet in
342 capacity and other similar equipment.
- 343 57) Equipment sales, rental and storage.
- 344 58) Escort bureaus.
- 345 59) Fabrication of manufactured housing and Mobile home.
- 346 60) Fabrication of metal buildings.
- 347 61) Fabrication of wood buildings and structures.
- 348 62) Farm, garden construction, and industrial machinery.
- 349 63) Feed and grain sales.
- 350 64) Fire and police stations.
- 351 65) Fishing and casting pools.
- 352 66) Florists shops.
- 353 67) Food markets and frozen food lockers.
- 354 68) Fuel and repair service facilities.

- 355 69) Fulfillment Center
- 356 70) Gasoline and diesel service stations, not including the concurrent sale of beer
357 and wine for off-premises consumption.
- 358 71) Ghost Kitchens.
- 359 72) Gift shops.
- 360 73) Glass blowing, pressing and cutting.
- 361 74) Glassware products
- 362 75) Golf cart sales and/or service.
- 363 76) Gyms, sports and recreational facilities, not including motor driven vehicles
364 and riding academies, but including archery ranges, athletic playgrounds,
365 sports arenas, skating rinks, stadiums, and commercial swimming pools.
- 366 77) Hardware and home improvement center.
- 367 78) Health and exercise centers.
- 368 79) Hobby shops.
- 369 80) Hotels, resort hotels and motels.
- 370 81) Household goods sales, including but not limited to, new and used
371 appliances, furniture, carpets, draperies, lamps, radios, and television sets,
372 including repair thereof.
- 373 82) Ice.
- 374 83) Ice cream shops.
- 375 84) Ice sales, not including ice plants.
- 376 85) Industrial Retail Sales - Up to 15% of Building Gross Floor Area
- 377 86) Industrial Robotics Manufacturing and Assembly
- 378 87) Interior decorating shops.
- 379 88) Jewelry manufacture and repair.
- 380 89) Jewelry stores, including incidental repairs.
- 381 90) Laboratories, film, medical, research, or testing centers.
- 382 91) Labor temples.
- 383 92) Laundries and laundromats.
- 384 93) Leather goods stores.

- 385 94) Lighting and wiring.
- 386 95) Linen and Uniform Supply
- 387 96) Liquid petroleum service stations, not including the concurrent sale of beer
- 388 and wine, provided the total capacity of all tanks shall not exceed 10,000
- 389 gallons.
- 390 97) Locksmith shops.
- 391 98) Machine, welding, and blacksmith shops.
- 392 99) Mail order businesses.
- 393 100) Manufacture and assembly of fencing.
- 394 101) Manufacture of containers and crates.
- 395 102) Manufacture of drugs and pharmaceuticals.
- 396 103) Manufacture of cans and containers.
- 397 104) Manufacture of concrete, gypsum, plaster and mineral products.
- 398 105) Manufacture of containers and boxes.
- 399 106) Manufacture of furniture and fixtures including cabinets, partitions and
- 400 similar items.
- 401 107) Manufacture of handbags, luggage, footwear, and other personal leather
- 402 goods.
- 403 108) Manufacture of lighting fixtures, and supplies.
- 404 109) Manufacturer's agent.
- 405 110) Market, food, wholesale or jobber.
- 406 111) Massage parlors, Turkish baths, health centers and similar personal
- 407 service establishments.
- 408 112) Meat markets, not including slaughtering.
- 409 113) Metal stamps and forged metal products.
- 410 114) Mimeographing and addressograph services.
- 411 115) Mini-warehouse structures.
- 412 116) Mobile home sales lots.
- 413 117) Mortuaries.
- 414 118) Motorcycles, bicycles, and parts manufacture and/or assembly.

- 415 119)Musical and recording equipment.
- 416 120)Music stores.
- 417 121)News stores
- 418 122)Nonalcoholic beverages.
- 419 123)Notions or novelty stores.
- 420 124)Nurseries and garden supply stores.
- 421 125)Office and computing machines.
- 422 126)Office equipment sales and service.
- 423 127) Offices, professional sales and service, including business, law, medical,
- 424 dental, chiropractic, architectural and engineering.
- 425 128) One on-site operator's residence, which may be located in a commercial
- 426 building.
- 427 129)Paint and wallpaper stores, not including paint contractors.
- 428 130)Paper shredding.
- 429 131)Parcel delivery services.
- 430 132)Parking lots and parking structures.
- 431 133)Pawn shops.
- 432 134)Pet shops and pet supply shops.
- 433 135)Pharmaceutical research and manufacture.
- 434 136)Photography shops and studios and photo engraving.
- 435 137)Plumbing and heating items.
- 436 138)Plumbing shops, not including plumbing contractors.
- 437 139)Pottery and similar items.
- 438 140)Post offices.
- 439 141)Poultry markets, not including slaughtering or live sales
- 440 142) Printing and publishing of newspapers, periodicals, books, forms, cards,
- 441 and similar items.
- 442 143)Printers or publishers.
- 443 144)Produce markets.
- 444 145)Radio and television broadcasting studios.

- 445 146)Radio, television, and communications equipment.
- 446 147)Railroad equipment.
- 447 148)Railroad yards and stations.
- 448 149)Recording studios.
- 449 150)Recycling collection facilities.
- 450 151)Refreshment stands, delicatessens, and cafes.
- 451 152)Refrigeration and heating equipment
- 452 153)Restaurants and other eating establishments.
- 453 154) Sale, rental, repair, or demonstration of motorcycles, scooters, and
- 454 motorbikes.
- 455 155) Schools, business and professional, including art, barber, beauty, dance,
- 456 drama, music and swimming.
- 457 156)Shoe stores and repair shops.
- 458 157)Shoeshine stands.
- 459 158)Signs, on-site advertising. (Ancillary)
- 460 159)Sound (Audio) Recording Facilities
- 461 160)Sporting goods stores.
- 462 161)Stained glass assembly.
- 463 162)Stationer stores.
- 464 163)Stations, bus, railroad and taxi.
- 465 164)Soaps, cleaners, and toiletries.
- 466 165)Stone cutting and related activities.
- 467 166)Tailor shops.
- 468 167)Taxidermist.
- 469 168)Telecommunications Facilities
- 470 169)Telephone exchanges and switching equipment.
- 471 170)Theaters, not including drive-ins.
- 472 171)Tire sales and service, not including recapping.
- 473 172)Tobacco shops.
- 474 173)Tourist information centers.

- 475 174) Toy shops.
- 476 175) Trailer, recreational vehicle, and boat storage within an enclosed building.
- 477 176) Travel agencies.
- 478 177) Travel trailers and recreational vehicles manufacture and/or assembly.
- 479 178) Truck and trailer sales and rental.
- 480 179) Trucks and trailers; the rental of trucks not over 19,500 pounds gross
- 481 vehicle weight, with body not to exceed 22 feet in length from the back of
- 482 the cab to the end of body; and the rental of trailers not exceeding six feet in
- 483 width or 22 feet in length.
- 484 180) Truck sales and service.
- 485 181) Truck Terminals and/or Truck Storage.
- 486 182) Typewriter sales and rental, including incidental repairs.
- 487 183) Vehicles, aircraft, boats and parts manufacture and/or assembly.
- 488 184) Vehicle storage.
- 489 185) Warehousing and distribution, including mini-warehouses.
- 490 186) Watch repair shops.
- 491 187) Water and gas company service facilities.
- 492 188) Wearing apparel and accessory products.
- 493 189) Wholesale businesses with samples on the premises but not including
- 494 storage.
- 495 190) Wineries, distilleries and breweries.
- 496 191) Wrought iron fabrication.
- 497 192) Vehicle and motorcycle repair shops.

498 (2) The following uses shall be conditionally permitted in Planning Areas 6 and 7 of Specific
499 Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant to Section
500 18.28 of Ordinance No. 348 – *Conditional Use Permits*):

- 501 1) Animal hospitals.
- 502 2) Cemeteries, crematories, and mausoleums.
- 503 3) Congregate care residential facilities.
- 504 4) Convenience stores, including the sale of motor vehicle fuel.

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- 5) Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.
- 6) Liquid petroleum service stations with the concurrent sale of beer and wine for off-premises consumption, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- 7) Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage Sales) of Ordinance No. 348.
- 8) Lumber yards, including only incidental mill work.
- 9) Sewerage treatment plants.
- 10) Tire recapping.
- 11) Underground bulk fuel storage.

(3) The development standards for Planning Areas 6 and 7 of Specific Plan No. 239 shall be as follows:

- A. Lot Size.
 - 1. No minimum lot size is required.
- B. Floor Area Ratio.
 - 1. The maximum Floor Area Ratio for Planning Areas 6 and 7 shall be 0.5 FAR.
 - 2. The F.A.R. shall be calculated for each Planning Area or Parcel.
- C. Building Height.
 - 1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.
 - 2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- D. Landscape Coverage.
 - 1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.

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2. The Minimum Landscape Coverage shall be calculated on a Planning Area by Planning Area basis and/or parcel by parcel basis.
3. Calculation of Landscape Coverage shall include slope banks, parking islands, enriched and/or permeable paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers, vines) and may include walkways, benches, trellises, thematic fencing, walls, and related amenities.

E. Street Setbacks.

1. *Antelope Road*: A minimum 50-foot wide front yard setback (of which 25 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting Antelope Road.
2. *Other Public Streets*: A minimum 25-foot wide front yard setback (of which 10 feet adjacent to the right-of-way shall be landscaped) shall be provided for buildings abutting any other public street.
3. *All Other Streets*: No setback is required.

F. Rear Yard Setbacks.

1. For buildings 75,001 square feet and greater in size, the minimum rear yard setback shall be 15 feet.
2. For buildings less than 75,000 square feet in size, no minimum rear yard setback is required.

G. Setback from Residential or Commercial Zoned Property.

1. A minimum 50-foot setback shall be required where an industrial property abuts a residential or commercially zoned property.
2. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for truck parking, automobile parking, driveways or landscaping. Block walls or other fencing may be utilized for screening.

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H. Other Setbacks.

1. The minimum interior setback between buildings on the same parcel shall be five (5') feet.
2. The minimum setback between buildings on abutting parcels shall be five (5') feet on each side of the property line.
3. The minimum setback from the building to a drive aisle and/or passenger car/truck parking shall be five (5') feet.
 - a. Within a screened/enclosed yard, no minimum setback is required from the drive aisle and/or parking areas.
4. The minimum setback between a building's office element and the drive aisle and/or parking areas shall be ten (10') feet.
5. No minimum setback is required from the building to loading/storage yards.

I. Screening: Heavy commercial truck parking, loading, trash and service areas shall be screened by structures or landscaping. These areas shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be utilized for screening.

J. Outdoor Storage: The outdoor storage of materials and equipment shall be permitted as an ancillary use to a site's permitted land uses and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval.

1. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales).
2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be

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of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.

5. If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing Plot Plan or Conditional Use Permit and shall be set back a minimum of ten feet (10') from the edge of the right-of-way.

K. Architectural features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

L. Parking Requirements. Automobile and truck parking shall be provided as follows:

i. Industrial Buildings: 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet..

ii. Manufacturing Buildings: 1 space per 500 square feet; plus one space per each company operated vehicle or one space for each employee per shift, whichever is greater.

iii. Mini-Warehouses/Self Storage Buildings: 1 space per 2,000 square feet.

iv. Warehouse and Wholesale Buildings: 1 space per 1,000 square feet for the first 20,000 square feet plus 1 space per 2,000 square feet for that portion over 20,000 square feet; plus 1 tractor-trailer space per four (4) dock high doors.

v. High-Cube Warehouse: 1 space per 1,000 square feet for the first 20,000 square feet; plus 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 5,000 square feet for that portion over 40,000 square feet.

624 a. Parking for office area comprising less than 10% of the total gross
625 square footage of the building shall be included in this calculation.
626 Office area over 10% shall be calculated using 1 space per 250
627 square feet. One (1) tractor-trailer space shall be provided per four
628 (4) dock high doors

629 vi. Office/Ancillary Portion of Building: 1 space per 250 square feet.

630 vii. All other uses not listed in this section shall comply with Section 18.12
631 (Parking Requirements) in Ordinance No. 348.

632 M. Utilities: All new utilities shall be underground.

633 N. Ground-Mounted Mechanical Equipment: All ground-mounted
634 mechanical equipment shall be screened or obscured by landscaping from
635 the ground elevation view to a minimum sight distance of 1,320 feet.

636 O. Roof-Mounted Mechanical Equipment: With the exception of solar
637 panels, all roof-mounted mechanical equipment shall be screened or
638 obscured by using materials complementary to the materials used on the
639 main structure.

640 P. Signage: All signs shall be in conformance with the Specific Plan No. 239
641 Master Sign Program, or as approved by the County of Riverside Planning
642 Department.

643 Q. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical
644 reflectors and other means of illumination for signs, structures,
645 landscaping, parking, loading, unloading and similar areas shall be
646 focused, directed, and arranged to prevent glare or direct illumination on
647 streets or adjoining property.

648 c. Planning Areas 8A and 8B

649 (1) The following uses shall be permitted in Planning Areas 8A and 8B of Specific Plan
650 No. 239, subject to the approval of a Plot Plan (pursuant to Section 18.30 of Ordinance
651 No. 348 – *Plot Plans*):

652 1) Ambulance services.

653 2) Antique shops.

- 654 3) Appliance stores, household.
- 655 4) Art supply shops and studios.
- 656 5) Auction houses.
- 657 6) Auditoriums and conference rooms.
- 658 7) Automobile and truck repair garages with or without 8 or fewer fueling stations
- 659 (Ancillary)
- 660 8) Automobile parts and supply stores.
- 661 9) Automobile repair garages, not including body and fender shops or spray painting.
- 662 10) Bakery goods distributors.
- 663 11) Bakery shops, including baking only when incidental to retail sales on the
- 664 premises.
- 665 12) Banks and financial institutions.
- 666 13) Barber and beauty shops.
- 667 14) Bars and cocktail lounges.
- 668 15) Bicycle sales and/or rentals.
- 669 16) Billboards
- 670 17) Billiard and pool halls.
- 671 18) Blueprint and duplicating services
- 672 19) Boat and other marine sales.
- 673 20) Body and fender shops, and spray painting, within wholly enclosed buildings.
- 674 21) Book stores and binders.
- 675 22) Bowling alleys.
- 676 23) Building materials sales yard.
- 677 24) Car and truck washes (as an Ancillary Use)..
- 678 25) Catering services.
- 679 26) Ceramic sales and manufacturing for on-site sales, provided the total volume of
- 680 kiln space does not exceed 16 cubic feet.
- 681 27) Cleaning and dyeing shops.
- 682 28) Clothing stores.
- 683 29) Convenience stores, not including the sale of motor vehicle fuel.

- 684 30) Costume design studios.
- 685 31) Couriers and Messengers
- 686 32) Dance halls.
- 687 33) Day care centers (as an Ancillary Use)..
- 688 34) Delicatessens.
- 689 35) Department stores.
- 690 36) Drug stores.
- 691 37) Dry goods stores.
- 692 38) Electrical substations.
- 693 39) Employment agencies
- 694 40) Equipment rental services, including rototillers, power mowers, sanders, power
695 saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other
696 similar equipment
- 697 41) Escort bureaus.
- 698 42) Feed and grain sales.
- 699 43) Fishing and casting pools.
- 700 44) Florists shops.
- 701 45) Food markets and frozen food lockers.
- 702 46) Fuel and repair service facilities.
- 703 47) Gasoline and diesel service stations, not including the concurrent sale of beer and
704 wine for off-premises consumption.
- 705 48) Gift shops.
- 706 49) Golf cart sales and/or service.
- 707 50) Gyms, sports and recreational facilities, not including motor driven vehicles and
708 riding academies, but including archery ranges, athletic playgrounds, sports
709 arenas, skating rinks, stadiums, and commercial swimming pools.
- 710 51) Hardware and home improvement center.
- 711 52) Health and exercise centers (as an Ancillary Use)..
- 712 53) Hobby shops.
- 713 54) Hotels, resort hotels and motels.

- 714 55) Household goods sales, including but not limited to, new and used appliances,
715 furniture, carpets, draperies, lamps, radios, and television sets, including repair
716 thereof.
- 717 56) Ice sales, not including ice plants.
- 718 57) Ice cream shops.
- 719 58) Interior decorating shops.
- 720 59) Jewelry stores, including incidental repairs.
- 721 60) Laboratories, film, medical, research, or testing centers.
- 722 61) Labor temples.
- 723 62) Laundries and laundromats.
- 724 63) Leather goods stores.
- 725 64) Liquid petroleum service stations, not including the concurrent sale of beer and
726 wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.
- 727 65) Locksmith shops.
- 728 66) Mail order businesses.
- 729 67) Manufacturer's agent.
- 730 68) Market, food, wholesale or jobber.
- 731 69) Massage parlors, Turkish baths, health centers and similar personal service
732 establishments.
- 733 70) Meat markets, not including slaughtering.
- 734 71) Mimeographing and addressograph services.
- 735 72) Mobile home sales lots.
- 736 73) Mortuaries.
- 737 74) Music stores.
- 738 75) News stores.
- 739 76) Notions or novelty stores.
- 740 77) Nurseries and garden supply stores.
- 741 78) Office equipment sales and service.
- 742 79) Offices, professional sales and service, including business, law, medical, dental,
743 chiropractic, architectural and engineering (as an Ancillary Use).

- 744 80) One on-site operator's residence, which may be located in a commercial building.
- 745 81) Paint and wallpaper stores, not including paint contractors.
- 746 82) Parking lots and parking structures.
- 747 83) Pawn shops.
- 748 84) Pet shops and pet supply shops.
- 749 85) Photography shops and studios and photo engraving.
- 750 86) Plumbing shops, not including plumbing contractors.
- 751 87) Post offices.
- 752 88) Poultry markets, not including slaughtering or live sales
- 753 89) Printers or publishers.
- 754 90) Produce markets.
- 755 91) Radio and television broadcasting studios.
- 756 92) Recording studios.
- 757 93) Refreshment stands, delicatessens, and cafes (as an Ancillary Use)..
- 758 94) Restaurants and other eating establishments (as an Ancillary Use)..
- 759 95) drama, music and swimming.
- 760 96) Schools, business and professional, including art, barber, beauty, dance
- 761 97) Shoe stores and repair shops.
- 762 98) Shoeshine stands.
- 763 99) Sporting goods stores.
- 764 100) Stained glass assembly.
- 765 101) Stationer stores.
- 766 102) Stations, bus, railroad and taxi.
- 767 103) Tailor shops.
- 768 104) Taxidermist.
- 769 105) Theaters, not including drive-ins.
- 770 106) Tire sales and service, not including recapping.
- 771 107) Tobacco shops.
- 772 108) Tourist information centers.
- 773 109) Toy shops.

- 774 110) Travel agencies.
- 775 111) Truck and trailer sales and rental.
- 776 112) Trucks and trailers; the rental of trucks not over 19,500 pounds gross vehicle
777 weight, with body not to exceed 22 feet in length from the back of the cab to the
778 end of body; and the rental of trailers not exceeding six feet in width or 22 feet
779 in length.
- 780 113) Truck sales and service.
- 781 114) Typewriter sales and rental, including incidental repairs.
- 782 115) Vehicle and motorcycle repair shops (as an Ancillary Use)..
- 783 116) Watch repair shops.
- 784 117) Wholesale businesses with samples on the premises but not including storage.
- 785 118) Wineries, distilleries and breweries.
- 786 (2) The following uses shall be conditionally permitted in Planning Areas 6 and 7 of Specific
787 Plan No. 239, subject to the approval of a Conditional Use Permit (pursuant to Section
788 18.28 of Ordinance No. 348 – *Conditional Use Permits*):
- 789 1) Animal hospitals.
- 790 2) Automobile Sales and/or rental agencies.
- 791 3) Brewery, distillery, or winery.
- 792 4) Drive-in theaters.
- 793 5) Congregate care residential facilities.
- 794 6) Convenience stores, including the sale of motor vehicle fuel.
- 795 7) Gasoline service stations with the concurrent sale of beer and wine for off-
796 premises consumption.
- 797 8) Liquid petroleum service stations with the concurrent sale of beer and wine for
798 off-premises consumption, provided the total capacity of all tanks shall not exceed
799 10,000 gallons.
- 800 9) Liquor stores pursuant to the provisions of Section 18.48. (Alcoholic Beverage
801 Sales) of Ordinance No. 348.
- 802 10) Mini-warehouse structures.

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- 11) Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.
- 12) Sewer treatment lift stations.
- 13) Tire recapping.

(3) The development standards for Planning Areas 8A and 8B of Specific Plan No. 239 shall be as follows:

A. Lot Size.

- 1. No minimum lot size is required.

B. Floor Area Ratio.

- 1. The maximum Floor Area Ratio for Planning Areas 8A and 8B shall be 0.35 FAR.
- 2. The F.A.R. shall be calculated on a Planning Area-by-Planning Area and/or Parcel-by-Parcel basis.

C. Building Height.

- 1. The maximum height of all structures, including buildings, shall be 60 feet, as measured from the building's finished floor elevation to the highest point of the building's roof, parapet, or other architectural projection.
- 2. Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.

D. Landscape Coverage.

- 1. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.
- 2. The Minimum Landscape Coverage shall be calculated on a Planning Area by Planning Area basis and/or parcel by parcel basis.
- 3. Calculation of Landscape Coverage shall include slope banks, parking islands, enriched and/or permeable paving, landscaped portions of basins, and plantings (trees, shrubs, groundcovers,

832 vines) and may include walkways, benches, trellises, thematic
833 fencing, walls, and related amenities.

834 E. Street Setbacks.

- 835 1. No minimum yard setbacks are required for buildings which do
836 not exceed 35 feet in height.
- 837 2. Any portion of a building which exceeds 35 feet in height shall be
838 set back from the front, rear and side lot lines not less than two (2')
839 feet for each foot by which the height exceeds 35 feet, as measured
840 from the building to the edge of the public right-of-way.

841 F. Other Setbacks.

- 842 1. The minimum interior setback between buildings on the same
843 parcel shall be five (5') feet.
- 844 2. The minimum setback between buildings on abutting parcels shall
845 be five (5') feet on each side of the property line.
- 846 3. The minimum setback from the building to a drive aisle and/or
847 passenger car/truck parking shall be five (5') feet.
- 848 a. Within a screened/enclosed yard, no minimum setback is
849 required from the drive aisle and/or parking areas.

850 G. Screening: Heavy commercial truck parking, loading, trash and service
851 areas shall be screened by structures or landscaping. These areas shall be
852 located in such a manner as to minimize noise or odor nuisance. Block
853 walls or other fencing may be utilized for screening.

854 H. Outdoor Storage: The outdoor storage of materials and equipment shall be
855 permitted as an ancillary use to a site's permitted land uses and pursuant
856 to an approved Plot Plan, Conditional Use Permit or other site approval.

- 857 1. If a non-screened outdoor general retail area is proposed, the
858 exhibit area shall be identified on the implementing Plot Plan or
859 Conditional Use Permit, and shall be set back a minimum of ten
860 (10') feet from the edge of the right-of way..

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2. Outdoor loading and storage areas and loading doors shall be screened from view from abutting public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping.
3. All gates shall be lockable.
4. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials from view of public streets.

I Architectural features: Such as cornices, eaves, canopies, decorative wall elements, or other similar features may encroach up to four (4') feet into the setback, provided that adequate emergency access can be maintained, subject to approval by the Riverside County Fire Department.

J. Parking Requirements. Automobile and truck parking shall be provided as follows:

- i. Banks and Financial Institutions: 1 space per 250 square feet.
- ii. Eating and Drinking Establishments (with or without drive-thru): 1 space per 100 square feet.
- iii. Gas Stations or Convenience Stores: 1 space per pump island; plus 1 space per 250 square feet of the convenience store building.
- iv. General Retail Stores: 1 space per 250 square feet.
- v. Grocery Stores or Food Stores (Retail): 1 space per 200 square feet.
- vi. Health Clubs or Gymnasiums: 1 space per 300 square feet.
- vii. Hospitality: 1 space per room; plus 2 spaces per resident manager.
- viii. Professional Office/Medical Office/Clinics or Laboratories: 1 space per 200 square feet.
- ix. All other uses not listed in this section shall provide 1 space per 250 square feet of building (with or without customer services).

K. Utilities: All new utilities shall be underground.

- 889 L. Ground-Mounted Mechanical Equipment: All ground-mounted
890 mechanical equipment shall be screened or obscured by landscaping from
891 the ground elevation view to a minimum sight distance of 1,320 feet.
- 892 M. Roof-Mounted Mechanical Equipment: With the exception of solar
893 panels, all roof-mounted mechanical equipment shall be screened or
894 obscured by using materials complementary to the materials used on the
895 main structure.
- 896 N. Signage: All signs shall be in conformance with the Specific Plan No. 239
897 Master Sign Program, or as approved by the County of Riverside Planning
898 Department.
- 899 O. Outdoor Lighting: All lighting, including spotlights, floodlights, electrical
900 reflectors and other means of illumination for signs, structures,
901 landscaping, parking, loading, unloading and similar areas shall be
902 focused, directed, and arranged to prevent glare or direct illumination on
903 streets or adjoining property.

904 d. Planning Area 9.

- 905 (1) The following uses shall be permitted in Planning Area 9 of Specific Plan No. 239,
906 subject to an administrative approval by the Planning Director or the approval of a Plot
907 Plan (pursuant to Section 18.30 of Ordinance No. 348 – *Plot Plans*):

- 908 1) benches,
909 2) landscaping;
910 3) linear parks,
911 4) manufactured slopes or grading;
912 5) paseos,
913 6) stormwater management facilities including, but not limited to:
- 914 i. access roads and
 - 915 ii. detention basins,
 - 916 iii. other associated stormwater management facilities.
 - 917 iv. retention basins; and
 - 918 v. water quality basins

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7) water tanks and/or other potable and recycled water facilities;

8) trails,

9) way-finding signs,

(2) Any use that is not specifically listed above may be considered a permitted or conditionally permitted use provided that the Planning Director determines that the proposed use is substantially the same in character and intensity as the uses listed above. Such a proposed use is subject to the permit process which governs the category in which it falls.

(3) Notwithstanding the above, other applicable County Ordinances shall remain in effect.

e. Planning Areas 10 and 11.

(1) The uses permitted in Planning Areas 10 and 11 of Specific Plan No. 239 shall be limited to fencing. No development or grading is permitted within Planning Areas 10 or 11.

(2) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.



STONERIDGE

COMMERCE CENTER



SPECIFIC PLAN NO. 239, AMENDMENT #1
SP2390A1

3RD SCREENCHECK DRAFT

SEPTEMBER, 2020



STONERIDGE COMMERCE CENTER

SPECIFIC PLAN NO. 239, AMENDMENT NO. 1
SP239A1

COUNTY OF RIVERSIDE

3RD DRAFT SCREENCHECK | SEPTEMBER 2020

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INTRODUCTION

CHAPTER ONE establishes the goals and purposes of this Specific Plan, its physical context, its relationship to other regulations and planning documents, and its development goals.

- 1.1 PROJECT SUMMARY
- 1.2 PROJECT LOCATION AND SETTING
- 1.3 SURROUNDING LAND USES & DEVELOPMENT
- 1.4 EXISTING SITE CHARACTERISTICS
- 1.5 PROJECT HISTORY
- 1.6 DOCUMENT PURPOSE
- 1.7 SPECIFIC PLAN FORMAT
- 1.8 PLANNING APPROACH
- 1.9 MULTIPLE SPECIES HABITAT CONSERVATION PLAN
- 1.10 SPECIFIC PLAN GOALS
- 1.11 DISCRETIONARY ACTIONS AND APPROVALS



1 | INTRODUCTION

1.1 PROJECT SUMMARY

The STONERIDGE COMMERCE CENTER Specific Plan provides for the creation of a modern light industrial and retail center on approximately 583 acres located in the Lakeview/Nuevo area of unincorporated Riverside County, California. The STONERIDGE COMMERCE CENTER is designed to attract economic investment to this portion of Riverside County for County residents. The STONERIDGE COMMERCE CENTER provides for a maximum of 9,668,142 square feet (s.f.) of combined light industrial, business park, and retail commercial land uses. The mix of land uses established by the STONERIDGE COMMERCE CENTER is intended to attract new businesses and encourage the creation of new light industrial, light manufacturing, research, professional and retail services to the Lakeview/Nuevo Area.



The STONERIDGE COMMERCE CENTER will improve the jobs-to-housing balance in this portion of the County, allow County residents to work closer to home thereby reducing the need for County residents to commute to Los Angeles, Orange County, and San Diego, and contribute to the County's tax base.



The Port of Long Beach and the Port of Los Angeles serve as major gateways to international trade, and are located approximately 80 miles to the west of the site. The STONERIDGE COMMERCE CENTER is located approximately five miles east of Interstate 215 (I-215) and abuts both the Ramona Expressway and the alignment of the future Mid-County Parkway. This location is ideal for accommodating light industrial, business park, and commercial uses that rely on access to the local and regional transportation network.

Approximately 99.0 acres of the Specific Plan area is designated natural open space which is provided to preserve natural habitat, hillsides, floodplains, and rock outcroppings within the site. The open space hillsides provide a striking visual backdrop to the STONERIDGE COMMERCE CENTER and create a distance and view buffer from adjacent land uses to the west. Eastern portions of the site preserve the natural drainage course and habitat of the San Jacinto River, and will be conveyed to the Western Riverside County Regional Conservation Authority (RCA) under the MSHCP.

This Specific Plan guides development of the STONERIDGE COMMERCE CENTER by establishing land use designations, infrastructure plans, development standards, and design guidelines addressing building



placement, architectural style, landscaping and other project elements. The comprehensive design elements create visual interest, thematic coherence, and compatibility through the consistent use of complementary exterior building materials, colors, and façade treatments. In addition, a landscaping program for the entire STONERIDGE COMMERCE CENTER ties together the hardscape and softscape elements of the built environment to create a cohesive visual character which is intended to blend this employment and retail center into the fabric of the Lakeview/Nuevo area.

Specific Plan circulation and infrastructure improvements (domestic water, reclaimed water and sewer and storm drain facilities) are consistent with regional plans for the area. Ramona Expressway, Nuevo Road, Antelope Road, and Orange Avenue are General Plan Roadways planned to provide primary local access to the STONERIDGE COMMERCE CENTER and serve as important components of the area’s local circulation system. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site



portion of Pozos Road is located along the eastern boundary of Planning Area 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right-of-way for future construction. Pozos Road will not be constructed as part of the STONERIDGE COMMERCE CENTER Specific Plan due to the uncertainty of the timing of the necessary northerly connection to the Mid-County Parkway. North Antelope Road is located north of Orange Avenue, between Planning Areas 8A and 8B, and connects Orange Avenue to Ramona Expressway and the future Mid-County Parkway. North Antelope Road will provide dedication for a full 128-foot wide Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10’ reserved for future construction, if needed. In addition to roads, other master-planned infrastructure supporting STONERIDGE on-site and off-site include domestic water, wastewater, recycled water, and flood control/drainage systems. The Specific Plan ensures that necessary roads, utilities, landscape elements, and other infrastructure facilities are installed when necessary to accommodate the needs of the COMMERCE CENTER at build-out.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term planning and development of the “Mid-County Parkway” (MCP) and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this part of Riverside County. A segment of the “Mid-County Parkway”, including an interchange, traverses the northern portion of the Specific Plan boundary. The timing of available funding and construction of the segment of the “Mid-County Parkway” that traverses this Specific Plan is unknown at this time, and therefore, an “Alternative Land Use Plan” for the STONERIDGE COMMERCE CENTER Specific Plan is provided herein, which shows how the anticipated alignment of the Mid County Parkway, the anticipated re-alignment of Ramona Expressway, and a future interchange can be accommodated by the Specific Plan.

Table 1-1, *Land Use Summary*, provides a summary of the land uses designated within the STONERIDGE COMMERCE CENTER Specific Plan.



Table 1-1 LAND USE SUMMARY

LAND USE DESIGNATION	ACRES	MAXIMUM BUILDING SQUARE FOOTAGE
Light Industrial	389.2	8,476,776
Business Park	49.1	1,069,398
Commercial Retail	8.0	121,968
Open Space-Conservation	129.4	N/A
Open Space-Conservation Habitat	81.6	N/A
Circulation	37.5	N/A
TOTAL	582.9	9,668,142

1.2 PROJECT LOCATION

As shown on Figure 1-1, *Regional Map*, the STONERIDGE COMMERCE CENTER is located in the Lakeview/Nuevo Area Plan of Riverside County, approximately 0.5-mile east of the City of Perris, approximately one mile south of Lake Perris, and approximately three miles south/southeast of the City of Moreno Valley. Regional access to the STONERIDGE COMMERCE CENTER is provided via I-215 located approximately five miles to the west and State Route 60 (SR-60) located approximately eight miles to the north. As shown in Figure 1-2, *Vicinity Map*, the STONERIDGE COMMERCE CENTER is located immediately south of Ramona Expressway and the alignment of the future Mid-County Parkway, immediately north of Nuevo Road, and west of the San Jacinto River. Primary access to the STONERIDGE COMMERCE CENTER is provided from Ramona Expressway, Nuevo Road, Antelope Road, and Orange Avenue.

1.3 SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure 1-3, *Surrounding Land Uses Map*, the Riverpark Mitigation Bank, McCanna Hills Specific Plan, hillsides, and undeveloped, vacant land lie adjacent to the STONERIDGE COMMERCE CENTER boundary. Land associated with the Riverpark Mitigation Bank, approved in December 2019, is located directly to the east of the site and proposes widening and improvement of the river banks in order to reduce the risk of flooding and setting aside a habitat area to accommodate wildlife movement. Undeveloped, vacant land located directly to the west of the site within the boundaries of the McCanna Hills Specific Plan (SP 246) is planned for residential, open space, and public facility land uses. The Lakeside Middle School and Sierra Vista Elementary School are located approximately 0.5-mile west of the STONERIDGE COMMERCE CENTER Specific Plan. The northern boundary of the STONERIDGE COMMERCE CENTER Specific Plan is formed by the Ramona Expressway with the Lake Perris State Recreation Area located on the north side of Ramona Expressway. The southern boundary of the STONERIDGE COMMERCE CENTER Specific Plan is formed by Nuevo Road with vacant land, public facility land uses, and the San Jacinto River located on the south side of Nuevo Road.

1.4 EXISTING SITE CHARACTERISTICS

As shown on Figure 1-4, *Pre-Development Topographic Map*, in the pre-development condition, the site is generally situated along the eastern flank of relatively small hills associated with Lakeview Mountain and gently slopes southeast toward the San Jacinto River. The elevations on the site range from approximately 1,640 above mean sea level (msl) in the southwestern portion of the site to approximately 1,420 feet above mean sea level (msl) in the east portion of the site



1.5 PROJECT HISTORY

In April 1992, the County of Riverside Board of Supervisors approved the Stoneridge Specific Plan No. 239 (SP239), and certified its Environmental Impact Report (SCH No. 1988103120). The adopted Stoneridge Specific Plan provided for a maximum of 2,236 dwelling units with an overall gross density of 3.7 dwelling units per acre, 75.0 acres of Commercial/Mixed-Use land uses, three school sites, a fire station, 63.0 acres of open space and recreational uses, and 40.3 acres of roadways. This STONERIDGE COMMERCE CENTER Specific Plan is Amendment #1 to the approved Stoneridge Specific Plan No. 239 (SP239A1).

1.6 DOCUMENT PURPOSE

Authorized by the California Government Code § 65450 et seq., a Specific Plan is a tool that is used for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. As such, this document provides the County of Riverside with policies and regulations to ensure efficient, orderly development of the subject property in accordance with the County's adopted General Plan.

The STONERIDGE COMMERCE CENTER Specific Plan establishes standards for the development of a master planned employment and retail center in the County of Riverside. This Specific Plan includes regulations relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to provide for creativity in architecture, landscaping, and building arrangements, as future implementing projects are proposed to develop the Specific Plan. All future implementing actions (development plans, tract maps, plots plans, conditional use permits, site plans, and other entitlements) for property located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations, unless directed by the Planning Director. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason to be found invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Specific Plan.

1.7 SPECIFIC PLAN FORMAT

This STONERIDGE COMMERCE CENTER Specific Plan is divided into the following sections: 1) Introduction; 2) Development Plan; 3) Development Standards; 4) Design Guidelines; and 5) Implementation Plan.

This STONERIDGE COMMERCE CENTER Specific Plan has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required content of a Specific Plan, and mandate consistency with the General Plan. According to § 65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

- ❑ The description, location, and extent of the uses of land within the area covered within the Specific Plan area;
- ❑ The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the Specific Plan;



- ❑ Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- ❑ A schematic program of implementation measures indication how public services will be financed; and
- ❑ A statement of the Specific Plan's relationship to the General Plan.

California state law also provides for the inclusion of any other subject that, in the judgement of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscaped design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the STONERIDGE COMMERCE CENTER Specific Plan provides a means of implementing and detailing the County's General Plan and tailoring its policies to the subject property. In this regard, all future development plans and other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, energy conservation, landscaping, and the provision for infrastructure improvements. The STONERIDGE COMMERCE CENTER Specific Plan also ensure that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

1.8 RELATIONSHIP WITH THE RIVERSIDE COUNTY GENERAL PLAN

This Specific Plan defines the methods and requirements for development of the STONERIDGE COMMERCE CENTER to ensure that applicable policies from Riverside County General Plan and Lakeview/Nuevo Area Plan are implemented and, also, to ensure that development envisioned by this Specific Plan is consistent with applicable provisions of General Plan. The General Plan sets forth long-term goals for the County's growth and development as mandated by State law, covering topics of land use, housing, parks and recreation, environmental resources, community economics, safety, mobility, community design, and social resources. The Specific Plan's consistency with the General Plan and Lakeview/Nuevo Area Plan policies are discussed below.

Riverside County's Vision for Transportation is to ensure that "strategies of local job creation, housing and child day care centers coupled with improvements to the transportation system, allow Riverside County residents to have access to a wide range of job opportunities within reasonable commute times" (p. V-15).

The STONERIDGE COMMERCE CENTER implements the Riverside County Vision for Transportation because the STONERIDGE COMMERCE CENTER Specific Plan establishes the General Plan designations necessary to create a significant local employment center within Riverside County and the Lakeview/Nuevo Area Plan, and provide County residents with access to a wide range of job opportunities. The STONERIDGE COMMERCE CENTER Specific Plan establishes this local employment center along the existing Ramona Expressway and at a planned interchange along the future Mid County Parkway, thereby providing County residents with access to a wide range of job opportunities within reasonable commute times and improve the County's housing-to-jobs ratio. In addition, the STONERIDGE COMMERCE CENTER contributes to a reduction in average commute times, and thus a reduction in the number of vehicle miles travelled in the County, and contributes to reductions in the impacts Air Quality and Greenhouse Gases by reducing motor vehicle pollutants.



General Plan Statement - Page LU-62 of the Land Use Element - "Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided."

Land Use Element Policy 30.1 - "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps."

The STONERIDGE COMMERCE CENTER is consistent with Land Use Element Policy 30.1 and the statement on page LU-62 because the STONERIDGE COMMERCE CENTER Specific Plan provides for the development of up to 382.9 acres of Light Industrial uses, 49.1 acres of Business Park uses, and 8.0 acres of Commercial Retail uses and would thereby promote economic growth by providing jobs for local and County workforce. The diversity in land uses provided by SP239-A1 attracts existing businesses and encourages the development of new industrial, manufacturing, research and development, and professional businesses to the Lakeview/Nuevo Area Plan, and improves the County's tax base.

Land Use Element Policy 30.4 - "Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors."

The STONERIDGE COMMERCE CENTER is consistent with Land Use Element Policy 30.4 because it creates a significant local employment center along the existing Ramona Expressway and the utilities installed within that corridor. The Ramona Expressway is a major County east-west transportation corridor that provides County residents with access to a wide range of job opportunities. The planned future Mid-County Parkway and re-alignment of Ramona Expressway enhance this transportation corridor and improve regional access to the Lakeview/Nuevo Area and to the STONERIDGE COMMERCE CENTER.

1.9 PLANNING APPROACH



The STONERIDGE COMMERCE CENTER Specific Plan was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the County, land planners, civil engineers, environmental resource specialists, architects, landscape architects, geotechnical specialists, hydrology specialists, and market analysts. This team worked together to create a comprehensive development plan for the approximately 582.9-acre site that is consistent with the planned and proposed future land uses of surrounding property and responds to economic and

population trends in the County of Riverside. The team also took great care to ensure that the development plan is consistent with the Intent, Goals and Policies set forth by the County of Riverside General Plan. These efforts result in a plan for the STONERIDGE COMMERCE CENTER that meet the needs of the area in an efficient, orderly, and aesthetically attractive manner.

1.10 MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Western Riverside County MSHCP, which was adopted by the County on June 17, 2003, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats. The MSHCP identifies the San Jacinto River, located on the eastern boundary



of the STONERIDGE COMMERCE CENTER, as a critical resource providing a linkage for wildlife species movement between habitats.

As part of determining an appropriate land use design for the site, the STONERIDGE COMMERCE CENTER SPECIFIC PLAN was subject to thorough review by the Regional Conservation Authority (RCA) through its Habitat Acquisition and Negotiation Strategy (HANS). Because a portion of the Specific Plan area is mapped within the MSHCP Criteria Area, the RCA was required to review the Specific Plan's HANS application and determine if the STONERIDGE COMMERCE CENTER was consistent with applicable MSHCP reserve design criteria. Per HANS Application No. 269, the Specific Plan permanently conserves 81.6 acres of open space along the site's southeastern and northeastern boundaries. This acreage will be conveyed to the RCA for inclusion in the MSHCP Reserve.

1.11 SPECIFIC PLAN GOALS

A wide range of key issues were reviewed, analyzed and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County General Plan goals, and local community goals were all considered during the planning process. Planning and development goals for the Specific Plan have been established to ensure the functional integrity,



economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan. The following goals have been established for the STONERIDGE COMMERCE CENTER Specific Plan:

- ❑ Provide a coherent plan for the development of a state-of-the-art commerce center that accommodates modern light industrial, business park, and commercial retail activities.
- ❑ Provide opportunities for economic benefit to the County, including new sales tax revenues which can be used for vital County services.
- ❑ Anticipate market demand by providing a mixture of light industrial, business park, and commercial retail land uses in a master-planned commerce center that would be marketable and financially profitable within the evolving economic profile of western Riverside County.
- ❑ Provide a mix of light industrial, business park, and commercial retail uses that create new job opportunities and reduce the need for County residents to commute outside of Riverside County for employment.
- ❑ Locate businesses that rely on transportation efficiency in an area of the Lakeview/Nuevo area offering convenient access with planned and existing roads connecting to the local and regional transportation network.
- ❑ Identify capital improvements for domestic water, sewer, storm drain, and circulation facilities that serve planned land uses within and adjacent to the STONERIDGE COMMERCE CENTER.
- ❑ Provide for the permanent conservation of open space and riparian habitat along the property's eastern boundaries in a configuration that preserves the abutting segment of the San Jacinto River floodplain and MSHCP area that will be conveyed to RCA.
- ❑ Establish a unified thematic concept for the STONERIDGE COMMERCE CENTER through design elements such as architecture, monumentation, theme walls, and landscaping using a long-range comprehensive planning approach that cannot be accomplished on a parcel-by-parcel basis.
- ❑ Create a project-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment, while minimizing the demand for water resources.



1.12 DISCRETIONARY ACTIONS AND APPROVALS

This Specific Plan has been prepared under the authority of the Riverside County Planning Department, which is also the Lead Agency for the commerce center approvals. This document will be used by the County in connection with the following decisions:

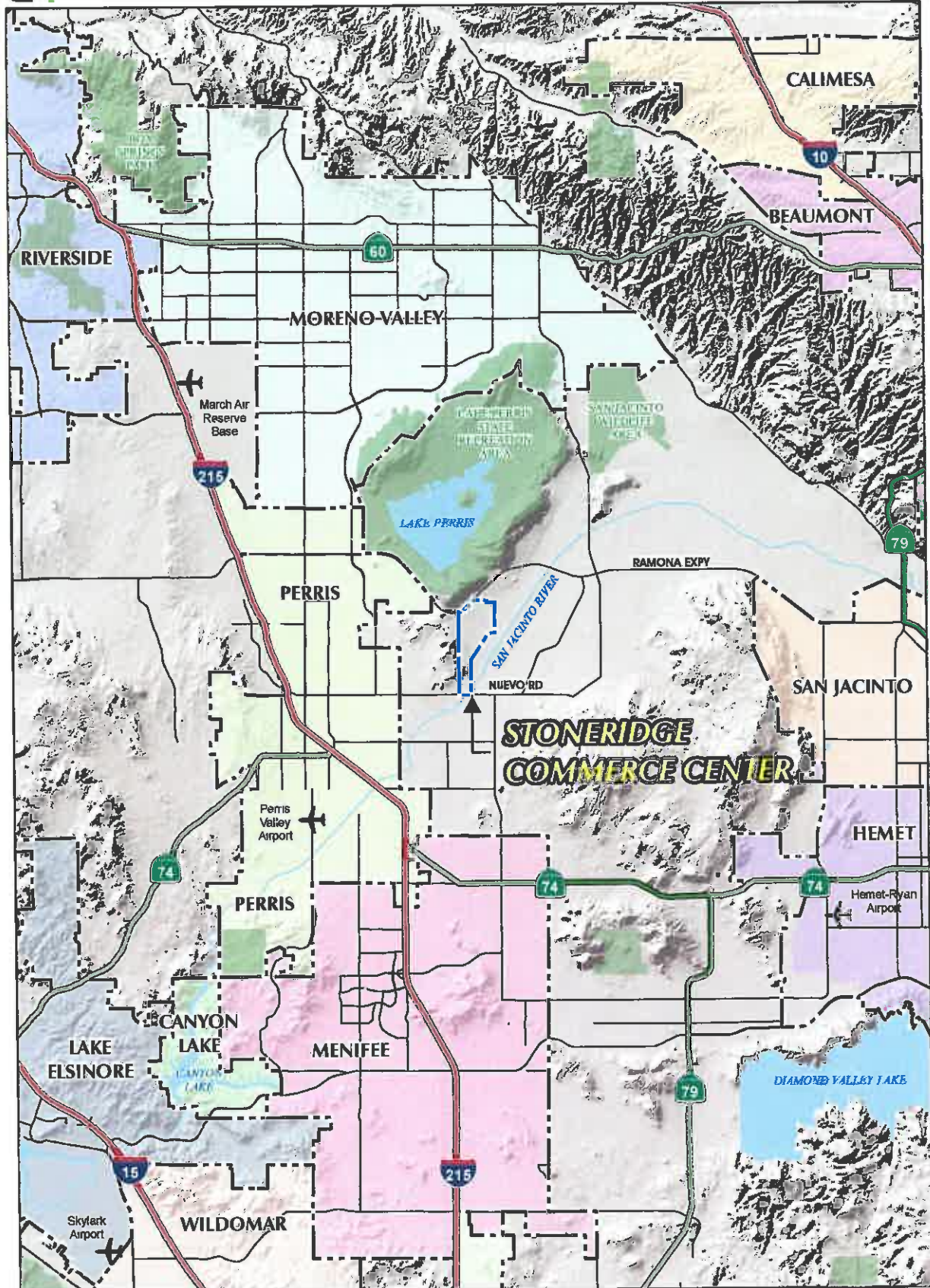
RIVERSIDE COUNTY PLANNING COMMISSION

- ❑ Recommendation to the Board of Supervisors regarding certification of the EIR (CEQA 190074).
- ❑ Recommendation to the Board of Supervisors regarding approval of General Plan Amendment No. 190008 (GPA190008) by Resolution.
- ❑ Recommendation to the Board of Supervisors regarding adoption of Amendment #1 to Specific Plan No. 239 (SP00239A01) by Resolution.
- ❑ Recommendation to the Board of Supervisors regarding approval of Change of Zone No. 1900024 (CZ 1900024).

RIVERSIDE COUNTY BOARD OF SUPERVISORS

- ❑ Certification of the EIR (CEQA 190074).
- ❑ Adoption by Resolution of General Plan Amendment No. 190008 (GPA190008).
- ❑ Adoption by Resolution of Amendment #1 to Specific Plan No. 239 (SP00239A01).
- ❑ Approval by Ordinance of Change of Zone No. 1900024 (CZ 1900024).

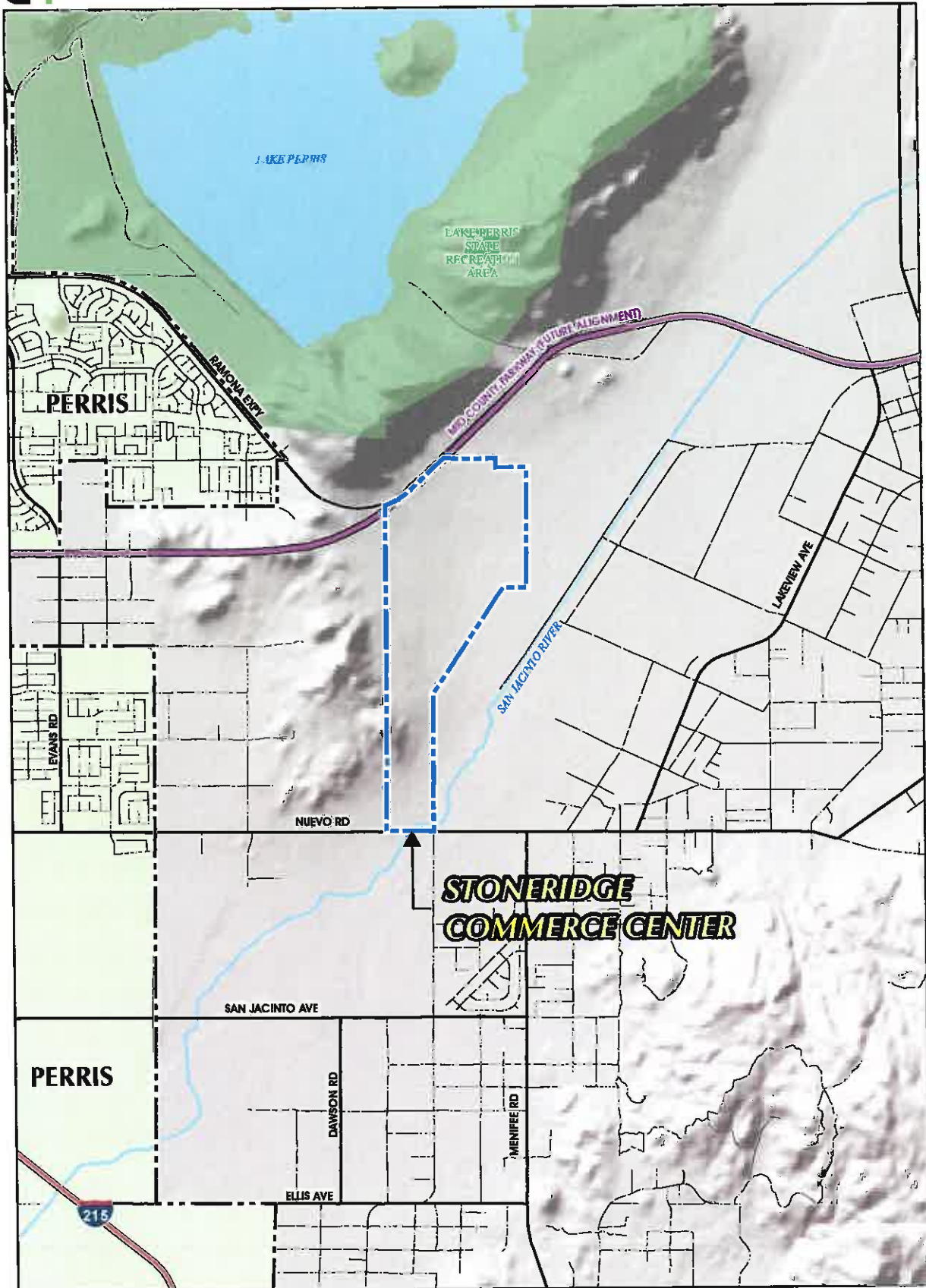
Subsequent discretionary actions may include, but not be limited to, final maps, conditional use permits, site plans, plot plans, parcel maps, use permits, grading permits, water and sewer system approvals, encroachment permits, and state and federal resource agency permits and approvals.



Source(s): ESRI, RCTLMA (2019)

FIGURE 1-1



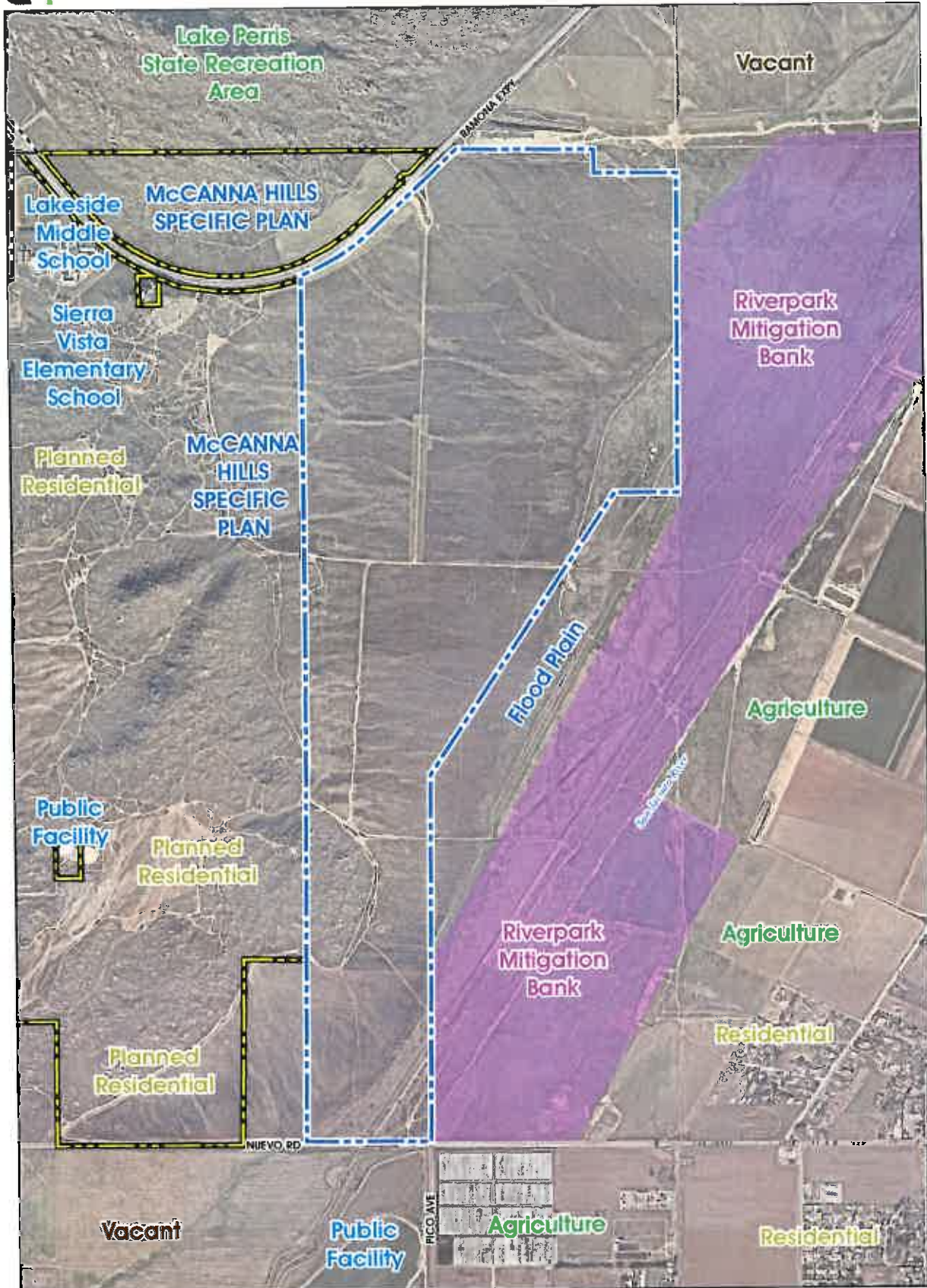


Source(s): ESRI, RCTLMA (2019)

FIGURE 1-2



VICINITY MAP

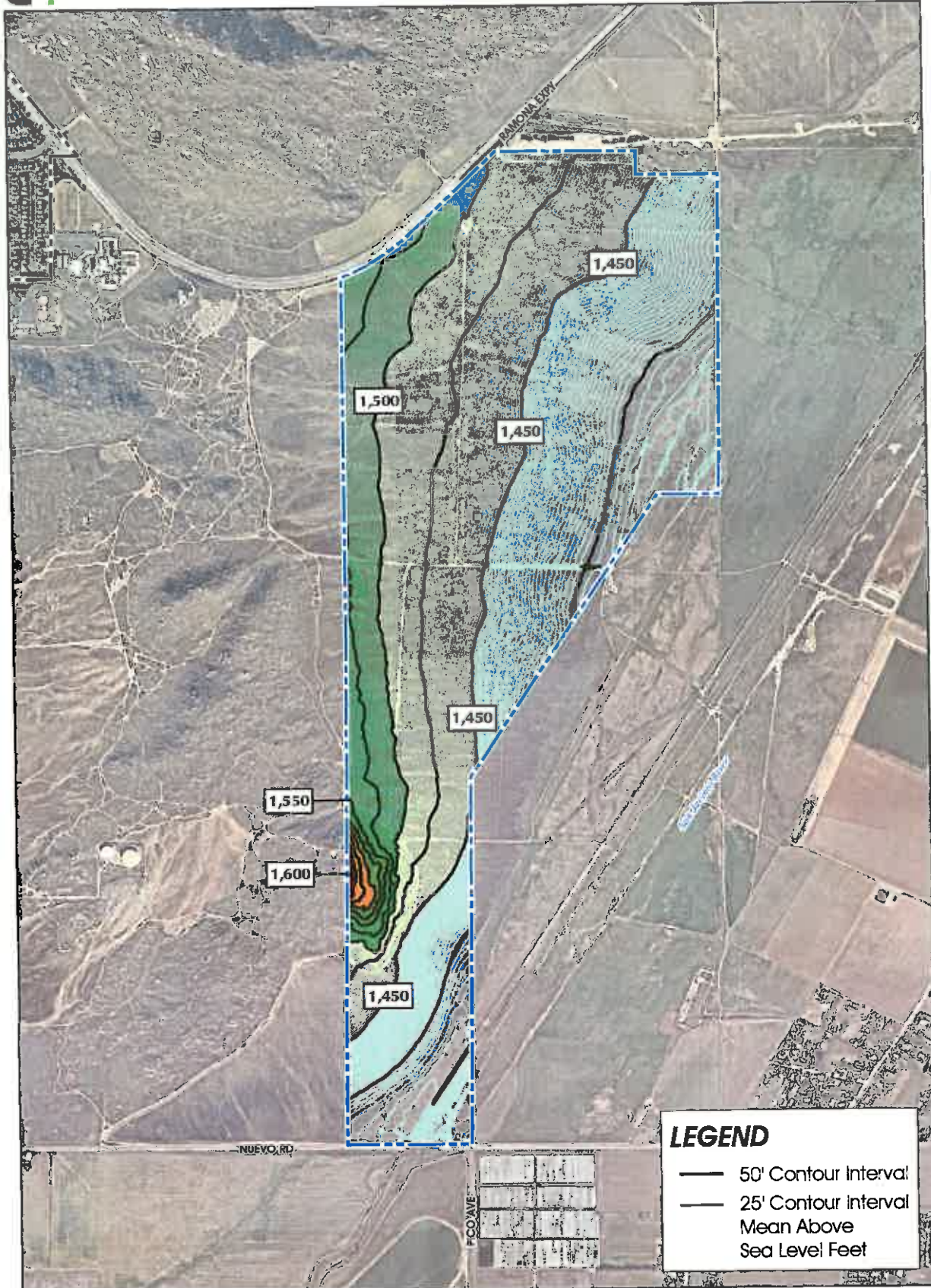


Source(s): ESRI, RCLMA (2019)

FIGURE 1-3



SURROUNDING LAND USES MAP



Source(s): ESRI, RCTLMA (2019)

FIGURE 1-4



CHAPTER 2



DEVELOPMENT PLAN

CHAPTER TWO provides descriptions of the STONERIDGE COMMERCE CENTER Land Use Plan, the vehicular and non-vehicular circulation systems, and the plans for infrastructure including, but not limited to domestic water, sewer, drainage and water quality, and grading.

- 2.1 LAND USE PLAN
- 2.2 CIRCULATION PLAN
- 2.3 DOMESTIC WATER PLAN
- 2.4 SEWER PLAN
- 2.5 DRAINAGE AND WATER QUALITY PLAN
- 2.6 GRADING PLAN
- 2.7 OPEN SPACE PLAN
- 2.8 FIRE PROTECTION PLAN



2 | DEVELOPMENT PLAN

2.1 LAND USE PLAN

2.1.1 DEVELOPMENT CONCEPT

The STONERIDGE COMMERCE CENTER Specific Plan provides for the development of a modern, light industrial, business park and retail center on approximately 582.9 acres. Complemented by a cohesive architectural and landscape design theme, the STONERIDGE COMMERCE CENTER establishes a mixture of land uses designed to attract new business, and encourage the expansion of light industrial, research, professional, retail service and open space uses in a campus-like setting, unique within the Lakeview/Nuevo area of unincorporated Riverside County.



With access to both the existing and planned major transportation network, the STONERIDGE COMMERCE CENTER establishes a premier location and atmosphere designed to attract economic investment to this part of the County, while creating substantial employment opportunities for County residents. For local residents, employment opportunities close to home mean reduced commutes, and an improved quality of life.



The high-quality design of the STONERIDGE COMMERCE CENTER combines light industrial, business park, and retail commercial uses with amenities for employees and visitors, including a sidewalk, and trail system, open space areas, and outdoor gathering areas. Commercial retail uses provide employees, visitors, and local residents with a convenient location to eat, shop, and work.

The STONERIDGE COMMERCE CENTER Specific Plan preserves 17.4 acres of the natural hillside terrain in the southwestern portion of the site that provides a

natural, visual backdrop to the STONERIDGE COMMERCE CENTER, and creates a distance and view buffer from



adjacent land uses to the west. Planning Areas ~~14 and 16~~10 and 11 preserve approximately 81.6 acres of the floodplain and associated habitat of the San Jacinto River, which will be conveyed to the Western Riverside County Regional Conservation Authority under the MSHCP. The COMMERCE CENTER’s landscaping plan establishes a number of objectives intended to increase resource conservation, including the planting of water-efficient and drought-tolerant landscaping.

This STONERIDGE COMMERCE CENTER Specific Plan includes a detailed Circulation Plan, which provides access to individual user areas, as well as to public spaces. North Antelope Road traverses the COMMERCE CENTER north to south, connecting the Ramona Expressway with Orange Avenue and Nuevo ~~Road-Road~~. Street “A” provides additional access to the COMMERCE CENTER from Ramona Expressway to Orange Avenue. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. -These streets provide vehicular access to each of the Planning Areas. A system of pedestrian pathways, including Community Trails, Enhanced Parkways (Multi-Purpose Trail and Class I Bike Path), meandering sidewalks, non- curb-adjacent sidewalks, and pedestrian paths provide for pedestrian circulation through the COMMERCE CENTER.



2.1.2 LAND USE PLAN

This Specific Plan establishes five (5) General Plan Land Use Designations: Light Industrial (LI), Business Park (BP), Commercial Retail (CR), Open Space-Conservation (OS-C), and Open Space-Conservation Habitat (OS-CH). For planning purposes, the STONERIDGE COMMERCE CENTER Specific Plan is divided into 12 Planning Areas. A “Planning Area” is a specific geographic area to which identified Development Standards and Zoning Requirements are uniformly applied.

The STONERIDGE COMMERCE CENTER provides for a total target building space of 9,668,142 square feet and establishes: Light Industrial uses on approximately 389.2 acres with a target of 8,476,776 square feet of building space, Business Park uses on 49.1 acres with a target of 1,069,398square feet of building space; Commercial Retail uses with a target of 121,968 square feet of building space on 8.1 acres; 17.4 acres of Open Space-Conservation, and 81.6 acres of Open Space-Conservation Habitat.

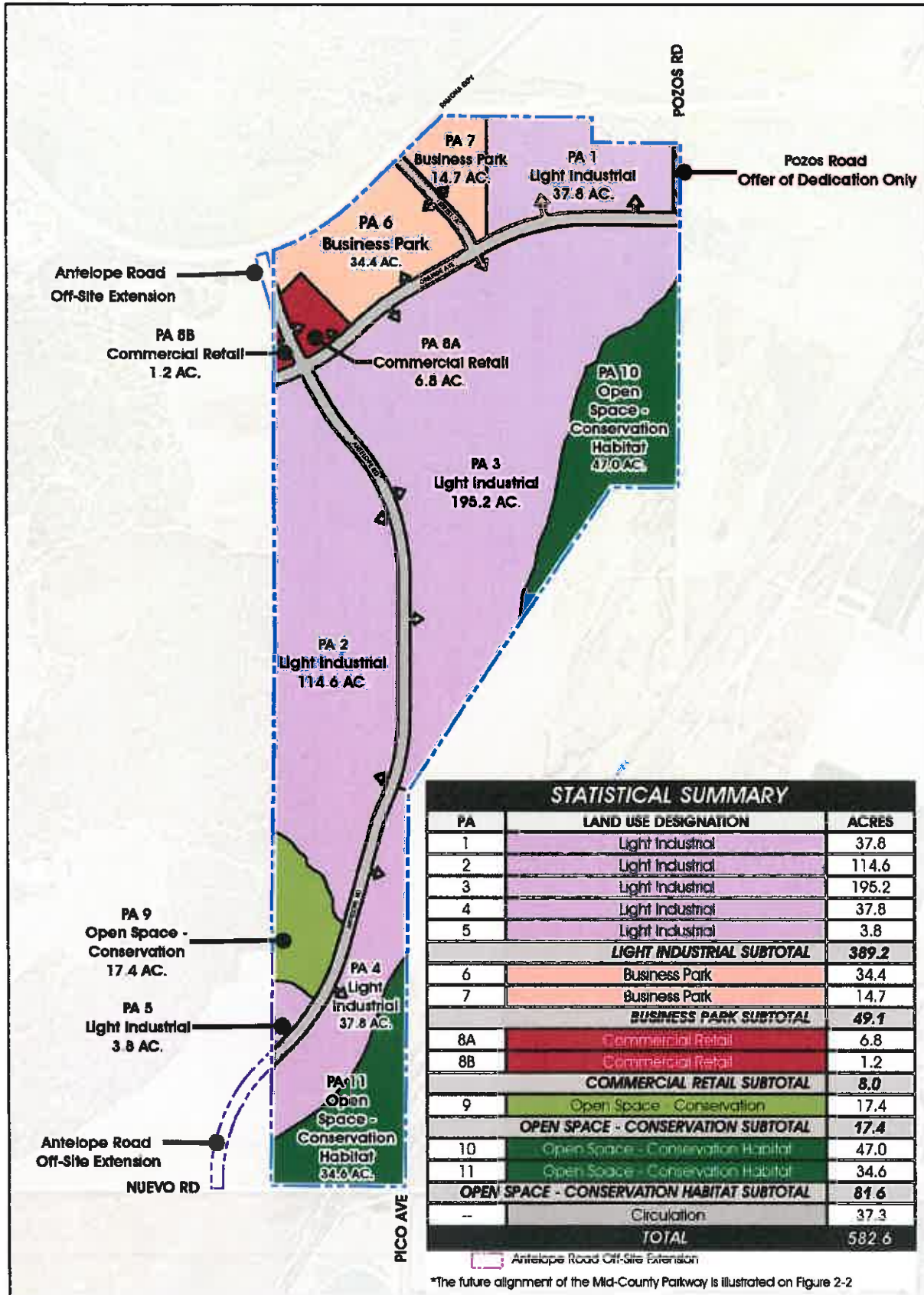
Figure 2-1, *Conceptual Land Use Plan*, depicts the physical arrangement of General Plan Land Uses, Planning Areas, and the major roadways within and abutting the STONERIDGE COMMERCE CENTER.



Table 2-1, *Land Use Plan Statistical Summary*, lists each Planning Area and their respective General Plan Land Use Designation, acreage, and target development intensity by General Plan Land Use Designation (target permitted building square footage). Refer to Chapter 3, *Development Standards*, for the Specific Plan Land Use and Development Standards applicable to each planning area.

Table 2-1 LAND USE PLAN STATISTICAL SUMMARY

PA	LAND USE DESIGNATION	ACRES	TARGET BUILDING SQUARE FOOTAGE
1	Light Industrial	37.8	8,476,776
2	Light Industrial	114.64	
3	Light Industrial	195.26	
4	Light Industrial	37.8	
5	Light Industrial	3.8	
	Light Industrial Subtotal	389.2	8,476,776
6	Business Park	34.4	1,069,398
7	Business Park	14.7	
	Business Park Subtotal	49.1	1,069,398
8A	Commercial Retail	6.8	121,968
8B	Commercial Retail	1.2	
	Commercial Retail Subtotal	8.1	121,968
9	Open Space-Conservation	17.4	N/A
	Open Space-Conservation Subtotal	17.4	N/A
10	Open Space-Conservation Habitat	47.0	N/A
11	Open Space-Conservation Habitat	34.6	N/A
	Open Space-Conservation Habitat Subtotal	81.6	N/A
--	Circulation	37.5	N/A
	TOTAL	582.9	9,668,142



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-1





a. Light Industrial (LI) | Planning Areas 1, 2, 3, 4, & 5 | 382.9 Acres

Planning Areas 1, 2, 3, 4, & 5 are designated for “Light Industrial” land uses and encompass a total of 389.2 acres of the Specific Plan. A total target of approximately 8,476,776 square feet of light industrial space is permitted across these Planning Areas. Light Industrial buildings are envisioned to range in size from approximately 50,000 square feet up to 1,750,000 square feet and accommodate users such as industrial incubators, light manufacturing, parcel hub, warehouse/storage, fulfillment center, high cube warehouse, cold storage warehouse, and e-commerce operations. The full list of uses permitted in these Planning Areas are provided in the Specific Plan’s Zoning Ordinance.

Light Industrial uses typically attract both passenger car and trailer-truck traffic that benefit from a direct routes to the regional transportation (freeway) system. To facilitate vehicular access to and from the uses in these Planning Areas, North Antelope Road traverses the Specific Plan area and provides an interior connection between Ramona Expressway and future Mid-County Parkway to the north and Nuevo Road to the south. Additionally, a second connection to Mid County Parkway will be through Pozos Road, as a possible future interchange.

The Development Standards and Design Guidelines set forth in this Specific Plan require buildings in Planning Areas 1 through 5 to be arranged and designed in a contemporary manner, that the buildings be softened by landscaping, and that the public visibility of loading dock areas and truck parking areas to be minimized. Pedestrian pathways provide connectivity throughout the COMMERCE CENTER’S Light Industrial Planning Areas.

b. Business Park (BP) | Planning Areas 6 & 7 | 49.1 Acres

Encompassing 49.1 acres in the northerly portion of the Specific Plan area along its frontage with Ramona Expressway, Planning Areas 6 & 7 are designated “Business Park.” A total target of approximately ~~1,069,398~~936,540 square feet of business park building space is permitted across these Planning Areas.

The buildings provided in Business Park Planning Areas are envisioned to range from 60,000 square feet to 550,000 square feet and primarily provide for light industrial, incubator industrial, merchant wholesalers, professional services, hospitality, professional office, warehousing/ storage, and research and development uses. The full list of uses permitted in these Planning Areas are provided in the Specific Plan’s Zoning Ordinance.

c. Commercial Retail (CR) | Planning Areas 8A & 8B | 8.1 Acres

Approximately 8.1 acres are designated Commercial Retail within Planning Areas 8A and 8B, located on both sides of the intersection of Orange Avenue and Antelope Road. The two commercial retail areas are designed to accommodate retail uses that provide convenient services to people who work or have business in the STONERIDGE COMMERCE CENTER Specific Plan, as well as to travelers on Ramona Expressway or future Mid-County Parkway. Anticipated businesses include restaurants, financial institutions, commercial retailers, superstores, and personal service shops, as well as small retail businesses and offices. A total target of approximately ~~126,542~~121,968 square feet of commercial retail and office building space is provided within Planning Areas 8A and 8B. The full list of uses permitted in these Planning Areas are provided in the Specific Plan’s Zoning Ordinance.

d. Open Space-Conservation (OS-C) | Planning Area 9 | 17.4 Acres

Approximately 17.4 acres of Open Space-Conservation land uses are located within Planning Area 9 of the STONERIDGE COMMERCE CENTER to preserve the on-site natural open space and hillsides in the southwestern



portion of the Specific Plan. A Regional Trail: Open Space is provided along the perimeter of Planning Area 9 and connects to the off-site trails located to the west with the McCanna Hills Specific Plan.

e. Open Space-Conservation Habitat (OS-CH) | Planning Areas 10 & 11 | 81.6 Acres

Approximately 81.6 acres of Open Space-Conservation Habitat land uses are located within Planning Areas 10 and 11 of the STONERIDGE COMMERCE CENTER to preserve the on-site portions of the San Jacinto River habitat and floodplain in the eastern portion of the Specific Plan for inclusion into the MSHCP Reserve.

f. Circulation | 37.5 Acres

Circulation improvements comprise the remaining 37.5 acres of the STONERIDGE COMMERCE CENTER. Ramona Expressway and Nuevo Road provide primary local access to the Commerce Center and serve as important components of both the County's regional and ~~the Lakeview~~ the Lakeview/Nuevo area's local, circulation system. Antelope Road and Orange Avenue serve as the backbone of the internal circulation for the STONERIDGE COMMERCE CENTER, creating connections between Ramona Expressway to the north (via North Antelope Road), Nuevo Road to the south, and from east and west. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway.

2.1.3 CONCEPTUAL ALTERNATIVE LAND USE PLAN

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term planning and development of the "Mid-County Parkway" and re-alignment of Ramona Expressway. When completed, the "Mid-County Parkway" will provide a 16-mile long, east-west transportation corridor through this portion of Riverside County. A segment of the "Mid-County Parkway", including an interchange at Antelope Road is located along ~~the northern~~ the northern and adjacent to the north-eastern boundaries, as well as a second interchange further east of the Specific Plan, connecting to Pozos Road of the Specific Plan.

The timing of the necessary funding and construction of the segment of the "Mid-County Parkway" adjacent to ~~the Specific~~ the Specific Plan is unknown at this time, and may yet be many years in the future. However, as shown on Figure 2-2, ~~Conceptual Alternative Land Use Plan~~ Conceptual Alternative Land Use Plan, an Alternative Land Use Plan for the STONERIDGE COMMERCE CENTER Specific Plan is provided which accommodates the anticipated alignment of the "Mid County Parkway", the anticipated re-alignment of Ramona Expressway, and the currently planned configuration ~~a of~~ of the future interchange. This Alternative Land Use Plan would reduce the acreages and target building intensities of Planning Areas 6, 7, and 8A; ~~however~~ however Planning Areas 1, 2, 3, 4, 5, 8B, 9, 10, and 11 would not be affected.

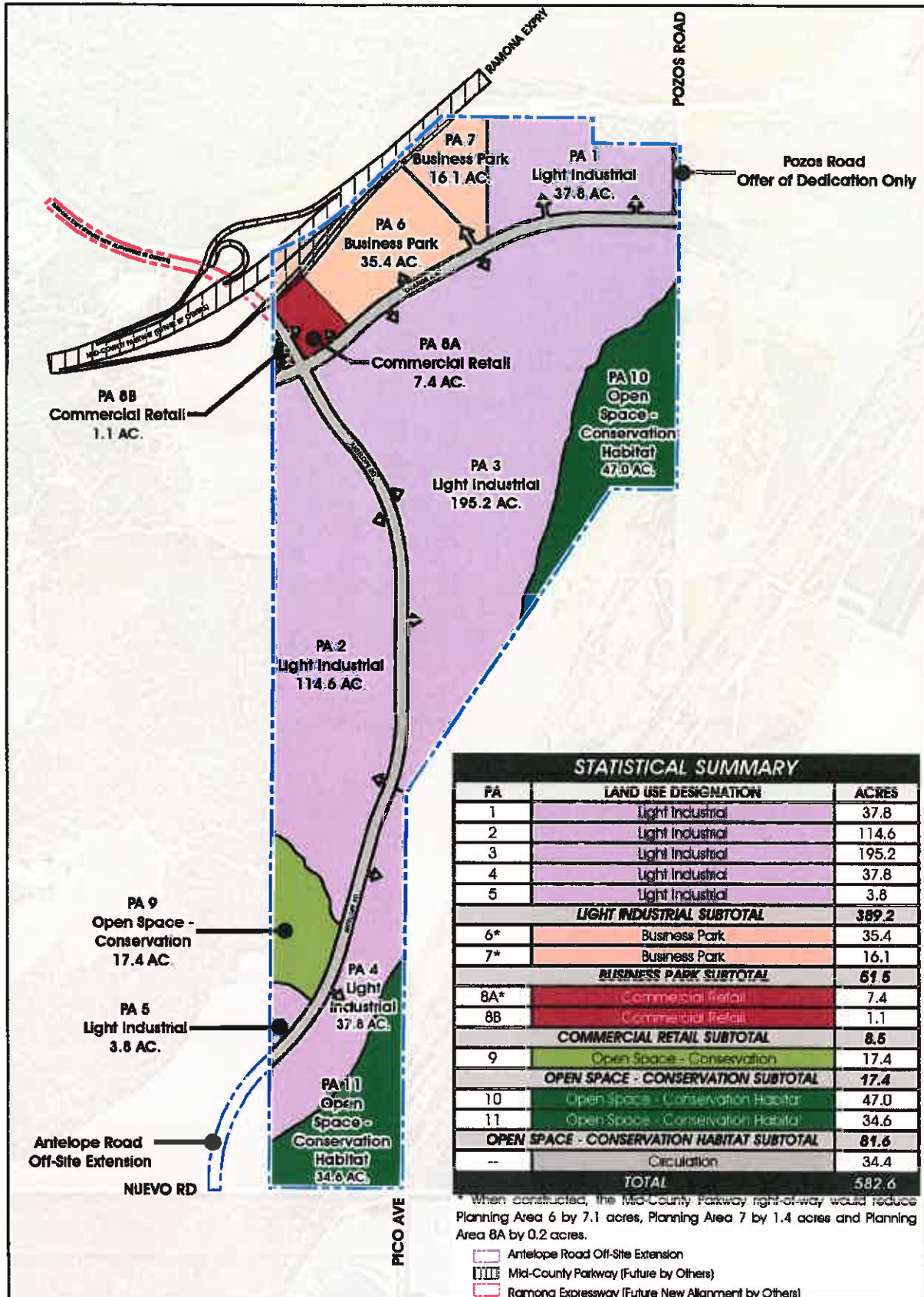
As shown on Table 2-2, *Alternative Land Use Plan Statistical Summary*, when constructed, the future Mid-County Parkway right-of-way would reduce the developable acreage of Planning Areas 6, 7, and 8A by a combined total of 8.7 acres and reduce the combined target building area of Planning Areas 6, 7, and 8A by 128,284 square feet.



Table 2-2 Alternative Land Use Plan Statistical Summary

PA	LAND USE DESIGNATION	ACRES	TARGET BUILDING SQUARE FOOTAGE MODIFICATION
6	Business Park	28.3	-132,858
7	Business Park	14.7	
Business Park Subtotal		43.0	
8A	Commercial Retail	7.2	+4,574
8B	Commercial Retail	1.1	
Commercial Retail Subtotal		8.3	
TOTAL		N/A	-128,284

By including this Alternative Land Use Plan, it is the intent of the Specific Plan document that the construction of the "Mid-County Parkway", and the resulting modifications to acreages of any effected Planning Areas shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.



Source(s): ESRI, Nearmap Aerial (2019), RCLTMA (2019)

FIGURE 2-2





2.1.4 LAND USE AND DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the STONERIDGE COMMERCE CENTER Specific Plan area, development standards have been prepared for each Planning Area (refer to Chapter 3, *Development Standards, and the Specific Plan Zoning Ordinance*). In addition to these explicit standards, Specific Plan-wide Development Standards also have been prepared to address the unique circumstances within each Planning Area. The Community-wide Standards are as follows:

1. The STONERIDGE COMMERCE CENTER Specific Plan shall be developed as a commerce center containing Light Industrial, Business Park, Commercial Retail, Open Space-Conservation, Open Space-Conservation Habitat, and Circulation General Plan land uses on 582.9 acres, as illustrated on Figure 2-1, *Conceptual Land Use Plan*, or in the event of the construction of the Mid-County Parkway, as shown on Figure 2-2, *Conceptual Alternative Land Use Plan*, and in the individual Planning Area figures (Figures 3-1 through 3-6).
2. The STONERIDGE COMMERCE CENTER Specific Plan shall be developed with a target of 9,668,142 square feet of building area. Table 2-1, *Land Use Plan Statistical Summary*, provides the target square footage of building area permitted by General Plan Land Use Designation. Table 2-2, *Alternative Land Use Plan Statistical Summary*, provides the Planning Areas which would be affected when the future Mid-County Parkway is constructed, resulting in a reduced total target building area of 9,539,858 square feet.
3. ~~A 15% variation in Planning Area acreage is permitted without a Specific Plan Amendment or Substantial Conformance. Any acreage modification in a Planning Area of over 15% will require a Specific Plan Amendment or Substantial Conformance. However,~~ the construction of the "Mid-County Parkway", and the resulting changes to the acreages of any impacted Planning Areas shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.
4. To ensure a cohesive and well-integrated development, buildings constructed within Planning Areas 1 through 7 may be constructed across Planning Area boundaries and cross over into adjacent Planning Areas, subject to all of the applicable standards and guidelines contained in Chapter 3, *Development Standards*, and Chapter 4, *Design Guidelines*, of this Specific Plan. Building constructed across Planning Area boundaries shall not, by themselves, trigger the requirement for a Specific Plan Amendment or Substantial Conformance.
5. The Permitted Uses and Development Standards of the STONERIDGE COMMERCE CENTER Specific Plan are established in Chapter 3, *Development Standards, and the Specific Plan Zoning Ordinance*, and will be further defined by Specific Plan Objectives, the Specific Plan Design Guidelines, and future detailed development implementation proposals, including Subdivisions, Plot Plans, Use Permits, and/or Conditional Use Permits.
6. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained elsewhere in County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. In the event that the Development Standards contained herein and Specific Plan Zoning Ordinance are in conflict, the Planning Director shall determine the in-force requirement, based on which is most consistent with the intent and goals of the Specific Plan. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.
7. Except as modified by this Specific Plan, the Specific Plan Zoning Ordinance, or as approved by the Planning Director, development of the property shall be in accordance with the mandatory requirements of all County of Riverside ordinances.



8. Prior to issuance of a building permit for construction of any new use contemplated by this Specific Plan, the applicant shall first obtain clearance from the Planning Department verifying that all pertinent Conditions of Approval of this Specific Plan have been satisfied for the phase of development in question.
9. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each Parcel Map, Site Plan, Conditional Use Permit, Plot Plan, Change of Zone, Specific Plan Amendment, or other discretionary land use application required to implement this Specific Plan, unless such proposal is determined by the County to be consistent with the project EIR (CEQA No. 190074) and does not require subsequent environmental review, or is exempt from the provisions of CEQA. Any required CEQA review shall be prepared as part of the review process for implementing project(s).
10. Parcels created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the Development Standards of the Specific Plan herein applied to the property, or as approved by the Planning Director.
11. Development applications that incorporate common areas (areas maintained by the Master POA or Sub POA) shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and/or pedestrian), or as approved by the Planning Director.
12. For the security and safety of future employees and visitors, the applicant and/or developer shall incorporate the following design concepts within each individual implementing project, or as approved by the Planning Director:
 - Circulation for pedestrians, vehicles, and police patrols.
 - Lighting of streets, parking areas, and walkways (excluding soft surface trails).
 - Visibility of doors and windows from the street and between buildings, where practical.
 - Fencing heights and materials (which are developer's responsibility).
13. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department.
14. All lighting shall incorporate, to the extent feasible and permissible under County standards, measures to aid in reducing light pollution and shall be in accordance with Riverside County Ordinance No. 655 (Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards, or as approved by the Planning Director.
15. A Master Sign Program for the STONERIDGE COMMERCE CENTER shall be prepared and approved by the County of Riverside prior the issuance of occupancy permits of new structures or facilities. The Master Sign Program shall provide adequate and appropriate project, street, building, tenant identification, pedestrian path, and wayfinding signage for the anticipated uses.
16. Common areas identified in the Specific Plan are intended to be owned and maintained as follows:
 - One or more permanent master maintenance organization shall be established for the Specific Plan area to assume ownership and/or maintenance responsibility for all common open space, private circulation systems, common parking lots, pedestrian paths, and other landscaped areas. Such a maintenance organization(s) may be public or private, or a combination of public and private.



- The maintenance organizations shall be established concurrent with, approval of the first Site Plan, Plot Plan, or Conditional Use Permit or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each common area at the time Site Plans, Plot Plans, or Conditional Use Permits are filed.
17. Structures shall be designed to comply with California Building Standards Code Title 24, Energy Efficiency Standards for Non-Residential Construction in place at the time building permits are issued.
 18. In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code §42911, adequate areas for collecting and loading recyclable materials shall be provided.



2.2 CIRCULATION PLAN

The STONERIDGE COMMERCE CENTER Specific Plan *Circulation Plan* provides direct, safe, and convenient access for visitors, employees, and goods the movement of good to and from the Specific Plan area. Components of the Specific Plan's *Circulation Plan* are discussed and illustrated on the following pages.

2.2.5 VEHICULAR CIRCULATION

The Vehicular Circulation Plan provides direct and convenient access to the COMMERCE CENTER buildings through a safe and efficient network of roadways. Antelope Road ~~and North Antelope Road~~ is-are the backbone roads providing direct access to the STONERIDGE COMMERCE CENTER via Ramona Expressway from the north and via Nuevo Road from the south. Orange Avenue provides access to the STONERIDGE COMMERCE CENTER from the east and west. Street "A" provides access to the STONERIDGE COMMERCE CENTER from Ramona Expressway to Orange Avenue. Construction of the Mid-County Parkway would eliminate the connection of Street "A" to the Ramona Expressway. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. In addition, Private Drive Aisle connections to Antelope Road, Orange Avenue, and Street "A" provide entrances and exits for automobiles and trucks to development within each ~~of the~~ the Planning Areas. Final intersection design, intersection spacing, and traffic controls shall conform to County roadway engineering standards or as approved by the County Transportation Department.

As shown on Figure 2-2, ~~Conceptual Alternative Land Use Plan~~ Conceptual Alternative Land Use Plan, the STONERIDGE COMMERCE CENTER Specific Plan accommodates the anticipated future alignment and road dedication of the Mid County Parkway, the anticipated re-alignment of Ramona Expressway, and a future interchange, all of which will be constructed by others. Construction of the Mid-County Parkway would eliminate the Street "A" connection between Ramona Expressway and Orange Avenue, and modify the connection of Antelope Road and Ramona Expressway.

The Vehicular Circulation Plan includes roadway sizes and classifications as described below and illustrated on Figure 2-3, ~~Conceptual Vehicular Circulation and Access Plan~~ Conceptual Vehicular Circulation and Access Plan, and Figure 2-4, ~~Roadway Cross-Sections~~ Roadway Cross-Sections.

1. Ramona Expressway – 6-Lane Expressway (220' ROW)

Ramona Expressway is designated as a 6-Lane Expressway (220' ROW) and provides connectivity between the STONERIDGE COMMERCE CENTER and I-215 located six miles to the west. The STONERIDGE COMMERCE CENTER provides 110-foot half-width improvements of the south half of Ramona Expressway where it abuts the Specific Plan boundary. These half-width improvements include 46 feet of paving, an 8-foot wide Class I Bike Lane, a 5-foot wide meandering sidewalk, and 30 feet dedicated for construction of the ultimate median.

2. Nuevo Road – Urban Arterial Highway (152' ROW)

Nuevo Road is designated as an Urban Arterial Highway and provides local access to the STONERIDGE COMMERCE CENTER from the south via Antelope Road. The STONERIDGE COMMERCE CENTER will provide the northern half-width improvements (76 feet) of the ultimate 152-foot wide right-of-way, between Antelope Road and the Specific Plan's southeastern corner. The half-width improvements include 48 feet of paving, 7 feet of the ultimate 14-foot wide landscaped median, and a 5-foot wide meandering sidewalk within a 21-foot wide landscaped parkway.



3. Orange Avenue – Arterial Highway (128' ROW)

Orange Avenue is designated as an Arterial Highway and provides connectivity to the STONERIDGE COMMERCE CENTER from the east and west, and local access to the Specific Plan's industrial, business park, and commercial retail uses. The STONERIDGE COMMERCE CENTER's developer will construct full-width improvements of the segment of Orange Avenue within the Specific Plan's boundary, consisting of a 128-foot wide right-of-way, including 86 feet of paving, an 18-foot wide, raised landscaped median, and a 5-foot wide meandering sidewalk within a 21-foot wide landscaped parkway on each side of the street.

4. Pozos Road - Arterial Highway (128' ROW)

Pozos Road is a General Plan designated Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. Pozos Road will not be constructed as part of the Stoneridge Specific Plan due to the uncertainty of the timing of the necessary northerly connection to the Mid-County Parkway.

5. North Antelope Road – Arterial Highway (128' ROW)

North Antelope Road is located between Ramona Expressway and Orange Avenue and the Specific Plan provides dedication for a full 128-foot Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10' reserved for future construction, if needed. The construction of North Antelope Road consist of a 118-foot wide right-of-way, including 64 feet of paving, a 12-foot wide painted median, an 8-foot wide Community Trail within a 21-foot landscaped parkway on the western side of the street, and an Enhanced Parkway consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of the street. An additional 5 feet on each side of the right-of-way is reserved for future construction, if needed.

4.6. Antelope Road – Major Highway (118' ROW)

Antelope Road is designated as a Major Highway and traverses the STONERIDGE COMMERCE CENTER from Ramona Expressway to Nuevo Road. The STONERIDGE COMMERCE CENTER provides full-width improvements for Antelope Road within the Specific Plan boundary, as well as an off-site segment of Antelope Road, located between the Specific Plan's southwestern boundary (adjacent to Planning Areas 4 and 5) and Nuevo Road. The on-site Antelope Road improvements consist of a 118-foot wide right-of-way, including 64 feet of paving, a 12-foot wide painted median, an 8-foot wide Community Trail within a 21-foot landscaped parkway on the western side of the street, and an Enhanced Parkway consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of the street.

~~5.7.~~ Street "A" – Modified Secondary Highway (104' ROW)

Street "A" is designated as a Modified Secondary Highway and is located between Ramona Expressway and Orange Avenue to provide employees and visitors with access to the Specific Plan's business park and commercial uses. The STONERIDGE COMMERCE CENTER provides for full-width improvements of Street "A", which include a 104-foot wide right-of-way, 68 feet of paving, and a 5-foot wide non-curb adjacent sidewalk and 13 feet of landscaped parkway on each side of the street. Street "A" is a temporary connector road between Ramona Expressway and Orange Avenue, and the portion of Street "A" connecting to Ramona Expressway will be vacated upon the completion of the Mid-County Parkway, which will result in a cul-de-sac.



~~6.8. Off-Site Antelope Road Extension – Interim Condition (60' ROW)~~

The off-site Antelope Road extension is an interim condition located between the Specific Plan's southwestern boundary (adjacent to Planning Areas 4 and 5) and Nuevo Road to provide a connection to the STONERIDGE COMMERCE CENTER from the south. The STONERIDGE COMMERCE CENTER provides for interim improvements of this off-site Antelope Road segment, which include a 60-foot wide right-of-way and 32 feet of paving. The ultimate 118-foot right-of-way for this off-site Antelope Road segment will be constructed ~~with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction by others during the development of the adjacent McCanna Hills Specific Plan (SP246, A3). The northern off-site Antelope Road extension connecting to Ramona Expressway is constructed at its ultimate 118-foot wide right-of-way.~~

~~7.9. Private Drive Aisles~~

Private Drive Aisles connect development within individual Planning Areas to Antelope Road, Orange Avenue, and Street "A". Within each Planning Area, Private Drive Aisles provide vehicular access for automobiles and trucks to parking lots, truck courts, loading dock areas, etc. Private Drive Aisles provide pavement widths that range between 26 and 60 feet. Private Drive Aisles are not depicted on Figures 2-3 and 2-4 because their locations, alignments, and widths will be determined in conjunction with development of individual planning areas.

2.2.6 NON-VEHICULAR CIRCULATION AND MOBILITY PLAN

The STONERIDGE COMMERCE CENTER Specific Plan encourages circulation by employees and visitors by means other than a motorized vehicle. Additional pedestrian and bike facilities may be designed for individual building sites at the time buildings are designed and positioned in each Planning Area as part of implementing development projects. The STONERIDGE COMMERCE CENTER's Non-Vehicular Circulation and Mobility Plan is illustrated on Figure 2-5, *Conceptual Non-Vehicular Circulation and Mobility Plan*.

The Non-Vehicular Circulation and Mobility Plan provides for pedestrian and bicycle movement between the industrial, business park, and commercial uses, and open space areas within the STONERIDGE COMMERCE CENTER. The Community Trails, Regional Trail: Open Space, Enhanced Parkways, and Meandering Sidewalks within the STONERIDGE COMMERCE CENTER are separated from vehicle travel ways by landscaping to maximize pedestrian safety and promote pedestrian movement. The hierarchical system of trails and pedestrian trails offered in the STONERIDGE COMMERCE CENTER encourages employees and guests to walk throughout the site, without the need to use automobiles, see Figure 2-5, *Conceptual Non-Vehicular Circulation and Mobility Plan*, for locations and types of trails.

Community Trail | The Community Trail is located within the Antelope Road right-of-way on the western side of the street and provides employees and guests of the STONERIDGE COMMERCE CENTER with passive recreational opportunities and connectivity between Ramona Expressway and Nuevo Road. The Community Trail consists of an 8-foot decomposed granite trail within a 14-foot wide easement ~~(in the right-of-way)~~ on the western side of Antelope Road.

Regional Trail: Open Space | A Regional Trail: Open Space is provided around the perimeter of Open Space-Conservation Planning Area 9, and provide employees and visitors with informal hiking paths that connect to the off-site informal trails to the west located within the McCanna Hills Specific Plan.

Enhanced Parkway | A 21-foot wide Enhanced Parkway is located within the Antelope Road right-of-way on the eastern side of the street and provides employees and guests of the STONERIDGE COMMERCE CENTER with passive recreational opportunities and connectivity between Ramona Expressway and Nuevo Road.

The Enhanced Parkways consists of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane within the 21-foot landscaped parkway on the eastern side of Antelope Road.

Meandering Sidewalks | 5-foot wide Meandering Sidewalks are provided within the 21-foot wide landscaped parkways of Antelope Road (eastern side), Orange Avenue and Nuevo Road on both sides of the street to improve the pedestrian experience and enhance pedestrian safety within the STONERIDGE COMMERCE CENTER.

Non Curb-Adjacent Sidewalks | 5-foot wide Non Curb-Adjacent Sidewalks separated by landscaping from vehicular traffic are provided along both sides of Street "A" to improve the pedestrian experience and enhance pedestrian safety within the STONERIDGE COMMERCE CENTER.

Combination Trail Easement | A 30-foot wide Combination Trail easement is provided along the southeastern boundary of Planning Area 4, which will be constructed by others. When constructed, the Combination Trail will include a 10-foot wide Class I Bike Path and a 10-foot wide decomposed granite trail and will connect to the County's Trail system along the San Jacinto River.

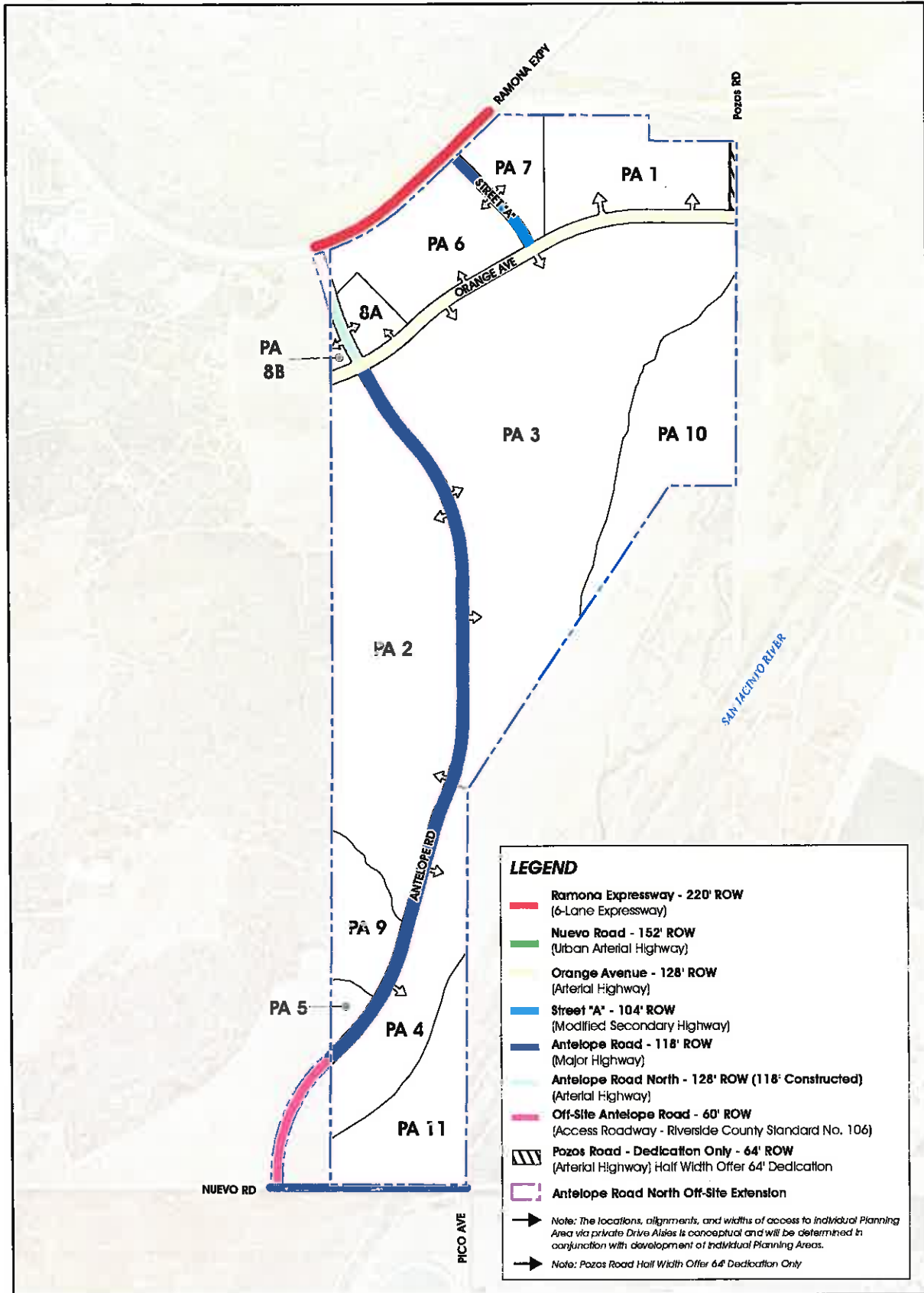
Provisions for sidewalks and pedestrian walkways, bicycle storage facilities, and employee and public gathering areas within the Planning Areas are set forth in Chapter 4, *Design Guidelines*.

2.2.7 CIRCULATION PLAN DEVELOPMENT STANDARDS

1. The on-site system depicted on Figure 2-3, *Conceptual Vehicular Circulation and Access Plan*, shall serve as the preliminary roadway plan for implementing development. The on-site roadway improvements, sidewalks and pathway improvements may be phased in accordance with Chapter 5, *Implementation Plan*, of this Specific Plan.
2. Roads within the Specific Plan boundary are constructed consistent with County full or half-width standards in accordance with Riverside County Ordinance Nos. 460 and 461 (or as a modification, or as approved by the Riverside County Transportation Department) as a requirement of the implementing maps for the Specific Plan, subject to approval by the Director of Transportation. The following roadways are modifications to County standards and will reserve right-of-way for future construction:
 - a. Pozos Road is a General Plan Arterial Highway which is planned to link Orange Avenue to Ramona Expressway and to a future interchange of the planned Mid-County Parkway. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction. Pozos Road will not be constructed as part of the Stoneridge Specific Plan due to the uncertainty of the timing of the necessary y northerly connection to the Mid-County Parkway.
 - b. North Antelope Road is located north of Orange Avenue, between Planning Areas 8A and 8B, and connects Orange Avenue to Ramona Expressway and the future Mid-County Parkway. North Antelope Road will provide dedication for a full 128-foot Arterial Highway cross section, but will be constructed as a 118-foot Major Highway, with the additional 10' reserved for future construction, if needed.
3. The Developer applying for an implementing project (Site Plan, Plot Plan, or Conditional Use Permit) shall install traffic signal(s) per the recommendations of the project's Traffic Study or participate in the phased construction of traffic signals as determined by the Director of Transportation, through payment of funds pursuant to the Traffic Signal Mitigation Fee Program for the County of Riverside.



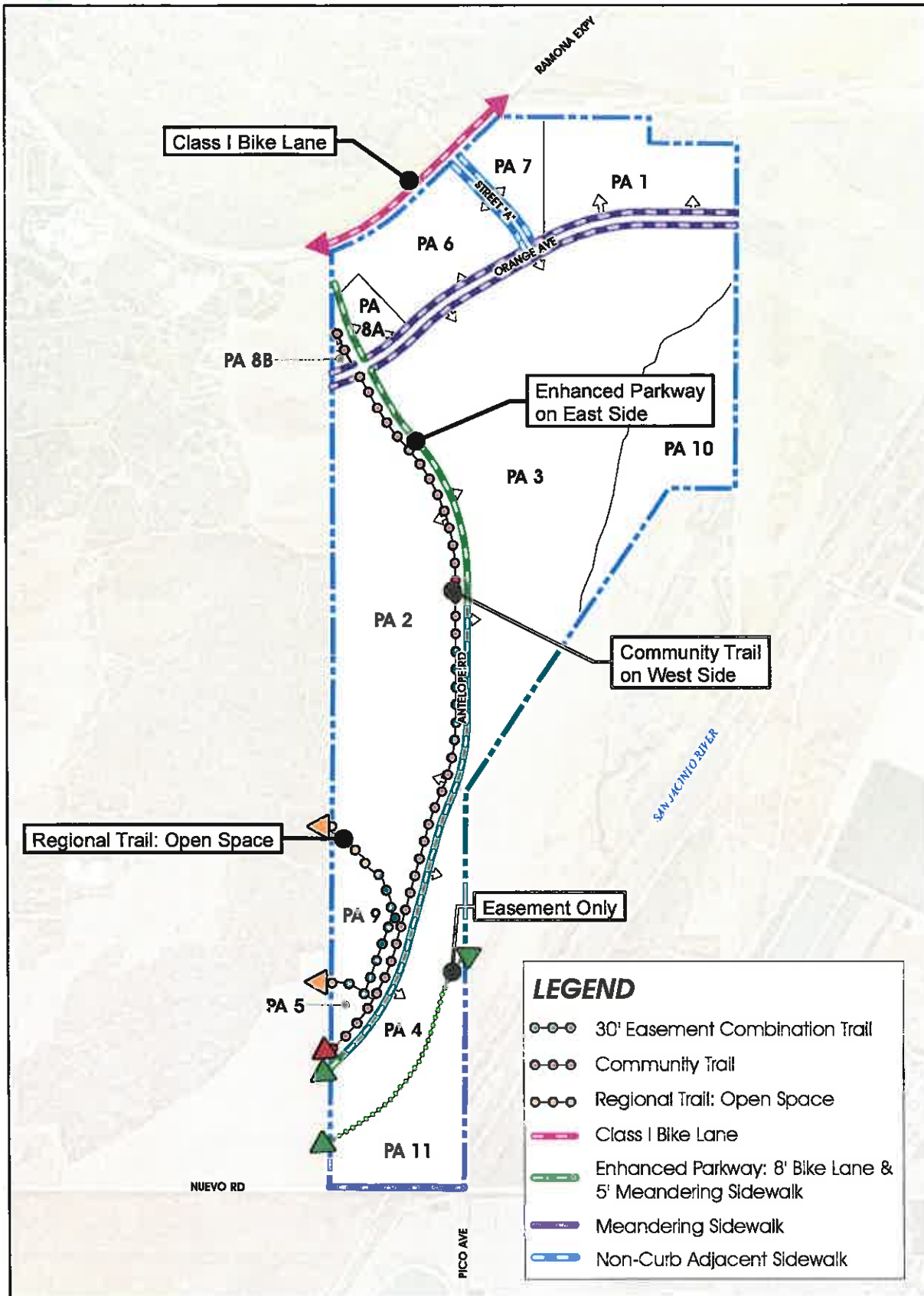
4. All intersection spacing and/or access openings shall be per Riverside County Standard 114, Riverside County Ordinance No. 461, or as approved by the County Transportation Department.
5. Landscape requirements in public and private roadway rights-of-way shall generally be in accordance with the Roadway Landscape Treatments as depicted in Section IV.
6. This Specific Plan and all implementing plans and actions shall comply with the conditions of approval and requirements set forth by the Riverside County Transportation Department.
7. Driveways and access point locations, as shown in this Specific Plan, are conceptual until approved by the Transportation Department (if necessary) and shall conform to Transportation Department standard access spacing, depending upon the street's classification.
8. Landscaping within public road rights-of-way will require approval by the Riverside County Transportation Department including assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the County Transportation Department.
9. All applicable Transportation Uniform Mitigation Fees (TUMF) shall be paid in accordance with Riverside County Ordinance No. 824. The transfer of TUMF credits between Planning Areas and their respective owners is allowed by this Specific Plan.
10. Sight distances shall be reviewed by the Riverside County Transportation Department in conjunction with the preparation of grading, landscaping, and street improvement plans. This review shall insure that setbacks allow for clear unobstructed sight distances at intersections.
11. In order to assure adequate evacuation time, alternate or secondary access shall be provided per Ordinance No. 460.
12. An irrevocable offer of dedication of right-of-way for the mainline portion of the Mid-County Parkway within the SP239A01 boundaries, at the alignment and widths specified in the Mid-County Parkway Environmental Impact Report dated April 8, 2015 will be delineated and provided by each affected implementing project.



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019), Hunsaker Engineering (2020)

FIGURE 2-3
CONCEPTUAL VEHICULAR CIRCULATION AND ACCESS PLAN





LEGEND

- 30' Easement Combination Trail
- Community Trail
- Regional Trail: Open Space
- Class I Bike Lane
- Enhanced Parkway: 8' Bike Lane & 5' Meandering Sidewalk
- Meandering Sidewalk
- Non-Curb Adjacent Sidewalk

Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-5

CONCEPTUAL NON-VEHICULAR CIRCULATION AND MOBILITY PLAN
CHAPTER 2 - DEVELOPMENT PLAN | X-X



2.3 DOMESTIC WATER PLAN

2.3.1 DOMESTIC WATER PLAN DESCRIPTION

The Eastern Municipal Water District (EMWD) provides domestic water service to the STONERIDGE COMMERCE CENTER.

Adequate water service infrastructure is provided for the STONERIDGE COMMERCE CENTER using existing, planned and proposed domestic water facilities. As shown on Figure 2-6, *Conceptual Domestic Water Plan*, the STONERIDGE COMMERCE CENTER is serviced by EMWD in the 1627 and 1720 Pressure Zones which include the following facilities: on-site and off-site water mains within roadways, two (2) 2.5-3.0 MG water tanks located off-site approximately 500 feet to the west, and one (1) booster station.

Precise alignments and sizing of domestic water facilities will be determined at the plot plan, site plan, and final map stages of Specific Plan implementation. The location and size of facilities identified in this document may change, subject to the approval of Riverside County and the EMWD.

In order to provide a reliable source of water for firefighting purposes, domestic water is also delivered to all fire hydrants and fire sprinkler system utilizing the domestic water system. The piping facilities for domestic water is designed to accommodate both the domestic and firefighting demands.

The STONERIDGE COMMERCE CENTER provides for the following domestic water improvements:

1720 Pressure Zone Facilities

The STONERIDGE COMMERCE CENTER is located within the 1720 Pressure Zone.

On-Site Improvements

- ❑ On-site 12" water main in Street "A". Street "A" at Ramona Expressway is the point of connection to the existing water facilities in the area.
- ❑ On-site 36" water mains in (Antelope Road between Orange Avenue and Ramona Expressway, and in Orange Avenue between Antelope Road and the eastern Specific Plan boundary.
- ❑ On-site 30" water main in Antelope Road between Orange Avenue and the western Specific Plan boundary between Planning Areas 4 and 9, *which then continues southerly along the Specific Plan's western boundary and connects to the off-site 30" water main in Nuevo Road.*
- ❑ One on-site booster station located approximately between Planning Areas 4 and 9 Antelope Road.

Off-Site Improvements

- ❑ Off-site 36" water main within Antelope Road at northwest project boundary, west within the right of way of Ramona Expressway to Walnut Avenue, *and continues west along Walnut Avenue to -which connects to the proposed booster station (Pressure Zone 1720) located at the southeastern corner of the Walnut Avenue and ~~Bradley Road~~ Sherman Avenue intersection.*
- ~~❑ Off-site 36" water main between the southwestern boundary of the Specific Plan (adjacent to Planning Areas 4 and 9) and Nuevo Road.~~
- ❑ Off-site 30" water line in Nuevo Road between Antelope Road and Pico Avenue.
- ❑ Off-site 24" water main between Pico Avenue and Olivas Avenue to the point of connection to existing facilities.



- ❑ One (1) off-site booster station located at the southeastern corner of the Bradley Road and Walnut Avenue intersection to the west.
- ❑ Two (2) 2.5-3.0 MG water tanks located off-site approximately 500 feet to the west of the Specific Plan, which replaces the existing 1.0 MG water tank.

1627 Pressure Zone Facilities

The 1627 Pressure Zone facilities are located within Antelope Road in the southwest corner of the STONERIDGE COMMERCE CENTER and off-site within Antelope Road and Nuevo Road and to the west.

On-Site Improvements

- ❑ On-site 36" water main within Antelope Road from approximately Planning Area 9, to the southwestern boundary of the Specific Plan, adjacent to Planning Areas 4 and 5.

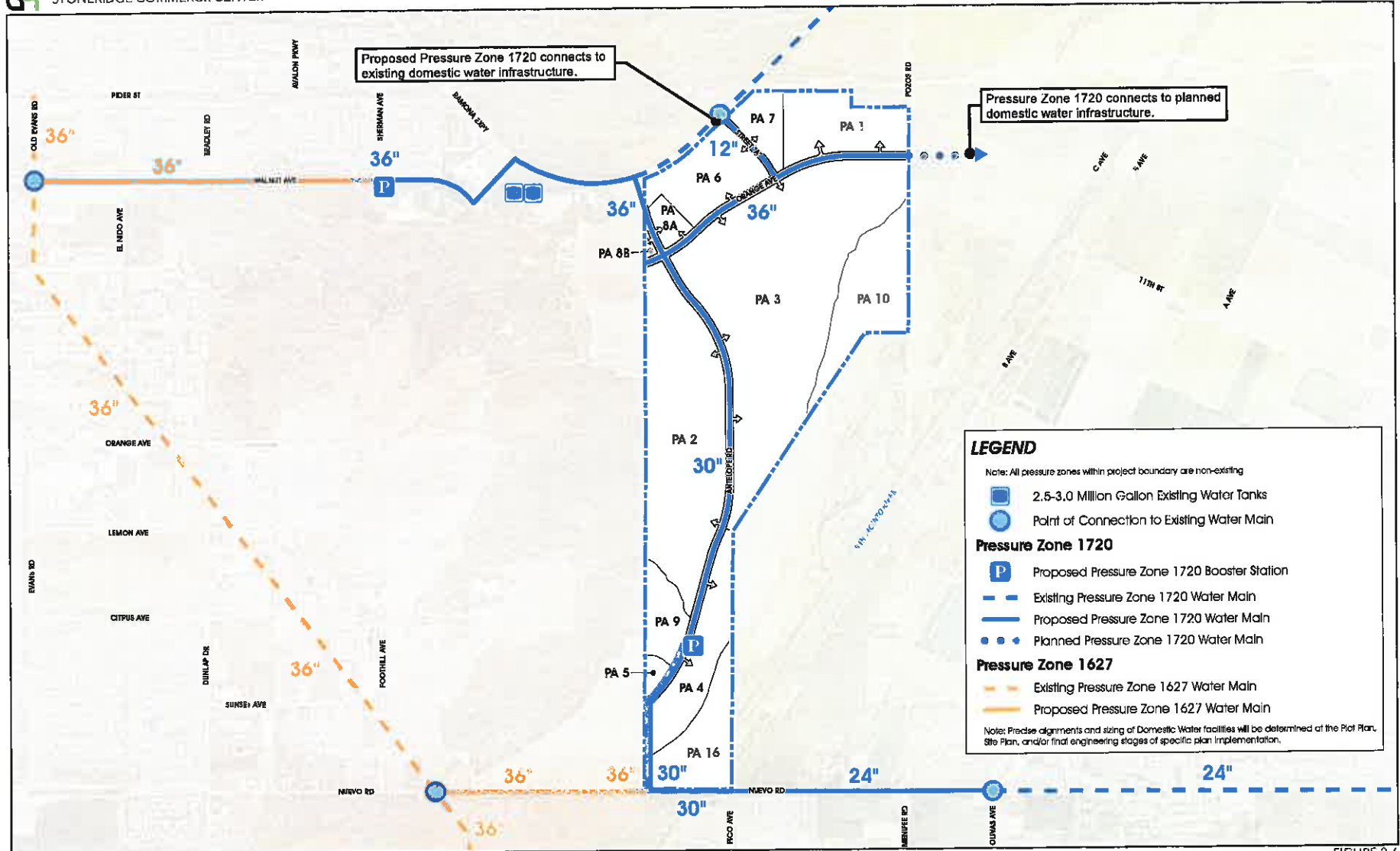
Off-Site Improvements

- ❑ Off-site 36" water main in Walnut Avenue between ~~Bradley Road~~ Sherman Avenue and Old Evans Road, to point of connection of existing 36" water main.
- ❑ Off-site 36" water main with Antelope Road from the southwestern boundary of the Specific Plan at Planning Areas 4 and 5, which then continues southerly along the Specific Plan's western boundary and connects to the off-site 36" water main in Nuevo Road to Nuevo Road.
- ❑ Off-site 36" water main in Nuevo Road between Antelope Road and the point of connect to the east, which connects to an existing 36" water main to the west.



2.3.2 DOMESTIC WATER DEVELOPMENT STANDARDS

- (1) All water lines shall be placed underground.
- (2) All water lines and facilities shall be designed in accordance with the requirements of the EMWD.
- (3) The Specific Plan's water distribution system shall provide adequate flows for fire protection in accordance with requirements of the County of Riverside Fire Department.
- (4) All new water facilities to be maintained by EMWD shall be placed within public utility easements which shall include rights for EMWD.
- (5) The water infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.
- (6) EMWD has determined that the open space and common landscape areas within the STONERIDGE COMMERCE CENTER are not considered prime candidates for recycled water service.



LEGEND

Note: All pressure zones within project boundary are non-existing

- 2.5-3.0 Million Gallon Existing Water Tanks
- Point of Connection to Existing Water Main

Pressure Zone 1720

- Proposed Pressure Zone 1720 Booster Station
- Existing Pressure Zone 1720 Water Main
- Proposed Pressure Zone 1720 Water Main
- Planned Pressure Zone 1720 Water Main

Pressure Zone 1627

- Existing Pressure Zone 1627 Water Main
- Proposed Pressure Zone 1627 Water Main

Note: Precise alignments and sizing of Domestic Water facilities will be determined at the Plot Plan, Site Plan, and/or final engineering stages of specific plan implementation.

Sources: (d) ESRI, Nearmap Aerial (2019), RCLMA (2019), Hunsaker (2020)



FIGURE 2-6
CONCEPTUAL DOMESTIC WATER PLAN
 CHAPTER 2 - DEVELOPMENT PLAN | X-X



2.4 SEWER PLAN

2.4.1 SEWER PLAN DESCRIPTION

EMWD provides wastewater/sanitary sewer service to the STONERIDGE COMMERCE CENTER. Existing sewer service is provided by an existing 27" gravity main in Pico Avenue that flows to the existing Perris Valley Regional Water Reclamation Facility to the south. Proposed sewer facilities to service the STONERIDGE COMMERCE CENTER include sewer mains that range in size from 8" to 15", and two (2) sewer lift stations (one located on-site and one located off-site).

Precise alignments and sizing of sewer facilities will be determined at the plot plan, site plan, and final map stages of Specific Plan implementation. The location and size of sewer facilities identified in this document may change, subject to the approval of Riverside County and the EMWD.

As shown on Figure 2-7, ~~Conceptual Sewer Plan~~Conceptual Sewer Plan, the STONERIDGE COMMERCE CENTER provides the following sewer improvements:

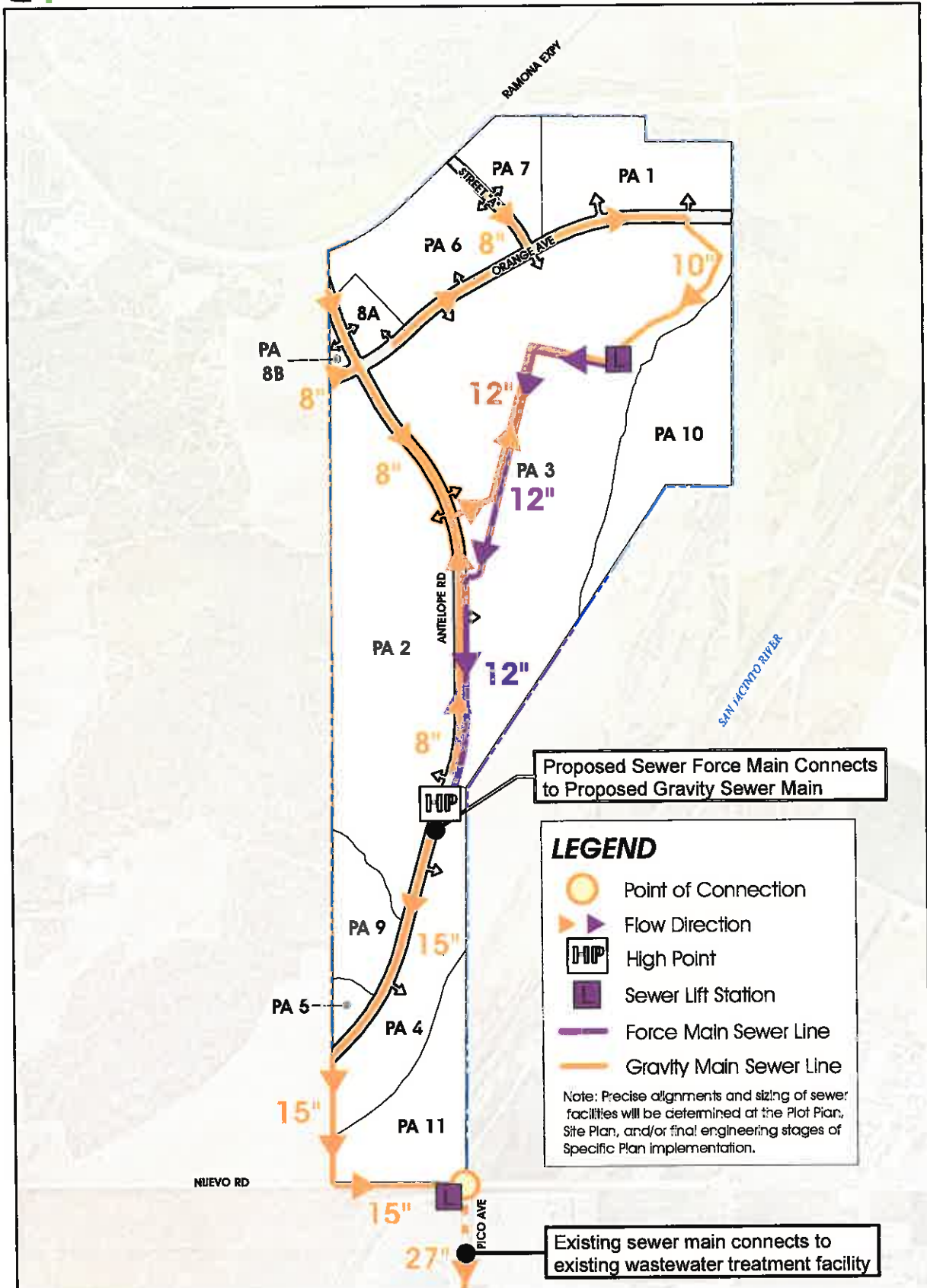
- ❑ On-site 8" sewer gravity mains located within portions of Street "A", Orange Avenue and Antelope Road.
- ❑ 8" gravity main in Antelope Road south from Orange Avenue which out-flows into the 12" gravity main and sewer lift station located in Planning Area 3.
- ❑ On-site 10" sewer gravity main in Planning Area 3, which collects out-flow from 8" gravity main in Orange Avenue.
- ❑ A sewer lift station and force main located within Planning Area 3, which connects to the 12" sewer force main in Antelope Road and then to the ~~18~~15" gravity main in Antelope Road (adjacent to the northeastern boundary of Planning Area 4).
- ❑ On-site 15" sewer gravity main located in the segment of Antelope Road abutting Planning Areas 4 and 5, which continues ~~off site to the southwest~~south along the southeastern boundary of the Specific Plan (abutting Planning Areas 4 and 11) towards Nuevo Road and east towards the off-site sewer lift station at the southwest corner of Pico Avenue and Nuevo Road.
- ❑ On-site 8" sewer gravity main located in Antelope Road between a portion of Planning Areas 2 and 3 which collects out-flow at the high point of the site, and continues north in Antelope Road and continues through the eastern portion of Planning Area 3 to connect to the sewer lift station within Planning Area 3.
- ❑ On-site 15" sewer gravity main located in the segment of Antelope Road abutting Planning Areas 2, 4, 5, and 9; south of the site's high point in elevation.
- ❑ Off-site sewer lift station at the southwestern corner of Nuevo Road and Pico Avenue which connects to the existing 27" gravity main in Pico Avenue, then to an existing Perris Valley Regional Water Reclamation Facility to the south.

❑



2.4.2 SEWER PLAN STANDARDS

- (1) All sewer lines shall be placed underground.
- (2) All sewer lines and facilities shall be designed in accordance with the requirements of the EMWD.
- (3) All new sewer facilities to be maintained by EMWD shall be placed within public utility easements which shall include rights for EMWD.
- (4) The sewer infrastructure system shall be installed to the requirements of the Riverside County Building and Safety Department and the Riverside County Environmental Health Department.



Source(s): ESRI, Nearmap Aerial (2020), RCTLMA (2019)

FIGURE 2-7



CONCEPTUAL SEWER PLAN
CHAPTER 2 - DEVELOPMENT PLAN | X-X





2.5 DRAINAGE AND WATER QUALITY PLAN

2.5.1 DRAINAGE AND WATER QUALITY DESCRIPTION

The STONERIDGE COMMERCE CENTER is located within the San Jacinto River Watershed, which is a sub-watershed of the Santa Ana River Watershed in the County of Riverside. According to mapping information from the Riverside County Flood Control and Water Conservation District (RCFCWCD), the Project site is located outside of but between the Lakeview/Nuevo Master Drainage Plan (MDP) to the east and the Perris Valley MDP to the west. A majority of the Specific Plan area is located within the San Jacinto River Area Drainage Plan (ADP), while a small portion of the Specific Plan is within the Perris Valley ADP. The property is bounded on the west by the McCanna Hills Specific Plan and open space consisting of hillside terrain. The topography of the STONERIDGE COMMERCE CENTER site slopes southeasterly toward the San Jacinto River, located immediately to the east of the site.

Planning Areas 10 and 11 (Open Space-Conservation Habitat) are located within a FEMA-mapped, 100-year flood-hazard zone for the San Jacinto River and will be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for permanent conservation under the MSHCP. Therefore, no buildings, obstructions, or fill materials will be situated within these two (2) Planning Areas.

As shown on Figure 2-8, Conceptual Drainage and Water Quality Plan, on-site and some off-site flows will be conveyed within the streets to a series of catch basins and storm water lines which direct storm flows to three (3) "primary" retention basins onsite. Two (2) "primary" retention basins are located within Planning Area 3 and one (1) "primary" retention basin is located within Planning Area 4.

Catch basins and/or infiltration BMPs located within Orange Avenue capture surface run-off from developed areas including streets and Planning Areas 6, 8A and 8B and direct the flows into storm drain lines within Orange Avenue and Antelope Road. Off-site flows from the west are captured at the north-west site boundary of Planning Area 2 and conveyed in storm drain lines through Planning Area 2 where they combine with the southbound storm water in Antelope Road coming from Planning Areas 2, 6, 8A and 8B, Orange Avenue and Antelope Road. This southbound storm water in Antelope Road is then conveyed to a storm drain line heading east/northeast along the eastern boundary of Planning Area 3, where they are discharged into a primary retention basin.

Surface runoff originating in Planning Areas 1 and 7 flow eastbound within Orange Avenue gutters, to a pair of catch basins where Orange Avenue terminates on site. Flows from these catch basins is directed to a primary detention basin in Planning Area 3.

Off-site surface flows from the west (adjacent to Orange Avenue) are conveyed in storm drain lines in Antelope Road, where they flow northeasterly into Planning Area 3, and continue southeasterly via the storm drain lines Planning Area 3 to outlet into Planning Area 10 and off-site to the east. Off-site surface flows from the west (adjacent to Planning Area 2) are conveyed southerly in storm drain lines within Planning Area 2, and continues easterly towards Planning Area 4 and off-site to the east, or continues southerly towards Planning Area 9. are also captured at south-west site boundary of Planning Area 2 and conveyed in storm drain lines through Planning Area 2 to the storm drain lines in Antelope Road, where they flow north. These northbound flows in the Antelope Road storm drains are conveyed to the line heading east/northeast in Planning Area 3, discussed above.

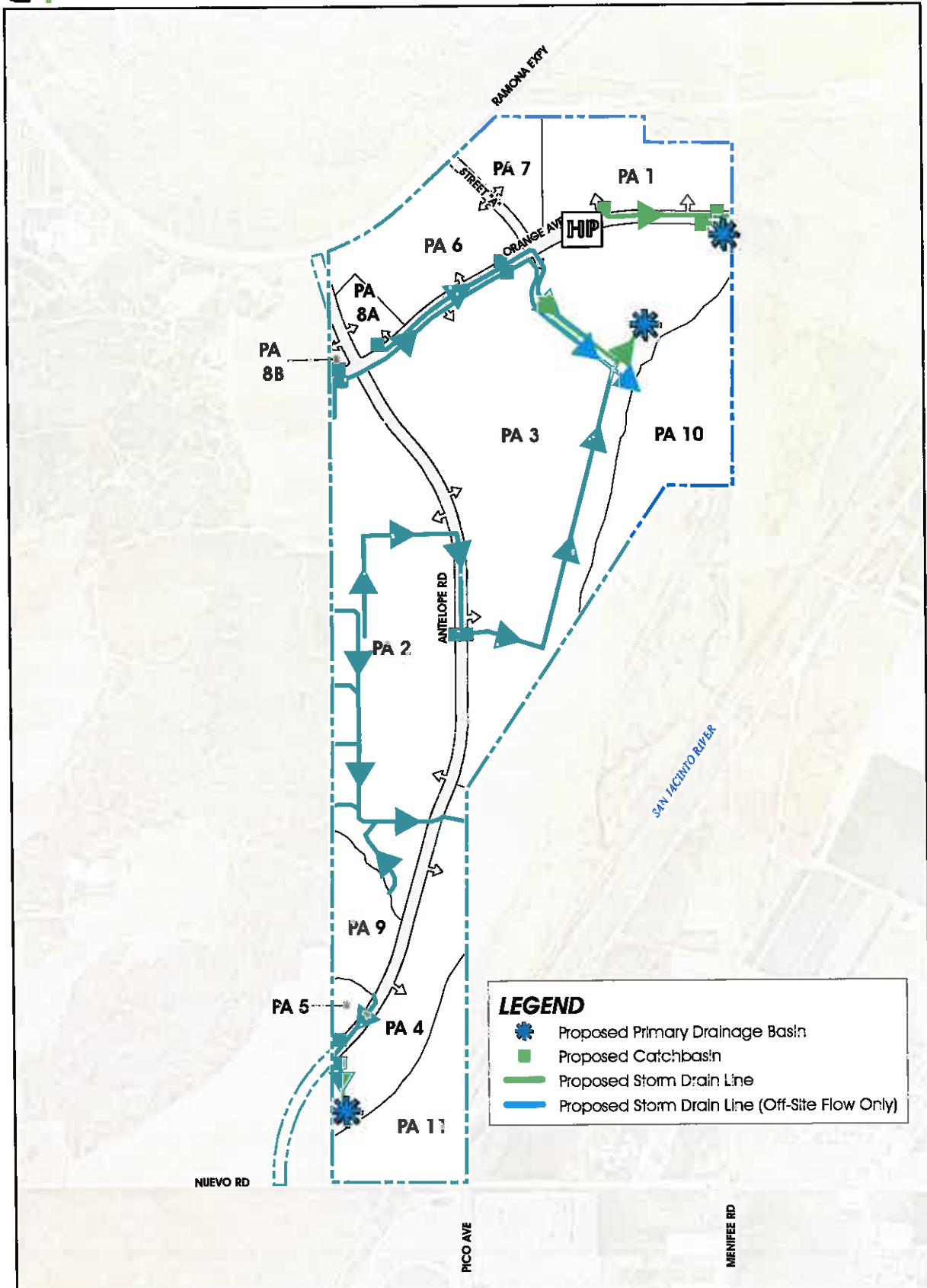
Surface runoff emanating from the southern portion of Planning Areas 2, 4 and 5 flow onto Antelope Road gutters and transported south to a pair of catch basins. From the catch basins, this storm water is directed to the primary retention basin in Planning Area 4.



Flood protection facilities will be designed in accordance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and with adequate access easements and facilities provided. The location and size of facilities identified in this document may change, subject to the approval of the RCFCWCD.

2.5.2 DRAINAGE AND WATER QUALITY DEVELOPMENT STANDARDS

- (1) All drainage and storm drain facilities shall be maintained by the Riverside County Flood Control and Water Conservation District, County of Riverside Transportation Department, Master Property Owners Association, or a community service financing mechanism such as a Community Service Area (CSA) or a Community Service District (CSD).
- (2) Drainage, storm drain, and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements to provide protection against flood hazard risks resulting from a 100-year storm event.
- (3) A National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (RWQCB) shall be obtained prior to the commencement of construction and operational activities. The permits will require the Developer to implement source control and structural best management practices (BMPs) during and after construction activities. The County will be responsible for enforcing implementation of the BMPs.
- (4) This Specific Plan and its future implementing projects shall comply with the Water Quality Control Plan of the Regional Water Quality Control Board, Santa Ana Region.



Source(s): ESRI, Nearmap Aerial (2020), RCTLMA (2019), Hunsaker Engineering (2020)

FIGURE 2-8
**CONCEPTUAL DRAINAGE AND
 WATER QUALITY PLAN**
 CHAPTER 2 - DEVELOPMENT PLAN | X-X





2.6 GRADING PLAN

2.6.3 GRADING DESCRIPTION

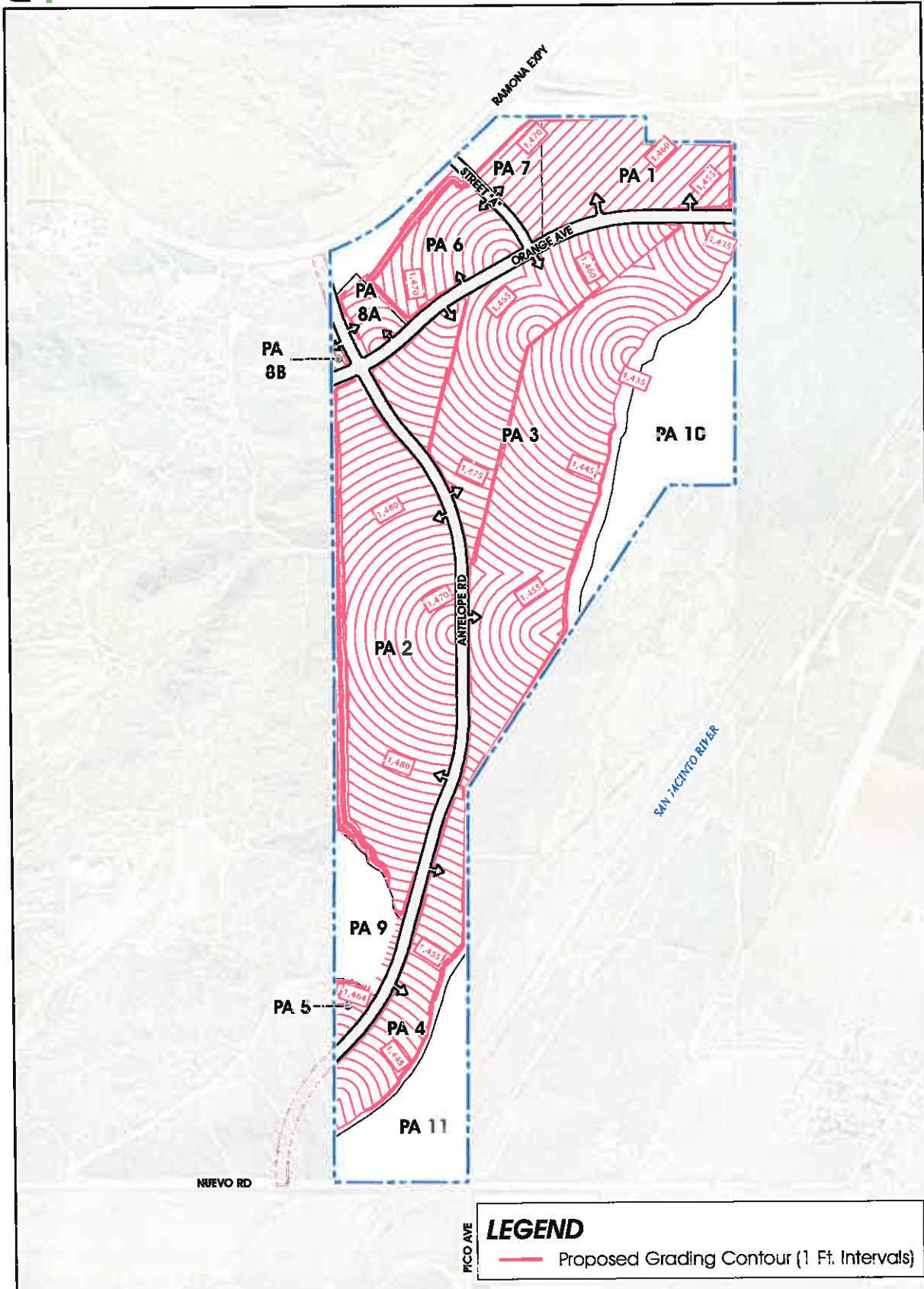
As shown on Figure 2-9, ~~Conceptual Grading Plan~~~~Conceptual Grading Plan~~, the STONERIDGE COMMERCE CENTER is located along the eastern flank of natural hillsides and the site gently slopes southeast toward the San Jacinto River. Topographically, the elevations on the site after grading range from a low point at approximately 1,425 feet above mean sea level (msl) in the east portion of the site to an existing high point approximately 1,630 feet above msl in the southwestern portion of the site. Consideration was given to maintaining the existing drainage patterns of the site and to minimize diversions to safely convey managed storm flows to the San Jacinto River. Planning Area 9 located in the southwestern portion of the Specific Plan is designated Open Space-Conservation to preserve the hillside terrain.

The conceptual grading is intended to provide for an overall balanced earthwork condition. The estimated raw cut and raw fill for the entire site are 6,820,000 cubic yards (cy) and 6,820,000 cy respectively.

Site grading will be done in conformance with the recommendations of a Geotechnical Engineer and the County of Riverside Building and Safety Department.

2.6.4 GRADING DEVELOPMENT STANDARDS

- (1) All grading activities shall conform to Riverside County standards, be in substantial conformance with Figure 2-9, ~~Conceptual Grading Plan~~~~Conceptual Grading Plan~~, and implement any grading-related mitigation measures identified in the project EIR and specifications identified in the associated geotechnical studies.
- (2) Contour grading, slope rounding, and land forming shall be used, as appropriate, to grade roadways and edge condition slopes into natural configurations consistent with the natural topography of the site.
- (3) The Conceptual Grading Plan shall be used as a guide for the preparation and evaluation of subsequent detailed grading plans for implementing development, which shall include the following:
 - a. Approximate mass grading design and rough elevations.
 - b. Approximate roadway locations and grades.
- (4) Grading within any development phase may encroach into an area of a future development phase in order to achieve earthwork balance. A project Master Grading Plan, and individual grading plans and stockpile/borrow site plans for Planning Areas or phases shall govern such activity.
- (5) Prior to initial grading activities, a detailed soils report and geotechnical study for portions of the site anticipated to be graded shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust during construction.
- (6) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance No. 457, prior to grading.



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 2-9



2.7 OPEN SPACE PLAN

2.7.1 DESCRIPTION

An important element of the STONERIDGE COMMERCE CENTER is the approximately 99.0 acres of Open Space areas provided along the site's western and eastern boundaries (see Figure 2-1, *Conceptual Land Use Plan* ~~Conceptual Land Use Plan~~). Approximately 81.6 acres (Planning Areas 10 and 11) is designated as Open Space-Conservation Habitat (OS-CH) in order to preserve habitats to be conveyed to the RCA for inclusion in the MSCHP Reserve. Approximately 17.4 acres in Planning Area 9 are designated as Open Space-Conservation (OS-C) to preserve the rock outcroppings, hillsides and vegetation in this portion of the Specific Plan area.

Passive recreational opportunities, as previously depicted on Figure 2-6, *Conceptual Non-Vehicular Circulation and Mobility Plan*, are provided to employees and visitors of the STONERIDGE COMMERCE CENTER through Community Trails, Regional Trail: Open Space, Enhanced Parkways, meandering sidewalks, curb-adjacent sidewalks, and pedestrian paths. These amenities encourage and enhance pedestrian activity throughout the STONERIDGE COMMERCE CENTER. Provisions for trails, sidewalks and pedestrian walkways, bicycle storage facilities, and employee and visitor gathering areas interior to the planning areas are set forth in Chapter 4, *Design Guidelines*.

In addition, to encourage social interaction, the light industrial, business park, and commercial retail building sites within the STONERIDGE COMMERCE CENTER may include outdoor employee break areas, pocket parks, and open space areas. Partially shaded outdoor employee break areas may contain tables affixed to the ground to provide employees with a location to eat, gather, and enjoy being outside. Shading of these areas may be achieved through a combination of shade trees, umbrellas, or man-made shade structures. Pocket parks and open space areas may include, but are not limited to, pedestrian walkways, pocket parks, seating areas, overhead structures, ~~and open space areas, and open turf areas.~~



2.7.2 OPEN SPACE DEVELOPMENT STANDARDS

1. Open Space-Conservation Habitat areas within Planning Areas 10 and 11 will be the responsibility of a public conservancy agency.
2. Gathering areas, pocket park areas, and landscaping within private roads and driveways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, or Sub-Association.
3. Community Trails, Class I Bike Lanes, and Enhanced Parkways will be the responsibility of a Master Property Owners' Association, Property Owners' Association, Sub-Association, or the County of Riverside.
4. Landscaping within public right-of-way will be the responsibility of the County of Riverside.
5. All gathering areas and pocket park areas will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.

6. Landscaping within gathering areas and pocket park areas shall be further governed by Chapter 4, *Design Guidelines*, of this Specific Plan.
7. Landscaping within gathering areas and park areas shall conform to the standards set forth by Riverside County Ordinance No. 859, *Water-Efficient Landscape Requirements*.
8. In accordance with the conditions of approval for implementing projects, conceptual landscape plans for their respective landscape areas shall be submitted to the County Planning Department with the implementing project application for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.

2.8 FIRE PROTECTION PLAN

Pursuant to the County of Riverside General Plan, the southern half of the STONERIDGE COMMERCE CENTER Specific Plan is located within the "High" Fire Hazard Severity Zone. Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of all development within the STONERIDGE COMMERCE CENTER from fire hazards. The FPP creates a plan that provides this protection while at the same time creating a smooth visual transition from the natural vegetation which may be located to a building's front, side, and/or rear landscapes, to the modified fuel zones beyond.

Fuel modification zones within the STONERIDGE COMMERCE CENTER Specific Plan are provided adjacent to open space areas where these abut development areas. Fuel modification planting shall be in accordance with the Riverside County Fire Department (RCFD) standards and requirements, and utilize appropriate plant materials and irrigation treatments. Lots within Planning Areas adjacent to open space will be developed in accordance with the FPP to provide adequate buffering and fuel modification zones consistent with RCFD standards. Fuel modification zones will be provided where the conditions outlined below exist, as per the RCFD standards.

2.8.3 URBAN WILDLAND INTERFACE

For projects located within areas of very high wildfire risk, measures designed to manage areas of "urban-wildland interface" are critical.

In order to adequately protect structures adjacent to on-site and off-site open space areas, there must be sufficient "defensible space" between the structure and the fuel associated with the open land. A total of one-hundred feet of fuel modification treatment shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitation, special fire protection measures will be implemented to help protect the homes from wildfire. These special fire protection measures will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include measures consisting of, but not limited to, non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

2.8.4 FUEL MODIFICATION ZONES

Below are the descriptions and required treatments for the two (2) Fuel Modification Zones (FMZ) within the STONERIDGE COMMERCE CENTER Specific Plan.

1. FMZ 1 – Irrigated Zone (Property Owners' Association Maintained)

FMZ 1 is a 50-foot wide irrigated zone surrounding the building pad and is measured from the exterior walls of the building or from the most distal point of a combustible projection. FMZ 1 is applicable Specific Plan-wide for every perimeter structure. Most of the landscaped areas within Light Industrial, Business Park, and Commercial Retail Planning Areas meet FMZ 1 standards. All highly flammable native vegetation, as listed in Table 4-2, *Prohibited Plant Species*, shall be removed except for species approved by the Fire Marshal. FMZ 1 is planted with drought-tolerant, less flammable plants. A permanent, automatic irrigation system shall be installed FMZ 1 to maintain hydrated plants. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



2. FMZ 2 – Thinning Zone (Property Owners’ Association Maintained)

FMZ 2 reduces the fuel load of a wildland area adjacent to FMZ 1, and thereby, reduces heat and ember production from wildland fires, slows fire spread, and reduces fire intensity. FMZ 2 consists of thinning treatment to ensure that areas in this zone are free of any dead and dying combustible vegetation, and is measured from the end of FMZ 1’s limits extending outwards 50 feet. Landscaping in this zone shall be in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Special Fire Protection Features

Special Fire Protection Features will be required for a few buildings located within Light Industrial, Business Park, and Commercial Retail Planning Areas because they do not meet the minimum 100-foot fuel treatment setback. Any building that is located less than 100 feet shall provide enhanced exterior wall construction, which shall be a minimum one-hour rated construction (or greater rating); with no openings (windows or doors) unless openings are approved by RCFD. If exterior openings are provided in the walls that do not meet the minimum 100-foot fuel treatment setback, exterior fire sprinklers shall be provided. The combination of these Special Fire Protection Measures provides a functional safety equivalency of a 100-foot wide fuel treatment setback.

2.8.5 FIRE PROTECTION PLAN STANDARDS

1. The Riverside County Fire Department shall review and approve the final Fire Protection Plan for all implementing projects.
2. Once the Fire Protection Plan is implemented, the Fuel Modification Zones shall be maintained in a manner consistent with the Plan.
3. The Specific Plan’s Plant Palette, as listed in Table 4-1, *Plant Palette*, shall be approved by the RCFD.
4. Any landscaping provided within parkways and slopes adjacent to native habitat within natural open space areas shall conform to the landscaping prohibitions outlined in Table 4-1, *Plant Palette* and Table 4-2, *Prohibited Plant Species*.
5. Vegetation management, (i.e. assessment of FMZ condition and removal of dead and dying and undesirable species), as well as thinning as necessary to maintain specified plant spacing and fuel densities, shall be completed annually by May 1 of each year and more often as needed for fire safety, as determined by the during the interim period where FMZ is maintained on- or off-site.

CHAPTER 3



DEVELOPMENT STANDARDS

CHAPTER THREE establishes the land uses, general development standards, and specific development standards for each Planning Area in the STONERIDGE COMMERCE CENTER.

- 3.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS
- 3.2 BUSINESS PARK DEVELOPMENT STANDARDS
- 3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS
- 3.4 PLANNING AREA DEVELOPMENT STANDARDS



3 | DEVELOPMENT STANDARDS

Planning Areas within the STONERIDGE COMMERCE CENTER Specific Plan were formed on the basis of logical separate areas of land use and development. Criteria considered in this process included an assessment of the constraints within the Specific Plan boundaries, including the location of the site and natural drainage courses, topography, habitat, and grading. Development Standards have been established for each individual Planning Area to ensure that development of the light industrial, business park, and commercial retail areas are consistent with the quality and vision of Riverside County for the STONERIDGE COMMERCE CENTER.

The Development Standards presented in this section provide the development criteria for the light industrial, business park, and commercial retail Planning Areas, respectively, within the Specific Plan and are intended to be consistent with the Specific Plan Zoning Ordinance. The Planning Area figures presented in this Chapter (Figure 3-1 through Figure 3-5) are derived from the Specific Land Use Plan for the STONERIDGE COMMERCE CENTER (Figure 2-1). This section addresses Development Standards for each Planning Area, including, but not limited to, development standards, landscape treatments, and vehicular access points. The Development Standards for each Planning Area also reference the relevant figures, including figures that depict desired architecture and landscaping elements contained throughout this Specific Plan.

A Specific Plan Zoning Ordinance has been prepared and the zoning provisions within that ordinance formally establish use restrictions and Development Standards for each Planning Area. The zoning provisions should be used in conjunction with the Planning Standards for each Planning Area. The regulations set forth in this Chapter shall apply to all development plans, agreements, tract maps, parcel maps, plot plans, site plans, and any other action requiring County administrative or discretionary approval within the STONERIDGE COMMERCE CENTER Specific Plan. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained in the County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. In the event that the Development Standards contained herein and Specific Plan Zoning Ordinance are in conflict, the Planning Director shall determine the in-force requirement, based on which is most consistent with the intent and goals of the Specific Plan. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.



3.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Light Industrial within the STONERIDGE COMMERCE CENTER (Planning Areas 1, 2, 3, 4, and 5). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance, and Chapter 4, *Design Guidelines*.

3.1.1 LIGHT INDUSTRIAL DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Light Industrial Planning Areas is 0.50 F.A.R. The overall target building square footage for Light Industrial uses within the COMMERCE CENTER (8,476,776 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, Nuevo Road, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms) or an effective combination of these features.
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to an approved Plot Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of the storage of tractors, trailers, cargo containers, or RVs for retail sales). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping. Any gates shall be lockable. Walls, fencing, and/or landscaping (or combination) used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height and density to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, Nuevo Road, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties. All exterior lighting shall comply with applicable requirements of Ordinance No. 655 to ensure a clear nighttime view for Mt. Palomar Observatory.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.2 BUSINESS PARK DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Business Park within the STONERIDGE COMMERCE CENTER (Planning Areas 6 and 7). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance and Chapter 4, *Design Guidelines*.

3.2.2 BUSINESS PARK DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Business Park Planning Areas is 0.50 F.A.R. The overall target building square footage for Business Park uses within the COMMERCE CENTER (1,069,398 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. When the future Mid-County Parkway is constructed, the overall target building square footage for Business Park uses would be reduced to 936,540 square feet.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms).
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to an approved Site Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than fourteen feet (14') (with the exception of tractors, trailers, cargo containers, or RVs for retail sales). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, fencing, and/or landscaping. Any gates shall be lockable. Such walls, fencing, and/or landscaping or combination thereof, used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods. The outdoor storage of products is permitted in all Planning Areas, provided that the storage and display conform with the Specific Plan's zoning standards.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS

The standards identified below establish the development criteria that shall apply to the Planning Areas designated Commercial Retail within the STONERIDGE COMMERCE CENTER (Planning Areas 8A and 8B). Additional development standards and design criteria for these Planning Areas can be found in the Specific Plan's Zoning Ordinance and Chapter 4, *Design Guidelines*.

3.3.3 COMMERCIAL RETAIL DEVELOPMENT STANDARDS

- (1) The maximum F.A.R. for Commercial Planning Areas is 0.35 F.A.R. The overall target building square footage for Commercial Retail uses within the COMMERCE CENTER (121,968 square feet) shall not be exceeded regardless of the F.A.R. achieved throughout the entire Specific Plan. When the future Mid-County Parkway is constructed, the overall target building square footage for Commercial Retail uses would be modified to 126,542 square feet.
- (2) Loading docks and truck parking areas shall be visually screened from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A" by walls, landscaping, and/or other screening features or barriers (such as berms) or any combination thereof.
- (3) The outdoor storage of materials and equipment shall be permitted ancillary to the land uses permitted by the Zoning Ordinance and pursuant to approved Plot Plan, Conditional Use Permit or other site approval. Within outdoor storage areas, materials or equipment shall be stored to a height no greater than eight feet (8'). Outdoor loading and storage areas and loading doors shall be screened from view from public streets by concrete or masonry walls, tubular steel fencing, and/or landscaping or any combination thereof. Any gates shall be lockable. Such walls, fencing, and/or landscaping used as screening shall be a minimum eight feet (8') in height and shall be of sufficient height to screen all outdoor materials and equipment, tractors and trailers, and loading doors from view of public streets and shall not exceed eight feet (8') in height.
- (4) Ground- and roof-mounted exterior mechanical equipment, heating and ventilating, air conditioning, tanks, and other mechanical devices shall be screened and treated with a neutral color when visible from Ramona Expressway, Antelope Road, Orange Avenue, and Street "A".
- (5) Exterior lighting fixtures shall be downward directed. Pole-mounted lights shall be shielded with the light source oriented away from public streets and/or adjacent properties.
- (6) All manufacturing and processing activities shall be conducted within a wholly-enclosed building.
- (7) Products for sale on the premises may be displayed outdoors and unscreened. This is most appropriate for retail businesses such as home improvement stores, car lots, or manufacturing/assembly businesses that produce large items such as boats, RVs, or other similar goods. The outdoor storage of products is permitted in all Planning Areas, provided that the storage and display conform with the Specific Plan's Zoning Ordinance.
- (8) Exceptions to the Maximum Building Height can be obtained up to 75 feet, pursuant to Section 18.34 (Structure Height) of Riverside County Ordinance No. 348.
- (9) Signage shall be in conformance to the STONERIDGE COMMERCE CENTER Specific Plan Master Signage Program, or as approved by the Riverside County Planning Department.
- (10) If a non-screened outdoor general retail exhibit area is proposed, the exhibit area shall be identified on the implementing site plan and/or plot plan and shall be set back a minimum of 10 feet from the edge of the right-of-way.



3.4 PLANNING AREA DEVELOPMENT STANDARDS

3.4.4 PLANNING AREA 1 | LIGHT INDUSTRIAL | 37.8 ACRES

a. Description

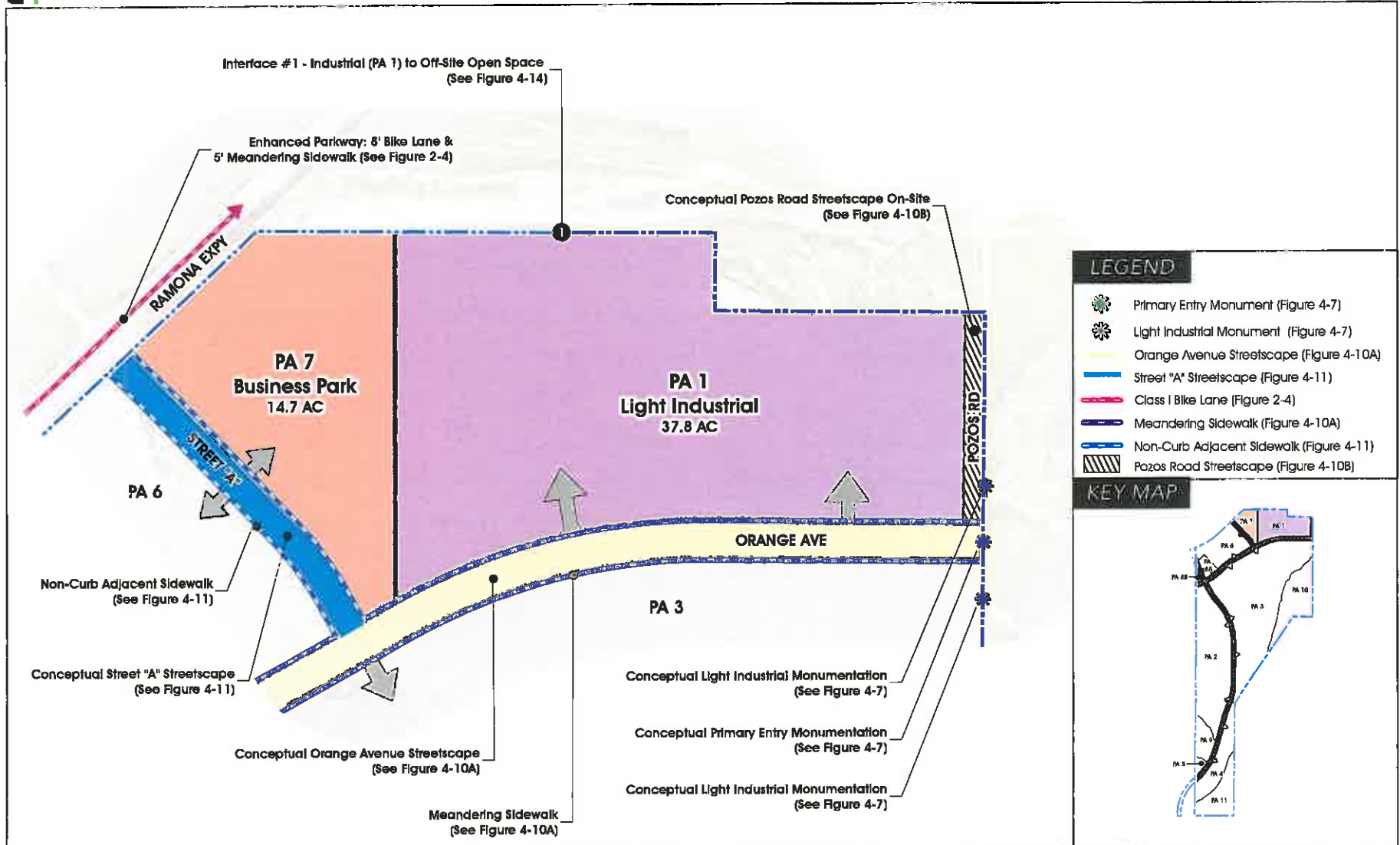
Planning Area 1 is designated for 37.8 acres of Light Industrial land uses in the northeastern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-1, Planning Area 1 is located north of Orange Avenue and bordered to the north and east by Pozos Road and the Specific Plan boundary.

Automobile and truck access to Planning Area 1 is provided via Orange Avenue and also may be provided by other internal roadways established during development of the site or adjacent sites. Driveway connections to private driveways and drive aisles within Planning Area 1 will be designed and provided, as needed, in conjunction with development of this Planning Area. The on-site portion of Pozos Road is located along the eastern boundary of Planning Area PA 1, and a half-width dedication of 64 feet will be offered to the County to preserve this right of way for future construction.

Planning Area 1 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 1 provides decorative landscaping along its frontage with Orange Avenue (within the R.O.W.) as a visual amenity, and provides a 29' landscape buffer and a minimum 6' concrete screen wall along its northern boundary to create a visual transition between off-site land uses to the north and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 1 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 1 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light industrial land uses, located in Section 3.13.2.
- (3) Primary access to Planning Area 1 shall be provided via Orange Avenue as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 1 is provided via a meandering sidewalk on the northern side of Orange Avenue.
- (1) The optional locations of Light Industrial Entry Monumentation for Planning Area 1 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ ~~the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (4) Roadway landscape treatments shall be provided along Orange Avenue Pozos Road (half-width only), as conceptually illustrated on Figure 4-10A, *Conceptual Orange Avenue Streetscape*, and Figure 4-10B, *Conceptual Pozos Road Streetscape*.
- (5) Walls and fencing along the exterior of Planning Area 1 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 1 will be established in conjunction with development of this Planning Area.
- (6) A landscaped transition shall be provided between Planning Area 1 and the off-site land uses to the north, as conceptually illustrated in Figure 4-14, *Interface #1 – Industrial (PA 1) to Off-Site Open Space*.
- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Sources: ESRI, Nemap Aerial (2019), RCY/LMA (2019)



FIGURE 3-1



3.4.5 PLANNING AREA 2 | LIGHT INDUSTRIAL | 114.6 ACRES

a. Description

Planning Area 2 is designated for 114.6 acres of Light Industrial land uses in the western portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-2, Planning Area 2 is located west of Antelope Road South, south of Orange Avenue, bordered to the south by hillside Open Space in Planning Area 9, and bordered to the west by the Specific Plan boundary and adjacent McCanna Hills Specific Plan (SP 246A3).

Automobile and truck access to Planning Area 2 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site or adjacent sites. Driveway connections to private driveways and drive aisles within Planning Area 2 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 2 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 2 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity, and provides a 21' landscape buffer along its eastern boundary to create a visual transition between Antelope Road and the Light Industrial uses.

b. Planning Standards

- (1) Land uses within Planning Area 2 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 2 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section [3.13.2](#).
- (3) Primary access to Planning Area 2 shall be provided via Antelope Road as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 2 is provided via a Community Trail and meandering sidewalk on the western side of Antelope Road.
- (4) The optional locations of Light Industrial Entry Monumentation for Planning Area 2 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ The final location(s) of all monumentation will be determined in conjunction with development of this Planning Area ~~and implementing projects~~.
- (4) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (5) Walls and fencing along the exterior of Planning Area 2 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 2 will be established in conjunction with development of this Planning Area.
- (6) A landscaped transition shall be provided between Planning Area 2 and the off-site land uses to the west, as conceptually illustrated in Figure 4-19, *Interface #6 – Industrial (PA 2) to Off-Site Open Space*.
- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

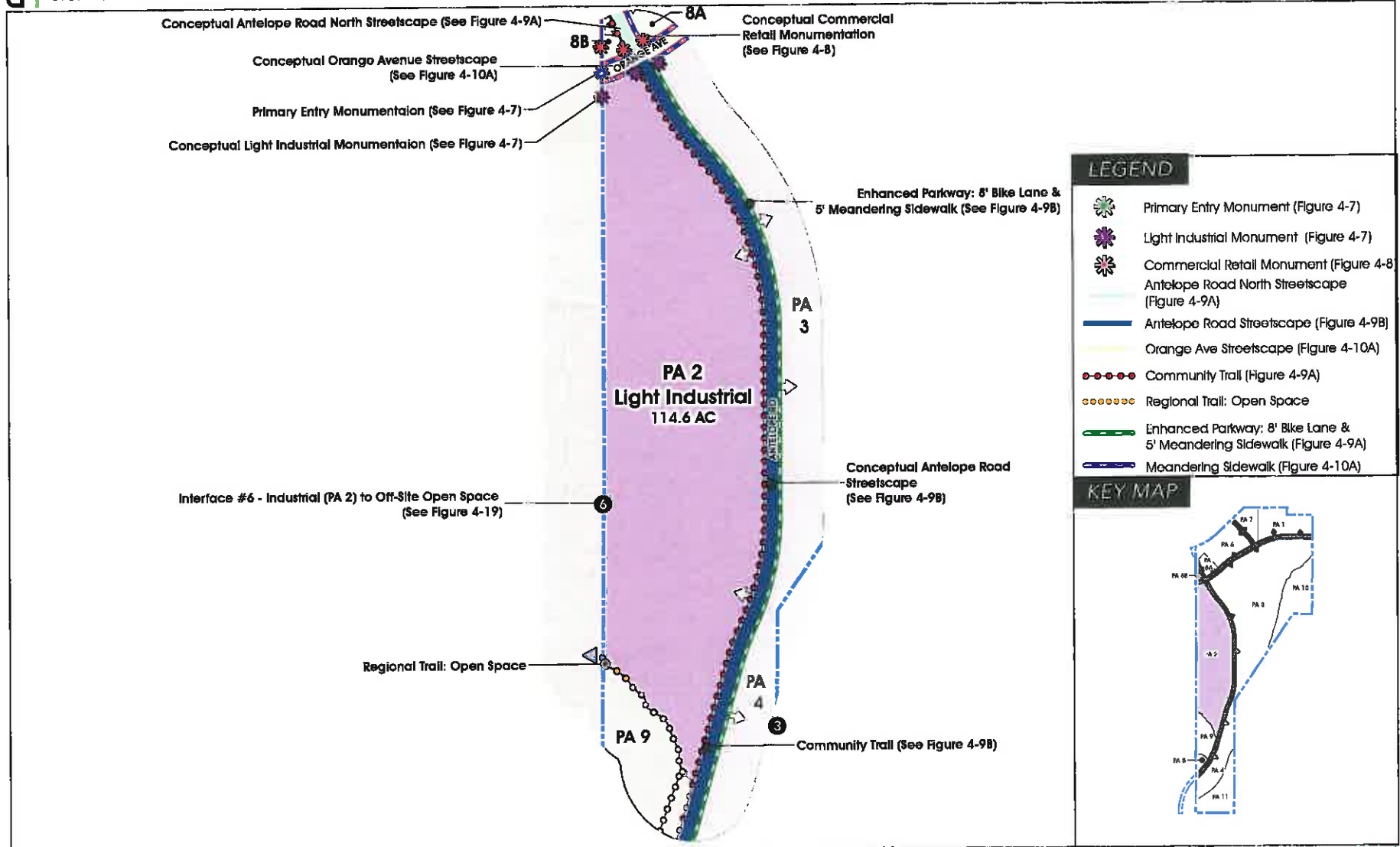


FIGURE 3-2

Planning Area 2



**3 4 6 PLANNING AREA 3 | LIGHT INDUSTRIAL | 195.2 ACRES****a. Description**

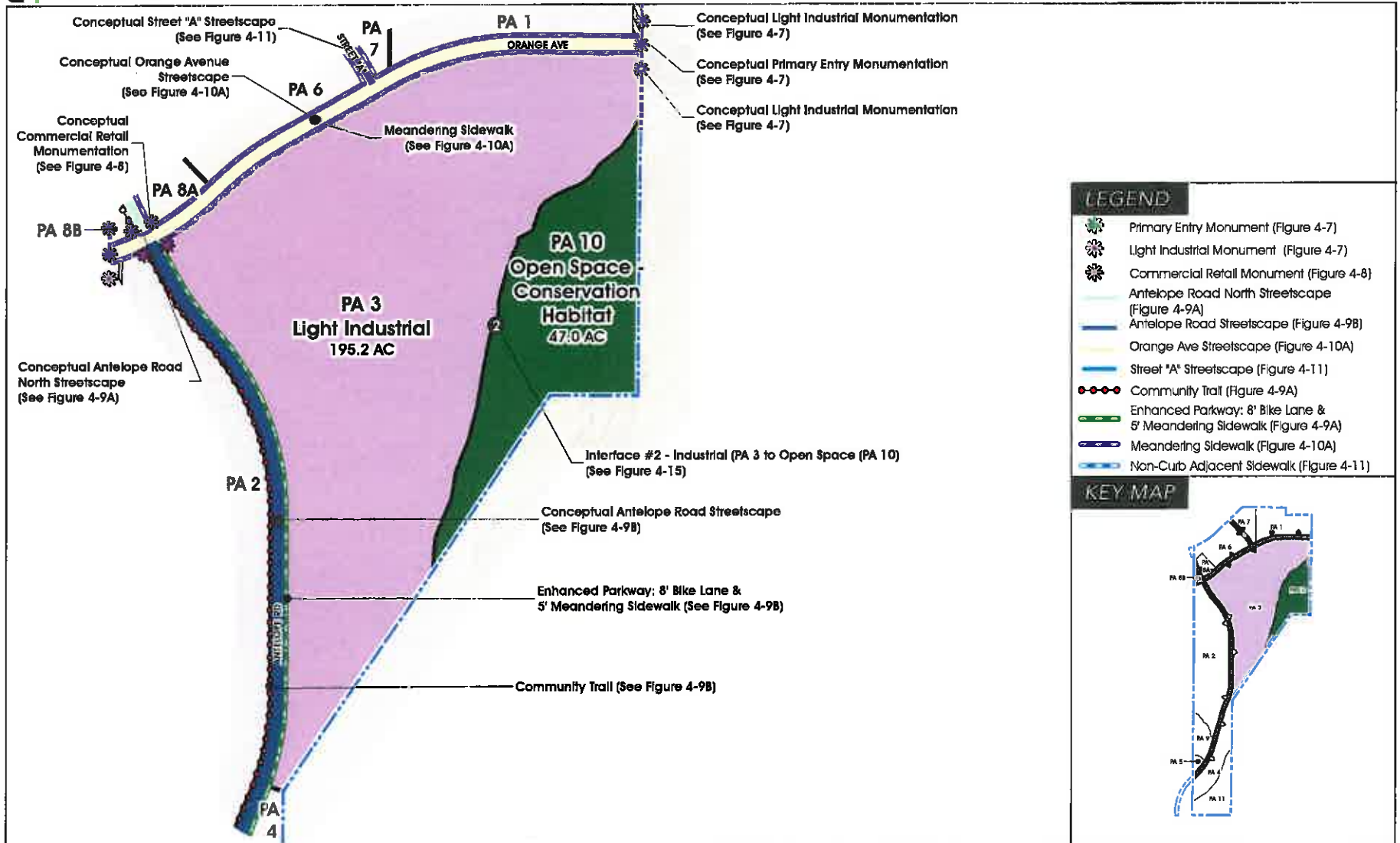
Planning Area 3 is designated for 195.2 acres of Light Industrial land uses in the central and eastern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-3, Planning Area 3 is located east of Antelope Road, south of Orange Avenue, and bordered to the east by the Open Space in Planning Area 10 and the Specific Plan boundary.

Automobile and truck access to Planning Area 3 is provided via Antelope Road, Orange Avenue, and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 3 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 3 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 3 provides decorative landscaping along its frontage with Antelope Road and Orange Avenue (within the R.O.W.) as a visual amenity and provides a 29' landscape buffer and 6' tubular steel fence along its eastern boundary to create a visual transition between off-site and on-site open space to the east and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (3) Land uses within Planning Area 3 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (4) Planning Area 3 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section [3.13.2](#).
- (5) Primary access to Planning Area 3 shall be provided via Antelope Road and Orange Avenue, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 3 is provided via an Enhanced Parkway (Class I Bike Lane/Meandering Sidewalk) on the eastern side of Antelope Road, and via a meandering sidewalk on the southern side of Orange Avenue.
- (6) The locations of Light Industrial Entry Monumentation for Planning Area 3 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area ~~and implementing projects~~.
- (7) Roadway landscape treatments shall be provided along Antelope Road and Orange Avenue, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (8) Walls and fencing along the exterior of Planning Area 3 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be established in conjunction with development of this Planning Area.
- (9) A landscaped transition shall be provided between Planning Area 3 and the open space areas within Planning Area 10 to the west, as conceptually illustrated in Figure 4-15, *Interface #2 – Industrial (PA 3) to Open Space (PA 10)*.
- (10) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (11) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Sources: ESRI, Navimap Aerial (2019), RCTLMA (2019)



FIGURE 3-3



3.4.7 PLANNING AREA 4 | LIGHT INDUSTRIAL | 37.8 ACRES

a. Description

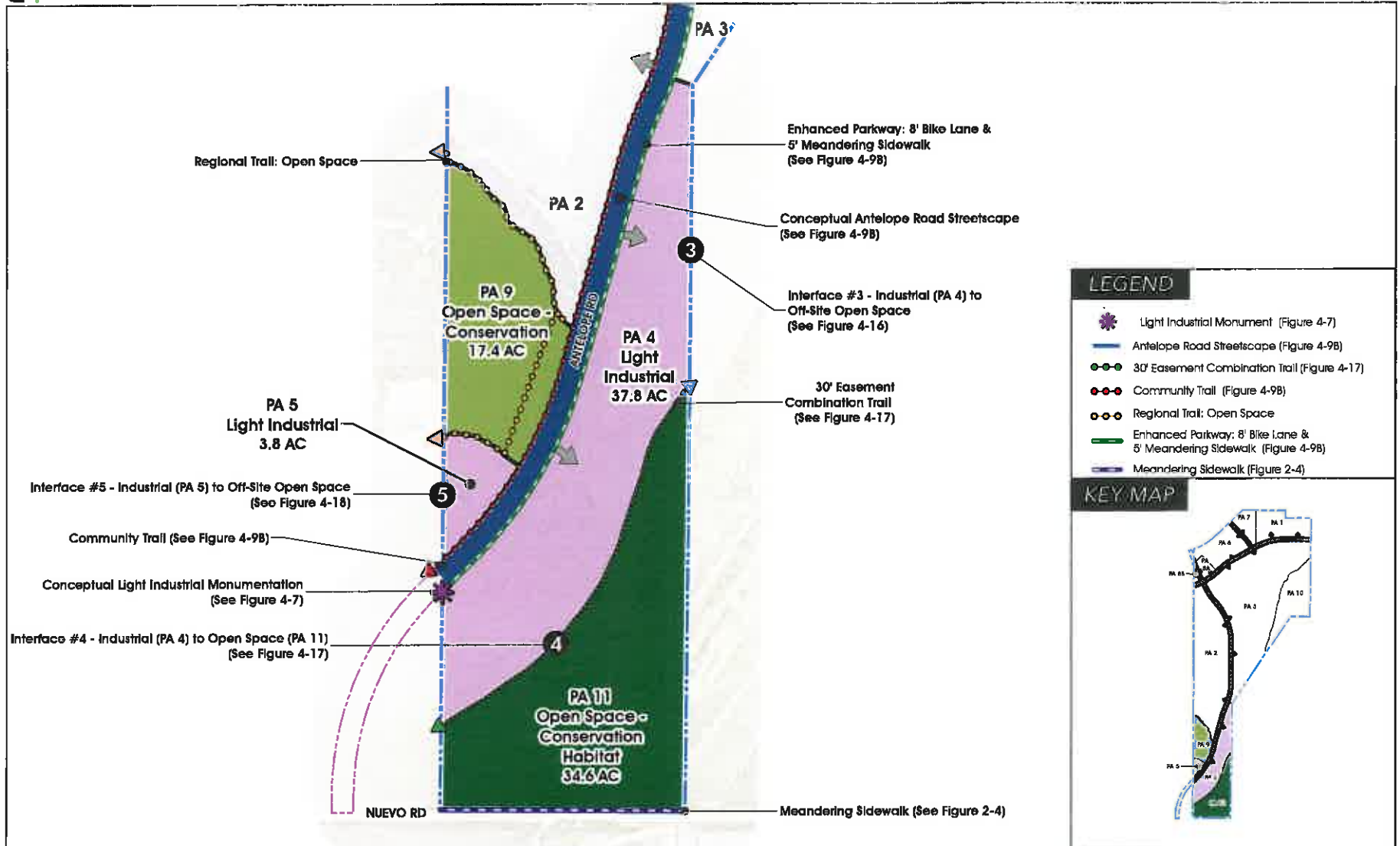
Planning Area 4 is designated for 37.8 acres of Light Industrial land uses in the southern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-4, Planning Area 4 is located east of Antelope Road and bordered to the south by Open Space Planning Area 11 and by the Specific Plan boundary and San Jacinto River to the east.

Automobile and truck access to Planning Area 4 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 4 will be designed and provided, as needed, in conjunction with development of this Planning Area. Planning Area 4 provides a 30-foot easement for a future Combination Trail along its boundary with Planning Area 11, to be constructed by others. The ultimate 118-foot right-of-way for the off-site Antelope Road segment will be constructed with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction.

Planning Area 4 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, Water Quality Management Basins. Planning Area 4 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity and provides a 29' landscape buffer and 6' tubular steel fence along its eastern boundary to create a visual transition between off-site open space and the San Jacinto River to the east, and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 4 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 4 shall comply with the Specific Plan Zoning Ordinance and Development Standards for Light Industrial land uses, located in Section 3.1.
- (3) Primary access to Planning Area 4 shall be provided via Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 4 is provided via an Enhanced Parkway (Class 1 Bike Lane/Meandering Sidewalk) on the eastern side of Antelope Road.
- (4) The locations of Light Industrial Entry Monumentation for Planning Area 4 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 4 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be established in conjunction with development of this Planning Area.
- (7) A landscaped transition shall be provided between Planning Area 4 and the off-site open space and San Jacinto River located to the east, as conceptually illustrated in Figure 4-16, *Interface #3 – Industrial (PA 4) to Off-Site Open Space*.
- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Sources: ESRI, Naemap Aerial (2019), RCTLRA (2019)



FIGURE 3-4



3.4.8 PLANNING AREA 5 | LIGHT INDUSTRIAL | 3.8 ACRES

a. Description

Planning Area 5 is designated for 3.8 acres of Light Industrial land uses in the southwestern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-4, Planning Area 5 is located east of Antelope Road, south of Orange Avenue, and bordered to the north by Open Space Planning Area 9, and to the west by the Specific Plan boundary.

Automobile and truck access to Planning Area 5 is provided via Antelope Road and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 5 will be designed and provided, as needed, in conjunction with development of this Planning Area. The ultimate 118-foot right-of-way for the off-site Antelope Road segment will be constructed with the development of the southern Light Industrial Planning Areas 4 and 5, and/or when the Specific Plan generates enough traffic to require the ultimate 118' ROW construction.

Planning Area 5 should provide employees and visitors with open space and recreational amenities in proximity to the Light Industrial uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, pedestrian walkways, pocket parks, seating areas, overhead structures, open space areas, and Water Quality Management Basins. Planning Area 5 provides decorative landscaping along its frontage with Antelope Road (within the R.O.W.) as a visual amenity. Planning Area 5 also provides a 29' landscape buffer and 6' concrete screen wall along its western boundary to provide a visual transition between off-site open space to the west and development within the STONERIDGE COMMERCE CENTER.

b. Planning Standards

- (1) Land uses within Planning Area 5 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 5 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Light Industrial land uses, located in Section 3.1.
- (3) Primary access to Planning Area 5 shall be provided via Antelope Road and Orange Avenue, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 5 is provided via a Community Trail and meandering sidewalk on the western side of Antelope Road.
- (4) The locations of Light Industrial Entry Monumentation for Planning Area 5 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the~~ final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Antelope Road, as conceptually illustrated on Figure 4-9, *Conceptual Antelope Road Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 5 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 6 will be established in conjunction with development of this Planning Area.
- (7) A landscaped transition shall be provided between Planning Area 5 and the off-site open space areas located to the west, as conceptually illustrated in Figure 4-18, *Interface #5 – Industrial (PA 5) to Off-Site Open Space*.
- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



3.4.9 PLANNING AREA 6 | BUSINESS PARK | 34.4 ACRES

a. Description

Planning Area 6 is designated for 34.4 acres of Business Park land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 6 is located north of Orange Avenue, south of Ramona Expressway, and west of Street "A".

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-2, *Conceptual Alternative Land Use Plan*, Planning Area 6 accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a portion of the future interchange to be constructed by others, which would modify the boundaries of the Planning Area, eliminate the segment of Street "A" connecting to Ramona Expressway, and reduce the acreage of Planning Area 6 by 7.1 acres from 35.4 acres to 28.3 acres.

Automobile and truck access to Planning Area 6 is provided via North Antelope Road, Orange Avenue, Street "A", and also may be provided by other internal roadways established during development of the site. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 6 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 6 should provide employees and visitors with recreational amenities in proximity to the Business Park uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, seating areas, and benches. Planning Area 6 provides decorative landscaping along its frontage with Orange Avenue and Street "A" (within the R.O.W.) as a visual amenity.

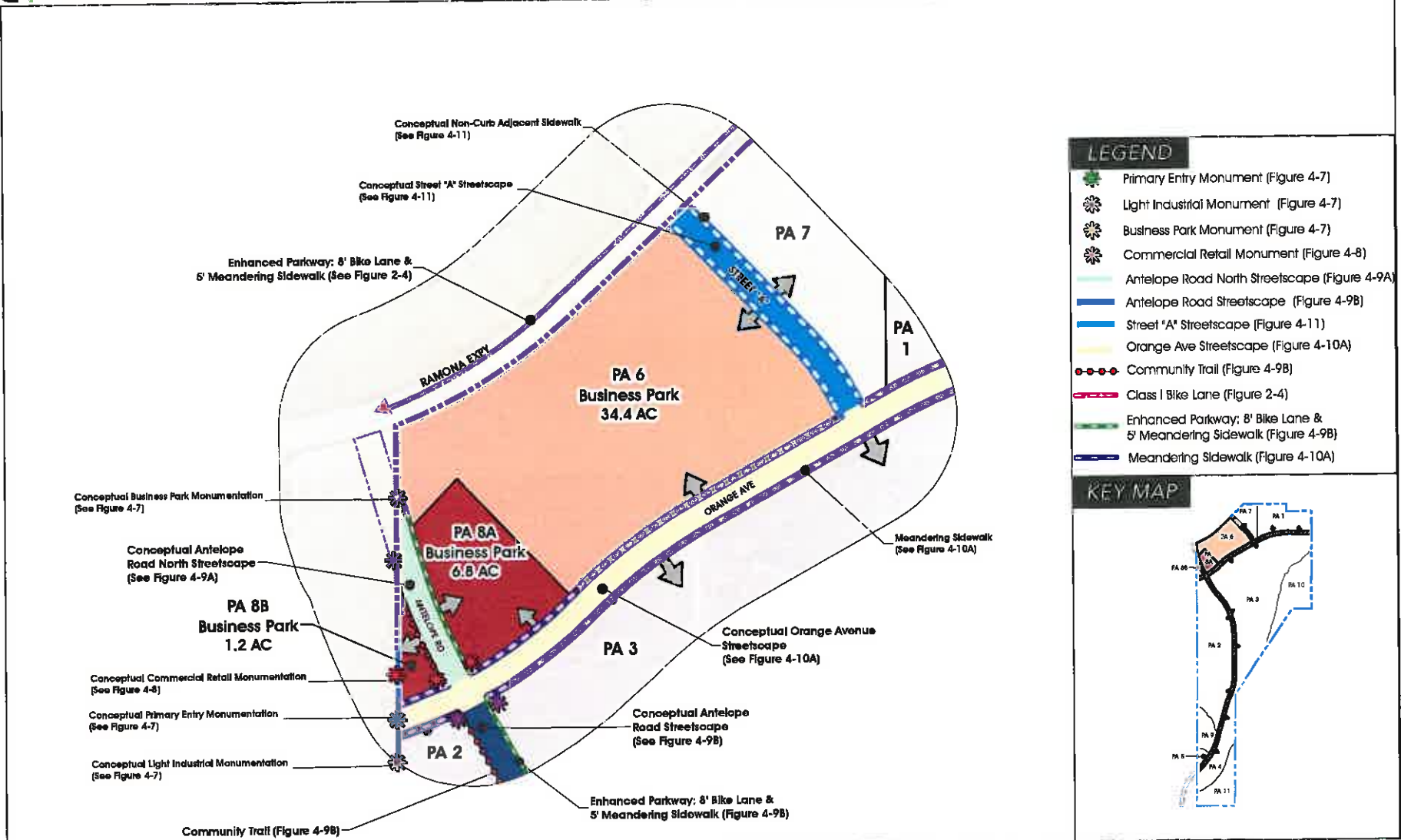
b. Planning Standards

- (1) Land uses within Planning Area 6 shall comply with permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 6 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Business Park land uses, located in Section 3.2.
- (3) Primary access to Planning Area 6 shall be provided with Orange Avenue, and Street "A", as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 6 is provided via the meandering sidewalk on the northern side of Orange Avenue, and non curb-adjacent sidewalk on the western side of Street "A".
- (4) Circulation design and building locations/orientation within Planning Area 6 shall consider the possible elimination of the connection of Street "A" with Ramona Expressway.
- (5) The locations of Business Park Entry Monumentation for Planning Area 6 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.~~
- (6) Roadway landscape treatments shall be provided along North Antelope Road, Orange Avenue, and Street "A", as conceptually illustrated on Figure 9A, Conceptual North Antelope Road Streetscape, and Figure 4-10A, Conceptual Orange Avenue Streetscape, and Figure 4-11, Conceptual Street "A" Streetscape.
- (7) Walls and fencing along the exterior of Planning Area 6 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of



walls/fences interior to Planning Area 6 will be established in conjunction with development of this Planning Area.

- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.



Source(s): ESRI, Nearmap, Aerial (2019), RCLMA (2019)



FIGURE 3-5

**3 4 10 PLANNING AREA 7 | BUSINESS PARK | 14.7 ACRES****a. Description**

Planning Area 7 is designated for 14.7 acres of Business Park land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-1, Planning Area 7 is located north of Orange Avenue, south of Ramona Expressway, and east of Street "A".

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-2, *Conceptual Alternative Land Use Plan*, Planning Area 9B accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would eliminate the segment of Street "A" connecting to Ramona Expressway, and modify the boundaries and decrease the acreage of Planning Area 7 from 16.1 acres to 14.7 acres. Street "A" is a temporary connector road between Ramona Expressway and Orange Avenue, and the portion of Street "A" connecting to Ramona Expressway will be vacated upon the completion of the Mid-County Parkway, which will result in a cul-de-sac.

Automobile and truck access to Planning Area 7 is provided via Orange Avenue, Street "A", and also may be provided by other internal roadways established during development of the site. Driveway connections to private driveways and drive aisles within Planning Area 7 will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 7 should provide employees and visitors with recreational amenities in proximity to Business Park uses. Such amenities may include, but are not limited to, shared outdoor patio break areas, seating areas, and benches. Planning Area 7 provides decorative landscaping along its frontage with Orange Avenue and Street "A" (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 7 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 7 shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Business Park land uses, located in Section 03.2.
- (3) Primary access to Planning Area 7 shall be provided with Orange Avenue and Street "A", as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 7 is provided via a non curb-adjacent sidewalk on the eastern side of Street "A".
- (4) Circulation design and building locations/orientation within Planning Area 6 shall consider the possible elimination of the connection of Street "A" with Ramona Expressway.
- (5) The locations of Business Park Entry Monumentation for Planning Area 7 are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ The final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (6) Roadway landscape treatments shall be provided along Orange Avenue and Street "A", as conceptually illustrated on Figure 4-10A, *Conceptual Orange Avenue Streetscape*, and Figure 4-11, *Conceptual Street "A" Streetscape*.
- (7) Walls and fencing along the exterior of Planning Area 7 shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 7 will be established in conjunction with development of this Planning Area.

- (8) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (9) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.11 PLANNING AREA 8A | COMMERCIAL RETAIL | 6.8 ACRES****a. Description**

Planning Area 8A is designated for 6.8 acres of Commercial Retail land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 8A is located north of Orange Avenue and east of North Antelope Road. Planning Area 8A is designed to accommodate and attract market-driven commercial uses that serve nearby employees, residents, visitors, and passers-by, including travelers on Ramona Expressway and when built, the Mid-County Parkway.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-1, *Conceptual Alternative Land Use Plan*, Planning Area 12 accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would modify the boundaries and ~~decrease~~increase the acreage of Planning Area 8A by ~~0.204~~0.204 acres from ~~7.468~~7.2 acres to 7.2 acres.

Automobile and truck access to Planning Area 8A is provided via Orange Avenue and North Antelope Road. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 8A will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 8A should provide employees and visitors with recreational amenities in proximity to Commercial Retail uses. Such amenities may include, but are not limited to, seating areas, benches, public plazas, gathering areas, and fountains. Planning Area 8A provides decorative landscaping along its frontage with Orange Avenue and Antelope Road (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 8A shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 8A shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Commercial Retail land uses, located in Section ~~3.33-3.4~~.
- (3) Primary access to Planning Area 8A shall be provided with Orange Avenue and North Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*.
- (4) The locations of Commercial Retail Entry Monumentation for Planning Area 8A are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. ~~Monuments identified on Figure 4-1 are not required to be constructed, and~~ the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Orange Avenue and Antelope Road, as conceptually illustrated on Figure 4-9A, *Conceptual North Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 8A shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 8A will be established in conjunction with development of this Planning Area.



- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.12 PLANNING AREA 8B | COMMERCIAL RETAIL | 1.2 ACRES****a. Description**

Planning Area ~~418B~~ is designated for 1.2 acres of Commercial Retail land uses in the northern portion of the STONERIDGE COMMERCE CENTER. As shown on Figure 3-5, Planning Area 8B is located north of Orange Avenue and west of North Antelope Road. Planning Area 11 is designed to accommodate and attract market-driven commercial uses that serve nearby employees, residents, visitors, and passers-by, including travelers on Ramona Expressway and when built, the Mid-County Parkway.

At the time of the preparation of this Specific Plan, the Riverside County Transportation Commission (RCTC) is well into the long-term development of the "Mid-County Parkway" and re-alignment of Ramona Expressway, which, when completed, will provide a 16-mile long east-west transportation corridor through this portion of Riverside County. As illustrated in Figure 2-1, *Conceptual Alternative Land Use Plan*, Planning Area 8B accommodates the anticipated alignment of the "Mid-County Parkway", the anticipated re-alignment of Ramona Expressway, and a future interchange that will be constructed by others, which would modify the boundaries and decrease the acreage of Planning Area 8B by ~~0.20.1~~ acres from ~~1.24~~ acres to ~~0.91.1~~ acres.

Automobile and truck access to Planning Area 8B is provided via Orange Avenue, North Antelope Road, and also may be provided by other internal roadways established during development of the site. The Specific Plan provides dedication for a full 128-foot wide Arterial Highway cross section of North Antelope Road, but will be constructed as a 118-foot wide Major Highway, with the additional 10' reserved for future construction, if needed. Driveway connections to private driveways and drive aisles within Planning Area 8B will be designed and provided, as needed, in conjunction with development of this Planning Area.

Planning Area 8B should provide employees and visitors with recreational amenities in proximity to Commercial Retail uses. Such amenities may include, but are not limited to, seating areas, benches, public plazas, gathering areas, and fountains. Planning Area 8B provides decorative landscaping along its frontage with Orange Avenue and North Antelope Road (within the R.O.W.) as a visual amenity.

b. Planning Standards

- (1) Land uses within Planning Area 8B shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (2) Planning Area 8B shall comply with the Development Standards and the Specific Plan Zoning Ordinance for Commercial Retail land uses, located in Section ~~3.33.33.4~~.
- (3) Primary access to Planning Area 8B shall be provided with Orange Avenue and North Antelope Road, as shown on Figure 2-3, *Conceptual Vehicular Circulation Plan*. Pedestrian access to Planning Area 8B is provided via a Community Trail and meandering sidewalk on the western side of North Antelope Road, and a meandering sidewalk on the northern side of Orange Avenue.
- (4) The locations of Commercial Retail entry monumentation for Planning Area 8B are conceptually illustrated on Figure 4-1, *Master Landscape Plan*. Monuments identified on Figure 4-1 are not required to be constructed, and the final location(s) of all monumentation will be determined in conjunction with development of this Planning Area and implementing projects.
- (5) Roadway landscape treatments shall be provided along Orange Avenue and Antelope Road, as conceptually illustrated on Figure 4-9A, *Conceptual North Antelope Road Streetscape*, and Figure 4-10A, *Conceptual Orange Avenue Streetscape*.
- (6) Walls and fencing along the exterior of Planning Area 8B shall be provided as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 8B will be established in conjunction with development of this Planning Area.



- (7) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (8) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

**3.4.13 PLANNING AREA 9 | OPEN SPACE-CONSERVATION | 17.4 ACRES****a. Description**

Planning Area 9 is designated for 17.4 acres of Open Space-Conservation uses in the southwestern portion of the STONERIDGE COMMERCE CENTER to respect the natural topography of the site and preserve the natural hillsides and rock outcroppings.

As shown Figure 3-4, Planning Area 9 is bordered to the north and south by the Light Industrial uses within Planning Areas 2 and 5, and to the east by Antelope Road.

Planning Area 9 provide the employees and visitors of the STONERIDGE COMMERCE CENTER with a Regional Trail: Open Space which connects to the off-site trails located to the west within the McCanna Hills Specific Plan, Planning Area 9, and the Community Trail along Antelope Road. Planning Area 9 offers views of the natural hillsides and rock outcroppings and provides for a buffer between the Light Industrial land uses within the STONERIDGE COMMERCE CENTER and the adjacent off-site uses to the west.

b. Planning Standards

- ~~(1)~~ No development shall occur within Planning Area 9 (other than the Regional Trail: Open Space, to preserve the on-site hillside terrain).
- ~~(2)~~ Planning Area 9 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- ~~(1)(3)~~ Planning Area 9 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation land uses.
- ~~(2)(4)~~ Walls and fencing along the exterior of Planning Areas 2 and 5 shall be provided to serve as a visual and physical buffer to the open space area within Planning Area 9, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Areas 2 and 5 will be determined in conjunction with development of those Planning Areas.
- ~~(3)(5)~~ Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- ~~(4)(6)~~ Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

3.4.14 PLANNING AREA 10 | OPEN SPACE-CONSERVATION HABITAT | 47.0 ACRES

a. Description

Located along the eastern boundary of the Specific Plan, Planning Area 10 designates 47.0 acres of Open Space-Conservation Habitat to maintain and preserve the San Jacinto River floodplains, banks, and habitats in their natural state consistent with the MSHCP.

Planning Area 10 facilitates the site’s natural drainage patterns of stormwater originating on and off-site. It is intended that Planning Area 10 be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for inclusion in the MSHCP Reserve.

As shown on Figure 3-3, Planning Area 10 is bordered to west by the Light Industrial uses within Planning Area 3, and to the east by the Specific Plan boundary.

b. Planning Standards

- (1) No development shall occur within Planning Area 10 to preserve the San Jacinto River floodplains, banks, and habitat areas being preserved and conveyed to RCA for inclusion in the MSCHP Reserve.
- (2) ~~Planning Area 10 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.~~
- (1)(3) ~~Planning Area 10 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation Habitat land uses.~~
- (2)(4) Walls and fencing within the exterior of Planning Area 3 shall be provided to serve as a visual and physical buffer to the open space areas and floodplains within Planning Area 10, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 3 will be determined in conjunction with development of this Planning Area.
- (3)(5) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (4)(6) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

3.4.15 PLANNING AREA 11 | OPEN SPACE-CONSERVATION HABITAT | 34.6 ACRES

a. Description

Located as the southeast corner of the Specific Plan, Planning Area 11 designates 34.6 acres of Open Space-Conservation Habitat to maintain and preserve the San Jacinto River floodplains, banks, and habitats in its natural state consistent with the MSHCP.

Planning Area 11 facilitates the site’s natural drainage patterns of stormwater originating on and off-site. It is intended that Planning Area 11 be conveyed to the Western Riverside County Regional Conservation Authority (RCA) for inclusion in the MSHCP Reserve.

As shown on Figure 3-4, Planning Area 11 is bordered to north by the Light Industrial uses within Planning Area 4, and to the east by the Specific Plan boundary.

b. Planning Standards

- (1) No development shall occur within Planning Area 11 to preserve the San Jacinto River floodplains, banks, and habitat areas being preserved and conveyed to RCA for inclusion in the MSCHP Reserve.
- (2) Planning Area 11 shall comply with the permitted uses provided in the Specific Plan Zoning Ordinance.
- (4)(3) Planning Area 11 shall comply with the Development Standards located in the Specific Plan Zoning Ordinance for Open Space-Conservation Habitat land uses.
- (2)(4) Walls and fencing within the exterior of Planning Area 4 shall be provided to serve as a visual and physical buffer to the open space areas and floodplains within Planning Area 11, as shown in Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*. The location(s) of walls/fences interior to Planning Area 4 will be determined in conjunction with development of this Planning Area.
- (3)(5) Please refer to Chapter 2, *Development Plan*, for other applicable standards that apply across the STONERIDGE COMMERCE CENTER Specific Plan.
- (4)(6) Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.

CHAPTER 4



DESIGN GUIDELINES

CHAPTER FOUR establishes the quality and character of the built environment through the design of architecture and landscaping for the master-planned development of **STONERIDGE COMMERCE CENTER**.

- 4.1 PURPOSE AND INTENT
- 4.2 DESIGN THEME
- 4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES
- 4.4 ARCHITECTURAL DESIGN GUIDELINES
- 4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES
- 4.6 SUPPLEMENTAL GUIDELINES FOR COMMERCIAL RETAIL USES
- 4.7 LANDSCAPE DESIGN GUIDELINES



4 | DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

The Design Guidelines presented in this section establish the quality and character of the built environment for the master-planned development of the STONERIDGE COMMERCE CENTER. While the Design Guidelines provide direction, they are meant to provide a certain level of flexibility to allow creative expression during the design of implementing development projects.

The guidelines provide criteria for architecture, lighting, energy efficiency, signage, and landscape design.

The STONERIDGE COMMERCE CENTER's visual identity will be expressed primarily through landscape, hardscape, and signage elements. The Architectural Design Guidelines contained herein are presented in a manner that ensures consistent architectural expression across the Specific Plan area, while allowing for flexibility in evolving modern building design.

The objectives of the Design Guidelines are:

- ❑ To define the thematic elements and the construction quality expected for the STONERIDGE COMMERCE CENTER.
- ❑ To provide the County of Riverside with assurance that the STONERIDGE COMMERCE CENTER will be developed in accordance with the quality and character described within this Specific Plan.
- ❑ To serve as a guide to developers, builders, engineers, architects, landscape architects, and other professionals involved with implementing development within the STONERIDGE COMMERCE CENTER, in order to achieve and maintain the desired design quality.
- ❑ To provide an aesthetic benchmark for the County of Riverside in their review of future implementing projects within the Specific Plan.
- ❑ To provide a reference point for the STONERIDGE COMMERCE CENTER which conveys a contemporary aesthetic theme and character, while allowing flexibility for practical application and creative expression.
- ❑ To encourage the implementation of energy efficiency design features that can be implemented in the site planning, design, and construction phases of the Specific Plan to minimize waste deposited at landfills, decrease energy use (particularly fossil fuel consumption), and reduce potable water consumption.
- ❑ To ensure that the Specific Plan implements the intent of the Riverside County General Plan and applicable County Ordinances.

The Design Guidelines presented in this section apply to all development within the STONERIDGE COMMERCE CENTER, regardless of the land use category. All photographs, illustrations, and diagrams contained in these Design Guidelines serve as visual aids to convey the overall theme, therefore exact replication of the

examples provided is neither required nor anticipated. Guidelines that promote energy efficiency are indicated with an (“E”) throughout this chapter. These guidelines are subject to modification and contemporary interpretation to allow for responses to unanticipated conditions, including but not limited to changes in the market, needs and desires of building users, technology advancements, and fluctuations in economic conditions.

4.2 DESIGN THEME

The STONERIDGE COMMERCE CENTER is a contemporary employment and retail center containing Light Industrial, Business Park, and Commercial Retail land uses. The property’s location provides the businesses located here with access to the regional transportation network, proximity to workers, proximity to the Ports of LA and Long Beach (approximately 80 miles to the west), and visibility to passers-by on Ramona Expressway and the future “Mid-County Parkway”.

The design theme features a contemporary aesthetic, which provides architectural styling with attractive detailing, steel accents, a light-toned color palette, and timeless features. Design elements are included to reduce the visibility and intensity of the light industrial activities, including walls, landscaping, and building design. Signs are modern, lighting is focused and directed, landscaping is colorful and drought-tolerant, and design features are applied that lower energy use demands of building operations.



The image above illustrates the conceptual design theme for the Stoneridge Commerce Center.

4.3 SPECIFIC PLAN-WIDE DESIGN GUIDELINES

Developers, builders, engineers, architects, landscape architects, and other design professionals should utilize these guidelines in order to maintain design continuity throughout the Specific Plan area.



4.4 ARCHITECTURAL DESIGN GUIDELINES

The architectural style of the STONERIDGE COMMERCE CENTER emphasizes a contemporary interpretation of the traditional context with a focus on reducing the appearance of building massing with the use of structural articulation. Buildings are characterized by simple and distinct cubic masses with interlocking volumes of wall planes, colors, and materials to create visual appeal, aesthetically pleasing proportions and strong shadow patterns. Colors, materials, and textures can be mixed to create interest.

Design elements are selected to be compatible in character, massing, and materials in order to promote a clean and contemporary feel. Individual creativity and identity is encouraged, but design integrity and compatibility must be maintained among all buildings and between Planning Areas, to reinforce a unified image and campus-like setting for the STONERIDGE COMMERCE CENTER.



The image above shows the conceptual architectural aesthetic for the Stoneridge Commerce Center.

4.4.1 BUILDING FORM

Building form is one of the primary elements of architecture. Numerous design aspects, including shape, mass (size), scale, proportion, and articulation, are elements of a building's "form." Building forms are especially important for building façades that are visible along the following view corridors:

- Building façades in Planning Areas 1, 2, 3, 6, 7, 8A, and 8B that are visible from Orange Avenue.
- Building façades in Planning Areas 1, 6, and 7 that are visible from Ramona Expressway.
- Building façades in Planning Areas 2, 3, 4, 5, ~~and 6, 8A, and 8B~~ that are visible from Antelope Road.
- Building façades in Planning Areas 7, 8A, and 8B that are visible from North Antelope Road.
- Building façades in Planning Areas 1, 6, 7, 8A, and 8B that will be visible from the future Mid-County Parkway.



Although provided for illustrative purposes only, the image above shows how building faces visible from public roadways incorporate angular changes in massing, building materials, color, texture, and accents; no loading docks are to be visible from these roadways.

The following guidelines apply to all buildings within the STONERIDGE COMMERCE CENTER to ensure that structural development is visually consistent, appealing, and inviting to pedestrians and motorists. Note that building façades that orient inward to truck courts or service areas or that are not clearly visible from abutting public roads, or are not abutting publicly accessible viewing areas, are not required to adhere to the below Building Form guidelines.

- (1) Use simple geometric shapes as the overall building form. Rectangular forms are encouraged to promote balance and visual interest. Avoid arbitrary, complicated building forms.
- (2) Long horizontal wall planes visible from a public street should include a combination of periodic changes in exterior building materials, color, decorative accents, and articulated features.
- (3) Modulation and variation of building masses between adjacent buildings visible from public streets is encouraged.
- (4) Pedestrian entrances to buildings (with the exception of service doors and emergency exit doors) should be obvious, using changes in massing, color, and/or building materials.
- (5) Pedestrian and ground-level building entries intended for visitor use should be recessed or covered by architectural projections, roofs, or arcades in order to provide shade and visual relief.
- (6) Architectural and trim detailing on building façades shall be clean, simplistic, and not overly complicated
- (7) Materials applied to any elevations shall turn the corner of the building and continue to a logical termination point in relation to other architectural features or massing.

4.4.2 BUILDING MATERIALS, COLORS, AND TEXTURES

Building materials and colors play a key role in developing a clean, contemporary visual environment; therefore, the selected exterior materials, colors, and textures should complement one another throughout the STONERIDGE COMMERCE CENTER. Slight variations are encouraged to provide visual interest.

- (1) Appropriate primary exterior building materials include concrete and similar materials, including tilt-up panels. The primary materials should be accented by secondary materials including but not limited to natural or fabricated stone, fire resistant wood siding (horizontal or vertical), and metal.
- (2) Trim details may include metal finished in a consistent color, plaster, stone or concrete elements finished consistently with the building treatment. Use of overly extraneous "themed" detailing, like oversized or excessive foam cornice caps, foam moulding and window detailing is discouraged.
- (3) Material changes should occur at intersecting planes, preferably at the inside corners of wall planes, or where architectural elements intersect.
- (4) Primary exterior building colors should be light and gray tones. Darker and/or more vibrant accent colors may be provided in focal point areas, such as around building entrances and near outdoor gathering spaces.
- (5) Bright primary colors, garish use of color and arbitrary patterns or stripes that will clash with this color palette are discouraged, except in signage logos.
- (6) Exposed downspouts, service doors and mechanical screen colors shall be the same color as the adjacent wall.



Although provided for illustrative purposes only, the image above shows an example of the conceptual accent building materials, colors, and textures desired for building entries.



4.4.3 WINDOWS AND DOORS

The patterns of window and door openings shall correspond with the overall rhythm of the building and should be consistent in form, pattern, and color within each Planning Area. Guidelines for windows and doors within the STONERIDGE COMMERCE CENTER are as follows:

- (1) When possible, the positioning of doors and windows on individual building façades should occur in a symmetrical and repetitive pattern to create continuity.
- (2) Window styles and trims shall be consistent in form and color in each Planning Area. Window trims shall be finished in a consistent color on each building.
- (3) Gold or unfinished/untreated metal window or door frames are prohibited. Clear silver anodized frames are allowed.
- (4) Glass shall be clear or colored with subtle reflectiveness. Silver glass is prohibited.
- (5) Pedestrian entry doors to buildings shall be clearly defined by features such as overhangs, awnings, and canopies or embellished with decorative framing treatments – including but not limited to accent trim. Dark and confined entries, flush doorways (except emergency exit and service doors), and tacked-on entry alcoves are discouraged.



Although provided for illustrative purposes only, the image above shows the repetitive and symmetrical patterns and appropriate styles of windows and doors, desired for buildings in the Stoneridge Commerce Center.

4.4.4 WALLS AND FENCES

The following guidelines for walls and fencing will ensure that these features complement the overall STONERIDGE COMMERCE CENTER design theme, and are attractive from public viewing areas, scaled appropriately, durable, and integrated consistently within the Specific Plan area.

- (1) Freestanding walls and fences should not exceed a height of fourteen (14') feet, measured from the base of the wall/fence to the top of wall/fence.
- (2) Landscaping may be used for visual screening instead of walls and fences in locations where a solid physical barrier is not needed.
- (3) Walls and fences in public view should be built with attractive, durable materials.
- (4) Chain-link fencing is only allowed in areas not within view of public streets.
- (5) Along public street frontages, long expanses of wall surfaces should be offset and/or architecturally treated to prevent monotony. Techniques to accomplish this may include, but are not limited to: openings, material changes, pilasters and posts, and staggered sections.
- (6) Wall and fencing materials shall be compatible with other design elements of the STONERIDGE COMMERCE CENTER.



Although provided for illustrative purposes only, the image above shows screening and wall concepts for truck courts and loading docks.

4.4.5 TRUCK COURTS AND LOADING DOCKS

- (1) Loading doors, service docks, and equipment areas should be oriented or screened to reduce visibility from public roads and publicly accessible locations within the STONERIDGE COMMERCE CENTER. Screening may be accomplished with solid walls or fences that are compatible with the architectural expression of the building. Screening may also be accomplished by the combination of walls, landscaping and berms.
- (2) Light Industrial and Business Park buildings shall not have loading docks on the building façade(s) facing Antelope Road, North Antelope Road, Street "A", and Orange Avenue when the building is directly adjacent to the street

- (3) No loading or unloading activity is permitted to take place from public streets.
- (4) Truck and service vehicle entries should be designed to provide clear and convenient access to truck courts and loading areas such that passenger vehicle, pedestrian, and bicycle circulation is not adversely affected by truck movements.
- (5) Loading bays that are utilized by refrigerated trailers shall have dock seals and be equipped with plug-in electrical outlets. (E)
- (6) Conduit should be installed in truck courts in logical locations that would allow for the future installation of charging stations for electric trucks, in anticipation of this technology becoming available in the lifetime of the STONERIDGE COMMERCE CENTER. (E)
- (7) Electrical rooms to hold sufficiently sized electrical panels should be installed to facilitate the future potential installation of electrical connections from the electrical room to dock doors and/or a separate designated location where diesel engine trucks and/or trailers for freezer/refrigerated warehouse space would park and connect to the electrical system.



Although provided for illustrative purposes only, the image above conceptually shows the design of truck courts and loading docks.

4.4.6 GROUND OR WALL-MOUNTED EQUIPMENT

- (1) Ground-mounted equipment, including but not limited to mechanical or electrical equipment, emergency generators, boilers, storage tanks, risers, and electrical conduits, should be screened when feasible from public viewing areas including adjacent public roads. Screening may be accomplished with solid walls, fences, or landscaping.
- (2) Electrical equipment rooms should be located within the building envelope. Pop-outs or shed-like additions are discouraged.
- (3) Wall-mounted items, such as roof ladders or electrical panels, should not be located on the building façade facing adjacent public roads. Wall-mounted items should be screened or incorporated into the architectural elements of the building so as not to be visually apparent from the street or other public areas.



Although provided for illustrative purposes only, the image above shows how ground or wall-mounted equipment would be secured and screened from public viewing areas with landscaping.

4.4.7 ROOFTOP EQUIPMENT

- (1) Rooftop equipment, including but limited to mechanical equipment, electrical equipment, storage tanks, cellular telephone facilities, satellite dishes, vents, exhaust fans, smoke hatches, and mechanical ducts, shall be screened by rooftop screens or parapet walls so as not to be visible from abutting public roads, and publicly accessible locations within the STONERIDGE COMMERCE CENTER.
- (2) Integrate rooftop screens (i.e. parapet walls) into the architecture of the main building. Wood finished rooftop screens are prohibited.
- (3) Design the roofs of Industrial buildings to support the future installation of solar panels. (E)



Although provided for illustrative purposes only, the image above shows how rooftop equipment can be screened from public viewing areas.

4.4.8 TRASH ENCLOSURES

- (1) All outdoor refuse containers shall be screened within a permanent, durable enclosure and should be oriented so they are not easily visible from public roads, publicly accessible parking lots within the STONERIDGE COMMERCE CENTER, or other public viewing areas. The enclosure's design shall reflect the architectural style of adjacent buildings and use similar, high-quality materials.

- (2) All outdoor trash enclosures shall be constructed with solid roofs to prevent exposure of dumpster contents to rainfall and prevent polluted storm water runoff from these structures. (E)
- (3) Refuse collection areas shall be located behind or to the side of buildings, away from the building’s main entrance.

4.4.9 OUTDOOR EMPLOYEE AMENITIES

- (1) Bicycle racks should be provided at each building or in a common area that serves multiple buildings to encourage non-vehicular circulation.
- (2) Industrial and Business Park buildings should include an outdoor employee amenity area, including tables and chairs so that workers do not have to travel off-site for outdoor enjoyment.



Although provided for illustrative purposes only, the image above shows the placement of outdoor patio break areas and employee amenities adjacent to buildings.

4.4.10 OUTDOOR LIGHTING

Outdoor lighting of the STONERIDGE COMMERCE CENTER is an essential architectural component that provides aesthetic appeal, enhances safe pedestrian and vehicular circulation, and adds to security. Lighting within the public rights-of-way shall adhere to Riverside County Ordinance No. 655 (Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards.

All other lighting on private property in the Specific Plan should adhere to the following guidelines.

- (1) Minimize glare and “spill over” light onto public streets and adjacent properties by using downward-directed lights and/or cutoff devices on outdoor lighting fixtures, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, parking, loading, unloading, and similar areas.

- (2) Select all lighting fixtures used in the Specific Plan area from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color. Use of LED lighting is encouraged. (E)
- (3) Lights should be unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures.
- (4) Neon and similar types of lighting are prohibited in all areas within the STONERIDGE COMMERCE CENTER.
- (5) Locate all electrical meter pedestals and light switch/control equipment in areas with minimum public visibility or screen them with appropriate plant materials.
- (6) Illuminate parking lots, loading dock areas, pedestrian walkways, building entrances, and public sidewalks to the level necessary for building operation and security reasons. Dimmers and motion detectors are permitted.
- (7) Along sidewalks and walkways, the use of low mounted fixtures (ground or bollard height), which reinforce the pedestrian scaled, are encouraged.



Although provided for illustrative purposes only, the image above conceptually lighting fixture consistent with the overall theme of the Stoneridge Commerce Center, and minimizes glare and spill over onto public streets and adjacent properties.

- (8) Use exterior lights to accent entrances, plazas, activity areas, and special features.
- (9) To illuminate parking lots or parking structures and their pedestrian links that provide more than five parking spaces for use by the general public, provide a minimum coverage of one foot-candle of light with a maximum of eight foot-candles on the parking or walkway surface, unless otherwise approved by the County of Riverside for visibility and security.
- (10) To illuminate aisles and passageways within a building complex, provide a maximum of one-half to one foot-candle of maintained lighting.
- (11) High Pressure Sodium (HPS) light fixtures are prohibited for site lighting.



4.4.11 SIGNAGE GUIDELINES

Signage within the Specific Plan area serves a variety of purposes. Signs will identify the STONERIDGE COMMERCE CENTER and its building occupants and ensure the efficient circulation of vehicle traffic within the site by identifying vehicular entry points and directing vehicles to their on-site destinations. Also, signage will enhance the pedestrian experience through the design of way finding components: directories, directional signage and destination identifiers.

As such, clear, concise, and easy-to-understand signage that is also visually appealing is vitally important for positive worker and visitor experiences at the STONERIDGE COMMERCE CENTER. General design requirements for signage are as follows:

- (1) A Master Sign Program for the STONERIDGE COMMERCE CENTER shall be prepared and approved by the County of Riverside. Changes to the Master Sign Program following approval of the Specific Plan are deemed "Administrative Changes to the Specific Plan" and shall be reviewed and approved by the Planning Director.
- (2) The following design considerations in this section should be reflected in the STONERIDGE COMMERCE CENTER Master Sign Program.
- (3) The Master Sign Program shall provide adequate and appropriate project, pylon, street, building, commercial tenant identification, trail, path, and wayfinding signage for the anticipated variety of building sizes, designs, and uses to ensure that all project signage is designed with a single vision and theme, generally outlined below. All building signage should be in scale with and in proportion to, the primary building facades so that the signage is not 'overpowering' and does not dominate the overall appearance.
- (4) The design of the signage shall reflect the type of business and/or uses through its design, material, shape and graphic form. Signage is encouraged to use natural materials where possible.
- (5) All signs shall be contained within the parcel to which applicable and shall be so oriented as to preclude hazardous obstructions to person and/or vision of pedestrians and/or vehicle operators.
- (6) Building occupant identification signage shall be in keeping with the character established for the STONERIDGE COMMERCE CENTER with variations allowed to accommodate individual user identities/corporate branding standards.
- (7) The method of attaching the signage to the building should be integrated into the Master Sign Program.
- (8) Signs should not cover up windows or important architectural features.



Although provided for illustrative purposes only, the image above conceptually shows the signage to be provided for the Stoneridge Commerce Center to enhance the exposure and visibility of the Commerce Center.



- (9) All conductors, conduits, tubing, crossovers, transformers, and other equipment for the illumination of signs shall be concealed and/or incorporated into the building architecture.
- (10) Exposed wiring, raceways, cords, plugs, or the like will not be permitted.
- (11) Direction signs may be located at any vehicular or pedestrian decision point.
- (12) Vehicular direction signs shall clearly direct to destination anchors within the STONERIDGE COMMERCE CENTER, on-site parking areas, and truck routes.
- (13) Vehicular direction signs shall be consistent in size, shape, and design throughout the STONERIDGE COMMERCE CENTER.
- (14) Typography on vehicular direction signs should be legible and have enough contrast to be read from an appropriate windshield viewing distance.
- (15) Vehicular direction signs shall incorporate reflective vinyl copy for night-time illumination.
- (16) Freestanding signs, pylon signs, and freeway oriented signs are permitted and may consist of the project's name, project's logo, tenant logos, and/or tenant text.

4.5 SUPPLEMENTAL GUIDELINES FOR LIGHT INDUSTRIAL & BUSINESS PARK USES

This section sets forth additional guidelines that address considerations unique to all uses permitted within the Light Industrial and Business Park Planning Areas within the STONERIDGE COMMERCE CENTER. These guidelines apply to the design of building sites in Planning Areas 1 through 7 which are intended to accommodate light industrial and business park use(s).

- (1) Locate the office portion of warehouse buildings at the corner(s) of the building. For buildings adjacent to Ramona Expressway, future Mid-County Parkway, Antelope Road, Orange Avenue, and Street "A", orient the office toward these roads to provide visual interest from the public roadway.
- (2) Orient and screen elements such as trash enclosure areas, loading bay doors, and service docks in ways that minimize their visibility from Ramona Expressway, future Mid-County Parkway, Antelope Road, North Antelope Road, Orange Avenue, and Street "A".
- (3) Site design shall specifically address the needs of pick-up, delivery, and service vehicles related to Light Industrial and Business Park land uses.
 - a. Design interior driveways and drive aisles to provide adequate stacking and prevent queuing of vehicles on public streets. Position guardhouses and gates sufficiently inside the site to allow at least one truck to queue in front of the guardhouse or gate off the public street, unless fewer or additional queuing space is deemed necessary by a building-specific queuing analysis based on the expected traffic volumes of the building occupant.
 - b. Locate and design service entrances so they do not interfere with owner/tenant/customer access.
 - c. Design loading areas to provide for tractor trailer backing and maneuvering on-site and not from a public street.
 - d. Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location appropriate to the scale and needs of the development.
 - e. Vehicle loading/unloading when parked, shall not impede normal traffic flow.
- (4) Architectural design of Light Industrial and Business Park buildings may be utilitarian in form; however, the design should complement the STONERIDGE COMMERCE CENTER's overall design theme.



- (5) Textured forms, reveals, or scoring on concrete tilt-up panels is recommended for visual relief and to create a base and cornice expression; however, smooth panels with color variation may be used in lieu of textured finishes.
- (6) Use primary roof forms that are flat or gently sloping. The ridge line elevation of the primary roof form should not exceed the parapet wall. Change of parapet height is strongly encouraged.
- (7) Avoid the use of arched gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- (8) With the exception of solar panels, screen all rooftop mounted equipment, where required, from public view using materials complementary to those used on the main structure.



4.6 SUPPLEMENTAL GUIDELINES FOR COMMERCIAL RETAIL USES

This section sets forth guidelines that address considerations unique to commercial retail uses within the STONERIDGE COMMERCE CENTER. These guidelines apply to the design of building sites in Planning Areas 8A and 8B .

- (1) Orient buildings to have tenant visibility from Ramona Expressway, future Mid-County Parkway, Antelope Road, North Antelope Road, and/or Orange Avenue, ~~and/or Street "A"~~.
- (2) Design building facades that orient toward Ramona Expressway, future Mid-County Parkway, Antelope Road, North Antelope Road, and Orange Avenue, ~~and Street "A"~~ to have a welcoming appearance in context to these streets and to avoid placing trash enclosures facing these streets. Free-standing architectural treatment may be used in front of the building walls to create layering.
- (3) Use simple building forms and maximize the play of light on mass and void to provide strong contrasts. Blank walls shall be carefully balanced between glass and wall areas.
- (4) Position lower building masses, signage, doors, light fixtures, and/or landscape planters adjacent to pedestrian entries, particularly entries that may face Ramona Expressway, future Mid-County Parkway, Antelope Road, North Antelope Road, and Orange Avenue, ~~and Street "A"~~, in order to create human-scaled development at these locations.
- (5) Orient primary building entrances toward off-street parking areas interior to the Planning Area. Provide well-defined pedestrian connections from parking areas to building entrances.
- (6) The use of towers and well-proportioned building elements (arcades, colonnades, recesses, etc.) are encouraged to define entries and create pedestrian scale.
- (7) Design architectural details (rafter tails, gabled towers, column details, stone base, etc.) in a contemporary aesthetic which is rooted in the modern contemporary aesthetic.
- (8) Locate service entrances such that they do not interfere with owner/tenant/customer access.
- (9) Design loading areas to provide for backing and maneuvering on-site and not from a public street.
- (10) Provide appropriate on-site service vehicle parking/turnouts in an efficient, non-obtrusive location suitable to the scale and needs of the development. Service and delivery/loading areas shall be separated from customer parking areas and pedestrian circulation areas (walkways, pathways, etc.).
- (11) Where feasible, provide clearly delineated pedestrian paths from the sidewalk of Antelope Road and Orange Avenue to the commercial land uses constructed within these Planning Areas..
- (12) Position bicycle parking areas near the main entrances of buildings
- (13) Design roofs for functionality and to complement the overall architectural design of the building. Although primary roof forms are expected to be horizontal and flat, architectural projections are permitted and encouraged. Incorporate vertical building plane breaks, through changes in building/ridge height, or other accent roof forms to create visual interest. The ridge line elevation of the primary roof form should not exceed the parapet wall.
- (14) Avoid the use of arched, gable, hip and shed roof forms as a primary roof form. These roof forms may be used as a secondary/accent roof form.
- (15) When parapet walls are used, incorporate side/rear elevation returns to preclude an unfinished, "false front" appearance.
- (16) Screen all rooftop mounted equipment (except solar panels) from public view using materials complementary to those used on the main structure.

4.7 LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines establish landscape principles and standards that apply to all Planning Areas within the STONERIDGE COMMERCE CENTER. The intent is to ensure that plant materials, entries and monuments, streetscapes and other amenities are compatible with the overall design theme and that all implementing development projects are united under a common design vocabulary. Additionally, these Landscape Design Guidelines respond to the proximity of the site to MSHCP Open Space areas along the eastern and southeastern boundaries, by avoiding invasive and/or prohibited plant species. These Landscape Design Guidelines, when taken with the companion Architectural Design Guidelines provided herein, establish an identity for the STONERIDGE COMMERCE CENTER that is contemporary, visually appealing, and contextually sensitive to the surrounding area.

Although a great deal of specific design information is presented herein, these Guidelines are not intended to establish a set of rigid landscaping requirements for the STONERIDGE COMMERCE CENTER. It is recognized that, at times, there will be a need to adapt these Guidelines to meet certain parcel-specific or user-identity requirements. As such, these Landscape Guidelines are intended to be flexible, and are subject to modification over time. However, it is critical to the STONERIDGE COMMERCE CENTER's long-term design integrity that any deviations from these Landscape Guidelines are in keeping with the spirit of the core elements of the overall theme described herein to ensure a cohesive and unified landscape concept across the STONERIDGE COMMERCE CENTER.

The landscaping plan serves the dual purpose of adding year-round visual appeal while being sensitive to the environment and the Southern California climate, by using drought-tolerant materials. Landscaping occurs throughout the STONERIDGE COMMERCE CENTER, but most prominently at street corners, along roadways, and at building entrances and in passenger car parking lots. Monumentation featuring colorful accent trees, shrubs, and groundcover occur at the corners of entrances to welcome employees and visitors to the STONERIDGE COMMERCE CENTER.

Streetscape landscaping presents a combination of evergreen and deciduous trees, low shrubs, and masses of groundcovers to create a visually pleasing experience for pedestrians and passing motorists. As identified on Figure 4-1, *Master Landscape Plan*, the STONERIDGE COMMERCE CENTER's thematic identity is reinforced by the landscape design of interfaces, monumentation, streetscapes, and pedestrian paths. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the STONERIDGE COMMERCE CENTER's landscape theme.



Although provided for illustrative purposes only, the two images above conceptually show the landscaping to be provided along meandering sidewalks and perimeters of industrial and business park areas.

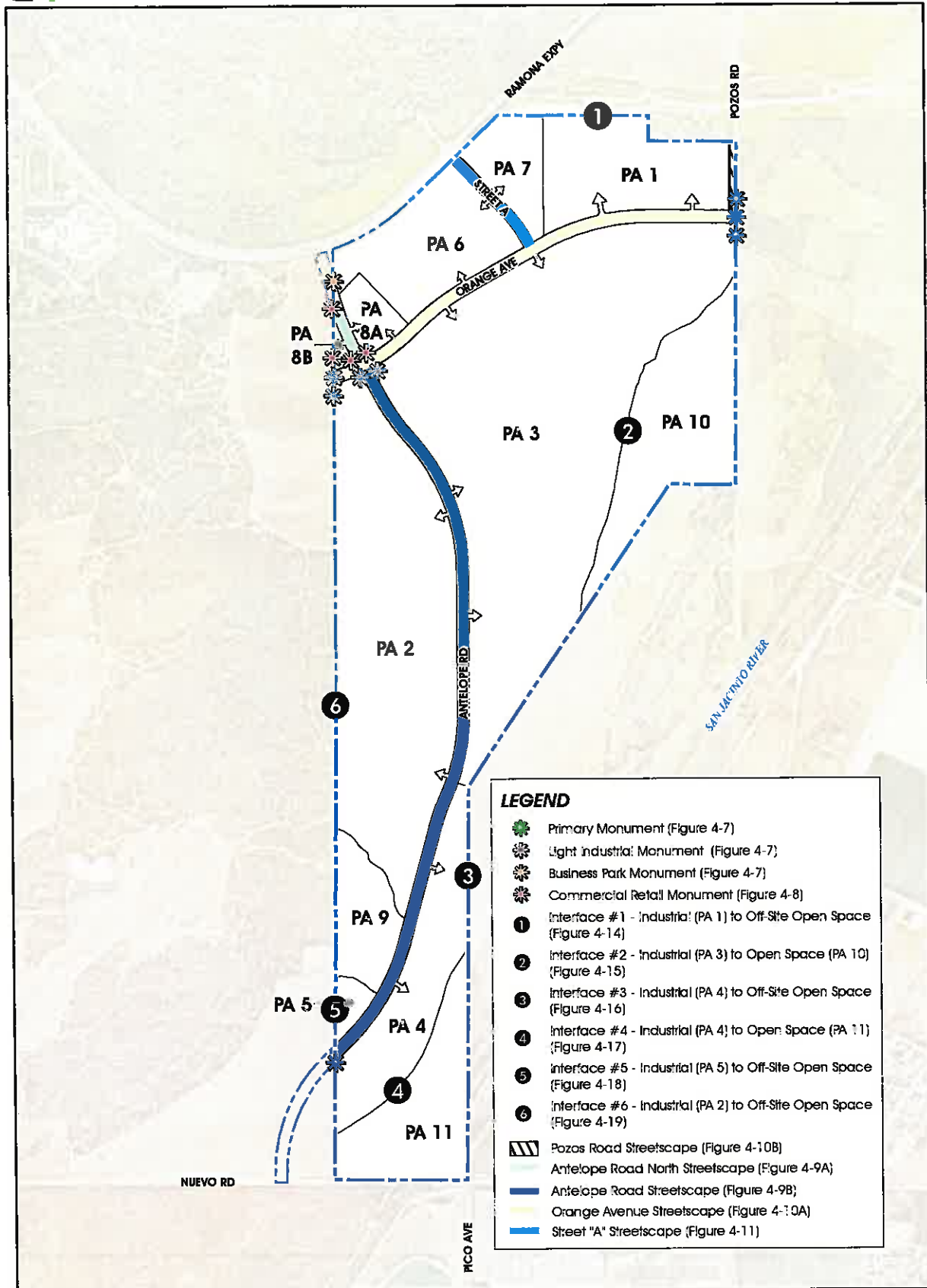
4.7.1 PLANT PALETTE

The Plant Palette for the STONERIDGE COMMERCE CENTER was selected to complement and enhance the setting of the site, while ensuring the conservation of the site’s natural vegetation, water resources, and the unique needs of the San Jacinto River MSHCP area. The Plant Palette was selected to complement the COMMERCE CENTER’s architectural styles and design elements (hardscape, monumentation, walls and fences, etc.). Table 4-1, Plant Palette, provides a base plant palette which includes a list for the STONERIDGE COMMERCE CENTER’s landscape design along with the associated Water Use Classification of Landscape Species (WUCOLS) value of each specie. Alternative plant species may be used in lieu of species listed in Table 4-1, provided the alternative plants are drought-tolerant and complement the STONERIDGE COMMERCE CENTER design theme.

Three Plant Palette Categories are used to establish and differentiate areas of the STONERIDGE COMMERCE CENTER and are described below and identified in Figure 4-2, *Conceptual Landscape Zones*..

- ❑ **Zone A - Entry Treatment Palette** | The Entry Treatment Palette is provided at the primary entrances at the western and eastern entrances along Orange Avenue. The Primary Entry Palette creates a sense of arrival and place, and differentiates the STONERIDGE COMMERCE CENTER from the surrounding landscape, creating a unique and welcoming Commerce Center.
- ❑ **Zone B - Orange Avenue Palette** | The Orange Avenue Palette is provided along Orange Avenue and consists of pedestrian-friendly plants that flow through the space naturally. Inspired by the historic grazing lands of the region, this planting is natural in feel and invites pollinators to the land.
- ❑ **Zone C – Antelope Road Palette** | The Antelope Road Palette is provided along the portion of Antelope Road south of Orange Avenue and includes plants derived from the ecotone regions of Zones A and B. This zone is more homogenous in terms of color and texture, but has a well-balanced diversity that is low maintenance and low water use.
- ❑ **Landscape Buffer Zone Palette** | The Landscape Buffer Zone Palette features plants from Zones A, B, and C, which are the most robust, maintenance-free and drought tolerant, ideal for use on slopes and interior site planting.

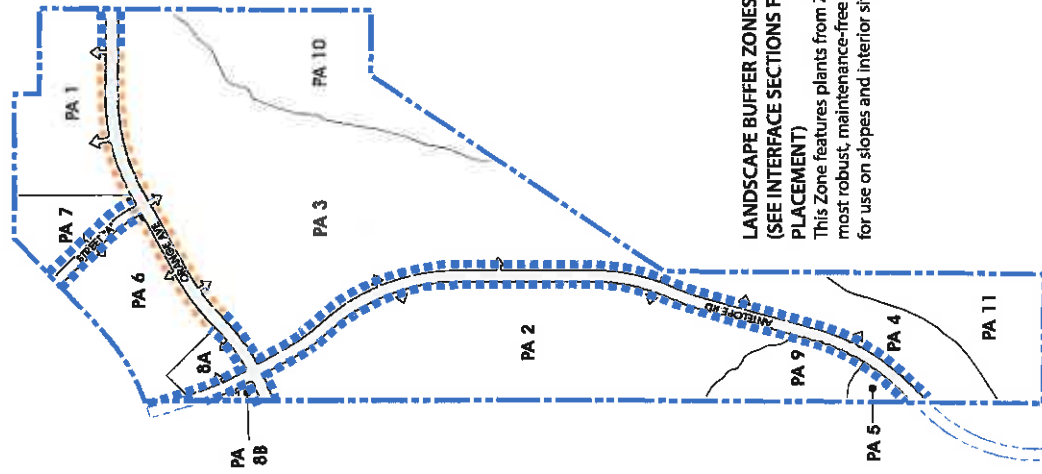
Photos of selected plants from the Plant Palette can be found in Figure 4-3, Figure 4-4, Figure 4-5, and Figure 4-6.



Source(s): ESRI, Nearmap Aerial (2019), RCTLMA

FIGURE 4-1





**LANDSCAPE BUFFER ZONES
(SEE INTERFACE SECTIONS FOR EXAMPLE
PLACEMENT)**

This Zone features plants from Zones A -C which are the most robust, maintenance-free and drought tolerant, ideal for use on slopes and interior site planting .

ZONE A - (ENTRY PLANTING)

Zone (A) consists of plants that make a statement in the landscape with their color, texture and movement. These are drought tolerant and low maintenance plants that are scaled for pedestrians.



ZONE B - (ORANGE AVENUE PLANTING)

Zone (B) consists of pedestrian-friendly plants that flow through the space naturally, inspired by the historic grazing lands of the region. This planting is natural in feel and invites pollinators to the land.



ZONE C - (ANTELOPE ROAD PLANTING)

Zone (C) includes plants derived from the ecotone regions of zones A and B. This zone is more homogeneous in terms of color and texture but has a well balanced diversity that is low maintenance and low water use.



ZONE A - ENTRY PLANTING

TREE SELECTION



Arbutus menziesii
(Mania Strawberry Tree)



Cinnamomum camphora
(Camphor Tree)



Parkinsonia x Octavi Museum
(Desert Museum Palm Verde)



Pinus canariensis
(Canary Island Pine)



Pinus edulis
(Mougei Pine)



Quercus ilex
(Holly Oak)



Schinus molle
(California Pepper Tree)

SHRUB SELECTION



Agave attenuata
(Fox Tail Agave)



Agave americana
(Century Plant)



Allocasuarina
(Tree Wattle)



Abutilon 'Blue Elf'
(Blue Elf Abil)



Abutilon
(Coral Abil)



Buddleia trilobata
(Striped Buddleia)



Cratula arvensis
(Silver Dollar Jade)



Dioscorea wheeleri
(Spine Yucca)



Encelia californica
(Ceano Sunflower)



Hesperaloe parviflora
(Red Yucca)



Rosmarinus officinalis 'Prostratus'
(Upright Rosemary)



Salvia leucantha
(Mexican Bush Sage)



Westringia fruticosa
(Coast Rosemary)



Yucca filamentosa
(Adam's Needle)

GROUND COVER



Baccharis pilularis 'Pigeon Point'
(Dwarf Coyote Brush)



Carex d'vulsa
(European Grey Sedge)



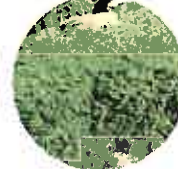
Festuca ovina
(Wheat Fescue)



Lantana 'New Gold'
(New Gold Lantana)



Sarcocolla mundula
(Blue Chastock)



Myoporum parvifolium 'Pink'
(Pink Australian Racer)



Pennisetum mesasiaticum 'Red Bunny Tails'
(Fountain Grass)

ZONE B - ORANGE AVENUE PLANTING

TREE SELECTION



Arbutus 'Marina'
(Marina Strawberry Tree)



Parkinsonia 'Desert Museum'
(Desert Museum Palo verde)



Pinus canariensis
(Canary Island Pine)



Pinus Estatica
(Wooded Pine)



Pisonia racemosa
(California Sycamore)



Quercus agrifolia
(Coast Live Oak)



Schinus molle
(California Pepper Tree)

SHRUB SELECTION



Acacia cognata 'Cowan III'
(Little River Wattle)



Agave attenuata
(Fin Tail Agave)



Agave americana
(Century plant)



Aloe vitifolia
(Coral Aloe)



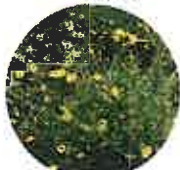
Rubus fruticosus
(Russet thistle)



Calliandra californica
(Baja Fairy Duster)



Dasylirion wheeleri
(Spine Yucca)



Encelia californica
(Coccol Sunflower)



Mesquitea parviflora
(Red Yucca)



Muhlenbergia rigens
(Deer Grass)



Rosmarinus officinalis 'Prostratus'
(Upright Rosemary)



Salvia leucantha
(Mexican Bush Sage)



Vestrumia ruucosa
(Coast Rosemary)



Yucca filamentosa
(Adam's Needle)

GROUND COVER



Baccharis pilularis 'Pigeon Point'
(Dwarf Coyote Brush)



Carex d'vulsa
(European Grey Sedge)



Festuca maiei
(Atlas Fescue)



Lantana x 'New Gold'
(New Gold Lantana)



Myoporum parvifolium 'Pink'
(Pink Australian Racer)



Acacia redolens 'Low Boy'
(Prostrate Acacia)



Pennisetum messiacum 'Red Bunny Tails'
(Fountain Grass)

..... **ZONE C - ANTELOPE ROAD PLANTING**

TREE SELECTION



Arbutus Marina
(Marina Strawberry Tree)



Olea europaea Fruitless
(Fruitless Olive)



Pinus canariensis
(Canary Island Pine)



Pinus x stuartii
(Wooded Pine)



Platanus racemosa
(California Sycamore)



Quercus agrifolia
(Coast Live Oak)



Schinus molle
(California Pepper Tree)

SHRUB SELECTION



Acacia dograte "Cotton Top"
(Cotton River Wattle)



Agave attenuata
(Fox Tail Agave)



Baccharis confertifolia
(Desert Broom)



Balauia frutescens
(Lilac Bush)



Calliandra californica
(Baja Fairy Duster)



Dasylirion wheeleri
(Queen Yucca)



Erioseba californica
(Kawli Sunflower)



Leucophyllum frutescens
(Texas Sage)



Muhlenbergia rigens
(Deer Grass)



Rosmarinus officinalis prostratus
(Upright Rosemary)



Schinus molle
(Mexican Bush Sage)



Salvia officinalis
(White Sage)



Westringia frutescens
(Coast Rosemary)



Yucca filamentosa
(Adam's Needle)

GROUND COVERS



Baccharis pilularis "Pigeon Point"
(Dwarf Coyote Brush)



Carex dyvili
(European Grey Sedge)



Festuca mairei
(Atlas Fescue)



Lantana x 'New Gold'
(New Gold Lantana)



Myoporum parvifolium "Pink"
(Pink Australian Racer)



Acacia retorta "Low Bay"
(Portulacac Acacia)



Cistanthe grandiflora
(Rock Purslane)

Source: <http://www.azd.com>



FIGURE 4-5
CONCEPTUAL ANTELOPE ROAD PLANT PALETTE (IMAGERY)
CHAPTER 4 - DESIGN GUIDELINES | XX

LANDSCAPE BUFFER PLANTING



Arbutus 'Marina'
(Marina Strawberry Tree)



Parkinsonia 'Desert Museum'
(Desert Illudium Palm tree)



Platanus racemosa
(California sycamore)



Quercus agrifolia
(Coast live oak)



Acacia melanocera 'Low Boy'
(Pristine Acacia)



Baccharis 'Carmelina'
(Desert Shrub)



Calliandra canalicata
(Baja Fairy Duster)



Dasylirion wheeleri
(Spoon Yucca)



Encelia californica
(Coast Sunflower)



Festuca maritima
(Arise Fescue)



Leucophyllum frutescens
(Texas Sage)



Rosmarinus officinalis 'Prostratus'
(Upright Rosemary)



Senecio mandraliscae
(Blue Chalksticks)



Westringia fruticosa
(Coast Rosemary)

IF AREA IS WITHIN A FIRE FUEL MOD ZONE, USE ONLY PLANTS BELOW

TREES SELECTION



Pistacia chinensis
(Chinese Pistache)



Prosopis glandulosa
(Ironwood Mesquite)



Burchardia pilularis 'Pigeon Point'
(Dwarf Coyote Brush)



Lantana A 'New Gold'
(New Gold Lantana)



Muhlenbergia rigens
(Deer Grass)



Salvia leucantha
(Mexican Bush Sage)



Salvia aplanis
(White Sage)

SHRUB SELECTION

FIGURE 4-6

CONCEPTUAL LANDSCAPE BUFFER PLANT PALETTE

CHAPTER 4 - DESIGN GUIDELINES | XX



Table 4-1 PLANT PALETTE

Zone A – Entry Treatment Planting		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Camphor Tree	Cinnamomum camphora	M
Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eidarica	L
Holly Oak	Quercus ilex	L
California Pepper Tree	Schinus molle	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Fox Tail Agave	Agave attenuata	L
Century plant	Agave americana	VL
Tree Aloe	Aloe barberae	L
Blue Elf Aloe	Aloe x 'Blue Elf'	L
Coral Aloe	Aloe striata	L
Stalked Bulbine	Bulbine frutescens	L
Silver Dollar Jade	Crassula arborescens	L
Spoon Yucca	Dasyliiron wheeleri	L
Coast Sunflower	Encelia californica	L
Red Yucca	Hesperaloe parvifolia	L
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUNDCOVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divulsa	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L
Fountain Grass	Pennisetum messiacum 'Red Bunny Tails'	L
Blue Chalksticks	Senecio mandraliscae	L



Zone B - Orange Avenue Planting		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Frutless Olive	Olea europaea 'Frutless'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eldarica	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
California Pepper Tree	Schinus molle	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Little River Wattle	Acacia cognata 'Cousin Itt'	M
Fox Tail Agave	Agave attenuata	L
Century plant	Agave americana	VL
Coral Aloe	Aloe striata	L
Baja Fairy Duster	Calliandra californica	L
Stalked Bulbine	Bulbine frutescens	L
Spoon Yucca	Dasylyrion wheeleri	L
Coast Sunflower	Encelia californica	L
Red Yucca	Hesperaloe parvifolia	L
Deer Grass	Muhlenbergia rigens	M
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVER		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divulsa	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L
Fountain Grass	Pennisetum messiacum 'Red Bunny Tails'	L
Blue Chalksticks	Senecio mandraliscae	L



Zone C - Antelope Road Planting		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Fruitless Olive	Olea europaea 'Fruitless'	L
Canary Island Pine	Pinus canariensis	M
Mondell Pine	Pinus eldarica	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
California Pepper Tree	Schinus molle	L
SHRUBS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Little River Wattle	Acacia cognata 'Cousin Itt'	M
Fox Tail Agave	Agave attenuata	L
Baccharis 'Centennial'	Desert Broom	L
Stalked Bulbine	Bulbine frutescens	L
Baja Fairy Duster	Calliandra californica	L
Spoon Yucca	Dasyliiron wheeleri	L
Coast Sunflower	Encelia californica	L
Texas Sage	Leucophyllum frutescens	L
Deer Grass	Muhlenbergia rigens	M
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Mexican Bush Sage	Salvia leucantha	L
White Sage	Salvia apiana	L
Coast Rosemary	Westringia fruticosa	L
Adam's Needle	Yucca filamentosa	VL
GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Prostrate Acacia	Acacia redolens 'Low Boy'	L
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
European Grey Sedge	Carex divulsa	L
Rock Purslane	Cistanthe grandiflora	L
Atlas Fescue	Festuca mairei	M
New Gold Lantana	Lantana x 'New Gold'	L
Pink Australian Racer	Myoporum parvifolium 'Pink'	L



Landscape Buffer Planting (See interface sections for example placement)		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Marina Strawberry Tree	Arbutus 'Marina'	M
Desert Museum Palo Verde	Parkinsonia x 'Desert Museum'	L
California Sycamore	Platanus racemosa	M
Coast Live Oak	Quercus agrifolia	L
SHRUBS AND GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Prostrate Acacia	Acacia redolens 'Low Boy'	L
Desert Broom	Baccharis 'Centennial'	L
Baja Fairy Duster	Calliandra californica	L
Spoon Yucca	Dasyliiron wheeleri	L
Coast Sunflower	Encelia californica	L
Atlas Fescue	Festuca mairei	M
Texas Sage	Leucophyllum frutescens	L
Upright Rosemary	Rosmarinus officinalis 'Prostratus'	L
Blue Chalksticks	Senecio mandraliscae	L
Coast Rosemary	Westringia fruticosa	L
Fire Fuel Mod Zone Plants		
TREES		
COMMON NAME	BOTANICAL NAME	WUCOLS
Chinese Pistache	Pistacia chinensis	M
Honey Mesquite	Prosopis glandulosa	L
SHRUBS AND GROUND COVERS		
COMMON NAME	BOTANICAL NAME	WUCOLS
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'	L
Desert Broom	Baccharis 'Centennial'	L
Baja Fairy Duster	Calliandra californica	L
New Gold Lantana	Lantana x 'New Gold'	L
Deer Grass	Muhlenbergia rigens	M
Mexican Bush Sage	Salvia leucantha	L
White Sage	Salvia apiana	L



4.7.2 PROHIBITED PLANT SPECIES

Certain plants are considered prohibited in the landscape due to characteristics that make them highly flammable and are invasive. These characteristics can be physical (structure promotes ignition or combustion) or chemical (volatile chemicals increase flammability or combustion characteristics). Table 4-2, *Prohibited Plant Species*, identifies plant species strictly prohibited from use in landscaped areas and fuel modification zones within the STONERIDGE COMMERCE CENTER. These plants are prohibited in order to protect the native habitats within and surrounding the STONERIDGE COMMERCE CENTER from these highly flammable, invasive non-native specific and for fire protection purposes.

Table 4-2 PROHIBITED PLANT SPECIES

BOTANICAL NAME	COMMON NAME	COMMENT* F = Flammable I = Invasive
TREES		
<i>Abies</i> species	Fir	F
<i>Agonis juniperina</i>	Juniper Myrtle	F
<i>Casuarina cunninghamiana</i>	River She-Oak	F
<i>Chamaecyparis</i> species (numerous)	False Cypress	F
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	F
<i>Cupressocyparis leylandii</i>	Leyland Cypress	F
<i>Cupressus</i> species (<i>C. fobesii</i> , <i>C. glabra</i> , <i>C. sempervirens</i> ,)	Cypress (Tecate, Arizona, Italian, others)	F
<i>Eucalyptus</i> species (numerous)	Eucalyptus	F, I
<i>Juniperus</i> species (numerous)	Juniper	F
<i>Lithocarpus densiflorus</i>	Tan Oak	F
<i>Melaleuca</i> species (<i>M. linariifolia</i> , <i>M. nesophila</i> , <i>M. quinquenervia</i>)	Melaleuca (Flaxleaf, Pink, Cajeput Tree)	F, I
<i>Picea</i> (numerous)	Spruce	F
<i>Palm</i> species (numerous)	Palm	F, I
<i>Pinus</i> species (<i>P. brutia</i> , <i>P. canariensis</i> , <i>P. b. eldarica</i> , <i>P. halepensis</i> , <i>P. pinea</i> , <i>P. radiata</i> , numerous others)	Pine (Calabrian, Canary Island, Monelli, Aleppo, Italian Stone, Monterey)	F
<i>Platycladus orientalis</i>	Oriental arborvitae	F
<i>Pseudotsuga menziesii</i>	Douglas Fir	F
<i>Tamarix</i> species (<i>T. africana</i> , <i>T. aphylla</i> , <i>T. chinensis</i> , <i>T. parviflora</i>)	Tamarix (Tamarisk, Athel Tree, Salt Cedar, Tamarisk)	F, I
<i>Taxodium</i> species (<i>T. ascendens</i> , <i>T. distichum</i> , <i>T. mucronatum</i>)	Cypress (Pond, Bald, Monarch, Montezuma)	F
<i>Taxus</i> species (<i>T. baccata</i> , <i>T. brevifolia</i> , <i>T. cuspidata</i>)	Yew (English, Western, Japanese)	F
<i>Thuja</i> species (<i>T. occidentalis</i> , <i>T. plicata</i>)	Arborvitae/Red Cedar	F
GROUNDCOVERS, SHRUBS & VINES		
<i>Acacia</i> species	Acacia	F, I
<i>Adenostoma fasciculatum</i>	Chamise	F
<i>Adenostoma sparsifolium</i>	Red Shanks	F
<i>Agropyron repens</i>	Quackgrass	F, I
<i>Anthemis cotula</i>	Mayweed	F, I
<i>Arctostaphylos</i> species	Manzanita	F

<i>Arundo donax</i>	Giant Reed	F, I
<i>Artemisia</i> species (<i>A. abrotanum</i> , <i>A. absinthium</i> , <i>A. californica</i> , <i>A. caucasica</i> , <i>A. dracunculus</i> , <i>A. tridentata</i> , <i>A. pycnocephala</i>)	Sagebrush (Southernwood, Wormwood, California, Silver, True tarragon, Big, Sandhill)	F
<i>Atriplex</i> species (numerous)	Saltbush	F, I
<i>Avena fatua</i>	Wild Oat	F
<i>Baccharis pilularis</i>	Coyote Bush	F
<i>Bambusa</i> species	Bamboo	F, I
<i>Bougainvillea</i> species	Bougainvillea	F, I
<i>Brassica</i> species (<i>B. campestris</i> , <i>B. nigra</i> , <i>B. rapa</i>)	Mustard (Field, Black, Yellow)	F, I
<p>*F = Flammable, I = Invasive</p> <p>Notes:</p> <ol style="list-style-type: none"> Plants on this list that are considered invasive are a partial list of commonly found plants. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions. The absence of a particular plant, shrub, groundcover, or tree, from this list does not necessarily mean it is fire resistant. All vegetation used in Fuel Modification Zones and elsewhere in this development shall be subject to approval of the Riverside County Fire Department. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation. 		

4.7.3 IRRIGATION



The following general irrigation concepts shall be considered in the design and installation of irrigation systems within the STONERIDGE COMMERCE CENTER:

- (1) All landscaped areas shall be equipped with a permanent, automatic, underground irrigation system. Drip systems and highly efficient rotators are encouraged in all areas needing irrigation. Irrigation systems must conform to all County of Riverside requirements and State Model Water Efficient Landscape Ordinance AB1881. (E)
- (2) Irrigation systems should be designed to apply water slowly, allowing plants to be deep soaked and to reduce run-off. (E)
- (3) Connect the irrigation system to the recycled water conveyance system, if available. (E)
- (4) "Pop-up" type sprinkler heads may be used adjacent to walks, drives, curbs (car overhangs), parking areas and public right-of-way but must be designed and maintained to prevent run-off and overspray.

- (5) The design of irrigation systems, particularly the location of controller boxes, valves, and other above-ground equipment (e.g., backflow prevention devices), shall be incorporated into the overall landscaping design. Where aboveground equipment is provided, it shall be screened or otherwise removed from public view, to the extent possible.
- (6) The irrigation system shall be programmed to operate between 8:00pm and 9:00am. (E)

4.7.4 MONUMENTATION

The STONERIDGE COMMERCE CENTER provides a two-tiered hierarchy of entry monumentation to identify the Commerce Center and distinguish individual Planning Areas. Entry monumentation is designed to provide distinctive visual statements and emphasize the Specific Plan's contemporary aesthetic. All hardscape and landscape features at entry and monument locations shall provide adequate "line-of-sight" for motorists and shall comply with applicable County of Riverside design standards and specifications.

Entry Monumentation concepts described and illustrated on the following pages have been designed to provide a prominent reminder of the quality and distinctiveness of the STONERIDGE COMMERCE CENTER and to complement and reinforce the Center's architectural and landscape theme. Implementation of the entry monuments should be flexible to respond to physical contexts and the needs and desires of specific tenants and may differ slightly from the concepts presented herein; however, all entry monumentation within the STONERIDGE COMMERCE CENTER shall be consistent in theme and character. The conceptual location of entry monumentation is depicted on Figure 4-1, *Master Landscape Plan*. Note that Figure 4-1 identifies the conceptual locations of entry monumentation ~~if installed; but the installation of every entry monument shown is not required nor anticipated.~~ The final locations of entry monuments will be determined at the time buildings and private driveways are designed and oriented in the Specific Plan area as part of implementing development projects.

1. Primary Entry Monumentation (Figure 4-7)

The Primary Entry Monumentation provided within the STONERIDGE COMMERCE CENTER establishes a strong sense of arrival for employees and visitors. Primary Entry Monuments may be provided along the Orange Avenue entry points at the western and eastern boundaries of the Specific Plan, and at the entries into Light Industrial and Business Park Planning Areas. As shown on Figure 4-7, *Conceptual Primary Entry Monumentation*, the Primary Entry Monumentation consists of three components: 1) a combination of a monument sign panel with a feature sign wall located within a planted median constructed of a 10-foot tall corten steel sign with a gabion base (typical), 2) a Business Park monument consisting of a 4.5-foot tall corten steel sign with an 8-foot wide gabion base typical on the side of the street abutting Business Park uses, and 3) a Light Industrial monument consisting of 5.5-foot tall corten steel sign with an 8-foot wide gabion base typical on the side of the street abutting Light Industrial uses. The trees, shrubs, and groundcovers planted in the background and foreground of the Primary Entry Monument are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, *Plant Palette*.

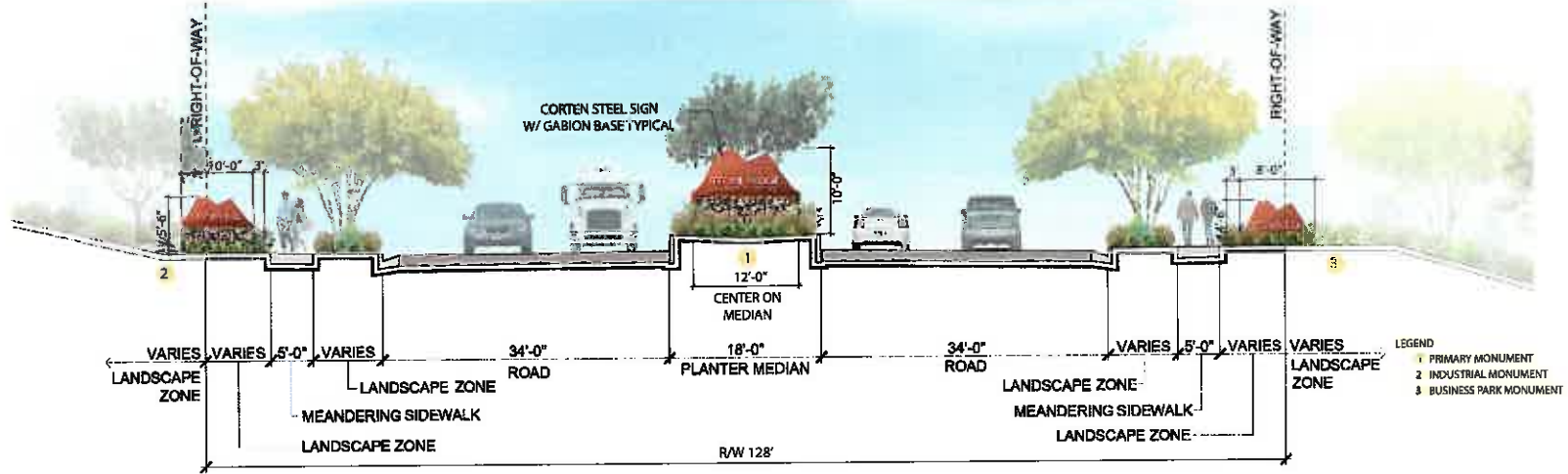
2. Commercial Retail Entry Monumentation (Figure 4-8)

The Commercial Retail Entry Monumentation may be provided at the northern corners of the Orange Avenue and Antelope Road intersection, and announces arrival into the commercial areas for employees and visitors. As shown on Figure 4-8, *Conceptual Commercial Retail Entry Monumentation*, the monument may include an 8-foot tall corten steel sign with a 10-foot wide gabion base (typical) on both sides of street. The trees, shrubs, and groundcovers planted in the background and foreground of the Commercial Retail Entry Monument are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, *Plant Palette*.

3. Project Identification Signage

The final location, design, and materials of Project Identification Signage will be determined during the STONERIDGE COMMERCE CENTER'S Master Sign Program process. Project Identification Signage may be provided to maximize exposure and enhance the visibility of the STONERIDGE COMMERCE CENTER by orienting the signs towards the site's frontage with Ramona Expressway, future Mid-County Parkway, Antelope Road, and Orange Avenue. This Project Identification Signage may include freestanding monument signs, freestanding pylon signs, and freestanding tenant signs at a maximum height of 60 feet and maximum width of 25 feet. The Project Identification Signage may consist of the project's name, project's logo, tenant logos, and/or tenant text. Signage is encouraged to use natural materials where possible.

ELEVATION VIEW



PLAN VIEW

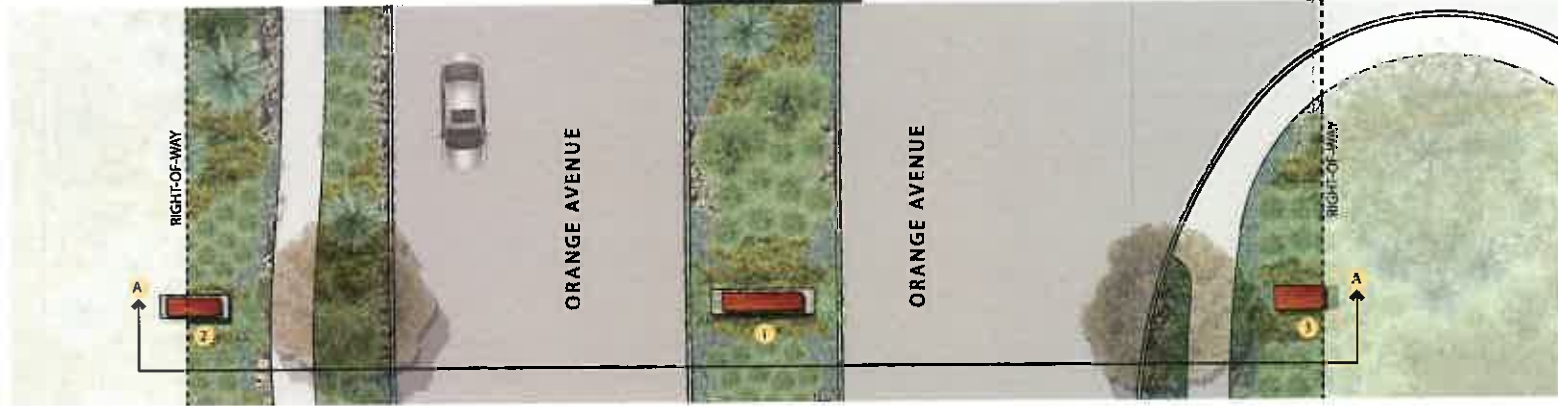


FIGURE 4-7

CONCEPTUAL PRIMARY ENTRY MONUMENTATION

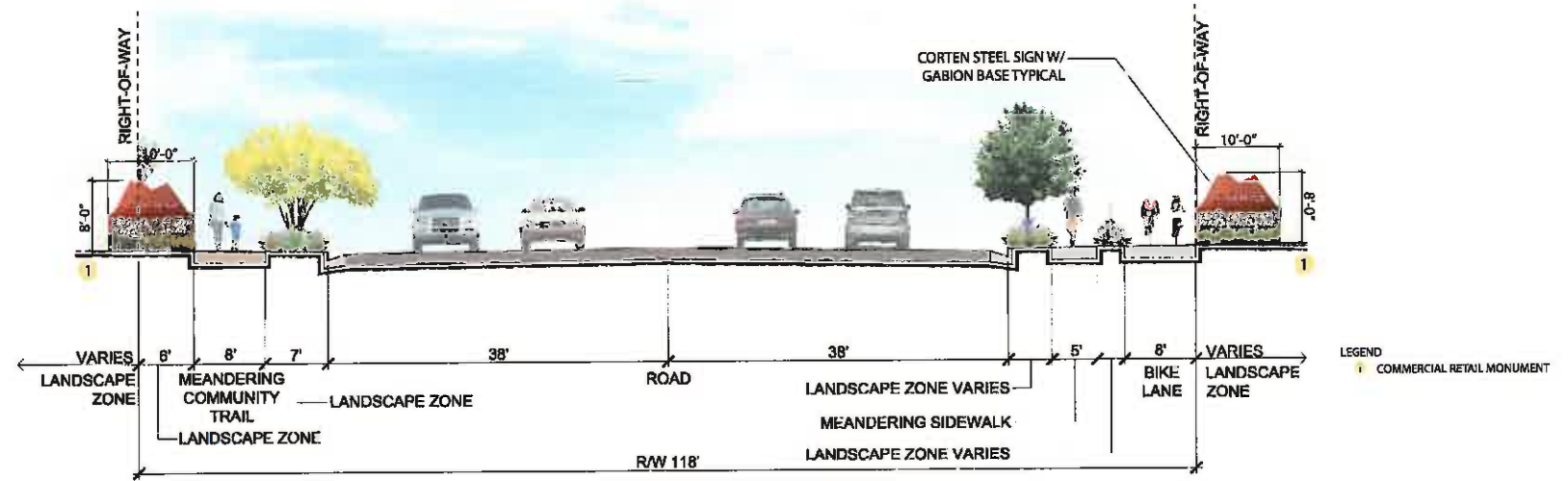
Source(s): BrightView (02-28-2020)



WEST SIDE

ELEVATION VIEW

EAST SIDE



PLAN VIEW



Source(s): BrightView (02-28-2020)

FIGURE 4-8





4.7.5 STREETSAPES

Streetscapes within the STONERIDGE COMMERCE CENTER are critical to creating a sense of place, and maintaining the COMMERCE CENTER'S high-quality theme. In addition, streetscapes serve the functional purposes of softening and screening less desirable project elements from public view. Streetscapes throughout the COMMERCE CENTER should be planted with a combination of street trees, shrubs, and large masses of groundcover. The landscaping Plant Palette for streetscapes links the roadways to the rest of the COMMERCE CENTER by providing continuity throughout the entire development using the Landscape Zones discussed in Section 0,

Plant Palette. Landscape treatments could include elements such as sidewalks, pedestrian paths, and parkway trees to enhance roadway appearances. Landscaping should consist of drought-tolerant plants, colorful shrubs, and street trees in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*. In all instances, an appropriate line-of-sight for entering/exiting vehicles shall be maintained at street intersections within the COMMERCE CENTER. The conceptual streetscape landscape treatments within the STONERIDGE COMMERCE CENTER are presented on the following pages.

1. Antelope Road Streetscape

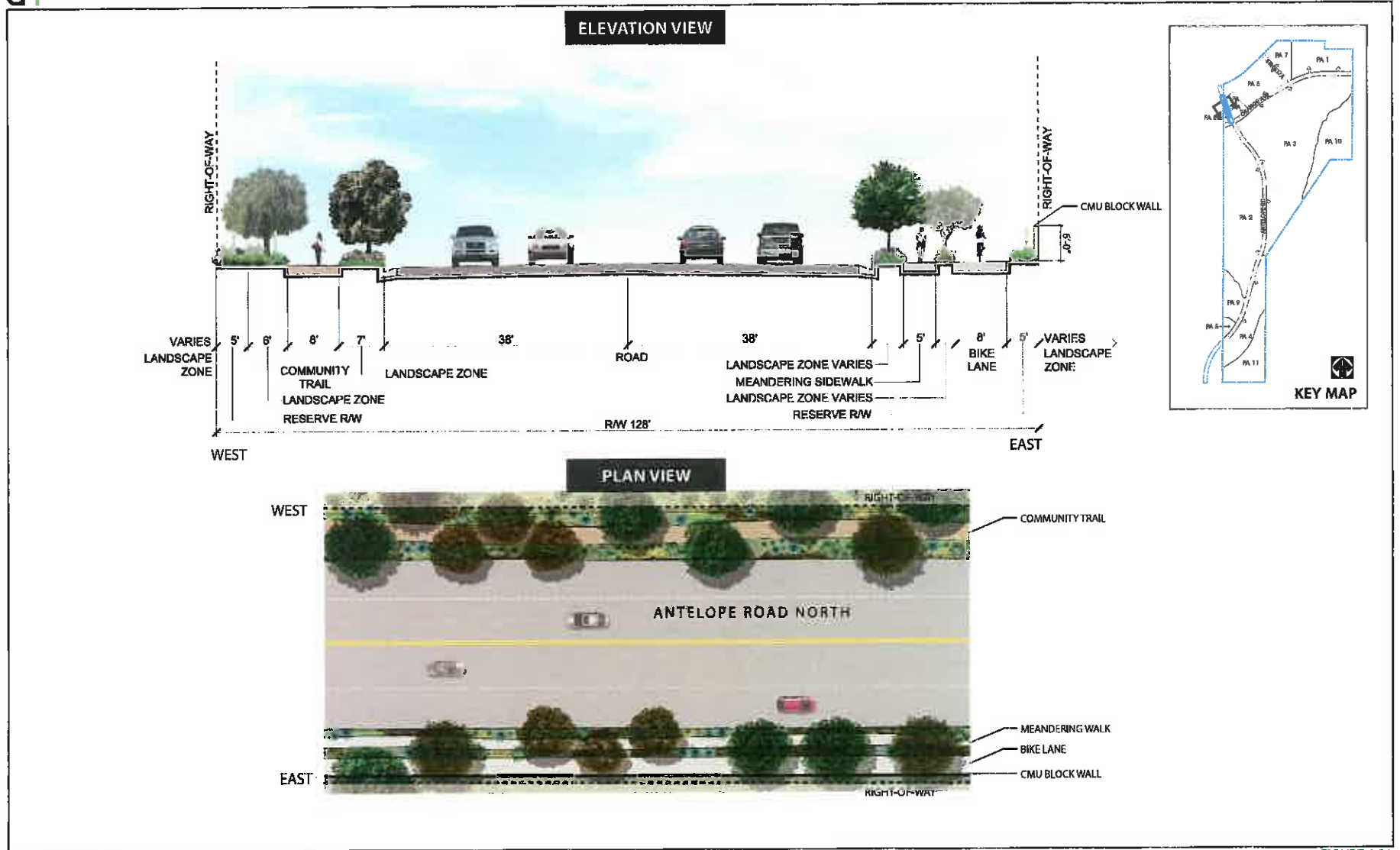
Antelope Road traverses the entire STONERIDGE COMMERCE CENTER from the north where it provides access from Ramona Expressway to the south, where it connects with Nuevo Road As shown on Figure 4-9, *Conceptual Antelope Road Streetscape*, Antelope Road is a Major Highway, with a 118-foot right-of-way consisting of 38 feet on each side of the centerline, with a 21-foot Enhanced Parkway on the western side of the roadway containing a meandering 8-foot wide Community Trail within a 14-foot wide easement. The eastern side a, also includes a 21-foot Enhanced Parkway, consisting of a 5-foot wide meandering sidewalk and 8-foot wide Class I Bike Lane... The trees, shrubs, and groundcovers planted in the landscape zones along Antelope Road are in accordance with the "Entry Palette" and "Antelope Road Palette" landscaping zones listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

2. Orange Avenue Streetscape

Orange Avenue provides access to the STONERIDGE COMMERCE CENTER from the east and west, and access to the Light Industrial, Business Park, and Commercial Retail areas located in the northern portion of the Specific Plan. As shown on Figure 4-10, *Conceptual Orange Avenue Streetscape*, Orange Avenue is an Arterial Highway with a 128-foot right-of-way consisting of 34 feet of paving on each side of an 18-foot wide raised, planter median, with a 5-foot wide meandering sidewalk within a 21-foot landscape zone, on both sides of the street. The trees, shrubs, and groundcovers planted in the landscape zones along portions of Orange Avenue are in accordance with the "Orange Avenue Palette" and "Entry Palette" landscaping zones listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Street "A" Streetscape

Street "A" provides access to the STONERIDGE COMMERCE CENTER from the north via Ramona Expressway, and access to Business Park areas. As shown on Figure 4-11, *Conceptual Street "A" Streetscape*, Street "A" is a Modified Secondary Highway with a 104-foot wide right-of-way consisting of 34 feet of paving on both sides of the centerline, with an 18-foot wide landscape zone with a 5-foot wide non curb-adjacent sidewalk separated from the street by a 9-foot landscaped parkway, on both sides of the street. The trees, shrubs, and groundcovers planted in the landscape zones along Street "A" are in accordance with the "Entry Palette" landscaping zone listed in Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



Source(s): BrightView (08-04-2020)



FIGURE 4-9A
CONCEPTUAL ANTELOPE ROAD NORTH STREETSCAPE
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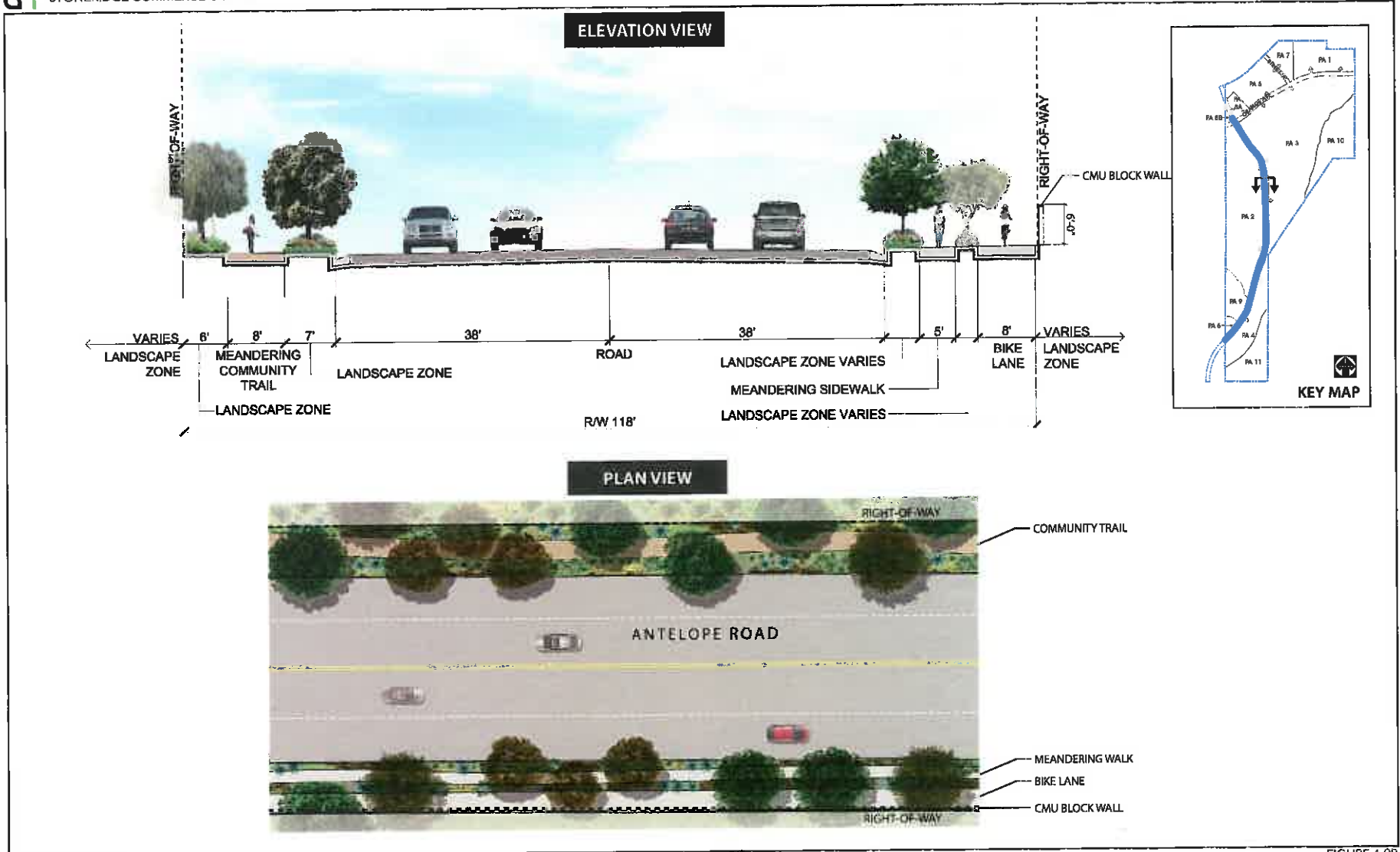
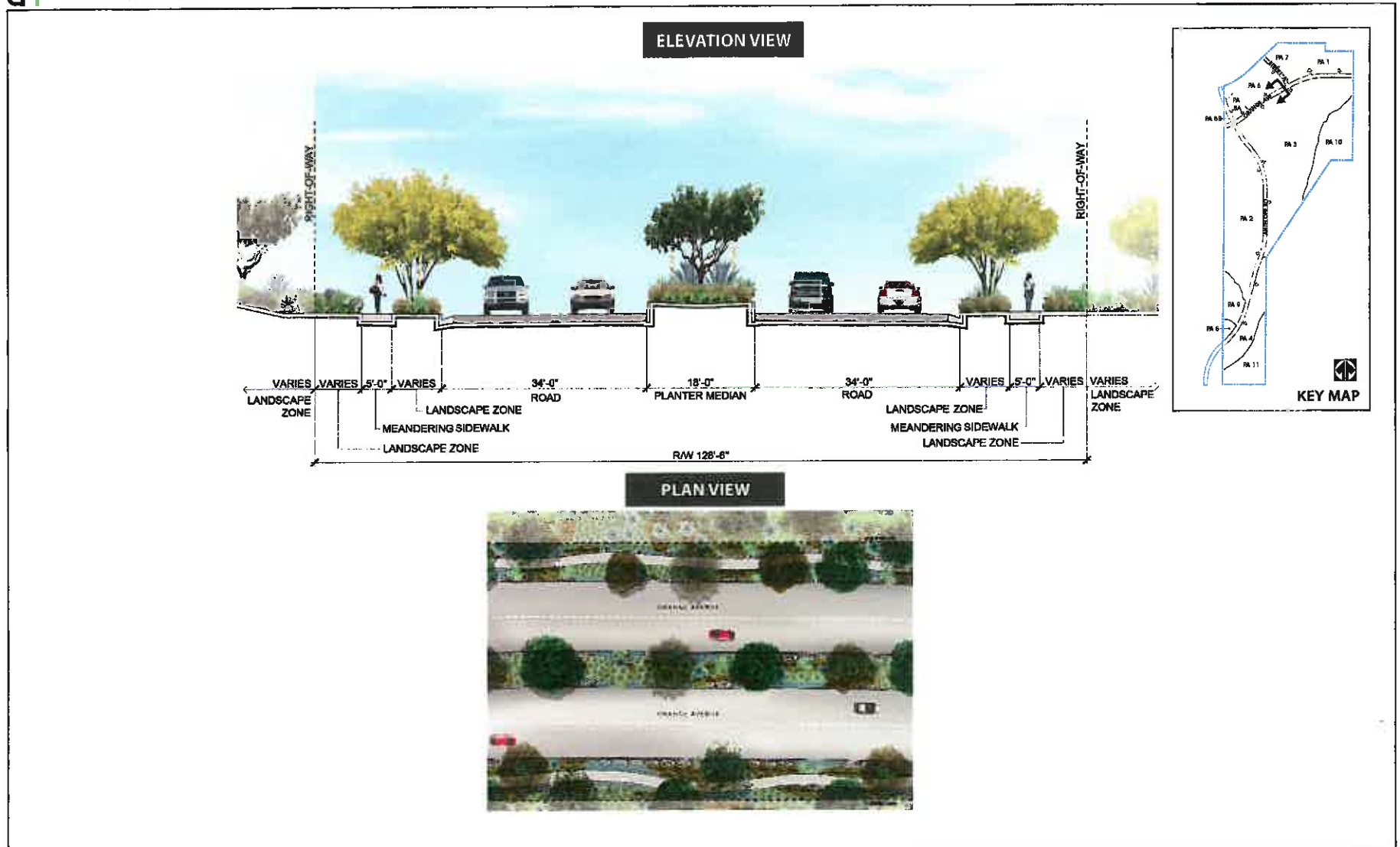


FIGURE 4-9B

CONCEPTUAL ANTELOPE ROAD STREETSCAPE

Source(s): BrightView (10-28-2019)





Source(s): BrightView (10-28-2019)



FIGURE 4-10A
CONCEPTUAL ORANGE AVENUE STREETSCAPE
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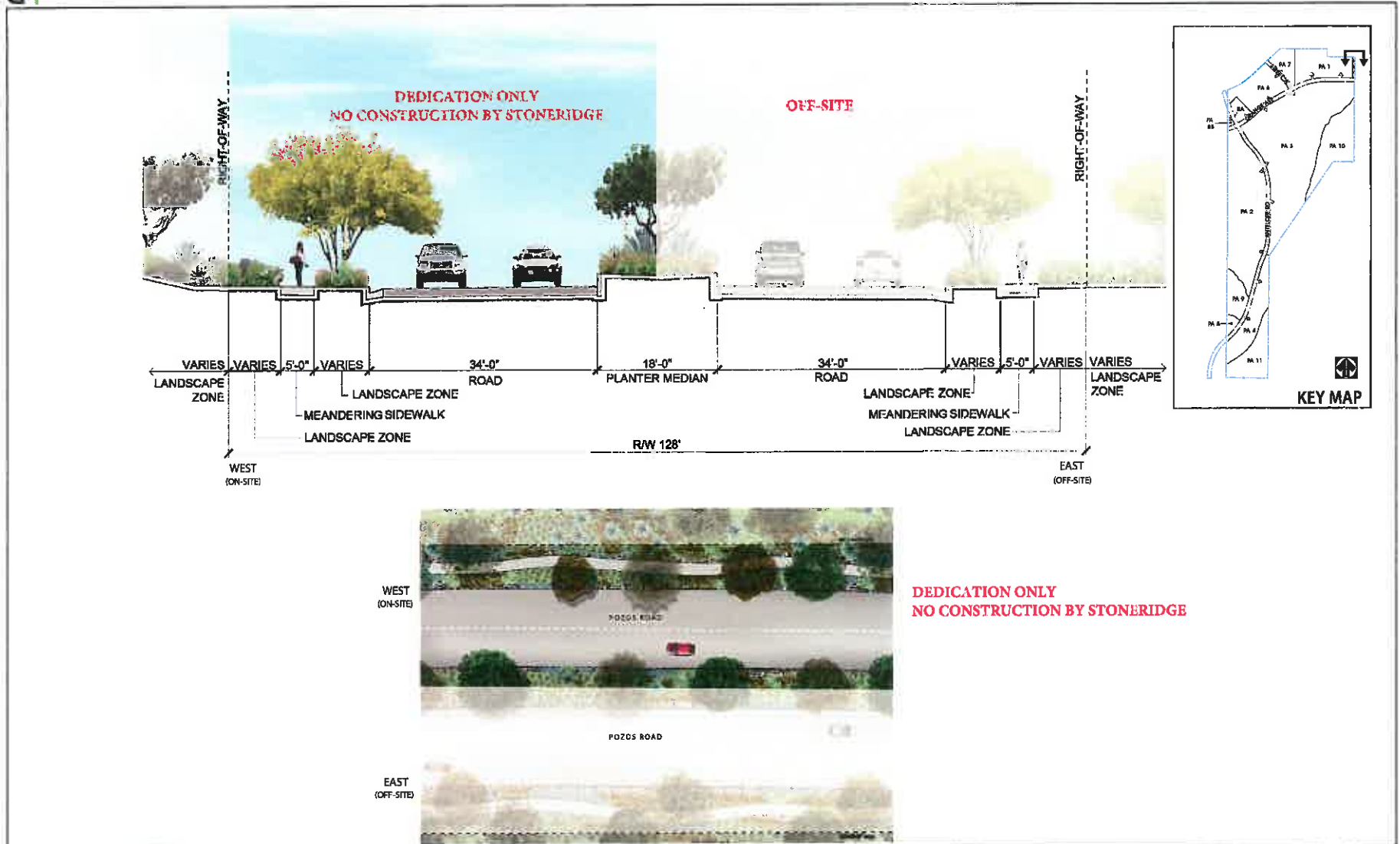
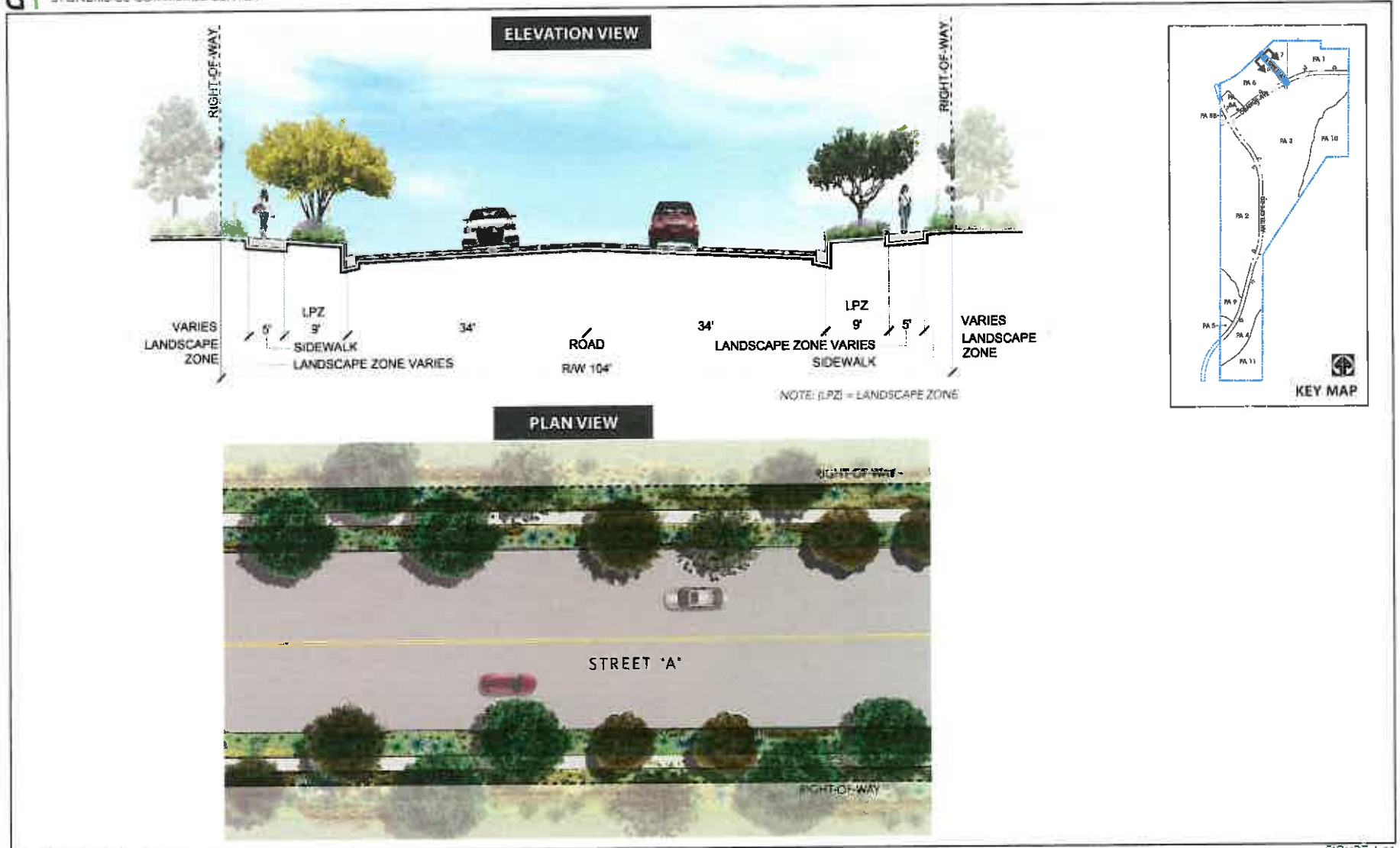


FIGURE 4-106





Document Revisions 7/27/24 2023



FIGURE 4-11

CONCEPTUAL STREET "A" STREETSCAPE
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4.7.6 WALLS AND FENCES

Along building site perimeters and interior to building sites, the installation of fences and walls will be necessary. The final locations and details of these fences and walls will be determined when buildings are designed and oriented during implementation of the STONERIDGE COMMERCE CENTER. As shown on Figure 4-12, *Conceptual Wall and Fence Details*, and Figure 4-13, *Conceptual Wall and Fence Plan*, tubular steel fences, concrete screen walls, and concrete block walls may be provided around the perimeters of individual building sites. Walls and fences should be provided around loading and dock areas, trailer parking areas, and parking lots to screen on-site uses from public views and public roads. Limited use of colored and slatted chain link fencing is permitted where this fence is not visible from public roadways or view areas. Landscaping also provides screening between on-site uses and public areas.



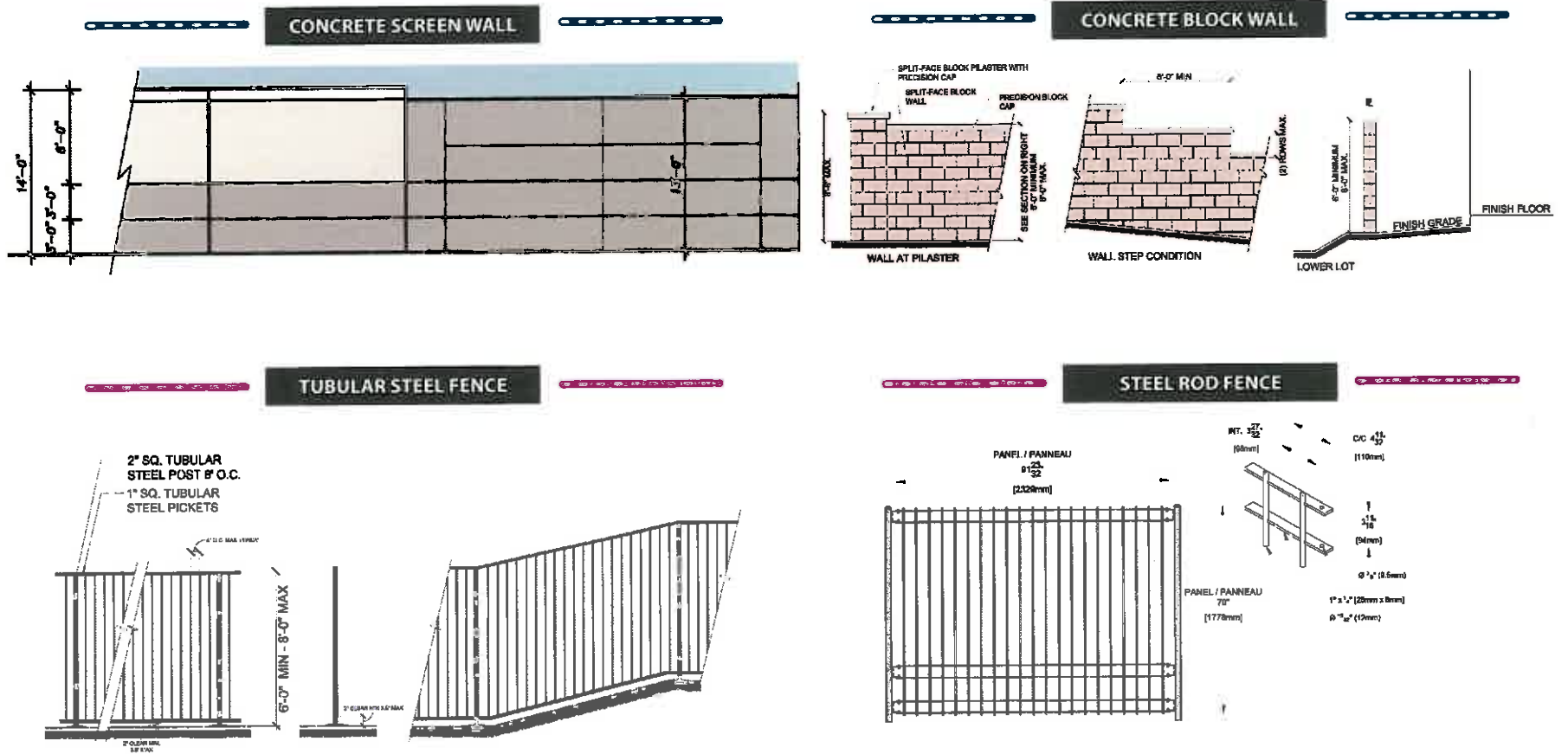
Although provided for illustrative purposes only, the image above conceptually shows concrete screen walls provided along public roadways to screen industrial uses from public views.

- ❑ **Tubular Steel Fence** | Tubular steel fencing may be provided along the eastern boundary of the Specific Plan area which abuts the San Jacinto River habitat areas, the northern boundary abutting Ramona Expressway, and the western boundary abutting the adjacent McCanna Hills Specific Plan and off-site natural open space areas to the west. Also, tubular steel fencing may be used within individual building sites around loading and dock areas, truck yards, surface detention basins, and to separate visitor parking lots from employee parking lots. Tubular steel fencing ranges from six (6') to eight (8') feet in height, and consists of tubular steel pickets and tubular steel posts.
- ❑ **Concrete Screen Wall** | A concrete screen wall may be provided along the project boundaries of the Light Industrial and Business Park uses within Planning Areas 1, 4, 5, and 7 and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. Concrete screen walls range from six (6') to fourteen (14') feet tall, consisting of painted concrete tilt-up screen walls, with the top of the walls painted. In addition, concrete screen walls may provide rolling gates made of tubular steel fencing for additional security. The final details of the



locations and heights of concrete screen walls will be determined when buildings are designed and oriented during implementation of the STONERIDGE COMMERCE CENTER.

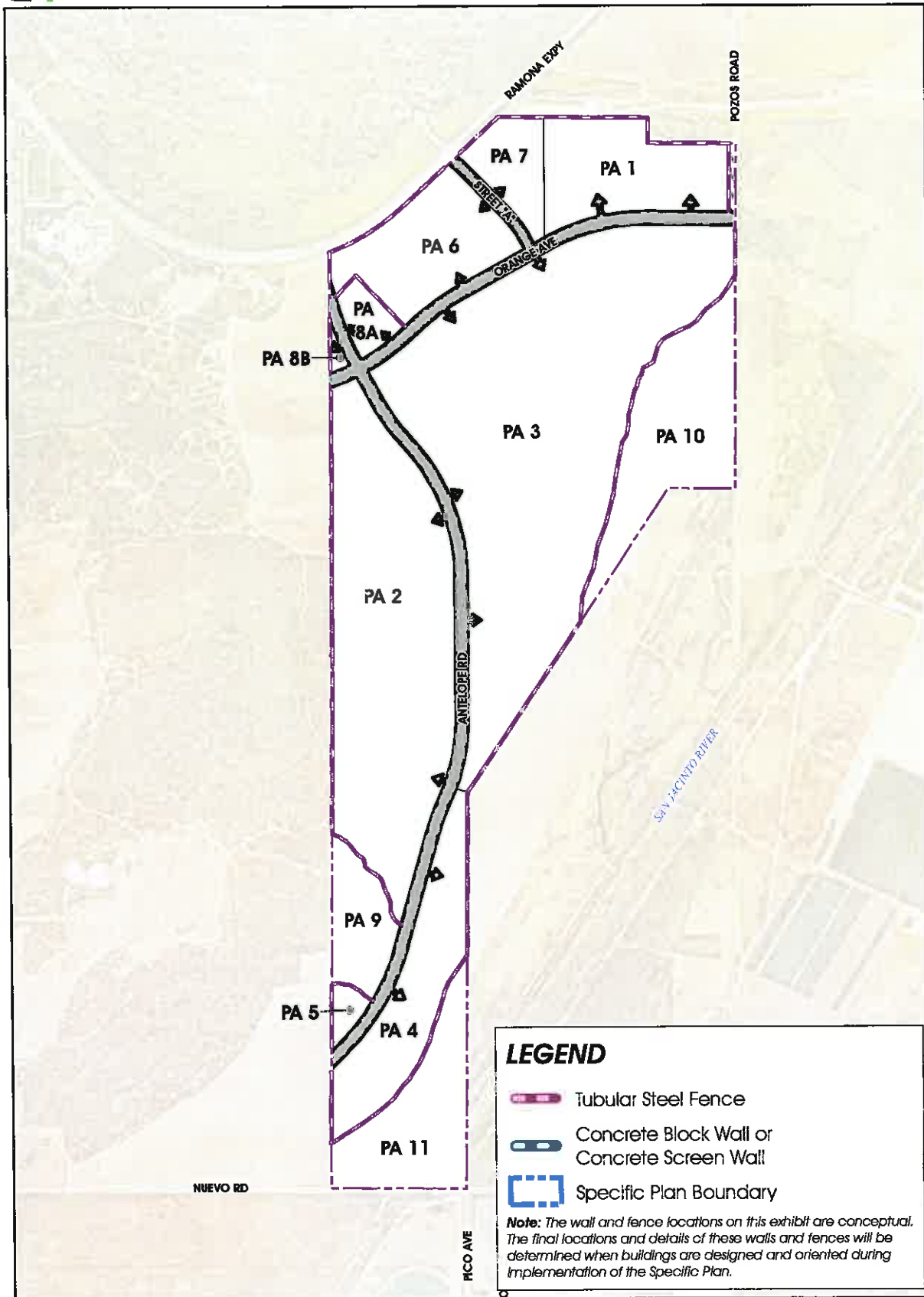
- ❑ **Concrete Block Wall** | A concrete block wall may be provided along the project boundaries of the Light Industrial and Business Park uses within Planning Areas 1, 4, 5, and 7 as an alternative to concrete screen walls, and within individual building sites around loading and dock areas, truck yards, and parking lots. A solid wall is preferred over fencing when complete visual screening is necessary, or for noise attenuation. Concrete block walls are designed to range from six (6') to eight and a half (8.5') feet tall, consisting of a split-face block wall, split-face block pilaster with precision caps, and precision block caps.
- ❑ **Steel Rod Fence** | Steel rod fences may be provided internal to Light Industrial, Business Park, or Commercial Retail areas as an alternative to tubular steel fences, or concrete block walls, and concrete screen walls, when screening is not required. Steel rod fences have a maximum height of six (6') feet and include solid steel rods which are hot-dipped galvanized and powder coated with aluminum square caps.



Sources: BrightView (02-28-2020) & Architects Orange (10-28-2019)



FIGURE 4-12
CONCEPTUAL WALL AND FENCE DETAILS
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Source(s): ESRI, Nearmap Aerial (2019), RCTLMA (2019)

FIGURE 4-13



CONCEPTUAL WALL AND FENCE PLAN

4.7.7 LANDSCAPE INTERFACES

The STONERIDGE COMMERCE CENTER contains six (6) distinct Landscape Interfaces, or edge treatments located at the boundaries of adjacent off-site land uses. The general location of each of these Landscape Interfaces is depicted on Figure 4-1, *Master Landscape Plan* and each of the landscape interfaces are discussed in detail below.

The interfaces depicted in this section may be modified by the requirements for fuel modification or brush clearing associated with future implementing projects. The types of walls, landscape material, and width may be modified if needed to address fire safety or MSHCP issues.

1. Interface #1 – Industrial (PA 1) to Off-Site Open Space

Interface #1, as illustrated on Figure 4-14, identifies the interface condition where industrial land uses within Planning Area 1 are directly adjacent to the undeveloped off-site area located to the north. In this condition, industrial buildings are buffered from the off-site area by a 40-foot to 80-foot wide parking area, 26-foot to 60-foot wide private drive aisle, approximate 29-foot wide landscape buffer zone, and a minimum 6-foot tall concrete screen wall or concrete block wall. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification, to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

2. Interface #2 – Industrial (PA 3) to Open Space (PA 10)

Interface #2, as illustrated on Figure 4-15, identifies the interface condition where industrial land uses within Planning Area 3 are adjacent to the MSHCP reserve area within Planning Area 10. In this condition, industrial buildings are buffered from the MSHCP reserve area within Planning Area 10 by a 40-foot to 80-foot wide parking area, approximate 29-foot wide landscape buffer zone, v-ditch, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

3. Interface #3 – Industrial (PA 4) to Off-Site Open Space

Interface #3, as illustrated on Figure 4-16, identifies the interface condition where industrial land uses within Planning Area 4 are directly adjacent to the off-site MSHCP reserve and San Jacinto River located to the east. In this condition, industrial buildings are buffered from the off-site MSHCP reserve and San Jacinto River by a 26-foot wide to 60-foot wide private drive aisle, an approximate 46-foot wide landscape buffer zone, v-ditch, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

4. Interface #4 – Industrial (PA 4) to Open Space (PA 11)

Interface #4, as illustrated on Figure 4-17, identifies the interface condition where industrial land uses within Planning Area 4 are directly adjacent to the MSHCP reserve area within Planning Area 11. In this condition, industrial parking and drive aisles are buffered from the MSHCP reserve area within Planning Area 11 by an approximate 27-foot wide landscape buffer zone, v-ditch, a 30-foot wide Combination Trail easement (within Planning Area 4), and a minimum 6-foot tall tubular steel fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection

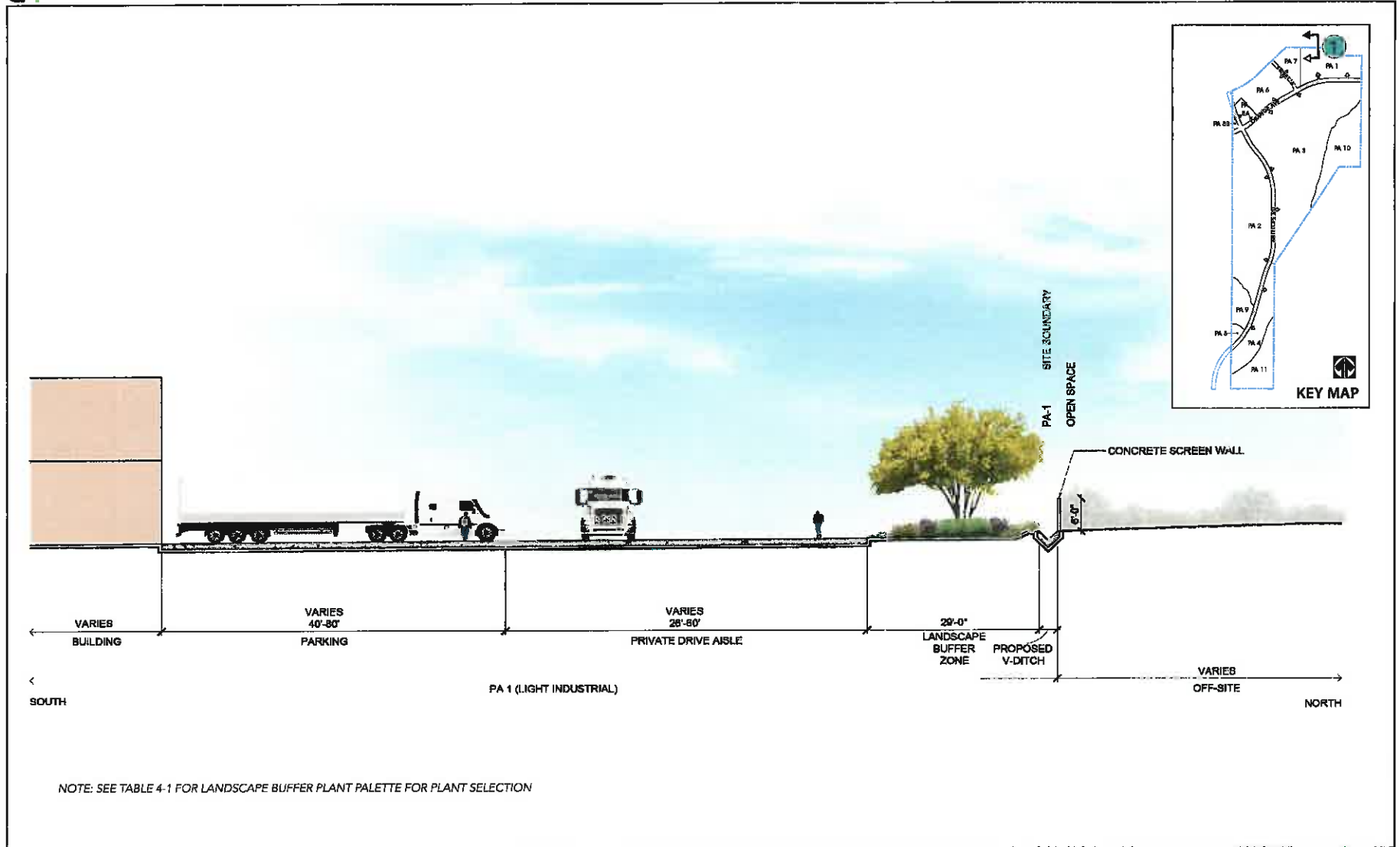
requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

5. Interface #5 – Industrial (PA 5) to Off-Site Open Space

interface #5, as illustrated on Figure 4-18, identifies the interface condition where industrial land uses within Planning Area 5 are adjacent to the off-site planned residential development located to the west, within the boundaries of the McCanna Hills Specific Plan (SP246A3). In this condition, industrial buildings within Planning Area 5 are buffered from the off-site open space/future planned residential land uses by a 26-foot wide to 60-foot wide private drive aisle, a 2:1 landscaped slope buffer zone, and a minimum 6-foot tall concrete screen wall or concrete block wall. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the slope planting are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.

6. Interface #6 – Industrial (PA 2) to Off-Site Open Space

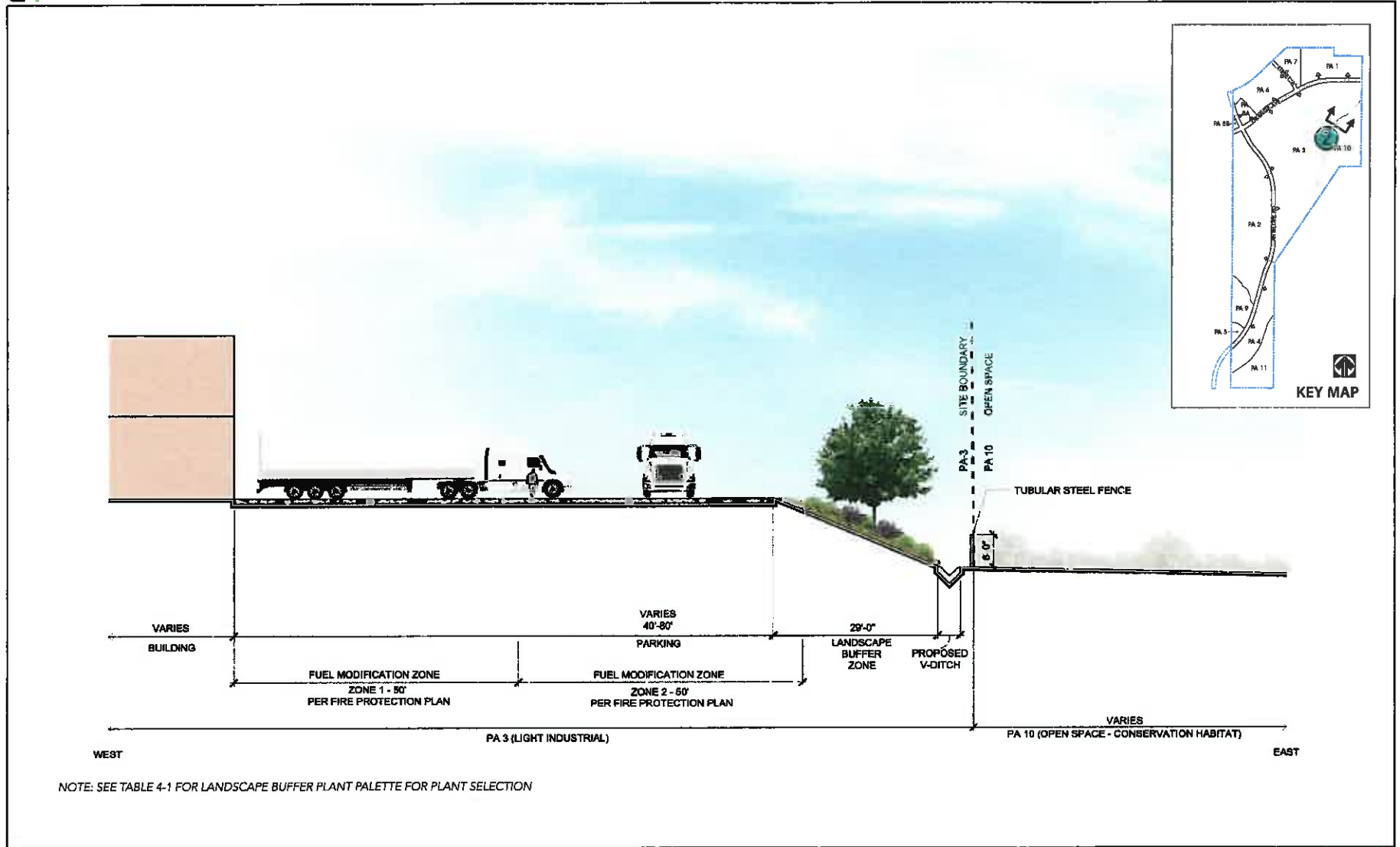
interface #6, as illustrated on Figure 4-19, identifies the interface condition where industrial land uses within Planning Area 2 are adjacent to the off-site natural hillsides/open space/future planned residential located to the west within the boundaries of the McCanna Hills Specific Plan (SP246A3). In this condition, industrial buildings within Planning Area 2 are buffered by a 26-foot wide to 60-foot wide private drive aisle, an uphill landscape buffer zone, and a minimum 6-foot tall tubular steel fence or steel rod fence. A minimum 100-foot setback is provided around the perimeter of industrial buildings for fuel modification to satisfy fire protection requirements, as described in Section 2.8, *Fire Protection Plan*. The trees, shrubs, and groundcovers within the landscape buffer zone are planted in accordance with Table 4-1, *Plant Palette*, and Table 4-2, *Prohibited Plant Species*.



Sources: BrightView (12-28-2020)



FIGURE 4-14
INTERFACE #1 - INDUSTRIAL (PA1) TO OFF-SITE OPEN SPACE
 CHAPTER 4 - DESIGN GUIDELINES | X-X

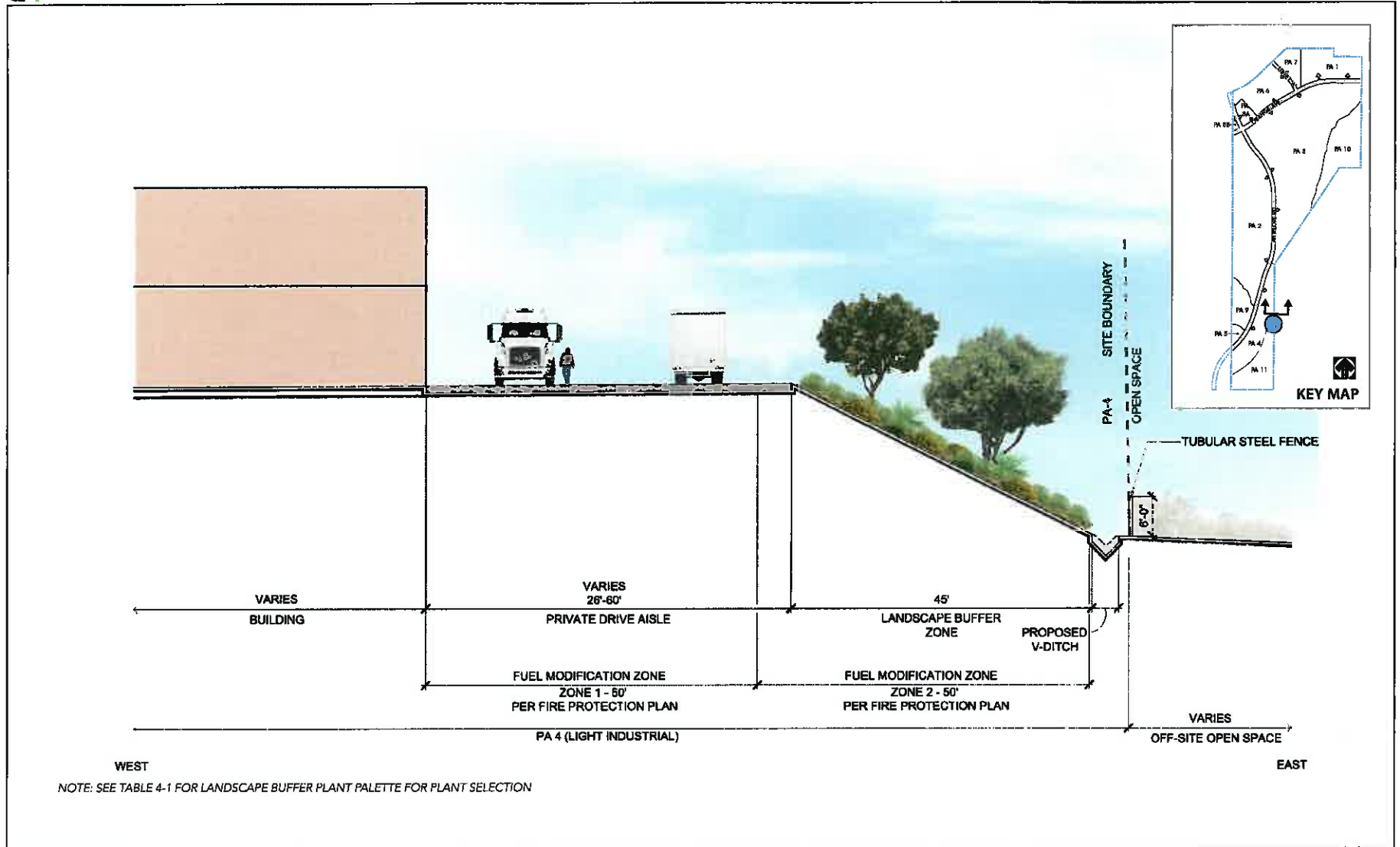


NOTE: SEE TABLE 4-1 FOR LANDSCAPE BUFFER PLANT PALETTE FOR PLANT SELECTION

Source(s): BrightView (04-01-2023)



FIGURE 4-15



Source(s): BrightView (04-01-2020)



FIGURE 4-16
INTERFACE #3 - INDUSTRIAL (PA 4) TO OFF-SITE OPEN SPACE
 CHAPTER 4 - DESIGN GUIDELINES | X-X



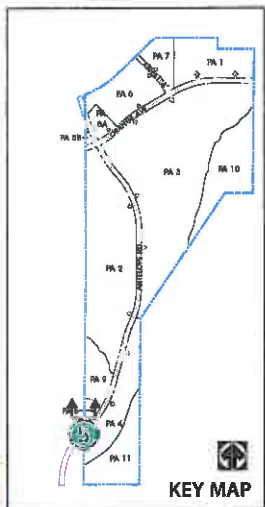
NOTE: SEE TABLE 4-1 FOR LANDSCAPE BUFFER PLANT PALETTE FOR PLANT SELECTION

Source(s): BrightView (04-30-2024)



FIGURE 4-17

INTERFACE #4 - INDUSTRIAL (PA 4) TO OPEN SPACE (PA 11)
 CHAPTER 4 - DESIGN GUIDELINES | X-X



NOTE: SEE TABLE 4.1 FOR LANDSCAPE BUFFER PLANT PALETTE FOR PLANT SELECTION

FIGURE 4-15

INTERFACE #5 - INDUSTRIAL (PA 5) TO OFF-SITE OPEN SPACE
CHAPTER 4 - DESIGN GUIDELINES | XX



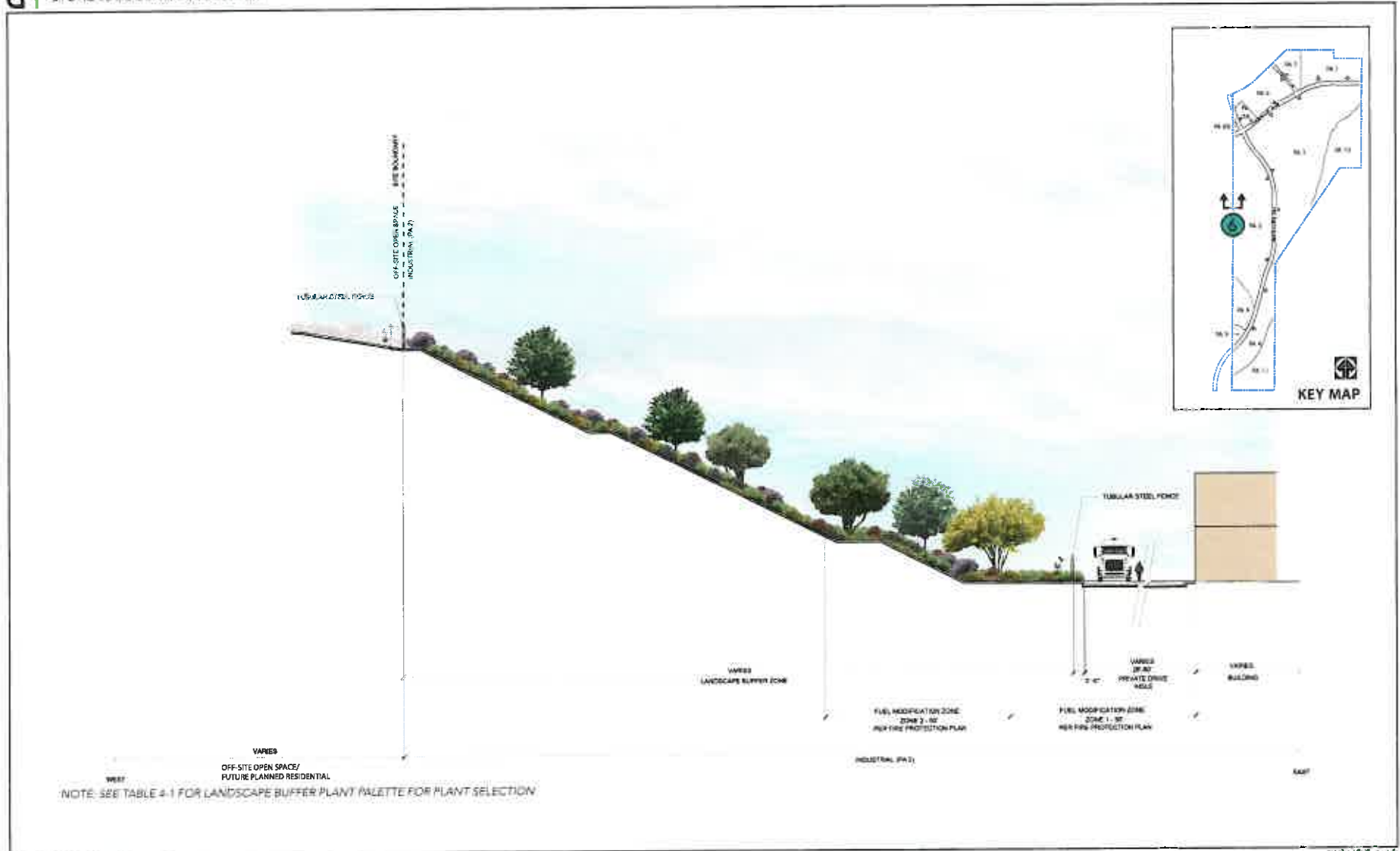


FIGURE 4-19

INTERFACE #6 - INDUSTRIAL (PA 2) TO OFF-SITE OPEN SPACE
 CHAPTER 4 - DESIGN GUIDELINES | X-X



CHAPTER 5



IMPLEMENTATION PLAN

CHAPTER FIVE presents the policies and procedures for the County of Riverside's review and approval of implementing projects within the Specific Plan, and describes the methods and procedures for interpreting and amending the Specific Plan as

- 5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 239, AMENDMENT #1
- 5.2 MODIFICATIONS TO THE SPECIFIC PLAN
- 5.3 CONCEPTUAL IMPLEMENTATION PLAN
- 5.4 MAINTENANCE PLAN



5 | IMPLEMENTATION PLAN

5.1 IMPLEMENTATION OF SPECIFIC PLAN NO. 239, AMENDMENT #1

Approval of the STONERIDGE COMMERCE CENTER Specific Plan Amendment #1 (SP239A1) indicates acceptance by the Riverside County Board of Supervisors of a general framework of development for the 582.9-acre property. Part of that framework establishes development standards that constitute the zoning regulations for the STONERIDGE COMMERCE CENTER Specific Plan. Further, it is anticipated that this Amendment #1 to Specific Plan No. 239 will be implemented through a series of Parcel Maps, Plot Plan, and Conditional Use Permits, which shall be reviewed and approved by the Riverside County Planning Department and the appropriate hearing body to ensure consistency with this Amendment #1 to Specific Plan No. 239.

5.1.1 PARCEL MAPS

Parcel maps are employed to implement a Specific Plan by subdividing land into smaller parcels. A parcel map application generally includes the following items:

- (a) Lot lines and dimensions of each parcel.
- (b) Street improvement cross-sections.
- (c) Locations, dimensions, and heights of existing and proposed structures in the development area.
- (d) Preliminary grading plans, including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities, existing topography and the relationship to adjoining land and development, and any existing grading.
- (e) Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.

The Riverside County Planning Department's parcel map application and check list includes a comprehensive list of required information for parcel maps.

5.1.2 PLOT PLANS AND CONDITIONAL USE PERMITS

A Plot Plan implements uses permitted by right by the Specific Plan Zoning Ordinance, and provides a detailed description of how the parcel(s) covered by the Plot Plan will be developed. Conditional Use Permits provide the County with a mechanism to review uses that are not allowed as a matter of right by the Specific Plan Zoning Ordinance, thereby providing flexibility within the zoning ordinance. Uses that are "Conditionally "Permitted by the Specific Plan Zoning Ordinance shall submit a Conditional Use Permit that the County of Riverside will review for conformance with the Specific Plan. A Plot Plan application and Conditional Use Permit application generally contain the following information:



- (a) Location of each existing and proposed structure in the development area and the use or uses to be contained therein.
- (b) Location of all pedestrian walks, outdoor employee break areas, plazas, and recreation areas.
- (c) Location and height of all walls, fences and screen planting, including a plan for the landscaping and surfacing of the project.
- (d) Plans and elevations of typical structures that indicate architectural type and construction standards.

The Riverside County Planning Department's Plot Plan and Conditional Use Permit applications and check lists include comprehensive descriptions of required information for both of these actions.

5.2 MODIFICATIONS TO THE SPECIFIC PLAN

It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the implementation phase of the STONERIDGE COMMERCE CENTER in response to changes to market forces, architecture styles, building materials, alternative energy strategies, technology, etc. All modifications to the Specific Plan shall occur in accordance with the one of the procedures and its associated application, described in this Section.

Modifications to the Specific Plan may occur through two distinct procedures: a "Substantial Conformance" and a "Specific Plan Amendment." To qualify for consideration as a Substantial Conformance, the proposed modifications must be found, by the County Planning Department, a non-substantial modification of a condition of approval, diagram, or text of the Specific Plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the Specific Plan, the conditions of approval, and the Specific Plan text. . Specific Plan Amendments are not required to be in considerable conformance with the STONERIDGE COMMERCE CENTER Specific Plan. Modifications to the Specific Plan may be requested at any time pursuant to California Government Code §65453(a).

5.2.3 SUBSTANTIAL CONFORMANCE

A Substantial Conformance shall be processed in the event that the Riverside County Planning ~~Commission~~ Department determines that the proposed modifications to the Specific Plan text, graphics, and/or project design do not change the character or intent of the project, and therefore do not require a Specific Plan Amendment. ~~The following particular minor modifications to the Specific Plan, and other minor modifications that the Planning Commission may determine, are intended to be subject to review and approval by the Riverside County Planning Commission as a "Consent Item" and not as a "Public Hearing Item", provided that the Substantial Conformance application does not include concurrent applications that require discretionary actions (i.e. Change of Zone, Tentative Tract Map, etc.).~~ Substantial Conformances to the Specific Plan shall be processed in accordance with Section 2.11 (Determination of Project Conformance With Adopted Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

1. Modifications to this Specific Plan text and graphics which do not substantially change the intent of the STONERIDGE COMMERCE CENTER SPECIFIC PLAN
2. Changes to the target building square footage for any or all of the Planning Area provided that the overall maximum square footage within this Specific Plan (9,668,142 s.f.) is not exceeded.



3. The reduction of development intensity/density (building square footage) in any or all of the Planning Areas.
4. Construction of buildings across Planning Area boundaries which therefore cross over into adjacent Planning Areas, subject to all of the applicable standards and guidelines contained in Chapter 3, *Development Standards*, and Chapter 4, *Design Guidelines*, of this Specific Plan, and the Specific Plan Zoning Ordinance. Buildings constructed across Planning Area boundaries shall not, by themselves, trigger the requirement for a Substantial Conformance. If a proposed development conflicts with the allowed uses, development standards, or other provisions of the Specific Plan of any Planning Area it may be partially located in, then a Substantial Conformance may be required.
5. Expansions or reductions of the net acreage covered by a given Planning Area within the Specific Plan by no more than 15% of that stated within this Specific Plan.
6. Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
7. Implementation of landscape treatments, which are in addition to Landscape Treatment identified in the Specific Plan.
8. Final infrastructure facility sizing and precise location of water, sewer, and drainage improvements which are approved by the County of Riverside, EMWD, or RCFC&WCD.
9. Modifications to public or private roadway ROW design, when such modifications are approved by the Riverside County Transportation Department.
10. Modifications to landscape, wall material, wall alignment, and streetscape which are determined by the Planning Department to be consistent with the Design Guidelines contained in this Specific Plan.
11. Modifications to Architectural Design Guidelines, such as variation of materials within the particular architectural style and variations in colors.
12. Modifications to architecture, plotting, and building size that have been previously reviewed and approved through the design review process.
13. Modification, deletions, and additions to the list of permitted and conditional uses.
14. Modifications of a similar nature to those listed above, which are deemed minor by the Director of the Riverside County Planning Department, because they are consistent with the Goals and intent of this Specific Plan and in conformance with the Riverside County General Plan.

5.2.4 SPECIFIC PLAN AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in Section 5.2.3 or as may be determined by the Director of the Riverside County Planning Department, shall be deemed to require a Specific Plan Amendment. This Amendment #1 to Specific Plan No. 239 was prepared pursuant to California Government Code §65450, *et. seq.* Subsequent Amendments to the Specific Plan shall be processed in accordance with the applicable requirements of the law, which include California Government Code §65450, *et. seq.* and Chapter XVIIa, Section 17.25 (SP Zone - Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

5.3 CONCEPTUAL IMPLEMENTATION PLAN

The STONERIDGE COMMERCE CENTER Specific Plan is designed for development in response to market demands and according to the logical and orderly extension of roadways, public utilities, and infrastructure. Planning Areas may be developed in any sequence, or increment, provided that the infrastructure

improvements required to serve the implementing development are available at the time of development or constructed concurrently with the development. Phasing of the grading may occur in one phase, and/or may occur in smaller increments, subject to approved Grading Plans and Permits.

A detailed description of the domestic water services, sewer services, drainage and flood control facilities, and vehicular circulation plans is described within the relevant sub-sections of this *Chapter 2, Development Plan*, of this Specific Plan.

The exact timing of implementation for any Planning Area may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements. Implementing projects within the STONERIDGE COMMERCE CENTER may be approved by the County of Riverside Planning Department, provided vehicular access, public facilities and infrastructure is constructed to adequately service the development or as needed for public health and safety in each stage of development.

5.3.1 CONCEPTUAL IMPLEMENTATION PLAN STANDARDS

- (1) An agreement with Eastern Municipal Water District (EMWD) or other capable service provider shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any subdivision maps.
- (2) Prior to the issuance of building permits, improvement plans for the development of common open space areas, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development for the area in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
- (3) Planning Areas which are dependent on adjacent Planning Areas for access shall demonstrate the ability to provide the necessary infrastructure and access, prior to issuance of building permits.

5.4 MAINTENANCE PLAN

Successful operation of maintenance entities and maintenance associations are important in maintaining the quality of a development. The public and private improvements constructed within the STONERIDGE COMMERCE CENTER shall be maintained through a combination of public and private entities as described in Table 5-1, ~~Maintenance Responsibilities~~*Maintenance Responsibilities*. A Master Property Owners Association (POA) shall be established for the maintenance of common area landscape improvements and private driveways within areas of the STONERIDGE COMMERCE CENTER. Indication of more than one party responsible for maintenance of any facility on Table 5-1, infers that maintenance may be undertaken by one party or any combination of the listed parties, subject to a formal agreement. For areas in public ownership (such as public roadway ROWs), maintenance districts may fund the maintenance of these areas.

Table 5-1 MAINTENANCE RESPONSIBILITIES

FACILITY	MASTER PROPERTY OWNERS ASSOCIATION	PROPERTY OWNER OR OCCUPANT	COUNTY OF RIVERSIDE	EMWD	OTHER MAINTENANCE ENTITY ¹
CIRCULATION & RELATED FACILITIES					
Public Roadways (Antelope Road, Street "A", and Orange Avenue)					
Pavement & Curbs			X		
Landscaping within public right-of-way, including medians and parkways			X		X

FACILITY	MASTER PROPERTY OWNERS ASSOCIATION	PROPERTY OWNER OR OCCUPANT	COUNTY OF RIVERSIDE	EMWD	OTHER MAINTENANCE ENTITY ¹
Sidewalks			X		
Private Driveways and Drive Aisles	X	X			
Parking Lots, including landscaping	X	X			
Traffic Signals			X		
Traffic Signs					
Within public right-of-way			X		
Outside public right-of-way	X				
Street Lights					
Within public right-of-way			X		
Outside public right-of-way	X				
Trails					
Community Trail (Antelope Road)	X		X		X
Enhanced Parkway - Meandering Sidewalk/Class I Bike Path (Antelope Road)	X		X		X
Regional Trail Open Space	X		X		X
LANDSCAPING, OPEN SPACE, & RELATED FACILITIES					
MSHCP Open Space (PAs 10 & 11)					X
Common area landscaping, including entry treatments	X				X
Monuments and Signage	X	X			
Walls and Fences	X	X			
Outdoor Employee Patio Areas	X	X			
Open Space Park Areas within PAs 1 through 8B	X	X			
UTILITY INFRASTRUCTURE					
Water facilities/infrastructure	X			X	
Sanitary sewer facilities/infrastructure	X			X	
Storm water drainage facilities/infrastructure	X		X		X
Dry utilities (electricity, natural gas, communications systems)					X
OTHER FACILITIES					
Billboards	X				X
Notes:					
1. Other Maintenance Entities may include County Service Areas, utility providers, public conservation agencies, flood control district, and other public/private entities.					
2. Traffic signals and utility facilities/infrastructure may require maintenance easements.					