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**4.1.22 PLANNING AREA 23 - MEDIUM-HIGH DENSITY RESIDENTIAL****a. Land Use**

Planning Area 23, as illustrated in Figure 40, is planned as a 37.0 acre Medium-High Density Residential Community consisting of 184 dwelling units. The planning area target density range will vary from 5 to 8 dwelling units per acre.

**b. Development Standards**

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 23 will be achieved from Antelope Road and potentially from adjacent planning areas. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *Potential pedestrian access will be located along Antelope Road.*
- 4) *A Landscape Development Zone, as depicted in Figures 43 and 56, will be installed along Antelope Road.*
- 5) *Theme walls, as depicted in Figure 62, will be installed between the subject planning area and the Landscape Development Zone along Antelope Road and between Planning Area 25.*
- 6) *Theme walls or view fencing, as depicted in Figure 62, will be constructed between the subject planning area and Planning Areas 21 and 26.*
- 7) *Wood fencing will occur between backyards only (see figure 63). Wood fencing proposed for the eastern edge of StoneRidge shall be permitted if at the time of building permit issuance, an approved residential use abuts said eastern edge.*
- 8) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 9) *For residential Architectural Design Guidelines and general Site Design Criteria, please refer to Sections 6.0 and 7.0, Design Guidelines, prepared for this Specific Plan.*
- 10) *In the undeveloped condition, portions of the site below elevation 1,420 feet are within the dam inundation area of the Perris Reservoir. This includes Planning Areas 3, 8, 15, 17, 18, 23, and 26. However, proposed improvement to the San Jacinto River and improvements proposed as part of the StoneRidge project will remove the dam inundation area from areas in StoneRidge. Nevertheless, if any area remains in the dam inundation area post development, an emergency evacuation route shall be prepared by the proponent and filed concurrently with the submittal of a development plan for the area. Any improvements necessary to implement the dam inundation/emergency evacuation plan (ie., sirens, emergency evacuation routes, berms, etc.), shall be in place prior to issuance of a certificate of occupancy for any structure in the impacted area. All prospective buyers within any residential areas within the dam inundation area shall have written notice from the project applicant of the inundation and emergency evacuation plan.*

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- 11) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
  - 12) *Detailed acoustical studies shall be provided in areas impacted by noise levels of 60 dba or greater to ensure compliance with General Plan Standards.*
  - 13) *Portions of this planning area are within 500 feet of the proposed center line of the San Jacinto River. This area is under consideration by the Parks Department for a wildlife movement corridor. Should the County adopt a plan for the river area which extends into the proposed development area, impacted dwelling units may be transferred to other planning areas. Units impacted by the 1000 foot corridor and/or due to the need to redesign, are not subject to the 10% transfer cap as specified in section 3.1.2, standards #24 and #25, of this specific plan.*
  - 14) *No grading or development applications shall be approved until mitigation for the San Jacinto Saltbush has been demonstrated to the satisfaction of the Department of Fish and Game, Department of Fish and Wildlife and the Riverside County Planning Department.*

# PLANNING AREA 23

MEDIUM - HIGH RESIDENTIAL

AC 37  
 DU 184  
 DU/AC 5.0  
 DENSITY 5-8

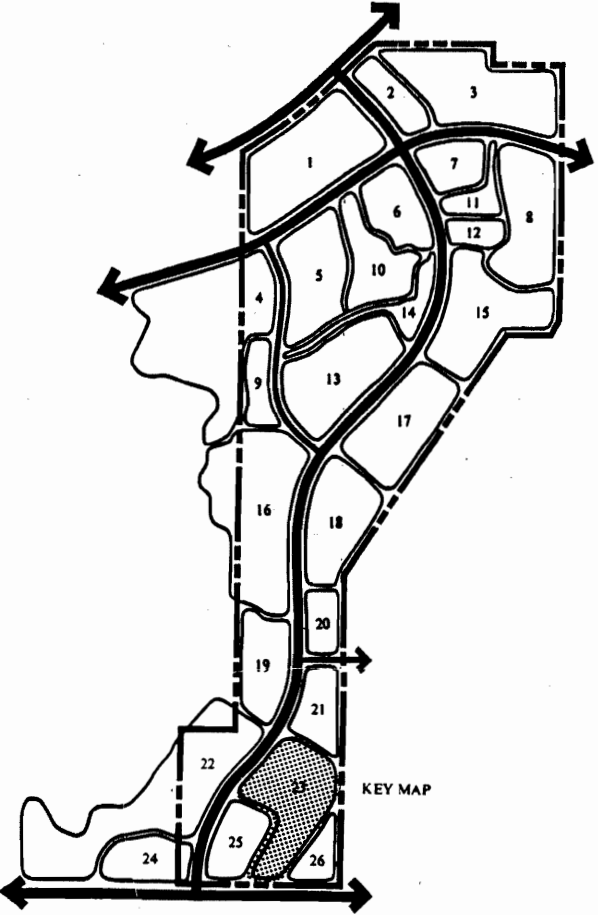
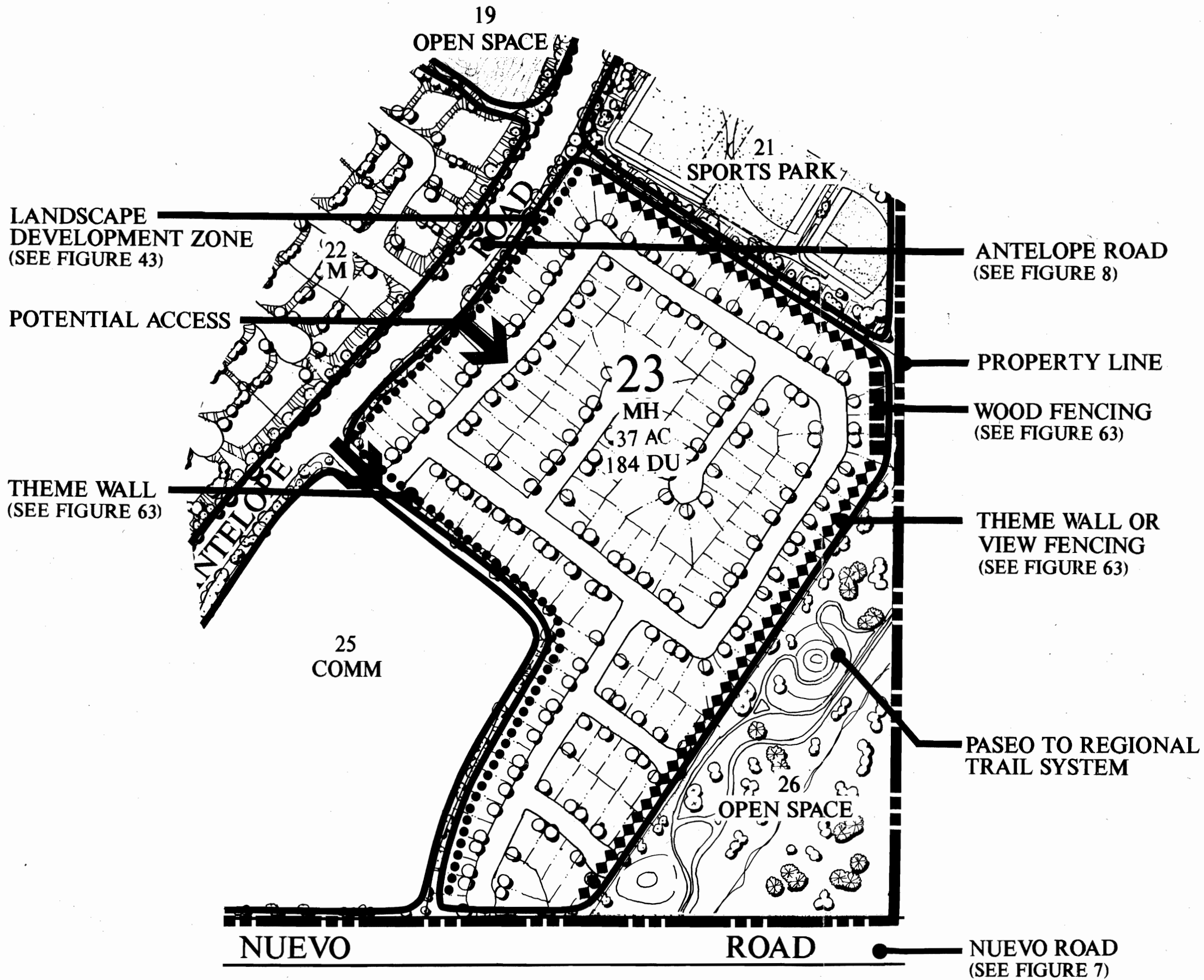


FIGURE 40