

B. INDIVIDUAL PLANNING AREAS

Development standards have been established at the individual Planning Area level. Criteria considered for this process is the uniformity of use as it relates to zoning and its relationship to adjoining products and surrounding topography. This section shall present a summary of land use and planning standards specified in Section III, utilizing plan view graphics and brief descriptions for each planning area.

The graphics for this section are derived from the Conceptual Landscape Plan. The figures convey the level of commitment to open space and streetscape, which create a framework for the development of the land use areas. While target uses have been suggested, the market shall determine the exact use and product type within the commercial designation, but it should be noted the commercial uses permitted within this document shall be consistent with the framework that has been established.

1. PLANNING AREA 1

High Density Residential
128 Units Maximum

8.0 Acres
16 DU/Acre

Development Standards

- Refer to the Zoning Ordinance, Section III for permitted uses and development standards.
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- Extended roadway landscaping in addition to the dedicated ROW for Morton Road shall be provided to create a visual buffer in accordance with the Moreno Valley Community Policy Area Policies.
- Buffer landscaping shall be established between the residential use in Planning Area 1 and commercial use in Planning Area 2.
- Landscape screening shall be provided between Planning Area 1 and adjacent parcels when grading or site design does not provide a separation greater than ten feet.
- Landscaping for the collector street edge shall be provided for as depicted in the Design Guidelines (Collector Highway Edge Landscaping).
- Vehicle access shall be provided off Morton and Woodsworth Road.

2. PLANNING AREA 2

Commercial

3.9 Acres

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Entry signage and Project entry treatment shall be constructed at the intersection of Santa Maria Road and the railroad crossing (Santa Maria Road Project Entry Exhibit).
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.

- Transition buffer landscaping shall be established between Planning Area 2 and the adjacent residential in Planning Area 1.
- Landscaping for the collector highway edge and major highway edge shall be provided for as depicted in the Design Guidelines (Collector highway Edge Landscaping Exhibit and Major Highway Edge Landscaping Exhibit.)
- Vehicle access to the planning area shall be provided off Santa Maria and Woodsworth Road.

3. PLANNING AREA 3

Church-School

17.7 Acres

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- Development shall be consistent with Department of Water Resources California Aqueduct Easement Policies and Guidelines. A more complete discussion of these Easement Policies can be found in the Grading Plan, Design Guidelines and Appendix J.
- Landscaping for Woodsworth Road street edge and Santa Maria Road street edge shall be provided for as depicted in the Design Guidelines (Collector Highway Edge Landscaping Exhibit and Major Highway Edge Landscaping Exhibit.)
- Extended roadway landscaping in addition to the dedicated right-of-way for Morton Road shall be provided to create a visual buffer.
- Vehicle access shall be provided off Morton, Woodsworth and Santa Maria Road.

4. PLANNING AREA 4

Commercial

22.5 Acres

Development Standards

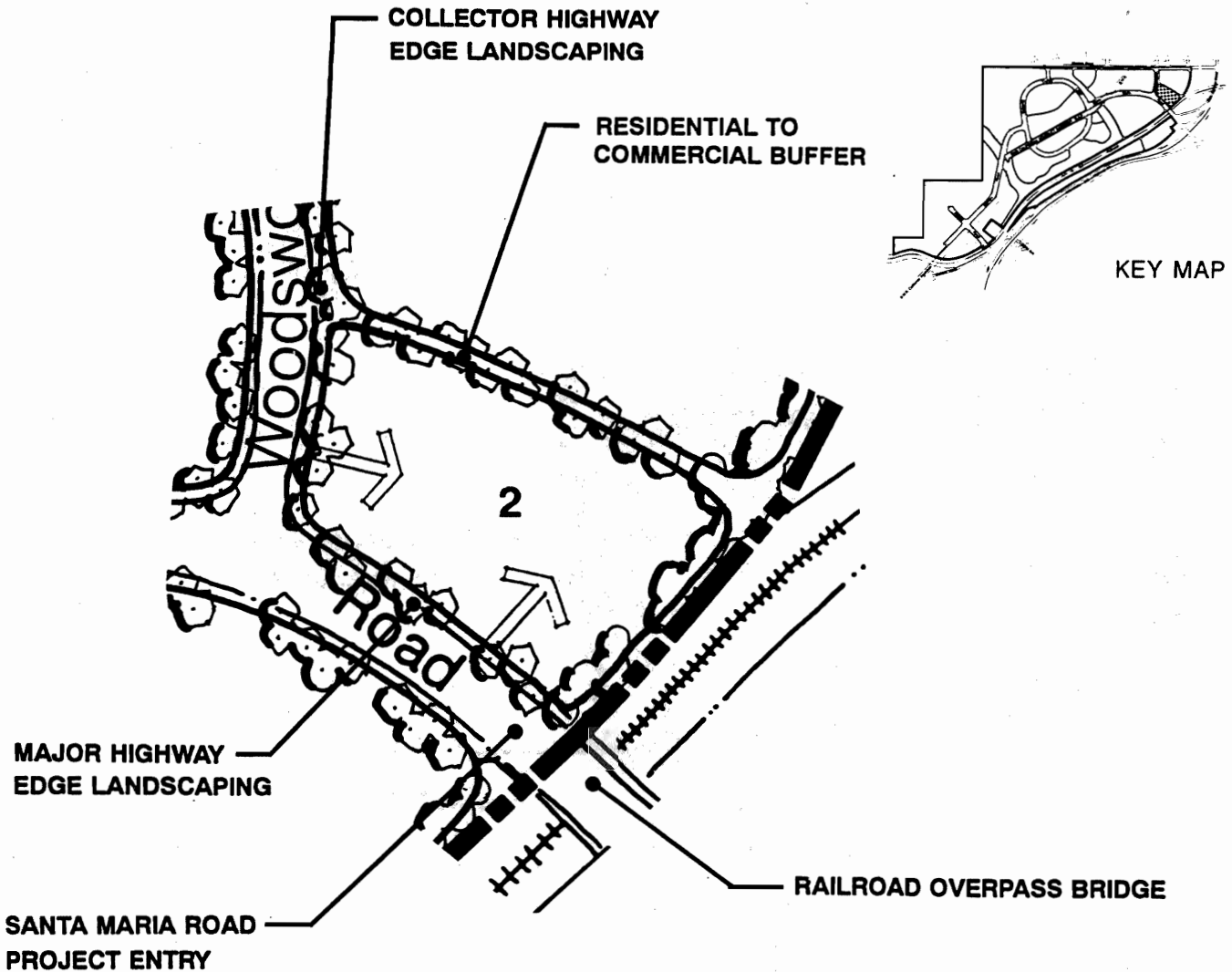
- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Project entry signage and entry treatment shall be constructed at the intersection of Santa Maria Road and the railroad crossing (Santa Maria Road Project Entry).
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- Landscaping shall be established on the sloped banks between terraces to allow for overviews.
- An Open Space Corridor shall be established in the canyon along the northern boundary of the planning area.
- Vehicle access to the planning area shall be provided off Santa Maria Road.
- Landscaping for Santa Maria Road street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).

PLANNING AREA 2

LAND USE: Commercial

ACREAGE: 3.9

TARGET USE: Neighborhood
Convenience/Retail



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NOT TO SCALE

**GATEWAY
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RIVERSIDE
COUNTY

LONG BEACH EQUITIES, INC.