

- 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*

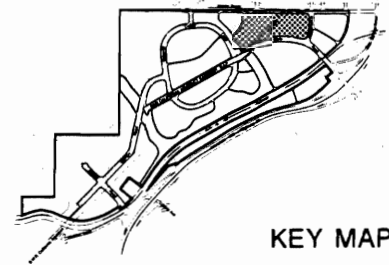
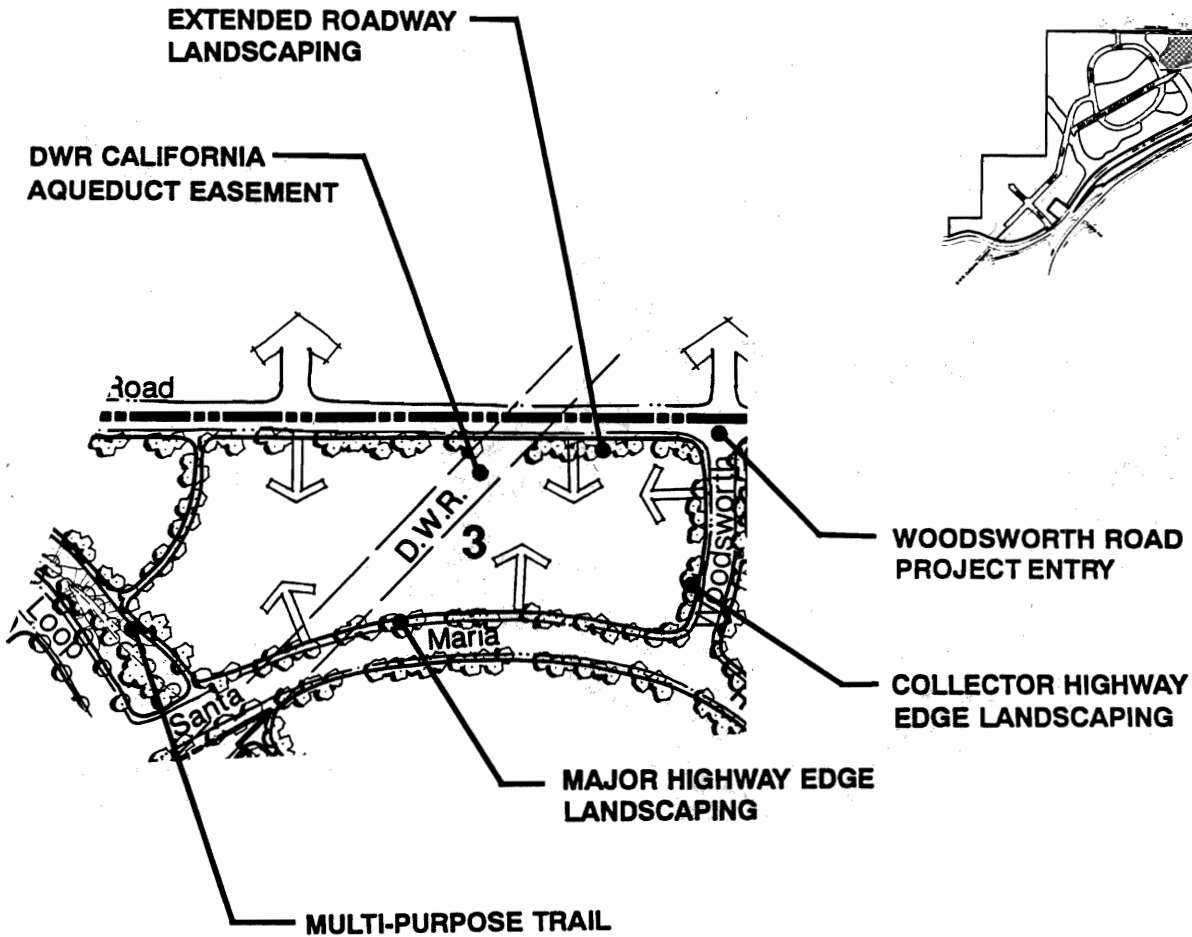
#### Development Standards

- 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 3

LAND USE: Church/School  
 ACREAGE: 17.7

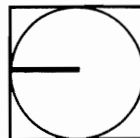
TARGET USE: Church/School



KEY MAP

*Larry Aguilar*  
 planning & grading design

**WEBB**  
 ASSOCIATES  
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 RIVERSIDE COUNTY  
 LONG BEACH EQUITIES, INC.