

- Vehicle access shall be provided off Gateway Center Loop Road.
- Landscaping for Gateway Center Loop street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).
- Transition buffer between the Commercial/Office and the Open Space shall be provided.

13. PLANNING AREA 9 *Business Park* *8.4 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Vehicle access shall be provided off Gateway Center Loop Road.
- Landscaping for Gateway Center Loop street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).

14. PLANNING AREA 10 *Neighborhood Park* *3.9 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Park access shall be provided off Morton Road, from the Church School Site (Planning Area 3), and the multi-purpose trail.

15. PLANNING AREA 11 *Business Park* *14.7 Acres*

Development Standards:

- Refer to the Zoning Ordinance, Section III for permitted uses and development standards.
- Vehicle access shall be provided off Gateway Center Loop Road.
- Landscaping for Gateway Center Loop street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).
- Transition buffer between the Business Park and the Open Space shall be provided.

16. PLANNING AREA 12 *Park* *4.0 Acres*

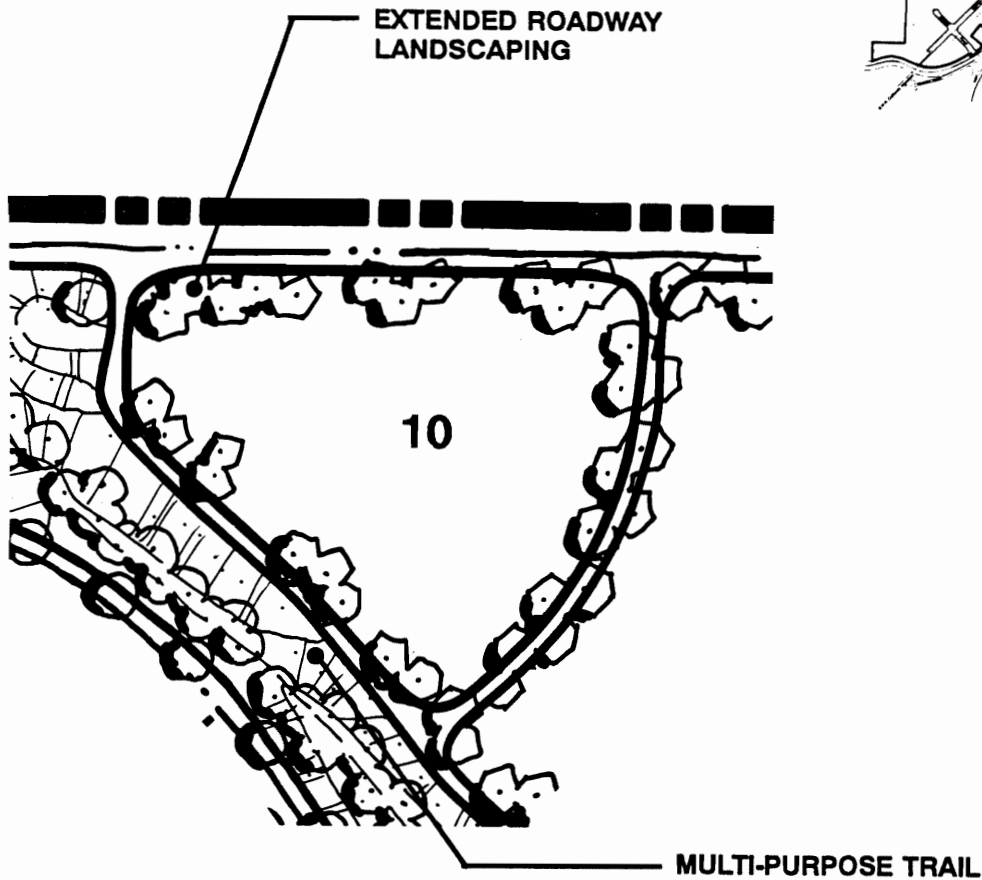
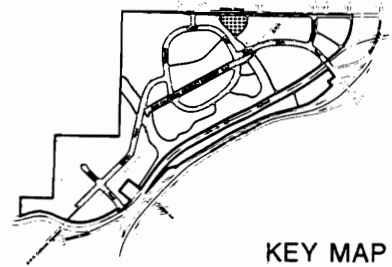
Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Park access shall be provided off Gernert Road and Gateway Center Loop, and the multi-purpose trail in Planning Area 6B.

PLANNING AREA 10

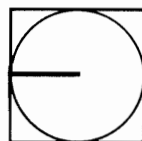
LAND USE: Park
ACREAGE: 3.9

TARGET USE: Park



Larry Aguilar
planning & grading design

WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



 THE
PLANNING
CENTER


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NOT TO SCALE

**GATEWAY
CENTER**
RIVERSIDE
COUNTY
LONG BEACH EQUITIES, INC.

PLANNING AREA 10 PARK CONCEPT



<p>Larry Aguilar planning & grading design</p> <p>WEBB ASSOCIATES ENGINEERING CONSULTANTS</p>	 <p>THE PLANNING CENTER 1300 DOVE STREET, SUITE 100 NEWPORT BEACH, CA 92660 (714) 861-1344</p> <p>NOT TO SCALE</p>	<p>GATEWAY CENTER RIVERSIDE COUNTY LONG BEACH EQUITIES, INC.</p>
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