

**21. PLANNING AREA 17**

*Medium Density Residential  
167 Units Maximum*

*46.2 Acres  
5 DU/Acre*

**Planning 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.
- A transition zone/natural open space buffer shall be located along the north and eastern property lines, providing a natural transition to the adjacent property.
- Access for the scattered residences to the north and east shall be established via a paved road from Gernert Road and Poarch Road to the edge of the property line. This access shall be maintained through all construction phases and completion of the project.
- Landscaping shall be established on the slope banks between terraces to allow for overviews.
- Vehicle access shall be provided off Gernert Road and Poarch Road.
- Landscaping for Gernert and Poarch Road street edge shall be provided for as depicted in the Design Guidelines (Collector and Major Highway Edge Landscaping Exhibit).
- An Open Space Corridor shall be established in the adjacent canyon within Planning Area 6E.
- Transition buffer between the residential and the Open Space shall be provided.
- Lots along the northern & eastern perimeters shall contain at least 8,000 square feet. Any residences constructed on these lots shall contain at least 2,600 square feet.

# PLANNING AREA 17

LAND USE: Medium Residential

ACREAGE: 46.2

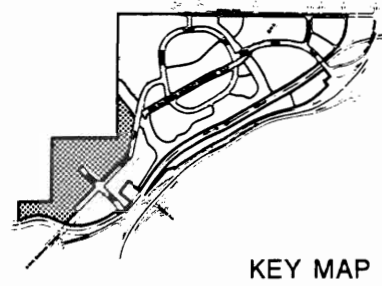
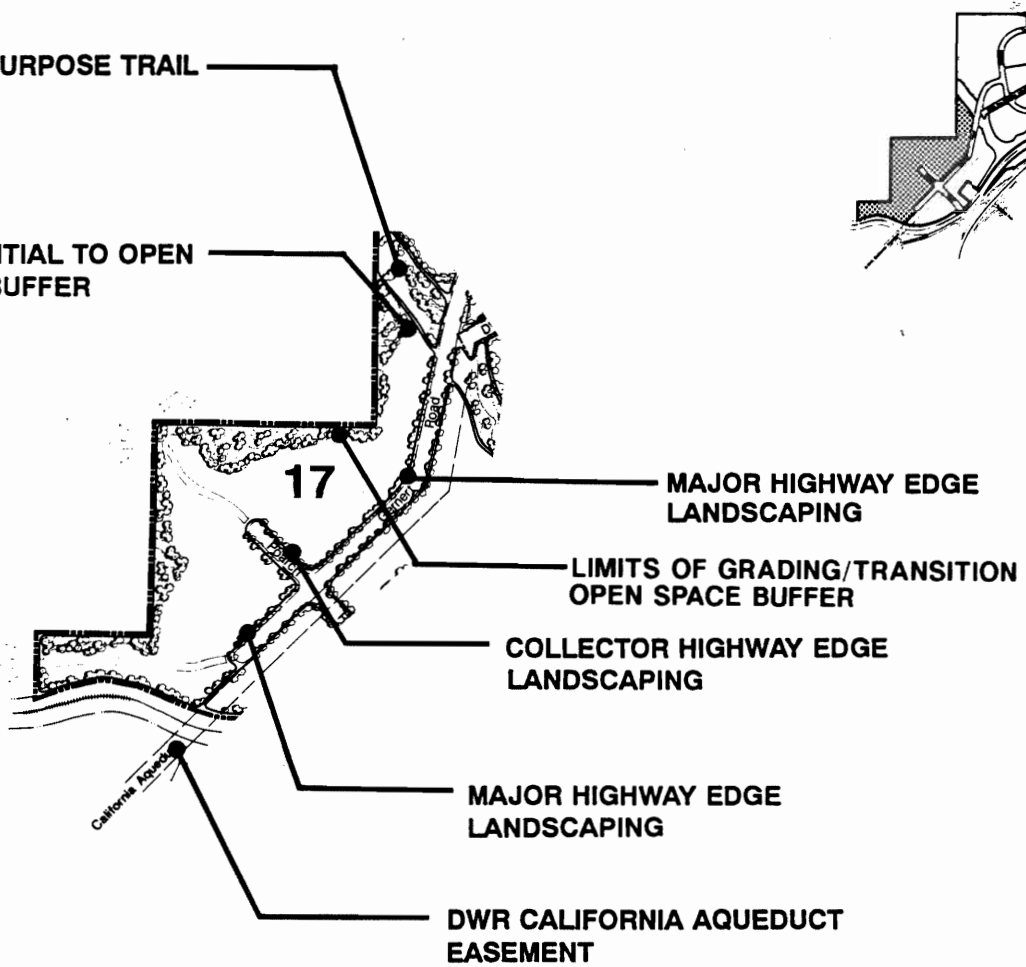
UNITS: 167

DENSITY: 5

TARGET USE: Medium Residential

MULTI-PURPOSE TRAIL

RESIDENTIAL TO OPEN  
SPACE BUFFER



Larry Aguilar  
planning & grading design

**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS

THE  
PLANNING  
CENTER

1300 DOVE STREET, SUITE 100  
NEWPORT BEACH, CA 92660 (714) 851-9444

NOT TO SCALE

**GATEWAY  
CENTER**

RIVERSIDE  
COUNTY

LONG BEACH EQUITIES, INC.