

17. PLANNING AREA 13 & 13A

Commercial

16.6 Acres

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Vehicle access shall be provided off Gernert and Poarch Roads.
- Project entry treatment shall be constructed at the east corners of the intersection at Poarch Road and Watkins Drive (Poarch Road Project Entry Exhibit).
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- A landscaped screen shall be established around the water tank near the northwest corner of the planning area.
- 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 Gernert and Poarch Road street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).
- Transition buffer between the Commercial and the Open Space shall be provided.
- A 200-space park and ride commuter lot shall be located along the northern end of the planning area.

18. PLANNING AREA 14

Business Park

14.5 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.
- Landscaping shall be established on the sloped banks between terraces to allow for overviews.
- 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.

19. PLANNING AREA 15

High Density Residential
131 Units Maximum

8.2 Acres
16 DU/Acre

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.

PLANNING AREA 13 & 13A

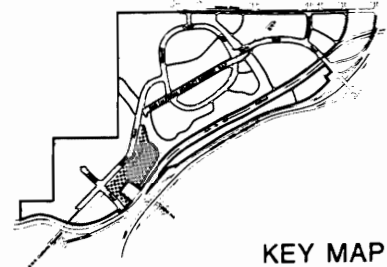
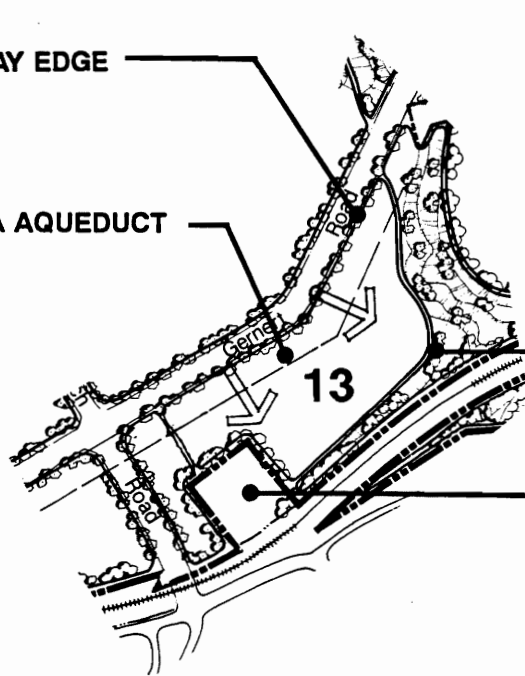
LAND USE: Commercial

ACREAGE: 16.6

TARGET USE: Offices/Retail

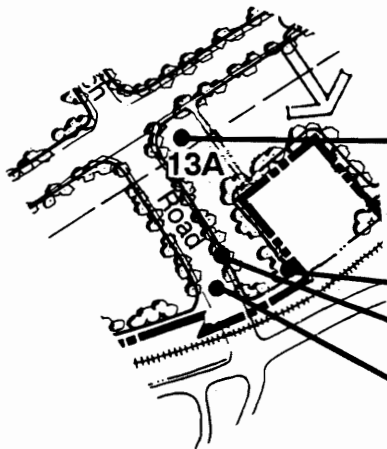
MAJOR HIGHWAY EDGE
LANDSCAPING

DWR CALIFORNIA AQUEDUCT
EASEMENT



COMMERCIAL TO OPEN
SPACE BUFFER

EXISTING ROSS RESERVOIR
(2,000,000 GAL.)



DWR CALIFORNIA AQUEDUCT EASEMENT

SERVICE ROAD

POTENTIAL LOCATION OF 200-SPACE
PARK & RIDE COMMUTER LOT

POARCH ROAD
PROJECT ENTRY

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.