

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.

- Vehicle access shall be provided off Poarch Road and Gernert Road.
- Landscape for the Major Street Edge will be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit.)
- Entry signage and Project entry treatment shall be constructed at the intersection of Poarch Road and the railroad crossing (Poarch Road Project Entry Exhibit.)
- 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 & Poarch Road street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit.)

20. PLANNING AREA 16

*Medium Density Residential
127 Units Maximum*

*35.0 Acres
5 DU/Acre*

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 Gateway Center Loop 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 Gateway Center Loop Road.
- Landscaping for Gateway Center Loop and Gernert Road street edge shall be provided for as depicted in the Design Guidelines (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 15

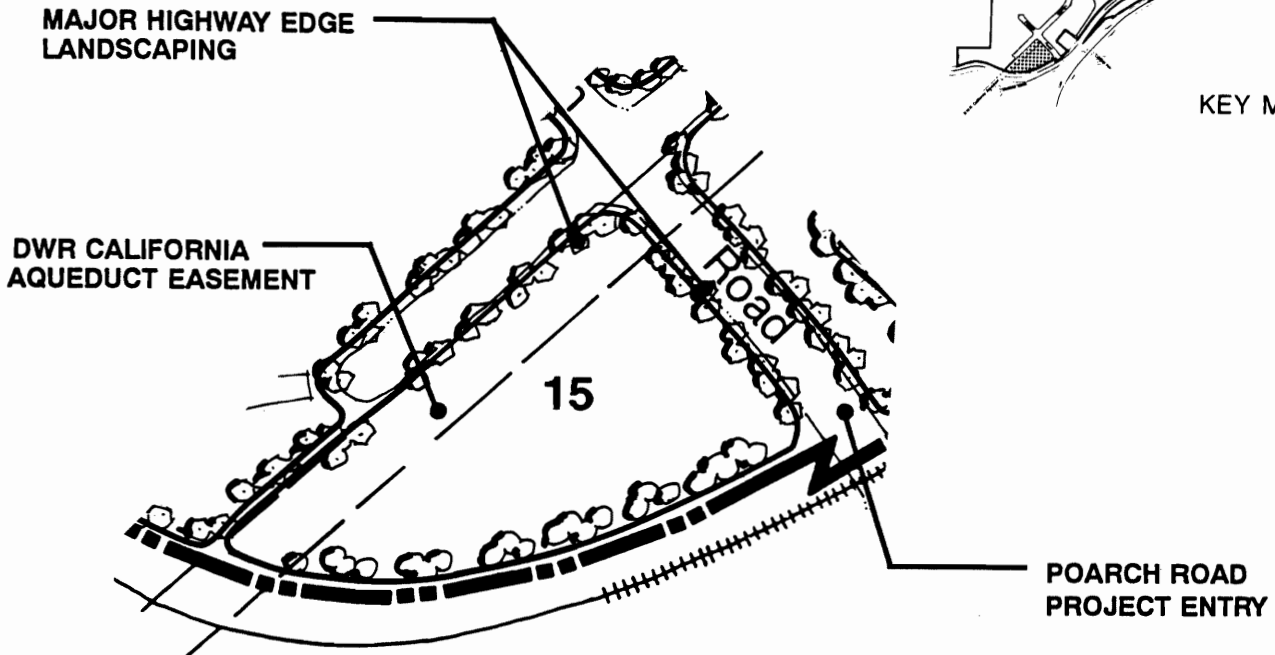
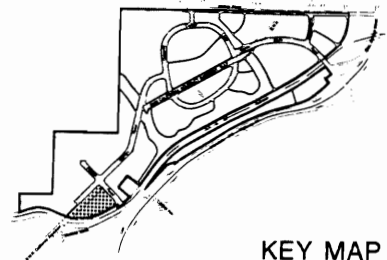
LAND USE: High Residential

ACREAGE: 8.2

UNITS: 131

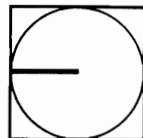
DENSITY: 16

TARGET USE: High Residential



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planning & grading design

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