

- 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:

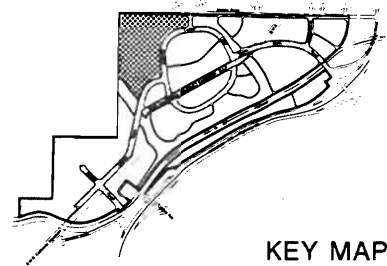
- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- A transition zone/natural open space buffer shall be located along the north and eastern property 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 16

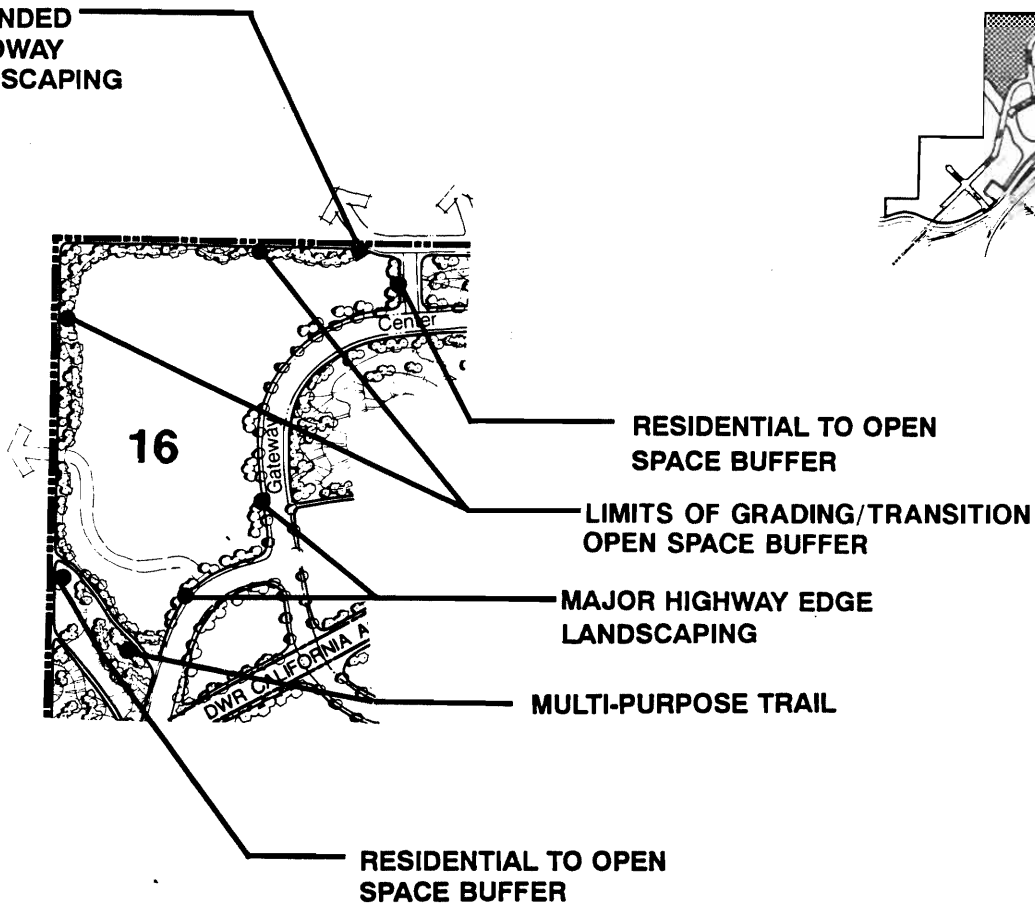
LAND USE: Medium Residential
 ACREAGE: 35.0
 UNITS: 127
 DENSITY: 5

TARGET USE: Medium Residential

EXTENDED
ROADWAY
LANDSCAPING

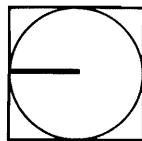


KEY MAP



Larry Aguilar
planning & grading design

WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS



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PLANNING
CENTER**

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NOT TO SCALE

**GATEWAY
CENTER**

RIVERSIDE
 COUNTY
 LONG BEACH EQUITIES, INC.