

- A multi-purpose trail shall meander the length of the planning area from Morton Road to Santa Maria Road, (Multi-purpose trail). Uses for this natural open space area include, but are not limited to, passive forms of recreation such as horseback-riding, walking, biking and jogging.

**9. PLANNING AREA 6D** *Natural Open Space* *15.7 Acres*

**Development Standards:**

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

**10. PLANNING AREA 6E** *Natural Open Space* *4.5 Acres*

**Development Standards:**

- Refer to the Zoning Ordinance, Section III for permitted uses and development standards.
- A multi-purpose trail shall meander the length of the planning area from Gernert Road to the existing unimproved trail along the northern reach of the planning area. (Multi-purpose trail). Uses for this natural open space area include, but are not limited to, passive forms of recreation such as horseback-riding, walking, biking and jogging.
- A pedestrian/equestrian crossing shall be made across Gernert Road to Open Space area 6B (Equestrian Trail Street Crossing Exhibit).

**11. PLANNING AREA 7** *Public Facility* *1.8 Acres*

**Development Standards:**

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

**12. PLANNING AREA 8** *Commercial/Office* *5.2 Acres*

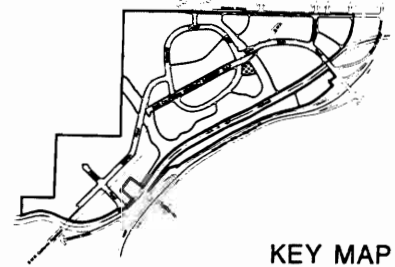
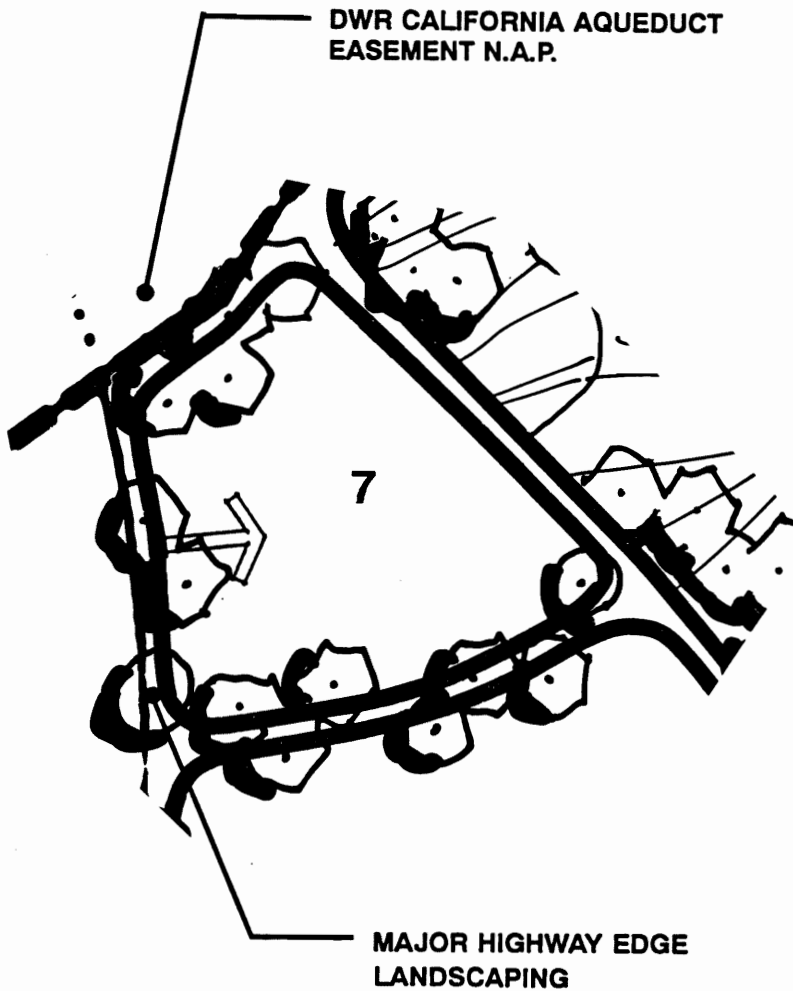
**Development Standards:**

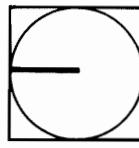
- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- Landscaping shall be established on the sloped banks between terraces to allow for overviews.

# PLANNING AREA 7

LAND USE: Public Facility  
ACREAGE: 1.8

TARGET USE: Public Facility



<p><i>Larry Aguilar</i> planning &amp; grading design</p> <p><b>WEBB</b> ASSOCIATES ENGINEERING CONSULTANTS</p>	 <p>THE PLANNING CENTER</p> <p>1300 DOVE STREET, SUITE 100 NEWPORT BEACH, CA 92660 (714) 851-9444</p> <p>NOT TO SCALE</p>	<p><b>GATEWAY CENTER</b></p> <p>RIVERSIDE COUNTY</p> <p>LONG BEACH EQUITIES, INC.</p>
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