

- 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.

- 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 Commercial/Office and the Open Space shall be provided.

13. PLANNING AREA 9 *Business Park* *8.4 Acres*

Development Standards:

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

14. PLANNING AREA 10 *Neighborhood Park* *3.9 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Park access shall be provided off Morton Road, from the Church School Site (Planning Area 3), and the multi-purpose trail.

15. PLANNING AREA 11 *Business Park* *14.7 Acres*

Development Standards:

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

16. PLANNING AREA 12 *Park* *4.0 Acres*

Development Standards:

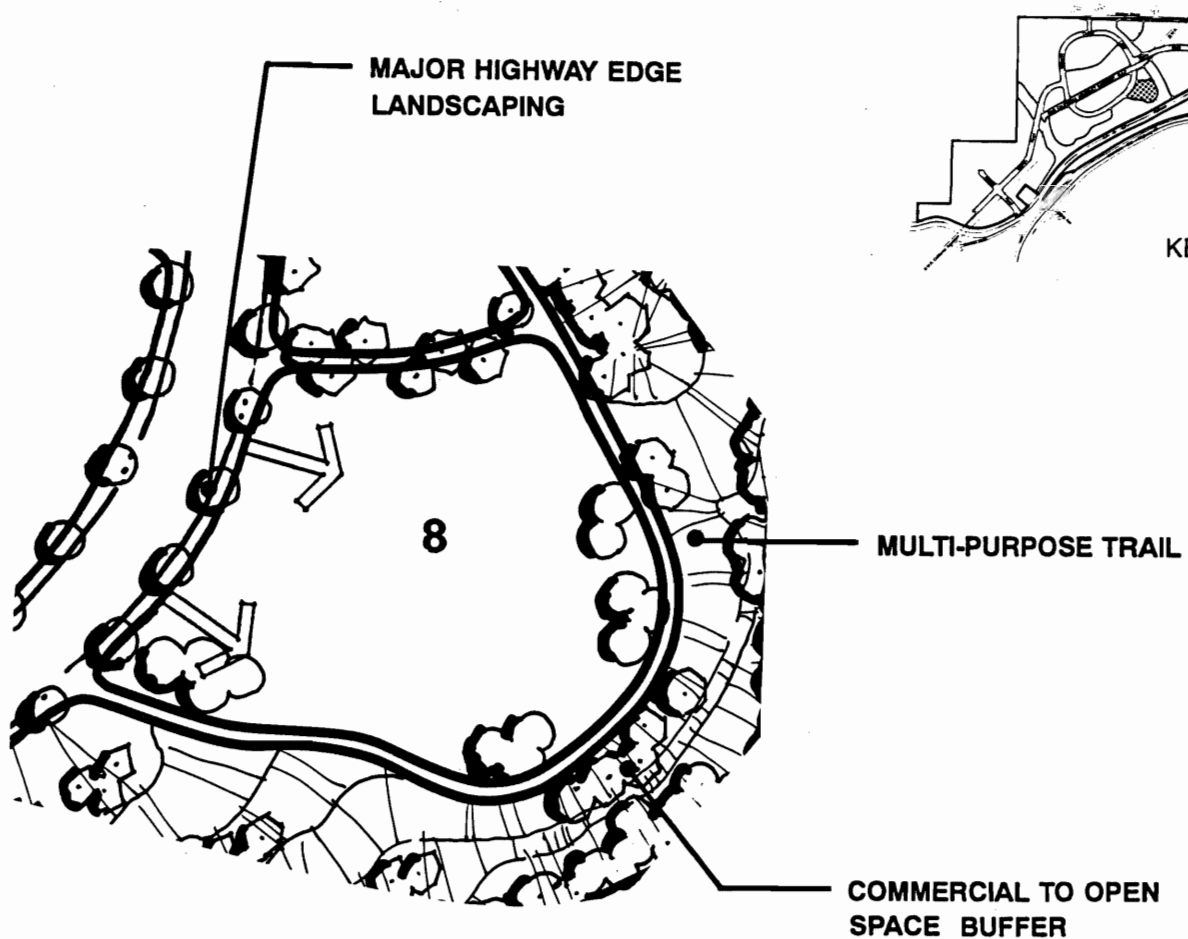
- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Park access shall be provided off Gernert Road and Gateway Center Loop, and the multi-purpose trail in Planning Area 6B.

PLANNING AREA 8

LAND USE: Commercial/Office

ACREAGE: 5.2

TARGET USE: Offices



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