

- 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.

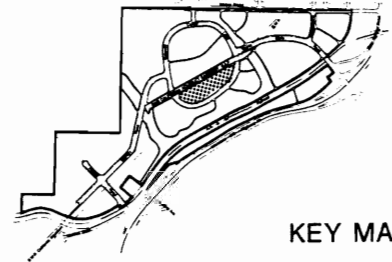
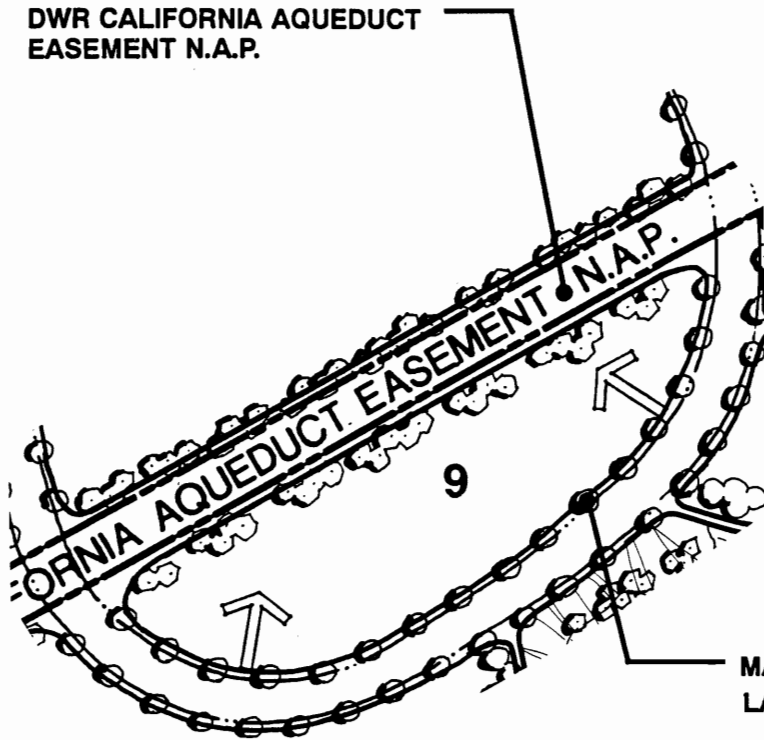
# PLANNING AREA 9

LAND USE: Business Park

ACREAGE: 8.4

TARGET USE: Offices

DWR CALIFORNIA AQUEDUCT  
EASEMENT N.A.P.

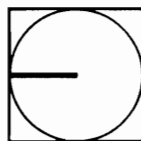


KEY MAP

MAJOR HIGHWAY EDGE  
LANDSCAPING

Larry Aguilar  
planning & grading design

**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS



 THE  
PLANNING  
CENTER

1300 DOVE STREET, SUITE 100  
NEWPORT BEACH, CA 92660 (714) 851-9444

NOT TO SCALE

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