• 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 11

LAND USE: Business Park
ACREAGE: 14.7

TARGET USE: Offices

MAJOR HIGHWAY EDGE LANDSCAPING

COMMERCIAL TO OPEN SPACE BUFFER

DWR CALIFORNIA AQUEDUCT EASEMENT N.A.P.