- 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 12

LAND USE: Park
ACREAGE: 4.0
TARGET USE: Park

MAJOR HIGHWAY EDGE LANDSCAPING

DWR CALIFORNIA AQUEDUCT EASEMENT N.A.P.

MULTI-PURPOSE TRAIL

KEY MAP

EXHIBIT 35
PLANNING AREA 12
PARK CONCEPT

MULTI-PURPOSE TRAIL
VIEW PICNIC AREA
WILDLIFE CORRIDOR
LOOKOUT
MULTI-PURPOSE TRAIL CROSSING
PEDESTRIAN CROSSING
PARK WALK
MULTI-PURPOSE FIELDS (TURF AREA)
EASEMENT

Larry Aguilar
planning & grading design
WEBB ASSOCIATES
ENGINEERING CONSULTANTS

GATEWAY CENTER
RIVERSIDE COUNTY
LONG BEACH EQUITIES, INC.

EXHIBIT 36