17. PLANNING AREA 13 & 13A

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Vehicle access shall be provided off Gernert and Poarch Roads.
- Project entry treatment shall be constructed at the east corners of the intersection at Poarch Road and Watkins Drive (Poarch Road Project Entry Exhibit).
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- A landscaped screen shall be established around the water tank near the northwest corner of the planning area.
- Development shall be consistent with Department of Water Resources California Aqueduct Easement Policies and Guidelines. A more complete discussion of these Easement Policies can be found in the Grading Plan, Design Guidelines and Appendix J.
- Landscaping for Gernert and Poarch Road street edge shall be provided for as depicted in the Design Guidelines (Major Highway Edge Landscaping Exhibit).
- Transition buffer between the Commercial and the Open Space shall be provided.
- A 200-space park and ride commuter lot shall be located along the northern end of the planning area.

18. PLANNING AREA 14

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 Business Park and the Open Space shall be provided.

19. PLANNING AREA 15

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
PLANNING AREA 13 & 13A

LAND USE: Commercial
ACREAGE: 16.6

TARGET USE: Offices/Retail

MAJOR HIGHWAY EDGE LANDSCAPING

DWR CALIFORNIA AQUEDUCT EASEMENT

COMMERCIAL TO OPEN SPACE BUFFER

EXISTING ROSS RESERVOIR (2,000,000 GAL)

DWR CALIFORNIA AQUEDUCT EASEMENT

SERVICE ROAD

POARCH ROAD

PROJECT ENTRY

POARCH ROAD

PROJECT ENTRY