• 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

KEY MAP

MAJOR HIGHWAY EDGE LANDSCAPING

MULTI-PURPOSE TRAIL

COMMERCIAL TO OPEN SPACE BUFFER

GATEWAY CENTER
RIVERSIDE COUNTY
LONG BEACH EQUITIES, INC.

EXHIBIT 30