• 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.

MAJOR HIGHWAY EDGE LANDSCAPING

KEY MAP

EXHIBIT 31