

- Transition buffer landscaping shall be established between Planning Area 2 and the adjacent residential in Planning Area 1.
- Landscaping for the collector highway edge and major highway edge shall be provided for as depicted in the Design Guidelines (Collector highway Edge Landscaping Exhibit and Major Highway Edge Landscaping Exhibit.)
- Vehicle access to the planning area shall be provided off Santa Maria and Woodsworth Road.

3. PLANNING AREA 3

Church-School

17.7 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.
- 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 Woodsworth Road street edge and Santa Maria Road street edge shall be provided for as depicted in the Design Guidelines (Collector Highway Edge Landscaping Exhibit and Major Highway Edge Landscaping Exhibit.)
- Extended roadway landscaping in addition to the dedicated right-of-way for Morton Road shall be provided to create a visual buffer.
- Vehicle access shall be provided off Morton, Woodsworth and Santa Maria Road.

4. PLANNING AREA 4

Commercial

22.5 Acres

Development Standards

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Project entry signage and entry treatment shall be constructed at the intersection of Santa Maria Road and the railroad crossing (Santa Maria Road Project Entry).
- 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.
- An Open Space Corridor shall be established in the canyon along the northern boundary of the planning area.
- Vehicle access to the planning area shall be provided off Santa Maria Road.
- Landscaping for Santa Maria 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 Corridor shall be provided.

5. PLANNING AREA 5 *Commercial* *7.0 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- Vehicle access shall be provided off Santa Maria Road. This access point shall be either at a single point directly across from Box Springs Road or two access points limited to right in/right out movements.
- Landscaping for Santa Maria 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.

6. PLANNING AREA 6A *Natural Open Space* *13.5 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- A Natural Drainage Detention Area is located in the northern portion of this Planning Area. (Natural Drainage Detention Area Exhibit).

7. PLANNING AREA 6B *Natural Open Space* *28.9 Acres*

Development Standards:

- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- An equestrian trail streetcrossing shall be made at Santa Maria Road to Open Space area 6C and Gernert to Open Space Area 6E. (Equestrian Trail Street Crossing Exhibit).
- A multi-purpose trail shall meander the length of the planning area from Poarch Road to Santa Maria Road and link with trails in Planning Areas 6C and 6E, and provide pedestrian access from Residential Planning Areas 16 and 17. (Multi-purpose trail/regional equestrian and hiking 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.

8. PLANNING AREA 6C *Natural Open Space* *5.2 Acres*

Development Standards:

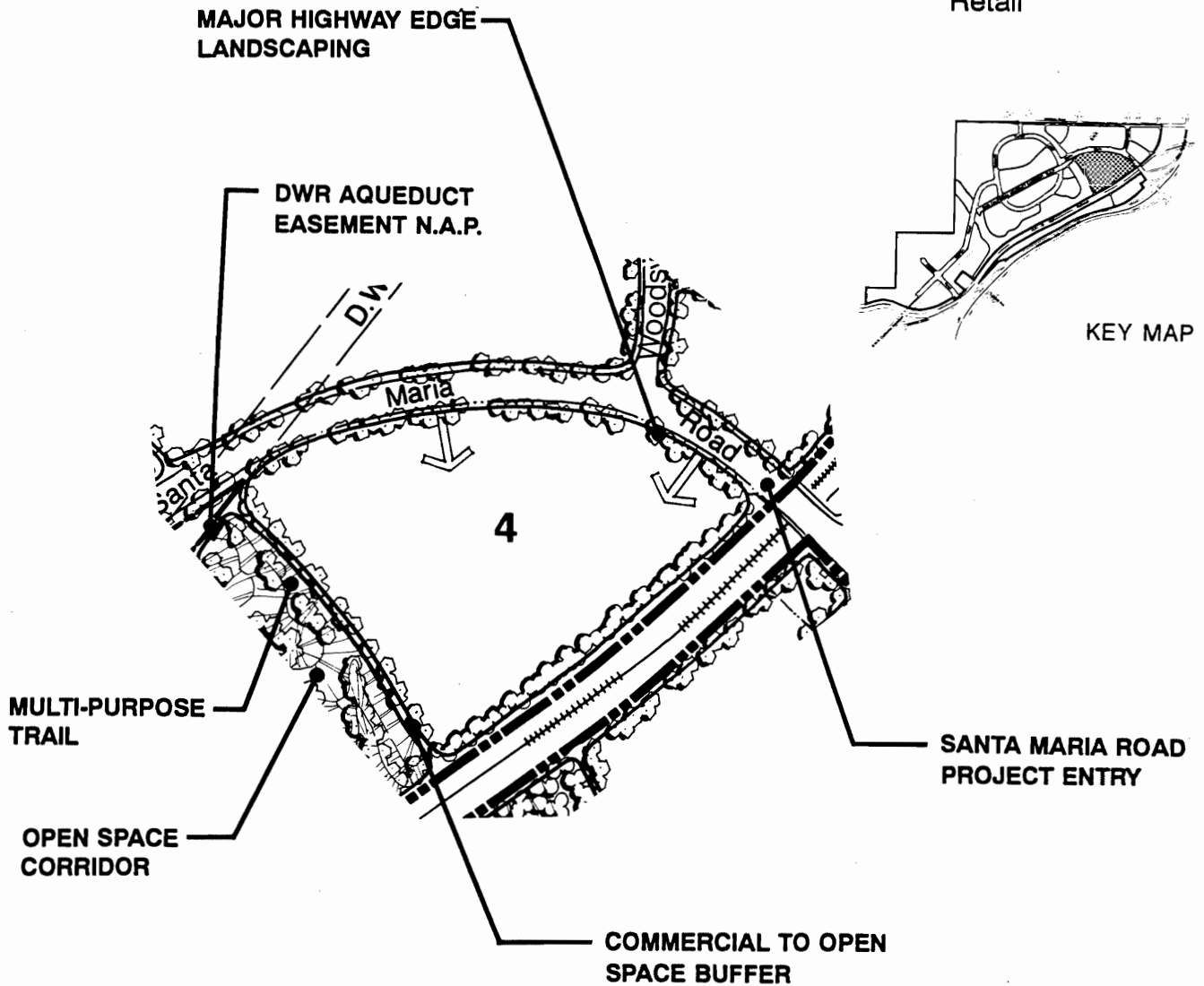
- Refer to the Zoning Ordinance, Section III for permitted uses and development standards.
- An equestrian trail streetcrossing on Santa Maria Road shall link the multi-purpose trail in the open space corridor in Planning Area 6B.

PLANNING AREA 4

LAND USE: Commercial

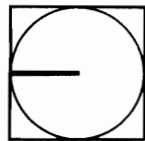
ACREAGE: 22.5

TARGET USE: Restaurants/Hotel/
Shopping Center-
Retail



Larry Aguilar
planning & grading design

WEBB
ASSOCIATES
ENGINEERING CONSULTANTS



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NOT TO SCALE

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LONG BEACH EQUITIES, INC.