

- 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.

- 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:**

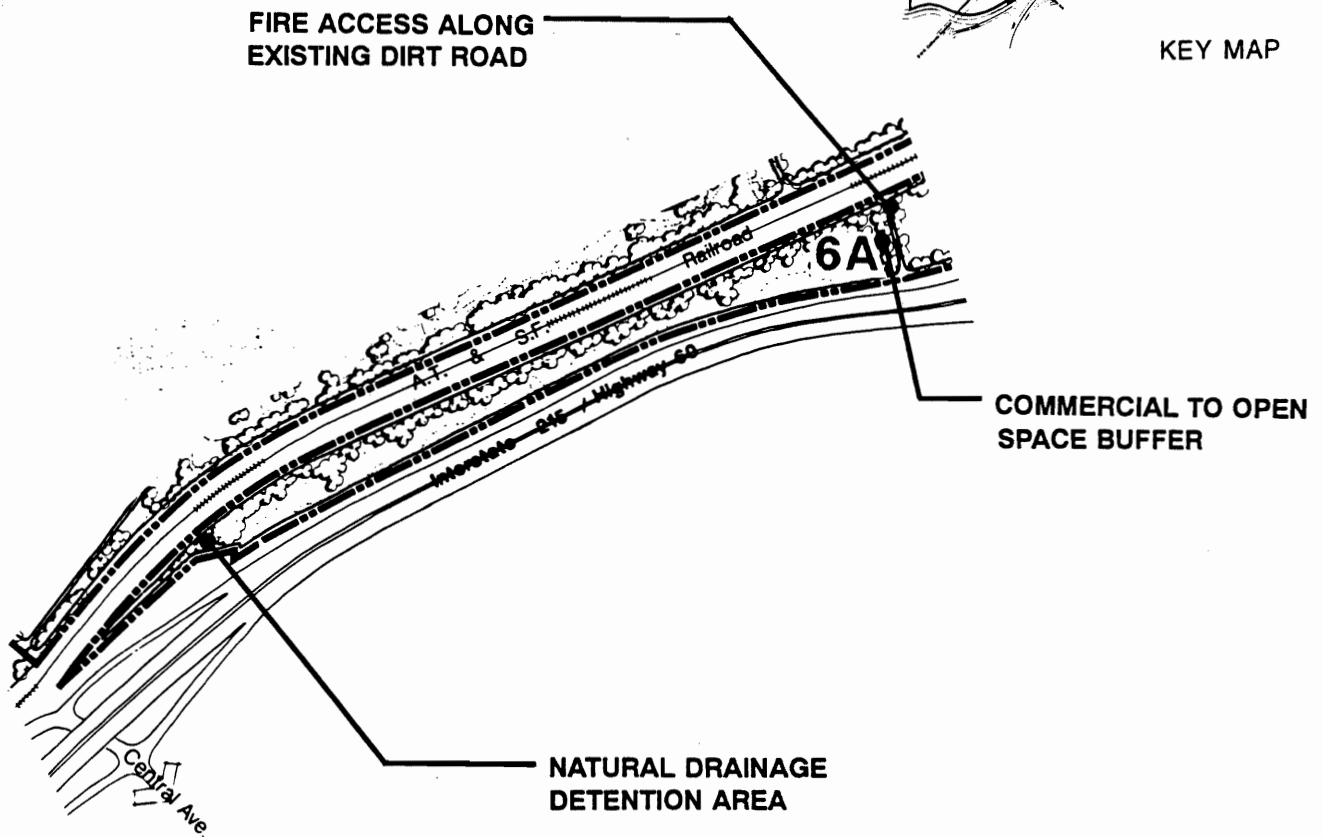
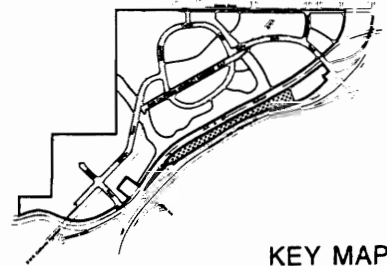
- Refer to Zoning Ordinance, Section III for permitted uses and development standards.
- A vegetation survey, impact and mitigation plan shall be completed during the tentative tract map planning phase.
- Landscaping shall be established on the sloped banks between terraces to allow for overviews.

# PLANNING AREA 6A

LAND USE: Open Space

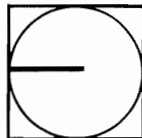
ACREAGE: 13.5

TARGET USE: Open Space



Larry Aguilar  
planning & grading design

**WEBB**  
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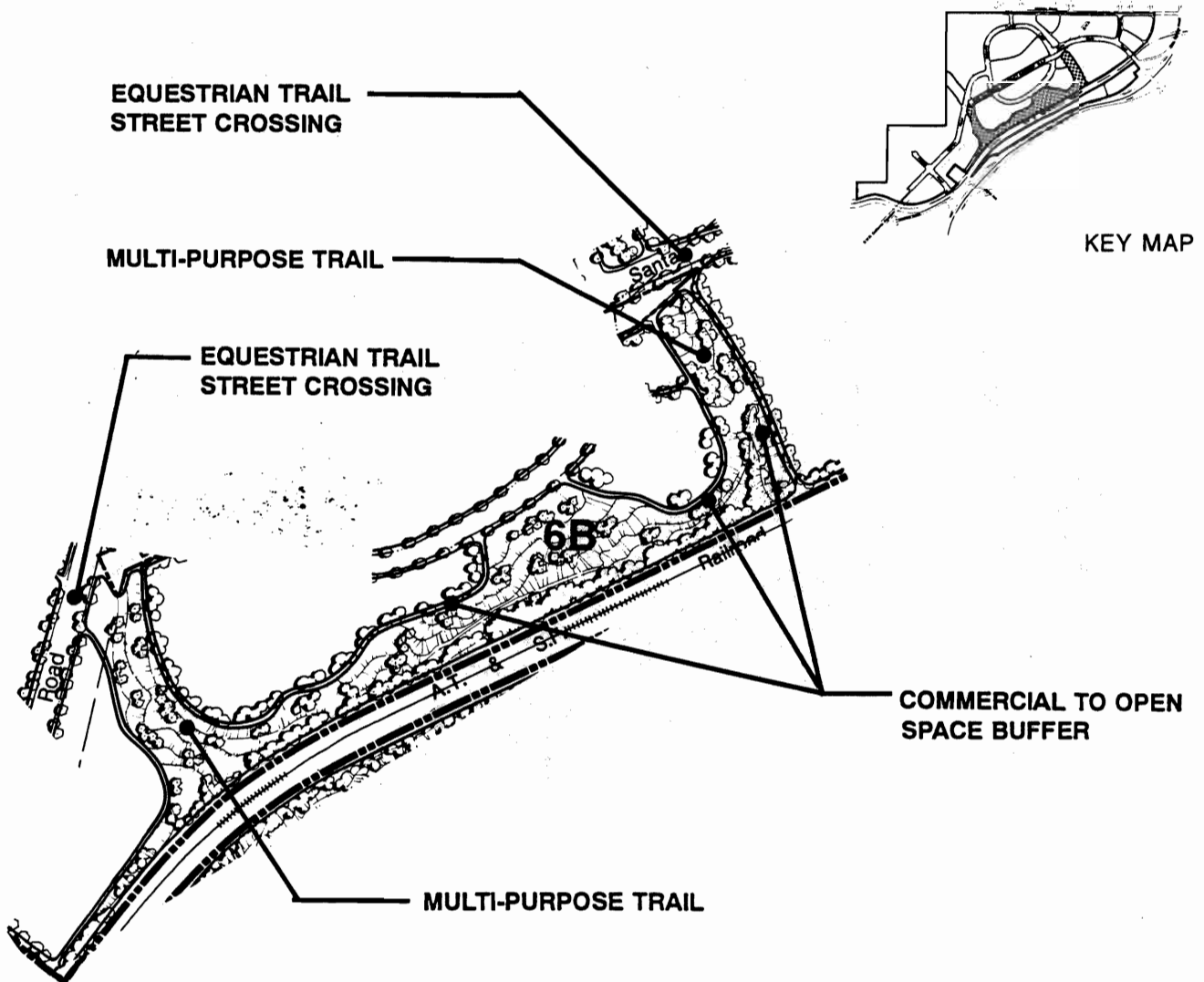
NOT TO SCALE

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# PLANNING AREA 6B

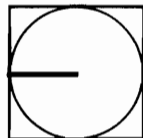
LAND USE: Open Space  
ACREAGE: 28.9

TARGET USE: Open Space



Larry Aguilar  
planning & grading design

**WEBB**  
ASSOCIATES  
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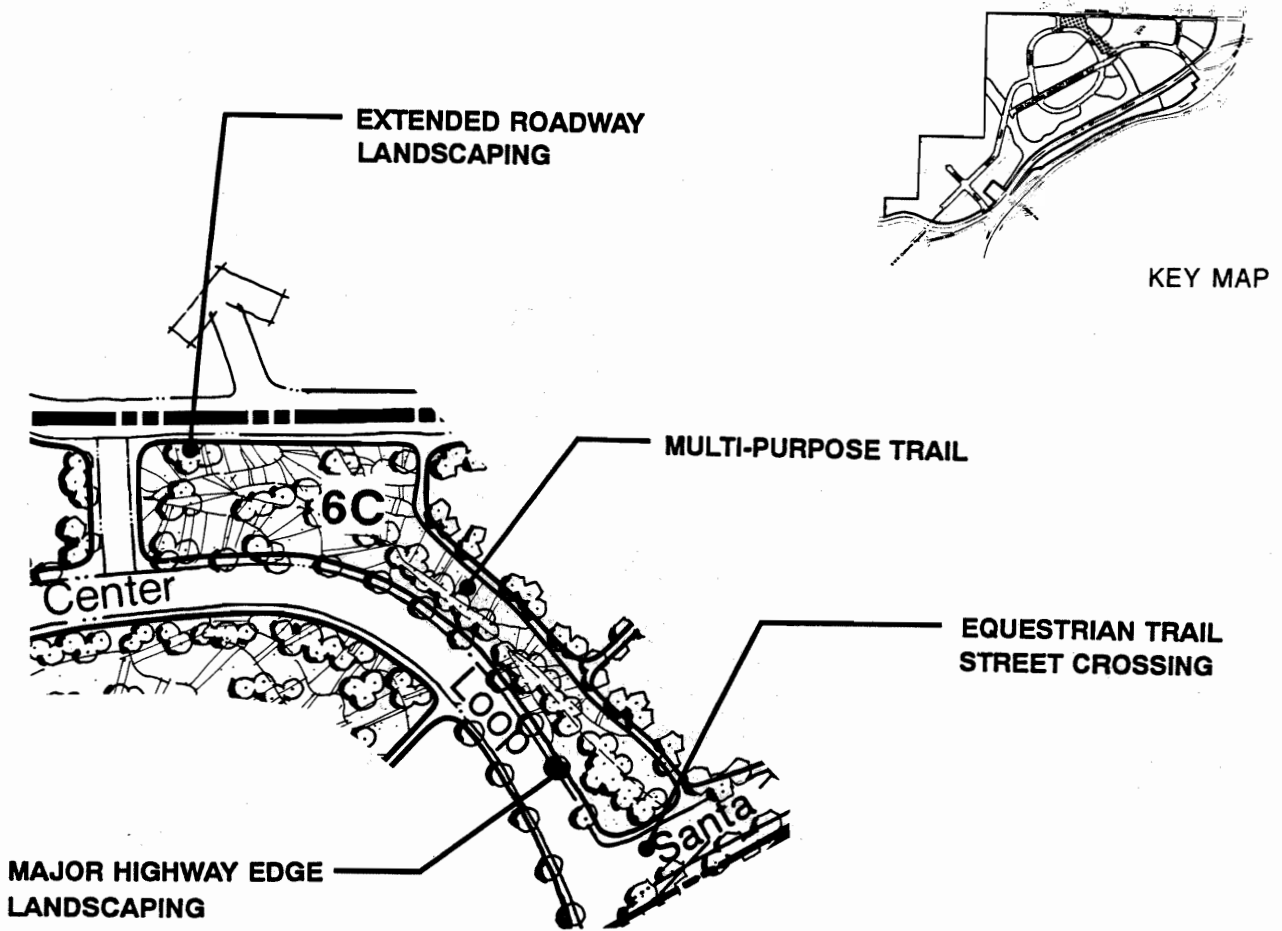
NOT TO SCALE

**GATEWAY CENTER**  
RIVERSIDE COUNTY  
LONG BEACH EQUITIES, INC.

# PLANNING AREA 6C

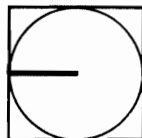
LAND USE: Open Space  
ACREAGE: 5.2

TARGET USE: Open Space



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NOT TO SCALE

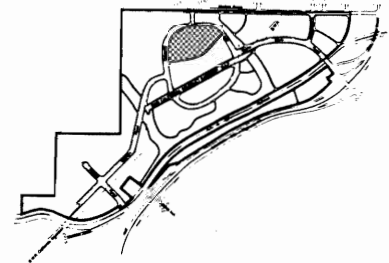
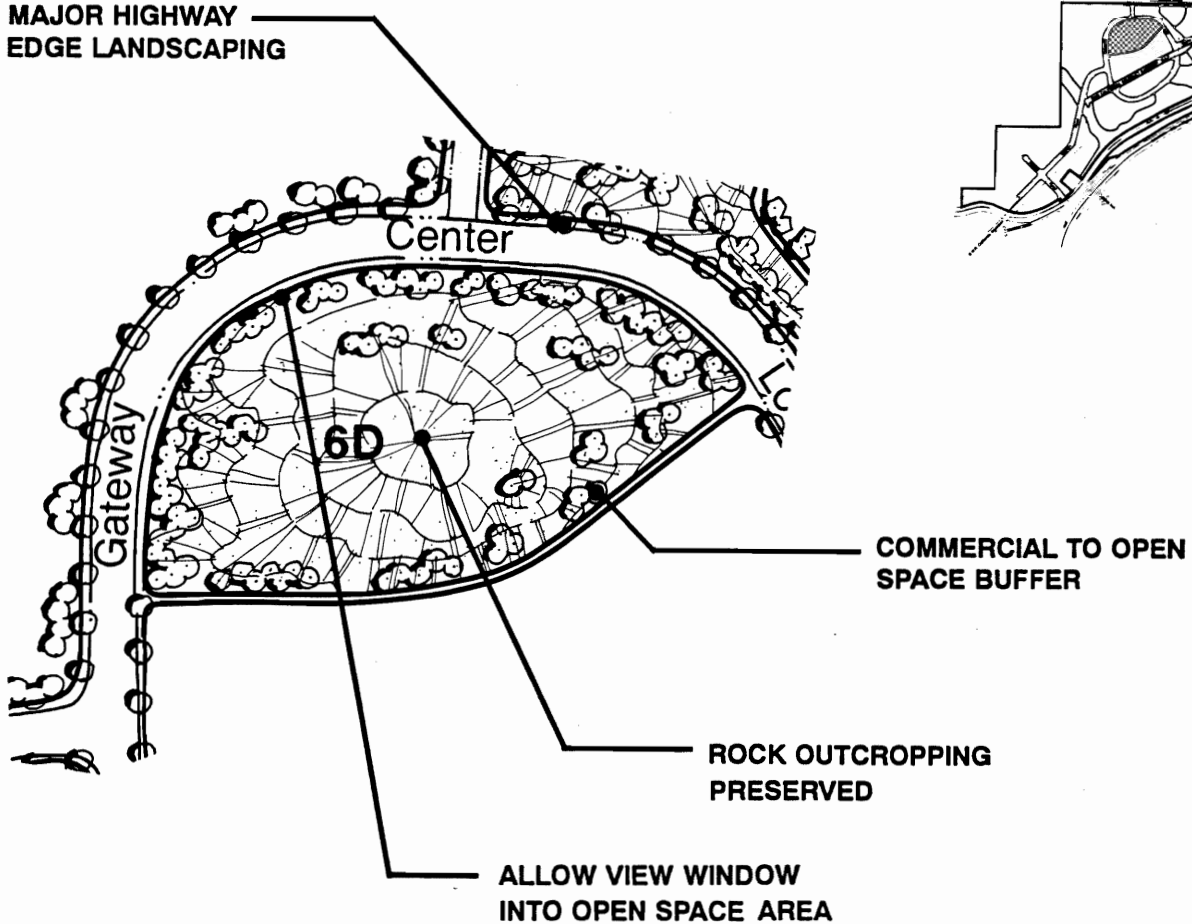
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# PLANNING AREA 6D

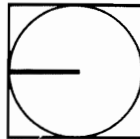
LAND USE: Open Space  
ACREAGE: 15.7

TARGET USE: Open Space

MAJOR HIGHWAY  
EDGE LANDSCAPING



KEY MAP

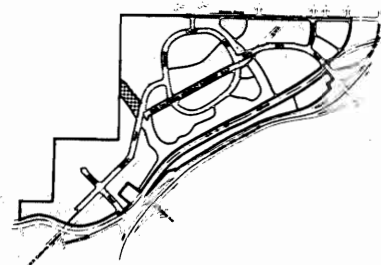
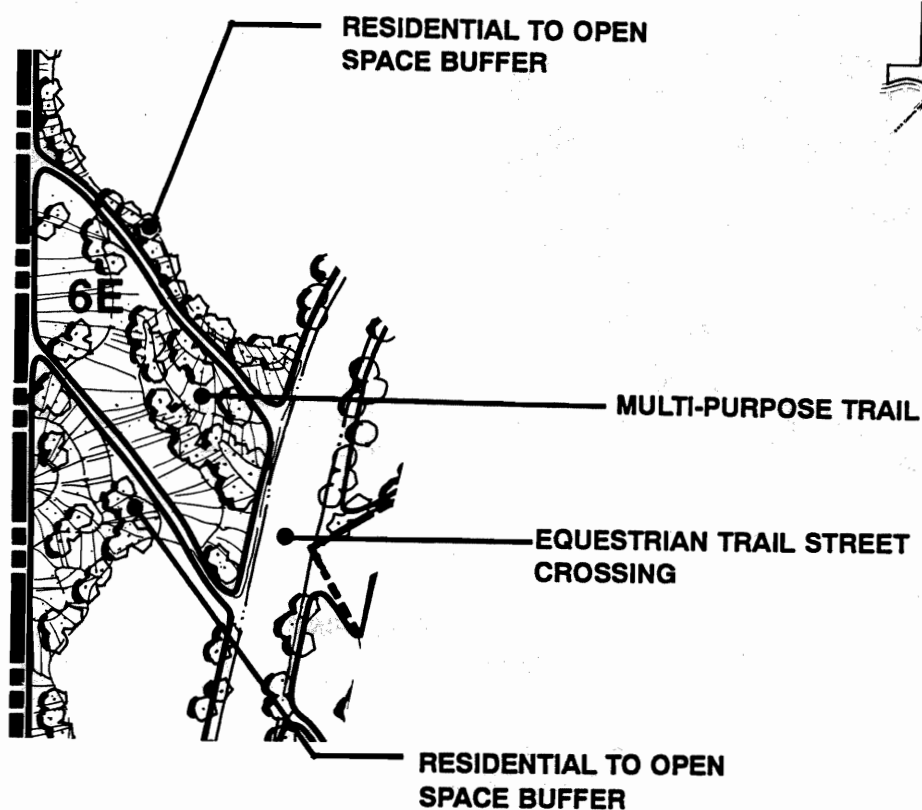
<p>Larry Aguilar planning &amp; grading design</p> <p><b>WEBB</b> ASSOCIATES ENGINEERING CONSULTANTS</p>	 <p>THE PLANNING CENTER</p> <p>1300 DOVE STREET, SUITE 100 NEWPORT BEACH, CA 92660 (714) 851-9444</p> <p>NOT TO SCALE</p>	<p><b>GATEWAY CENTER</b></p> <p>RIVERSIDE COUNTY</p> <p>LONG BEACH EQUITIES, INC.</p>
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# PLANNING AREA 6E

LAND USE: Open Space

ACREAGE: 4.5

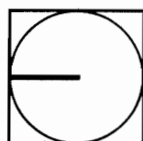
TARGET USE: Open Space



KEY MAP

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planning & grading design

**WEBB**  
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ENGINEERING CONSULTANTS



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