
Section 10b. Planning Area 2: Business Park/Golf Course/Lodging

a. Descriptive Summary

Planning Area 2, as depicted in Exhibit No. 14, provides for the development of 443 acres with industrial and business park uses, lodging uses, and a golf course (minimum of 27 holes) as the primary land uses. Secondary land uses such as highway service commercial uses are also permitted within this planning area.

b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance.

c. Planning Standards

Development proposals shall comply with the following standards:

- 1) Layout of buildings, parking, and landscaping shall consider access constraints on Varner Road, and the viewshed from I-10.
- 2) Service commercial uses shall be located generally in the vicinity of the Cook Street interchange, adjacent to Varner Road. However, such uses may be permitted where compatible with adjacent uses.
- 3) The retention basins shall be landscaped consistent with the below listed landscaping guidelines.
- 4) Solid waste disposal containers shall be screened from view, as shown in Exhibit 23, and shall be covered at all times to avoid exposure to rodents and birds.

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- 5) Roof-mounted equipment shall be screened from view, and shall substantially comply with the screening requirements as shown on Exhibit No. 24.
 - 5) Development within Planning Area 2 shall comply with the architectural guidelines, as shown on Exhibit Nos. 19 through 22.
 - 6) Development within Planning Area 2 shall comply with the following Landscaping and Irrigation requirements:
 - a. Site landscaping shall comply with the requirements set forth in Section 18.12 and Article XIXf (Water-Efficient Landscape Requirements) of Riverside County Ordinance No. 348, and shall substantially conform to this Specific Plan's Design Guidelines.
 - b. Varner Road frontage shall be landscaped in conformance with the requirements as shown on Exhibit No. 16.
 - c. Interior road frontages shall be landscaped in conformance with the requirements as shown on Exhibit No. 16.
 - d. Lot landscaping adjacent to the golf course shall blend into the golf course landscaping.
 - 7) All signage shall comply with the requirements as set forth in Riverside County Ordinance No. 348, and the following guidelines (Exhibit No. 14):
 - a. A primary monument sign may be located at the golf course "window" on Varner Road, approximately half-way between the interchange and the east end of the specific plan site.

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- b. Secondary monument signs may be placed near the east and west end of the specific plan site.
 - c. A monument sign or similar structure may be placed at the clubhouse road entry.
 - d. Smaller monument signs may be placed at various internal intersections within the development.
- 8) The following design standards shall apply to all lots backing onto the golf course:
- a. Truck parking, loading docks, or storage shall not be permitted on the sides of the buildings that back onto the golf course.
 - b. "People spaces" shall be encouraged within the portion of lots backing on to the golf course.
- 10) If fencing is proposed between the lots and golf course it shall be wrought iron, with concrete or slump stone pilasters or similar treatment as necessary. Said fencing shall have a maximum height of five (5) feet. No barbed wire or wood fences shall be permitted; except barbed wire will be allowed along the northerly specific plan boundary, and where it is required to allow the unimpeded flow of flood waters.
- 11) Golf course lighting shall be restricted as follows: Practice range lighting shall be directed downward and to the west, away from the Coachella Valley Preserve.
- 12) All development adjacent to the Coachella Valley Preserve shall comply with the Special Project-Preserve

Interface Parameters set forth in Section 12 of this Specific Plan.

North Star Commerce Center

PLANNING AREA TWO



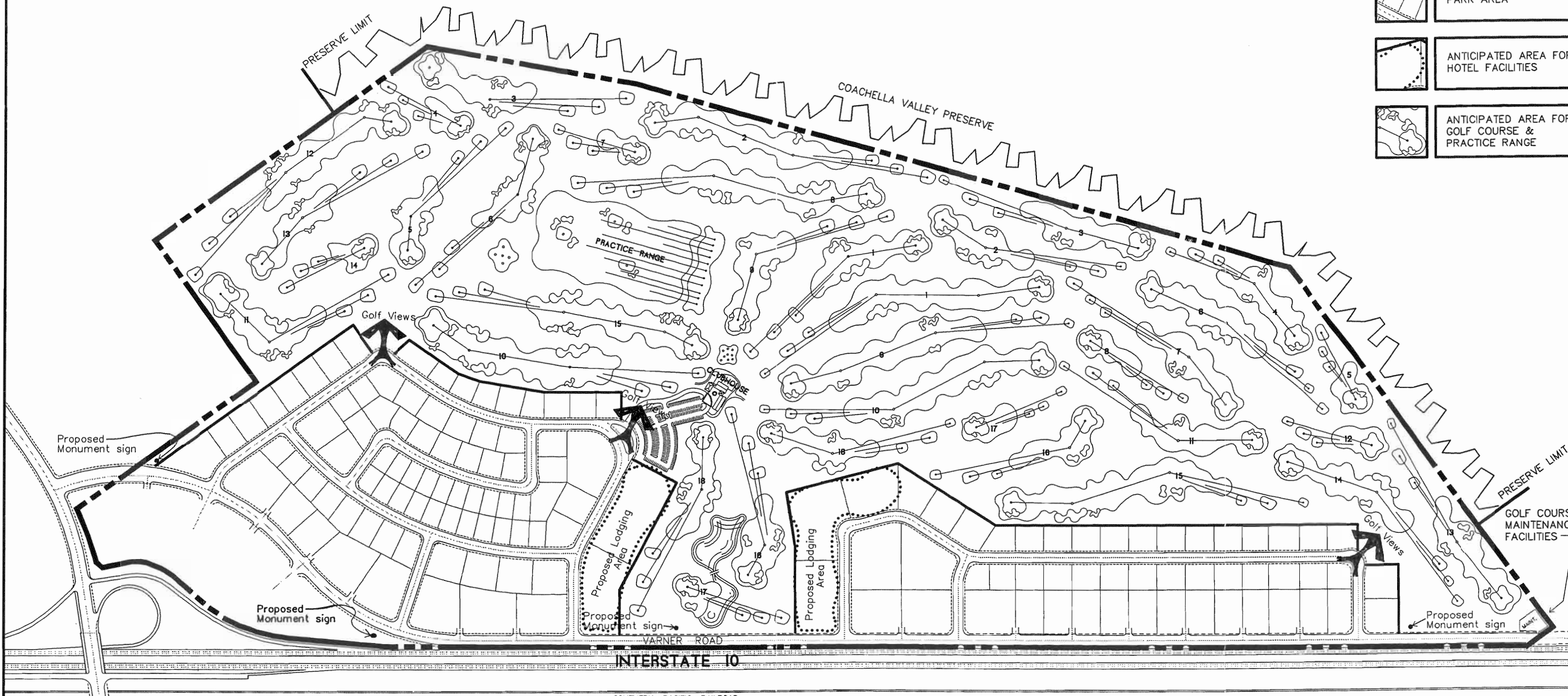
ANTICIPATED BUSINESS
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ANTICIPATED AREA FOR
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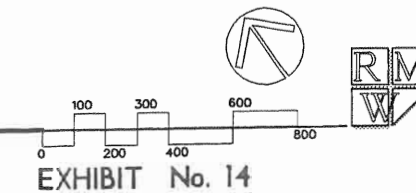
ANTICIPATED AREA FOR
GOLF COURSE &
PRACTICE RANGE



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PLANNING AREA TWO