
Section 2. Plan of Development and Project-wide Standards

Land Use Plan

From a marketing perspective and to sustain the desirability of the project over the long term, it is important to provide a wide range of permitted land uses, and flexibility in the siting of such uses. The specific plan text and the associated zoning provisions are written with that goal in mind. The North Star Commerce Center Specific Plan contains just two Planning Areas but four land use categories: business park, service commercial, golf course, and lodging. Land uses are not allocated a definitive acreage. Rather, design and locational parameters are established for each use category.

The following is a brief account of each element of the land use plan. For a more in-depth description refer to Section 10.

Business Park Uses: Most "business park" uses will be located in Planning Area 2 (North of Varner Road), but some will occupy Planning Area 1. A variety of light manufacturing, distribution, office and retail uses are envisioned.

Service Commercial Uses: Planning Area 1, south of Varner Road and adjacent to the Cook Street interchange, will be used to provide services to motorists, such as fuel sales, convenience markets, and food services, including fast food. However, due to its size (17 acres) the area can support some retail, and compatible light industrial land uses.

Golf Course: A golf course (including clubhouse and driving range) is planned for the northerly portion of Planning Area 2, between the business park and the Coachella Valley Preserve. The course is expected to be a "daily fee" facility, with a minimum of 27 holes, but with 36 holes anticipated. It will be used as an amenity for the businesses and hotels that may wish to locate within the North Star development and the community at large. The golf course also will be used to convey and retain flood waters, accept on site drainage, and provide a source of fill dirt. The boundaries of the golf course shown on the Land Use and Illustrative Plans are conceptual in nature. The precise configuration will be established when a golf course development plan is prepared and approved.

Lodging Uses: It is anticipated that several hotels and / or motels (including timeshare resorts) will locate within the development. They are anticipated to take advantage of golf course frontage, and the golf course "window" on Varner Road, but it is possible that one or more could be sited in either Planning Area.

The following development standards will apply to the implementation of the Land Use Plan:

Land Use Development Standards

In order to ensure the orderly and sensitive development of the land uses proposed for the North Star Commerce Center and Golf Club Specific Plan, special techniques or mitigations have been created for each Planning Area. These area-specific standards, discussed in detail in Section 10, *Planning Area Development Standards*, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to these specific techniques, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. These general standards are:

1. North Star Commerce Center and Golf Club Specific Plan shall be developed in general conformance with the *Land Use Plan* (Exhibit 6). General permitted uses will include commercial, business park/light industrial, golf course, lodging, open space, and circulation as delineated on the Land Use Plan and in the individual Planning Areas (Exhibits 13 and 14).
2. Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and the North Star Commercial Center and Golf Club Specific Plan Zoning Ordinance and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivision, plot plans and conditional use permits.
3. Standards relating to signage, landscaping, parking and other related design elements will conform to Riverside County Ordinance No. 348 (Land Use Ordinance). When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the land use (zoning) ordinance requirements.
4. All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655.
5. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and State

laws; and shall conform substantially with Specific Plan No. 151, Amendment No. 2 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

6. Except for the Specific Plan Design Guidelines and Specific Plan Zoning adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
7. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the specific plan zone applied to the property, and all other applicable County standards.
8. Flag lots shall not be permitted.
9. An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects.
10. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying the location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle).

11. Common areas identified in the specific plan shall be owned and maintained as follows:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas including those in commercial or business park/light industrial areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, property owner associations shall be established for each portion of the development, where required, and such associations may assume ownership and maintenance responsibility for the common areas.
- b. Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- c. The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time implementing development applications, such as subdivisions, plot plans and/or use permits, are filed.
- d. The maintenance organization shall be established prior to or concurrent with recordation of the first land division, or issuance of any building permit for any approved development permit.

12. The applicant or its successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning this specific plan. The County of Riverside will promptly notify the applicant or its successor of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.
13. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
14. Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs, proper wall insulation and the use of simple heat storage systems.
15. It is anticipated that maintenance associations, if formed, will be established as follows: The master property owners' association shall be charged with the unqualified right to assess their own individual owners

for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners association shall be responsible for private roads, recreational amenities, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

16. Where determined by the County to be necessary, roadways, infrastructure, parks, and common open space areas shall be coordinated by and paid for through an assessment district, community facilities district, or county service area, to facilitate construction, maintenance and management.

17. Prior to the issuance of building permits, improvement plans for developed common open space areas, including landscaping and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Landscaping and irrigation plans shall be certified by a landscape architect.

18. For the security and safety of future users of the facilities constructed within the specific plan, the applicant and/or developer shall incorporate the following design concepts within each individual development proposal:

- a. Circulation for pedestrians, vehicles, and police patrols.
- b. Lighting of streets, walkways, and bikeways.
- c. Visibility of doors and windows from the street and between buildings, where practical.
- d. Fencing heights and materials.

The following crime prevention measures shall also be considered during the individual site and building

layout design, in addition to those above, for the security and safety of future occupants of commercial space:

- a. Addresses which light automatically at night.
- b. Installation of burglar alarms in all commercial buildings.
- c. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.

19. A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.

20. Each planning area shall comply with applicable Riverside County recycling requirements.

21. Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials.

22. The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisors' adoption of the specific plan.

Table 1**Anticipated Land Use**

Planning Area	Land Use	Anticipated Acreage
1	Commercial / Business Park	15
	Retention	1
	Internal Roads	1
2	Business Park / Commercial / Lodging	106
	Golf Course / Retention	308
	Varner Road	7
	Internal Roads	22
TOTAL		460

North Star Commerce Center & Golf Club



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ILLUSTRATIVE SITE PLAN

North Star Enterprises

A CALIFORNIA GENERAL PARTNERSHIP
41-865 BOARDWALK, Ste. 219
PALM DESERT, CA 92211

DATE: 10/10/97
SCALE: 1"=200'
DRAWN: J.C.
CHECKED: J.C.
BY: J.C.


EXHIBIT No. 5

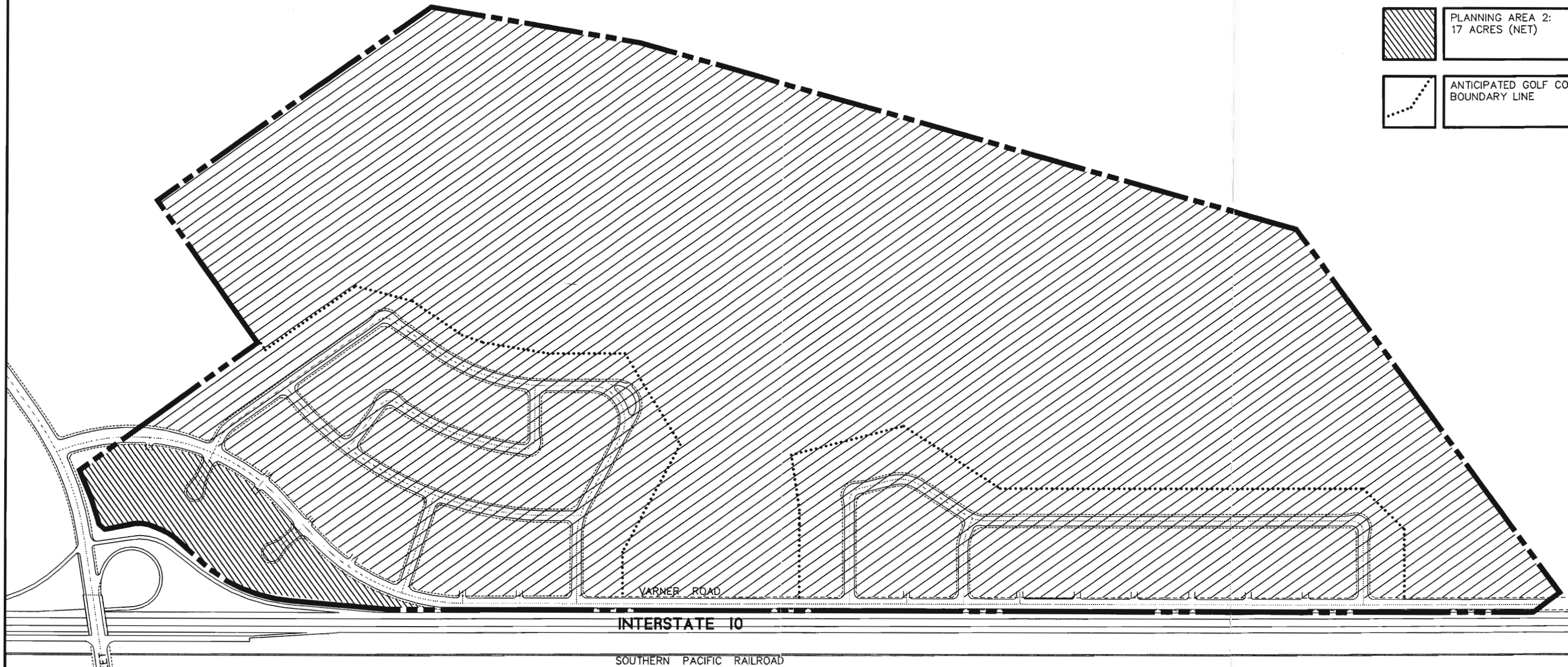
North Star Commerce Center

LAND USE PLAN

 PLANNING AREA 1:
442 ACRES (NET)

 PLANNING AREA 2:
17 ACRES (NET)

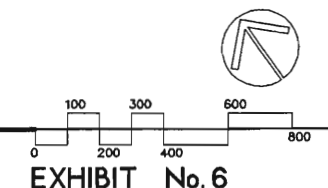
 ANTICIPATED GOLF COURSE
BOUNDARY LINE



DC5.DWG\WSP

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LAND USE PLAN