

B. PLANNING AREA LAND USE, PLANNING STANDARDS AND DESIGN GUIDELINES

Development standards for the NorthStar project site have been established at two levels: (1) standards that universally apply to the overall as set forth in the preceding Section A, and (2) those standards found in this Section that apply specifically to the individual planning areas and further reinforce the overall project standards.

This chapter provides a description of each individual planning area comprising the NorthStar Specific Plan. The description of each planning area will be followed by a list of planning standards and design standards/guidelines anticipated for the particular planning area.

1. Planning Area No. 1: The Classic Course at NorthStar

a. Descriptive Summary

An 18-hole championship golf course was designed by The Palmer Course Design Company (previously entitled under *Specific Plan No. 151 Amendment No. 2, NorthStar Commerce Center and Golf Club*) and will be included as part of the NorthStar project. The golf course currently exists, as depicted in **Figure IV-38**. The golf course introduces a large active open space component to the site and occupies approximately 240 acres. The golf course will provide recreational opportunities for resort visitors and the general public. It will have international notoriety in that it will be one of the courses which will host the Bob Hope Classic.

The golfer will be presented with drama, beauty and a unique and varied playing environment providing a lush oasis in the midst of a dry desert. Extensive vegetation and broad green valleys will provide color, character and visual interest to the course. The Championship course will be unlike any other in the Coachella Valley, utilizing a landscape palette with pine and olive trees instead of Palm/Date trees.

The design incorporates dramatic and exciting elevation changes, providing golfers a variety of challenges and shot values. Numerous cascading water features (including a three-sided waterfall) will provide beauty while offering challenge. Designed as a course to handle tour events and tournaments, the course will measure long from the championship tees (7,500 yards) and will offer numerous options for the tour golfer to lower his score with risk/reward options. Hazards and bunkering will be strategically placed to challenge the expert golfer without sacrificing the average golfers ability to play the course.

b. Planning Standards

The Golf Course was previously approved on February 1st, 2005 (See Plot Plan 19242). For planning standards (such as setbacks and building heights), refer to the Development Standards **Table IV-5** and the Specific Plan Zoning Ordinance, Section III, herein. Additional documentation regarding planning standards can be acquired at the County of Riverside Planning Department.

c. Design Standards/Guidelines

Approval of the Golf Course design was finalized on February 1st, 2005 (See Plot Plan 19242). Documentation Regarding Design Standards/Guidelines can be acquired at the County of Riverside Planning Department. Minor modifications to the current Plot Plan can be approved by the County Planning Director provided that they are consistent with the Specific Plan.

d. Permitted Uses (PA 1)

a. The following uses are permitted provided a plot plan has been approved pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No 348:

(1) Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.

(2) Lakes, including noncommercial fishing therefrom.

(3) Parking lots, only for above-listed permitted uses, pursuant to the provisions of Section 18.12 of the Riverside County Zoning Ordinance, No. 348, except that not less than five percent of the interior of such parking lots shall have distributed landscaping in addition to the landscaping requirements of Section 18.12 of the Riverside County Zoning Ordinance, No. 348.

(4) Water wells and appurtenant facilities.

(5) On-site identification signs, maximum size - ten square feet.



*CONCEPTUAL RENDERING

PLANNING AREA NO. 1 - GOLF COURSE



NORTHSTAR
40421.03.000 SPECIFIC PLAN

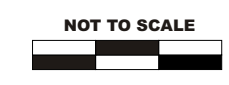


Figure IV-38