

outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.

d) Accessory uses shall be conducted wholly within a completely enclosed building.

g. Any use that is not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

8. Planning Area No. 8: Industrial Park (Research & Development)

a. Descriptive Summary

The Industrial Park (research and development) is envisioned to be utilized by the high tech business sector for product marketing and development. The Industrial Park is strategically located along Interstate 10, a major transportation corridor which links Los Angeles, California and Phoenix, Arizona, and is an information superhighway containing major fiber optic cable. As shown in **Figure IV-51**, the Industrial Park will be located east of the Mixed-Use Retail Village along the southern boundary of the project site (Varner Road). Access into the Industrial Park will be properly controlled and limited to key locations off of Varner Road.

The Industrial Park will potentially consist of one- to two-story buildings with structures arranged around open spaces containing common pedestrian spines and gathering points. The Industrial Park will be a continuation of the village concept with a fabric of streets and pedestrian corridors that interconnect the buildings.

b. Land Use and Planning Standards

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.

(1) Special treatment buffer areas

- The boundaries between Planning Area No. 8 and the surrounding land uses shall be designed to provide an appropriate buffer between the uses.
- Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.

Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.

Structural – A visual screen created through either construction of an earthen berm or wall/fence and or a combination of both to present visual separation when viewed from on side to the other.



*CONCEPTUAL RENDERING

PLANNING AREA NO. 8 - INDUSTRIAL PARK RESEARCH AND DEVELOPMENT



NORTHSTAR
40421.03.000 SPECIFIC PLAN

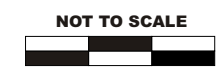


Figure IV-51

2) Parking

- Parking is being proposed principally in parking structures that are shared between Planning Areas. Parking Plans will be submitted during plot plan review and will demonstrate that minimum County Parking requirements are being met. Should parking be provided in adjacent planning areas the plot plans shall clearly show how parking is allocated between planning areas.

(3) Sign program

- A sign program shall be developed and submitted for approval by The County of Riverside Planning Department.

Signage should advertise a place of business or provide directions/information. It should also contribute to the contemporary Mediterranean theme. Design, color, materials and placement are all important in creating signs that are architecturally attractive and integrated into the overall site design.

- Sign color should be compatible with building colors.
- Fewer words make a more effective message. Symbols shall only be utilized if they are easily recognizable.
- Avoid hard to read and overly intricate typefaces. The letter style chosen should be appropriate to the business and the building.
- Signs should be consistent with the proportion and scale of building elements within the façade. The placement of signs provides visual clues to business location and affects the design integrity of the entire building.

(4) Access

As shown on **Figure IV-3** (Conceptual Vehicular Diagram), primary access into the Industrial Park will be obtained from Varner Road via two signalized intersections.

c. Design Standards/Guidelines

(1) Building layout and arrangement

- The building layout and arrangement of the Industrial Park is depicted in **Figure IV-51**.

(2) Service area

- Service areas shall be located on the sides or rear of the buildings they serve.

(3) Screening

- Service areas and external loading areas shall be screened from view by the general public. Screening may be accomplished by the use of walls, fences, trellises, landscaping or a combination of elements.

(4) Landscaping

(a) Coverage

- The sum of landscaped areas shall be no less than 10% of the total planning area.

(b) Plant selection list

- All landscaped areas within the Industrial Park (research and development) shall be planted with plant materials chosen from Landscape Zone 8 of the appropriate plant palette contained in **Table IV-2** and **Figures IV-8** thru **IV-10** of this Specific Plan. All plant material should be chosen from this list or as approved by County Planning Staff. Smooth transitions from landscaped common areas to adjoining properties are encouraged.

(c) Planting guidelines

- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees.
- Location of landscaping shall be in accordance with applicable County Ordinances.
- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.
- Large planters may be incorporated into seating areas. Such planters should be open to the earth below and should incorporate permanent irrigation systems.

(d) Special treatments

- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
- Boxed and container plants in decorative ceramic, terra cotta, wood, or stucco planters should be used to enhance street frontages, plazas and courtyards.

(5) Architectural Features

- (a) Basic theme
- The design guidelines reflect the Mediterranean design theme and pedestrian-oriented character of the area and are intended to promote high standards in site planning, architectural design and landscaping.
- (b) Building form, mass elevations
- The conceptual shape and configuration of the Industrial Park is depicted in **Figure IV-51**.
 - The elevations of the buildings within Planning Area No. 8 will be completed prior to the plot plan submittal process.
- (c) Shade and shadow
- The natural and built environment shall be utilized to create shade at specified locations throughout the planning area.
- Natural – Vegetation (including trees, shrubs, vines and ground covers) will be considered an essential part of shade planning and site design. People intuitively associate trees with shade when seeking relief from the heat of the sun. High priority will be placed on the strategic use of trees and planting to provide shaded areas.
- Built – Built shade systems will include either stand-alone structures, or systems which are incorporated into the building design and/or other facilities.
- (d) Building relief
- Variations of wall planes, fenestration and materials are required to create strong visual interest and must be an integral part of building design. Complimentary or contrasting architectural details should provide relief and shadow to bring further richness and interest to façades.
- (e) Offsets
- Offset accent elements from primary wall planes and utilize contrasting materials/textures for visual richness.
- (f) Eaves and Fascias
- The fascias around the eaves shall have detailed molding that accentuates the fenestration overhangs and/or entrances.
- (g) Materials

- Exterior building materials should complement the materials used on adjacent buildings. The following materials are considered appropriate for buildings within the Industrial Park: stucco, smooth block, granite, marble.
 - Accent materials should be used to highlight building features and provide visual interest. Accent materials may include any of the following: wood, glass, glass block, tile, brick, concrete, stone, copper, cloth awnings, painted metal, and wrought iron.
 - The appropriateness of any given color for a particular building depends on a number of factors, including architectural style, building material, building features and details, building size, building orientation, building context, and climatic considerations.
 - Light desert earth tones are encouraged. Soft tones ranging from white to light pastels are preferred. Neutral colors such as off-white, beige and sand are also acceptable.
 - Finish material with “natural” colors such as brick, stone, and copper, should be used where practicable.
 - The colors and materials on adjacent structures should be varied to establish a separate identity for buildings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the Industrial Park. Color sample boards shall be submitted as a part of the application and review process.
- (h) Roof forms and materials
- Roof materials most indicative of Mediterranean architecture such as clay shingle tile, concrete shingle tile, Mission tile and other tile-like designs are encouraged. Other acceptable roof materials include copper and painted metal.
 - The visible portion of sloped roofs should be sheathed with a roofing material complimentary to the architectural style of the building and other surrounding buildings.
 - Roof-mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Mechanical equipment should not be visible from any angle or any height outside of the building.
 - Chimneys, rain gutters, downspouts, vents and other roof protrusions should be finished to complement or accent the adjacent materials and colors.
 - Rooftops should be designed to be visually attractive when viewed from adjacent buildings.

- (i) Spaces - verandas, patios, courtyards
 - Courtyards, gardens and fountains are encouraged. Landscaping within courtyards should include a balance of hardscape and landscape materials.
 - Visual focal points such as fountains or public art should be provided within plaza/courtyard areas.
- (j) Fencing and walls
 - Walls and fences should be designed as an integral architectural component of the building with which they are associated and should be compatible with the natural environment in color and texture. Walls may consist of stucco, stone, wood or brick and may be used to provide private outdoor spaces or as a device to screen private landscaping, cars and service areas from public view.
 - Walls may be enhanced with decorative inset tiles, wrought iron fencing, high ornate iron entry gates, or low planters incorporated into the base of the wall.
- (k) Accessory
 - Accessory Structures should be designed so that they are consistent with the architectural style of the primary structure and compatible with the residential character of the neighborhood.
- (l) Outside furnishing
 - The design and selection of outside furnishings shall include considerations for the security, safety, comfort and convenience of the user, including the handicapped.
 - Outside furnishings shall be conservative in use of sidewalk space, and maintain a clear width sufficient to accommodate pedestrian flows.
 - All outside furnishings shall be constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climatic conditions.
 - The selection, siting and layout of the different elements of outside furnishings shall insure that each article or structure is designed and situated to be in harmony with both the surrounding furnishings and the area as a whole.
- (m) Walkways
 - The Pedestrian Sidewalk within the Industrial Park should be constructed of compatible materials and finishes to provide consistency throughout the planning area. As depicted on **Figure IV-5** (Conceptual Pedestrian Circulation Diagram), the Pedestrian Sidewalk would be designed to provide links to

additional pedestrian circulation routes within the project and connectivity to the entire project site.

d. Permitted Uses (PA 8)

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) Printing and publishing or newspapers, periodicals, books, forms, cards, and similar items.

(2) Binding of books and other publications.

(3) Chemical and Glass Products:

a. Pharmaceutical research and manufacture.

b. Glassblowing, pressing, cutting, and other glassware products.

(4) Metal, Machinery, and Electrical Products:

a. Jewelry manufacture and repair.

b. Manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro -mechanical nature, such as, but not limited to:

1. Metering instruments, equipment and systems.

2. Radar, infrared and ultraviolet equipment and systems.

3. Coils, tubes, semiconductors and similar components.

4. Scientific and mechanical instruments.

5. Data processing equipment and systems.

6. Communication, navigation control, transmission and reception equipment, control transmission and reception equipment, control equipment and systems, guidance equipment and systems.

c. Office and computing machine manufacture, repair, and sales.

d. Control devices and gauges.

(5) Engineering and Scientific Instruments:

a. Manufacture and repair of engineering, scientific, and medical instrumentation including but not limited to:

1. Measuring devices, watches, clocks, and related items.

2. Optical goods.

3. Medical, and dental instruments.

4. Engineering, survey, and drafting instruments.

5. Photographic equipment.

(6) Industrial Uses:

a. Public utility substations and storage buildings.

b. Warehousing and distribution, including mini-warehouses.

c. Communications and microwave installations.

d. Telephone exchanges and switching equipment.

e. Post offices.

f. Fire and police stations.

g. Water and gas company service facilities.

h. Parcel delivery services.

(7) The following service and commercial uses:

a. Banks and financial institutions.

b. Blueprint and duplicating services.

c. Laboratories, film, medical, research, or testing centers.

d. Office equipment sales and service.

e. Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering.

f. Parking lots and parking structures.

g. Restaurants and other eating establishments.

h. Barber and beauty shops.

i. Day care centers.

j. Health and exercise centers.

k. One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.

l. Signs, on-site advertising.

b. The following uses are permitted provided a conditional use permit has been granted pursuant to Section 18.28 of this ordinance:

(1) Heliports.

d. Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

9. Planning Area No. 9: Executive Office

a. *Descriptive Summary*

As illustrated in **Figure IV-52**, the Executive Office Complex will be located north of the Community Commercial parcel (PA-10) at the western end of the project. The office buildings will contain approximately 230,000 square feet of office space and will not exceed three stories in height. The Executive Offices will draw inspiration from the Manor House Estates found just outside the typical Mediterranean village. The office complex will maintain consistency and complement the general architectural theme of the project.

b. *Land Use and Planning Standards*

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.

(1) Special treatment buffer areas

- The boundaries between Planning Area No. 9 and the surrounding land uses shall be designed to provide an appropriate buffer between the uses.

Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.

Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.

Structural – A visual screen created through either construction of an earthen berm or wall/fence and/or a combination of both to present visual separation when viewed from one side to the other.

(2) Parking

The parking provided by the project will meet the County's parking requirements.