

## IV. SPECIFIC PLAN

### A. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS

This chapter of the document (Chapter IV, Section A) presents the NorthStar design philosophy and master development concept, and provides planning standards for application to the overall project. This chapter begins with the land use plan and a brief description of each major land use element is included. In support of the land use plan, associated master plans and standards are then discussed relating to the circulation, landscaping, drainage, water/sewer, phasing, grading, maintenance and special events components.

This portion of the document is augmented by Section B (Chapter IV) which provides a more focused and detailed analysis (descriptive summary) of each individual planning area within the project in terms of planning standards and design standards/guidelines.

#### 1. Conceptual Land Use Plan

##### a) *Project Objectives*

The Land Use Plan has been developed to achieve the following goals: 1) provide a comprehensive land use plan that identifies development scenarios which designate the distribution, location, and extent of land uses; 2) address the land use issues associated with development of the NorthStar Specific Plan in sufficient detail to ensure that the subject site develops in a manner consistent with the intent of the General Plan; protects the public health, safety and general welfare; complements zoning and land uses on adjacent properties and is suitable and appropriate for the subject property; 3) incorporate project design standards which encourage creativity and excellence; 4) develop a mixed-use project with world class residential, commercial, industrial and resort components; and 5) develop a project that ensures the public's health, safety and welfare;

##### b) *Project Description*

The proposed project is intended to facilitate development of the site and implement the County of Riverside General Plan. The land use plan of the proposed project defines the general location of each type of development allowed on the site, and the conceptual site illustration within the various planning areas. The maximum intensity allowed for development of the site is intended to achieve a functional integration of the proposed uses. In addition, the location and designation of development allowed within the different planning areas are intended to create a design concept which will promote a unique identity and prominence for the site.

In order to present the project in a comprehensive manner, the site was divided into 10 areas of development (Planning Areas). This process allowed for a precise discussion of the planning and design approach, taking into consideration constraints on and surrounding each planning area. Planning Areas are discussed in detail in Section B (Land Use Planning and Design Standards by Planning Area) of this chapter.

The land use descriptions which follow are illustrated in **Figure IV-1**, Conceptual land Use Plan and **Figure IV-2**, Conceptual Master Plan while **Table IV-1**, Land Use Summary, shows the various land use designations, acreages, and number of dwelling units as appropriate. The proposed project includes the following land uses:

| TABLE IV-1<br>LAND USE SUMMARY<br>NORTHSTAR |   |                         |               |                           |  |
|---|---|-------------------------|---------------|---------------------------|--|
| PLANNING<br>AREA                            | LAND USE<br>DESCRIPTION                     | LAND<br>AREA<br>(ACRES) | D.U.<br>/ACRE | DWELLING<br>UNIT<br>TOTAL | MAXIMUM<br>FLOOR AREA  |
| 1   | 18-hole Golf Course                         | 240.00                  | N/A           | N/A                       | N/A  |
| 2   | Golf Clubhouse                              | 5.90                    | N/A           | N/A                       | 81,000   |
| 3   | Golf View Hotel                             | 17.60                   | N/A           | N/A                       | 350 (key),<br>25,000 square<br>foot spa, 32,000<br>square feet of<br>meeting rooms |
| 4   | Golf View Villas                            | 7.30                    | 7.4           | 54                        | N/A  |
| 5   | Resort Timeshare Units                      | 9.95                    | 21.7          | 216                       | N/A  |
| 6   | Golf View Condominiums                      | 33.20                   | 16.6          | 550                       | N/A  |
| 7   | Mixed Use Retail Village                    | 36.20                   | N/A *         | 150                       | 400,000  |
| 8   | Industrial Park<br>(Research & Development) | 69.60                   | N/A           | N/A                       | 1,200,000  |
| 9   | Executive Office                            | 16.0                    | N/A           | N/A                       | 230,000  |
| 10  | Community Commercial                        | 20.0                    | N/A           | N/A                       | 100,000  |
| <b>TOTAL</b>                                | N/A   | <b>455.75</b>           | <b>N/A</b>    | <b>970</b>                | <b>2,068,000 and<br/>350 Key Hotel</b>   |

\* Due to the integration of residential uses into this mixed use planning area, a density per acre is not applicable.

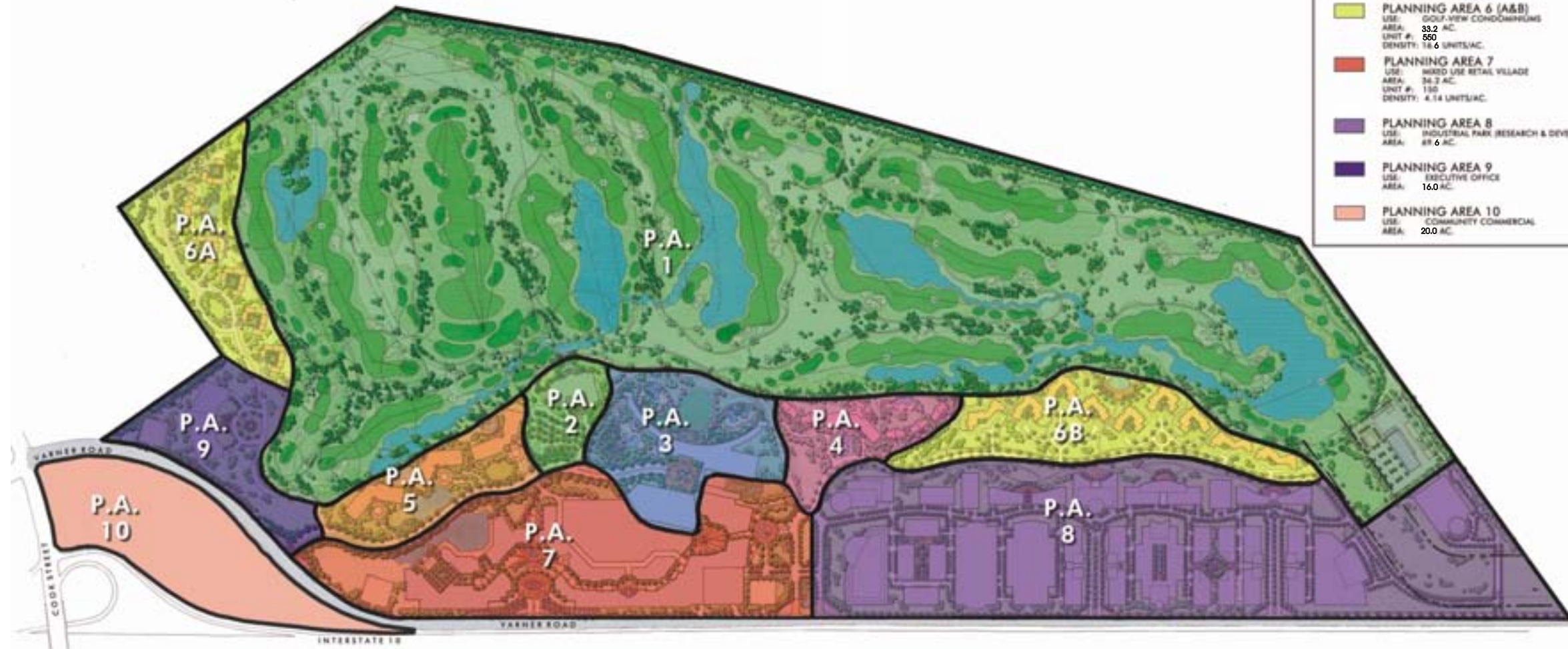
**c) Project Wide Development Standards**

Project-wide development standards shall be applied to ensure overall design coordination of the various planning areas within the NorthStar Specific Plan. The standards outlined below serve to ensure the orderly development of the land use plan on a community wide basis. The discussion following in Section B (Chapter IV) provides a detailed discussion of standards that apply specifically to each of the individual planning areas.

- 1) The NorthStar Resort will develop with a maximum of 970 dwelling units; 500,000 square feet of commercial retail space (Mixed Use Retail Village and Community Commercial); 18 holes of golf with 81,000 square foot clubhouse, golf practice facilities; a 350-key resort hotel with 25,000 square feet of spa area and 20,000 square feet of meeting rooms; 230,000 square feet of executive office space; and 1,200,000 square feet of research and development space within the industrial park.
- 2) Land uses and development standards will be in accordance with the County of Riverside development codes except as specifically modified by this Specific Plan.
- 3) All development within the project site boundaries will be consistent with this Specific Plan and subsequent amendments on file with the County of Riverside Planning Department.



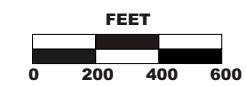
| LAND USE SUMMARY |   |
|------------------|---|
|                  | <b>PLANNING AREA 1</b><br>USE: CHAMPIONSHIP GOLF COURSE<br>AREA: 240 AC.  |
|                  | <b>PLANNING AREA 2</b><br>USE: GOLF CLUBHOUSE FACILITIES<br>AREA: 5.9 AC.   |
|                  | <b>PLANNING AREA 3</b><br>USE: DELUXE GOLF-VIEW HOTEL<br>AREA: 17.4 AC.   |
|                  | <b>PLANNING AREA 4</b><br>USE: RESORT GOLF-VIEW VILLAS<br>AREA: 7.3 AC.<br>UNIT #: 34<br>DENSITY: 7.4 UNITS/AC.             |
|                  | <b>PLANNING AREA 5</b><br>USE: RESORT TIMESHAKE UNITS<br>AREA: 9.95 AC.<br>UNIT #: 314<br>DENSITY: 31.7 UNITS/AC.           |
|                  | <b>PLANNING AREA 6 (A&amp;B)</b><br>USE: GOLF-VIEW CONDOMINIUMS<br>AREA: 33.2 AC.<br>UNIT #: 560<br>DENSITY: 16.6 UNITS/AC. |
|                  | <b>PLANNING AREA 7</b><br>USE: MIXED USE RETAIL VILLAGE<br>AREA: 34.7 AC.<br>UNIT #: 150<br>DENSITY: 4.34 UNITS/AC.         |
|                  | <b>PLANNING AREA 8</b><br>USE: INDUSTRIAL PARK (RESEARCH & DEVELOPMENT)<br>AREA: 89.6 AC.                                   |
|                  | <b>PLANNING AREA 9</b><br>USE: EXECUTIVE OFFICE<br>AREA: 16.0 AC.   |
|                  | <b>PLANNING AREA 10</b><br>USE: COMMUNITY COMMERCIAL<br>AREA: 20.0 AC.  |



# CONCEPTUAL LAND USE PLAN



NORTHSTAR  
40421.03.000 SPECIFIC PLAN



**Figure IV-1**



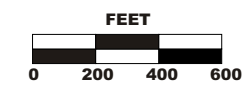
**KEY TO THE PLAN**

1. RESORT ENTRY GATEWAY
2. RESORT ENTRY DRIVE AND GARDENS
3. RESORT HOTEL
4. HOTEL POOLS AND GARDENS
5. HOTEL PARKING STRUCTURE
6. RESORT SPA
7. SPA POOL, SUNDECK, AND TREATMENT GARDENS
8. GRAND ESTATE VILLA
9. GOLF VILLAS
10. GOLF CLUBHOUSE
11. PRACTICE PUTTING GREENS
12. TEACHING AND PRACTICE DRIVING RANGE
13. FINISHING HOLES VIEWING STANDS AND SKYBOXES
14. TOURNAMENT ENTRY AREA FROM OFF-SITE PARKING
15. LUXURY GOLF-VIEW CONDOMINIUMS
16. CONDOMINIUM POOL AREA
17. OFFICE
18. RETAIL VILLAGE AUTOMOBILE ENTRY PLAZA
19. RETAIL VILLAGE SHOPPING PROMENADE
20. VILLAGE GRAND PLAZA
21. TIMESHARE
22. HOTEL MEETING ROOMS AND BREAK-OUT COURTYARD
23. CEREMONIAL ENTRY
24. RESEARCH & DEVELOPMENT PARK
25. SHARED FACILITY
26. GOLF MAINTENANCE FACILITY
27. DRAINAGE SWALE

**CONCEPTUAL MASTER PLAN**



NORTHSTAR  
40421.03.000 SPECIFIC PLAN



**Figure IV-2**

- 4) Prior to the issuance of a building permit for any land use associated with the NorthStar project, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent sections of this Specific Plan have been satisfied.
- 5) Lots created pursuant to this Specific Plan shall be in conformance with the development regulations contained in Chapter IV.
- 6) Mitigation measures for environmental resources shall be implemented as identified in the certified Environmental Impact Report Mitigation Monitoring Program.
- 7) Development area boundaries shall follow the land use plan. Minor adjustments to these boundaries resulting from final road alignments, site specific development plans and/or technical or engineering refinements will not require a Specific Plan Amendment.
- 8) For the security and safety of future guests and residents, the applicant and/or developer shall incorporate the following design concepts within each individual development proposal:
  - a. Adequate circulation for pedestrians, vehicles, police patrols and other emergency vehicles.
  - b. Lighting of streets, walkways and bikeways.
  - c. Appropriate fencing including location, height and materials.
- 9) As final design occurs, planning areas may be built out at less than the density allocated, creating a remainder of un-built dwelling units. The developer may, subject to the approval of the Planning Director, draw upon the accumulated pool of residual dwelling units for use in other residential planning areas.
- 10) The Planning Director shall have both the authority to determine substantial conformance with the provisions of this Specific Plan and the authority to allow changes of 10% or less.
- 11) Unless modified by the NorthStar Specific Plan, development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460; and shall conform substantially to the adopted Specific Plan as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 12) Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Riverside County Planning Department and approved prior to issuance of any building permits.
- 13) The project proponent will work with the County and others to explore the possibility of providing affordable housing.