

II. SUMMARY

A. PROJECT SUMMARY

1. Project Site Location

The site of the proposed project is located in the Western Coachella Valley within an unincorporated portion of Riverside County. **Figure II-1** depicts the location of NorthStar in a regional context. **Figure II-2** depicts the exterior boundary of the project site, displays the general on and off-site topography and presents the location of the proposed project in relation to key elements of the surrounding street system. As shown, the project site is located north of Interstate 10 and east of the Cook Street Interchange. Access into the site is provided via Varner Road which is situated parallel to the southern boundary of the project site.

2. Project Site Boundaries and Surrounding Land Uses

The 455.75 acre project site incorporates portions of Sections 27, 34 and 35 of Township 4 South, Range 6 East, San Bernardino Base and Meridian. The assessors parcel numbers comprising the site include 653-300-048; 653-410-041, 042, 043, 045, 046; 653-420-026, 027, 028; 653-430-007; and 653-440-023, 025, 026.

Figure II-3 (Plan View and Oblique Aerial of the Project Site) displays the current distribution of land uses within the project site boundaries and around the project vicinity. As shown, a majority of the site has been mass graded¹.

Surrounding land uses include the Coachella Valley Preserve (*which is situated within the Open Space – Conservation Habitat land use designation in the Riverside County General Plan and will remain in a vacant/natural state*) to both the east and northeast, Cook Street to the west and Varner Road to the south. Interstate 10 (a 140-foot wide six lane major arterial with special Caltrans right-of-way requirements) is located immediately south of Varner Road. The City of Palm Desert, the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across Interstate 10, further south of the project site.

3. Project Site History

- 1981** The County of Riverside approved the “Oasis” project (Specific Plan No. 151). The project was a mixed-use residential (1522 mobile home lots) and commercial development (12 acres) that included a 27-hole golf course and maintenance facility
- 1988** A name change occurred and the “NorthStar” Specific Plan was amended to facilitate a similar mixed-use concept as the “Oasis”, but modified to include single-family detached residential dwellings instead of mobile homes. The commercial area was also changed to accommodate a business park.
- 1989** A land trade with the U.S. Fish and Wildlife Service was completed realigning the property line between the site and the Coachella Valley Preserve to the north. The

¹ It should also be noted that the golf course is scheduled to be open for play in late 2005, early 2006.

transaction served, in part, to meet the project's biological resource mitigation and fee requirements.

- 1998** The County of Riverside approved a 2nd amendment to Specific Plan No. 151, referred to as the "NorthStar Commerce Center and Golf Club". The mixed-use development concept remained, but the plan was modified to include additional business park, commercial and recreational oriented land uses. Amendment No. 2 also resulted in the elimination of all permanent dwelling units.
- 2003** The County of Riverside approved a mass grading permit (BGR 03-197), consistent with Specific Plan 151 Amendment No. 2 and on the environmental clearances associated with the action.
- 2005** The County of Riverside approved a Golf Course Plot Plan (PP19242), consistent with prior approvals associated with Specific Plan No. 151 Amendment No. 2.
- 2005** The County of Riverside approved two additional Plot Plans (PP19740 and PP 20512) which allowed for the construction of an 81,000 square foot golf clubhouse, and two comfort stations. Each plot plan is consistent with Specific Plan No. 151 Amendment No. 2.

Concurrent with Amendment No. 2 and subsequent plot plans was the approval of several related discretionary actions. Most of those actions (in one way or another) brought the project into conformity and consistency with relevant documents related to law, land use and policy. Among the related approvals were Comprehensive General Plan Amendment No. 443, Zone Change No. 6346, and associated plot plans (19242, 20512, 19740).

4. Project Description

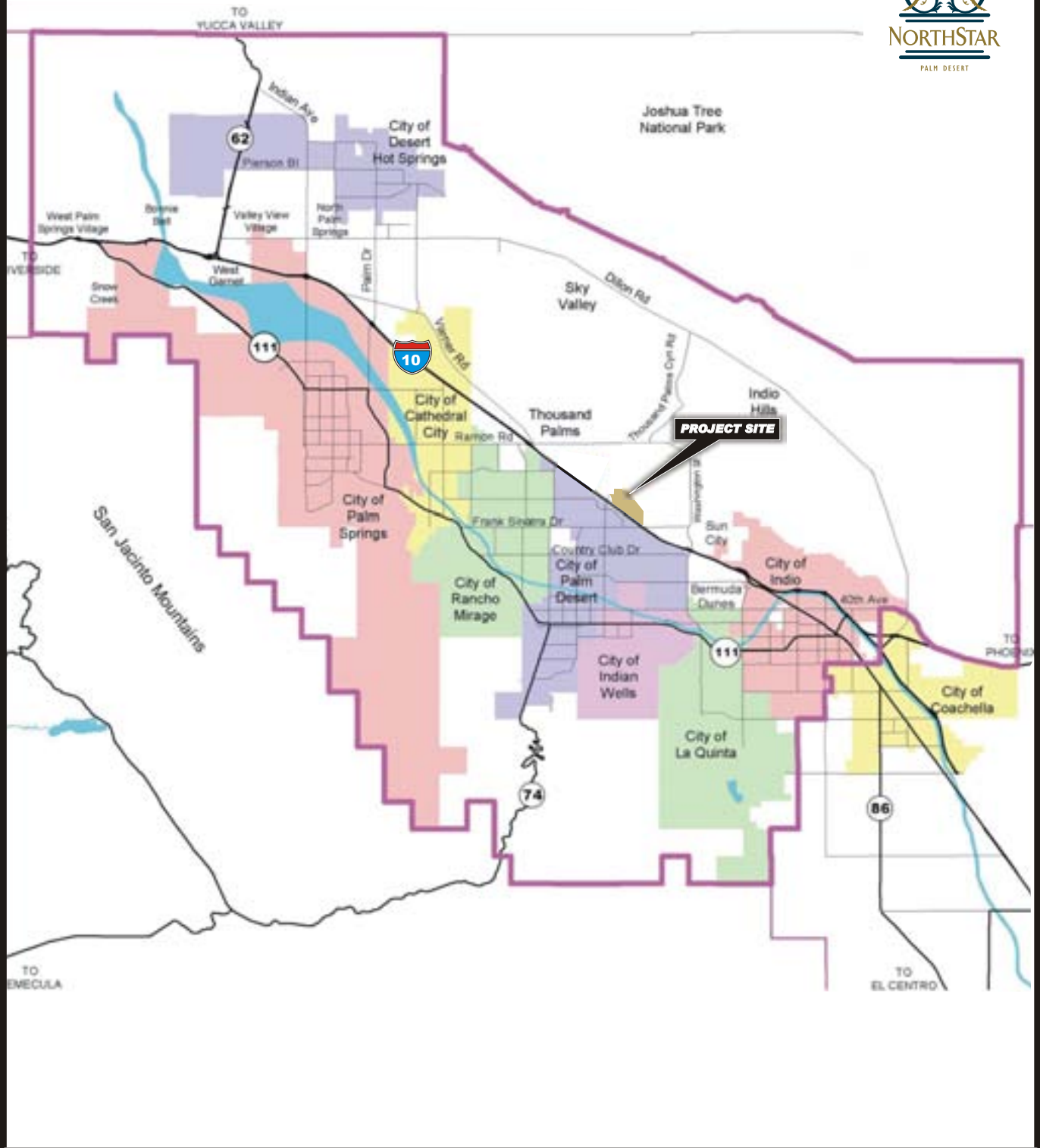
The "NorthStar" Specific Plan No. 343 is the 4th iteration and redesign of Specific Plan No. 151². The Specific Plan reflects current and projected market conditions, facilitates a greater diversity of land uses and enables the integration of land use types into a cohesive "upscale" mixed use community. The NorthStar project proposes 455.75 gross acres of multi-phased development with a unique blend of the following land uses:

- 18-hole Golf Course
- Golf Clubhouse
- Golf View Hotel
- Golf View Villas
- Resort Timeshare Units
- Golf View Condominiums
- Mixed Use Retail Village
- Industrial Park (Research & Development)
- Executive Office
- Community Commercial

Table II-1 provides a statistical summary of the aforementioned land uses within the proposed NorthStar Specific Plan. See **Figure IV-1** for land uses and **Figure IV-2** for a conceptual illustration.

² *The previous and second amendment to Specific Plan No. 151 is the "North Star Commerce Center and Golf Club."*

TABLE II-1 SUMMARY OF LAND USES NORTHSTAR					
PLANNING AREA	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /ACRE	DWELLING UNIT TOTAL	MAXIMUM 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 (rooms), 25,000 square foot spa, 32,000 square feet 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 (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
TOTAL	N/A	455.75	N/A	970	2,068,000 and 350 Key Hotel



REGIONAL LOCATION MAP





PROJECT VICINITY LOCATION MAP



NORTHSTAR
40421.03.000 SPECIFIC PLAN

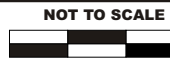


Figure II-2



PLAN VIEW AND OBLIQUE AERIAL OF THE PROJECT SITE



NORTHSTAR
40421.03.000 SPECIFIC PLAN



Figure II-3