

# I. SUMMARY

## Townsite Specific Plan

The proposed Townsite Specific Plan No. 306 and associated General Plan Amendment No. 405, Change of Zone No. 6253, and Subdivision Tentative Tract Map No. 28217 will provide for the continued use and repopulation of the existing developed area of the Townsite.

A Specific Plan was prepared for the Townsite that identifies the existing residential and nonresidential (including correctional facility) land uses and circulation patterns and provides planning standards consistent with the substantial infrastructure already located within the Townsite area. The Townsite Specific Plan provides for improvements to the currently unoccupied housing stock similar to the improvements made by Kaiser to the existing occupied homes. Where possible, and if required to meet housing demands, vacant pads and foundations located within the Townsite will be infilled with equivalent housing. One small area would allow for the construction of new attached residential housing if warranted by housing demand. Planning standards will reflect and conform to existing development. The Specific Plan states that Kaiser maintains ownership of the Townsite and currently responsible for and will maintain responsibility for many public improvements.

## Townsite Planning Areas

The Townsite Specific Plan will be composed of 12 Planning Areas, as discussed below and shown on the Land Use Plan ( Figure III-4) located in Section III.B.1.

**Townsite Planning Area 1.** This area is approximately 13.0 acres and contains the Eagle Mountain Correctional Facility (a privately operated, government correctional facility) operated by Management and Training Corporation (MTC) under Public Use Permit No. 585, Revised Permit #2, on property leased from Kaiser. This area will be designated for commercial/manufacturing uses consistent with future uses of this area in the event the correctional facility ceases operations.

**Townsite Planning Area 2.** This area is approximately 13.0 acres and currently contains Kaiser's Administrative Office, a commercial building, a fire station and one vacant structure. This area will also be designated for commercial/manufacturing uses, may include community correctional facilities by approval of a public use permit, and will also include landscaped parkways.

**Townsite Planning Area 3.** This area comprises approximately 27.8 acres. It was previously the site of Recreational Vehicle/Mobile Home Park. This area will be designated as an outdoor storage area, but may include community correctional facilities by approval of a public use permit.

**Townsite Planning Area 4.** This area is approximately 9.1 acres and contains the proposed site of the expansion of the community correctional facility (a privately operated, government correctional facility) that will occupy the former Elementary School site and theater building. This area will be designated for commercial/manufacturing uses consistent with future uses of this area if the proposed expansion of the correctional facility is not approved or operations cease after approval.

**Townsite Planning Area 5.** This area is approximately 7.8 acres and contains a large community building. Provision will be made for the continued use of this building for community activities or for commercial/manufacturing uses. The remaining portion of the planning area will be used as commercial/manufacturing land uses. A pocket park is also allowed in this planning area.

**Townsite Planning Area 6.** This area is approximately 4.7 acres and currently contains two single-family residences and 13 residential pads/foundations. This could result in 15 single-family dwellings. If housing requirements exceed available units, the option of developing this area with approximately 37 multiple dwelling units is also allowed. If this area is developed with multiple dwelling units, the two existing single-family residences will be relocated to vacant pads/foundations within the Townsite.

**Townsite Planning Area 7.** This area is approximately 4.2 acres and is currently occupied by a community/church building. Provision will be made for this structure and site to be used as a community park and recreation facility with shared religious services in the community building.

**Townsite Planning Area 8.** This area is approximately 11.4 acres. Provision will be made for commercial uses and landscaped parkways within this planning area. Approximately 4.7 acres in this planning area will be available for commercial development.

**Townsite Planning Area 9.** This area is approximately 29.1 acres and currently contains 29 existing, seven partially constructed dwelling units, and a community park. In addition, there are 24 residential pads/foundations upon which single-family dwellings can be reconstructed. This will result in a total of 60 single-family dwellings at a density of 2.1 dwelling units per acre. Internal open space and additional recreational areas will also be provided.

**Townsite Planning Area 10.** This area is approximately 91.0 acres and currently contains 316 existing and seven partially constructed dwelling units. In addition, there are 12 pads/foundations upon which single-family dwellings can be reconstructed, resulting in a total of 335 single-family dwellings at a density of 3.6 dwelling units per acre. Internal open space and recreational areas will also be provided.

**Townsite Planning Area 11.** This area is approximately 35.7 acres and currently contains the Eagle Mountain Wastewater Treatment Facility that lies within the patented lands owned by Kaiser. The remaining parts of the facility are on unpatented mill-site claims that will be transferred to Kaiser in the land exchange with the Bureau of Land Management (BLM). Provision will be made to continue this use.

**Townsite Planning Area 12.** This area is approximately 181.7 acres. This planning area historically contained recreational uses including a baseball field and has generally remained open space. It is currently bisected by access roads, utility lines, and the Eagle Mountain Railroad. This area is largely undeveloped and will be designated as open space/recreational.

#### **Townsite Infrastructure and Utilities**

As described in detail in Section III, the Townsite is currently improved with urban infrastructure (e.g., water, wastewater, electricity, and telephone) that Kaiser manages and maintains. The Specific Plan describes this infrastructure in relation to its ability to serve the existing and proposed land uses in the Townsite. Fire and police services are provided by the County of Riverside.

With respect to circulation, the streets, which are paved and have rolled concrete curb and gutter, will provide for the following levels-of-access:

- Primary Commercial Access: Kaiser Road
- Primary Residential Access: Yucca Drive, Sage-Palm Drive
- Neighborhood Streets: Other local residential streets/drives

Minimum access roads are provided for maintenance purposes to drainage channels, culverts and utility structures. All "dead-end" streets exist with "cul-de-sac" turn around to accommodate fire and emergency vehicles. Signing and striping of streets is provided, with no signalized intersections required. Community hiking trails will be constructed within Planning Area 12 (Open Space/Recreation).

A fully developed system for the supply, storage, and underground distribution of domestic (nonpotable) and irrigation water is in place as is an underground wastewater collection system and treatment facility.

Several drainages are currently established at the Townsite. These include the Kaiser Road drainage which is an earthen channel/wash north of and parallel to Kaiser Road. Storm flows are collected from north of the Townsite and conveyed along the northern perimeter in an east-southeast flow into the desert east of the project boundary. The second drainage is a semi-natural wash which bisects the project area along the southwest edge of existing residential development. This corridor accepts drainage from a culvert west of the Townsite and via the street network and generally follows the railroad embankment and eventually flows across Eagle Mountain Road and disperses past the wastewater treatment ponds. Other drainages include southern sheet flow in the open space areas of the Townsite and a southerly drainage area which includes the eastern portion of the Townsite and part of the adjacent school property.

The drainage plan is designed to protect all structures from storm runoff, to continue using existing drainage facilities, to provide all-weather access, to accommodate additional flows from the landfill, and to convey drainage without substantially altering flow volumes to downstream drainage areas. A diagram and detailed description of the drainage plan is contained in Section III.B.3 of the Specific Plan.