

**2. PLANNING AREA 2**

**a. Descriptive Summary**

This site played an important role during the life of Kaiser's mining operation at Eagle Mountain by accommodating Kaiser's administrative offices, a paymaster housed in one of several single family homes along Court Street, and a portion of the mobile home park. Planning Area 2 still houses Kaiser's administrative offices which are headquartered in a one story building at the north end of the planning area. Kaiser has operated at this location continuously since the early 1980s. Across the street from Kaiser's administrative facility stands a commercial building containing a laundromat which provides service to the Eagle Mountain Correctional Facility, a vacant residential building and several residential pads. A fire station operated by The County of Riverside centrally located within the planning area and provides fire protection services to the correctional facility as well as the existing residents and workers at Eagle Mountain.

This planning area is designated for commercial/manufacturing uses. In general, commercial and office uses would occur in the northern portion of the planning area while manufacturing uses would be encouraged in the southern portion. Land uses were selected for this planning area with several goals in mind including: 1) to accommodate existing land uses including continued operation of Kaiser's offices, the fire station, and the laundromat, 2) to provide a transition and buffer between the correctional facility to the west and residential development to the east, 3) to encourage new manufacturers to locate in close proximity to inmate labor programs and 4) to allow a correctional facility uses, similar to those in Planning Area 1, south and west of Highland Drive.

**b. Land Use and Development Standards**

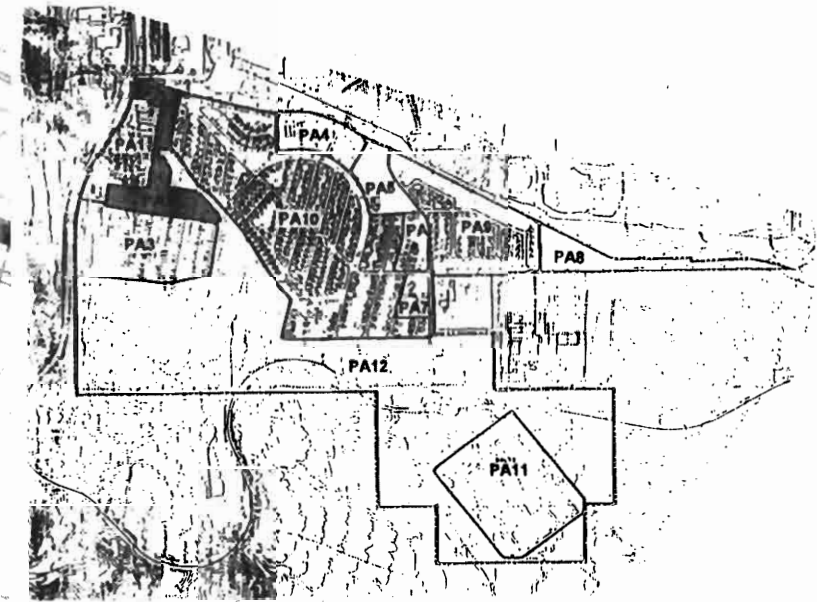
Land Use: Commercial/Manufacturing

Acreage: ±13.0 acres

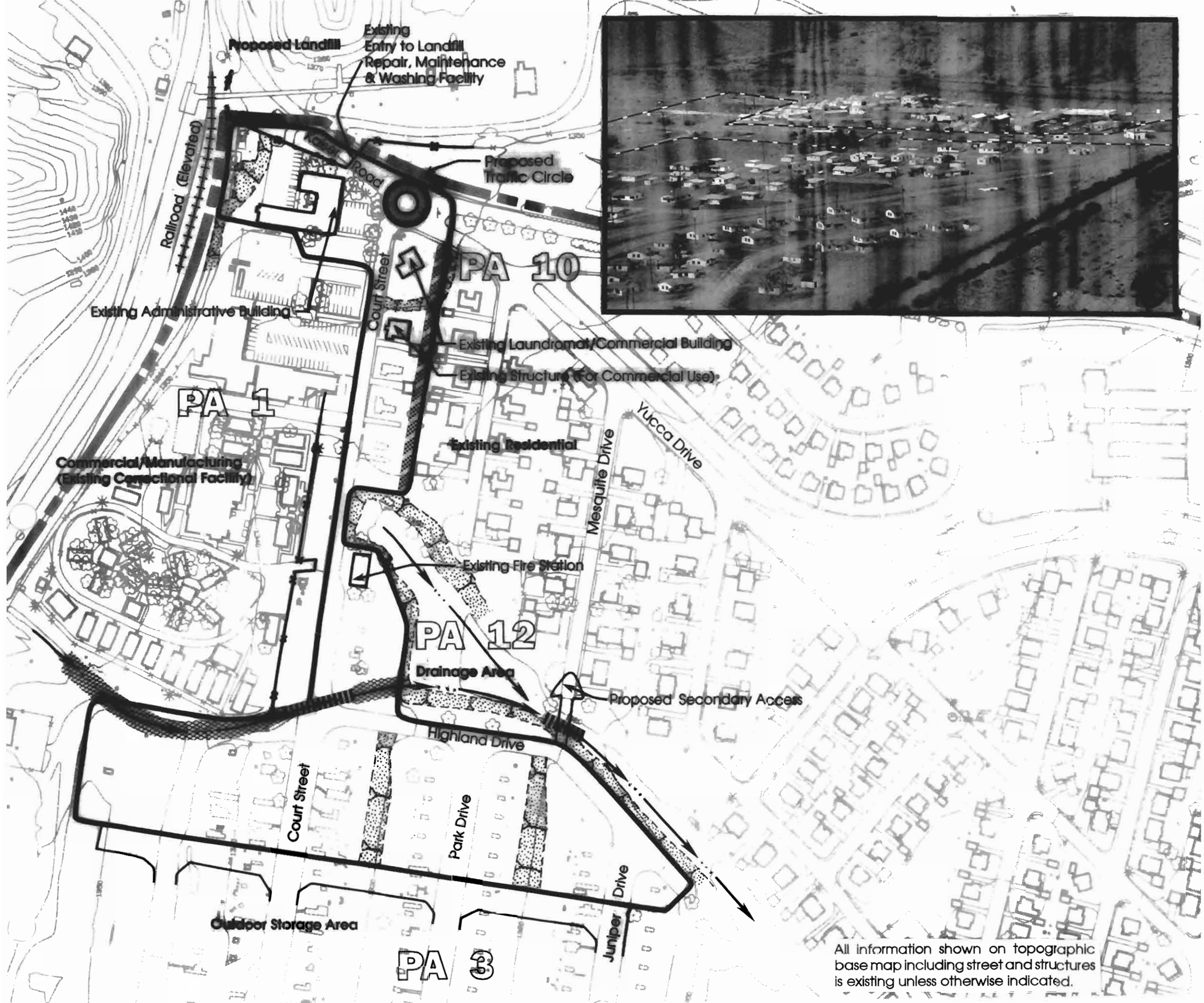
**c. Design Guidelines**

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.

- A visual buffer consisting of landscaping, fencing, berming, or combination thereof shall be constructed along the common boundary with Planning Area 10.
- Correctional facility uses shall not be allowed north of Highland Drive.
- A turning circle shall be constructed at the intersection of Kaiser Road and Court Street to improve intersection geometrics.
- A secondary access connection shall be constructed from Highland Drive to Mesquite Drive.
- Existing buildings may be renovated for commercial uses.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map



**Planning Area 2**

**Commercial-Manufacturing Area: 13.0 Acres**

- Existing Drainage
- Existing Slope
- Existing Fence
- Landscape Buffer
- Proposed Streets
- Proposed Drainage Pipe
- Proposed Drainage Channel

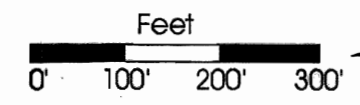


Figure No. III-23

All information shown on topographic base map including street and structures is existing unless otherwise indicated.