

3. PLANNING AREA 3**a. Descriptive Summary**

Planning Area 3 lies at the extreme western edge of the Townsite and abuts the Eagle Mountain Railroad. It was originally the site of a large residential recreational vehicle and mobile home park occupied by mine workers and their families. The property consists of a series of graded pads stepping downward from west to east, each with a central street providing access from the north. After its original useage, all mobile homes and recreational vehicles were removed from the site which currently stands vacant. The manufactured slopes which define each pad are constructed at an incline of approximately 4:1 (4 feet horizontal to 1 foot vertical or approximately half the 2:1 maximum slope required in The County of Riverside). Because of the grading which has occurred, the property is separated from surrounding areas to the east, west and south by as much as 20 feet of elevational difference although the pads do match grade with Planning Area 12 at some points along the southern boundary. Planning Area 3 lies immediately south of Planning Area 2 to provide outdoor storage opportunities for future manufacturing businesses as well as other interested parties. A correctional facility, similar to the one in Planning Area 1, is also recognized as a potential use, subject to a PUP approval.

b. Land Use and Development Standards

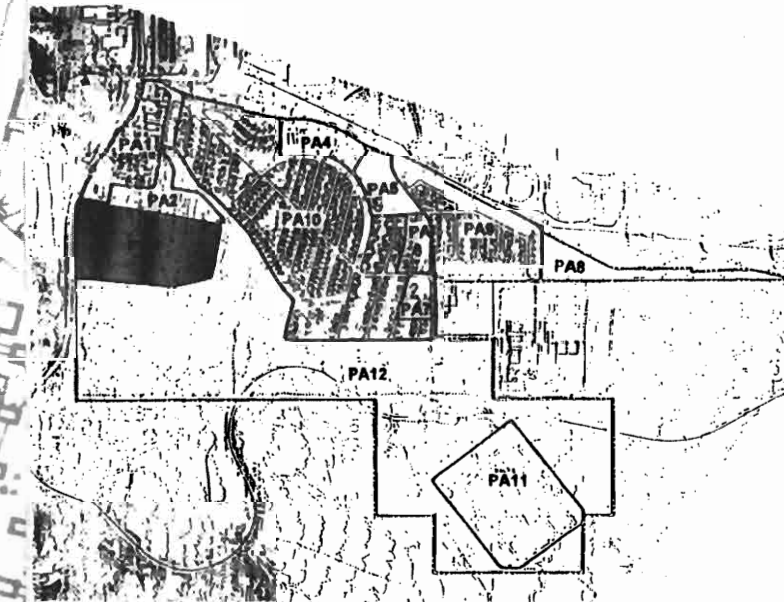
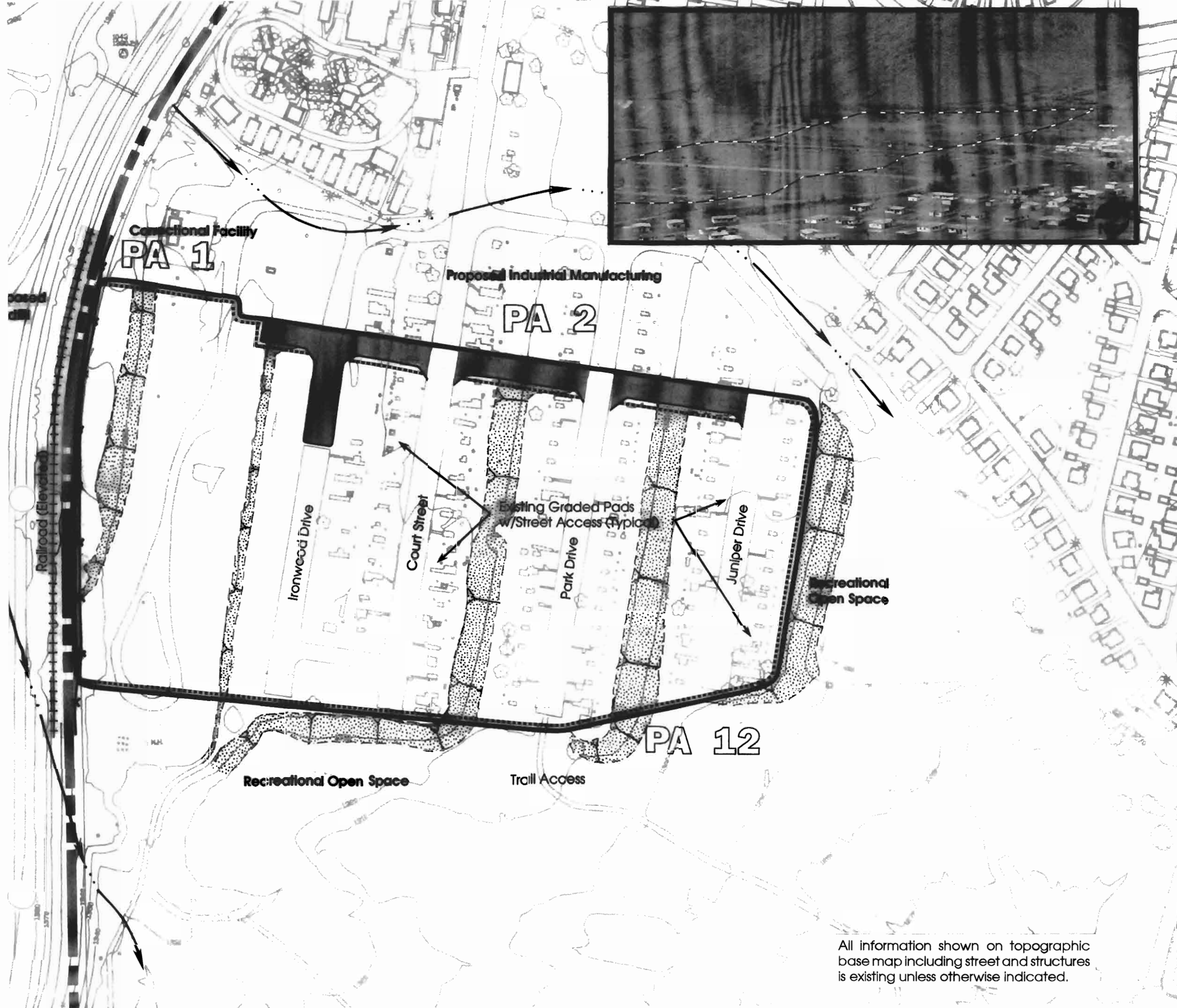
Land Use: Outdoor Storage

Acreage: ±27.8 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.
- Security fencing with gated entries will be constructed along the perimeter of Planning Area 3.
- Existing graded pads will be cleaned and a crushed rock surface applied before outdoor storage occurs.

- A new road will be constructed along the north property line of Planning Area 3 to provide improved access for future manufacturing sites in Planning Area 2.
- Highland Drive will provide access to the baseball field in Planning Area 12.
- 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 3

Outdoor Storage
Area: 27.8 Acres

- Existing Slope
- Existing Fencing
- Proposed Fencing
- Proposed Streets

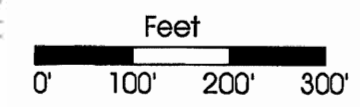


Figure No. III-24

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