

B. PROJECT-WIDE DEVELOPMENT STANDARDS**1. COMPREHENSIVE LAND USE PLAN****a. Land Use Plan Description**

The Eagle Mountain Townsite is an existing community which reflects community design concepts popular during the 1950's and 1960's, the time period of its development. The size, scale and location of this existing community provides the intimacy which is characteristic of a small town. Kaiser originally developed the Eagle Mountain Townsite under a State Labor Camp Permit as a company town to house mine employees. At the time of its development, all structures within the Townsite remain under one ownership and existing single family residences are located within a single common lot. This Specific Plan recognizes and incorporates the residential and circulation patterns currently in place and provides planning standards which are consistent with the substantial infrastructure located within the project area.

Approximately 220 people live in 146 units occupied by MTC and Kaiser employees and others. These occupied units have been renovated both internally and externally. The Specific Plan for the Townsite provides for similar improvements to all housing stock. Where possible and as housing demands dictate, vacant pads and foundations scattered within the townsite could be infilled with the construction of equivalent housing. Planning standards reflect and conform to existing development. Provision is made for development of non residential uses including general commercial, commercial manufacturing, and community services. Such uses are intended to provide employment opportunities for residents and inmates residing in the Townsite, to provide service commercial uses which have been discontinued within the Townsite, and to provide community uses such as parks and a community building to enhance the quality of life for current and future residents. The Specific Plan also acknowledges that Kaiser retains ownership of the Townsite and is responsible for constructing, operating, and maintaining many public improvements and services.

The Land Use Plan for the project (Figure III-4) divides the site into twelve Planning Areas in which various Townsite land uses exist or are proposed. Existing and proposed uses in each planning area are as follows:

Planning Area-1 Approximately 13.0 acres. This area contains the existing Eagle Mountain Community Correctional Facility (Public Use Permit 585, Revised Permit #2), a privately operated government correctional facility. This area will be designated for commercial/manufacturing uses consistent with future uses of this planning area in the event the correctional facility ceases operations.

Planning Area-2 Approximately 13.0 acres. This area currently contains Kaiser's administrative offices, a commercial building, a fire station and one vacant structure. This area will be designated for commercial/manufacturing uses. A Public Use Permit for a Community Correctional Facility may be proposed in a portion of this planning area.

Planning Area-3 Approximately 27.8 acres. This area was previously the site of RV/Mobile Home Park. The site is to be designated as an outdoor storage area. A Public Use Permit for a Community Correctional Facility may be proposed in a portion of this planning area.

Planning Area-4 Approximately 9.1 acres. This area will be designated for commercial/manufacturing uses, these uses may occupy the former Elementary School and theater building which currently occupy the site. A Public Use Permit for a Community Correctional Facility may be proposed in this planning area.

Planning Area-5 Approximately 7.8 acres. This area contains a large community building. Provision will be made for the continued use of this building for community activities or for commercial/manufacturing uses. Remaining portions of the planning area will be used for commercial/manufacturing land uses. A pocket park is also allowed in this planning area.

Planning Area-6 Approximately 4.7 acres. This planning area currently contains two single family residences plus 13 pad/foundations. This will result in 15 single family dwelling units at a density of 2.2 dwelling units per acre. Provision will also be made for the option of developing this area with approximately 37 multiple dwelling units at a density of 8 dwelling units per acre. Should this area be developed with multiple dwelling units the two existing single family residences will be relocated to vacant pad/foundations within the project site.

Planning Area-7 Approximately 4.2 acres. This site 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 potential for religious services to be held in the community building.

Planning Area-8 Approximately 11.4 acres. Provision will be made for commercial uses and landscaped parkways within this planning area. Approximately 4.7 acres will be available for commercial development.

Planning Area-9 Approximately 29.1 acres. This planning area currently contains 29 existing and 7 partial dwelling units. In addition, there are 24 foundations/pads 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 tot lot recreational areas will also be provided.



Land Use Plan

Planning Areas

Planning Area 1: Commercial/Manufacturing
13.0 Acres

Planning Area 2: Commercial/Manufacturing
13.0 Acres

Planning Area 3: Outdoor Storage
27.8 Acres

Planning Area 4: Commercial/Manufacturing
9.1 Acres

Planning Area 5: Commercial/Manufacturing
7.8 Acres

Planning Area 6: Residential
4.7 Acres
2.1-8 DU/AC
Total Units: 15-37 DU

Planning Area 7: Recreation
4.2 Acres

Planning Area 8: Commercial
11.4 Acres

Planning Area 9: Residential
29.1 Acres
2.1 DU/AC
Total Units: 60 DU

Planning Area 10: Residential
91.0 Acres
3.6 DU/AC
Total Units: 335 DU

Planning Area 11: Wastewater Treatment
35.7 Acres

Planning Area 12: Open Space/Recreation
181.7 Acres

Total Specific Plan Area
± 428.5 Acres

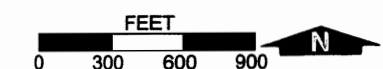
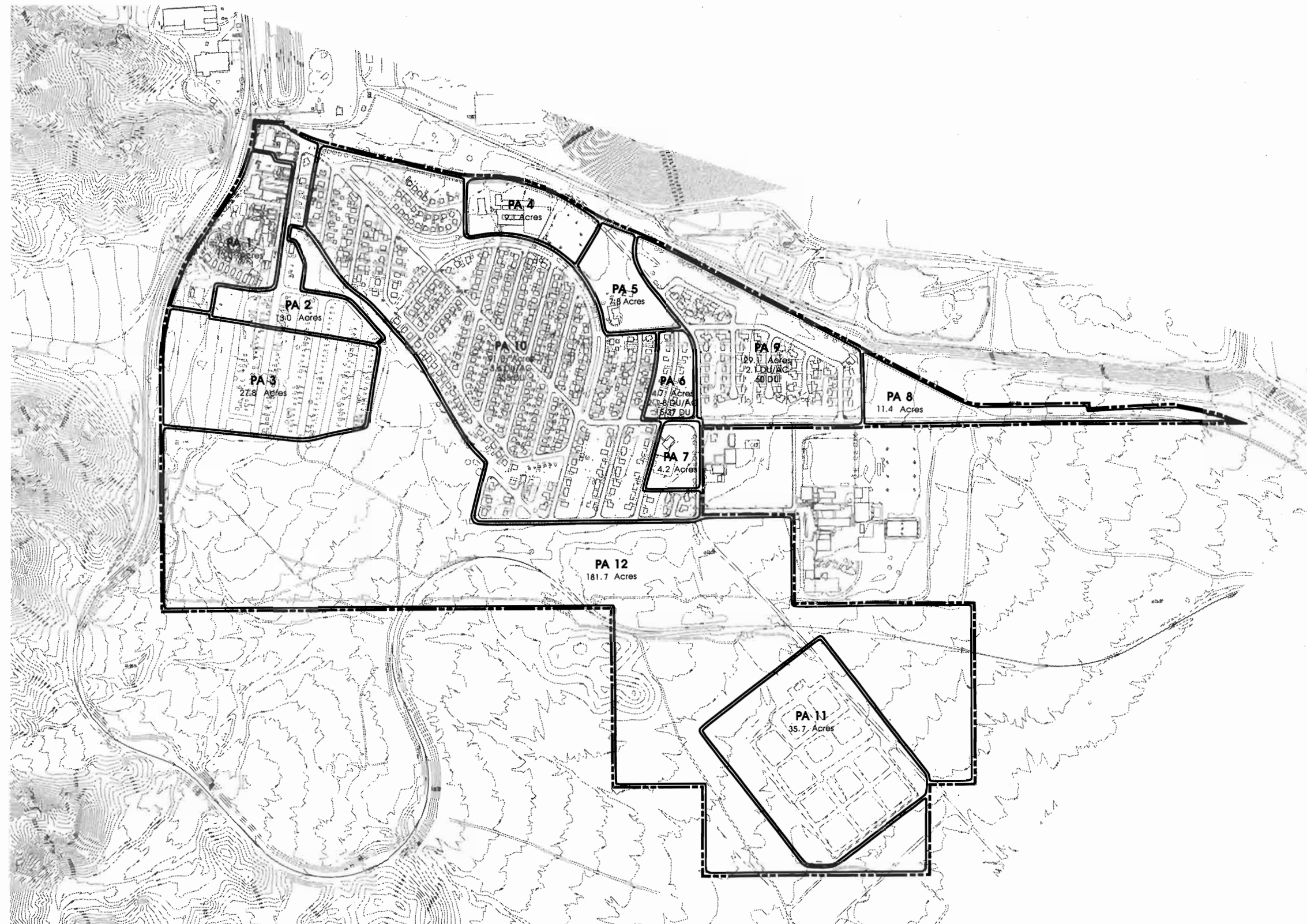


Figure No. III-4

Planning Area-10 Approximately 91.0 acres. This planning area currently contains 316 existing and 7 partial dwelling units. There are 12 foundations/pads upon which single family dwellings will be reconstructed. This will result in a total of 335 single family dwellings at a density of 3.6 dwelling units per acre. Internal open space and tot lot recreational areas will also be provided.

Planning Area-11 Approximately 35.7 acres. This planning area currently contains the Eagle Mountain Wastewater Treatment Facility. Provision will be made to continue this use.

Planning Area-12 Approximately 181.7 acres. This planning area historically contained recreational uses including off road trails and a baseball field and has largely remained as open space. It is currently bisected by access roads, utility lines and the Eagle Mountain Railroad line. This area is undeveloped and will be designated for open space/recreational uses.

Planning area characteristics are summarized in Table III-1, Land Use Table.

b. **Land Use Plan Development Standards**

1. The total Specific Plan shall be developed with a maximum of 432 dwelling units on approximately 429 acres, as illustrated in Figure III-4 Land Use Plan. General uses will include residential, recreational, general commercial, commercial manufacturing, correctional facilities, storage, and public facilities and services.
2. All development on the site will be consistent with this Specific Plan (Specific Plan No. 306) on file with the County of Riverside Planning Department and with applicable State of California Laws.
3. Development standards and permitted land uses will be consistent with zoning districts conforming with each Planning Area as specified in the County of Riverside Zoning Code (Ordinance 348). In addition the Specific Plan will specify other standards which will augment the zoning code with the specific intent of providing for existing development within the project site (see III.C for discussion).
4. All utilities, infrastructure, and roads occurring within the Specific Plan boundary will be privately owned, operated, and maintained unless alternative arrangements are made with The County of Riverside.
5. A buffer of 300 feet will be maintained between the railroad track and single family residences while a buffer 150 feet will be maintained for multiple family residences.

Table III-1 - Land Use Table

Eagle Mountain Townsite Specific Plan No. 306

PA Number	Historic Land Use	Existing Land Use	Proposed Land Use	Acres	Units	Density
Commercial - Manufacturing						
1	Commercial - Residential	Correctional Facility	Commercial-Manufacturing	13.0		
2	Kaiser Offices, Gas Station, Shopping Ctr.	Kaiser Offices, Laundromat, Fire Station	Commercial-Manufacturing	13.0		
4	Elementary School, Theater	Buildings not in use, graded pad	Commercial - Manufacturing	9.1		
5	Community Bldg/Church	Building not in use, parking area	Commercial - Manufacturing	7.8		
8	Vacant	Vacant	Commercial - Manufacturing	11.4		
Total C-M				54.3		
Outdoor Storage						
3	Mobile Home Park	Vacant Pads	Outdoor Storage	27.8		
Residential						
6	Residential	Residential	Residential	4.7	15 -37	3.2 du/ac (SF) 7.9 du/ac (MF)
9	Residential	Residential	Residential	29.1	60	2.1
10	Residential	Residential	Residential	91.0	335	3.7
Total Resid.				124.8	410 -432	3.3 - 3.5 du/ac
Recreation						
7	Community Bldg/Church	Building not in use	Recreation	4.2		
Wastewater Treatment						
11	Wastewater Treatment	Wastewater Treatment	Wastewater Treatment	35.7		
Open Space - Recreation						
12	Open Space - Recreation	Open Space - Recreation	Open Space - Recreation	181.7		
PROJECT TOTALS				428.5	410 -432	1.0 - 1.1 du/ac

6. Kaiser Ventures, Inc., will provide within lease agreements that Leasees are required to keep their animals within fenced areas or on leashes. The lease agreements will also prohibit domestic livestock.

2. CIRCULATION PLAN

a. Existing Conditions

Eagle Mountain Townsite Specific Plan contains approximately 45,000 linear feet or approximately 8.5 miles of existing paved roadways which provide vehicular access to all structures and proposed development areas within the property. Although roadway sections vary within the Townsite, typical local residential streets are approximately 30 feet in width paved, and have rolled curb and gutter. The circulation pattern within the Townsite has already been physically established for access to existing facilities. This leaves little opportunity for alteration without impacting existing land use patterns.

Kaiser Road serves as the primary public access route into the site from the Interstate 10 Freeway located ten miles to the south. Desert Center and Lake Tamarisk are the only communities situated along this ten mile stretch of road. Kaiser Road approaches the Townsite from the east and branches at the project entry. Upon entering the Townsite, Kaiser Road becomes a private facility owned by Kaiser Eagle Mountain, Inc. The southerly branch (Yucca Drive) serves as the primary residential access road while the northerly branch (Kaiser Road) bypasses the Townsite's residential areas for use by trucks which supply the existing community correctional facility.

b. Circulation Plan Description

The Circulation Plan has been developed to achieve the following goals: 1) to continue using the existing street network, including streets, curbs, gutters, and sidewalks, with minimal upgrade or modification, 2) to segregate residential traffic from commercial/industrial traffic to the maximum extent practical, 3) to improve intersection geometrics at key locations, 4) to provide vehicular turnarounds on all dead end streets and 5) to provide two points of vehicular access to all building areas within the Townsite.

Existing streets are organized according to the following functional street classifications:

Commercial Streets

Major Commercial Street- Kaiser Road

Minor Commercial Street - Court Street