

Land Use and Unit Summary
Freeway Corridor Specific Plan, City of Yucaipa

Proposed Land Use	PLAN 1 LOW Intensity Alternative				PLAN 2 Preferred Alternative				PLAN 3 HIGH Intensity Alternative				REQUIRED Open Space	Total District Acreage
	Open Space Acres Provided	Non- Residential Acres	Residential Acres	Dwelling Units	Open Space Acres Provided	Non- Residential Acres	Residential Acres	Dwelling Units	Open Space Acres Provided	Non- Residential Acres	Residential Acres	Dwelling Units		
RC Regional Commercial		42.0				55.5				93.7				
CC Community Commercial		12.4				12.6								
BP Business Park		10.5				14.6								
PF Public Facilities														
R-1 Residential 1 du/ac				0				0				0		
R-2 Residential 2 du/ac			37.5	75		22.8	46					0		
R-4 Residential 4 du/ac				0			0			22.8	91			
R-8 Residential 8 du/ac				0			0			30.6	245			
R-16 Residential 16 du/ac				0			0				0			
OS Open Space	87.1				84.0			42.3						
Subtotal District 1¹	87.1	64.9	37.5	75	84.0	82.7	22.8	46	42.3	93.7	53.4	336	84.0	189.5

RC Regional Commercial						17.0				17.0				
CC Community Commercial		2.8												
BP Business Park						18.4				31.2				
PF Public Facilities														
R-1 Residential 1 du/ac			28.4	28			0					0		
R-2 Residential 2 du/ac			65.7	131		47.3	95					0		
R-4 Residential 4 du/ac				0		16.3	65			34.4	138			
R-8 Residential 8 du/ac				0			0			16.4	131			
R-16 Residential 16 du/ac				0			0				0			
OS Open Space	46.6				44.5			44.5						
Subtotal District 2	46.6	2.8	94.1	159	44.5	35.4	63.6	160	44.5	48.2	50.8	269	44.5	143.5

RC Regional Commercial		60.1				50.0				60.1				
CC Community Commercial						10.0								
BP Business Park										36.9				
PF Public Facilities ¹		59.9				59.9				59.9				
R-1 Residential 1 du/ac			73.4	73		15.0	15					0		
R-2 Residential 2 du/ac			41.7	83		21.9	44					0		
R-4 Residential 4 du/ac			36.7	147		77.1	308			76.3	305			
R-8 Residential 8 du/ac				0		41.0	328			44.0	352			
R-16 Residential 16 du/ac				0			0			23.2	371			
OS Open Space ²	324.9				321.7		2	296.3						
Subtotal District 3	324.9	120.0	151.8	303	321.7	119.9	155.0	697	296.3	156.9	143.5	1028	313.6	596.6

RC Regional Commercial						29.0				29.0				
CC Community Commercial														
BP Business Park		17.4				11.7				11.7				
PF Public Facilities														
R-1 Residential 1 du/ac				0			0					0		
R-2 Residential 2 du/ac			105.2	210		5.7	11					0		
R-4 Residential 4 du/ac			27.0	108		111.7	447			90.4	362			
R-8 Residential 8 du/ac				0			0			27.0	216			
R-16 Residential 16 du/ac				0			0				0			
OS Open Space	129.9				121.3			121.3						
Subtotal District 4³	129.9	17.4	132.2	318	121.3	40.7	117.4	458	121.3	40.7	117.4	578	129.5	279.4

RC Regional Commercial		102.1				151.5				199.8				
CC Community Commercial		15.2				22.6				0.0				
BP Business Park		27.9				44.7				79.8				
PF Public Facilities		59.9				59.9				59.9				
R-1 Residential 1 du/ac			101.8	101.0		15.0	15.0			0.0	0.0			
R-2 Residential 2 du/ac			250.0	499.0		97.7	196.0			0.0	0.0			
R-4 Residential 4 du/ac			63.7	255.0		205.1	820.0			223.9	896.0			
R-8 Residential 8 du/ac			0.0	0.0		41.0	328.0			118.1	944.0			
R-16 Residential 16 du/ac			0.0	0.0		0.0	0.0			23.2	371.0			
OS Open Space	588.5				571.5		2.0	504.4						
TOTAL Parcels Area	588.5	205.0	415.5	855	571.5	278.7	358.8	1361	504.4	339.6	365.1	2211	571.6	1209.1

District 1 R.O.W. acres	12.4
District 2 R.O.W. acres	2.5
District 3 R.O.W. acres	6.9
District 4 R.O.W. acres	3.5
GRAND TOTAL Specific Plan Area (acres)	1234.3

NOTES:

- Public facilities consist of a 12.0 acre elementary school plus a 47.9 acre wastewater treatment facility.
- One dwelling unit per parcel (a total of two (2) dwelling units) could potentially be established on parcels APN# 030120103 and APN# 030121102 which are isolated due to topography and/or proximity of the county line. These two parcels have a total of 8.0 acres of developable area and 9.8 acres of required open space. However, they are presently designated Open Space in their entirety.
- The illustrated realignment of Calimesa Boulevard, "Calimesa realignment Parcel" in District 1, and the "Interchange/rest area Parcel" in District 4 are added to the Specific Plan Area based on the Real Estate Agreement with the City for the Nebraska Street Extension (CLTIC No. 547770-95) dated May 22, 1995. (Reference Slope Analysis Summary.) The source for illustrated alignment for proposed Interstate 10 interchange improvements is Caltrans.

Slope Analysis and Required Open Space
Freeway Corridor Specific Plan, City of Yucaipa

Parcel				Total Acres in contiguous parcels	Acreage in each Slope Category							Required Open Space (Acres)	Net Development Area (Acres)
APN	Owner	District	Acres		0-10%	11-15%	16-20%	21-25%	26-30%	31-40%	41%+		
Calimesa realignment Parcel - Robinson Properties (see note)		1	2.49	2.5	2.4255	0.1	0.0	0.0	0.0	0.0	0.0	0.08	2.40
031807110	Robinson Properties	1	6.02	6.0	2.9	0.7	0.7	0.5	0.2	0.2	0.8	2.3	3.8
031807107	Robinson Properties	1	84.24	84.2	28.9	9.5	10.1	8.5	6.4	8.3	12.4	41.86	42.38
031811101	Robinson Properties	1											
031811115	Robinson Properties	1	39.97	40.0	15.3	3.7	3.3	3.4	3.1	4.4	6.7	19.4	20.6
031811114	Robinson Properties	1	21.79	21.8	5.7	2.6	2.0	2.1	1.8	3.6	4.0	12.7	9.1
031811114	Robinson Properties	1	0.08	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
031811102	South Mountain Water Company	1	33.61	33.6	21.8	5.0	3.3	1.3	0.6	0.6	1.1	7.4	26.2
031811110	Merle Sessions	1											
031811109	Merle Sessions	1											
031811107	Merle Sessions	1	1.30	1.3	0.9	0.2	0.0	0.0	0.0	0.0	0.2	0.3	1.0
Subtotal District 1				189.51	78.0	21.8	19.4	15.9	12.2	17.1	25.2	84.0	105.5
030116307	Robinson Properties	2	2.03										
030116305	Robinson Properties	2	9.06	11.1	10.7	0.2	0.1	0.0	0.0	0.1	0.0	0.3	10.8
030119114	Robinson Properties	2	49.90										
030120113	Robinson Properties	2	11.67										
030118104	Robinson Properties	2	15.87	77.4	30.1	14.8	8.7	6.7	4.3	5.5	7.3	33.0	44.4
030120112	Robinson Properties	2	4.11										
030120112	Robinson Properties	2	4.36										
030120112	Robinson Properties	2	5.05	13.5	4.9	0.6	0.6	0.9	0.6	1.0	5.1	7.7	5.8
030120110	Robinson Properties	2	2.82	2.8	2.4	0.1	0.0	0.0	0.0	0.1	0.2	0.3	2.5
030119115	Robinson Properties	2	9.61										
030120108	Robinson Properties	2	4.07										
030120124	Robinson Properties	2	24.41	38.1	34.7	0.4	0.2	0.2	0.1	0.2	2.4	3.1	35.0
030120123	Yucaipa Valley Water District	2	0.34	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3
030120121	San Bernardino County Flood Control District	2	0.24	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0
Subtotal District 2				143.53	83.1	16.0	9.6	7.9	5.0	6.9	15.1	44.5	99.0
030119111	Palmer General Corp.	2	1.34										
030120126	Palmer General Corp.	2	1.85	3.2	2.4	0.1	0.1	0.1	0.0	0.1	0.4	0.7	2.5
030120127	Nabil Issa	2	0.57	0.6	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.08	0.49
030120128	Nabil Issa	3	5.50										
030120120	Nabil Issa	3	43.33	48.8	35.3	1.8	0.9	0.7	0.7	1.4	8.0	11.78	37.05
030121102	Oak Mesa Investors	3	11.93										
030120103	Oak Mesa Investors	3	5.88	17.8	6.0	2.0	1.4	0.8	0.5	1.0	6.1	9.8	8.0
030121108	Yucaipa Valley Water District	3	53.95										
030121108	Yucaipa Valley Water District	3	64.67										
030121108	Yucaipa Valley Water District	3	9.22	127.8	36.8	11.1	7.2	4.7	3.4	6.6	58.1	79.9	48.0
030119111	Palmer General Corp.	3	0.03										
030120115	Palmer General Corp.	3	11.35										
030120116	Palmer General Corp.	3	26.42										
030120129	Palmer General Corp.	3	71.45										
030121105	Palmer General Corp.	3	22.13										
030121109	Palmer General Corp.	3	144.21										
030122110	Palmer General Corp.	3	122.50										
030121110	Palmer General Corp.	3	0.29	398.4	155.5	27.0	19.9	14.4	14.0	29.3	138.3	211.4	187.0
Subtotal District 3				596.63	236.5	42.0	29.5	20.7	18.7	38.4	210.8	313.6	283.1
Interchange/rest area Parcel - Robinson Properties (see note)		4	2.605	2.605	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.6
030122101	Yucaipa Valley Water District	4	2.33	2.3	0.8	0.1	0.2	0.2	0.1	0.2	0.7	1.3	1.0
030122109	Robinson Properties	4											
031821309	Robinson Properties	4											
031821307	Robinson Properties	4	245.84	245.8	95.7	23.8	19.3	16.5	13.8	26.4	50.1	120.0	125.8
031821314	Gary Fritzsche	4	9.22	9.2	2.9	1.6	1.7	1.2	0.9	0.6	0.4	4.3	5.0
031821303	Edward L. Rosenberry	4	7.65										
031821308	Edward L. Rosenberry	4	5.51	13.2	8.1	1.5	1.0	0.6	0.5	0.7	0.8	3.6	9.5
031821305	Della Nielson Trust	4	1.54										
031821306	Della Nielson Trust	4	1.47										
031821310	Della Nielson Trust	4	1.71	4.7	4.3	0.1	0.1	0.1	0.0	0.0	0.1	0.3	4.5
031821311	Anna Cox Trust	4	1.52	1.5	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5
Subtotal District 4				279.40	115.9	27.1	22.3	18.5	15.3	28.0	52.2	129.5	149.9
Total PARCELS (Acres)			1209.06	1209.1	513.53	106.87	80.78	63.06	51.17	90.38	303.28	571.6	637.5
Acres as % of total Parcels				100%	42.5%	8.8%	6.7%	5.2%	4.2%	7.5%	25.1%		
				100%								47.3%	52.7%
District 1 R.O.W. acres			12.40										
District 2 R.O.W. acres			2.48										
District 3 R.O.W. acres			6.89										
District 4 R.O.W. acres			3.48										
Total R.O.W. (Acres)			25.24										
GRAND TOTAL Specific Plan Area			1234.30 Acres										

Notes: 1. The illustrated realignment of Calimesa Boulevard, "Calimesa realignment Parcel" in District 1, and the "Interchange/rest area Parcel" in District 4 are added to the Specific Plan Area based on the Real Estate Agreement with the City for the Nebraska Street Extension (CLTIC No. 547770-95) dated May 22, 1995.
2. The proposed Interstate 10 interchange at Wildwood Canyon Road realigns the road such that existing parcels are split. Thus, the acreage of certain parcels will be less than currently indicated on the APN map due to the proposed acquisition of public R.O.W. through the parcels.
3. The source for the illustrated alignments for proposed Interstate 10 interchange improvements is Caltrans.

Slope Analysis and Required Open Space

Freeway Corridor Specific Plan, Yucaipa, California

Color Key	Slope Category	Area	% of Total Site	Required Minimum % of Natural Open Space	Required Open Space	Net Development Area
	0-10%	513.5 Acres	42.5%	0%	0.0 Acres	513.5 Acres
	11-15%	106.9 Acres	8.8%	50%	53.4 Acres	53.4 Acres
	16-20%	80.8 Acres	6.7%	60%	48.5 Acres	32.3 Acres
	21-25%	63.1 Acres	5.2%	70%	44.1 Acres	18.9 Acres
	26-30%	51.2 Acres	4.2%	80%	40.9 Acres	10.2 Acres
	31-40%	90.4 Acres	7.5%	90%	81.3 Acres	9.0 Acres
	41%+	303.3 Acres	25.1%	100%	303.3 Acres	0.0 Acres
Total Parcels		1209.1 Acres	100.0%		571.6 Acres	637.5 Acres
Right of Way Acres		25.2 Acres				
Total Specific Plan Area		1234.3 Acres				

Notes:

1. Based on five foot contour topography map of subject site provided by **xxxxx**.
2. Based on the land area in each slope category per City of Yucaipa Development Code Section 87.1135(a)
3. Slope map created using Autodesk Land Desktop 2005 computer software.

Gross Density Tabulations			
District	Plan 1	Plan 2	Plan 3
1	0.6	0.4	3.5
	2.0	2.0	6.3

2	1.1	1.5	2.8
	1.7	2.5	5.3

3	0.6	1.5	2.3
	2.0	4.5	7.2

4	1.2	1.9	2.4
	2.4	3.9	4.9

Total Site	0.9	1.5	2.5
	2.1	3.8	6.1

KEY

Density of dwelling units over entire Residential planning area including <u>Open Space</u> areas but excluding Commercial area (dwelling units per acre)
Density of dwelling units over Residential planning area only, excluding <u>Open Space</u> and Commercial areas (dwelling units per acre)

School Generation
Freeway Corridor Specific Plan, City of Yucaipa

Freeway Corridor Specific Plan Schools	Plan 1	Plan 2	Plan 3
Residential (SOUTH of Interstate 10) <i>(Dwelling Units)</i>			
Single Family Detached Dwelling Units	855	1361	2211
Multi-Family Attached Dwelling Units	0	0	0
Total Dwelling Units Generating Students	855	1,361	2,211
Student Generation <i>(Student Fulltime Units)</i>			
Elementary School (.3263/du SFD + .2206/du MF Attached)	279	444	721
Middle School (.1090/du SFD + .0621/du MF Attached)	93	148	241
High School (.1714/du SFD + .0906/du MF Attached)	147	233	379
Elementary School Sites (12-acre) (K-6) Needed	1	1	1
Middle School Sites (21-acres) (7-8) Needed	0	0	0
High School Sites (9-12) Needed	0	0	0

Notes:

The School District has indicated that it can absorb any students generated from dwelling units located North of Interstate 10; thus they are not included in this calculation.

SFU Requirements

0-250 SFU: No new facilities

251-1500 SFU: One 13-acre elementary site

1501-4000 SFU: Two 13-acre elementary sites

Greater than 3500 SFU: Req. elementary sites + One 21-acre middle school site