The slide features a background image of a cityscape with mountains in the distance, overlaid with a semi-transparent blue layer. The text is centered and rendered in a white, bold, serif font. The slide is framed by a dark blue vertical bar on the left and a brown horizontal bar at the top. A white dashed line runs horizontally across the slide, positioned above the main text area.

**City of
Yucaipa**

**Freeway Corridor Specific Plan
Advisory Committee**

Meeting #5 - November 8, 2005



>Welcome

Agenda

- **Call to Order**
- **Introductions**
- **Review of Meeting Objectives**
- **Discussion:** *Consensus Plan and Alternatives for District 4*
- **Activity:** *Creating Place – Defining Design Opportunities*
- **Public Comment**
- **Adjournment**

Meeting Objectives

- **Review and comment on the Land Use Charrette findings for District 4**
- **Review and discuss potential architectural and landscape design opportunities**
- **Receive community input**



Reality Check

What is a Specific Plan

A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.**
- 2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.**

What is a Specific Plan

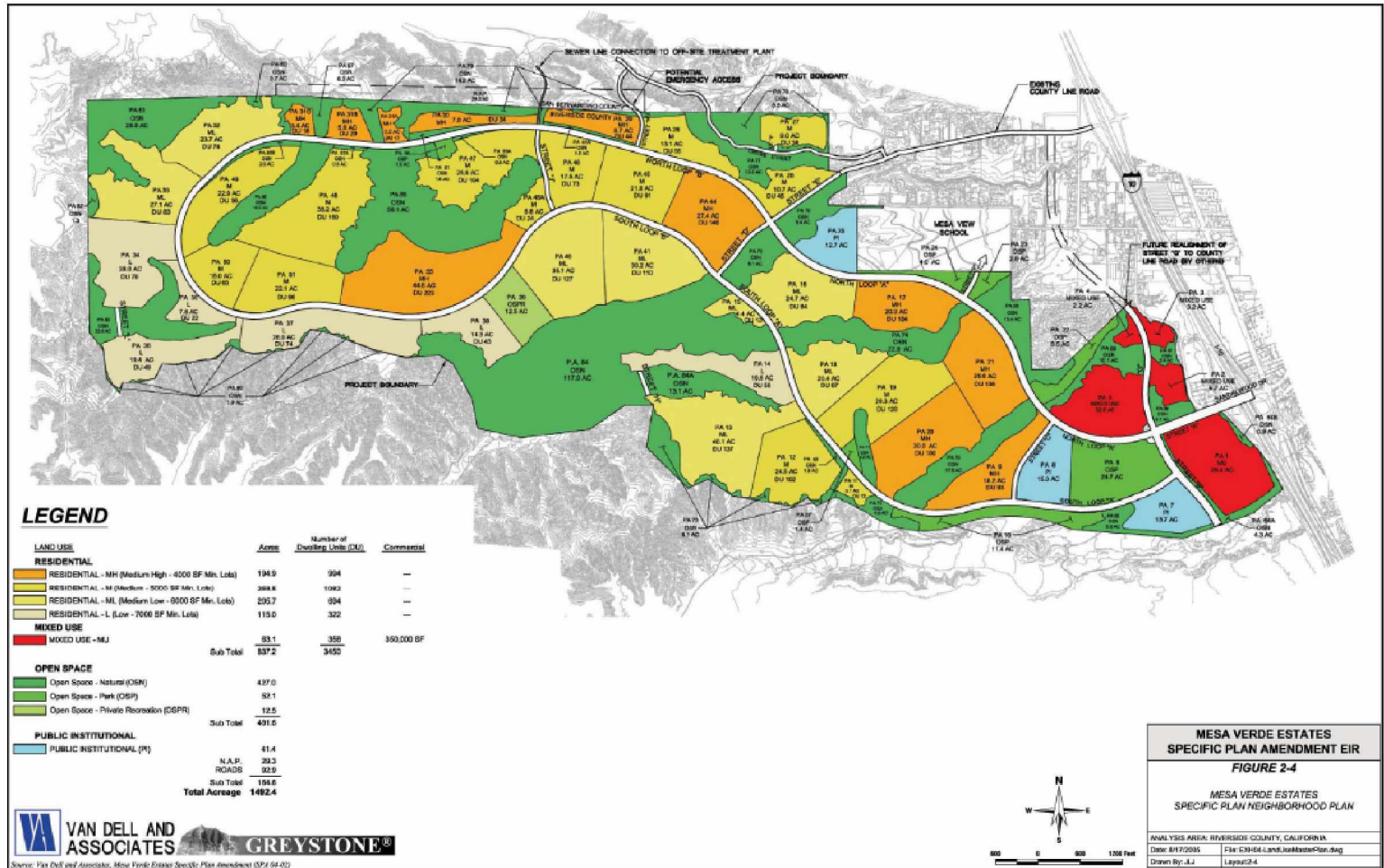
- 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.**
- 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).**
- 5. The Specific Plan shall include a statement of the relationship of the specific plan to the general plan.**

What is a Specific Plan

5 LAND USE CATEGORIES:

- **Regional Commercial**
- **Community Commercial**
- **Business Park**
 - Includes Light Industrial
- **Residential**
 - Various densities
- **Open Space**
 - The space between the other land uses

What is a Specific Plan



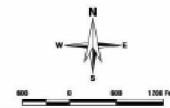
VAN DELL AND ASSOCIATES **GREYSTONE**

Source: Van Dell and Associates, Mesa Verde Estates Specific Plan Amendment (SP) 04-07

**MESA VERDE ESTATES
SPECIFIC PLAN AMENDMENT EIR
FIGURE 2-4**

MESA VERDE ESTATES
SPECIFIC PLAN NEIGHBORHOOD PLAN

ANALYSIS AREA: RIVERSIDE COUNTY, CALIFORNIA
Date: 8/17/2005 File: EIR-04.LandUseNeighborhoodPlan.dwg
Drawn By: J.LJ Layout: 2-4



3 Separate Processes

60-acre Regional Commercial Application process

41-acre Regional Commercial Application process

Freeway Corridor Specific Plan Process

What You Have Told Us

Guiding Principles

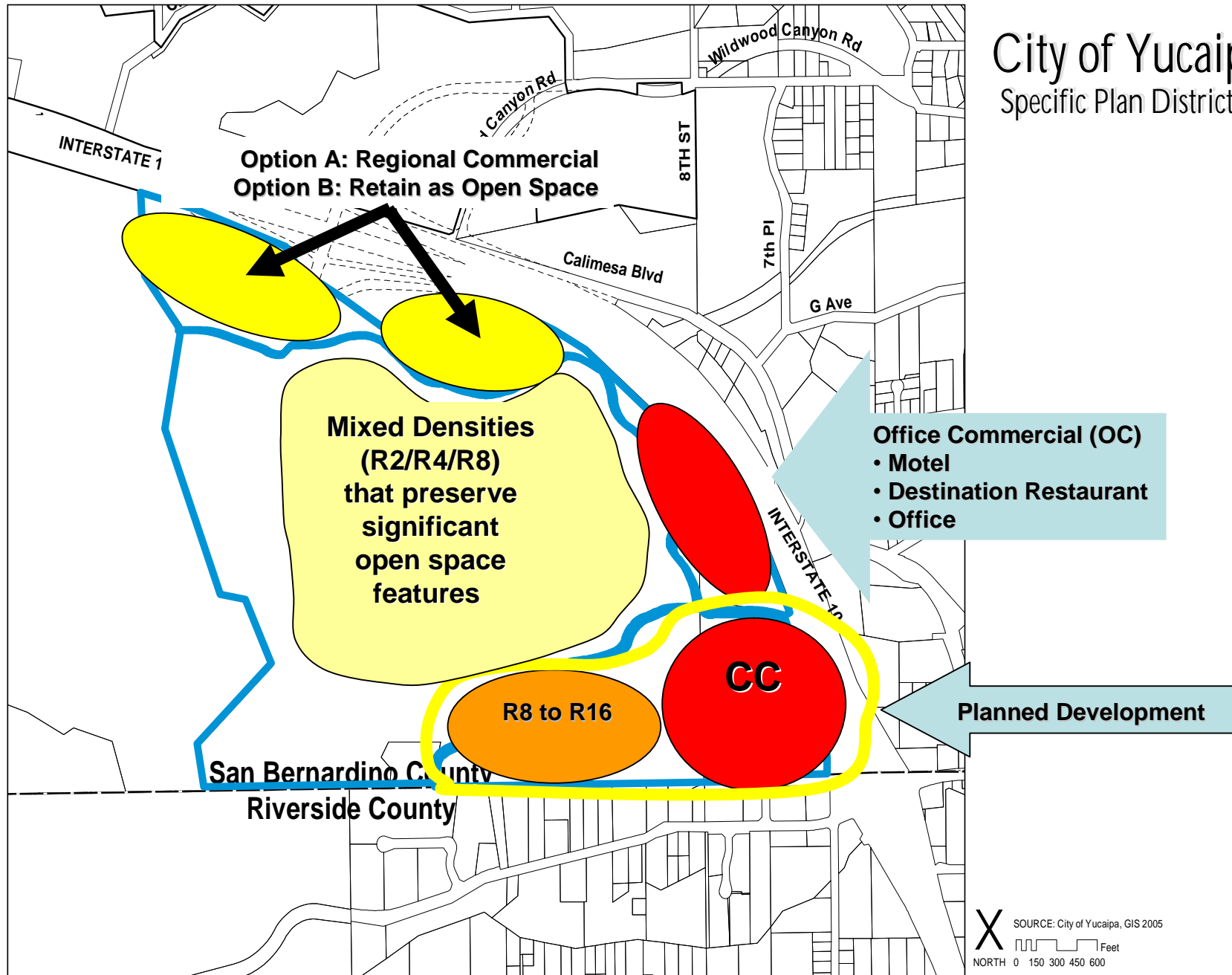
1. Maintaining the impression of Yucaipa as a quality rural community.
2. Ensuring that resultant development meets the needs of City residents and brings in tax revenue; and
3. Provide for appropriate land use intensity and density that leads to economically viable development opportunities for the affected property owners.

Important Information

1. The assumption is that the Wildwood Interchange will be built. The City has been collecting fees for the past 15 years. Part of Measure I.
2. Sandalwood Drive interchange to be enhanced as part of Mesa Verde project.
3. Phase 1 for County Line Road includes signal improvements, ramp widening, and undercrossing land improvements.

City of Yucaipa

Specific Plan District 4





Design Standards

The slide features a dark blue vertical bar on the left side. The top and bottom horizontal bands are a medium brown color, with a white dotted line separating them. The central area is a light blue gradient. The text "Public Comment" is centered in a white, serif font.

Public Comment

Next Steps


SPAC MEETING #6

**Review of Land Use Plan Alternatives and
Community Design Standards**

November 22, 2005

Meeting Schedule

November 8, 2005	<i>SPAC Meeting #5 - Review and Select Design Standards</i>
December 6, 2005	<i>SPAC Meeting #6 – Review of Land Use Plan Alternatives and Community Design Standards</i>
January 4, 2006	<i>Planning Commission Meeting #1 – Review and Select Land Uses and Development Standards</i>
January 18, 2006	<i>Planning Commission Meeting #2 – Review and Select Land Uses and Development Standards: If necessary</i>
January 23, 2006	<i>City Council Meeting #1 – Review and Select Land Uses and Development Standards</i>
February 13, 2006	<i>City Council Meeting #2 – Review and Select Land Uses and Development Standards: If necessary</i>
March 7, 2006	<i>SPAC Meeting #7 – EIR Scoping Meeting</i>

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