

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)				2.49	2.5	2.4	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	30.4	9.5	10.0	8.4	6.3	8.0	11.5	40.45	43.79	
031811101	Robinson Properties	1												
031811115	Robinson Properties	1	39.97	40.0	18.7	3.5	3.1	3.2	2.9	4.0	4.7	16.4	23.6	
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 Co.	1	33.61	33.6	22.9	4.9	3.2	1.2	0.5	0.4	0.4	6.4	27.2	
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	84.1	21.5	19.0	15.5	11.7	16.2	21.6	78.6	110.9	
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	31.5	14.7	8.7	6.6	4.1	5.3	6.6	31.8	45.6	
030120112	Robinson Properties	2	4.11											
030120112	Robinson Properties	2	4.36											
030120112	Robinson Properties	2	5.05	13.5	12.8	0.2	0.1	0.2	0.1	0.1	0.1	0.6	13.0	
030120110	Robinson Properties	2	2.82	2.8	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.8	
030119115	Robinson Properties	2	9.61											
030120108	Robinson Properties	2	4.07											
030120124	Robinson Properties	2	24.41	38.1	37.6	0.3	0.1	0.0	0.0	0.1	0.0	0.3	37.8	
030120123	Yucaipa Valley Water Dist	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	0.2	0	0	0	0	0	0	0.0	0.2	
Subtotal District 2				143.53	95.9	15.4	8.9	6.8	4.2	5.5	6.8	33.0	110.6	
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 Dist	3	53.95											
030121108	Yucaipa Valley Water Dist	3	64.67											
030121108	Yucaipa Valley Water Dist	3	9.22	127.8	36.8	11.1	7.2	4.7	3.4	6.6	58.1	79.9	48.0	
See Note 4	Yucaipa Valley Water Dist	3	(3.10)	(3.10)	(3.10)								(3.10)	
	Palmer General Corp.	3	3.10	3.1	3.1								3.1	
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	164.8	26.2	19.3	13.9	13.5	28.3	132.4	203.1	195.3	
Subtotal District 3				596.63	245.8	41.2	28.9	20.2	18.1	37.5	205.0	305.3	291.4	
Interchange/rest area Parcel - Robinson Properties (see note)				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 Dist	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	99.5	23.6	19.2	16.3	13.7	26.1	47.3	116.5	129.4	
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	119.7	27.0	22.2	18.3	15.1	27.7	49.3	126.0	153.4	
Total PARCELS (Acres)			1209.06	1209.1	545.40	105.13	79.01	60.79	49.16	86.86	282.74	542.8	666.3	
Acres as % of total Parcels				100%	45.1%	8.7%	6.5%	5.0%	4.1%	7.2%	23.4%			
				100%								44.9%	55.1%	
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.

4. Per boundary adjustment between the Yucaipa Valley Water District and the Palmer General Corporation per the Superior Court Case No. 242908 on May 18, 1992. Based on unverified information provided by Palmer General Corporation, 3.1 acres has been added to their holdings. A slope analysis of this area has not been done due to conflicting/unverified information; thus assumed estimate areas are used per the direction of the City. The entire adjustment area of 3.1 acres may not be in slope categories suitable for development and thus further verification and adjustment of required open space is warranted per direction of the City.