

EXISTING RESIDENTIAL

RIVERSIDE

DRIVE

HIGH
SCHOOL

AVENUE

CREEK

MILL

P-1

P-2

P-2

P-1

P-3

P-4

P-4

P-3

P-3

P-4

P-5

P-5

P-4

P-4

PARK

SCE CORRIDOR

POTENTIAL
TRAIL
LINKAGE TO
COMMERCIAL

COMMUNITY
COMMERCIAL

COMMERCIAL / BUSINESS PARK
FLEX ZONE

BUSINESS PARK /
LIGHT INDUSTRIAL

POTENTIAL TRAIL
LINKAGE TO
COMMERCIAL/
BUSINESS PARK

BUSINESS PARK /
LIGHT INDUSTRIAL
SCE

AVENUE

MILLIKEN

CHINO

AVENUE

Table 2 - Land Use Summary

LAND USE	UNITS	ACRES	UNITS/ NET ACRE	MAXIMUM SQUARE FEET
Residential¹				
P-1	92	18.6	4.9	
P-2	69	11.3	6.1	
P-3	116	10.3	11.3	
P-4	151	12.4	12.1	
P-5	156	9.3	16.7	
<i>Net Residential Subtotal</i>	<i>584</i>	<i>61.9</i>	<i>9.4</i>	
Park		4.0		
Edge Buffer		3.4		
Roadways		7.8		
<i>Gross Residential Subtotal</i>	<i>584</i>	<i>77.1</i>	<i>7.57</i>	
OTHER				
Commercial		20		217,520
Commercial /Business Park Flex Zone ²		10		
Business Park/Light Industrial		26.9		550,000
SCE Corridor		12.8		
Edge Buffer		5.5		
Roadways		8.3		
<i>Other Land Uses Subtotal</i>		<i>83.5</i>		
PROJECT TOTAL	584	160.6		767,520

¹ Includes Pocket Parks within each neighborhood.

² The maximum commercial square footage between Community Commercial and Commercial / Business Park Flex Zone is 217,520 S.F..