

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

| Proposed Land Use | Plan A | | | | Plan B | | | | Plan C | | | | 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 | | 42.3 | | | | 43.2 | | | | 89.9 | | | | |
| CC Community Commercial | | 22.9 | | | | 33.1 | | | | 14.6 | | | | |
| OC Office Commercial | | | | | | | | | | | | | | |
| R-1 Residential 1 du/ac | | | | 0 | | | | 0 | | | | | | |
| R-2 Residential 2 du/ac | | | 22.8 | 46 | | 6.8 | 14 | | | | | | | |
| R-4 Residential 4 du/ac | | | | 0 | | 16.0 | 64 | | | 22.8 | 91 | | | |
| R-8 Residential 8 du/ac | | | 14.6 | 117 | | | 0 | | | 20.2 | 162 | | | |
| R-16 Residential 16 du/ac | | | | 0 | | 14.6 | 234 | | | | 0 | | | |
| OS Open Space | 86.9 | | | | 75.8 | | | | 42.0 | | | | | |
| Subtotal District 1 | 86.9 | 65.2 | 37.4 | 162 | 75.8 | 76.3 | 37.4 | 311 | 42.0 | 104.5 | 43.0 | 253 | 86.7 | 194.93 |

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|----------------------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|------------|-------------|---------------|
| RC Regional Commercial | | | | | | 14.2 | | | | 14.2 | | | | |
| CC Community Commercial | | 17.0 | | | | 2.8 | | | | 2.8 | | | | |
| OC Office Commercial | | 14.2 | | | | 14.2 | | | | | | | | |
| R-1 Residential 1 du/ac | | | | 0 | | | | 0 | | | | | | |
| R-2 Residential 2 du/ac | | | 38.6 | 77 | | 38.6 | 77 | | | 38.6 | 77 | | | |
| R-4 Residential 4 du/ac | | | 27.0 | 108 | | 11.1 | 44 | | | 11.1 | 44 | | | |
| R-8 Residential 8 du/ac | | | | 0 | | 15.9 | 127 | | | 30.1 | 241 | | | |
| R-16 Residential 16 du/ac | | | | 0 | | | 0 | | | | 0 | | | |
| OS Open Space | 46.6 | | | | 46.6 | | | | 46.6 | | | | | |
| Subtotal District 2 | 46.6 | 31.2 | 65.6 | 185 | 46.6 | 31.2 | 65.6 | 249 | 46.6 | 17.0 | 79.8 | 362 | 44.5 | 143.53 |

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|----------------------------|--------------|-------------|--------------|------------|--------------|-------------|--------------|------------|--------------|-------------|--------------|-------------|--------------|---------------|
| RC Regional Commercial | | 50.0 | | | | 50.0 | | | | 50.0 | | | | |
| CC Community Commercial | | 10.0 | | | | 10.0 | | | | 10.0 | | | | |
| OC Office Commercial | | | | | | | | | | | | | | |
| Wastewater Treatment Plant | | 27.3 | | | | 27.3 | | | | 27.3 | | | | |
| R-1 Residential 1 du/ac | | | 40.7 | 41 | | 40.7 | 41 | | | | | | | 0 |
| R-2 Residential 2 du/ac | | | 32.7 | 65 | | 32.7 | 65 | | | 54.0 | 108 | | | |
| R-4 Residential 4 du/ac | | | 53.6 | 214 | | 42.0 | 168 | | | 47.7 | 191 | | | |
| R-8 Residential 8 du/ac | | | 36.8 | 294 | | 34.8 | 278 | | | 25.3 | 202 | | | |
| R-16 Residential 16 du/ac | | | | 0 | | 13.6 | 218 | | | 36.8 | 589 | | | |
| OS Open Space | 345.4 | | | | 345.4 | | | | 345.4 | | | | | |
| Subtotal District 3 | 345.4 | 87.3 | 163.8 | 615 | 345.4 | 87.3 | 163.8 | 770 | 345.4 | 87.3 | 163.8 | 1090 | 313.6 | 596.63 |

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|----------------------------|--------------|-------------|--------------|------------|--------------|-------------|--------------|------------|--------------|-------------|--------------|------------|--------------|---------------|
| RC Regional Commercial | | 17.3 | | | | 17.3 | | | | 29.1 | | | | |
| CC Community Commercial | | | | | | 8.1 | | | | | | | | |
| OC Office Commercial | | | | | | | | | | | | | | |
| R-1 Residential 1 du/ac | | | | 0 | | | | 0 | | | | | | |
| R-2 Residential 2 du/ac | | | 68.0 | 136 | | 15.2 | 30 | | | | | | | |
| R-4 Residential 4 du/ac | | | 37.2 | 149 | | 90.0 | 360 | | | 83.2 | 333 | | | |
| R-8 Residential 8 du/ac | | | 27.0 | 216 | | 27.0 | 216 | | | 47.1 | 377 | | | |
| R-16 Residential 16 du/ac | | | | 0 | | | 0 | | | 11.7 | 187 | | | |
| OS Open Space | 130.0 | | | | 121.9 | | | | 108.4 | | | | | |
| Subtotal District 4 | 130.0 | 17.3 | 132.2 | 501 | 121.9 | 25.4 | 132.2 | 606 | 108.4 | 29.1 | 142.0 | 897 | 130.0 | 282.89 |

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|---------------------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|----------------|
| Total Parcels Area | 608.9 | 201.0 | 399.0 | 1463 | 589.7 | 220.2 | 399.0 | 1937 | 542.4 | 237.9 | 428.6 | 2602 | 574.8 | 1217.97 |
|---------------------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|--------------|--------------|-------------|--------------|----------------|

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|---|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------|
| District 1 R.O.W. acres | | | | | | | | | | | | | | 14.35 |
| District 2 R.O.W. acres | | | | | | | | | | | | | | 1.67 |
| District 3 R.O.W. acres | | | | | | | | | | | | | | 6.89 |
| District 4 R.O.W. acres | | | | | | | | | | | | | | 3.48 |
| GRAND TOTAL Specific Plan Area (acres) | | | | | | | | | | | | | | 1244.36 |

Note: 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. The source for illustrated alignment for proposed Interstate 10 interchange improvements is Caltrans.