

**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		52.50				61.40				93.73				
CC Community Commercial		12.44				22.63								
OC Office Commercial										14.65				
R-1 Residential 1 du/ac				0				0				0		
R-2 Residential 2 du/ac			22.80	46		6.76	14					0		
R-4 Residential 4 du/ac				0		16.04	64			22.80	91			
R-8 Residential 8 du/ac			14.65	117			0			15.99	128			
R-16 Residential 16 du/ac				0		14.65	234				0			
OS Open Space	87.12				68.04			42.34						
<b>Subtotal District 1</b>	<b>87.1</b>	<b>64.9</b>	<b>37.4</b>	<b>163</b>	<b>68.0</b>	<b>84.0</b>	<b>37.4</b>	<b>312</b>	<b>42.3</b>	<b>108.4</b>	<b>38.8</b>	<b>219</b>	<b>84.0</b>	<b>189.51</b>

RC Regional Commercial						14.19				14.19				
CC Community Commercial		17.01				2.82				2.82				
OC Office Commercial			18.37			18.37				18.37				
R-1 Residential 1 du/ac				0				0				0		
R-2 Residential 2 du/ac			47.32	95		47.32	95					0		
R-4 Residential 4 du/ac			14.21	57			0			47.32	189			
R-8 Residential 8 du/ac				0		14.21	114				0			
R-16 Residential 16 du/ac				0			0			14.21	227			
OS Open Space	46.61				46.61			46.61						
<b>Subtotal District 2</b>	<b>46.6</b>	<b>17.0</b>	<b>79.9</b>	<b>151</b>	<b>46.6</b>	<b>35.4</b>	<b>61.5</b>	<b>208</b>	<b>46.6</b>	<b>35.4</b>	<b>61.5</b>	<b>417</b>	<b>44.5</b>	<b>143.53</b>

RC Regional Commercial		50.01				50.01				50.01				
CC Community Commercial		10.04				10.04				10.04				
OC Office Commercial										36.94				
Wastewater Treatment Plant		27.23				27.23				27.23				
R-1 Residential 1 du/ac			40.70	41			0					0		
R-2 Residential 2 du/ac			32.68	65		36.94	74					0		
R-4 Residential 4 du/ac			53.66	215		89.56	358			83.55	334			
R-8 Residential 8 du/ac			36.74	294		52.56	420			48.71	390			
R-16 Residential 16 du/ac				0			0			23.21	371			
OS Open Space	345.6				330.3			316.9						
<b>Subtotal District 3</b>	<b>345.6</b>	<b>87.3</b>	<b>163.8</b>	<b>615</b>	<b>330.3</b>	<b>87.3</b>	<b>179.1</b>	<b>853</b>	<b>316.9</b>	<b>124.2</b>	<b>155.5</b>	<b>1095</b>	<b>313.6</b>	<b>596.63</b>

RC Regional Commercial		17.32				22.80				29.04				
CC Community Commercial														
OC Office Commercial						8.06				11.72				
R-1 Residential 1 du/ac				0			0					0		
R-2 Residential 2 du/ac			67.98	136		15.19	30					0		
R-4 Residential 4 du/ac			37.20	149		84.51	338			83.17	333			
R-8 Residential 8 du/ac			26.97	216		26.97	216			47.11	377			
R-16 Residential 16 du/ac				0			0				0			
OS Open Space	129.9				121.9			108.4						
<b>Subtotal District 4</b>	<b>129.9</b>	<b>17.3</b>	<b>132.2</b>	<b>501</b>	<b>121.9</b>	<b>30.9</b>	<b>126.7</b>	<b>584</b>	<b>108.4</b>	<b>40.8</b>	<b>130.3</b>	<b>710</b>	<b>129.5</b>	<b>279.40</b>

<b>Total Parcels Area</b>	<b>609.2</b>	<b>186.6</b>	<b>413.3</b>	<b>1429</b>	<b>566.8</b>	<b>237.6</b>	<b>404.7</b>	<b>1957</b>	<b>514.2</b>	<b>308.7</b>	<b>386.1</b>	<b>2441</b>	<b>571.6</b>	<b>1209.06</b>
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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
<b>GRAND TOTAL Specific Plan Area (acres)</b>														<b>1234.30</b>

**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.