

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

Proposed Land Use	PLAN 1 LOW Intensity Alternative				PLAN 2 Preferred Alternative				PLAN 3 HIGH Intensity Alternative				REQUIRED Open Space	Total Development Area	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		42.0				56.9				93.7					
CC Community Commercial		12.4				15.6									
BP Business Park		10.5				14.6									
PF Public Facilities															
R-1 Residential 1 du/ac				0				0				0			
R-2 Residential 2 du/ac			37.5	75		23.8	48					0			
R-4 Residential 4 du/ac				0			0			22.8	91				
R-8 Residential 8 du/ac				0			0			30.6	245				
R-16 Residential 16 du/ac				0			0				0				
OS Open Space	87.1				78.6			42.3							
Subtotal District 1¹	87.1	64.9	37.5	75	78.6	87.1	23.8	48	42.3	93.7	53.4	336	78.6	110.9	189.5

RC Regional Commercial						17.0				17.0					
CC Community Commercial		2.8													
BP Business Park						18.4				31.2					
PF Public Facilities															
R-1 Residential 1 du/ac			28.4	28			0					0			
R-2 Residential 2 du/ac			65.7	131		58.7	117					0			
R-4 Residential 4 du/ac				0		16.40	66			34.4	138				
R-8 Residential 8 du/ac				0			0			16.4	131				
R-16 Residential 16 du/ac				0			0				0				
OS Open Space	46.6				33.00			44.5							
Subtotal District 2	46.6	2.8	94.1	159	33.0	35.4	75.1	183	44.5	48.2	50.8	269	33.0	110.6	143.5

RC Regional Commercial		60.1				60.0				60.1					
CC Community Commercial						0.0									
BP Business Park										36.9					
PF Public Facilities ¹		59.9				44.8				59.9					
R-1 Residential 1 du/ac			73.4	73		15.7	16					0			
R-2 Residential 2 du/ac			41.7	83		21.9	44					0			
R-4 Residential 4 du/ac			36.7	147		99.5	398			76.3	305				
R-8 Residential 8 du/ac				0		41.3	331			44.0	352				
R-16 Residential 16 du/ac				0			0			23.2	371				
OS Open Space ²	324.9				313.4		2	296.3							
Subtotal District 3³	324.9	120.0	151.8	303	313.4	104.8	178.4	791	296.3	156.9	143.5	1028	305.3	291.4	596.6

RC Regional Commercial						29.0				29.0					
CC Community Commercial															
BP Business Park		17.4				10.9				11.7					
PF Public Facilities															
R-1 Residential 1 du/ac				0			0					0			
R-2 Residential 2 du/ac			105.2	210		6.6	13					0			
R-4 Residential 4 du/ac			27.0	108		115.1	460			90.4	362				
R-8 Residential 8 du/ac				0			0			27.0	216				
R-16 Residential 16 du/ac				0			0				0				
OS Open Space	129.9				117.8			121.3							
Subtotal District 4³	129.9	17.4	132.2	318	117.8	40.0	121.7	473	121.3	40.7	117.4	578	126.0	153.4	279.4

RC Regional Commercial		102.1				162.9				199.8					
CC Community Commercial		15.2				15.6				0.0					
BP Business Park		27.9				43.9				79.8					
PF Public Facilities		59.9				44.8				59.9					
R-1 Residential 1 du/ac			101.8	101.0		15.7	16.0			0.0	0.0				
R-2 Residential 2 du/ac			250.0	499.0		111.0	222.0			0.0	0.0				
R-4 Residential 4 du/ac			63.7	255.0		231.0	924.0			223.9	896.0				
R-8 Residential 8 du/ac			0.0	0.0		41.3	331.0			118.1	944.0				
R-16 Residential 16 du/ac			0.0	0.0		0.0	0.0			23.2	371.0				
OS Open Space	588.5				542.8		2.0	504.4							
TOTAL Parcels Area	588.5	205.0	415.5	855	542.8	267.3	399.0	1495	504.4	339.6	365.1	2211	542.8	666.3	1209.1

District 1 R.O.W. acres															12.4
District 2 R.O.W. acres															2.5
District 3 R.O.W. acres															6.9
District 4 R.O.W. acres															3.5
GRAND TOTAL Specific Plan Area (acres)															1234.3

NOTES:

- Public facilities acreage does not include the potential 12.0 acre elementary school site. School location to be determined.
- One dwelling unit per parcel (a total of two (2) dwelling units) could potentially be established on parcels APN# 030120103 and APN# 030121102 which are isolated due to topography and/or proximity of the county line. These two parcels have a total of 8.0 acres of developable area and 9.8 acres of required open space. However, they are presently designated Open Space in their entirety.
- 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. (Reference Slope Analysis Summary.) The source for illustrated alignment for proposed Interstate 10 interchange improvements is Caltrans.
- The open space deficit in District 4 RC areas shown per direction of City Council.
- Reference Slope Analysis and Required Open Space Chart for details.