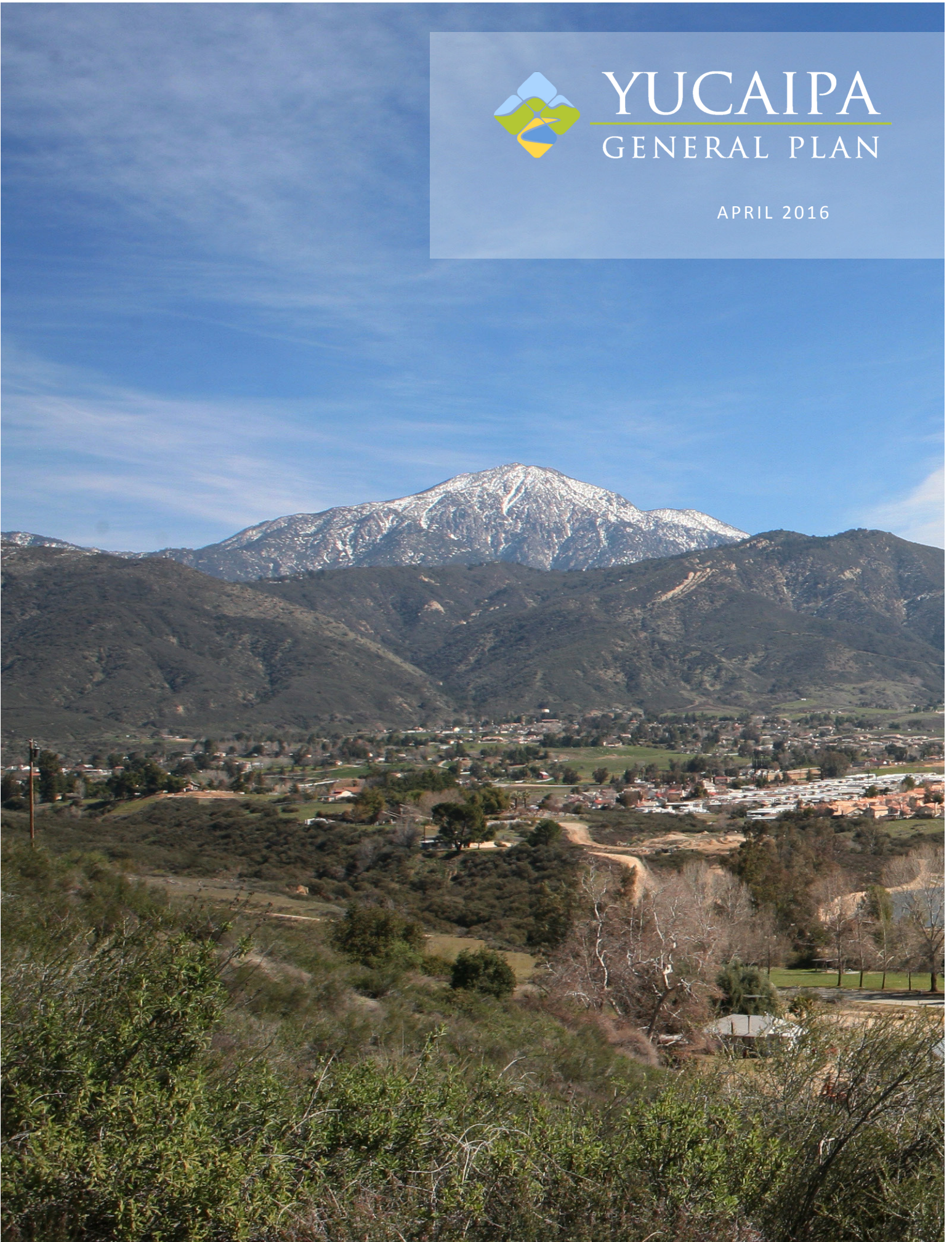




YUCAIPA

GENERAL PLAN

APRIL 2016



CITY OF YUCAIPA GENERAL PLAN

Adopted April 2016

Prepared by:



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Bobby Duncan	Council Member
Dick Riddell	Council Member

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 Parks and Recreation Commission
 Trails and Open Space Committee
 Economic Development Advisory Committee
 Healthy Yucaipa Committee
 Youth Advisory Committee

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Introduction

INTRODUCTION

Many people consider Yucaipa the Jewel of the Inland Empire. Since its incorporation just 25 years ago, Yucaipa has emerged as one of the most desirable communities to live and work in southern California. Those who call Yucaipa home have chosen to live and work here for its distinct quality of life. Few communities have such a pristine natural environment, ample park and recreational facilities, strong neighborhoods, a safe environment, quaint historic Uptown, good schools, and civic spirit.

Yucaipa's reputation as a premier community is not an accident. Rather, Yucaipa's progress is the result of strong leadership, thoughtful planning and design, and an imaginative and independent spirit. Yucaipa has taken great pride in preserving the best of its built and natural environment, remaining flexible and open to changes in land use to capitalize on opportunities, and encouraging resident and business involvement to shape its future. This model of success continues to pay community dividends.

Yucaipa's General Plan builds on the past to forge a more prosperous future for the community. The General Plan's vision reflects what the community aspires to become. Its policy framework guides decisions about future economic development projects, service priorities, capital improvements, and budgeting. Through adherence to budget priorities and implementation programs, the General Plan's goals and policies are supported by actions that lead to improvements in community quality of life.

In This Chapter:

- + Yucaipa's History
- + Yucaipa's Future
- + Shaping the Future
- + General Plan Organization





Yucaipa Rancheria, Landmark 620, is the general location of the original Yucaipat.



Casa Blanca was the home of John Dunlap, one of the early settlers of Yucaipa.

YUCAIPA'S HISTORY

Before delving into Yucaipa's vision for the future, however, it is important to take a step back to the past. The values that Yucaipa's residents hold today are products of the community's unique topography, long history, and built environment. Understanding Yucaipa's evolution and change as a community provides a foundation for identifying opportunities for the future.

So let's start from the beginning.

Where It All Began

The community that became Yucaipa grew out of the natural landscape. Rivers flowing southwest from the San Bernardino mountains deposited minerals downstream over thousands of years, creating a fertile environment for inhabitants of the valley. The Yuhaviatam, referred to as Serrano Indians by later explorers, were the first inhabitants of the Yucaipa Valley. Later missionaries, homesteaders, and pioneers would be drawn by the grassy plains, creeks, shaded canyons, and rich grassy lands of the Yucaipa Valley. Under the name Yucaipa Ranchería, the Yucaipat site is presently designated California Historical Landmark No. 620.

Agriculture Takes Root

Fed by downstream wash from the mountains, Yucaipa's fertile valley and climate were well suited for agriculture, its first industry. During the 1800s, the Yucaipa Valley was used as grazing land for a satellite property of San Gabriel Mission's Rancho San Bernardino. For the next 100 years, the Yucaipa Valley became known for its agriculture and ranching enterprises. Yucaipa lands were transferred from the missions to Antonio Maria Lugo in 1842, and later to Diego Sepulveda. Sepulveda built the Rancho Yucaipa, which stands today as California Historical Landmark 528. Vestiges of this ranching history are still visible around the area.

Early California Settlements

Shortly following California statehood in 1850, settlers began to migrate to the Yucaipa Valley. John Dunlap settled on the Sepulveda Ranch, which became known as "Dunlap Acres." In 1869, Dunlap expanded agricultural operations to include grain. The Dunlaps also built Casa Blanca in 1882 and the first school on Cherrycroft Drive, now restored under private ownership. Ranches were also established in Wildwood Canyon, the North Bench area, and Live Oak Canyon. The only other early industry in the Yucaipa Valley to generate as much excitement was gold mining, which had a short-lived success due to mining in the Crafton Hills.

“Where the Big Red Apple Grows”

The early 1900s saw changes in Yucaipa Valley’s agriculture, from large-scale ranching to apple orchards. From 1900 to 1910, the Redlands-Yucaipa Land Company bought 11,000 acres in Yucaipa, and soon thereafter, developers began to sell ranches to make way for a burgeoning apple industry. For several decades, apple production became a staple for the local economy, and the goal was to create the “apple kingdom” of the Southwest. As people migrated to Yucaipa in search of wealth, a town center began to form at the corner of Yucaipa Boulevard and California Street.

Surviving the Great Depression

The Great Depression brought significant change to Yucaipa Valley’s agricultural industry. Lower prices in the apple markets caused growers to shift production to peaches, citrus, walnuts, grain, and other fruit. Unemployment was the defining sign of that time. In those difficult conditions, Yucaipans lived off the land and supported one another through the Yucaipa Cooperative Exchange. One of Yucaipa’s most notable successes dates back to the 1930s, when Leo and Cleo Stater founded Stater Brothers in Yucaipa.



World War II and Transition

The 1940s marked another significant turning point in Yucaipa. Yucaipans were actively involved in the worldwide war effort. From sending soldiers abroad to running top-secret projects, Yucaipa residents lent their time and experience to the war effort. During this time, Yucaipa became known as “The Egg Basket of Southern California” for its poultry operations. Peach production replaced the apple industry, which gradually moved to Oak Glen. A landing strip was also established in the area known now as Chapman Heights, and a volunteer fire department was established.

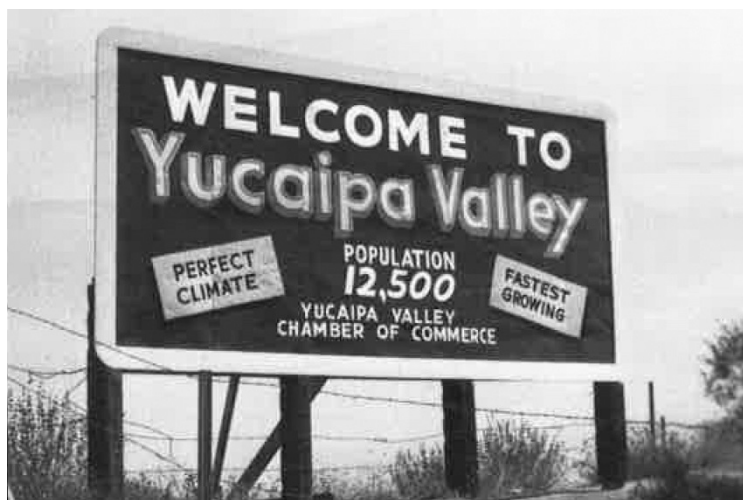


U-KI-PA (Yucaipa) brand apples, patent dates back to the early 1920s.



Yucaipans Settle Down

By the 1950s, Yucaipans had survived the Depression and the war, and now settled down to focus on family and community. The 1950s and 1960s were boom years, with ranches giving way to housing for residents. Yucaipa saw arrival of a hospital and sheriff's station. The first mobile-home park was built in 1947, and many other parks followed. In 1963, the Yucaipa Joint Unified School District was established after more than a decade of discussions. Devastating floods during the 1960s also led to drainage infrastructure projects to guard against future flooding.



Yucaipans enjoy the vast open spaces surrounding the community.

Present Day Yucaipa

Yucaipa's recent history is denoted by its transition to cityhood. The 1970s brought Crafton Hills College, one of only 113 in California. The 1980s and 1990s saw the redevelopment of citrus groves into the Chapman Heights planned development. During the 1980s, the Yucaipa Valley Water District opened a modern wastewater treatment plant and built water systems to serve the community. This period also brought the County Regional Park. After many attempts at cityhood, Yucaipa voters passed Measure K and became an incorporated city on November 27, 1989.

Since incorporation, the City of Yucaipa has continued to preserve the community's character and maintain a careful balance between the needs of business, residents, and the environment. The City adopted a new plan for the freeway corridor that will support Yucaipa's local economy. Civic leaders, residents, and stakeholders have preserved Crafton Hills and Wildwood Canyon State Park. Capital improvements have improved water, sanitation, roads, and other infrastructure. Revitalization efforts have also strengthened the Uptown as a central gathering place for the community.

YUCAIPA'S FUTURE

Twenty-five years after incorporation, Yucaipa's future is secure. The City's schools, quality neighborhoods, growing Uptown, regional and state parks, and other assets offer a high quality of life. Yucaipa takes great care to preserve its natural assets while fulfilling the needs of residents and businesses. Even with this progress, the City continues to call residents to a simpler life—where family, quality schools, community service, amenities, and a peaceful environmental setting are most important.

General Plan Vision

Yucaipa's General Plan vision guides the features of Yucaipa that will be preserved and retained, where and how the City will change in the future, what types of services will be provided to residents and business, which capital projects will be undertaken, and the budget priorities needed to achieve this future.

General Plan Vision

Yucaipa is the Jewel of the Inland Empire. Framed by the San Bernardino Mountains, Yucaipa's natural environment—with its cleaner air and unique topography—distinguishes its exceptional quality of life. Yucaipa offers an attractive, peaceful, and safe community for all of its residents. Yucaipa is thoughtfully planned, balancing the needs of residents, the environment, and the business community. Quality public facilities, schools, community services, and other amenities draw residents and visitors of all ages to live, work, play, and retire in Yucaipa.

Community Cornerstones

- + Small-town rural character with strong neighborhood identities
- + Scenic vistas, wild lands, ravines, and hillsides
- + Quality businesses that offer quality jobs and retail opportunities
- + Educational opportunities that prepare the community for the future
- + Health, safety, and well-being of our residents
- + Excellent infrastructure, community services, and public facilities
- + Vibrant historic district and unique local artistic and cultural events
- + Parks, trails, open space, and recreational opportunities for all ages
- + Spirit of community service, pride, and mutual respect
- + Fiscally responsible and responsive governance



Yucaipa's General Plan update included extensive outreach to the community; more than 50 duly-noticed public workshops, hearings, and meetings were held over three years.

SHAPING THE FUTURE

Yucaipa's General Plan represents the community, its values, and its aspirations. Yucaipa residents, businesses, schools, and other institutions and stakeholders participated in a variety of venues to define issues and propose recommendations for the General Plan. More than 50 duly-noticed meetings were held over the course of three years to inform the general plan update.

Key meetings and forums included:

- + **General Plan Advisory Committee (GPAC).** The City Council appointed a 13-member GPAC that included representatives of local businesses, commission members, and residents. The GPAC helped craft the General Plan vision and land use plan, reviewed all draft chapters, and made recommendations to the City Council. During the update, the GPAC held two dozen publicly noticed meetings that were open to all.
- + **Commission/Committee Workshops.** City commissions and committees helped shape Yucaipa's General Plan by identifying relevant issues, providing comment, and reviewing draft products. Ten meetings were held with these groups:
 - Parks and Recreation Commission
 - Healthy Yucaipa Committee
 - Youth Advisory Committee
 - Trails and Open Space Committee
 - Economic Development Advisory Committee
- + **City Council Workshops.** Following GPAC and Commission meetings, the City Council reviewed each General Plan chapter/element in separate workshops—community design and land use; housing and neighborhoods; public services and public safety; parks/recreation/trails and open space; transportation; and economic development. Comments were included into each chapter prior to completion of the public review draft.
- + **Interagency and Public Review.** Once the elements were completed, the draft General Plan was assembled and circulated to a wide range of public agencies, the general public, and other interested parties. It was available for review on the City's website, and copies were available at City Hall, the Yucaipa library, and other locations. Comments received on the General Plan were carefully reviewed for incorporation.
- + **General Plan Adoption Hearings.** Publicly noticed hearings to consider the General Plan and environmental impact report were held before the Planning Commission and City Council. Additional comments were received and incorporated as directed by the City Council. Following deliberation by the City Council, the General Plan was adopted on April 11, 2016.



GENERAL PLAN ORGANIZATION

California law requires that general plans cover a range of elements or topics in accordance with Government Code, Section 65300. These elements are land use, circulation (transportation), housing, open space, noise, safety, and conservation. Cities can also include other topics as relevant to their community.

General Plan Content

The Yucaipa General Plan contains eight chapters, which includes mandated topics and optional topics of interest to the city:

- + **Chapter 1: Introduction.** This chapter provides an overview of Yucaipa's history, the process for developing the general plan, and basic tools for understanding how it affects decision making by local officials, developers, businesses, and residents.
- + **Chapter 2: Community Design and Land Use.** This element specifies the permitted land uses citywide and in specific areas of the community and how broader design concepts can improve the appearance, cohesiveness, and image of Yucaipa.
- + **Chapter 3: Housing and Neighborhoods.** This element addresses the production, maintenance, conservation, and improvement of housing and neighborhoods to provide a quality place to live for all Yucaipa residents.
- + **Chapter 4: Parks, Recreation, Trails, and Open Space.** This element addresses the provision, use, and conservation of open space for parks, recreation, and trails. Also covered are lands for biological, cultural, and other resources.
- + **Chapter 5: Economic Development.** This element addresses the need to maintain and strengthen the City's economy and workforce to provide essential services, employment opportunities, and overall vitality to the community.
- + **Chapter 6: Transportation.** This element addresses the general location and extent of existing and proposed major streets and other transportation facilities to support the land use plan. It also addresses active transportation goals.
- + **Chapter 7: Public Safety.** This element addresses the protection of Yucaipans from natural and man-made hazards, including geologic and seismic hazards, flooding, wildland and urban fires, air pollution and noise, climate change, and others.
- + **Chapter 8: Public Services and Facilities.** This element's goals and policies address a wide range of public services, from education to human services, and from water supply to sanitation, in order to support basic community needs.



Using the General Plan

The General Plan has multiple uses for different interests. The City Council and Planning Commission use it to evaluate land use changes and make decisions on projects, services, capital improvements, and specific development proposals. City staff use it to regulate development projects, prioritize services, and make recommendations to elected officials. Stakeholders also use the General Plan to advocate for programs, projects, and services.

Understanding the structure of the General Plan helps stakeholders effectively use it. Each chapter introduces the chapter topic, describes its context, and explains its importance to a community. A series of goals and policies show how the City will achieve the General Plan vision. The final chapter lists implementing programs.

- + **Goals.** A goal is a general description of the result that Yucaipa seeks to create or preserve through the implementation of its General Plan. A goal is typically a long-term condition that a community aspires to achieve over the life of the general plan. It is achieved through adherence to policies and programs.
- + **Policies.** A policy is a specific statement that guides decision making as the City works to achieve a goal. The General Plan's policies set the standards that will be used by City staff, the Planning Commission, and City Council in their review of land development projects and in decision-making processes.
- + **Programs.** To help ensure that appropriate actions are taken to implement the General Plan, the City implements general plan goals and policies through a series of codes and ordinances, master plans and capital improvements, programs and services, financing, and other measures.

When implementing Yucaipa's General Plan, it is important to note that it addresses multiple objectives through its goals and policies. Adherence to an individual goal or policy is not intended to preclude achievement of other goals and policies. Implementing goals and policies often requires balancing priorities at a particular time or for particular circumstances and decisions. The City Council has final discretion over how to balance adherence to goals and policies when multiple ones affect a single decision.

The City faces the same practical limitations when implementing programs. The City implements a wide range of programs, some of which are ongoing efforts while others are service level options. However, it is possible that programs will change in nature, or the schedule of completion for programs will change. This may be due to changes in staffing levels, funding levels, or other contingencies. The City Council will make final determinations as to the programs to be pursued and the timetable for completion.





2

Community Design and Land Use

INTRODUCTION

Yucaipa's quality of life is defined by its pattern and design of land uses that determine where people live, work, shop, and socialize. Quality of life depends on how these particular land uses are arranged and distributed; how they fit together in a coherent pattern and create a sense of place that fosters well-being; how they respect the natural environment; and how they reflect the varied needs of the community. Careful attention to community design and land use planning furthers community quality of life.

To that end, Yucaipa's Community Design and Land Use Element addresses the type, location, and extent of land uses in the City to ensure that such uses meet the needs of the community. This element also addresses the design and appearance of the built and natural environments in the community. As the City evolves, this element provides guidance for shaping the City's design by preserving its natural environment while encouraging well-designed growth that benefits the community.

The Community Design and Land Use Element comprises more than land uses and regulations on community aesthetics. Attention to Yucaipa's built environment represents the City's investment in quality of life. Thoughtful planning about the community's structure, distribution of land uses, public infrastructure, and appearance of buildings—these dimensions reflect how residents perceive quality of life and how employers and retailers view Yucaipa as a desirable place for commerce.

In This Element:

- + Community Structure
- + Land Use Plan
- + Citywide Design
- + Focus Area Guidance
- + Project Level Guidance



“Yucaipa is thoughtfully planned, balancing the needs of residents, the environment, and the business community”

General Plan Vision

Related Plans

The Community Design and Land Use Element is the blueprint for the development, improvement, and preservation of Yucaipa. This blueprint is implemented by a variety of related plans, ordinances, and tools that are consistent with and support the vision, goals, and policies of the General Plan.

Related plans and tools include:

- + **Specific Plans.** Yucaipa’s specific plans provide more detailed regulatory guidance for special areas within the City. These include the Freeway Corridor, Wilson Creek, Historic Uptown, and others specific plans that may be established.
- + **Municipal Code.** The municipal code implements the General Plan through a correlating set of zoning designations that determine the type of land use, intensity or density, standards, and appearance of proposed developments.
- + **Overlay Districts.** The municipal code contains overlay districts that provide regulatory guidance on addressing public safety, biotic, resource, hillside, noise, and other resource concerns. Overlay districts also include planned development districts.

Organization of Element

This element provides an overview on the planning context. The City’s community structure is first defined. Land use designations and a diagram the show allowable uses of land. These are followed by goals and policies to achieve the community’s vision.

Goals and policies provide guidance at three scales:

- + **Citywide Focus.** These policies affect the entire community, including the land use mix, hillside preservation, community design features, corridors and viewsheds, and community image among others.
- + **Focus Areas.** These policies address specific focus areas in the community, including the Historic Uptown Specific Plan area, Dunlap Industrial Corridor, the Freeway Corridor, and College Village are along Yucaipa Boulevard.
- + **Project Guidance.** These policies are intended to improve the consistency and quality of new and rehabilitated development projects through attention to project design, building design, transitions, and other project features.

The following sections provide context for each topic addressed in this element, followed by goals and policies to achieve the General Plan vision for community design and land use in Yucaipa.



COMMUNITY STRUCTURE

Yucaipa's community structure, its form and pattern of land uses, is a function of its natural environment and the needs of a developing and maturing community. An understanding of community structure provides the foundation for responsive goals and policies that further the long-term vision of the community.

Features

Yucaipa's community structure is derived from its history, natural environment, and design vision. The Crafton Hills, national forest, and Yucaipa Hills provide a visual backdrop for the valley. Major tributaries have etched channels into Yucaipa's landscape, creating defined elevation changes called benches. The major tributaries converge at Live Oak Canyon, at the southwest portion of the City. Yucaipa's "flatlands" at the base of the hills provide locations for residential, commercial, industrial, institutional, and other uses.

Within that context, the features that collectively contribute to Yucaipa's community design include the following.

Districts and Neighborhoods

Yucaipa has a variety of residential and commercial districts, each with a distinct purpose and identity. Residential neighborhoods or larger planning areas range from the rustic North Bench and Wildwood Canyon areas, to the established Central Core (including Uptown) and Chapman Heights, to the lower density Dunlap Acres. Dunlap Industrial and Uptown each have different types of businesses that cater to different consumers. Looking forward, the Freeway Corridor and College Village will also have distinct districts. This element supports opportunities to create a cohesive and attractive image for each district and neighborhood.

Paths and Corridors

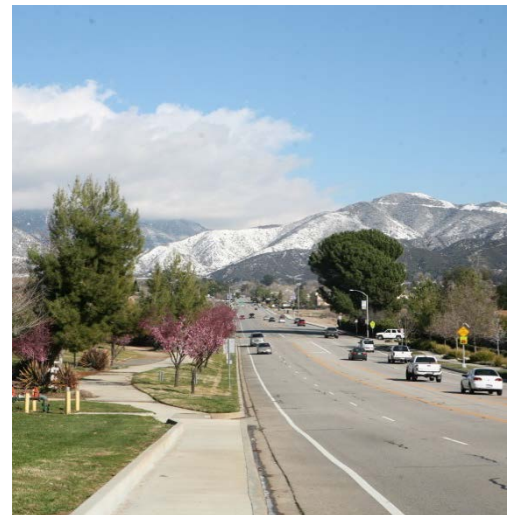
Paths and corridors are the circulation or transportation links of a community and are vital to the way people perceive their city. Yucaipa's long, straight corridors span the community and give motorists views of commercial areas, neighborhoods, and the mountains. Prominent scenic corridors are Yucaipa Boulevard, Bryant Street, Oak Glen Road, and Live Oak Canyon Road, and Wildwood Canyon Road. An extensive network of trails complements these resources. This element provides guidance on improving the appearance of paths/corridors and the experience of motorists, bicyclists, and pedestrians on these routes.

Landmarks

Yucaipa's visually prominent buildings, topography, and landmarks create a memorable sense of place and orient visitors and residents as they move about the community. Unlike many cities, Yucaipa's

Community design is created at multiple levels—from citywide to districts and neighborhoods, down to individual projects and buildings.

Development at these scales must function effectively and convey a sense of identity and place at the appropriate scale.



Oak Glen Road, a scenic corridor, connects many City parks and offers mountain views.





Gateways along roads welcome residents, businesses, and visitors to Yucaipa.



Crafton Hills are the most visually dominant landmark and edge to Yucaipa.

major landmarks include its hillsides—Yucaipa Hills, Crafton Hills, and Wildwood Canyon—which offer panoramic vistas throughout the community. Zanja Peak and other peaks and ridgelines are natural landmarks that overlook Yucaipa. Major creeks (e.g., Wilson Creek, Wildwood Creek), drainage channels, and elevated benches are also defining landmarks or features of Yucaipa. Preserving Yucaipa’s landmarks is a priority in the general plan.

Gateways

Yucaipa’s visual impression is expressed by its entry points (often referred to as gateways) along its major transportation corridors. These entry points help to define one’s entrance or sense of arrival to the community, a particular neighborhood, or district. The quality of gateways communicates an impression. Some gateways are located near the freeway, and others are located along major streets. As the City implements the General Plan, gateways will be enhanced through a variety of design strategies. These strategies may include signage, landscaping and trees, monument features, water features, public art, and specialized lighting.

Activity Centers

Activity centers are clusters or concentrations of uses that provide vibrancy, convenience, and variety in a community. Yucaipa envisions its centrally located Uptown, College Village, Yucaipa High School, Yucaipa Regional Park, Yucaipa/Oak Glen shopping center, Yucaipa City Hall, and Yucaipa Community Center as more dynamic activity centers. This element calls for focused development, coordinated landscaping, pedestrian features, and other infrastructure and aesthetic improvements along Yucaipa Boulevard to link these activity centers. Future opportunities for activity centers may also exist at other locations as residential neighborhoods more fully develop in the future.

Edges

Unlike many communities, Yucaipa is bounded by hills and natural open space that frame the community and serve as the edge or boundary of the community. These include the Crafton Hills, Yucaipa Hills, and San Bernardino National Forest. Roadways also define the edges of the City’s neighborhoods and districts. Yucaipa Boulevard and Oak Glen Road are dividing lines for Dunlap Acres and the North Bench. Wildwood Canyon Road generally separates Wildwood Canyon and the Central Core, while the Interstate 10 serves as the edge to the Freeway Corridor. The General Plan includes strategies to preserve or improve these edges.

Figure CDL-1, Community Structure, graphically illustrates some of the many design elements in the City of Yucaipa that provide a foundation for the land use plan, goals, and policies.

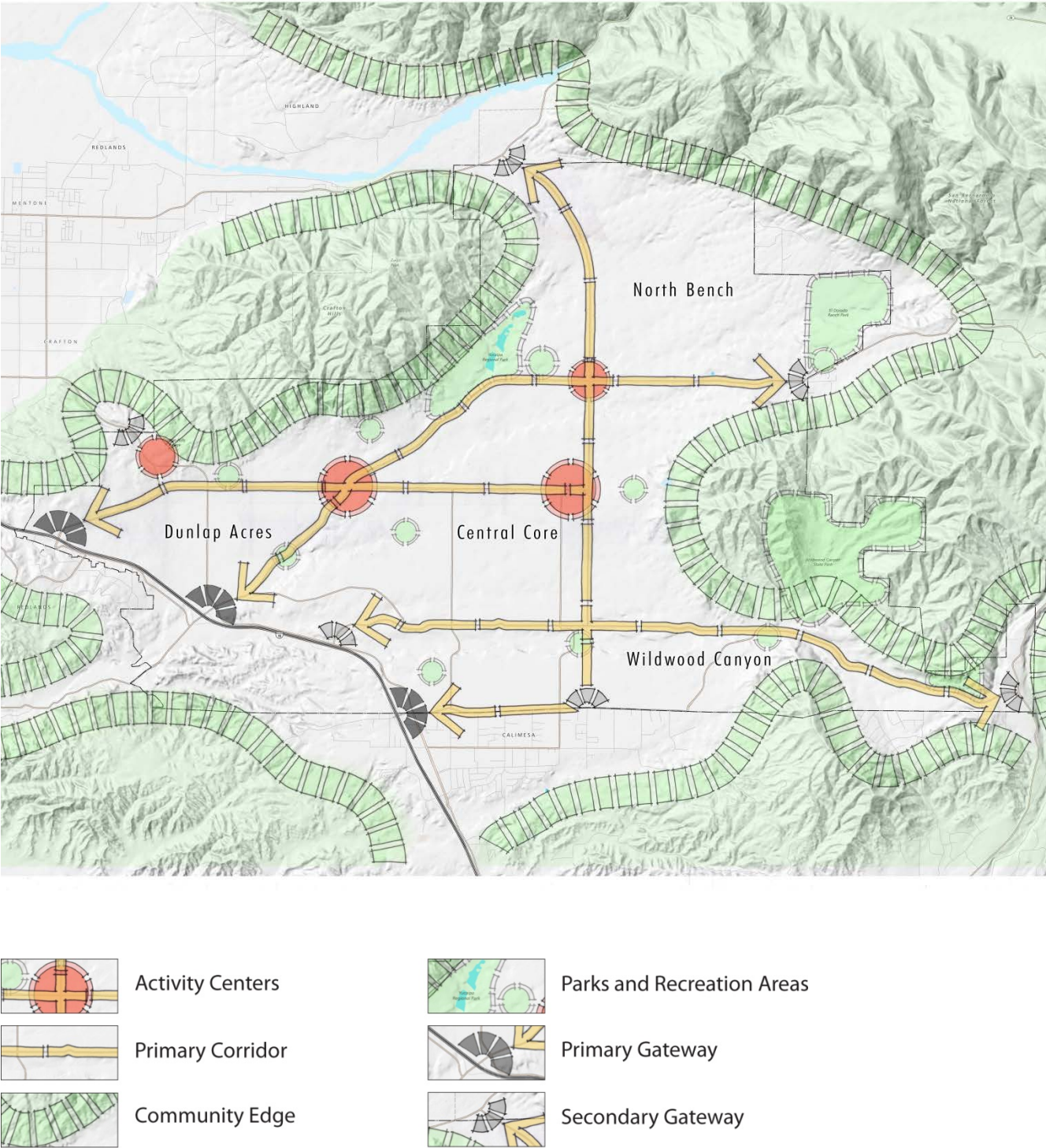


Figure CDL-1 Community Structure



LAND USE PLAN

The General Plan Land Use Plan guides for how land is developed in the community. Yucaipa's Land Use Plan includes three related parts: 1) description of allowed land uses; 2) overlay districts; and 3) the location of allowed land uses. These are described below.

Allowed Land Uses

The Land Use Plan contains a general description of the allowed uses of land (referred to as land uses) in the community. **Table CDL-1, Yucaipa Land Use Designations**, describes each "land use" category and the general uses allowed within each category. Additional descriptions of allowable land uses and the associated permitting processes (e.g., by-right, conditional, or other) for these land uses are provided in the municipal code. As projects are considered and General Plan amendments considered, reference should be made to Table CDL-1 and the municipal code.

Land Use Map

The table of land use designations is followed by **Figure CDL-2, Land Use Plan**. This map illustrates the location of allowed land uses within Yucaipa. For clarity, the Land Use Plan also shows the land use designations within specific plan areas. This map is intended to identify allowed land uses and how they complement Yucaipa's community form, as described earlier. However, one should refer to the specific plans for the Freeway Corridor and Uptown to understand the allowed uses.

Overlay Districts

In planning for different land uses, certain areas of Yucaipa merit oversight to address specific concerns. These site-specific concerns may be due to steep topography, public safety hazards, habitat, or other issues. In these areas, the General Plan designates parcels with overlay districts. Projects or land uses within an overlay district must adhere to specific siting, development, or environmental regulations in addition to the regulations of the underlying land use district. **Figure CDL-3, Land Use Modification Overlay Districts**, illustrates the location of overlays that apply to this element.



Table CDL-1 Yucaipa Land Use Designations

Residential Land Use	Land Use Description	Locational Criteria
 Rural Living (RL)	Provides areas for rural development where single family residential is the primary use, along with conservation of open space, watershed, and habitat areas. It also includes areas where animal uses, agriculture, and compatible uses may coexist or be permitted. The RL designation includes the RL-40, RL-20, RL-10, RL-2.5 and RL-1 designations. Maximum density: 1 du/gross acre	(a) Areas with limited agriculture; public and private recreation areas; rural residences; and watershed, wildlife, and open space uses (b) Areas with limited, low-density development; moderate slopes or in the hillside overlay; or with partial public services and limited public improvements (c) Areas where rural homes are the primary land use, but agriculture and compatible uses may be located in this designation
 Single Residential (RS)	Provides areas for single-family homes on individual lots, and accessory and nonresidential uses that complement neighborhoods. Incidental agricultural, recreational, or compatible uses with residential neighborhoods are allowed. The RS designation includes the RS-20M, RS-10M, and RS-72C designations. Maximum density: 6.1 du/gross acre	(a) Areas not adjacent to Industrial areas, except where the minimum residential parcel shall be 20,000 square feet or larger (b) Areas within one mile (or approximation) of a major arterial and/or existing or planned major public transit routes (c) Areas where single-family homes are the primary use and where appropriate services/facilities are available or planned
 Multiple Residential (RM)	Provides areas suitable for a variety of residential uses—attached, detached, and/or mixed residential development. It also allows for diverse nonresidential activities compatible with a multiple-family residential neighborhood. The RM designation includes both RM-72C and RM-10M designations. Maximum density: 8.7 du/gross acre	(a) Areas of existing multifamily housing to allow for the coordinated use of infrastructure and facilities (b) Areas with slopes less than 10%; otherwise increased lot size required (c) Areas where infrastructure, roads, and services are available or planned and able to handle higher density housing (d) Areas adjacent to or near an existing or planned major arterial or transit route
 Multiple Residential (RM-24)	Provides sites for high quality multiple-family housing that may include units affordable to lower income households. The RM designation includes R-24 (if in the Freeway Corridor Specific Plan) or RM-24 (elsewhere) designations. Units permitted by right pursuant to administrative review procedures and architectural design standards. Allowed density: 20-24 du/gross acre	(a) Areas of existing multifamily housing to allow for the coordinated use of infrastructure and facilities (b) Areas with slopes less than 10%; otherwise, increased lot sizes required (c) Areas where infrastructure, circulation, and services are available or planned and able to handle higher density housing (d) Areas adjacent to/near an existing or planned major arterial or transit route



Table CDL-1 Yucaipa Land Use Designations

Commercial Land Use	Land Use Description	Locational Criteria
 Neighborhood Commercial (CN)	Provides appropriately located areas for retail and service commercial establishments that meet the daily convenience needs of neighborhoods or local businesses surrounding the designated area. Intended land uses are specified in the municipal code. Maximum floor area ratio: 0.50	a) Areas adjacent to or near residential districts or uses that are capable of conveniently providing local services needed by residents or businesses (b) Areas adjacent to a major street or any road intersection that allows ready access to neighborhood commercial services (c) Areas with slopes less than 20%
 General Commercial (CG)	Provides appropriately located areas for stores, offices, service establishments, and amusements and offers a wide range of commodities and services scaled to meet both neighborhood and community needs. Intended land uses are outlined in detail within the municipal code. Maximum floor area ratio: 1.0	(a) Concentrated retail and service areas that supply daily community commercial needs (b) Areas of retail commercial use in central business districts, providing local and regional trade services (c) Areas adjacent to a major arterial, highway, or freeway or at the intersection of two major arterial streets (d) Areas with full or planned urban services and infrastructure facilities or such services
 Service Commercial (CS)	Provides suitable areas for heavy commercial and light industrial uses, including manufacturing uses where they will not adversely affect surrounding properties or create incompatible land use mixtures. Intended land uses are specified in the municipal code. Maximum floor area ratio: 1.2	(a) Areas to promote infill and restructuring of existing heavy and service commercial areas and discourage scattered service uses (b) Areas where unified landscaping, signing, building design, service, and adequate circulation can be ensured (c) Areas with access from major streets or arterials, areas at the intersection of two major streets or adjacent to a major arterial street, major divided street or freeway
 Community Industrial (IC)	Provides areas suited to industrial uses, and the concentration of industrial uses enables efficient use of transportation, circulation, and energy facilities; protects adjacent land uses from harmful influences; and prevents the intrusion of incompatible uses into industrial areas. Intended land uses are specified in the municipal code. Maximum floor area ratio: 1.0	(a) Areas for promoting infill and restructuring heavy and service commercial areas and discouraging proliferation of scattered uses (b) Areas where unified landscaping, signing, building design, service, and adequate circulation can be ensured (c) Areas with access from major streets or arterials, areas at the intersection of two major streets or adjacent to a major arterial street, major divided street or freeway

Table CDL-1 Yucaipa Land Use Designations

Other Land Uses	Land Use Description	Locational Criteria
 Institutional (IN)	Provides for public and/or quasi-public uses and facilities and compatible uses. These include schools, civic facilities, water storage, basins, and recharge facilities, and quasi-public facilities such as churches, community organization facilities, and similar uses. The intent is to identify sites prior to immediate need so that the design and location accommodates the character of the area served and community needs. Maximum floor area ratio: 0.8	(a) Areas with existing public or quasi-public facilities and uses or publicly owned lands intended for public facilities (b) Areas that satisfy the site location requirements of public and quasi-public facilities, where facilities will be visible and accessible to their users (c) Areas outside designated safety overlay districts to ensure critical public facilities are available during an emergency
 Floodway (FW)	Provides areas for drainage and floodways, including areas adjoining channels to carry floodwater. The intent is to prevent encroachment by improvements, land uses, or structures that could pose a danger when channels are full or overflowing or would unduly affect the capacity/ flood heights of the floodway. Maximum floor area ratio: none	(a) Areas identified as major flood channels by the City engineer (b) Areas where extensive flooding conditions require the curtailment of development or requirement for special conditions to protect structures and property (c) Areas that have been identified and designated as floodways by the Federal Flood Insurance Administration
 Parks (P)	Provides areas for recreational and park facilities for the general public. This includes active and passive uses such as parks, trails within parks, campgrounds, athletic fields, playgrounds, sports complexes, and equestrian facilities. Ancillary public facilities for recreational opportunities may be permitted. Maximum floor area ratio: 0.25	(a) Land donated by a conservancy, trust, or other entity with a legal deed restriction for the purposes of park and recreational uses (b) Areas with existing recreational facilities and uses or publicly owned land intended for development with public facilities and parks (c) Areas set aside by a development agreement or through the use of development impact fees or in-lieu fees
 Open Space (OS and OS-PD)	Provides areas for the preservation of hillsides, habitat, sensitive biological resources, or natural features. Includes open space areas set aside in planned developments. Passive recreation and public facilities may be allowed depending on the nature of the activity and impact to the land. Open spaces in planned developments or specific plans are designated OS-PD or similar use.	(a) Land set aside by a conservancy, trust, or other entity with a legal deed restriction for the preservation of open space, watersheds, and wildlife habitat (b) Areas with high scenic value to the community or areas with steep terrain, limited access, or significant lack of existing or planned infrastructure (c) Areas set aside by the local, state, or federal government as permanent open space or for water facilities and services.



Table CDL-1 Yucaipa Land Use Designations

Other Land Uses	Land Use Description	Locational Criteria
 Planned Development (PD)	Provides areas for a combination of residential, commercial, industrial, open space and recreation uses, and similar and compatible uses. The PD allows modification of development standards to facilitate innovative design and layout, maximize utilization of natural and human resources, and improve project livability. The PD is not intended for solely allowing higher densities or intensities, absent additional amenities and designs that improve project livability.	(a) Areas that require additional planning to address topography, geology, biological resources, or other special considerations (b) Areas where larger projects require specialized or flexible zoning and/or standards due to unique project factors (c) Areas suitable for large-scale planned developments to allow cluster-type projects that provide more open space and amenities (d) Areas for joint planning efforts among adjacent land owners, such as specific plans and area plans

Overlay Districts	Element	Description
Hazard Protection		
FP: Floodplain Safety	Safety	Areas within FEMA-designated 100-year floodplains or subject to intense localized flooding as designated by the City of Yucaipa
GH: Geologic Hazard	Safety	Areas on or adjacent to active earthquake faults and/or at risk for landslides, mudslides, subsidence, and liquefaction
FR: Fire Safety	Safety	Areas of high and very high fire hazards designated by the California Department of Forestry (CAL FIRE) and US Forest Service
NH: Noise Hazard	Safety	Areas where the average day-night sound level (Ldn) is 65 decibels, 65 dBA, or greater and thus poses a public health concern
Resource Preservation		
CP: Cultural Resources	Parks	Areas where archaeological and historic sites that warrant preservation are known to be present or where such resources are likely to be
PR: Paleontological Resources	Parks	Areas where paleontological resources (or fossil occurrences) are known to be or have a moderate to high likelihood to be present
SR: Scenic Resources	Parks	Areas with views of mountain and valley areas or other aesthetic natural formations or an area 200 feet on both sides of scenic
HO: Hillside	Land Use	Areas where the average slope exceeds 15%, and thus they are required to follow specific development standards and open space
Land Use Modification		
MHP: Mobile Home Park	Land Use	Areas where mobile home parks are located, planned, or preserved. It is intended to preserve viable mobile home parks for affordable housing.
CC: College Overlay District	Land Use	Area located at the corner of Yucaipa Boulevard and Sand Canyon slated for a mix of residential, commercial, and public uses.
CH: Custom Home	Land Use	Areas substantially occupied by custom-caliber single-family homes on parcels that are at least 20,000 square feet
SP: Specific Plan	Land Use	Areas where special standards are allowed in order to achieve a higher level of cohesiveness and integrated land use planning
PD: Planned Development	Land Use	Areas designated for a planned development which are not otherwise classified as a planned development General Plan land use designation

Note: The Municipal Code contains additional overlay districts not directly referenced in this table.



Implications of the Land Use Plan

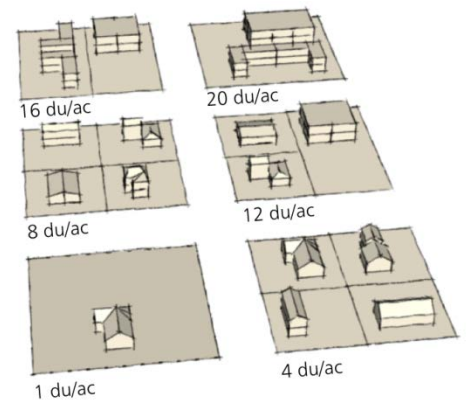
Yucaipa has significant vacant land available for new housing, commercial, and industrial uses. To effectively plan for infrastructure and services for those areas requires calculating the maximum buildout anticipated under the General Plan. The term buildout refers to the total amount of development allowed in Yucaipa along with population, households, and jobs.

Density and Intensity

The buildout anticipated under the general plan is a function of the acreage of available land and the amount of development allowed on a property. Density and intensity are quantitative measures for determining how much development may occur on a property. It should be noted that not all parcels can accommodate the maximum density or intensity allowed due to environmental constraints, development standards, and project design aspects.

Residential Density

For residential land, each parcel has a land use designation that allows a range of densities (units) per acre. Most parcels cannot be developed at maximum density due to site characteristics, infrastructure needs, and development standards. Buildout capacity is calculated by multiplying the number of units allowed per acre by the amount of gross acreage. The following graphic illustrates building arrangements at different densities.

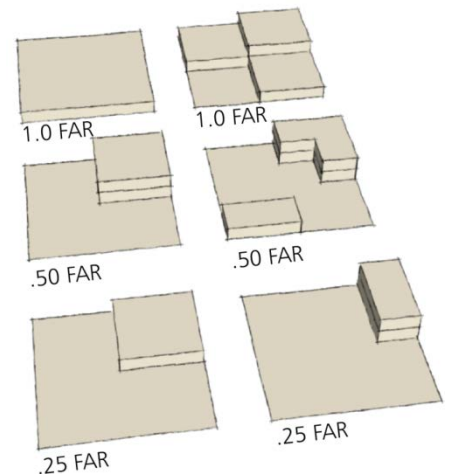


Nonresidential Intensity

For nonresidential land, each parcel has a land use designation that allows a range of intensities, referred to as floor area ratio (FAR). FAR is determined by the amount of building square footage allowed on a site, the area of the parcel covered by a building, and its height. With these three variables, a 1.0 FAR could range from a one-story building that covers the entire lot to a four-story building that covers 25 percent of the lot. Buildout capacity is a function of the applicable FAR multiplied by developable acreage.

Building Design

Though density and the FAR determine the size of a project, these standards do not specify the character or appearance of a building. Different interpretations of the same FAR and/or density can result in buildings of very different character and appearance. The municipal code contains other regulations that affect a building's form, character, and appearance. These include height limits, setbacks, open space requirements, and other design elements. Graphics in the sidebars show a few examples of how buildings can be configured on a lot based on density and height.



Buildout Capacity

Buildout refers to the total population, jobs, housing, and building square footage anticipated in a city under its comprehensive general plan. Buildout capacity is calculated by three factors: 1) the density and intensity allowed per acre; 2) the number of acres of land that can be developed; and 3) the increases in population and employment associated with new development at buildout.

Table CDL-2, Yucaipa Buildout Summary, shows the maximum number of housing units and nonresidential square footage (e.g., square footage for commercial, industrial, and other uses) assuming every parcel in Yucaipa develops. The table also shows the maximum number of people and jobs in Yucaipa as of full buildout. Although buildout is “theoretical”, it provides a baseline for determining potential impacts to transportation, water, schools, and other public services so that measures can be implemented to address impacts.

Table CDL-2 Yucaipa Buildout Summary

Land Use	Housing Units	Nonresidential msf	No. of Hhlds	No. of People	No. of Jobs
Residential					
Rural Living	2,910	–	2,744	7,512	–
Single Residential	14,965	–	14,111	38,290	–
Multiple Residential	8,146	–	7,679	20,755	–
High Density	1,454	–	1,371	3,961	–
Nonresidential					
Commercial	–	8.0	–	–	14,603
Industrial	–	1.1	–	–	1,203
Institutional	–	0.5	–	–	2,488
Plan Development	2,604	–	2,473	6,802	194
Within SOI					
Rural Living	2	–	2	6	–
Open Space	–	–	–	–	–
Right-of-Way	–	–	–	–	–
Total	30,077	9.6	28,380	77,328	18,488

Source: Yucaipa General Plan, Environmental Impact Report, 2015.

Notes: Figures have been grouped into major land use categories for presentation. Exact statistics for each land use designation and the underlying assumptions are in the General Plan EIR.

Figure CDL-2 Land Use Plan, on the following page, shows the location of different land uses in the community.



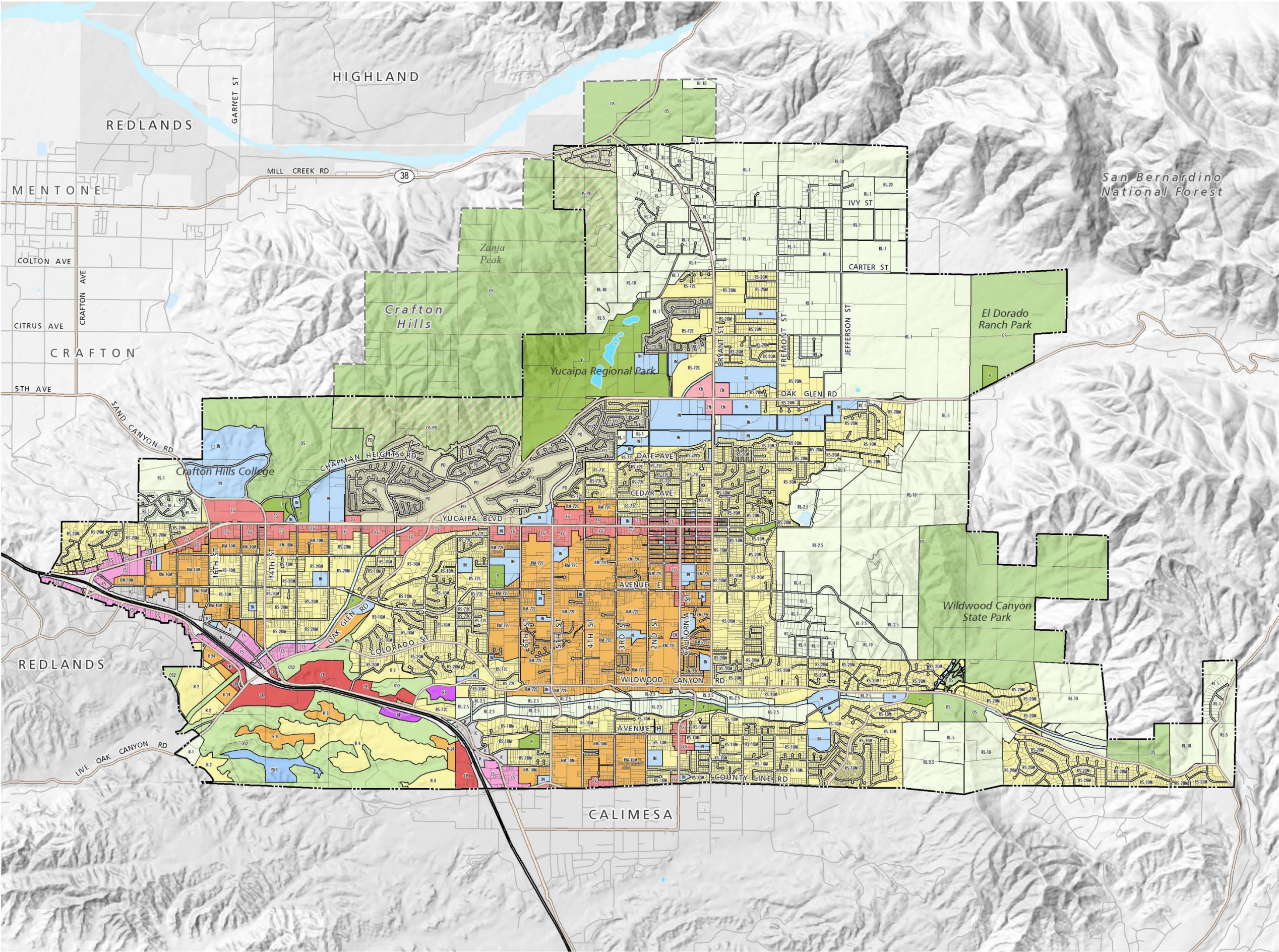


Figure CDL-2
LAND USE PLAN

- City Limits
 Yucaipa Sphere of Influence
- LAND USE DISTRICTS**
- RL - Rural Residential
 - RS - Single Residential
 - RM - Multiple Residential
 - PD - Planned Development
 - CG - General Commercial
 - CN - Neighborhood Commercial
 - CS - Service Commercial
 - IC - Community Industrial
 - IN - Institutional
 - OS - Open Space
 - OS-PD - Open Space Planned Development
 - P - Park
 - FW - Floodway
- Freeway Corridor Specific Plan**
- R-1 - Rural Living
 - R-2 - Single Residential
 - R-4 - Single Residential
 - R-8 - Single or Multiple Residential
 - R-24 - Multiple Residential
 - PUB - Public Facilities
 - BP - Business Park
 - CR - Regional Commercial
 - OS2 - Open Space

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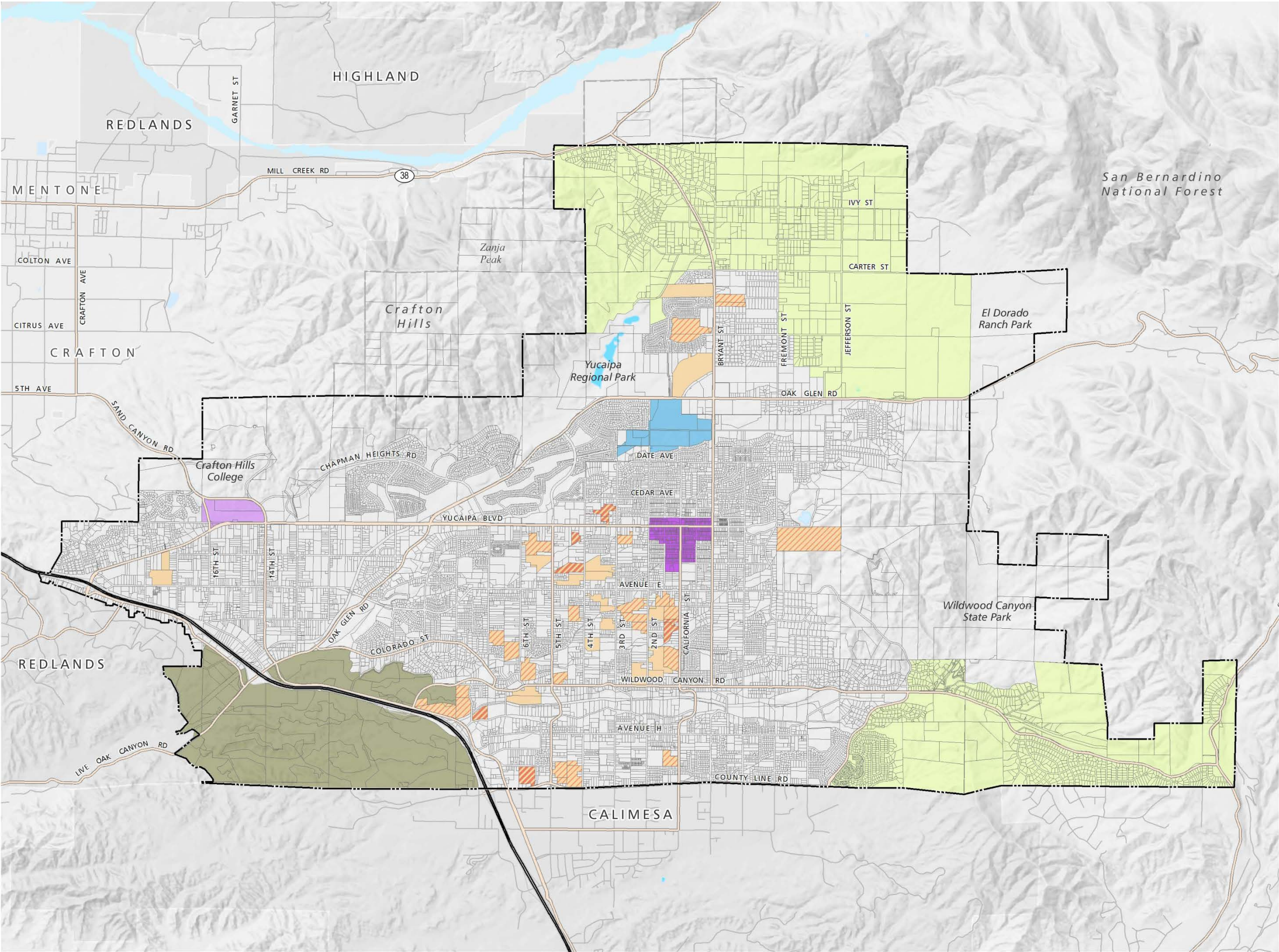


Figure CDL-3
**LAND USE MODIFICATION
OVERLAY DISTRICTS**

- City Limits
- Yucaipa Sphere of Influence
- Custom Home Overlay
- College Village Overlay
- Oak Glen Creek Specific Plan
- Uptown Specific Plan
- Freeway Corridor Specific Plan
- Mobilehome Park Overlay District 1 (MHP1)
- Mobilehome Park Overlay District 2 (MHP2)
- Mobilehome Park Overlay District 3 (MHP3)

Note:
Yucaipa has three mobilehome park (MHP) overlay designations:
MHP1 includes all mobilehome parks.
MHP2 includes only mobilehome parks restricted for seniors.
MHP3 includes only mobile home parks eligible for transition.

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CITYWIDE DESIGN

Community design is created at multiple levels, with citywide design features as the first level. Yucaipa's citywide design objectives focus on encouraging a sustainable land use pattern, enhancing community design features, protecting viewsheds and corridors, and improving the overall image of the community.

Balanced Land Uses

Yucaipa civic leaders have sought to create a land use pattern that fits together in a coherent manner, fosters a sense of place, respects the natural environment, and serves community needs. Noted below, Yucaipa's land use pattern is designed to serve immediate community needs and achieve other livability goals.

Land Use Mix

Successful communities require a mix of land uses to support themselves. This includes residential land for housing, commercial and industrial land for jobs and services, parks and open spaces for recreation, and institutional lands for public services and infrastructure. This balance is not static; it may change over time as Yucaipa matures, safety hazards are mitigated, the economy changes, or the needs of the community change. Overlay Districts provide additional land use guidance where needed.

Community Form

To that end, Yucaipa's land use plan maintains open space resources and rural designations along the periphery of the city. The flatlands at the base of the hills, between the creeks, and along canyons contain the residential planning areas. Yucaipa's development patterns become more concentrated toward the Central Core and Uptown. A network of parks, trails, and open spaces connects the many neighborhoods and districts. Overlay Districts provide additional land use guidance where needed.

Strategic Growth

Yucaipa supports strategic growth to position itself for the future. Carefully guided growth in areas such as the College Village, the Uptown, and Freeway Corridor will ensure that the economy remains strong; jobs are available; public services, facilities, and infrastructure are available; and new residents can find housing in neighborhoods. This targeted growth strategy takes advantage of opportunities without compromising existing quality of life. Overlay Districts provide additional land use guidance where needed.

Adherence to the following goal and policies furthers a balanced land use pattern in Yucaipa.



GOAL CDL-1: LAND USE MIX

A community with adequate sites for housing, parks, business, and institutional uses that meet local need for housing, employment, recreation, and services.

Policies

- CDL-1.1** **Places to Live.** Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.
- CDL-1.2** **Places for Commerce.** Provide sites for a range of commercial uses, including shopping, dining, entertainment, and offices that provide a strong employment base and offer local services; improve commercial properties along I-10 through infrastructure, aesthetics, and development strategies.
- CDL-1.3** **Places for Industry.** Preserve and improve industrial uses that provide manufacturing employment opportunities, specifically industrial properties along I-10, through infrastructure upgrades, enhanced aesthetics, and new business development strategies.
- CDL-1.4** **Places for Recreation and Conservation.** Provide parks, recreational facilities, and multi-functional open spaces in sufficient quantities and in a manner that is consistent with the Emerald Collar articulated in the Parks, Recreation, Trails, and Open Space Element.
- CDL-1.5** **Transportation System.** Develop and maintain a transportation system that is closely coordinated with land use planning decisions, moves people and goods efficiently and safely, and is designed to accommodate and promote scenic viewsheds.
- CDL-1.6** **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community (water, schools, city hall, public safety, etc.).
- CDL-1.7** **Centers of Activity.** Promote the development of distinct, well-designed focus areas that are served by transit, contain a mix of commercial or civic activities, are supported by adjacent residential areas, and serve as focal points in the community.
- CDL-1.8** **Overlay Districts.** Require that development projects comply with applicable regulations in the municipal code when the underlying parcels are located within a designated overlay district.



Hillsides and Ridgelines

Yucaipa's hills and ridgelines provide breathtaking visual backdrops for the entire community to enjoy. Besides their visual qualities, Yucaipa's hillsides provide recreational opportunities, wildlife habitat, and ecological benefits. Since incorporation, the City has managed and protected hillsides and ridgelines to preserve and protect these features that help define the city's character.

The City recognizes the importance of protecting Yucaipa's hillsides and ridgelines, while balancing the interests of property owners. The disposition of these resources depends on: 1) land ownership; 2) the nature, slope, and prominence of ridgeline/hillsides; and 3) whether the proposed site is located within an overlay district.

Land Ownership

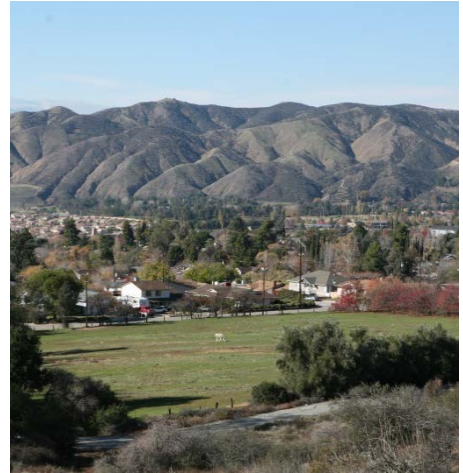
Since incorporation, Yucaipa has sought to preserve unique hillsides and ridgelines as undeveloped open space. Over time, certain hillsides and ridgelines were purchased by a conservancy or state agency for preservation, while others were preserved in accordance with local, state, or federal resource agency requirements. Crafton Hills, Wildwood Canyon State Park, City-owned property on Limekiln, and El Dorado Ranch Park fall under these criteria and are protected from development in perpetuity. The Freeway Corridor Area is not covered by a conservancy.

Prominent Ridgelines

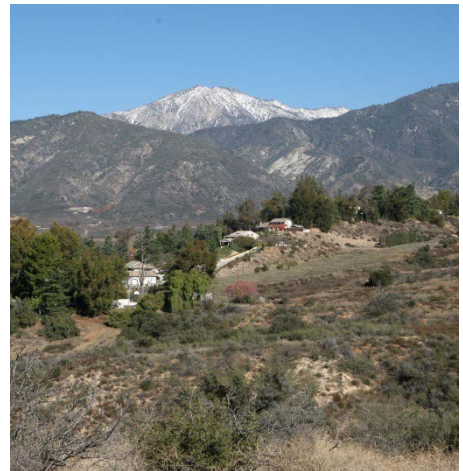
For areas outside conservancy lands, the City Council adopted Ordinance 81 shortly after incorporation to protect ridgelines. Although development is not completely prohibited, "no structure shall be permitted within a 150-foot horizontal distance from the centerline of prominent ridgelines and no finished pad is allowed within 50 feet of a ridge's top elevation." Prominent ridges are shown on **Figure CDL-4, Hillside Overlay District**. The Freeway Corridor does not include prominent ridgeline protections.

Hillside Overlay

Yucaipa also regulates eligible development in the hillsides through its hillside/ridgeline development standards in the municipal code. Regulations apply to all development proposed on properties with slopes that exceed a certain grade. Generally, regulations require increasingly more acreage dedicated for open space as the slope of the property increases. The interior of Yucaipa is exempt from these requirements. Crafton Hills, Yucaipa Hills, and the Freeway Corridor are within the Hillside Overlay, and thus development in these areas is subject to overlay regulations.



Crafton Hills frames Yucaipa and provides a dramatic backdrop in the community.



Yucaipa Ridge and the San Geronio Wilderness overlook the North Bench.



GOAL CDL-2: HILLSIDES AND RIDGELINES

Preservation of prominent ridgelines and hillsides to protect viewsheds, recreational opportunities, sensitive biological resources, and ecological benefits while allowing development where appropriate.

Policies

- CDL-2.1 Ridgeline/Hillside Protection.** Adhere to the protections for ridgelines and hillsides codified in Ordinance 81, Ridgeline/Hillside Development Ordinance, Hillside Overlay District, and Grading Manual.
- CDL-2.2 Viewshed.** Preserve views to and from hillsides and ridgelines to maintain the image and quality of Yucaipa where overlay districts apply. Preserve canyons, ridgelines, and rock outcrops through regulation of development as appropriate.
- CDL-2.3 Development Projects.** Concentrate hillside development in areas with the least environmental impacts. Density, open space, and building design and site planning are to be correlated with steepness of the terrain; allow clustering to maximize open space.
- CDL-2.4 Grading.** Encourage natural grading techniques that blend with existing topography; grading should use rounded contours on slopes to minimize disturbance. Encourage the preservation of the physical shape of the hillside and views where feasible.
- CDL-2.5 Slope Protection.** Require revegetation with native and/or naturalized species where grading or other activities have disturbed the site. In general, planting species that are native to the region, drought resistant, and effective at erosion control.
- CDL-2.6 Roadway Access.** Design roads to meet fire safety and access regulations. Locate and design new roads to follow the existing natural slope contours, minimizing impacts to prominent topographical features.
- CDL-2.7 Site Planning.** Promote land use patterns that are consistent with the slopes, landform, vegetation, and scenic quality of hillsides. Ensure projects fit the natural site topography rather than altering natural topography or features to accommodate a stock pad.
- CDL-2.8 Materials.** Building materials and colors should blend with the natural landscape. Treated wood or materials of wood-like appearance, with fire retardant properties, are encouraged for exterior surfaces. Contrasting colors should be kept to a minimum. Use of natural materials, such as river rock, is encouraged.



Yucaipa Hills prominent ridgelines and hillsides offer views of the valley floor.

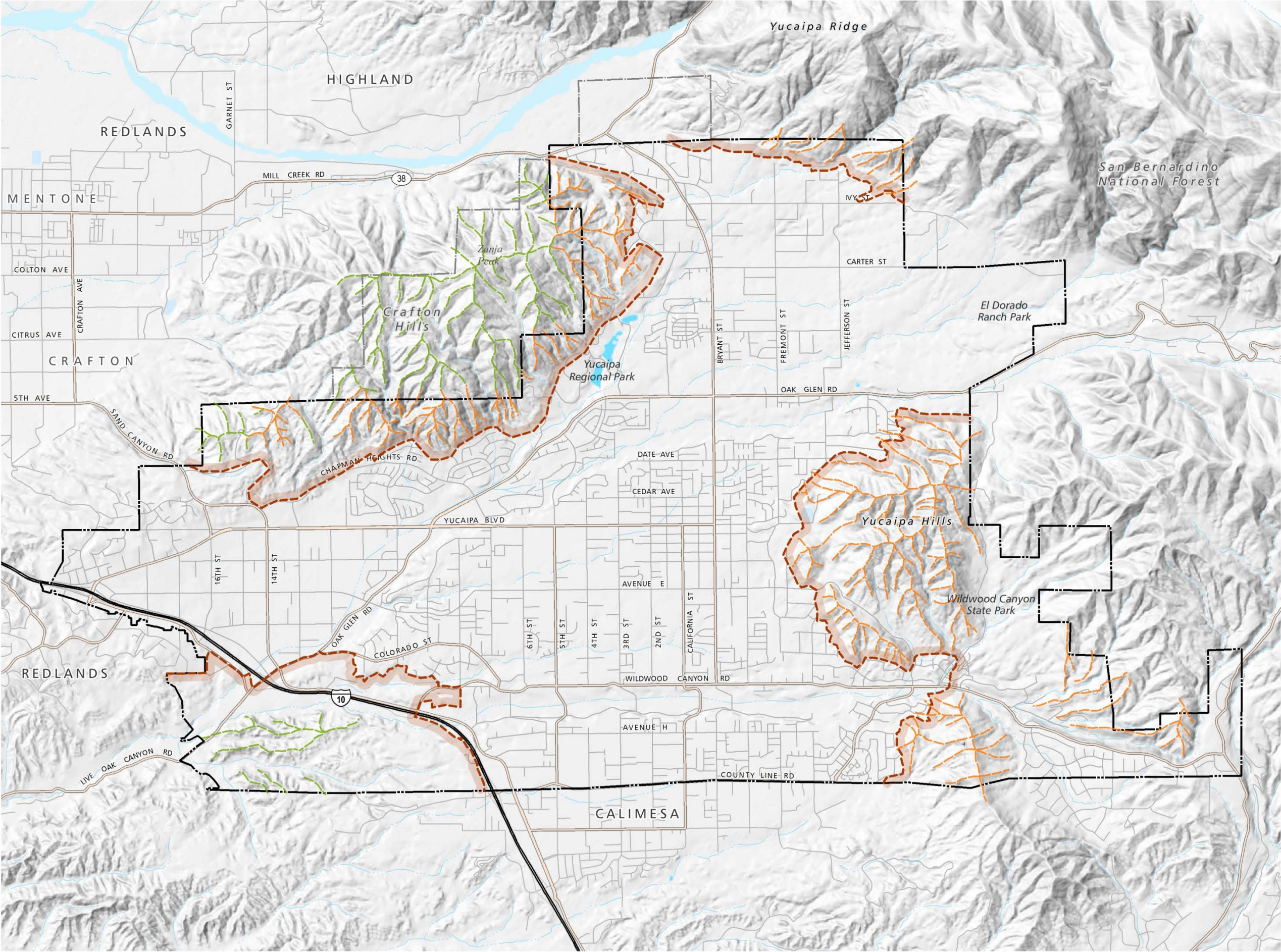


Figure CDL-4
**HILLSIDE
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Hillside Overlay District
- Ridgelines**
 - Prominent Ridgelines (Ordinance 81)
 - Other Ridgelines

Source: California Department of Conservation 1990; City of Yucaipa 2014

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Community Design Features

Community design entails features that are common throughout the City, not specific to certain land uses or projects. These improvements are typically visible along streets, in the public right-of-way, and other highly visible areas. Landscaping, streetscape, lighting, signage, and public art are important amenities that can beautify and strengthen sense of place.

Landscaping

Landscaping enhances aesthetics and functionality of streetscapes, outdoor spaces, and buildings. Well-maintained and carefully selected landscaping also furthers environmental goals. Plants improve the infiltration and filtering of rain and stormwater, reducing erosion and siltation of water bodies. Yucaipa has chosen a landscaping palette that is suited to its location in a transition zone, local conditions (soil and climate), and water availability.

Streetscapes

Streetscapes include a series of decorative features that create a unifying effect along a road and entice people to stroll or gather. These elements include landscaping and street trees, sidewalks, benches, public art, lighting, and other features. The level and type of amenities depend on whether the street functions primarily as a travel corridor or for other purposes. Yucaipa continues to implement efforts to beautify streetscapes in Uptown and along Yucaipa Boulevard, Oak Glen Road, and other key corridors.

Lighting and Signage

Appropriate lighting illuminates streets, business districts, and parks, contributing to pedestrian and public safety. However, in some areas, such as the North Bench and Wildwood Canyon areas, the desire for dark-sky views limits lighting. Like landscaping, clear, well-designed, and appropriately scaled signage adds character and visual interest to the community or a particular project, as well as improving circulation and movement between and within areas. City lighting and signage regulations provide further guidance.

Public Art

Public art can stimulate creativity, capture the aspirations of the community, express the City's heritage, make places more interesting and attractive, and foster community pride. Yucaipa continues to support and expand its visual and performing arts, and this emphasis is expanding to public art. Yucaipa's Art in Public Places Program, when implemented, will help to attract new business development, enhance and beautify the City's built environment, and support local and regional artists.



Landscaping, lighting, signage, and public art improve and beautify Uptown.





Landscaping along paths and corridors is drought tolerant, easy to maintain, and complements Yucaipa's natural terrain.

GOAL CDL-3: COMMUNITY DESIGN FEATURES

Attractive and well-maintained landscaping, lighting, signage, and public art that instill pride, beautify Yucaipa, and convey a positive image of the City.

Policies

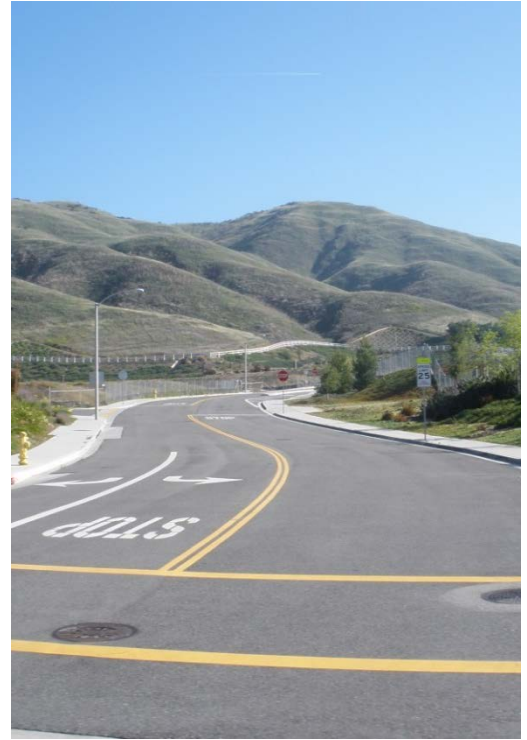
- CDL-3.1 Public Landscaping.** Ensure that all public landscaping in public right-of-ways (landscaping outside of parks) is attractive, adequately maintained, and utilizes California native, drought-tolerant, and/or other sustainable plant material.
- CDL-3.2 Street Trees.** Recognize the importance of planting and maintaining trees consistent with the image of Yucaipa. Provide for the consistent use of street trees to identify city streets, residential neighborhoods, commercial and employment districts, and gateways.
- CDL-3.3 Medians.** Encourage medians where feasible pursuant to the transportation element with water-conserving, California-native landscaping where the right-of-way exists; where it does not exist, condition the improvement or development of projects on providing appropriate right-of-way for medians or other offsets.
- CDL-3.4 Lighting.** Require that lighting be integrated with the design and layout of a project and/or building and that it provide a desirable level of security and appropriate illumination level relative to the activity, intended use, or size of the area.
- CDL-3.5 Signage.** Continue to develop and enhance the City's graphics and sign program for street signs, parks, public facilities, and other civic areas; require private development to adhere to signage regulations in the municipal code and design regulations.
- CDL-3.6 Gathering Places.** Support development of attractive, engaging, and convenient public and private gathering spaces (plazas, pedestrian areas, etc.) in areas of high visibility such as shopping centers, near streets, or along sidewalks or pedestrian paths.
- CDL-3.7 Public Art.** Develop a local public art program; incorporate public art into key gateways, major projects, and public gathering places to provide opportunities for local and regional artists and to reinforce the City's culture, history, and character.

Corridors and Viewsheds

Corridors are the circulation or transportation links of Yucaipa and are vital to the way people perceive their community. Yucaipa's long, straight corridors give motorists views of commercial areas, neighborhoods, and hillsides. These corridors create edges in Yucaipa, including the literal edges at the City's boundaries, edges between different land uses, and edges between projects. The quality of corridors leaves a lasting visual impression of the City.

Yucaipa's major transportation corridors are also scenic corridors. Bryant Street, Yucaipa Boulevard, Wildwood Canyon Road, Oak Glen Road, and Live Oak Canyon Road provide scenic views of hillsides (Crafton Hills, Yucaipa Hills, Yucaipa Ridge), creeks and channels (e.g., Wilson Creek and Wildwood Creek), and other natural features. The Freeway Corridor also provides a panoramic vista through to Live Oak Canyon.

The planning goal is to define the City's boundaries, gateways, or entryways and to provide visual links between the community's major activity centers and destinations. This element calls for carefully designed development, coordinated and sustainable landscaping, pedestrian features, lighting, and other aesthetic improvements along corridors to link activity centers.



GOAL CDL-4: CORRIDORS AND VIEWSHEDS

Attractive and visually unified corridors that beautify and strengthen the City's identity, image, and aesthetics while retaining design identities.

Policies

- CDL-4.1 Streetscape.** Incorporate design features along corridors that reinforce a positive image of Yucaipa. Utilize unifying and consistent streetscape elements to visually unify major corridors —landscaped parkways and distinctive medians, trees, lighting, decorative paving, street furniture, banners, and public signs.
- CDL-4.2 Utilities.** Require (when appropriate) and encourage the undergrounding of overhead utility lines; shield mechanical equipment, fencing, and other utilitarian features that detract from corridor aesthetics and/or important viewsheds.
- CDL-4.3 Towers and Poles.** Restrict the placement of cell towers, radio towers, and other aboveground utilities in areas of the community and along streets where they would negatively affect aesthetics and scenic views for the general public.
- CDL-4.4 Scenic Corridors.** Protect designated scenic corridors (Yucaipa Boulevard, Live Oak Canyon Road, Oak Glen Road, Wildwood Canyon Road, and Bryant Street) by adhering to development requirements in the municipal code and policies in the General Plan.
- CDL-4.5 Development Review.** Require enhanced review for projects along scenic corridors and other areas where projects could impede designated viewsheds. Review projects for compliance with building height, setbacks, signage, and site-orientation regulations.
- CDL-4.6 Outdoor Signage.** Prohibit outdoor off-site advertising billboards (but not on-site signs identifying a business on the same property). Require adherence to signage regulations in the municipal code. Create more tailored signage regulations for scenic roadways.
- CDL-4.7 Freeway Improvements.** Work with Caltrans to improve freeway landscaping for ramps, and support landscaping treatments along the freeway. Support efforts to phase out nonconforming off-site advertising billboards, including potential amortization program.



Community Image

When people come to Yucaipa to shop, work, or recreate, they gather an impression of the community. This impression is shaped by many features—natural topography, neighborhood quality, business districts, residents, layout of streets, schools, and public amenities, among others. Identifying and strengthening these features help to define and maintain community image.

Yucaipa's community character is defined by its natural setting. For casual drivers and Yucaipa residents, their first impression of Yucaipa is its surrounding natural environment. Crafton Hills, Yucaipa Hills, and the national forest frame the community. Canyons and streams etch the landscape. Moreover, the City's quiet environment evokes the feel of a foothill community. This peaceful environment is a draw for residents and visitors.

Yucaipa's image is also reflected in neighborhoods (North Bench, Wildwood Canyon, Central Core, Dunlap Acres, and Chapman Heights), which offer a range of lifestyles. Some neighborhoods are suburban, while others are rural. Yucaipa's image is enhanced by its activity centers—Crafton Hills College, Uptown, parks and recreational facilities, and other notable gathering places. These places offer modern amenities in the community.

Preserving and enhancing Yucaipa's community image is essential; it not only increases a sense of pride in residents, but creates a positive climate for business and makes a positive impression on visitors. The City can foster a cohesive community identity through the implementation of strategic design elements. Physical elements include well-designed gateways at primary entrances to the City. These gateways define the City and create a sense of arrival.

Code compliance and safety help foster and reinforce a positive community image and maintain property values. This includes ensuring that residential neighborhoods are well maintained, that infrastructure is modern and kept in good working condition, that streetscapes are well designed and attractive, and that the community is safe. These are just a few ways that physical elements can enhance pride in the community and improve property values.

Marketing and media also play an important role in shaping community image and promoting it to residents, visitors, and business. As the "Jewel of the Inland Empire," Yucaipa has a great story to tell. Through targeted media efforts, Yucaipa can create a positive impression on those outside the community, correct long-standing misperceptions of the community, and improve the pride of residents and business in Yucaipa.



Gateways mark the arrival to neighborhoods and other places in the community.



GOAL CDL-5: COMMUNITY IMAGE

A recognizable and cohesive community identity that visually reflects Yucaipa's emergence as the Jewel of the Inland Empire.

Policies

- CDL-5.1 Branding.** Use the City seal, logo (and its colors), and other City graphics in the design of gateways, monumentation, street signs, public facilities, public gathering spaces, and general marketing material to create a unified brand for the City of Yucaipa.
- CDL-5.2 Districts.** Recognize the strong identities of individual districts—North Bench, Wildwood Canyon, Central Core, Dunlap Acres, Chapman Heights, and the Freeway Corridor—with entry monuments, street signs, and/or landscaping and lighting.
- CDL-5.3 Gateways.** Highlight major arrival and departure points along the community's edge by requiring distinctive building design elements, streetscapes, decorative signage, landscaping, and/or other enhancements at strategic gateway locations.
- CDL-5.4 Monumentation.** Provide distinctive landscaping and monument signage to mark the general locations of districts, neighborhoods, and major community landmarks and activity centers.
- CDL-5.5 Streetscapes.** Develop unifying streetscape plans for major corridors (Bryant, Yucaipa Boulevard, Oak Glen, etc.) and select districts that include specialized streetlights, landscaping, signage, and street furniture.
- CDL-5.6 Marketing City Identity.** Market the City's distinct identity derived from its Uptown, neighborhoods, businesses, and high quality park and recreational amenities to residents, visitors, and the broader region through a carefully designed media campaign.
- CDL-5.7 Neighborhood Quality.** Require existing residential neighborhoods and nonresidential districts to be preserved, protected, and enhanced in an effort to maintain quality living and working environments for residents, businesses, and investors.
- CDL-5.8 Code Enforcement.** Require property owners to maintain homes, structures, and property at high standards; implement a code enforcement program to address nuisances that detract from the City's health, safety, and community image.



FOCUS AREA GUIDANCE

Community design also occurs at the district/neighborhood level. While many areas of the community are well established, specific districts will have a long-term impact on the City's future—Uptown, Freeway Corridor Specific Plan, Dunlap Industrial Corridor, and College Village. The following provides focus area guidance to support and improve the character and identity of each district.

Historic Uptown

Yucaipa's original historic Uptown district dates back to the early 1900s, long before Yucaipa's incorporation. The Uptown is laid out like a traditional Main Street, with small shops and buildings along Yucaipa Boulevard, Bryant, and California, and older residential neighborhoods surrounding the commercial core. The Uptown contains numerous historic buildings, both residential and commercial, that lend a historic character to the district. Historic markers identify buildings dating back to the city's early days.

The Uptown Business District Specific Plan was originally adopted in 1995 to provide a long-term design and development strategy to revitalize Yucaipa's Uptown. The plan focused on design guidelines for streetscape, architecture, and development implementation programs. The goals were to promote economic vitality, preserve and enhance the historic character, enhance aesthetics, and improve vehicular circulation. In 2014, the specific plan was amended to specify design and development regulations.

The Uptown Business District continues to transform into a vibrant mixed-use district. The intent is to provide destination-oriented activities, festivals, and traditional commercial and residential uses. Land use regulations and density incentives encourage the construction of a range of higher density and/or mixed residential. To create a more vibrant environment, the area is slated for a new performing arts center, cultural arts, and educational land uses. The City has also invested significant public funds to transform Yucaipa Boulevard into a walkable, shopping-oriented experience.

Keys to this transformation include maintenance and rehabilitation of the Uptown's physical environment—buildings, streetscapes, and landscaping (including extension of streetscape improvements from 2nd Street to 5th Street). The City is laying the groundwork for increased private investment. Yucaipa's land use, development, and regulatory incentives encourage increased private investment. In addition to physical improvements, the implementation of a well-defined marketing and special-events strategy is drawing the types of businesses desired and increasing customers without competing with commercial centers elsewhere in Yucaipa.



Yucaipa's Little Theatre is a long-standing fixture in the Uptown District.



Quaint streets, sidewalks, and stores are part of the Uptown experience.





Uptown is the place for seasonal and annual festivals, such as the Music and Arts Festival.

GOAL CDL-6: UPTOWN

An attractive, pedestrian-friendly, mixed-use activity center with a mix of commercial, residential, mixed-use, historic, and recreational uses that draw people to work, live, shop, and recreate.

Policies

- CDL-6.1 Land Use Mix.** Allow a flexible mix of commercial uses, quasi-public/institutional uses, mixed use, and housing that provides high levels of pedestrian activity; offer density/intensity incentives to encourage development that supports the economic vitality of the downtown.
- CDL-6.2 Economic Vitality.** Promote the economic vitality of the Uptown through destination-type commercial uses, civic uses such as performing/cultural arts, dining, galleries, and other commercial uses.
- CDL-6.3 Access and Circulation.** Improve and manage vehicular and pedestrian circulation along Yucaipa Boulevard, adjoining streets, and alleys to allow for the safe movement of pedestrians and vehicles in Uptown.
- CDL-6.4 Historical Character.** Preserve the historical character of the Uptown district through architectural guidelines (e.g., materials, scale, and design) that are consistent with its identity as a historic Main Street.
- CDL-6.5 Architecture.** Adhere to architectural guidelines in the Uptown Specific Plan that foster quality building design, project-level design, district and historic identity, and pedestrian-level activity.
- CDL-6.6 Streetscape.** Create and maintain an integrated, pedestrian-friendly streetscape system with designated gateways, landscaping palette, pedestrian paving and amenities, and street lighting concepts.
- CDL-6.7 Parking.** Allow for creative parking arrangements, including diagonal parking, parking structures, and shared parking where needed to accommodate and manage vehicular circulation in and around Uptown.
- CDL-6.8 Aesthetics.** Enhance the aesthetic character of the Uptown district with landscape amenities (e.g., trees and landscaping), pedestrian amenities, lighting, quality architecture, and other features.
- CDL-6.9 Programming.** Hold festivals, arts and music venues, parades, and other special events in the Uptown district that define its character, draw business activity, and create a vibrant atmosphere.

Freeway Corridor

The Freeway Corridor is the largest undeveloped area in Yucaipa. Located along I-10, this 1,242-acre area has unparalleled access, locally and regionally, to employment centers. Hills, ridgelines, and canyons offer stunning views, habitat for wildlife, and opportunities for recreation. Other areas are suitable for residential developments in highly amenitized neighborhoods. In 2008, the City Council adopted a specific plan for this area.

As part of the development of the Freeway Corridor Specific Plan, residents and stakeholders defined key objectives for the plan. These objectives were: 1) maintain the impression of Yucaipa as a rural community; 2) ensure that resultant development meets the needs of City residents and brings in tax revenues; and 3) provide appropriate land use intensities/densities that lead to economically viable development opportunities for property owners.

The Freeway Corridor Specific Plan designates this area for new homes in distinct neighborhoods. These neighborhoods will offer an array of lifestyles, from rural living in the interior of the area to suburban settings. Regional commercial uses fronting I-10 are intended to capture regional sales demand. Along with this development, maintaining the area's natural features—its hillsides, viewsheds, and natural open space—remains a key goal.



Capitalizing on opportunities in the Freeway Corridor will require major investments in infrastructure. Although impact fees would ultimately pay for most of the infrastructure costs, making the upfront investment will require creative approaches, a variety of funding and financing mechanisms, and public investment. This will require private-public partnerships and coordination with property owners, the City, and other stakeholders.



GOAL CDL-7: FREEWAY CORRIDOR

A complete community that offers an array of exceptional housing, parks and open space, and commerce and industrial uses while respecting the environmental features of Live Oak Canyon.

Policies

- CDL-7.1 **Complete Community.** Design an integrated addition to Yucaipa containing housing, employment opportunities, retail/commercial areas, parks, and other facilities essential to the daily lives of residents.
- CDL-7.2 **Housing.** Expand the range of housing opportunities (single, multiple-family, and/or mixed-use housing) to meet the needs of a variety of household types, sizes, and income levels.
- CDL-7.3 **Recreational Amenities.** Provide an abundance and variety of interconnected open space, parks, and trails throughout the specific plan area that offer residents high quality recreational opportunities.
- CDL-7.4 **Safe and Efficient Circulation.** Ensure a safe and efficient circulation system that adequately supports the anticipated level of traffic in and around the specific plan area.
- CDL-7.5 **Financing and Infrastructure.** Explore and consider a financing and phasing plan that provides for the efficient and timely provision of infrastructure and services as development occurs.
- CDL-7.6 **Adjacent Development.** Comprehensively plan the area with consideration of other contiguous areas to ensure compatible and complementary development, circulation patterns, infrastructure, and services.
- CDL-7.7 **Rural Character.** Comprehensively plan the area so that the important rural community character and sense of place is retained, as reinforced by significant views to open space and hillsides.
- CDL-7.8 **Hillside Development.** Ensure that the plan and subsequent development complies with the City's development code related to hillside development; protect ridgelines and scenic views.
- CDL-7.9 **Area Resources.** Protect and preserve sensitive wildlife habitat, waterways, wildlife corridors, cultural and paleontological resources, and other assets in accordance with state and federal law.



Dunlap Industrial Corridor

The Dunlap Industrial Corridor is located along the north side of Interstate 10 north of the Oak Glen Road/Live Oak Canyon Road interchange. This 150-acre industrial and manufacturing district is home to the majority of industrial and regional commercial businesses. With convenient access to the I-10 freeway at two interchanges, the Dunlap Industrial Corridor is well suited to businesses serving the greater Inland Empire.

The Dunlap Industrial Corridor serves as the gateway to Yucaipa and defines an image to residents, visitors, businesses, and tourists. This area is also an important economic engine for the community, a place for construction- and industrial-based businesses, and of vital importance to the community's future. Three objectives are therefore critical for this area: 1) physical land use mix; 2) infrastructure upgrades; and 3) aesthetic improvements.

Land Use Mix

Yucaipa's land use plan allows for industrial, construction-based, and retail business. Because this industrial area is the only part of Yucaipa designated for light industrial uses, the General Plan seeks to preserve this area and maintain its integrity and ability to accommodate the intended uses. Land use intensity standards and development procedures are intended to encourage well-designed projects that support local business. The City continues to make investments in road and drainage improvements in the Dunlap Industrial Corridor to support local businesses.

Aesthetic Enhancements

The Dunlap Industrial Corridor is intended to serve business needs—in particular light manufacturing and compatible uses. At the same time, additional considerations are involved in freeway-located development. Billboards, cell towers, and disjointed freeway land uses can degrade aesthetics and discourage commerce for certain types of businesses. As such, the General Plan encourages cost-effective aesthetic enhancements along the roadways and building design features that create a higher quality environment that supports the local economy.

Environmental Considerations

Dunlap Industrial Corridor's location near the I-10 freeway provides excellent access to the region. This locational advantage also brings with it higher levels of noise, vibration, and air pollution. The City successfully worked with Caltrans to add a new freeway lane to reduce traffic congestion and install soundwalls and vegetation to significantly reduce noise and improve air quality near the freeway. The City continues to work with property owners and developers to incorporate building and site design features in new and rehabilitated industrial projects to address these considerations.



Sorenson Engineering and many other local businesses anchor the Dunlap Industrial Corridor area of Yucaipa.



GOAL CDL-8: DUNLAP INDUSTRIAL CORRIDOR

A functional and well-designed industrial corridor that provides opportunities for light manufacturing, industrial, and service commercial businesses that provide employment opportunities in Yucaipa.

Policies

- CDL-8.1 Land Use Mix.** Preserve the Dunlap Industrial Corridor for an appropriate mix of industrial and service commercial businesses that can improve employment opportunities in Yucaipa.
- CDL-8.2 Infrastructure.** Improve the circulation, water, sewer, and drainage infrastructure along Outer Highway and Dunlap Boulevard to attract reinvestment in the Dunlap Industrial Corridor and along the freeway.
- CDL-8.3 Land Use Incompatibility.** Support the phase-out of incompatible land uses where possible; add design treatments and transitions where possible to reduce the impacts of incompatible uses.
- CDL-8.4 Noise Attenuation.** Support ongoing efforts to reduce, regulate, and mitigate noise sources along I-10 and the freeway's impact along the Dunlap Industrial Corridor and other surrounding land uses.
- CDL-8.5 District Design.** Improve the appearance and cohesive design of the Dunlap Industrial Corridor through more unified project- and building-level design guidelines, code enforcement where appropriate, and incentives.
- CDL-8.6 Visual Quality.** Improve the appearance of the Dunlap Industrial Corridor through the regulation of cell and radio towers, billboards, signage, utility lines, banners, and other visually distracting appurtenances.
- CDL-8.7 Gateway.** Establish and improve the gateways, signage, and monumentation at the north and south edges of the Dunlap Industrial Corridor to improve the entryways into the corridors.
- CDL-8.8 Streetscape Condition.** Improve the streetscape by installing sidewalks, street rehabilitation, landscaping treatments, lighting, curbs and gutters, flood control devices, and code enforcement activities.
- CDL-8.9 Parcel Consolidation.** Encourage assemblage and consolidation of small or irregularly shaped parcels into larger parcels suitable for light industrial uses; provide regulatory incentives as needed.



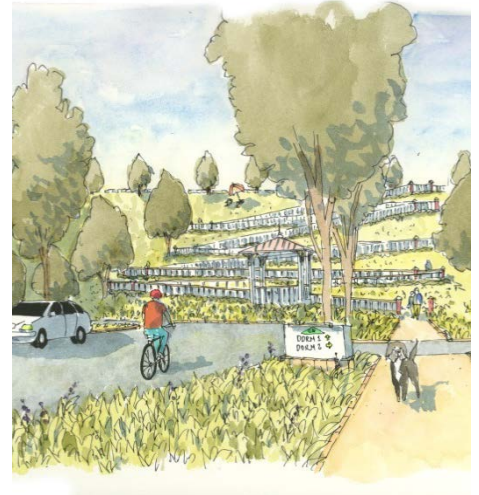
College Village

The College Village Overlay District applies to 50 acres of undeveloped land adjacent to the Crafton Hills College campus on the north side of Yucaipa Boulevard between 14th and 16th Streets. Given the district's prominent location along Yucaipa Boulevard, its proximity to I-10, and its connections south to Dunlap Acres and the industrial corridor, the College Village is well positioned to capture new development opportunities in the City and anchor Yucaipa's western gateway leading to the I-10.

The College Village is envisioned as a vibrant, pedestrian-friendly mixed-use area that serves the housing and commercial needs of the college, the community, and the region. Yucaipa encourages horizontal and vertical integration of compatible uses, connectivity between the uses with appropriate pedestrian linkages, public open space, improved mobility options, and high-quality design. The development code provides guidance on project design.

The General Plan allows significant flexibility in the land use mix, intensity and density of development, and design standards. Residential development is intended to provide opportunities for student housing and housing for veterans and school faculty. Appropriate commercial uses include shopping, dining, and professional offices. The College Village may also include related institutional uses (e.g., innovation center, business incubator, or satellite campus facilities) that interact synergistically with educational land uses.

The following goal and policies, along with the City's development code, support the long-term objectives for the College Village.



GOAL CDL-9: COLLEGE VILLAGE

A vibrant, pedestrian-friendly college village that offers housing and commercial opportunities to serve the diverse needs of the college, Yucaipa community, and the region.

Policies

- CDL-9.1 Land Use Mix.** Allow a sustainable mix of quasi-public/institutional and educational uses, housing (including faculty, student, and veteran-student housing), and a range of commercial uses, including office and retail, throughout the overlay area.
- CDL-9.2 Sustainable Development.** Promote infill, transit-oriented development, and other forms of sustainable development on or adjacent to the College Village site.
- CDL-9.3 Pedestrian Design.** Provide enhanced pedestrian amenities and improvements, including benches, pedestrian-scale lighting, theme paving, sidewalk improvements, and fully accessible ramp improvements at intersections.
- CDL-9.4 Daytime Uses.** Encourage the location of daytime uses (i.e., retail/commercial) in the College Village area to support and serve the community and promote a dynamic environment at various times of the day.
- CDL-9.5 Sense of Place.** Develop a strong sense of place at the College Village through branding, special architectural designs, creative site planning, and inclusion of at least one large public gathering space, such as an amphitheater.
- CDL-9.6 Multimodal Access.** Improve transit, bicycle, and pedestrian access from the site to the college and to other local and regional destinations; internal pedestrian pathways should feed into existing trails at Crafton Hills College and other trails in the area.
- CDL-9.7 Partnerships.** Create partnerships with public and private entities, including Crafton Hills College and private property owners, to help facilitate development of the College Village site.
- CDL-9.8 Adjacent Uses.** Encourage the development of single-family residential units along both sides of 16th Street between Tennessee Street and Sand Canyon Road to serve as a transition from the Reserve residential project to the College Village.



PROJECT LEVEL GUIDANCE

Design quality is an essential component in creating a community that is attractive for residents, businesses, and visitors. Poor quality designs inevitably lead to lower values, higher maintenance costs, and lower quality of life. Adhering to basic design principles ensures that new and rehabilitated projects earn the greatest return on investment, make a positive contribution to the surrounding neighborhood, and stand the test of time.

Project level guidance refers to site design, landscaping, building design and orientation, architectural details, building materials, and land use buffers and transitions. Project level guidance is not intended to impose rigid, costly, or unnecessary regulations. Rather, it is intended to encourage developer creativity, enhance property values, and improve aesthetics that add value and consider adjacent land uses and the City's natural amenities.

In reviewing plans, the City encourages applicants to adhere to principles of quality design that are practical and financially feasible. Projects are evaluated according to some basic principles.

- + Will the project be a good neighbor? Although all development projects have some level of impact, new projects should strive to improve the surrounding neighborhood or commercial area. Its design should minimize impacts to the privacy, quiet, and views of neighbors; traffic and safety problems; and damage to the natural environment.
- + Does the project exhibit good design? While recognizing the limitations of practicality and development feasibility, projects should strive to incorporate principles of balance, whether the project is residential, commercial, or industrial. The project and its individual components should be designed as a whole and avoid monotony in form, detail, and siting.
- + Is the project designed to adequately fit its intended use? A single-family, multifamily, or other residential development should exhibit quality design. Commercial and industrial buildings should be designed to support business activities without sacrificing basic considerations of aesthetics, scale, and compatibility with surrounding and adjacent uses.
- + Does the project make good use of the site? Yucaipa has a wide variety of terrains that present challenges and opportunities for development. The project should be designed to fit the site, rather than substantially altering the site to accommodate a "stock" plan. Preserving topography, natural grade, vegetation, and natural views should be priorities.

Adherence to the following goal and policies will help improve project design quality in a cost-effective manner.



GOAL CDL-10: DESIGN QUALITY

Thoughtfully designed projects and buildings evidenced by creative site design, quality architecture, integration with the natural environment, and sensitive land use transitions.

Policies: Project Design

- CDL-10.1 Development Review.** Implement and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- CDL-10.2 Topography.** Follow the City's Hillside Development Ordinance and, where appropriate, require project designs to respect the site's topography and fit into the natural contours of the slope, thereby protecting views to and from the development.
- CDL-10.3 Site Planning.** Identify and preserve the positive characteristics and features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.
- CDL-10.4 Design Variation.** Encourage identifiable architectural designs, design variations, and well-planned projects that are visually interesting, neighborhood or district oriented, and well integrated with the surroundings.
- CDL-10.5 Private Landscaping and Parks.** Require developers to incorporate appropriately sized and drought-tolerant vegetation with sufficient maintenance to provide a mature-looking landscape in three-five years after installation. Require private recreational facilities in new multifamily housing projects.
- CDL-10.6 Parking.** Design parking lots and structures to be functionally and visually integrated and connected with the comprehensive project design; off-street parking lots should not dominate the street scene.
- CDL-10.7 Basins.** Design retention/detention basins to be visually attractive, with natural landscaping and a public use component such as trails, and well integrated with any associated project and with adjacent land uses.
- CDL-10.8 Safe Community Design.** Require the use of CPTED principles (Crime Prevention Through Environmental Design), including creating opportunities for "eyes on the street" and clearly distinguishing between public and private spaces to enhance community safety.



Policies: Building Design

- CDL-10.9 Building Materials.** Use high-quality, natural building materials that evoke a sense of quality and permanence, such as stucco, plaster, stone, and wood; natural colors and textures are preferred.
- CDL-10.10 Building Massing.** Reduce the bulk and perceived size of large buildings by dividing their mass into smaller parts, stepping down to adjacent structures, recessing openings for doors/windows, and using pedestrian-scale features; single-plane massing is discouraged.
- CDL-10.11 Building Footprint.** Require and enforce appropriate residential and nonresidential development standards, including adequate building setbacks, to ensure that a building's footprint does not negatively affect adjacent uses or the visual quality of the area.
- CDL-10.12 Architectural Detail.** While recognizing sensitivity to budget, require publicly visible sides of a building to contain architectural detail and façade articulation, strong patterns of shade and shadow, and integrated architectural detail; blank walls are discouraged.
- CDL-10.13 Sustainable Designs.** Designs should incorporate sustainability concepts: incorporate measures to wisely reduce, conserve, or manage energy and water; control off-site drainage; and recycle construction and demolition debris as practical and cost-effective.

Policies: Transition and Buffers

- CDL-10.14 Lighting.** Exterior lighting should be subdued and avoid glare for occupants of adjacent properties. Lighting should enhance building design, improve safety and security, and wisely use energy; lighting intensity should be sensitive to surrounding properties and other environmental considerations.
- CDL-10.15 Landscaping.** Implement creative landscape design transitions and buffers to create visual interest and reduce conflicts between different land uses. Promote water conservation with natural landscaping.
- CDL-10.16 Building Setbacks.** Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, rural, and industrial uses.
- CDL-10.17 Walls and Fences.** Use walls or fences to protect the privacy of residential areas; soften appearance of walls by varying alignment, adding landscaping and/or berms, and using surface detailing and natural materials.



Preservation, Reuse, and Revitalization

Since incorporation, the City has sought to maintain a well-designed land use plan and community form. Civic leaders have sought to preserve rural areas, expand parks and open spaces, protect neighborhoods, and support industry and commerce. However, civic leaders also recognize the importance of remaining open to emerging opportunities. Because of this, the City supports reuse and revitalization efforts that offer significant community benefits—economic, aesthetic, and public safety.

Residential, Commercial, and Industrial Properties

As Yucaipa matures, opportunities for property improvements will arise that benefit the community. For instance, removal of properties from the Wilson Creek and Wildwood Creek floodplains and the extension of utilities will allow the improvement of parcels without costly flood insurance or significant fees. In other cases, Yucaipa's housing stock and neighborhoods will benefit from increased levels of repair, improvement, and rehabilitation. Yucaipa encourages and supports these types of investments.

Yucaipa's commercial and industrial areas offer additional opportunities for transition to more productive uses that provide employment opportunities and meet the needs of residents and business. Among others, these areas could include Dunlap Industrial Corridor, Freeway Corridor Specific Plan, and College Village. Changes in land uses that strengthen the economy with jobs and revenue-generating commercial and industrial businesses that support the economy are encouraged.

Yucaipa has established Land Use Modification Overlay Districts that identify areas that are intended for preservation, regulation, or transition depending on the use and associated municipal codes. Specific Plan and Overlay District areas (e.g., Uptown Business District, Wilson Creek Innovation Center, Freeway Corridor, College Overlay, etc.) are areas slated for development in the future. In other cases, the Land Use Modification Overlay District establishes minimum development or design standards (e.g., Custom Home Overlay) for regulating future projects within an overlay.

Mobile home Parks

Other opportunities for property improvement will arise over time. As Yucaipa began to develop in the 1950s, the City established one of the largest inventories of mobile home parks in the county. The majority of mobile home parks are in good condition and are preserved through existing mobile home park overlay designations. In other cases, several lack modern amenities, require rehabilitation, and pose safety and code enforcement concerns. As appropriate, these properties could be considered for transition to other uses provided statutory requirements are followed.



To that end, the City has established three mobile home park overlays (MHP) to encourage the preservation and/or transition of properties depending on their current and future status:

- + **MHP1:** includes all mobile-home parks in Yucaipa, including family and senior-restricted parks
- + **MHP2:** includes mobile home parks restricted for affordable housing and senior occupancy and protected from transition
- + **MHP3:** includes properties eligible for transition to other land uses provided applicable local, State, and Federal regulations are adhered to

In facilitating property reuse and investments, careful planning and attention to design is warranted. New development is to be compatible with the character of stable commercial or residential neighborhoods. Where it benefits the community, the City encourages appropriate land use changes and development that incorporates well-designed transitions between land uses and properties. Where necessary to achieve minimum district sizes (e.g., 10 acres), the City also encourages assemblage of properties.

The following goal and policies provide guidance for how to be responsive to opportunities for land use change.

GOAL CDL-11: PRESERVATION AND REUSE

Revitalization, reuse of structures, and transition of land uses where appropriate to materially improve structures and the visual quality in Yucaipa.

Policies

- CDL-11.1 Community Preservation.** Encourage the rehabilitation of neighborhoods and commercial and industrial areas, and the application of code compliance efforts where needed to preserve and maintain community quality of life.
- CDL-11.2 Land Use Change.** Where opportunities for land use changes arise, seek input from property owners, the surrounding neighborhood or district, and other stakeholders during the consideration process so as to determine appropriateness or inform strategies.
- CDL-11.3 Project Compatibility.** Strive to ensure appropriate transitions in scale, density, and intensity between residential and nonresidential uses; between adjacent residences or uses within a defined neighborhood; and within areas of different densities.



CDL-11.4 Reuse of Underutilized Land. Encourage the transition of underutilized land uses, projects in significant disrepair, or marginal uses to other uses offering greater community benefits, provided that appropriate transitions and design treatments are incorporated.

CDL-11.5 Mobile Home Park Transition. The City will complete a study evaluating the potential reuse of certain mobile home parks, removal of the mobile home park overlay, and/or transition to other land uses; and establish standards to guide consideration of park reuse requests through a closure mitigation ordinance or other regulations.

Provisions for potential mobile home park reuse shall include, but shall not be limited to the following:

- a) The mobile home park shall be designated within the mobile home park overlay district 3 (MHP3) or obtain such designation.
- b) Requests for removal from the overlay district and land use redesignation shall be initiated by the property owner.
- c) A mobile home park is no longer economically viable or the property has a higher and better use that facilitates other policies and goals of the City.
- d) Long-standing or repeated substandard conditions or code enforcement problems in a mobile home park impair public health and safety.
- e) Rehabilitation and upgrades needed to remedy substandard conditions and/or safety considerations are cost-prohibitive.
- f) Adherence to state law, local policies and regulations, including but not limited to the City's mobile home rent stabilization ordinance and housing policies and goals.





3

Housing and Neighborhoods

INTRODUCTION

Since incorporation nearly 25 years ago, Yucaipa has become one of the most desirable communities in the Inland Empire. In addition to the many amenities offered, Yucaipa is known for its quality housing, neighborhoods, and amenities. Housing choices, the affordability of housing to residents of all ages, and quality neighborhoods draw residents to live in Yucaipa. The housing element is about how Yucaipa maintains the quality and availability of its housing stock and neighborhoods for its residents.

Perhaps more than other elements of the General Plan, a housing element is immersed in detailed legal requirements. Due to the persistent statewide shortage of housing, state law requires periodic updates to housing elements. This housing element covers the planning period of 2014–2021, and subsequent updates will be required. A housing element is required to address the production, maintenance, and improvement of housing for all income levels of current and future residents.

The Housing and Neighborhoods Element is Yucaipa's plan for accommodating current and future housing needs of residents and providing quality neighborhoods for residents to invest in. By providing quality housing opportunities for Yucaipa's growing population; strengthening its neighborhoods with public services and facilities; and assisting residents, the workforce, and seniors in meeting housing needs, Yucaipa will continue to be one of the more sought-after communities in southern California.

In This Element:

- + Neighborhood Quality
- + Housing Sites
- + Housing Design
- + Housing Choices
- + Housing Assistance
- + Housing Programs



**General Plan vision themes
in this element include:**

**“Small-Town Rural
Character with Strong
Neighborhood Identities”**

**“Excellent infrastructure,
community services, and
public facilities”**

Related Plans

The Housing and Neighborhoods Element sets goals and policies that are intended to facilitate the construction, improvement, and maintenance of housing and neighborhoods that provide opportunities for residents of all incomes in Yucaipa.

The housing element is associated to related planning efforts:

- + **Regional Housing Needs Assessment (RHNA).** The RHNA is a state-mandated plan prepared by the Southern California Association of Governments. The RHNA determines the housing needs for cities and influences land use policy.
- + **Overlay Districts and Specific Plans.** Yucaipa’s housing plans for focus areas are detailed in the Uptown Specific Plan, College Overlay District, and Freeway Corridor Specific Plan. These plans supplement the housing discussion herein.
- + **Infrastructure Master Plans.** Water cost and availability is a key issue affecting housing in Yucaipa. The Yucaipa Valley Water District prepares an urban water management plan to ensure that adequate water is available for future development.

Organization of Element

State law prescribes the content of a housing element. For this General Plan, the housing element consists of three related plans—the housing plan, the housing technical report (appendix to the General Plan), and the implementation plan.

- + **Housing Plan.** The housing plan presents the general context of issues important to Yucaipa, followed by specific goals, policies, and implementation programs that address the development, improvement, and conservation of housing.
- + **Technical Report.** The technical report provides the foundation for the goals, policies, and programs. It encompasses a housing needs assessment, constraints analysis, inventory of housing sites, and evaluation of programs. The technical report is adopted as an appendix to the housing element.
- + **Implementation Plan.** Unlike other elements of the General Plan, the housing implementation plan must also be adopted. Therefore, the specific programs designed to further housing goals and policies are part of the element itself.

The following sections provide context for each topic addressed in this element, followed by goals and policies to achieve the General Plan vision for housing and neighborhoods in Yucaipa.



NEIGHBORHOOD QUALITY

Yucaipa's neighborhoods offer a mix of rural and suburban lifestyles. Each neighborhood has a defined identity based on its topography, history, lot sizes, and built environment. Combined with appropriate attention to public facilities, infrastructure, and public safety efforts, Yucaipa provides a quality living environment.

Neighborhoods

Yucaipa offers a unique mix of rural-suburban lifestyles. The rural ambience of Dunlap Acres, the more remote uplands of North Bench and Upper Yucaipa, the proximity of central Yucaipa or Wildwood Canyon—each offer a unique residential setting. Respecting and preserving neighborhoods while carefully integrating new housing is an important goal of the General Plan.

Yucaipa six planning areas follow.

North Bench

The North Bench planning area includes the smaller neighborhoods of Stanley Ranch, Rolling Hills, and areas north of Oak Glen Road. The North Bench is defined by its unique natural environment. Framed by the Crafton Hills and situated on an alluvial plain, the North Bench offers panoramic views of the valley floor. The area offers predominantly rural living, with ½- to 1-acre lots, limited agriculture, and equestrian uses. The custom home overlay district covers the North Bench and requires larger homes.



The North Bench offers a peaceful rural setting with larger lots with limited agricultural and equestrian land uses.

Yucaipa's neighborhoods are defined by the natural environment. Erosion from flooding, faults, and rivers have created elevation changes—"benches"—that have created a unique character and identity for each neighborhood.



Central Yucaipa

Central Yucaipa is located east of Oak Glen Road and south of the Yucaipa Regional Park to Interstate 10. Central Yucaipa includes Sun Park, Uptown District, and other neighborhoods. Central Yucaipa is characterized by its mix of differently sized lots, single- and multiple-family housing, grid streets, access to the Uptown and historic business district, and mature trees. The area offers moderately priced housing for Yucaipa residents.

Dunlap Acres

Dunlap Acres has a rich history dating back to the Serrano Indians and the later settlers who ranched in the area. The Dunlap area is known for the original Yucaipa Ranchería, the oldest structure in San Bernardino County and California Historical Landmark No. 620. The area extends south of Yucaipa Boulevard and west of Oak Glen. Due to a history of flooding, the area retains a more rural character, with lower density residential developments on generally larger lots, limited animal keeping, and equestrian uses.

Wildwood Canyon

Wildwood Canyon harkens back to the ranching history of Yucaipa. This planning area generally surrounds Wildwood Creek on both sides, extending eastward from Mesa Grande Drive to the City's border. It includes the developments of Wildwood Estates, Whisper Ranch, Country Meadows, and Hidden Meadows. The area has a mix of lower density residential neighborhoods, many of which are covered by the custom home overlay district. This area is best known for the state park and local equestrian facilities.

Chapman Heights

Chapman Heights is the newest large-scale housing development. Located at the base of the Crafton Hills, this development features more than 2,000 residential units on more than 1,000 acres. Chapman Heights offers a modern suburban setting; it features tree-lined streets, community parks, a private golf course, open space along the hills, multi-purpose trails, and community facilities. As the largest single development in Yucaipa, Chapman Heights is home to approximately a quarter of Yucaipa's residents.

Freeway Corridor

The Freeway Corridor planning area encompasses 1,234 acres of rolling hills, valley, and canyons south of I-10. Guided by a Specific Plan, the area is slated for 2,200 homes in three neighborhoods. These neighborhoods will offer rural living in the interior to suburban housing adjacent to the regional commercial district. Maintaining the area's natural features—its hillsides, viewsheds, and natural open space—is a critical goal of the plan.



Dunlap Acres offers a rural-suburban area for housing and larger lots.



Chapman Heights is Yucaipa's largest planned development.

Neighborhood Amenities

Yucaipa's residential neighborhoods are highly amenitized. Standard amenities include public facilities, parks, infrastructure, public safety programs, and housing improvement programs. These facilities and programs, individually and collectively, are all essential to maintaining the quality of life in neighborhoods.

Public Facilities and Infrastructure

In providing public facilities and infrastructure, the City employs a tailored approach for neighborhoods. Some neighborhoods have more extensive infrastructure—including streets, sidewalks, parks, and trees. In areas like North Bench and Wildwood Canyon, residents value a more undeveloped state with less infrastructure. Capital improvement plans establish the appropriate level of infrastructure based on need and preferences.

Safe Neighborhoods

City staff continually work to maintain Yucaipa's status as one of the safest communities in San Bernardino County. Traffic safety is a high priority for streets on which residents walk to school, parks, or elsewhere. For certain neighborhoods, efforts focus on installing sidewalks and crosswalks or providing safe routes to school. In other cases, traffic management improvements (e.g., signage, speed humps, signals, and lighting) are used to calm traffic.

The Development Services Department, Community Development Department, and Police Department implement a variety of municipal codes and programs to ensure the health, safety, and welfare of residents. Notable programs include crime-free multiple-family housing inspections, abandoned vehicle abatement, building and land use regulations, graffiti abatement, noise regulations, and others. These efforts allow Yucaipans to enjoy the peaceful setting of their residential neighborhoods.

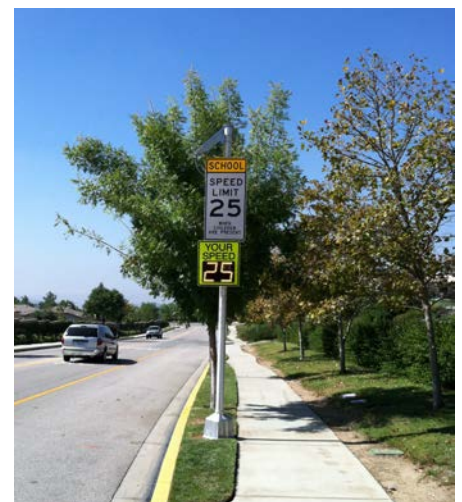
Housing Preservation

Quality housing maintains property values, protects residents from health hazards, and improves the image of Yucaipa. This requires code compliance and periodic housing repair and rehabilitation. Yucaipa has long supported the preservation of mobile homes by conducting periodic inspections and issuing revenue bonds to finance the rehabilitation and affordability of mobile homes. In some cases, however, certain mobile home parks have severely deteriorated to the point where reuse options are more feasible.

Adherence to the following goal and policies ensures that Yucaipa's neighborhoods provide a quality living environment.



Sidewalk repairs improve the safety and livability of neighborhoods.



Safety devices along roadways calm traffic in Yucaipa neighborhoods.



GOAL HN-1: NEIGHBORHOOD QUALITY

Quality neighborhoods of well-maintained housing, ample public services, open space, and infrastructure that provide a quality place to live.

Policies

- HN-1.1 Code Compliance.** Educate residents and businesses and enforce compliance with municipal codes (e.g., property maintenance, land use, vehicle, and safety) to maintain the quality of residential neighborhoods.
- HN-1.2 Housing Conditions.** Facilitate the repair, improvement, and rehabilitation of single-family homes, multiple-family housing, and mobile homes; proactively address removal of blighting influences.
- HN-1.3 Public Services and Infrastructure.** Provide quality community facilities, parks and recreational options, infrastructure, water and sanitation, and other municipal services tailored to neighborhoods.
- HN-1.4 Mobile Home Preservation.** Preserve mobile home parks that are physically and economically sound through regulatory tools, acquisition by nonprofit organizations, and rent stabilization.
- HN-1.5 Mobile Home Park Reuse.** Support transition of mobile home parks to other land uses for mobile home parks that have deteriorated to the point where health and safety upgrades are no longer economically feasible.
- HN-1.6 Neighborhood Safety.** Maintain neighborhood safety through traffic management strategies, neighborhood watch programs, emergency preparedness training, and other neighborhood safety programs.
- HN-1.7 Neighborhood Identity.** Recognize, preserve, and enhance neighborhood character through adherence to design, development, and other standards in the municipal code, overlay districts, and specific plans.
- HN-1.8 Resident Involvement.** Encourage active and informed participation by residents from each neighborhood to identify local needs and implement programs that beautify, preserve, and improve their neighborhoods.
- HN-1.9 Historic Preservation.** Promote the preservation of historically and architecturally significant buildings and neighborhoods through land use, design, and housing policies; as needed, inventory and record historic structures as part of the development review process.



HOUSING SITES

California law requires that local governments plan for new housing to accommodate expected population and employment growth within their community. To fulfill statutory requirements, Yucaipa is not required to build or finance housing, but rather ensure that land is adequately designated for residential uses and that infrastructure will be made available to support new housing.

Regional Housing Needs Assessment

In accordance with the General Plan land use plan and significant inventory of vacant residential land, Yucaipa can expect growth in residential, commercial, and industrial uses over time. This will result in increases in population, housing, and job growth. Table CDL-2 provides buildout estimates for this expected growth. Responsibly planning for and managing this growth over the next 20 or more years is a key objective for the housing element.

The Southern California Association of Governments (SCAG) is the agency responsible for preparing housing goals for cities in the southern California region. SCAG uses population and employment projections to determine the amount of housing needed. Affordability goals are assigned to encourage the production of housing affordable to different income levels. SCAG also focuses on a shorter time frame, 2014–2021, than the City’s General Plan.

Yucaipa’s housing production goal is 1,605 units (see **Table HN-1**). These production goals include targets for affordability levels. The price and rents for housing are approximate and are adjusted for a household with four people. Broadly speaking, the City’s strategy is to facilitate the construction of rental apartment projects for lower income households, while the housing “market” provides for the needs of moderate and above moderate income housing.

The Regional Housing Needs Assessment (or RHNA) is a state-mandated process for determining how cities will plan for housing needed to accommodate population and employment growth. All housing elements must address RHNA targets.

Table HN-1 Yucaipa Housing Production Goals, 2014–2021

Income Category	Income as a percent of Median Family Income	Housing Price Thresholds	RHNA Target	
			Number of Units	Percent of Units
Extremely Low	<30% of MFI or generally less than \$20,000	Rent: \$475 Price: \$77,000	188	12%
Very Low	31–50% of MFI or generally below \$34,000	Rent: \$791 Price: \$140,000	188	12%
Low	51–80% of MFI or generally below \$54,000	Rent: \$1,260 Price: \$234,000	261	16%
Moderate	81–120% of MFI or generally below \$75,000	Rent: \$1,900 Price: \$360,000	299	19%
Above Moderate	120%+ of MFI or income above \$75,000	Rent: above Price: above	669	42%
Total Units			1,605	100%

Source: Southern California Association of Governments, 2013.



Housing Sites

Yucaipa has vacant land designated for residential development in every planning area of the community. Yucaipa's General Plan Land Use Element allows for an appropriate level of housing development consistent with the General Plan vision and neighborhood values. Residential growth is projected as follows.

Freeway Corridor Specific Plan

In 2009, the City Council approved the Freeway Corridor Specific Plan and EIR for the 1,242-acre area in the southwestern part of Yucaipa. This project will provide regionally significant commercial centers along one of the most frequently traveled freeways in California. Upon completion, around 2,200 residential units, 550 acres of open space, schools, and an array of public facilities are planned. Almost 25 percent of the City's total anticipated growth in housing units is slated for this new planning area of Yucaipa.

Central Yucaipa

Central Yucaipa, including the Uptown District, is anticipated to accommodate a larger portion of the City's future housing growth due to higher density land use designations. Housing units are anticipated to be accommodated on vacant RM-7200-designated parcels, with potentially higher densities in the Uptown District. Central Yucaipa will offer moderately priced housing opportunities. Gradual buildout within the Central Core will take advantage of transportation infrastructure, help revitalize parts of the Central Yucaipa Core, and support economic activity in Uptown.

Dunlap Acres

Dunlap Acres is projected to accommodate a small percentage of the projected housing growth over the life of the General Plan. The growth is projected on vacant residential lots—due to many parcels being removed from the flood zone designation—and in the Crafton College area as part of the College overlay. Dunlap Acres offers moderately priced housing opportunities. The City will continue to encourage the construction of additional water, sewer, and other infrastructure in this area to accommodate the development of housing consistent with the General Plan.

Wildwood Canyon and North Bench

The Wildwood Canyon and North Bench areas are largely rural. These areas have large lots, and much of the area is covered by the custom home overlay that requires a minimum size of home. In order to preserve the character of this rural area from residential densification, the 2035 Yucaipa General Plan land use map for this area is the same as the 2004 General Plan. Although there may be scattered planned developments, these two planning areas are not anticipated to generate significant residential development.



Affordable Housing Strategy

Yucaipa has redesignated several areas for higher density multiple-family housing to accommodate affordability goals in the 2014–2021 Regional Housing Needs Allocation. These areas are at the intersection of Oak Glen Road and Colorado Street, the Freeway Corridor Specific Plan, and the College Village.

Freeway Corridor Specific Plan

The first site for higher density, multiple-family housing is three parcels within the Freeway Corridor Specific Plan. No site plans have been considered, submitted, or approved to date. In 2009, the City Council adopted an R-24 land use district for 40 acres, allowing a density of 20 to 24 housing units per acre. This site could accommodate 800 to 1,000 new multiple-family residential units. Additional detail on the mix of land uses, neighborhoods, and housing is available in the Freeway Corridor Specific Plan.

Oak Glen Road and Colorado Street

The second site for higher density, multiple-family housing is at the northeast corner of Oak Glen Road and Colorado Street. No site plans have been considered, submitted, or approved to date. In 2009, the City Council adopted an RM-24 land use district for this 20-acre site, allowing a density of 20 to 24 units per acre. This site could accommodate 400 to 500 new multiple-family residential units. Additional detail on the mix of land uses, neighborhoods, and housing can be found in the housing technical report.



College Village

The College Village covers approximately 50 acres directly below the college on the north side of Yucaipa Boulevard. This area is slated for up to 400 housing units for students, faculty, and veteran-students and retail/commercial uses that anchor Yucaipa's Gateway District and support adjacent land uses (e.g., Yucaipa High School, commercial and industrial areas). The General Plan allows for significant flexibility in the land use mix, intensity and density of development, and design standards.

Specific Affordable Projects

Urban Housing Communities developed a 50-unit affordable apartment project at 12279 3rd Street in Central Yucaipa. Located in the RM land use district, the project received a 100 percent density bonus for affordable senior housing. The project is entitled on a 4.8-acre site at a density of 16 units per acre. Project funding includes a HOME loan, low income housing tax credits, deferral of impact fees, and other funds. Occupancy is restricted to very low income seniors. The San Bernardino County Housing Authority guarantees the availability of project-based vouchers for 30 years.



GOAL HN-2: HOUSING SITES

Adequate sites through General Plan land use designations and specific plans that provide opportunities for housing in appropriate locations.

Policies

- HN-2.1 *Balanced Housing Stock.*** Designate adequate land for a broad range of types of housing, including single-family attached and detached, multiple-family housing, and mixed uses located in accordance with the land use and community design element.
- HN-2.2 *College Overlay.*** Allow for a flexible and synergistic mix of residential, commercial, institutional, and recreational uses in the College Overlay District that supports Crafton College, Dunlap Acres, and the surrounding community.
- HN-2.3 *Uptown Specific Plan.*** Allow for a flexible mix of higher density residential and mixed residential-commercial uses, including senior housing, that increases the customer base and supports a vibrant and economically viable Uptown.
- HN-2.4 *North Bench and Wildwood Canyon.*** Require all new residential development in the North Bench and Wildwood Canyon to be consistent with the custom home overlay, adopted density and development standards, and the rural character of those areas.
- HN-2.5 *Dunlap Acres and Central Core.*** Preserve residential fabric of Dunlap Acres and Central Core, while allowing for infill on vacant parcels, underutilized parcels where deemed appropriate, or parcels that have been removed from the floodplain.
- HN-2.6 *Multiple-Family Housing.*** Encourage the development of higher density housing in the Freeway Corridor, select opportunity sites, and other sites where infrastructure, circulation, and service facilities capable of handling higher density housing is located or planned or where full urban services are planned.
- HN-2.7 *Supportive Infrastructure.*** Facilitate the provision of infrastructure and services necessary to encourage new residential development commensurate with community goals and expectations for quality of life.



HOUSING DESIGN

With the appropriate sites identified for housing, ensuring quality housing is essential. This includes aesthetics, site design, life-cycle costs, and the adaptability of housing for its occupants. As described below, Yucaipa strives to balance adherence to municipal codes, more-subjective design standards, cost considerations, and affordability to encourage new products of lasting value.

Design Guidelines

Residential design includes not only the aesthetics of the building, but its layout, orientation, quality of materials, landscaping, and other features that contribute to the livability of the home. When practical, housing should incorporate sustainable “green” practices (including energy and water conservation) in its design, site planning, and construction. For larger tracts, housing products must be electric-vehicle and solar-panel ready. Finally, the City encourages new housing to include design features that improve accessibility for people of all abilities and ages.

Environmental Concerns

Yucaipans enjoy the natural setting of their community. At the same time, Yucaipa’s natural features present challenges. Hillsides, floodplains, biological resources, and geologic hazards affect all residential development projects in some way. In addition, the provision of water and sewer infrastructure is critical. The municipal code contains overlay districts that provide guidance on how to address environmental concerns. As described below, for developments proposed within overlay districts, special studies are required to identify concerns up front so that appropriate mitigations can be addressed during the project review process.

Regulatory Framework

City codes provide a basic regulatory framework, but regulations cannot address every situation. To facilitate the type of development desired and realize the greatest community benefits, Yucaipa’s regulatory framework is flexible and incentive based. Tools such as planned developments, specific plans, minor variances, and density bonuses allow flexibility when appropriate. City staff strives to provide thorough reviews in a timely manner. Finally, incentives are provided to stimulate desired development and realize the community benefits that improve quality of life.

Adherence to the following policies will ensure that new housing projects will be appropriately sited, affordable to different income levels, and designed consistent with community expectations.



GOAL HN-3: HOUSING DESIGN

Well-designed housing that contributes to property values, is affordable to Yucaipa residents, and is practical and cost-effective to build.

Policies

- HN-3.1 Design Features.** Require new and rehabilitated residential units to be well designed, with appropriate attention to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable practices.
- HN-3.2 Entitlement Process.** Offer flexible entitlement processes that facilitate innovative and imaginative housing solutions, yet balance the developer's need for predictability in the approval process, governmental regulation, and oversight.
- HN-3.3 Housing Incentives.** Facilitate the development of market rate and affordable housing through regulatory incentives (e.g., density bonus), permit processing (e.g., planned development), and other incentives, where feasible and appropriate.
- HN-3.4 Natural Environment.** Require appropriate measures to protect hillsides, viewsheds, sensitive habitat, oak trees, and other environmental resources in the review of applications for the development, expansion, and improvement of housing.
- HN-3.5 Overlay Districts.** Require adherence to housing-related regulations in the City's overlay districts—hillside, custom home, natural hazards, scenic resources, biological resources, noise, cultural resources, and others, as applicable.
- HN-3.6 Compatibility.** Require that residential development and rehabilitation projects are compatible with the character of their neighborhood, comply with municipal code development standards, and follow appropriate site planning and project design practices.
- HN-3.7 Resource Conservation.** Design and build homes to incorporate cost-effective best practices in energy conservation and water conservation (including dual plumbing for recycled water) that will effectively address and comply with state and federal mandates.



HOUSING CHOICES

Yucaipa provides a variety of housing products and prices in different neighborhood settings. This diversity of housing helps to meet the needs of residents seeking a range of housing types, such as apartments, townhomes, affordable condominiums, single-family homes, senior housing, or other accommodations.

Family Housing

Although Yucaipa began as a predominantly senior community, the City has experienced significant growth in younger families. Yucaipa's largest growing segment continues to be family households, including families with children, couples, and individuals who have entered the workforce. Projections indicate a continued increase in family households, balanced somewhat by the increase in seniors as current residents age.

Yucaipa offers families a wide variety of single-and multiple-family housing options for different lifestyles and incomes. Many planned residential developments (e.g., Chapman Heights) and future development areas (e.g., Freeway Corridor Specific Plan) are targeted for Yucaipa's family households. Condominiums and apartments are also being built in Central Yucaipa, in close proximity to shopping, the Uptown, and other local amenities.

College Faculty, Staff, and Students

Yucaipa is home to Crafton Hills College, one of California's more than 100 community colleges. Crafton Hills College has an estimated 5,000 students and an estimated 500 faculty, administrators, and other support staff—making it the largest employer in the city. As the college expands, student enrollment is expected to increase to approximately 11,500 students by 2025, which is also expected to increase the demand for additional housing in the City.

The demand for college-related housing depends on the number of students living independently, faculty, and the desire to live close to the college. Surveys show that one of four CHC students live on their own, though data are not available on where they live. However, given the very few apartments in Yucaipa, many students probably live in surrounding cities. No information is readily available on where college faculty and staff reside.

The City of Yucaipa is working to prepare a College Village Overlay District that will support education, retail, and commercial uses. Although the precise housing types, configuration, and occupancy are still not determined, the intent is to provide housing opportunities that will attract additional faculty and prospective students to teach and/or enroll at Crafton Hills College and four-year educational institutions in Yucaipa.



Chapman Heights and other subdivisions provide family housing opportunities.





Golden Oaks provides retirement options in independent housing.

Senior Housing

Yucaipa continues to have a stable senior population that has averaged around 7,000 over the past few decades. Although the past decades have also seen an influx of younger families, a strong demand remains for housing that can accommodate seniors of all ages. This includes single-family housing, multiple-family housing (condominiums), apartments, and mobile homes. Retirement facilities also help to serve the needs of Yucaipa seniors.

Seniors have special housing needs. Commonly cited needs include property maintenance and repair—exterior and interior. Maintaining accessibility, a greater need for older residents, can be addressed with the installation of a range of accessibility features. Finally, rental assistance (e.g., housing vouchers) is useful for enabling seniors to afford apartments, reducing the severity of overpaying for housing and allowing them to be self-sufficient.

Yucaipa offers a range of senior housing. Twenty-one mobile home parks (many of them under rent stabilization) are reserved for seniors. In 2012, the City used redevelopment funds and mortgage revenue bonds to refinance two parks (290 units) and deed restrict them as affordable to lower income seniors until 2050. The City's four other senior projects provide affordable apartments for more than 200 senior households earning lower incomes.

Housing for People with Disabilities

At some point, most Yucaipa residents will experience a disability. These include physical, mobility, vision, hearing, and age-related disabilities. The Census Bureau reports that more than 6,500 Yucaipa residents (13 percent) have a disability. These include physical, mental, and/or developmental disabilities that impair or substantially limit life activities. Because of that, disabled persons have special needs for more accessible or service-enriched housing.

Providing quality housing for disabled people is a challenge. Most single-family homes are inaccessible to people with mobility limitations. Housing units may need to have wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier-free” housing. Location is also important for disabled people who rely on public transit to travel to services like grocers or medical offices.

Yucaipa is home to more than 30 residential care facilities (e.g., group housing) for adults requiring assisted living. These are typically retirement homes (e.g., Golden Oaks) or assisted care facilities (e.g., Wildwood Canyon Villa). San Bernardino County has a network of service providers to address the needs of disabled people. The Inland Regional Center provides assistance to the developmentally disabled population. Veterans of Foreign War, Homes for Our Troops, and other groups are also active.

Emergency Housing Needs

Homelessness is a pressing issue for many cities, and the varied dimensions involved have implications for housing programs. Recent state law has attempted to address this need by requiring all communities to allow for housing accommodations suited to the needs of people who lack housing. This includes emergency shelters, transitional housing, and permanent supportive housing. The housing element implementation program proposes code amendments to achieve compliance with changes in state law.

Obtaining an accurate count of homeless people is difficult due to their transient nature, different definitions of homelessness, and political and funding issues. The 2015 San Bernardino County Homeless Census identified 2,140 persons living on the streets or in facilities that serve homeless persons in the county. This same count identified only 9 homeless people who are living in Yucaipa or reported their last known address in Yucaipa. This count appears reasonable based on police department estimates.

The San Bernardino County Homeless Partnership is a multiagency effort to implement the county's 10-year Strategy to End Chronic Homelessness. Strategies include homeless prevention, outreach and assessment, emergency shelters, transitional housing, support services, permanent supportive housing, and permanent housing. Locally, Interfaith Community Support of Yucaipa Valley (a nonprofit, multichurch-sponsored ministry) distributes food to the needy and provides essential resources to promote self-sufficiency.

Farmworker Housing

Agricultural operations in Yucaipa consist of two chicken ranches, a small Christmas tree farm, and a seasonal pumpkin patch. A small winery is in the foothills. Grazing is permitted in open space areas but the cattle are brought in from outside the City. The chicken ranches employ 100 workers. Other than these nonconforming uses, the City no longer has agricultural land use districts that would permit active row crops, ranching, or farming.

With respect to housing need, livestock operations, including poultry, are year-round enterprises that do not require migrant or seasonal labor. Should farmworker housing be needed, Yucaipa allows caretaker and labor quarters as an accessory use to a primary agricultural, commercial, industrial, or institutional use. Given Yucaipa's nominal farmworker labor force, their housing needs can be addressed through City housing programs.

Implementation of the following goal and policies will expand housing for residents needing a variety of accommodations.



GOAL HN-4: HOUSING CHOICES

A broad range of housing products affordable to different income levels that caters to the lifestyle needs and circumstances of Yucaipa residents.

Policies

- HN-4.1 Senior Housing.** Support the continued development and maintenance of affordable rental and ownership housing and services that allow seniors to remain in their homes or seek retirement housing in Yucaipa.
- HN-4.2 Family Housing.** Facilitate and encourage the development of family housing and the provision of supportive services to improve the long-term well-being of Yucaipa’s families and children.
- HN-4.3 Educational Housing.** Work with Crafton Hills College and other local educational institutions to support and facilitate innovative housing opportunities for students, faculty, and employees to live in Yucaipa.
- HN-4.4 People with Disabilities.** Facilitate the development of permanent, affordable, and accessible housing that allows people with all disabilities to live as independent and productive lives as possible.
- HN-4.5 Service-Enriched Housing.** Support organizations that provide services and service-enriched housing for seniors, large families, disabled people, veterans, homeless people, and those with medical conditions.
- HN-4.6 Emergency Housing.** Support the provision of housing and supportive services for residents in need of emergency housing accommodations, including shelter, transition, and permanent supportive housing.
- HN-4.7 Partnerships.** Support collaborative partnerships with nonprofit and faith-based organizations, developers, business, and state and federal agencies to develop, rehabilitate, preserve, and retain affordable housing.



HOUSING ASSISTANCE

Yucaipa is home to people with a variety of housing needs. This includes those seeking apartments, first-time homeownership options, and special needs housing. Yucaipa recognizes the varied housing needs of its residents and seeks to assist, wherever feasible and practical, in the provision of housing opportunities that can address the needs of its residents and workforce.

Market Rate Housing

Yucaipa recognizes that homeownership offers many individual and community benefits. It brings independence and freedom, the opportunity to build wealth and economic stability, and greater personal safety and security for families. Community involvement and volunteerism are also known to improve when one benefits from stable homeownership. Moreover, quality housing is known to improve the academic performance of children and youth. Therefore, the City continues to dedicate a significant amount of its land resources for expanding opportunities to purchase a home.

Although Yucaipa's housing stock is predominantly single-family, opportunities exist to find suitable apartment living. Future sites for multiple-family housing include the College Overlay, Freeway Corridor Specific Plan, and infill locations throughout Yucaipa. These RM-land use designated areas are intended to provide opportunity for a greater range of residential densities to facilitate the development of apartments and townhomes in appropriate locations where infrastructure and services can be provided.

Preservation of Affordable Rental Housing

Through public financing, Yucaipa has a substantial stock of affordable housing. These include projects financed through local, state, or federal funding or projects that currently have limitations on sales prices or rents. Yucaipa's affordable housing includes:

- + Five senior apartment projects provide 217 units of housing deed restricted as affordable to lower income seniors.
- + Five family apartment houses and duplexes provide 70 units deed restricted as affordable to lower income families.
- + Two senior and two family mobile home parks offer 500 units of affordable, deed-restricted units for low income residents.
- + Several dozen additional mobile home parks provide an additional 3,500 units, the majority under rent stabilization.

The City supports the preservation of long-term affordability covenants on its stock of affordable housing where feasible. Policies geared toward that goal follow.



Affordable rental housing projects



GOAL HN-5: HOUSING ASSISTANCE

Improved opportunities for moderate and low income residents and those with special needs to rent, purchase, or maintain adequate housing.

Policies

- HN-5.1 Homebuyer Assistance.** Increase opportunities for residents and employees to own homes through the provision of financial assistance (e.g., homeownership assistance) or regulatory assistance to encourage the production of affordable housing where feasible.
- HN-5.2 Rental Assistance.** Support the provision of rental assistance and emergency assistance for individuals and families earning lower incomes in Yucaipa, particularly for special needs groups in the community.
- HN-5.3 Affordable Housing Preservation.** Support the maintenance and preservation of publicly subsidized affordable rental housing affordable to lower income and special-needs households.
- HN-5.4 Rent Stabilization.** Support the rental stabilization program for mobile homes parks in the mobile home overlay district as a means of preserving the long-term affordability of housing for seniors and families.
- HN-5.5 Special Needs.** Address the special housing needs of seniors, families with children, disabled people, and homeless people through proactive programs aimed at housing production and assistance.
- HN-5.6 Fair Housing.** Promote equal and fair housing opportunities for residents of all types, ages, and income levels to ensure adequate choices to reside in the housing best suited to their individual needs.



HOUSING PROGRAMS

Yucaipa will implement the following programs to achieve the goals, policies, and objectives in the 2014–2021 Housing Element. As required by state law, **Table HN-2** provides a summary of the objectives, timeframes, and other implementation measures.

1. Code Enforcement Program

The City code enforcement program is responsible for ensuring compliance with municipal codes to maintain the value and safety of property and structures and protect the health, safety, and welfare of residents. The program addresses overgrown vegetation, substandard buildings, accumulation of debris and vehicles, yard sales, graffiti, storm water drainage, green pools, unpermitted construction, land use violations, and other health and safety codes. City officers work with residents and businesses to remedy code violations in a timely manner.

Objective: Continue to implement a broad code enforcement program for residential, commercial, and other land uses to ensure compliance with City ordinances.

2. Building Inspection Program

City building officials are responsible for inspecting housing to ensure the health and safety of occupants. For a nominal fee, a City building inspector will conduct a field investigation to determine the physical condition of multiple-family properties at the request of interested buyers. The City also inspects mobile homes at least once every seven years (required under the Mobile home Parks Act and Special Occupancy Parks Act). In accordance with the Department of Housing and Community Development, these inspections focus primarily on serious code violations.

Objective: Inspect mobile home parks every seven years and other multiple-family projects at the request of potential buyers.

3. Single-Family Home Repair

Maintaining the quality of single-family residences prevents blight and maintains property values. As a member of the county CDBG consortium, the City has historically offered funds to repair single-family homes. The county offered eligible homeowners HOME and CDBG funding. In 2012, both programs were significantly curtailed due to CDBG cutbacks, effectively eliminating this program. Until funding is restored or an alternative to redevelopment financing is developed, the City will seek funding opportunities. This may include working with Habitat for Humanity or other nonprofit organizations to secure funding for single-family home programs.

Objective: Seek funding to restore the housing program for the repair, maintenance, and rehabilitation of single-family homes.



4. Multiple-Family Housing Repair

Historically, the City participated in the county's Multifamily Residential Rental Housing Revenue Bond Program that provides funding for new construction, acquisition, and/or rehabilitation of multifamily housing. To qualify for funding, a specified number of units are required to remain affordable to eligible, low-income households for a specified number of years. In past years, the grant focused on existing projects. The County is now concentrating its efforts on the construction of new projects or the rehabilitation and deed restriction of existing projects. This program has not been widely used in Yucaipa for its public housing stock, and the availability of future county funds is unlikely in the future.

Objective: Seek funding to restore a program to fund the repair, maintenance, and rehabilitation of multifamily homes.

5. Crime-Free Multifamily Housing

Yucaipa recognizes that providing housing safe from crime and blight protects the health, safety, and welfare of all residents. The City's voluntary Crime Free Multiple-Family Rental Housing Program is a key crime prevention program on rental properties. All applicable projects are enrolled as a condition of a business license. The program includes training seminars for the property managers and a requirement that each new lease or rental agreement contain a "crime free" addendum that enables the property owner/manager to evict people engaged in criminal activity. This program continues to maintain the quality of life in Yucaipa.

Objective: Continue implementation of the program as a precondition for receiving a business license in the City.

6. Mobile Home Parks

Yucaipa adopted its Mobile Home Rent Stabilization Ordinance in 1991 to establish a comprehensive strategy for regulating space rents in mobile home parks and preserving affordable housing. Under the Rent Stabilization Ordinance, mobile home park spaces are rent restricted, and rent increases are limited after a vacancy. Some spaces are under long-term leases and exempt from rent control. The City also established an overlay district that protects mobile home parks as the primary permitted land use. While these codes have preserved mobile home parks, certain older parks have deteriorated to the point that rehabilitation is no longer feasible. In these cases, exploring opportunities for reuse is warranted. Yucaipa will explore opportunities for reusing dilapidated mobile home parks where situations warrant and are feasible.

Objective: Regulate mobile home rents as permitted under state law and the Mobile Home Overlay District; consider reuse options for severely dilapidated mobile home parks.



7. Uptown Specific Plan

The Uptown Business District Specific Plan encompasses 16 city blocks of small, neighborhood-serving commercial business and many older homes on substandard lots. One of the key plan objectives is a mix of viable commercial and residential land uses. To promote a “downtown,” mixed-use character, the plan strongly encourages senior housing and mixed-use developments, and it offers by-right 100 percent density bonus to 16 units per acre as a means to facilitate revitalization. Additional incentives are offered through a development reserve. The City has been successful in attracting a new senior project, completing street improvements, and installing pedestrian amenities within the plan area.

Objective: Provide opportunities for infill housing and facilitate the development of 50 units. Amend specific plan to increase density potentially to 24 units per acre where feasible.

8. Freeway Corridor Specific Plan

The 1,242-acre Freeway Corridor Specific Plan will provide a regionally significant commercial center, 2,400 residential units, and 550+ acres of open space, schools, and other amenities. To address the RHNA, the City Council adopted the R-24 land use district, allowing multiple-family housing as a by-right use on 40 acres. For the R-24 land use district, the plan allows a density of 20 to 24 units per acre, which yields a development capacity of 800 units. This site is intended to address the unmet regional housing needs allocation. This assumes a minimum density of 20 units is achieved. Greater density is possible under state density bonus law.

Objective: Implement, revisit and revise, as needed, the Freeway Corridor Specific Plan and work with property owners to encourage the development of the property.

9. Housing Incentives (Density Bonus Program)

Ordinance 297 allows developers to receive a density bonus for qualified affordable projects and to request concessions (e.g., parking, development standards, and financial incentives, etc.) to make the project financially feasible. The City waives developer fees for the deed-restricted affordable bonus units. Senior housing and multiple-family housing projects in Uptown can also receive a 100 percent density bonus (an increase from 8 to 16 units per acre). As a financial incentive for affordable housing under density bonus law, eligible impact fees could also be waived or deferred. The City has used this program for senior affordable housing projects.

Objective: Continue to implement and monitor the housing incentives (density bonus) program. Encourage noncity utilities to provide financial incentives for affordable housing projects.



10. Minor Variance Program

The minor variance program is intended to ensure that any property, because of special circumstances (e.g., size, shape, topography, location, or surroundings), is allowed privileges of other properties in the same vicinity. To administer this process, the City may approve requests for minor variances. General items include: 1) up to 20 percent of minimum floor width of single residential design; 2) up to 30 percent of parking requirements, not to exceed two spaces, 3) 30 to 40 percent of front, side, and rear yard setbacks subject to conditions; and 4) up to 50 percent of maximum gross floor area requirements.

Objective: Continue to implement the minor variance program and seek opportunities to facilitate housing production.

11. Government Constraints

State law regulates community care facilities, housing for employees, and other similar uses that serve six or fewer persons. Such uses shall be: 1) defined consistently with state law; 2) treated the same as a residential use, 3) allowed by right in all residential zones, and 4) subjected to the same fees, taxes, and permits as other residential uses in the same zone. In this regard, the municipal code must be updated to comply with state law. The social care facilities land use should be updated to reflect the definition of residential care facilities in state law. Similarly, definitions for caretaker and labor quarters should be updated to be consistent with Section 17021 of the Health and Safety Code.

Objective: Revise definitions and permit process for social care facilities, farm labor quarters, and other uses to achieve consistency with state law.

12. Residential Design Standards

The municipal code provides design standards for mobile homes, planned developments, high density multiple-family housing, social care facilities, and other specific uses. Most of the design standards are related to permitted land use, density, structure size, parking, heights, and other, similar development standards. In contrast, minimal design standards regulate single-family housing, the predominant development pattern in Yucaipa. Carefully chosen design guidelines can address community concerns—including mansionization, incompatible development, right to privacy, and aesthetic concerns. As with all regulations, the challenge is adopting guidelines that add and maintain long-term property values without unduly impeding new development.

Objective: Consider development and adoption of design standards for single-family homes that are feasible, not cost prohibitive, and improve the value of properties and neighborhoods.



13. Planned Development

The PD process is intended to facilitate the development of properties, including housing, where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of land use district regulations. This process is also intended to serve as an alternative site planning process that encourages more creative and imaginative planning of mixed use, multiphased residential, commercial, or industrial developments within the framework of a single cohesive plan. This tool has been used to facilitate the Chapman Heights project and other smaller infill residential projects as the need arises.

Objective: Offer the planned development permit process, where appropriate, to facilitate residential projects that further City goals.

14. Assistance to Lower Income Housing

Yucaipa offers incentives to accommodate affordable housing. Housing Program 12 offers a density bonus program that allows progressively higher densities for affordable housing projects. The City seeks grant funding, such as the MHSA program used for senior housing, to finance affordable housing for extremely low and very low income seniors. Developers may also request minor variances (Program 10) to modify most development standards. Finally, the City allows certain fees to be deferred until occupancy, making it more feasible for developers to obtain housing loans. These tools encourage the construction of housing affordable to extremely low, very low, and lower income households.

Objective: Offer density bonuses, expedited permitting, and financial and regulatory incentives for affordable housing, including extremely low income housing. Encourage noncity utilities to offer financial incentives for affordable housing.

15. Energy Conservation

Yucaipa recognizes the importance of encouraging energy conservation and reduction of greenhouse gas emissions to achieve local and statewide goals. To that end, the City requires residential developers to adhere to the latest Green Building Code with 20 percent reductions in indoor water use, 50 percent diversion of construction waste, achievement of California Energy Standards, and other standards. The General Plan EIR contains mitigation measures that further greenhouse gas emission (GHC) reductions. The City's Climate Action Plan, along with city regulations, also requires residential projects to incorporate other measures as appropriate (e.g., solar-panel and electrical-vehicle ready)

Objective: Require adherence to the latest Green Building Code and other cost-effective practices to reduce greenhouse gas emissions and responsibly conserve resources.



16. Nonprofit Acquisition of Mobile Home Parks

Mobile homes represent over one-quarter of the City's housing, and proper management is critical to the well-being of the residents. In past years, the City used redevelopment funds to issue mortgage revenue bonds, which assisted nonprofits in acquiring mobile home parks and preserving them as affordable for the long term. The City of Yucaipa has also used the Independent Cities Finance Authority to refinance bonds on two mobile home parks to finance additional capital improvements to the projects and continue to secure long-term covenants on both projects. As additional opportunities arise, the City will continue to facilitate and encourage nonprofit acquisition of mobile home parks and other opportunities to assist the finance of needed park repairs.

Objective: Seek opportunities and funds to help nonprofits to acquire, improve, and deed restrict mobile home parks.

17. Rental Housing Assistance

The Housing Authority of the County of San Bernardino (HACSB) coordinates Section 8 rental assistance on behalf of Yucaipa. HACSB extends rental subsidies to very low income households. The HACSB implements the Move-to-Work national demonstration program that allows significant flexibility in its program. In conjunction with housing voucher assistance, the HACSB requires voucher holders to participate in employment training, life skills, and other programs designed to improve the ability of participants to become more self-sufficient and transition off rental assistance within five years. For HACSB-owned units, the HACSB provides project-based vouchers to keep projects affordable in perpetuity.

Objective: Promote the program by providing brochures at the public counter, senior center, library, and realtors.

18. Homeownership Assistance

The City historically provided homeownership assistance programs through participation with the County of San Bernardino. Under the HOME program, interest-free deferred ("silent second") loans were provided to eligible households. Homeownership assistance was provided through the single-family home mortgage revenue bond program. This program offered below-market, 30-year, fixed-rate loans to first-time homebuyers. In recent years, however, both of these programs were defunded by the County of San Bernardino due to funding cutbacks in HOME and CDBG. Until funding is restored or an alternative to redevelopment financing is developed, the City will seek funding opportunities, such as grants or nonprofit organizations, to assist in restarting these programs.

Objective: Seek additional funding to provide affordable homeownership opportunities.



19. Housing at Risk of Conversion

Yucaipa has 300 units of senior and family affordable apartments and 310 mobile home units that receive public assistance in return for long-term affordability covenants. Presently, none are at risk of conversion through 2021 because: 1) the projects are owned by nonprofits or the housing authority, who have not expressed an intent to convert the projects, and 2) the residential projects have long-term deed restrictions guaranteeing affordability. Although none is at risk, the City will continue to monitor projects to determine whether assistance can be provided. One example is where the City worked with ICFA to issue mortgage revenue bonds to secure funding for capital improvements in mobile home parks.

Objective: Monitor the affordable housing stock and work with owners to facilitate and encourage maintenance and rehabilitation.

20. Reasonable Accommodation

The City's Ordinance No. 297 was adopted to give individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures (including land use and zoning regulations), as necessary to allow disabled persons to use and enjoy a dwelling. Reasonable accommodation is provided through two means: minor and major accommodations. A minor accommodation involves an action that can be removed or terminated in 90 days or less after the need for the reasonable accommodation ends, and a major accommodation is an action or physical modification to a property that cannot be restored or terminated within 90 days after the accommodation ends.

Objective: To further housing for disabled residents, process reasonable accommodations as requests arise.

21. Emergency Shelters

Adopted in 2010, Ordinance No. 296 allows emergency shelters as a by-right use in the CS district pursuant to management and operational standards in state law. The same ordinance allows conditional permitting of transitional housing and supportive housing in the RM district. Finally, single-room-occupancy uses are allowed by right in the RM district pursuant to requirements in state law. With respect to services, CDBG funds are allocated to Yucaipa Valley Family Welfare to serve the poor and homeless through the Family Service Association. The City also participates in the MHSA program that allocates housing vouchers to residents with mental disabilities. These programs help to serve those in need of emergency housing and assistance.

Objective: Support homeless services through participation in the County's consolidated plan and continuum of care programs. Convene a City Council ad hoc group to address homelessness.



22. Transitional and Permanent Supportive Housing

Adopted in 2010, Ordinance No. 296 allows transitional and permanent supportive housing in designated land use districts and conditionally allowed in the RM land use district. In accordance with state law, transitional and permanent supportive housing must be treated like any residential use allowed in the same zone. So both uses should be allowed as a by-right use in the RL, RS, RM, and PD land use districts if configured like a single-family residential unit, and allowed by right in the RM, RM-24, and PD land use districts if configured as a multiple-family project. Moreover, development standards should be the same as any other single-family or multiple-family residential use in the same district.

Objective: Amend municipal code to allow transitional and permanent supportive housing in all land use districts allowing residential uses subject to the same permitting requirements as other housing uses.

23. Environmental Regulations

Yucaipa implements measures to protect the city's environmental resources from residential development. The municipal code sets forth various overlays—agricultural preserve, biotic resources, cultural resources, mineral resources, and scenic resources. In addition, the hillside preservation ordinance regulates the amount of open space on hillsides. These overlays and regulations do not extend to areas where higher density residential sites are proposed for multiple-family housing; therefore, these regulations do not preclude achieving the regional housing needs goals. Rather, these overlays (in combination with density transfer provisions) allow for more creative solutions than would otherwise be possible.

Objective: Continue to implement overlay designations.

24. Fair Housing

Yucaipa promotes fair housing for all persons of protected status, regardless of protected status. The City is a member of the San Bernardino County CDBG Consortium, which contracts with the Inland Fair Housing Mediation Board (IFHMB) for fair housing services. The City refers fair housing complaints to IFHMB and provides information brochures at City Hall, the library, and other locations. The City's municipal code appears to comply with fair housing in most cases; however, the definitions of single dwelling and multiple dwelling units should be revised to eliminate the references to the number of families in a unit.

Objective: Continue to provide referrals and informational brochures regarding fair housing in appropriate venues. Also, amend municipal code definition of "dwelling unit" by removing number of families to eliminate a potential fair housing constraint.



Table HN-2 Housing Implementation Programs, 2014–2021

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time-frame
Program #1: Code Enforcement	Continue to implement code enforcement activities to ensure compliance with City ordinances.	General Fund	Yucaipa CDD	Ongoing
Program #2: Building Inspection	Inspect mobile home parks every seven years and other multiple-family projects at the request of potential buyers.	General Fund and Fees	Yucaipa DSD	Every 7 years as required by state law
Program #3: Single-Family Home Repair	Seek funds to restore program for repair, maintenance, and rehab of single-family homes.	General Fund	Yucaipa DSD	When applicable NOFAs are available
Program #4: Multiple-Family Housing Repair	Seek funds to restore program for repair, maintenance, and rehab of multiple-family housing units.	General Fund	Yucaipa DSD	When applicable NOFAs are available
Program #5: Voluntary Crime Free Multifamily Housing	Continue implementation as a precondition for receiving a business license to operate in the City.	General Fund	Yucaipa CDD;DSD	Ongoing
Program #6: Mobile Home Preservation	Regulate mobile home rents as permitted under state law and administer the Overlay District. Consider reuse options for severely dilapidated mobile home parks.	General Fund	Yucaipa CDD; GSD; DSD	Ongoing
Program #7: Uptown Specific Plan	Provide opportunities for infill housing and facilitate the development of 50 units. Amend specific plan to increase density potentially to 24 units per acre where feasible.	General Fund	Yucaipa CDD; DSD	Amend Specific Plan in 2013
Program #8: Freeway Corridor Specific Plan	Implement specific plan and work with property owners to encourage the development of the property.	General Fund	Yucaipa DSD	Ongoing
Program #9: Housing Incentives Program	Implement and monitor the housing incentives (density bonus) program. Encourage noncity utilities to provide financial incentives for affordable housing projects.	General Fund	Yucaipa DSD	Ongoing
Program #10: Minor Variance Program	Implement the minor variance program and seek opportunities to facilitate housing production.	General Fund	Yucaipa DSD	Ongoing
Program #11: Government Constraints	Revise definitions for social care facilities, farm labor quarters, and other uses consistent with state law.	General Fund	Yucaipa DSD	Amend municipal code by the end of 2016
Program #12: Design Standards	Consider development and adoption of design standards for single-family units that are feasible, not cost prohibitive, and add property value.	General Fund	Yucaipa DSD	Amend municipal code by the end of 2016
Program #13 Planned Developments	Offer the planned development permit process, where appropriate, to facilitate residential projects that further City goals.	General Fund	Yucaipa DSD	Ongoing
Program #14: Assistance to Lower Income Housing	Offer density bonuses, expedited permitting, and financial and regulatory incentives for affordable housing, including extremely low income housing. Encourage noncity utilities to offer financial incentives for affordable housing.	General Fund	Yucaipa DSD	Ongoing
Program #15: Energy Conservation	Require adherence to the 2010 Green Building Code and other cost-effective practices to reduce greenhouse gas emissions and responsibly conserve resources.	General Fund	Yucaipa DSD	Ongoing



Table HN-2 Housing Implementation Programs, 2014–2021

Programs	Implementation Actions and Progress				
	Action		Funding Source	Responsible Party	Time-frame
Program #16: Nonprofit Acquisition of Mobile Homes	Seek opportunities and funds to help nonprofit organizations acquire, improve, and deed restrict mobile home parks.		Mortgage Revenue Bonds	Yucaipa DSD; ICFA	Ongoing
Program #17 Rental Housing Assistance	Promote the program by providing brochures at the public counter, senior center, library, and the Yucaipa Board of Realtors.		Federal Housing Vouchers	Yucaipa DSD; HACSB	Ongoing
Program #18: Homeownership Assistance	Seek additional funding to provide affordable homeownership opportunities.		Grants	Yucaipa DSD	When applicable NOFAs are available
Program #19: Housing at Risk of Conversion	Monitor the affordable housing stock and work with owners to facilitate and encourage continued maintenance and rehabilitation.		General Fund	Yucaipa DSD	Ongoing
Program #20: Reasonable Accommodation	Process reasonable accommodations as situations arise.		General Fund	Yucaipa DSD	Ongoing
Program #21: Emergency Shelters	Support homeless services through participation in the County's consolidated plan and continuum of care programs. Convene a City Council ad hoc group to address homelessness.		CDBG	Yucaipa DSD	Ongoing
Program #22: Transitional and Supportive Housing	Amend municipal code to allow transitional and permanent supportive housing in all land use districts allowing residential uses subject to the same permitting requirements as other residential uses.		General Fund	Yucaipa DSD	Complete development code amendments by end of 2016
Program #23: Environmental Regulations	Continue to implement overlay designations and hillside preservation ordinance.		General Fund	Yucaipa DSD	Ongoing
Program #24: Fair Housing	Continue to provide referrals and informational brochures regarding fair housing in appropriate venues. Also, amend municipal code definition of "dwelling unit" by removing number of families to eliminate potential constraint.		CDBG	Yucaipa DSD; IFHB	Ongoing; Complete development code amendment by end of 2016.
Program #25: College Overlay District	Complete overlay district for the College Village; consider opportunities for affordable housing		General Fund	Yucaipa DSD	Amend municipal code by the end of 2016
Development Activity	Quantified Objectives by Household income level				
	Ext. Low	Very Low	Low	Moderate	Above
New Construction	188	188	261	299	669
Rehabilitation	-0-			-0-	-0-
Preservation	786			-0-	-0-

Source: City of Yucaipa, 2015.

Note: Quantified objective dependent on securing new funding source.





4

Parks, Recreation, Trails, and Open Space

INTRODUCTION

Perhaps more than any other qualities, Yucaipa is defined by its natural topography. The Crafton Hills, Wildwood Canyon, and San Bernardino National Forest frame the community and provide unparalleled vistas from virtually every vantage point. The wildlands, ravines, and hillsides shaped by geologic processes also provide an environment for flora, fauna, and cultural resources. These natural assets are a source of community pride and distinguish Yucaipa from communities in southern California.

Yucaipa is also defined by a sense of community that is derived from the many services provided to residents, businesses, and visitors. Yucaipa's wealth of parks and recreational amenities is unparalleled in the region. Private, nonprofit, educational, and faith-based organizations work together to serve Yucaipans of all ages in many other ways. Be it cultural arts, human services, recreation, or education, these services reflect the spirit of the community and add to the quality of life enjoyed by residents.

The Parks, Recreation, Trails, and Open Space Element affirms the importance of these resources for Yucaipa. This element provides policy direction for three topics: 1) the provision of parks, recreation, and community services; and 2) the preservation and conservation of multipurpose trails and natural open space; and 3) preservation of the City's biological, cultural, and paleontological resources. By affirming these core values, Yucaipa seeks to preserve these amenities and way of life for future Yucaipans to enjoy.

In This Element:

- + Park Facilities
- + Recreation Services
- + Multipurpose Trails
- + Natural Open Spaces
- + Biological Resources
- + Cultural & Paleontological Resources



**General Plan vision
cornerstones referenced in
this element:**

**“Scenic vistas, wild lands,
ravines, and hillsides.”**

**“Parks, trails, open space, &
recreational opportunities.”**

Related Plans

The Parks, Recreation, Trails, and Open Space Element sets forth broad goals and policies to provide ample parks, recreation, and community services as well as to conserve and preserve Yucaipa’s natural environment.

These goals and policies are implemented by the following:

- + **Parks and Recreation Master Plan.** The Parks and Recreation Master Plan is the implementation plan for addressing parks, recreation programs, community services, and associated public facilities to improve recreational and health programs.
- + **Overlay Districts.** Yucaipa’s municipal code contains an array of overlay districts with regulations intended to preserve the community’s unique resources—biotic, hillside, scenic, cultural, historical, and paleontological.
- + **Community Mitigation Plan.** Yucaipa’s community-wide habitat mitigation plan is intended to provide suitable opportunities for habitat and wildlife relying on those habitat and to address local, state, and federal requirements.

Organization of Element

State law requires general plans to address the conservation, development, and use of natural resources, including water, forests, rivers, and other resources. It also requires addressing the long-range preservation and conservation of open-space lands, including preservation of natural resources, managed production of resources, outdoor recreation, and public health and safety.

To that end, this element is organized around three topics.

- + **Parks and Recreation Services.** Parks, recreational facilities, and community service programs provided for all age groups in Yucaipa.
- + **Trails and Open Space Resources.** The major natural areas and open spaces that are available for residents, along with multiuse trails and other natural amenities.
- + **Biological, Cultural, and Paleontological Resources.** Sensitive habitat and wildlife resources, historical and cultural sites, and paleontological resources.

The following sections provide context for each topic addressed in this element, followed by goals and policies to achieve the General Plan vision for parks, recreation, trails, and open space in Yucaipa.



Emerald Collar Concept

Yucaipa's topography, streams and channels, and climate zone have resulted in a unique natural environment. The Crafton Hills, National Forest, Wildwood Canyon, and prominent ridgelines frame Yucaipa and provide panoramic views. Intermittent waterways have etched benches and canyons into the landscape. Coupled with climate and water resources, many of these natural areas provide habitat for wildlife, including sensitive species.

The Yucaipa General Plan recognizes the value of the natural environment and memorializes it through a visionary concept referred to as the "Emerald Collar." As shown in **Figure 4-1**, this vision encompasses an interconnected series of hillsides, open spaces, canyons, and drainage channels that frame the community, link to prominent ridgelines and permanent open space resources, and connect the many park and recreation facilities within Yucaipa.

To appreciate the scope of this project, the Emerald Collar connects to open space areas beyond the City's limits. The Emerald Collar extends northward to the San Bernardino National Forest and connects to the east with links to San Gorgonio Wilderness and Wildlands Conservancy Lands. Potential extensions south and southeast beyond City limits may include the San Timoteo area, the City of Redland's open spaces, and areas managed by the Regional Conservation Authority.

Yucaipa's General Plan goals and policies in this and other elements affirm this vision and seek to further the following:

- + *Development of an integrated system of parks and recreational facilities that offer passive and active recreation for residents of all ages and backgrounds.*
- + *Development of an interconnected network of multipurpose trails and related facilities for hiking, horseback riding, and bicycling in appropriate areas.*
- + *Preservation of natural open space assets that frame Yucaipa and that are adjacent or close to the channels and intermittent streams.*
- + *Restoration of habitat and adjoining open spaces while integrating a public use component in an environmentally responsible manner.*
- + *Protection of Yucaipa's sensitive biological, cultural, and paleontological resources through appropriate regulations in overlay districts.*
- + *Enhancement of water resources and promotion of a clean watershed and water supply through the control of pollutants and integrated watershed management practices.*



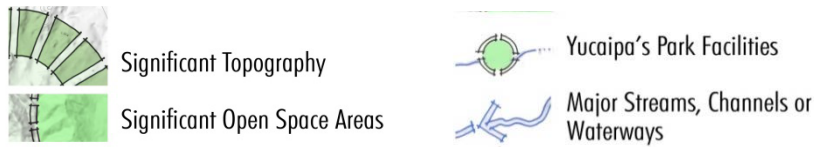
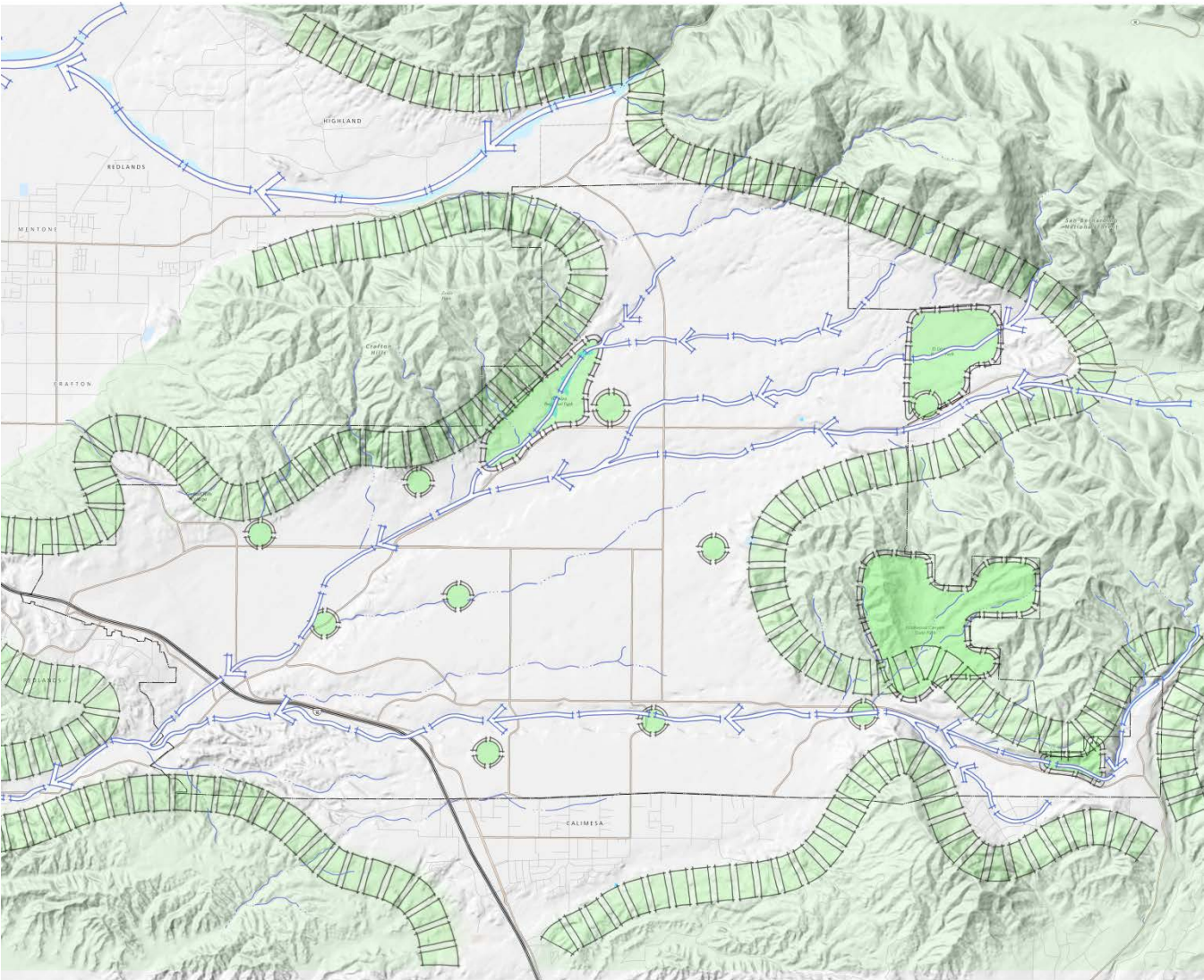


Figure PR-1 Yucaipa Emerald Collar

PARK FACILITIES

Yucaipa's park and recreational facilities draw residents and visitors to attend community events, play sports, or simply enjoy the outdoors. More than a dozen parks, special use facilities, and joint use facilities offer opportunities for passive and active recreation.

Yucaipa Park System

Local Parks

Yucaipa residents have access to mini and neighborhood parks. Neighborhood parks range in size from 1 to 10 acres and are intended to serve residents living within a half mile of the park. Mini parks offer a quiet retreat from everyday life to enjoy nature, walk pets, picnic, or enjoy a stroll. Neighborhood parks offer opportunities for children to enjoy a playground or for youth and adults to enjoy active recreation. Mini and neighborhood parks are in Crafton Hills, Dunlap Acres, and the Central Core.

Community Parks

Yucaipa's community parks are 10 to 30 acres and feature larger amenities, such as fields for soccer, baseball, and softball leagues. Yucaipa Community Park is the City's signature 32-acre facility and houses the community center. This facility features volleyball courts, playgrounds, premier walking trails, picnic shelters, barbecues, and an outdoor amphitheater. This facility serves as a hub to gather information and experience the opportunities the community center has to offer, including its gymnasium.

Yucaipa Regional Park

Yucaipa Regional Park is a 385-acre facility at the base of the foothills of the Crafton Hills and adjacent to Yucaipa Community Park. The park features four lakes for swimming, fishing, paddleboats, water slides, and other amenities. Its natural setting provides walking trails, picnic facilities, a recreational vehicle-only campground, and outdoor tent camping. Moreover, with an array of annual and seasonal events, Yucaipa Regional Park attracts tens of thousands of visitors each year.

Special Use Facilities

Yucaipa's special use facilities address specific recreational needs in the community. Yucaipa Valley Golf Club provides recreational and tournament golf. Yucaipa Equestrian Center hosts local and regional equestrian events. Bryant Glen Sports Complex hosts Little Leagues, softball, soccer, and other sports. The Rick McCown Soccer complex is home to soccer league play year-round. The Yucaipa BMX facility and skate park at the 13th Street Sports Complex will cater to youth and avid biking enthusiasts.



Yucaipa Community Park offers a wide range of quality recreational facilities.



Yucaipa Regional Park is a favorite for water recreation, camping, hiking, and events.





The Crafton Hills College Olympic-sized pool benefits the community.

School Facilities

While parks are located where land is available, schools provide playgrounds and athletic fields within most neighborhoods. Joint use agreements with the Yucaipa-Calimesa Joint Unified School District allow shared public access to school facilities during weekends and after-school programs at elementary and middle schools. Crafton Hills College allows public use of recreational facilities, Olympic-sized pool, and adjacent hiking trails. Athletic leagues also work with local schools to share facility use.

Natural Open Space

Yucaipa is framed by the San Bernardino National Forest, Crafton Hills, Wildwood Canyon State Park, El Dorado Ranch Park, Oak Glen, and the San Gorgonio Wilderness. These natural areas offer thousands of acres of pristine open space and serve a completely different need for active and passive recreation. These areas and their importance to Yucaipa are discussed later.

Table PR-1, Park Facilities, lists parks in Yucaipa. **Figure PR-2, Parks and Recreational Facilities**, shows the location of these facilities.

Table PR-1 Park Facilities in Yucaipa

Facility	Location	Type	Acres
Yucaipa Community Park	North Bench	C	31.1
Yucaipa Regional Park	North Bench	R	385
Bryant Glen Sports Park	North Bench	C	13.3
Crafton Hills Park	Chapman Heights	N	2.5
McCown Soccer	Chapman Heights	C	13.2
Oak Glen Park*	Chapman Heights	N	1.0
Yucaipa Sports Park*	Chapman Heights	C	29.8
Center Park	Central Core	M	1.0
Avenue "A" Park	Central Core	M	0.5
Avenue "I" Park	Central Core	C	10.3
Flag Hill Memorial Park	Central Core	N	7.8
Lillian Eaton Park	Central Core	M	0.5
John Tooker City Park	Central Core	N	0.5
7th Street Park	Central Core	C	13.5
Dunlap Neighborhood*	Dunlap Acres	N	13.4
Wildwood Creek Park	Wildwood Canyon	C	12.9
Equestrian Center	Wildwood Canyon	S	7.2
California Street Soccer*	Wildwood Canyon	C	7.2
Special Needs Play Area*		M	N/A

Notes: M=Mini Park; N=Neighborhood Park; C=Community Park; S=Special Use; * Planned park

Park Facility Planning

The City's Parks and Recreation Master Plan is the blueprint for addressing park and recreational facilities. Yucaipa's parks are planned according to several criteria: 1) the total quantity of park acreage; 2) the accessibility of parks to homes; and 3) the amenities for different parks relative to community needs.

Acreage

The City's Quimby park ordinance establishes a standard of 3.5 acres of parkland per 1,000 residents. With this standard, Yucaipa's need for parkland at its buildout (80,000 residents) is 280 acres. Existing and proposed mini, neighborhood, community, and regional parks meet that standard. However, given changing demographics, the City has identified a need for neighborhood parks. The City will identify options for adding neighborhood parks in Dunlap Acres, Central Core, and portions of the North Bench.

Accessibility

The parks and recreation master plan proposes that residents have access to a community or neighborhood park within 0.5 to 1 mile of their neighborhood. The North Bench does not meet this standard, although the larger lots and proximity to natural areas suggest less need for public parks. Even with a new park, the west part of Dunlap Acres will need additional parkland. The Central Core (south of Yucaipa Boulevard) also needs additional parks due to the higher allowable residential densities.

Amenities

Parks and recreational facilities should have appropriate amenities. The parks and recreation plan uses participation rates to determine the types of facilities and amenities desired by residents. Looking toward the future, Yucaipa's demographics will likely change, with a projected increase in families with children. This change will likely increase the need for smaller neighborhood parks that are equipped with tot lots, playground equipment, and other amenities suited for younger children.

Funding

Quimby ordinance fees, developer agreements, and grants fund the acquisition of land. Impact fees and grants pay for the improvements to parks. Though these fees are sufficient to develop new parks and recreational facilities, additional funds are needed to maintain and renovate existing parks and recreational facilities. Funding sources may include, but are not limited to, assessment districts, foundation grants, and gifts.

The following goal and policies help to ensure a responsive and comprehensive park and recreational system for Yucaipa.



GOAL PR-1: PARK FACILITIES

Comprehensive system of parks that supports a broad range of educational, exercise, and leisure opportunities.

Policies

- PR-1.1 Park Acreage.** Ensure that at least of 3.5 acres of developed parkland and appropriate amenities are available for every 1,000 Yucaipa residents; require all new development projects to satisfy this standard.
- PR-1.2 Park Design.** Provide a variety of park types (e.g., local, community, special use) and mix of amenities that are tailored to meet the active and passive recreational needs of Yucaipa residents of all ages and abilities.
- PR-1.3 Park Distribution.** Locate parks to allow convenient access to appropriate park facilities; seek sites to locate additional neighborhood parks in the Central Core and Dunlap Acres area south of Yucaipa Boulevard.
- PR-1.4 Park Safety.** Enhance and maintain the safety of parks through the latest in playground design and technology, crime prevention design, and routine patrols by police and community volunteers.
- PR-1.5 Shared Use Facilities.** Maintain and strengthen partnerships with the school district, college, and other entities for the shared use, maintenance, and development of parks and recreational facilities.
- PR-1.6 Park Maintenance.** Incorporate energy efficiency and water conservation technology in the design and retrofit of parks and recreational facilities, including the use of recycled water.
- PR-1.7 Community Support.** Engage residents, community, and neighborhoods (including City committees and commissions) in determining the acreage, type, location, and use of parks and recreational facilities.
- PR-1.8 Funding Parks.** Dedicate and maintain sufficient funds to pay for the construction, maintenance, rehabilitation, and periodic modernization of parks and recreational facilities in Yucaipa.



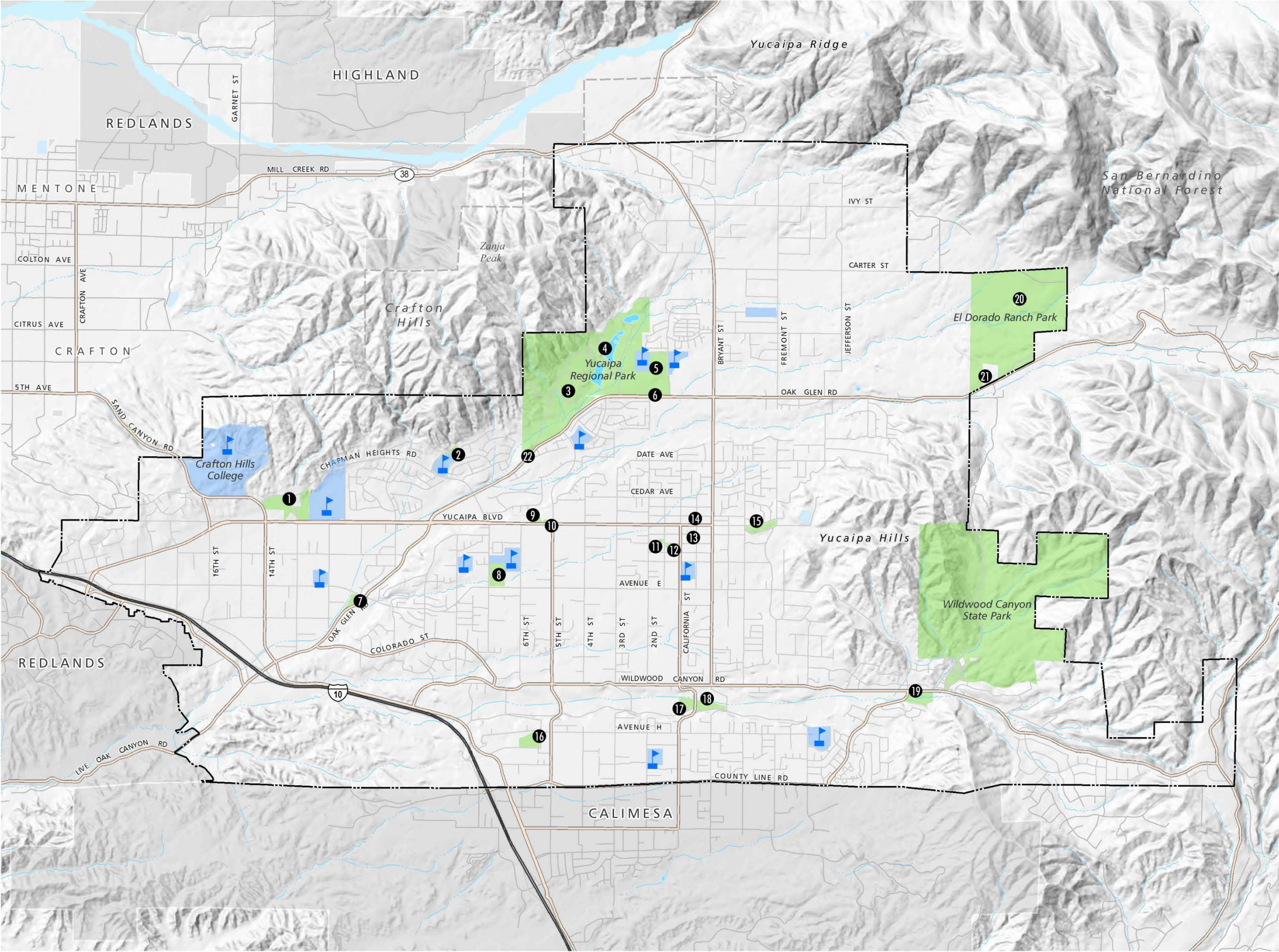


Figure PR-2
**EXISTING PARKS AND
RECREATIONAL FACILITIES**

- City Limits
- Yucaipa Sphere of Influence
- Park/Recreation
- Schools

1. 13th Street Sports Complex
2. Crafton Hills Park
3. Rick McCown Soccer Complex
4. Yucaipa Regional Park
5. Bryant Glen Sports Complex
6. Yucaipa Community Park
7. Dunlap Neighborhood Park*
8. 7th Street Park
9. John Tooker Civic Park
10. Lillian Eaton Park
11. Scherer Senior Center
12. Center Park
13. Avenue A Park
14. Performing Arts Center*
15. Flag Hill Veterans Memorial Park
16. Avenue I Park
17. California Street Soccer Park*
18. Equestrian Center
19. Wildwood City Park
20. El Dorado Ranch Park
21. 5 Winds Ranch Park*
22. Oak Glen Road Neighborhood Park*

* Proposed Park



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RECREATION SERVICES

Yucaipa's lifestyle is defined by a commitment to recreation, health and wellness, and associated activities for all ages. The Community Services Department coordinates an array of recreational activities, classes, and programs that meet the needs and interests of residents. These programs are described below.

Recreational Programs

Children and Youth

Yucaipa recreational programs entertain, educate, and enrich youth. The community center offers drop-in basketball, volleyball, and other activities; ballet and martial arts classes; and, in conjunction with local organizations, soccer, girls softball, baseball, basketball, football, and cheerleading programs. The City's municipal pool offers swimming programs and recreational swimming. The City's before- and after-school programs provide enrichment activities at elementary and middle schools.

Community-based organizations also offer recreational programs. For example, Yucaipa Aquatics offers swimming and water polo. TriFytt Sport offers T-ball, baseball, basketball, and soccer camps. California Youth Spirit Corps offers cheerleading and drill teams. Yucaipa Jr. All American organizes youth football and cheerleading. Yucaipa Valley Youth Soccer Organization runs a soccer league; Yucaipa Youth Basketball offers basketball; and Yucaipa Valley American Little League and Yucaipa Valley National Little League organize baseball.

Adults and Seniors

Yucaipa also provides active recreation opportunities, operated by City and nonprofit organizations, for its adults. These include basketball, racquetball, volleyball, and fitness classes. The City, in conjunction with Major League Softball, offers softball. Yucaipa Valley Golf Club offers classes, clinics, and tournaments; Yucaipa Premium Soccer League offers an adult soccer league; and Yucaipa Aquatics offers swimming programs for all age levels. Aquatics are also available at Crafton College's Olympic-sized swimming pool.

Yucaipa maintains an active calendar for senior residents, primarily out of the Scherer Senior Center. The center provides a wide variety of senior recreational activities and programs—such as aerobics, dance, arts and crafts, special trips, and seasonal events. In addition, the Scherer Senior Center acts as a referral agency to assist with legal, medical, and financial issues. The Scherer Senior Center also hosts the Senior Nutrition Program. A calendar of events is distributed in the "Yucaipa Senior Kaleidoscope."



Soccer is popular in Yucaipa.



Swimming at the municipal pool.





Scherer Senior Center

Recreational Facilities

The City collaborates with nonprofit organizations to provide facilities for children, youth, adults, and seniors. The City operates an after-school program at many school sites. The City is home to other recreational facilities, including a golf course, senior center, equestrian facility, community center, and others. As listed in **Table PR-2, Recreational Facilities**, signature facilities include:

- + **Equestrian Center.** Horseback riding is a popular activity, dating back to the Yucaipa Valley Riding Club of the mid-1900s and the Hunt Ranch, among others. The Yucaipa Equestrian Arena Committee is dedicated to preserving Yucaipa's rural nature, promoting use of the Equestrian Center, and involving the community in equestrian activities.
- + **Golf Course.** Yucaipa Valley Golf Club is located in the Chapman Heights development along Oak Glen Road. The club provides an 18-hole, championship-length, par-72 course for recreational and tournament play. Yucaipa Valley Golf Club also offers the popular FootGolf, a hybrid sport combining golf and soccer on a shortened course.
- + **Performing Arts.** Yucaipa will complete a performing arts center that anchors the Uptown District. This 16,000 square foot facility will provide a venue for all types of performing arts including Community Theater, concerts, dance, as well as meetings, galas and major events. This facility will support the many festivals held year round in the Uptown.
- + **Library and Museums.** As discussed in the Public Services and Facilities Element, Yucaipa is home to a central public library, a branch of the San Bernardino County library. The City is also home to the Mousley Museum of Yucaipa History and Yucaipa Adobe Museum. Plans include the expansion of the City library to meet future educational and recreational needs.

Table PR-2 Recreational Facilities in Yucaipa

Facility	Location
Equestrian Center	Wildwood Canyon Neighborhood
Yucaipa Valley Golf	Chapman Heights Neighborhood
Performing Arts Center*	Central Core Neighborhood
Scherer Senior Center	Central Core Neighborhood
Yucaipa Community Center	North Bench Neighborhood
City Library	Central Core Neighborhood
Mousley Museum	North Bench Neighborhood
Yucaipa Adobe	Dunlap Acres Neighborhood
Note: * Proposed	



Recreational Services Planning

Looking toward the future, Yucaipa will continue to plan for the emerging needs of the community. These needs may arise out of demographic change, preferences for different types of recreational activities or programs, and emerging issues in health and wellness.

Changing Demographics and Preferences

The City's population makeup will continue to change, and these shifts influence preferences for recreational programs. Yucaipa's senior population is anticipated to increase, but surveys point toward a greater demand for more "active" recreational outlets than in past generations. On the other end of the age spectrum, significant increases in the younger adult population will require a focus on more children- and youth-oriented activities and facilities.

Community Health: Healthy Yucaipa

In 2012, Yucaipa became one of 24 communities in San Bernardino County to adopt a healthy community agenda. To implement this effort, the City's Healthy Yucaipa Committee advises the City Council on matters affecting health and wellness. The committee focuses on four areas: healthy food choices, support of national awareness programs, local promotion and marketing, and community services. Healthy Yucaipa will pursue initiatives in its Healthy Eating Active Living Ordinance.

Facility Needs

Matching facility needs with recreational preferences of current and future residents is an ongoing priority. The City's 2012 Facility Assessment identified the need for additional recreational facilities to allow for passive and active recreational opportunities. The City is planning a cultural center/fine arts center, a new or expanded library facility, teen center, and theater for performing arts. Recreational facility needs will continue to be evaluated to keep up with population increase and changing recreational needs. The City may also consider the feasibility of a family resource center.

Increasing Role of Partnerships

For many years, the City of Yucaipa has shared the responsibility of providing recreational services with community organizations. Where certain recreational programs have a high facility cost, Yucaipa has taken a lead role in providing those services. In other cases, the nonprofit sector and local schools continue to provide programs, particularly on their own facilities. The City and community also share the provision of recreational programs through an increasing number of shared use agreements.

The following goal and policies will ensure the provision of programs and services responsive to the community's needs.





Yucaipa Community Center

GOAL PR-2: RECREATION SERVICES

Diverse range of recreation services, programs, facilities, and activities that are responsive to Yucaipa's needs and preferences.

Policies

- PR-2.1 **Responsive Programs.** Provide a broad and flexible range of recreation services, programs, activities, and opportunities that are responsive to the needs and interests of the community.
- PR-2.2 **Community Partnerships.** Collaborate with public, nonprofit, and private organizations to develop health, wellness, and recreation programs and services that meet the needs of the community.
- PR-2.3 **After-School Programs.** Collaborate with local schools and community organizations to provide safe and affordable after-school programs that offer a range of recreational, health, and educational activities.
- PR-2.4 **Intergenerational Focus.** In keeping with Yucaipa's growing population, seek to expand the number of intergenerational programs and services that bring together people of all ages.
- PR-2.5 **Facility Investment.** Ensure that recreational facilities are regularly maintained, rehabilitated, and modernized in accordance with demands for recreational services and facility planning needs.
- PR-2.6 **Healthy Yucaipa.** Consider policy and program recommendations to improve the health and well-being of Yucaipa residents and become a HEAL (Healthy Eating Active Living) designated community.
- PR-2.7 **Community Events.** Continue to plan and host, in partnership with community organizations, an array of special events and parades that celebrate Yucaipa's unique history and sense of community.
- PR-2.8 **Special Needs Programs.** Include Yucaipa residents with special needs (age, physical disability, learning disability, etc.) by offering recreational programs and facilities tailored to their needs.

MULTIPURPOSE TRAILS

Yucaipa natural open spaces provide the setting for a latticework of hiking, biking, and equestrian trails in Crafton Hills, Yucaipa Hills, San Bernardino National Forest, and Wildwood Canyon. These same trails also connect to county, state, and federal open spaces. To the south, trails extend through Calimesa and Redlands, and connect to trails in the badlands and other Riverside County areas.

Yucaipa's trail network serves three distinct types of users: people on foot, bike riders, and equestrians. Although each group travels at a different speed and has partially different travel requirements, the City's multipurpose trail network is designed to allow the complementary use of shared trails. Observing standard trail courtesy and right-of-way rules allows the shared use of trails.

Yucaipa's network of multipurpose trails offers many health and quality of life benefits for the entire community. Walking, hiking, jogging, and biking improve overall health. These activities also allow residents to enjoy the panoramic viewsheds. Yucaipa's trails also encourage recreational activities, which have a positive effect on the health and well-being of residents. These and other quality of life benefits make multipurpose trails a valued asset.

Multipurpose trails are also an important feature of Yucaipa's Emerald Collar. As part of flood control and water resource projects, the City continues to build formal trails along natural drainage courses, which link together parks, schools, recreational facilities, and other community destinations. These same trails also link to larger parks, including Yucaipa Regional Park, El Dorado Ranch Park, and Wildwood Canyon State Park.



Horseback riding is a favorite in Wildwood Canyon State Park.



Figure PR-3, Multi-Purpose Trails, illustrates the City's trail network and goal and policies establish and strengthen the trail system.



GOAL PR-3: MULTIPURPOSE TRAILS

Comprehensive trail system that allows residents to travel, explore, and enjoy Yucaipa on foot, bicycle, or horseback.

Policies



Hikers enjoy meandering through Yucaipa's canyon trails.



Mountain biking in Crafton Hill provides views of Yucaipa Regional Park.

- PR-3.1 Trail Development.** Develop a multipurpose trail system for hiking, biking, and equestrians throughout Yucaipa, focusing on drainage channels, hillsides, parks, and other public use areas.
- PR-3.2 Trail Access.** Trails that navigate through residential neighborhoods shall be designed to be unobtrusive, respect the privacy of bordering residences, and not detract from the safety of neighborhoods.
- PR-3.3 Environmental Protection.** Locate, design, and regulate the use of multipurpose trails so that they do not have a significant negative impact on natural habitat, wildlife, landforms, and cultural resources.
- PR-3.4 Trail Design.** Design trails to accommodate different users, with sustainable materials, appropriate trail heads and trail staging areas, signage, educational materials, safety sign-ins, and other amenities.
- PR-3.5 Internal Connectivity.** Strive to connect multipurpose trails to schools, local and regional parks, residential neighborhoods, open space areas, Uptown, and other community destinations in Yucaipa.
- PR-3.6 Regional Connectivity.** Coordinate with adjacent cities to connect Yucaipa's trail network to the trails of neighboring cities to form a multi-jurisdictional system that extends to the forest, badlands, and other areas.
- PR-3.7 Trail Safety.** Promote the safe use of trails through lighting (where appropriate), signage, right-of-way and trail etiquette, safe crossings, trail improvements, and crime prevention strategies.
- PR-3.8 Volunteer Support.** Promote and encourage volunteer involvement to support the development, maintenance, and managed use of recreational multiuse trails within the community.
- PR-3.9 Development Requirements.** Condition approval of new projects near existing or proposed trails to ensure access to multipurpose trails and/or contribute improvements, dedications, or fees to extend trails.

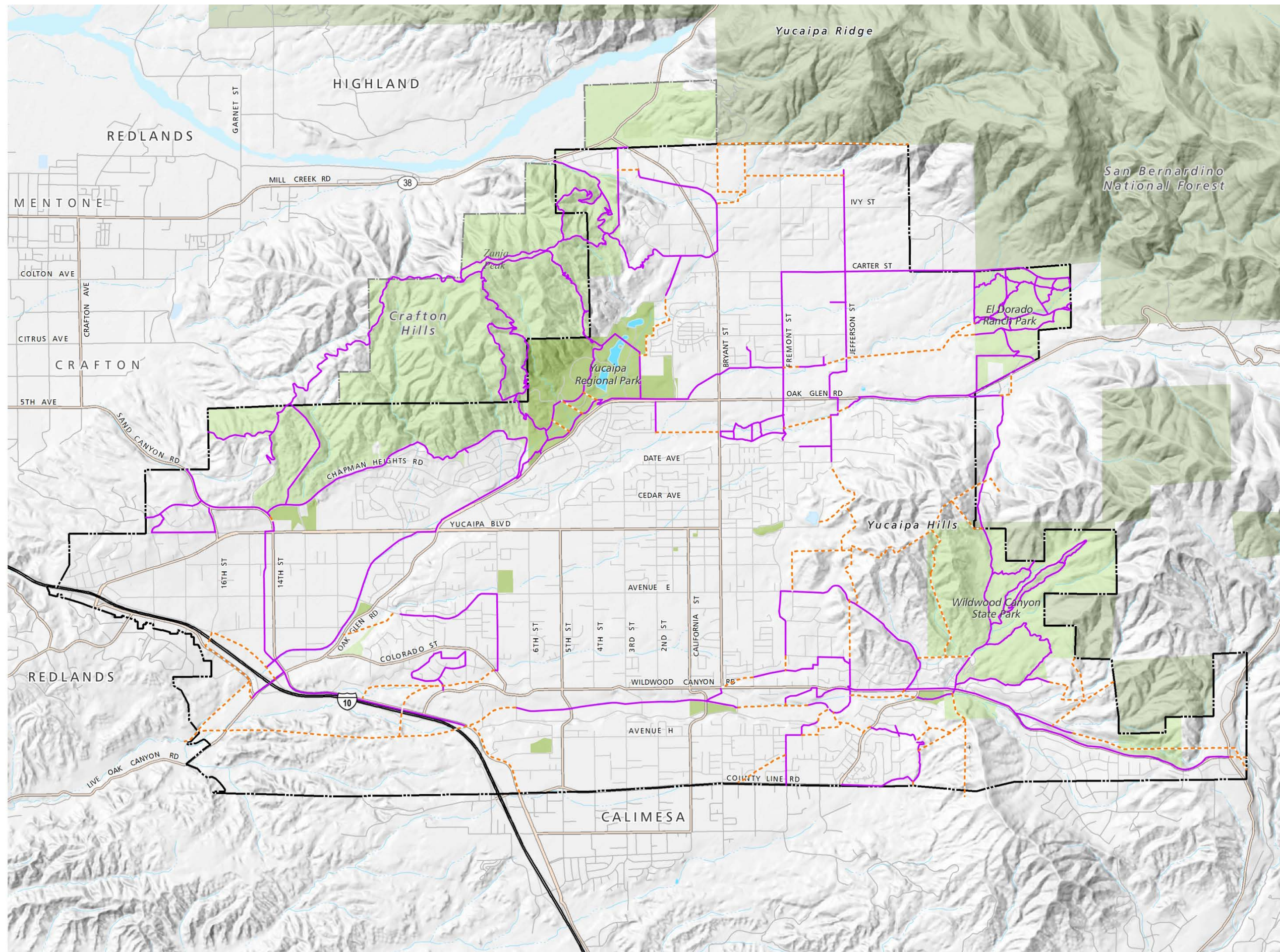


Figure PR-3
MULTI-PURPOSE TRAILS

- City Limits
- Yucaipa Sphere of Influence
- Open Space
- Park
- National Forest
- Existing Multi-Purpose Trail
- Proposed Multi-Purpose Trail

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NATURAL OPEN SPACES

Yucaipa's breathtaking natural open space beckons to its residents. Bounded by the Crafton Hills, San Bernardino National Forest, and rolling hills to the south, Yucaipa's natural land resources include vast open space, biological resources, and rolling terrain and hillsides. Yucaipa is committed to balancing its built environment while maintaining the quality of its natural lands, water, air, and other essential resources that sustain a desirable quality of life.

Natural Resources

San Bernardino National Forest

San Bernardino National Forest, an expansive area of more than 1,000 square miles, frames the northernmost side of Yucaipa. The forest supports both passive and active recreational activities—hiking, mountain biking, horseback riding, fishing, camping, scenic drives, outdoor education, skiing, and other winter sports. In addition to recreational areas, the many prominent peaks and meandering canyons and ridgelines offer unparalleled scenic views of the Yucaipa Valley for hiking enthusiasts.

The San Gorgonio Wilderness, east and northeast of Yucaipa, ranges from rolling foothills to rugged wilderness extending to the 11,500-foot-high Mt. San Gorgonio. With its diverse landscape, San Gorgonio Wilderness is a transition zone between the desert, mountain, and coastal ecosystems. The Oak Glen Preserve, a 2,100-acre portion of this range, includes Wilshire and Galena Peak, an important lambing ground for bighorn sheep. Ponds, streams, wetlands, oak and pine forests, chaparral, and willow woodland provide valued habitats for a range of fauna.

Wildwood Canyon State Park

Wildwood Canyon State Park, a 900-acre state park, was created through efforts of Yucaipa residents, Yucaipa Valley Conservancy, and The Wildlands Conservancy. The park was created to preserve the scenic and natural state of two of Yucaipa's historic ranches. While the State of California has provided funding, these groups maintain the park through donations. These groups are also working to expand 3,500 more acres in Wildwood Canyon.

Today, Wildwood Canyon offers recreational opportunities for hiking, bicycling, horseback riding, sightseeing, and cultural events. Home to hundreds of species of flora and fauna, Wildwood Canyon contains ancient oak woodlands and diverse wildlife, including multiple species of birds, mice, and snakes. Mule deer and desert cottontail share Wildwood Canyon with bobcats, black bears, gray foxes, and skunks. Cougars also use the canyon as a travel corridor to the San Bernardino Mountains.



Wildwood Canyon State Park





Mountain bikers enjoy views of spring flowers in the Crafton Hills.

El Dorado Ranch Park

In 2009, the Yucaipa Valley Conservancy donated 334 acres along Oak Glen Road to the City of Yucaipa, with the requirement that the land be a permanent open space and open to the public. In addition to providing a place for community members to enjoy the views and traverse the natural terrain, the area is home to alluvial scrub, oak trees, and sycamore riparian habitat, among others. Part of the park's property has been set aside as mitigation areas for critical flood control and transportation projects.

Crafton Hills

The Crafton Hills have a colorful history back in the early 1800s and the Gold Rush era. Today, the Crafton Hills remain a defining feature of Yucaipa, providing beautiful vistas and habitat for many species of plants and animals. Hikers, horseback riders, bicyclists, and birders traverse its many trails for recreation and to access Yucaipa Regional Park, Zanja Peak, and the north slopes. During spring wildflower walks, volunteer guides share their knowledge about the hills, plants, animals, and natural history.

The Crafton Hills Open Space Conservancy (CHOSC) was formed to protect the area for its significant watershed and ecological, aesthetic, and other benefits. Since that time, CHOSC has preserved two-thirds of its 4,500 acres through acquisition and cooperative management with San Bernardino County and the cities of Redlands and Yucaipa. The conservancy continues to be "dedicated to working together to save a beautiful area for education, recreation, and wildlife habitat preservation."



Crafton Hills view of the San Bernardino national forest.

Scenic Resources

The City's location at the base of the San Bernardino Mountains affords some of the most breathtaking views in the region. Yucaipans can enjoy panoramic views of the surrounding hillsides, ridgelines, and peaks from multiple vantage points. Additionally, views of open space areas, such as canyons, benches, and channels, contribute to the unique character of Yucaipa.

Yucaipa scenic resources fall into four classifications—natural areas, night (dark) skies, scenic/view corridors, and site-specific vistas.

Natural Areas

Yucaipa's natural features—the Yucaipa Hills, Crafton Hills, and their associated ridgelines and canyons—provide scenic resources that are unique in southern California. Even in the community, the topography provides unique places from which to enjoy mountain views. Erosion from flooding and earthquakes have created elevations or benches that define neighborhoods and provide views of Yucaipa from various vantage points.

Vistas and Views

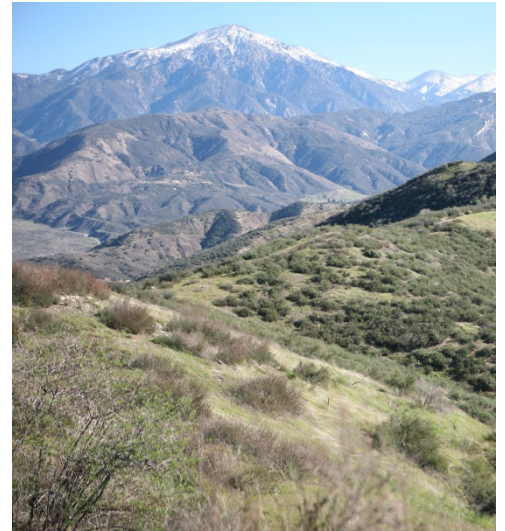
Throughout Yucaipa, residents can enjoy scenic vistas. Views are available from park and recreational facilities (Flag Hill Veterans Memorial Park), institutions (Crafton Hills College and City Hall), trails along Crafton Hills, private property, and many other places. Protection of these views from buildings, radio/cell phone towers, electric or telephone transmission lines, and similar appurtenances is a high priority for Yucaipa's elected officials and the community.

Night (Dark) Skies

Surrounded by undeveloped hills, Yucaipa is removed from more urbanized areas of the county and the associated glare of lights. The semirural environment and large open space areas contribute a very low level of background lighting. In the evening hours, residents enjoy some of the best night-sky and stargazing views of any community in the valley. Dark skies lend a more rural character to the North Bench and Wildwood Canyon.

Scenic/View Corridor

Scenic/view corridors include the major transportation corridors that traverse Yucaipa and afford views of surrounding topography. Four major roadways—Bryant Street, Yucaipa Boulevard, Wildwood Canyon Road, and Oak Glen Road—are designated scenic corridors. These corridors provide unimpeded views of the surrounding mountains, hillsides, prominent ridges, canyons, valley floor, and a variety of other natural features in Yucaipa.



Yucaipa boasts vistas from multiple vantage points in the community.





Yucaipa's basin projects restore creeks and provide a public use component.

Protecting Our Legacy

Yucaipa's hillsides, natural canyons and channels, and open space are clearly among the most cherished features of the community. This General Plan articulates Yucaipa's commitment to protect its legacy for open space while accommodating the desire for a public use component in open space areas where feasible.

Acquisition of Open Space

Yucaipa supports the acquisition of natural open space for the benefit of the public and protection of biological resources. This may include acquisition and/or maintenance agreements with the Crafton Hills Open Space Conservancy, the Wildlands Conservancy, the Yucaipa Valley Conservancy, San Bernardino County, developers and land owners, and other entities. Yucaipa also works with the California Department of Fish and Wildlife and regional conservation districts to ensure that sensitive vegetation is protected and that the natural state of open space is preserved.

Restoration of Creeks

Yucaipa is actively restoring its ephemeral creeks and channels. Yucaipa's many channels are not only the historical source of water for past and present residents. These channels are also potential local corridors for wildlife species moving from the mountains to the valleys or between open space areas within Yucaipa. The City works with state and federal agencies to preserve channels in a natural state, the opportunities for potential wildlife corridors, and multipurpose trails for residents; protect associated riparian habitats; and implement best management watershed practices.

Protection of Hillsides and Scenic Resources

The City uses several tools to protect hillsides and scenic resources. Yucaipa's Hillside Ordinance provides specific development guidelines that preserve and protect prominent ridgelines, hillsides, topography, and biological resources that contribute to community image and character. Along with specific development regulations, the ordinance requires specific targets for setting aside open space areas. The Scenic Corridor Overlay District also regulates setbacks and landscaping along designated local corridors to preserve views and provide greater uniformity in landscape treatments.

Figure PR-4, Natural Open Space, illustrates the City's open spaces and hillsides. The following goal and policies help to protect the City's unique natural features and scenic resources.

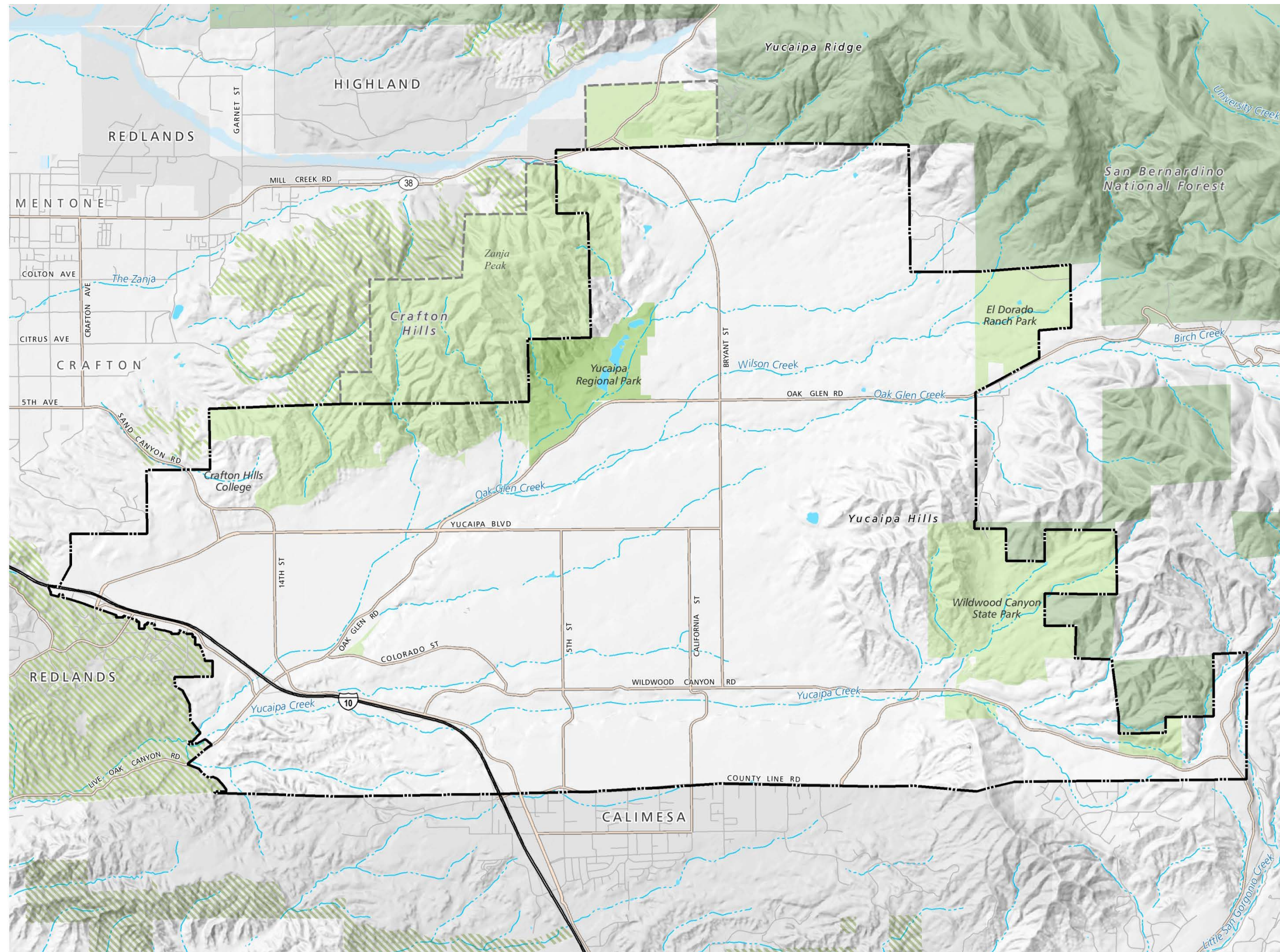


Figure PR-4
NATURAL OPEN SPACE

- City Limits
- Yucaipa Sphere of Influence
- Open Space Land Designation
- Yucaipa Regional Park
- National Forest
- Riverside County Multiple Species Habitat Conservation Lands
- Riverside County Multiple Species Habitat Conservation Lands
- Stream/River



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GOAL PR-4: NATURAL OPEN SPACES

Conservation of Yucaipa's open spaces, hills, canyons, ridgelines, and channels for visual, recreational, wildlife, and educational benefits.

Policies

- PR-4.1 Crafton Hills.** Cooperatively work with the Crafton Hills Open Space Conservancy to expand, preserve, and protect the Crafton Hills for educational, recreational, habitat, and wildlife preservation purposes.
- PR-4.2 Wildwood Canyon.** Cooperatively work with the Wildlands Conservancy, Yucaipa Valley Conservancy, State of California, and other stakeholders to expand the park and preserve its visual and natural resources.
- PR-4.3 Hillside Preservation.** Protect lands with steep topography, prominent natural features, ridgelines, and view sheds through adherence to Yucaipa's Hillside Preservation Ordinance.
- PR-4.4 Oak Tree Preservation.** Preserve the City's heritage oak trees through adherence to the Oak Tree Conservation regulations in the Yucaipa Municipal Code, proper tree care and maintenance, and other efforts.
- PR-4.5 Creek Preservation and Restoration.** Protect the integrity of natural drainage channels; secure grants and support to restore and preserve Yucaipa's creeks in a naturalized state for aesthetic, recreational, and wildlife value to the extent practical.
- PR-4.6 Development Regulations.** Require proposed private and public development to respect the integrity of the natural terrain of the city; ensure that potential impacts are fully mitigated, to the extent practical.
- PR-4.7 Scenic Resources.** Protect Yucaipa's scenic resources, including scenic corridors along roads and views of the hillsides, prominent ridgelines, canyons, and other significant natural features, to the extent practical.
- PR-4.8 Education.** Work with state, federal, and community partners to develop educational and other materials that promote the preservation and conservation of Yucaipa's natural resources, to the extent practical.
- PR-4.9 Dark Skies.** Protect views of night skies in appropriate locations in Yucaipa through the regulation of project design, street lights, lighting and glare from buildings and land uses, and other features, to the extent practical.



Yucaipa protects its oak trees with its oak tree preservation ordinance.





Mixed sage scrub, common to Yucaipa, covers many of the hillsides and washes.



Springtime brings an abundance of blooming wildflowers to Crafton Hills.

BIOLOGICAL RESOURCES

Yucaipa lies in a transition zone between the valley floor and slopes of the San Bernardino National Forest. Significant natural open space areas surround Yucaipa to the west (Crafton Hills), east (Wildwood Canyon State Park), and south (San Timoteo Canyon natural areas in Calimesa and Redlands). These areas are also linked to the San Gorgonio Wilderness to the east. These resources provide a setting for the biological resources in Yucaipa.

Biological Setting

Yucaipa's location in a transition zone supports diverse land cover. While most of the interior of the community is urbanized, the surrounding areas are relatively undisturbed. Several scrub communities (coastal sage scrub and montane scrub) are found in Crafton Hills, Live Oak Canyon, North Bench, and Wildwood Canyon. Three chaparral communities (Ceanothus, scrub oak, and chamise) cover Crafton Hills and Yucaipa Hills. Forest covers parts of Wildwood Canyon, and valley grasslands populate hillsides.

Open space and relatively untouched habitats support native plant species. In the spring, these areas exhibit an abundance of blooming native wildflowers, including California poppy (*Eschscholzia californica*), California lilacs (*Ceanothus* spp.), white sage (*Salvia apiana*), black sage (*Salvia mellifera*), sage brush (*Artemisia* spp.), buckwheat (*Eriogonum* spp.), and several species of monkey flower, lupine, and phacelia, to name a few. These areas also support large stands of woodlands, including native oak woodlands, and some of the oak trees are hundreds of years old.

A variety of resident and migratory wildlife species occur within and adjacent to Yucaipa. Yucaipa provides habitat for common and special-status species of invertebrates, amphibians, reptiles, birds, and mammals. Common bird species in the area include California towhee, spotted towhee, western meadowlark, California quail, Bewick's wren, Bullock's oriole, and rufous-crowned sparrow. Yucaipa also supports a variety of raptor species, including numerous species of hawks.

Many common small and large mammals are found in Yucaipa. These include several species of wood rat and pocket mouse, coyote (*Canis latrans*), grey fox (*Urocyon cinereoargenteus*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and bobcat (*Lynx rufus*). Both the black bear (*Ursus americanus*) and mountain lion (*Puma concolor*) have also been occasionally reported in Yucaipa.

Sensitive Biological Resources

The federal and California endangered species acts were enacted to protect any species of plant or animal that is sensitive, endangered, or threatened with extinction and the habitats in which these species are found. Sensitive resources are known to occur in Yucaipa based on historical data from the region, the presence of suitable habitat, and project-specific surveys.

Sensitive Vegetation

Sensitive vegetation communities are those that have cumulative losses throughout the region, relatively limited distribution, support or potentially support sensitive plant or wildlife species, or have particular value to other wildlife. Sensitive vegetation communities identified in Yucaipa are:

- + Riversidian alluvial fan sage scrub
- + Southern sycamore alder riparian woodland
- + Southern cottonwood riparian woodland
- + Southern coast live oak riparian forest
- + Southern riparian scrub and southern riparian forest
- + Southern willow scrub
- + Canyon live oak ravine forest

Special Status Plant Species

State and federal law define special status plant species as those that are considered rare, threatened, or endangered by various regulatory agencies. To date, 106 special status plant species are known to occur in the broader region that includes Yucaipa, but only 44 species occur at Yucaipa's elevation range, and only 5 special status plant species have been identified in Yucaipa:

- + Yucaipa onion (*Allium marvinii*)
- + Plummer's mariposa lily (*Calochortus plummerae*)
- + Parry's spineflower (*Chorizanthe parryi* var. *parryi*)
- + Slender-horned spineflower (*Dodecahema leptoceras*)
- + Parish's checkerbloom (*Sidalcea hickmanii* ssp. *parishii*)

No critical habitats for these or other special status plant species have been designated in Yucaipa. However, a community-wide assessment of habitat has not been completed.



Yucaipa Onion





Southern cottonwood riparian woodland can be found in Yucaipa.



Bald eagles are visible during winter at Yucaipa Regional Park.

Special Status Wildlife Species

Special status wildlife are species listed or proposed for listing as threatened, endangered, or protected by the US Fish and Wildlife Service or California Department of Fish and Wildlife (CDFW). CDFW also protects raptors and their active nests. Forty-six special status wildlife species are known to occur within the region, of which seven have occurred in Yucaipa:

- + Orange-throated whiptail (*Aspidoscelis hyperythrus*)
- + Swainson's hawk (*Buteo swainsoni*)
- + White-tailed kite (*Elanus leucurus*)
- + Bald eagle (*Haliaeetus leucocephalus*)
- + Lesser long-nosed bat (*Leptonycteris yerbabuenae*)
- + Western yellow bat (*Lasiurus xanthinus*)
- + Northwestern San Diego pocket mouse (*Chaetodipus fallax*)

Wildlife Corridors

Wildlife corridors allow wildlife to move between open space areas. Yucaipa is surrounded on three sides by regional wildlife corridors. The California Essential Habitat Connectivity Project has also identified a critical linkage just south of Calimesa that connects the extensively forested slopes of the San Bernardino Mountains with the rugged montane habitats in the San Jacinto Mountains. Several potential wildlife corridors may exist in Yucaipa. Crafton Hills and Wildwood Canyon connect the San Bernardino National Forest and San Geronio Wilderness. Ridgelines, canyons, and creek beds in Yucaipa could also be used as local travel routes for wildlife to resources (e.g., food, cover, water) in a smaller, more defined area.

Wetland and Riparian Resources

Wetland and riparian resources are also considered sensitive biological resources and are regulated by federal and state law. Along with the freshwater lakes/ponds, detention basins, and stock ponds, Yucaipa supports several rivers, creeks, and other drainages. Two major drainages (Wilson Creek and Wildwood Creek) run in an easterly direction and converge in Live Oak Canyon. Four minor drainages (Yucaipa Creek, Oak Glen Creek, Gateway Wash, Chicken Springs Wash) also converge in Live Oak Canyon. These drainages support riparian vegetation (including sensitive species), associated wildlife, and the majority of the water resources in Yucaipa.

Figure PR-5, Wildlife Corridors, shows the general locations of existing and potential wildlife corridors and essential wildlife connectivity areas in and around Yucaipa.

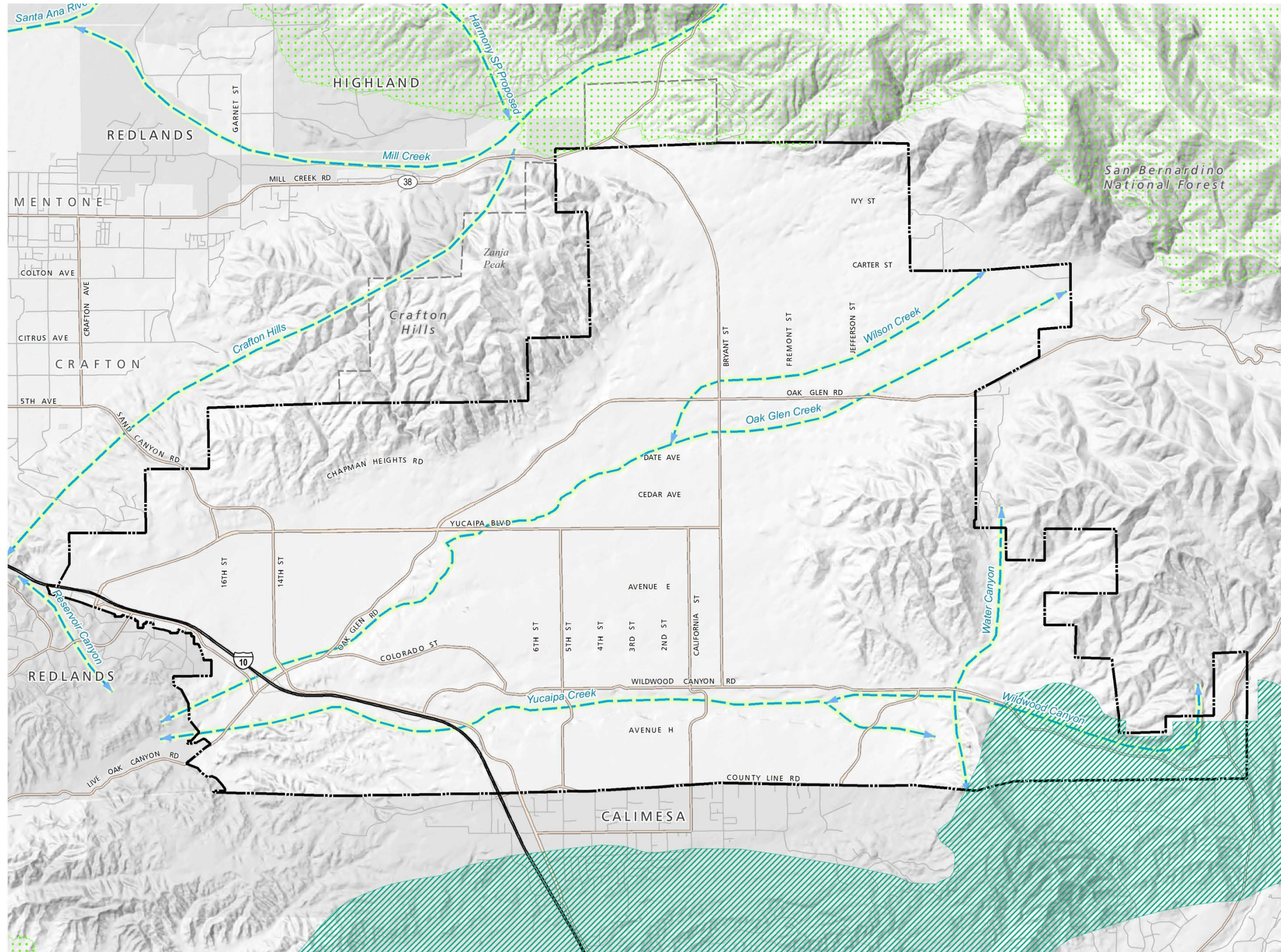


Figure PR-5
WILDLIFE CORRIDORS

- CDFW Essential Connectivity Areas
- South Coast Wildlands Linkage Design
- Potential Local Wildlife Linkages

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Protecting Our Legacy

Yucaipa is fortunate to have a wide range of biological resources that add variety to the community. Moreover, Yucaipa remains committed to protecting its sensitive species to the betterment of its environment and the community. The City is implementing several tools to protect sensitive biological resources.

Community-Wide Mitigation

Yucaipa partners with resource and conservation agencies to develop and implement a community-wide mitigation program. This program is designed to preserve (and enhance where feasible) open spaces along with addressing flooding, ground water recharge, and water quality. Program goals are achieved through environmentally sensitive projects and the conservation and/or set-aside of open space for habitat near projects being mitigated. Yucaipa's strategies continue to evolve in collaboration with the Army Corps of Engineers, Santa Ana Regional Water Quality Control Board, state and federal wildlife agencies, Inland Empire Resource Conservation District, Wildlands Conservancy, County Flood Control District, Yucaipa Valley Conservancy, and others.

Biotic Resources Overlay

The City's Biotic Resources Overlay District provides regulations and guidelines to protect and conserve the community's biological resources. Regulations apply to incorporated areas that have been identified by local, state, and/or federal agencies as habitat for unique, rare, threatened, or endangered plants or animals. Requirements include preparation of biology studies as determined by the City and municipal code, and, if qualified resources are found, development of appropriate mitigation measures. The EIR and Biological Technical Report for the General Plan provide additional information about sensitive biological resources.

Local Plant Protection and Management

Yucaipa's Municipal Code sets regulations and guidelines for the management of plant resources while promoting the continued health of the City's abundant and diverse plant resources. In addition to general provisions, the Municipal Code sets forth specific measures for tree protection from insects and diseases, mountain forest and valley tree conservation, riparian plant conservation, and oak tree conservation. These local ordinances, in conjunction with the Biotic Resources Overlay and Communitywide Mitigation provide a framework for Yucaipa's conservation work.

The following goal and policies help to preserve, conserve, and manage Yucaipa's biological resources.



Reconstructed Oak Glen Creek offers an example of a habitat mitigation project.



GOAL PR-5: BIOLOGICAL RESOURCES

Preservation, conservation, and management of Yucaipa biological resources, including habitats, wildlife, and natural environments.

Policies

- PR-5.1 **Resource Protection.** Protect and conserve Yucaipa's biological resources, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with state and federal resource agency requirements.
- PR-5.2 **Habitat Conservation.** Support habitat conservation efforts to set aside and preserve suitable habitats, with priority given to habitats for rare and endangered species in Yucaipa in accordance with state and federal resource agency requirements.
- PR-5.3 **Wildlife Corridors.** Participate in the planning of drainage channels, ridgelines, and other areas that provide potential wildlife linkages between open space areas in the community and the vicinity.
- PR-5.4 **Biotic Resources Overlay.** Require proposed land uses and development projects to conduct appropriate biological resource studies and propose mitigations where needed to address potential resource impacts.
- PR-5.5 **Channels and Creeks.** While completing necessary safety improvements, preserve the ecological integrity of watersheds and creek corridors that support riparian and wildlife resources by restoring native plants and other best practices to the extent practical.
- PR-5.6 **Interagency Coordination.** Coordinate with the CDFW and USFWS in the review of biological resource assessments and surveys for land development applications in accordance with state and federal resource agency requirements.
- PR-5.7 **Mitigation Program.** Develop, periodically update, and implement a community-wide mitigation program to preserve and enhance sensitive biological resources and associated habitats in Yucaipa.
- PR-5.8 **Education and Appreciation.** With community partners, support a range of educational programs that cultivate an appreciation of Yucaipa's natural environment and biological resources.



CULTURAL/PALEONTOLOGICAL RESOURCES

Yucaipa has a rich array of cultural resources dating back to the area's first inhabitants more than 10,000 years ago. Cultural resources consist of places, sites, structures, artifacts, and landscapes that are considered important for scientific, traditional, religious, or other reasons. Resources may be historical, paleontological, archaeological, architectural, or archival in nature.

Paleontological Resources

Paleontological resources are the fossilized remains of organisms from prehistoric environments. There are two types of resources: vertebrate and invertebrate. These resources are found in geologic strata conducive to their preservation, typically sedimentary formations. Paleontological sites are areas that show evidence of prehuman activity. Often they are simply small outcroppings visible on the surface or sites encountered during grading. While the sites are important indications, the geologic formations are the most important, since they may contain important fossils.

Potentially sensitive areas for the presence of paleontological resources are typically based on the underlying geologic formation. According to the California Geological Survey, Yucaipa and its surrounding area contain approximately 24 different rock units and 17 subunits that are distinguishable by age and characteristics. Rocks include Holocene to Pleistocene alluvial deposits, Miocene sediments, and Oligocene volcanics, with Oligocene, Mesozoic, and Precambrian granitic and metamorphic basement rocks.

The Potential Fossil Yield Classification (PFYC) system is a scale for determining the sensitivity of a particular rock formation for fossils. The PFYC system classifies rock units on a scale of 1 to 5—extremely low to very high likelihood of finds. The General Plan EIR shows Yucaipa's geologic units according to this scale. Areas denoted with PFYC value of 3a (purple) have a moderately patchy potential. Based on this scale, **Figure PR-6, Cultural and Paleontological Resources Sensitivity**, notes that areas within the community that have moderate-patchy sensitivity for fossils.

Fossils are known to occur from the Mill Creek Formation/Potato Sandstone within the City's boundaries and surrounding areas. Paleontological resources may be encountered during excavations of more than six feet below ground surface in these rocks. Very deep excavations have potential to encounter Pleistocene fossils under the younger alluvial sediments. The only other rock unit sensitive both at and below the surface is the San Timoteo Formation, which is in the southwestern part of Yucaipa.





Yucaipa Rancheria, circa 2014

Native American History

The Yucaipa Valley was thought to be home to at least three Native American (Serrano) villages. These villages were near streams and/or the prehistoric marsh: (1) Yucaipa Creek Village, which extended from about Interstate 10 north to the current Western Heights water reservoir; (2) Oak Glen Creek Village, and (3) Wildwood Canyon Village. The first was occupied into historic times and contains Euro-American and native artifacts.

Information on prehistoric culture is based mostly on the Yukaipa't, a group of villages thought to be home to the Yucaipaiem clan. The Serrano were primarily seminomadic hunter-gatherers, but also employed some agriculture. The Serrano lived in the fertile Yukaipa't for most of the year, but would make excursions into the mountains to gather acorns and other items during harvest season. Under the name Yucaipa Rancheria, the Yukaipa't site is presently designated California Historical Landmark No. 620.

Today, the San Manuel Band of Mission Indians and the Morongo Band of Mission Indians are federally recognized American Indian tribes near Highland and in Riverside County. Both tribes belong to one of several clans of Serrano Indians that hearken back to the original inhabitants of the Yucaipa Valley. These groups and others continue to be consulted as part of the General Plan update.

Mission and Rancho Periods

Serrano society was left relatively intact during the period of initial Spanish colonialization. In 1772, Spanish explorer Pedro Fagès traveled through the region to identify native groups. Spanish influence on Serrano life was negligible until the 1810s, when a mission was established near Serrano territory. By the end of the mission era in 1834, most Serrano had been relocated to nearby missions or forcibly moved to other reservations.

Agriculture in the Yucaipa Valley began during the 1810s with grazing for a satellite property of San Gabriel Mission's Rancho San Bernardino. In the 1830s, the Mexican government secularized California's missions, and the title for Rancho Yucaipa lands came into the possession of Antonio Maria Lugo in 1842. That same year Diego Sepulveda built an adobe, Rancho Yucaipa, which still stands today as California Historical Landmark No. 528.

The Rancho Yucaipa lands soon became known for agriculture and grazing, with thousands of sheep and cattle. Mormon settlers who founded the town of San Bernardino in the late 1840s presumably purchased Rancho San Bernardino in 1851. However, Mormon settlers eventually returned to Utah in 1857, leaving the ownership of the title for the land in the federal courts until 1865, when property ownership was officially granted to the Lugos.



In the early 1900s, Yucaipa was known for orchards of peaches, apples, and plums.

Early California Settlements

In 1869, John Dunlap purchased Yucaipa lands and expanded agricultural operations to include grain and cattle. Land was leased to former Chinese rail workers around 1870 to cultivate vegetables. At its peak, China Gardens farmed 300 acres. The Bear Valley Water Company also hired Chinese to dig waterways in Redlands. After the Geary Act in 1892, many Yucaipa Chinese were deported. The Dunlaps also built Casa Blanca in 1882, and the first school on Cherrycroft Drive, now restored under private ownership.

Early settlers in Yucaipa were also drawn by the prospect of gold. Although one quartz mine in Crafton Hills led to a promise of gold, wealth was mostly found in ranching, orchards, and agriculture. Throughout the early 20th century, ranching gave way to apple production, which grew to a height of over 4,000 acres. As apple orchards later moved to the Oak Glen area, cultivation expanded to include citrus, peaches, and plums. This mix of ranching and orchards remained intact through the early 1900s.

Yucaipa's Modern Era

The early 20th century saw the gradual development of Yucaipa from its original downtown district. Streets, homes, churches, and businesses began to populate Yucaipa. The latter half of the 20th century brought a new hospital, fire service, roadways, and modern parks. A new school district was formed that served Yucaipa and surrounding communities. The 1960s also saw the transition of the Ocean-to-Ocean Highway into Interstate 10, further opening up Yucaipa Valley for suburbanization.

The latter half of the 20th century brought significant residential development. Most significant for Yucaipa's development was the completion of a sewer system to collect and treat wastewater. Water districts also formed to serve the community. Whereas residential projects continued throughout the community, the most defining development was in the 1980s. The 1,000-acre Chapman Heights project, the largest in Yucaipa, replaced former orchards and an airfield and ushered in the present era for Yucaipa.

Today, Yucaipa is home to about 49 cultural resources—21 prehistoric resources, 4 historical archaeological resources, 1 multicomponent site, and 24 historic built-environment resources. **Figure PR-6, Cultural and Paleontological Resources Sensitivity**, illustrates culturally sensitive areas in Yucaipa based on site records. The Cultural Resource Technical Study prepared for the General Plan provides more detailed information.



Casa Blanca Ranch circa 2014



GOAL PR-6: CULTURAL AND PALEONTOLOGY

Protect and preserve Yucaipa's archaeological, historical, and other cultural resources as reminders of our heritage and values.

Policies

- PR-6.1 Historic Resource Program.** Establish a formal historic and cultural resources program, in partnership with community groups, whereby the City can become a Certified Local Government.
- PR-6.2 Resource Identification.** Work with the Yucaipa Valley Historical Society to inventory cultural resources (archaeological and historical); prepare site records for identified resources.
- PR-6.3 Cultural Resources Overlay.** Require developers of qualified projects to adhere to requirements of the cultural resources overlay district and applicable laws that require the identification, preservation of, and mitigation of potential impacts to cultural resources.
- PR-6.4 Resource Preservation.** Actively cooperate with Yucaipa Valley Historical Society and partners to preserve historic buildings, structures, districts, sites, objects, landscapes, and natural resources.
- PR-6.5 Cultural Reminders.** Seek to incorporate reminders of Yucaipa's culture in the built and natural environment through adaptive reuse, signage, markers, and other reminders of Yucaipa's cultural heritage.
- PR-6.6 Native American Consultation.** Continue to offer and conduct consultations with the Native American Heritage Commission on development proposals in accordance with state and federal law.
- PR-6.7 Education.** Encourage public awareness of Yucaipa's history through cooperative efforts with Yucaipa Valley Historical Society, county and local museums, Yucaipa Cultural Arts Center, Crafton Hills College, and others.



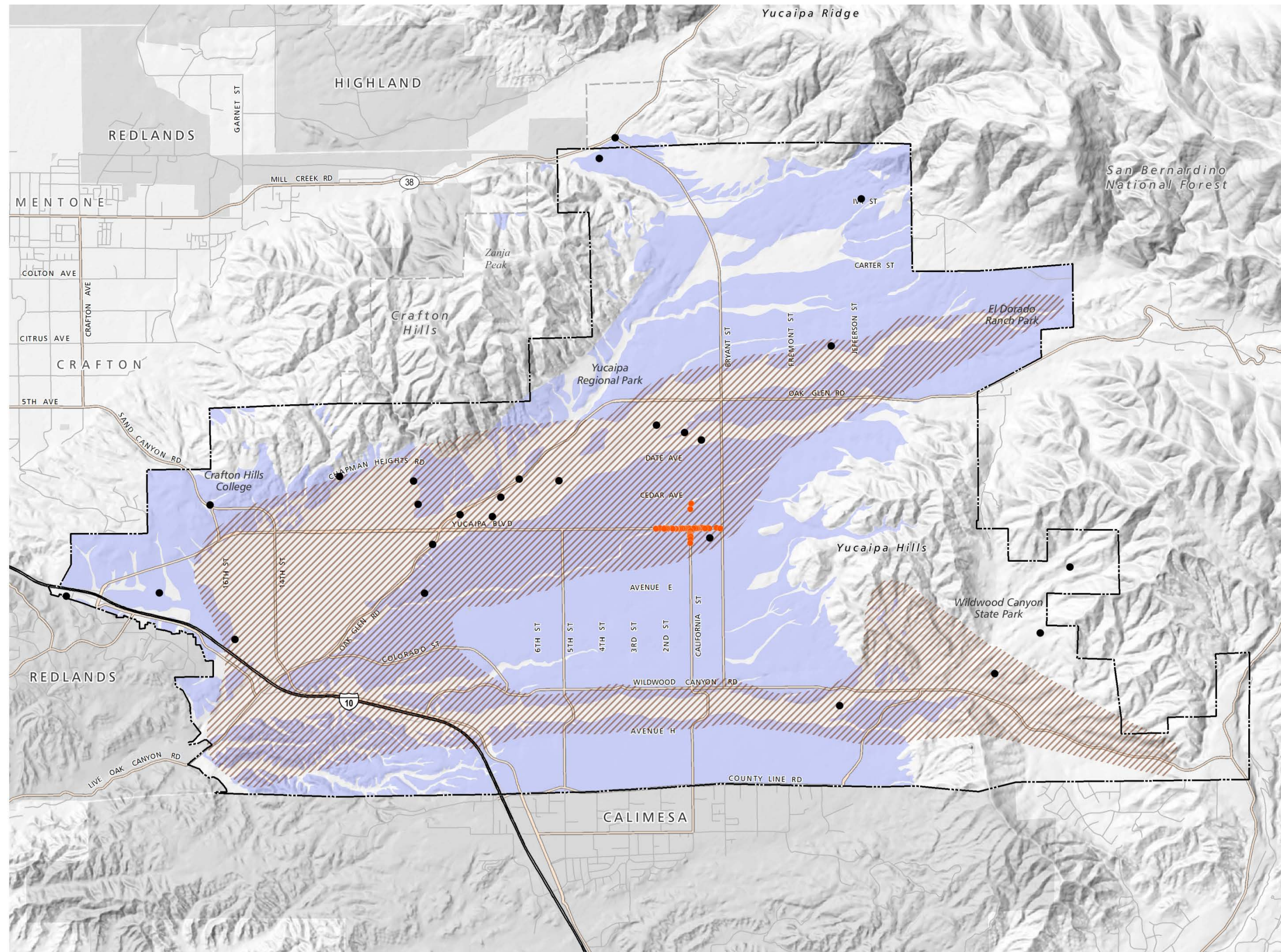


Figure PR-6
CULTURAL AND
PALEONTOLOGICAL
RESOURCE SENSITIVITY
OVERLAY DISTRICTS

- City Limits
- Yucaipa Sphere of Influence
- Cultural Sensitivity Areas
- Paleontological Resource Sensitivity Areas
- Historic Resource with Documented Site Record
- Historic Addresses

Note:
Cultural Resource Preservation (CP) Overlay District refers to areas where archaeological and historic sites which warrant preservation are known or likely to be present.
Paleontological Resources (PR) Overlay District refers to areas where paleontological resources are known or likely to be present.



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5

Economic Development

INTRODUCTION

Yucaipa's development as a community started in earnest with the post-World War II boom. With its location near the end of the San Bernardino Valley, however, suburban development patterns only started to emerge in Yucaipa around the 1960s. As is typical in regional suburban growth, new homes and residents arrived first, with businesses following to serve the needs of residents. A diversified economy and broad employment base are usually the last components to develop as a community matures.

Like most developing cities, Yucaipa has challenges to ensuring a prosperous economy. Of residents' retail expenditures, nearly half takes place outside of Yucaipa. Taxable retail sales per household were less than a third of the level countywide. Of the City's employed residents, almost nine of ten commute outside of Yucaipa for work. The local economy has not yet fully developed. This pattern matters because non-residential land uses generate revenues to provide facilities and services for the entire community.

The Economic Development Element recognizes the importance of the local economy to Yucaipa's future. The element establishes long-term goals that describe what the community desires its local economy to provide in occupations, goods, and services, the kinds of shopping and business districts, the City's fiscal sustainability and resiliency, and the role of the City in developing a strong local economy. This element's policies guide decision-making that will lead to the achievement of economic development goals.

In This Element:

- + The Local Economy
- + Retail, Entertainment, and Tourism
- + The Freeway Corridor
- + Land Use and Fiscal Balance
- + Economic Development Program



General Plan vision themes in this element include:

**“Quality businesses that
bring quality jobs and retail
opportunities”**

**“Fiscally responsible and
responsive governance”**

Related Plans

Several plans and studies informed the preparation of the Economic Development Element. Although these plans and studies are not part of the element, those seeking a deeper understanding of the local economy and the opportunities for economic development should consider reviewing these documents.

- + **Technical Studies.** Several earlier technical studies focused on a single project or a single issue. These included separate evaluations of the freeway corridor region, Oak Hills Marketplace Retail Study, and Uptown Business District Market Study. These studies suggested that there was sufficient spending demand throughout Yucaipa to support additional retail and commercial development over a 15-year period.
- + **Economic Development Strategic Plan.** In 2013, Yucaipa’s Economic Development Advisory Committee prepared an Economic Development Strategic Plan. The plan identified four goals (along with short- and mid-term actions):
 - 1) Encourage commercial and industrial growth that respects the environment and market demand.
 - 2) Provide a strong public partnership for economic development.
 - 3) Promote retail, tourism, and entertainment sectors that enhance the City’s quality of life.
 - 4) Develop a quality workforce that will enhance, attract, and retain business.
- + **General Plan Economic Profile.** Earlier studies focused on single issues or areas during the boom of the early to mid-2000s, a period that likely may not be replicated for some time. The Economic Profile complements work already undertaken, while addressing several key gaps. Specifically, it addresses:
 - 1) The broader demand for commercial, industrial, and office opportunities citywide.
 - 2) The impact of the economy on the City’s financial and fiscal performance.
 - 3) Direction for broad goals that could be included in the General Plan for different districts in Yucaipa.

This element provides a broad framework that focuses on long-term policies. Yucaipa employs a separate economic development strategy to identify shorter-term goals and programs. The General Plan affirms the use of the strategy in this role.



Organization of Element

The Economic Development Element establishes two overarching long-term goals: 1) increase the number of jobs in Yucaipa suited to the skills and education of residents; and 2) increase the variety of retail, dining, and entertainment businesses to improve quality of life and reduce the need to travel elsewhere for goods, services, and activities. This element is organized into five sections.

Growing a Strong and Resilient Local Economy

A strong local economy that is resilient to fluctuations in the business cycle is an end in itself, but it is also important as a means. Non-residential land uses—retail, office, medical, and industry—generate municipal revenues that help pay for public facilities and services that contribute to Yucaipa’s quality of life. This section addresses development of the local economy.

Expanding Retail, Entertainment, and Tourism

Retail, restaurants, and entertainment businesses are important because they provide needed goods and services and generate sales and property taxes for the City. Yucaipa lacks a full spectrum of shopping, dining, and entertainment, requiring residents to travel to other cities. This section addresses the expansion of retail (shopping and dining), entertainment, and tourism in Yucaipa.

Improving the Freeway Corridor

The Freeway Corridor is the largest remaining undeveloped area in Yucaipa, and its prudent development is essential to the future economic health of Yucaipa. Not only does this area provide land for residential development, but also land to capture regional sales, professional businesses, and other uses beneficial to Yucaipans. This section provides broad guidance to envision its development.

Maintaining and Enhancing the City’s Fiscal Balance

How land is developed and used in the City greatly determines the amount of revenues the City receives and the costs required to provide public facilities and services. The General Plan is the primary tool the City has to guide land use and development that will provide revenues to pay for facilities and services. This section directly addresses the City’s long-term fiscal health.

Implementing an Economic Development Program

Yucaipa has extensive authority to regulate land use and development and to invest public resources to provide infrastructure and public facilities. However, much of what happens in economic development within a community occurs through other organizations and regional agencies. This section addresses how Yucaipa, on its own and in partnership with external organizations and agencies, works toward its vision.



Economic Context

Most economic development opportunities will likely occur in several key areas of Yucaipa. This does not mean that opportunities will not arise in other areas of the City or with individual projects. Indeed, it is advisable to periodically update the General Plan to capitalize on changing market conditions and new opportunities. For the current General Plan, the key focus areas for economic development are the Uptown District, Freeway Corridor, Dunlap Industrial Corridor, and College Village.

Uptown District

The Uptown District is Yucaipa's original downtown, dating back to the early 1900s. Through good planning, active City involvement, and the commitment of business and property owners, public and private investment have been transforming Uptown into a vibrant, mixed-use district that provides destination-oriented activities, festivals, and traditional commercial and residential uses. In the short term, the area is planned for additional performing arts, cultural arts, and educational uses.

The Uptown District is on the right path, and the General Plan does not call for any significant changes. The key economic development needs for the Uptown District are:

- + **Business Development.** The City should enhance efforts to assist existing businesses to anchor the Uptown. Efforts should also be directed to attract new businesses that will expand the range of goods and services available in Uptown. These efforts should also draw additional consumers to the Uptown.
- + **Activities and Events.** Uptown is already well known to most Yucaipa residents. Realizing the vision for the district, however, will require attracting visitors from the larger region. Expanding activities and events will play a fundamental role in building its public image and recognition and attracting visitors from the region to patronize local businesses.
- + **Public Relations and Marketing.** Converting events and activities into visitors and increased retail spending will require strategic and coordinated public relations and marketing. The City's efforts in Explore Yucaipa and other, similar campaigns will continue to publicize and market the Uptown.
- + **Infrastructure improvements.** The City has made significant public infrastructure improvements in recent years. Continuing investment into physical infrastructure (e.g., streetscapes) will improve the attractiveness and desirability of the Uptown for businesses and consumers from Yucaipa and beyond.



Visitors to the Uptown are greeted by the Historic Yucaipa archway.

Dunlap Industrial Corridor

The Dunlap Industrial Corridor is home to Sorensen Engineering, light industry, construction, and other complementary uses. Dunlap Industrial Corridor and the area along Calimesa Boulevard at Avenues G and I are the only areas in the City that allow light industrial uses. Key needs of the Dunlap Industrial Corridor are:

- + **Land Use Regulation.** Because this industrial area is the only part of Yucaipa designated for light industrial uses, the General Plan seeks to preserve this area and maintain its integrity and ability to accommodate the intended uses. Parcel consolidation is also key to encouraging newer developments.
- + **Infrastructure Upgrades.** The primary infrastructure need in this area is road rehabilitation and circulation improvements to improve connections to the freeway and the rest of Yucaipa. Paying for these upgrades may necessitate collaborating with property owners to establish an assessment district, infrastructure finance district, or similar mechanism.
- + **Aesthetic Enhancements.** The appearance of Dunlap Corridor could be improved. The General Plan calls for the City to collaborate with business and property owners to identify and implement appropriate aesthetic improvements that are not cost-prohibitive for businesses in that area.
- + **Business Development.** Continued and enhanced efforts to assist existing businesses in expanding operations and to attract new businesses to create jobs in Yucaipa.

College Village

The College Village is intended to be a pedestrian-friendly, mixed-use district with student and faculty housing, retail (including dining and entertainment), institutional uses, and offices. With daytime students and convenient access from Yucaipa Boulevard, this area has the potential to be a dynamic destination. Moreover, with an experience-oriented environment, this area will be positioned for e-commerce. Key issues for this area are:

- + **Land Use Regulations.** Through the land use and development code and/or overlay mechanism, a flexible mix of land uses complementary to Crafton Hills College and the surrounding neighborhoods is essential to obtaining the college village experience desired for this activity node.
- + **Planning for Management and Promotion.** Plans should be prepared for the operation and maintenance of the public realm and for public relations and marketing. These plans should ensure that Crafton Hills College Village is distinct from and serves a different niche than the Uptown.



The Yucaipa/Oak Glen Shopping Center is the largest single-shopping activity center in west Yucaipa.



Freeway Corridor

The Freeway Corridor Specific Plan area has a thousand acres of mostly undeveloped land that is intended for retail, office, and residential development. If Yucaipa is to have a regional-scale retail shopping center, it would most likely be developed in the Freeway Corridor, because the area has sufficient land, freeway visibility, and access. This area also has the potential to accommodate office-based businesses to increase the number of jobs in Yucaipa.

Although development under the specific plan has not yet occurred, the General Plan does not call for significant change in planned land uses. In the future, though, the City may consider amendments to the specific plan to align the land use plan with market demand, community needs, and feasibility. This may include a fulfillment center to generate sales-tax revenues if market conditions will not support development of a regional-scale retail shopping center. Key economic development needs include:

- + **Infrastructure.** Development in the freeway corridor will require major investments in infrastructure. These investments may require public funds, grant funds, development impacts fees, and private investment through community facilities districts, infrastructure financing districts, and other mechanisms.
- + **Coordinated Planning and Development.** There is a variety of property owners in the specific plan area. Financing the infrastructure improvements and developing a unified community in the area will require coordination among the property owners and public involvement and leadership.
- + **Aesthetic Improvements.** Developed portions of the freeway corridor merit visual improvements (buildings, signage, roads, etc.) to increase its attractiveness as a place for commerce. Attention to aesthetics is also important because the freeway corridor serves as an important gateway to Yucaipa.

Other Areas

Yucaipa has other commercial corridors and nodes (e.g., major retail destination at Yucaipa Boulevard and Oak Glen). Although these areas are not expected to accommodate major new projects, they are important parts of the local economy. A key objective of the General Plan is to maintain the economic vitality of these other areas and ensure that new development contributes to and complements existing development. The goals and policies of the economic development element apply throughout the City, not just in areas described as a likely focus of new development.



THE LOCAL ECONOMY

Yucaipa's local economy has competitive strengths and economic opportunities in many sectors, including manufacturing, education, health care and medical services, and professional services. The General Plan seeks to establish and maintain a balanced diversity across these four sectors. This section addresses the objective of increasing the number and quality of jobs in Yucaipa by focusing on base sectors of the economy (e.g., manufacturing, construction, and light industrial) although many of the policies apply to the nonbase (e.g., commercial, service, etc.) sectors.

Job Creation

The City's economic development strategic plan establishes job creation as a key economic development goal. Three primary strategies for creating sustainable long-term jobs in the community and reducing out-commuting to other communities for work are business expansion, business attraction, and business creation.

Business Expansion

Generally, three-quarters of all new jobs in a regional economy are created as existing businesses expand operations. Most well-rounded and successful economic development programs dedicate a majority of resources to working with existing businesses. In economic development terms, the expansion of existing businesses yields the largest return on investment in creating new jobs. Complementing business expansion is local business retention. Keeping existing jobs from moving to another community is far easier and more cost-effective than attracting new jobs.

Yucaipa influences the local economy through land and facilities. Whether it is an existing restaurant desiring to expand to accommodate more tables, a business looking for a facility to operate a second production line to manufacture a new product, or a Yucaipa resident wanting to hang out their own shingle, they all deal directly with City staff and City policies. Through planning, zoning, and through the provision of infrastructure, Yucaipa has the primary responsibility for making available sufficient land and facilities to satisfy demand for new and expanding businesses.

Although there is sufficient land designated for commercial and industrial development, the primary constraint to Yucaipa achieving its economic development potential is the availability of adequate infrastructure. In some cases, such as roadways in the Dunlap Industrial Corridor, the condition and adequacy of infrastructure has not prevented industrial uses, but it may limit development in the future. In other cases, such as the Freeway Corridor, the majority of development cannot occur until an infrastructure plan and funding are in place for water and sewer infrastructure.



Sorenson Engineering, the City's largest employer, specializes in high-precision manufacturing for a range of applications.

Through the Yucaipa Redevelopment Agency and matching grant from the U.S. Economic Development Agency, the construction of the storm drain and flood control infrastructure improvements allowed Sorenson to expand operations and employment opportunities in Yucaipa.





Yucaipa's market night draws out residents and visitors to the Uptown.

Business Attraction

Business attraction serves important roles. First, bringing new businesses to the community can help diversify the local economy and protect it against shocks affecting individual economic sectors. Second, realizing the community's vision for a more complete offering of local goods and services, which is established as a key economic development goal in Section 5.2, requires new business in addition to even more successful existing businesses. Finally, the publicity generated by the arrival of new businesses helps build the City's image as a dynamic and business-friendly community.

A key business attraction strategy is quality of life. From exemplary parks and recreation to education and public safety, Yucaipa offers some of the highest quality of life in the Inland Empire. While potential new businesses may look at a regional labor force when evaluating where to locate, they will also prioritize their locational decisions on the quality of life available to managers and top-level employees that will transfer to operate a new facility. The City recognizes the importance of quality of life and the effectiveness of measures to improve it as a business attraction strategy.

Business Creation

Although economic development investments to assist start-up business create fewer new jobs and investment, new businesses provide value to the community beyond jobs. New business not only brings new income to Yucaipa, but more importantly, creates wealth that is invested locally. These dollars are recirculated into the local economy, adding additional services, products, and revenues. Finally, new business leaders have greater incentive to be involved in the community where they live and do business.

The City of Yucaipa supports start-up businesses through the provision of low-cost space for start-up companies. The purpose of the Business Incubator Center is to assist new, expanding, or fledgling small businesses by providing affordable space, shared administrative/office services and equipment, along with management assistance services, thus helping businesses succeed, creating new jobs and bringing new dollars into the area economy. The Chamber of Commerce also partners with Yucaipa to help create and support local businesses in the community.

The following goal and policies addresses the objective of increasing the number and quality of jobs in Yucaipa through business attraction, retention, expansion and investment.

GOAL ED-1: THE LOCAL ECONOMY

A resilient and growing economy that generates jobs for residents and opportunities for entrepreneurs seeking to create or operate a business in Yucaipa.

Policies

- ED-1.1 Employment and Revenue Focus.** Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.
- ED-1.2 Employment Needs of Residents.** Prioritize the investment of public resources to support the retention, expansion, and attraction of businesses that provide jobs suited to the education, skills, and occupations of Yucaipa residents.
- ED-1.3 Infrastructure.** Support investments in public infrastructure to correct deficiencies that restrict economic development, as appropriate. When needed to fund infrastructure, condition public investments on property owner participation in funding mechanisms.
- ED-1.4 Available Sites and Buildings Inventory.** Partner with property owners, real estate brokers, utility companies, and other stakeholders to maintain an inventory of sites and buildings available for office, medical, educational, and industrial uses.
- ED-1.5 Educational Institutions.** Capitalize on the quality of Yucaipa-Calimesa Joint Unified School District, Crafton Hills College, and the educational attainment of Yucaipa's residents by promoting the City for expansion and attraction of educational institutions.
- ED-1.6 Integrity of Industrial Areas.** Maintain the long-term viability of areas designated for industrial use by prohibiting non-industrial uses and collaborating with property owners to fund the upgrade and maintenance of roads and other infrastructure.
- ED-1.7 Manufacturing.** Maintain contacts with manufacturing trade organizations, industrial real estate brokers, and developers to build a knowledge base upon which to review availability of sites and facilities, planning and zoning requirements, and infrastructure to ensure Yucaipa supports manufacturing businesses.
- ED-1.8 Business Incubator Center.** Develop and maintain the Yucaipa Business Incubator Center to expand economic and employment opportunities.



RETAIL, ENTERTAINMENT, AND TOURISM

Yucaipa is a desirable place to live. However, because Yucaipa is a newer community and near the edge of the urban area, the City is underserved by retail, dining, and entertainment business. Yucaipa residents travel to other communities to spend the majority of dollars for retail goods, except health and personal care services. Thus, expanding commercial development—particularly retail, entertainment/arts, tourism and hospitality—is a primary goal.

Retail and Experience-Oriented Shopping

The traditional retail sector of the nation's economy is in transition. Shopping through the internet, often referred to as "e-commerce", continues to increase, rising to 7 percent of all retail sales in 2015. This trend is also responsible for communities losing retail sales. Although there is no clear consensus on the future of e-commerce, it is clear that Americans will make fewer and fewer purchases at traditional bricks-and-mortar stores. While no community can alter this national trend, Yucaipa has distinct advantages to capture local sales through offering experience-oriented shopping.

Experience-oriented shopping offers advantages over traditional shopping. In experience-oriented shopping, the experience is of equal if not greater importance than the material need for a good or service. The experiential value may accrue from socialization with friends, entertainment, and the quality of the place. Experience-oriented shopping thus becomes a destination trip, drawing from a community or regional trade area, even though it might not offer a corresponding amount of retail square footage. Downtowns, lifestyle centers, and malls all attempt to provide this experience.

Full-service restaurants are often a key part of the business mix that defines an experience-oriented shopping area. They have been very important in the initial transformation of older downtowns into destinations because people are often willing to go farther when looking for a fine meal. As destinations evolve, restaurants become part of the synergistic mix, becoming only one part of a visitor's outing. Specialized retailers, unique goods and services, and entertainment are the backbone of a well-developed destination.

The Uptown is focused on providing experience-oriented shopping, with walkable streets, attractive shops selling a wide range of goods and services, places to sit and socialize, restaurants, and other places of interest. Periodic festivals also make the Uptown known as a destination. Crafton Hills College represents another opportunity. With a growing student population, easy access from Yucaipa Boulevard, and planned development of this site, this future hub of activity has the potential to be a dynamic commercial destination and place for experience-oriented shopping.



Uptown streetscapes, dining, and of stores create experience-oriented shopping.

Entertainment and Tourism

Entertainment, tourism, and hospitality services represent a second way for improving retail sales and commercial activity in Yucaipa, including sectors traditionally underserved in the community. Coupled with Yucaipa's experience-oriented shopping and regional draws, Yucaipa is well positioned for growth in these sectors.

Entertainment and the Arts

Yucaipa recognizes the importance of entertainment and cultural arts to the development of its local economy and quality of life. Communities that invest in entertainment and arts can reap the benefits of increased jobs, economic growth, and quality of life. Art and cultural organizations and the associated special events held by these organizations can also incentivize secondary event-related spending by their audiences, who spend dollars in the many restaurants, hotels, retail stores, and other businesses in Yucaipa.

Yucaipa looks forward to strengthening its cultural arts program as a key community objective and economic stimulus in the Uptown. The development of a Performing Arts Center and Cultural Arts Center will attract visitors from the broader region, strengthen the local economy, and improve property values in Uptown. The City's emphasis on arts also allows greater synergy with the theatre arts already present in Uptown and professional degrees offered by Crafton Hills College in music, art, and theatre.

Tourism and Hospitality

Yucaipa's location as a gateway to Oak Glen and San Bernardino National Forest draws thousands of visitors to Yucaipa annually. Yucaipa is also home to local tourist attractions, including state and regional parks, the Uptown district, and recreational events. The City of Yucaipa also maintains an active schedule of festivals (e.g., Music and Arts Festival), sporting and recreational events, and other venues year round that draw day and weekend visitors. These amenities provide a strong base for the tourism industry.

The hospitality sector works in tandem with tourism, and is responsible for supplying services for visitors and local tourists. Hospitality services include lodging and other accommodations as well as ancillary services used by tourists, including food and beverage, transportation, leisure activities, and entertainment. The Chamber of Commerce and City of Yucaipa, through its Explore Yucaipa Program and other efforts, coordinate their marketing and programming efforts to attract and provide services for tourism.

The following goal and policies are intended to support a growing retail, entertainment, and tourism sector in Yucaipa.



Regional attractions draw visitors to Yucaipa from across southern California.



GOAL ED-2: RETAIL, ENTERTAINMENT, TOURISM

A variety of shopping, dining, and entertainment that add to the premier quality of life in Yucaipa, improve retail sales, and attract visitors and tourists.

Policies

- ED-2.1 **Retail Sales Growth.** Invest in the retention, expansion, and attraction of retail businesses (including dining, shopping, and entertainment) in economic sectors that are underrepresented in Yucaipa.

- ED-2.2 **Experience-Oriented Shopping.** Prioritize initiatives, investments, and development projects that create or improve amenity-rich, pedestrian-friendly, experience-oriented commercial districts while encouraging such districts to be distinct from one another.

- ED-2.3 **Uptown Arts and Entertainment.** Encourage and promote cultural attractions, public celebrations, and entertainment in the Uptown to keep residents and visitors aware of local businesses, attract new business, and attract customers from beyond the City.

- ED-2.4 **Community Arts.** Develop and implement a Community Arts Strategic Plan to enhance economic development efforts through the installation of public art throughout the community and the promotion and support of local performance art.

- ED-2.5 **Tourism.** Promote tourism to provide market support for shopping, dining, and entertainment in Yucaipa. Working with business and civic groups, develop a complete tourism infrastructure, including marketing, public relations, wayfinding, and an array of lodging.

- ED-2.6 **Hospitality Services.** Support efforts to attract a strong hospitality sector, including the full range of lodging/accommodations and ancillary services that can meet the varied consumer needs of day and weekend tourists that visit Yucaipa.

- ED-2.7 **Fulfillment Centers.** Monitor trends in e-commerce's retail sales and the development of fulfillment centers to determine if and when the General Plan should be re-evaluated to promote development of fulfillment centers to bolster the City's sales tax revenues.

- ED-2.8 **College Village Destination.** Capitalize on the dynamic presence of students to create an experience-oriented, destination-retail commercial center as a component of an education-focused, mixed-use district in the Crafton Hills College area.



FREEWAY CORRIDOR

With more than 100,000 daily vehicles along the Interstate 10 and significant increases projected in vehicles over the next 20 years, the Freeway Corridor is the most undercapitalized economic development asset in Yucaipa. With its vacant land resources, strategic location along the freeway, and potential for residential and nonresidential uses, the development of the Freeway Corridor is critical to the long-term economic and fiscal health of Yucaipa.

Interstate 10 offers a prime economic opportunity to locate new business in southern Yucaipa. The Freeway Corridor Specific Plan is intended to allow office and retail development near the I-10, along with residential neighborhoods in the interior. If Yucaipa is going to attract large-format retailers, they will most likely desire to locate in the Freeway Corridor area, with its good access and visibility from the freeway. Similarly, larger office-based businesses will seek to locate in the plan area, with easy access to the freeway.

Capitalizing on opportunities in the Freeway Corridor will require major investments in physical infrastructure. These improvements include water, drainage, freeway ramps, and roads among others. Although impact fees would ultimately pay for most of the infrastructure costs, making the upfront investment will require creative approaches, including a variety of funding and financing mechanisms, and public investment. This will require coordination with property owners, the City, and other stakeholders.

Economic development strategies for the Freeway Corridor, and in particular areas already developed, should consider the role of visual improvements. Increased attention to the design and appearance of buildings, roadway improvements, signage, and landscaping will improve how employers and retailers view Yucaipa as a desirable place for business. The City seeks practical ways to improve aesthetics of these community features that can also yield an economic benefit to commerce within the Freeway Corridor.

GOAL ED-3: FREEWAY CORRIDOR

A fully developed Freeway Corridor that provides office-based employment, accommodates large-format retailers, and attracts consumer spending from the region while maintaining and enhancing a unique sense of place in Yucaipa.

Policies

- ED-3.1 Vision and Branding.** Collaborate with property owners and other stakeholder in the Freeway Corridor District to formulate a contemporary vision and branding to support the development of the area.



- ED-3.2 Image from I-10 Freeway.** Work collaboratively with the business community and property owners to improve the appearance and image in a consistent manner for the developed portion of the City along the I-10 freeway.
- ED-3.3 Western Gateway.** Establish and strengthen a western gateway to Yucaipa that balances convenient access from the I-10 freeway and conveys the image of Yucaipa that residents desire for their community.
- ED-3.4 Infrastructure.** Invest in public infrastructure to correct deficiencies that restrict economic development, as appropriate. When needed to fully fund infrastructure, condition public investments on property owner participation in funding mechanisms.

LAND USE AND FISCAL BALANCE

Managing a municipal corporation is a challenging endeavor. Cities, like businesses, have to manage their operations to preserve the bottom line. Both have costs for their workforce, facilities maintenance, needed goods and services, and utilities. The ability to attract, retain, and develop a skilled and qualified workforce drives the long-term ability of businesses and local governments to effectively control costs and maintain quality.

Unlike most governmental agencies, however, many private sector businesses have vigorous top-line strategies—marketing and advertising, innovating new products and services, and expanding geographic trade areas. These top-line strategies drive revenues that flow into businesses, allowing the development of new product lines and services that benefit customers. In addition, businesses with growing top-line revenues do not have to focus as ruthlessly on bottom-line operations management to remain viable.

In reality, municipal governments also manage their top line. Many do not realize they have a top line, and most do not talk about it as such. Nevertheless, for local governments, how land is used in their cities—for homes, production of goods and services, or leisure activities—determines almost exclusively how much money city hall takes in each year and has available for reinvesting in the community. In addition, each city's general plan is its top-line management strategy, whether or not they treat it that way.

The economic analysis for the General Plan identified two trends: 1) Yucaipa has a low level of inflation-adjusted taxable retail sales per household compared to neighboring cities and San Bernardino County; and 2) the City's total inflation-adjusted revenue per household is nearly flat. This indicates that revenues are keeping pace with population growth. However, if trends continue, there will be limited revenue for new initiatives or increased investment in public facilities and services. The Economic Development



Element, in conjunction with other elements of the general plan, intend to improve performance on these top-line revenue issues.

The City's policies for managing its fiscal resources are established in City Council resolutions and through the budgeting process. Yucaipa has two contingency accounts to serve as buffers against severe changes in the local economic environment; 1) the General Fund Emergency Contingency (up to 20% of the annual General Fund Expenditure Budget) and 2) Reserve for Economic Uncertainties Contingency. These fiscal policies have resulted in sufficient revenues to set aside for economic contingencies.

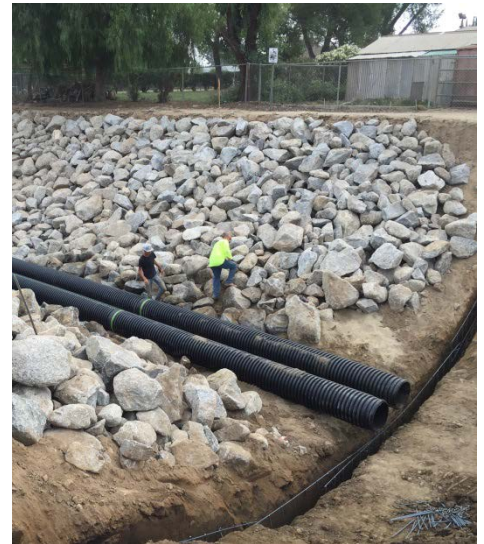
Through the following fiscal-balance goals and policies, the City seeks to maintain its tradition of excellent fiscal management and allow for a mix of land uses that generate increasing levels of revenues in excess of demands for public facilities and services.

GOAL ED-4: FISCAL BALANCE

A fiscally well-balanced City that generates sufficient revenues to continuously reinvest in public facilities, infrastructure, and community services that support the premier quality of life in Yucaipa.

Policies

- ED-4.1 Fiscal Return of Land Use and Development.** Ensure that shorter-term actions and longer-term development patterns result in a mix of land use and types of development that will generate 10 percent more in municipal revenues than they will demand in costs for public facilities and services.
- ED-4.2 Leveraging Private Investment.** When deciding where to invest public resources and how much to invest, the City may consider the degree to which the public investment will leverage private sector investment, whether through development and redevelopment or through the establishment of financing mechanisms, such as assessment districts, business improvement districts, and infrastructure finance districts.
- ED-4.3 Taking Account of Public Resources.** Periodically assess the accuracy of projections for staff time and City financial resources, and use the assessment results to evaluate and improve fiscal decision-making.
- ED-4.4 Budget Reserves.** Continue effective and prudent management of municipal expenditures to achieve a City Council-defined budget reserve target for the general fund and minimize negative impacts to City services due to economic uncertainties.



Yucaipa infrastructure projects have improved property values, tax revenues, job opportunities, and the economy.



Yucaipa's new \$20 million brine line is a critical piece of infrastructure. The brine line enables the YVWD to dispose of salts created from recycling water for irrigation. It is also an economic incentive for appropriate businesses.

ECONOMIC DEVELOPMENT PROGRAM

Yucaipa's economic development program is the set of policies, programs, and projects undertaken to achieve desired goals. Economic programs typically help businesses with the three factors of production (land and facilities, labor, and capital) and their overall management. While Yucaipa can greatly influence land and facilities, resources for labor and capital are primarily provided by state and federal governments through regional agencies. Thus, Yucaipa's economic development program will require both local initiatives and partnerships with external entities.

Business Infrastructure and Operations

Businesses expand their operations in response to new contracts for their products and services, either expanding their current facilities or moving into new facilities. Business expansions are beneficial for the City, its tax revenues, and its workforce. Yucaipa will primarily address the availability of land and facilities through planning and zoning; investment in infrastructure; and partnering with real estate brokers, developers, and property owners.

Securing a quality workforce is an ongoing priority for businesses. Workforce training is typically provided by regional government entities, like the San Bernardino County Workforce Investment Board, with funding from the federal government. Yucaipa's primary role in workforce training and development will be to link local businesses to regional programs and to develop partnerships with the Yucaipa-Calimesa Joint Unified School District, Crafton Hills College, and other educational institutions.

When businesses invest in new products and services and need to expand operations, a significant cash investment is often required. Because businesses have typically invested in new products and services, they often lack capital to expand facilities and operations. Cities can provide financial assistance directly through gap financing or industrial revenue bonds, or indirectly through enterprise, empowerment, or foreign trade zones. Yucaipa assists local businesses in finding sources of capital for facilities.

Local economic development often helps businesses improve management skills and operations to become more productive. This may involve linking them with small business development centers; providing venues for business networking; coordinating marketing activities for clusters of related businesses; or providing an ombudsman to assist in negotiating the local, state, and federal regulatory environment. Yucaipa's role in this regard will be to work with the Inland Empire Small Business Development Center and other, similar partners to explore ways to improve access to and increase the availability of services for businesses in Yucaipa.



Workforce Development

Yucaipa recognizes that economic growth and development comes from the ability of residents not only to work, but to innovate. Therefore, the City of Yucaipa prioritizes development of its workforce. This includes helping to create appropriate job opportunities that benefit Yucaipa's workforce as well as enabling the local workforce to obtain the skills needed to meet job requirements of existing and future businesses.

Investments in human capital provide significant future returns—returns to the local economy through improved labor productivity and competitiveness; returns to individuals through improved earnings and wealth; job creation, by attracting new business; and returns to the community through greater spending and tax revenue. Yucaipa thus seeks to support investments that augment workforce skills, knowledge, health, or other productive attributes.

Local efforts in education include:

- + **Adult Education.** The City supports efforts of local and regional partners to provide opportunities for high school degrees, continued education supporting adults, occupational training, and other skills that improve workforce readiness.
- + **Pathway Education.** The City supports and participates in Yucaipa High School's linked learning academies in health, STEM (science, technology, engineering, and math), computer technology, and medical services.
- + **College Education.** Crafton Hills College offers workforce training and certification and graduates hundreds of students each year for high-demand positions in health care, paramedics, fire services, and other professions.
- + **Four-Year Degrees.** The City actively partners with Crafton Hills College and other institutions to expand educational opportunities, including four-year graduate and postgraduate programs on the CHC campus and other satellite campuses.



Crafton Hills College provides education and training opportunities.

Economic Development Strategy

Yucaipa's economic development strategic plan (EDSP) is the City's approach to improving the local economy and workforce readiness. The EDSP identifies additional shorter-term goals and objectives, and provides a detailed plan for implementation. The Economic Development Advisory Committee (EDAC) periodically evaluates the EDSP's progress, recommends updates, and advises the City Council on potential investments in economic development activities. In tandem with the EDAC, the City partners with the Yucaipa Valley Chamber of Commerce on actions and activities that further goals of this Element and the EDSP.



GOAL ED-5: ECONOMIC DEVELOPMENT PROGRAM

Effective local programs and partnerships that support local economic development.

Policies

- ED-5.1 Economic Development Training.** Integrate economic and fiscal thinking throughout the City organization and provide regular economic development training to elected and appointed officials and municipal staff.
- ED-5.2 Economic Development Strategy.** Maintain and periodically update an economic development strategic plan; the following policies shall be based on the adopted strategy: 1) Decisions requiring consistency with the General Plan should require consistency with the economic development strategic plan; 2) Prioritize the investment of public resources based on the adopted strategy; 3) Annually review the effectiveness of the economic development strategy; and 4) Every three to five years, comprehensively review the adopted strategy and update it if necessary.
- ED-5.3 Business Visitation.** Maintain a local business visitation program; make economic development decisions and investments based on the knowledge gained from the business visitation program.
- ED-5.4 Link for Local Businesses.** Invest in the City's capacity to connect existing businesses with regional economic development service providers as needed and to make regional economic development services providers aware of the needs of Yucaipa businesses.
- ED-5.5 Business Attraction.** Invest in business attraction efforts pursuant to an adopted and periodically updated business attraction strategy; collaborate with regional economic development partners to achieve business attraction objectives.
- ED-5.6 Yucaipa Valley Tourism.** Collaborate with business and civic organizations to host special events and conduct promotional activities to attract visitors to the Yucaipa Valley.
- ED-5.7 Yucaipa Valley Character.** Preserve the scenic qualities and rural characteristics of Yucaipa by discouraging development and land uses that would detract from or degrade these qualities and characteristics and by avoiding investments in infrastructure that would promote such development and land uses.



- ED-5.8 Real Estate Brokers.** Establish and maintain robust partnerships with commercial and industrial real estate brokers and developers to market Yucaipa to potential new businesses.
- ED-5.9 Gap Financing.** As grants and other funds are available, establish and operate a gap financing and microloan program as an economic development incentive.
- ED-5.10 Business Start-ups.** Collaborate with regional economic development service providers to improve and expand the provision of services to assist business start-ups and small businesses.
- ED-5.11 Yucaipa Representation at Regional Level.** Seek to have Yucaipa residents and businesses appointed to the bodies governing regional economic development agencies and service providers.
- ED-5.12 Workforce Training and Education.** Actively support Yucaipa-Calimesa Unified School District, Crafton Hills College, four-year institutions, charter and private schools, and regional workforce development agencies in improving the work readiness of Yucaipa residents.



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6

Transportation

INTRODUCTION

A well-designed transportation network enables quality of life. Yucaipans travel for virtually every service and amenity—whether to get to work, obtain medical care, attend school, or participate in recreational, social, and religious pursuits. Our ability to access the variety of places and activities we depend on is not possible without a safe, functional, and connected transportation system. Creating safe, sustainable, and efficient transportation for people of all ages is thus an integral part of Yucaipa’s quality of life.

Yucaipa encompasses a wealth of natural environs, open space, and distinctive communities that present unique opportunities and challenges for the delivery of transportation services. Although Yucaipa’s location ensures that automobile travel will remain the primary choice for getting around, the City acknowledges the need for alternative means of travel. At the same time, Yucaipa is committed to improving transportation options in ways that preserve Yucaipa’s natural environment and community appeal.

The transportation element is Yucaipa’s plan for a balanced, multimodal transportation network. The element is intended to facilitate safe and efficient movement of automobiles, bicyclists, pedestrians, and public transit riders. This element provides guidance to support the needs of business, emergency service providers, and other roadway users. The element also recognizes key objectives for improving air quality, reducing the environmental impacts of vehicular travel, and achieving other community goals such as expanded transit service and pedestrian mobility.

In This Element:

- + Transportation Plan
- + Comprehensive Street Network
- + Transportation Network Operation
- + Active Transportation
- + Transit Service
- + Scenic Transportation Corridors



Related Plans

The transportation element sets goals and policies that will enhance Yucaipa's transportation infrastructure and promote safe, efficient, and sustainable travel for all roadway users. The Transportation Element is related to the following efforts:

- + **Regional Plans.** The Southern California Association of Governments' Regional Transportation Plan (RTP) is a federally mandated plan that provides a vision for future transportation investments and accommodates forecast regional growth.
- + **Subregional Plans.** San Bernardino Association of Governments' (SANBAG) Congestion Management Program addresses the impact of growth on the region's transportation network. SANBAG's Non-motorized Transportation Plan also prioritizes active transportation projects in the county.
- + **Capital Improvement Program (CIP).** Yucaipa's CIP identifies the improvement projects to the City's transportation network. These projects maintain, repair, and build out the City's roadway network consistent with the Land Use Plan.

Organization of Element

In accordance with state law, the Transportation Element is organized around five broad topics:

- + **Streets and Circulation.** This describes Yucaipa's existing circulation network; street classification system; the provision of future streets; Yucaipa's street design; and the efficiency, effectiveness, and sustainability of the roadway network.
- + **Active Transportation.** This section describes the City's commitment to promoting and facilitating walking and biking through implementation of a safe, convenient, and accessible network of bicycle and pedestrian routes.
- + **Transit Services.** This describes Yucaipa's existing public transit services, recent investments, planned infrastructure, and a series of goals and policies to improve accessibility and promote public transit as a mobility solution.
- + **Scenic Highways.** This includes a discussion on the current value, guidelines and opportunities for enhancing Yucaipa's local scenic corridors.

The following sections provide context for each topic addressed in this element, followed by goals and policies to achieve the General Plan vision for transportation services and infrastructure in Yucaipa.



TRANSPORTATION PLAN

Adjacent land use often influences the functionality and character of the street environment. A well-integrated transportation network acknowledges the complementary relationship between travel needs and land use. Because of Yucaipa's natural topography and distance from some major employment centers, Yucaipans must rely on automobile travel. As a result, the City recognizes the need to invest in appropriate strategies that improve roadway efficiency while maintaining the community's identity.

Yucaipa's transportation network is designed to accommodate travel demand and minimize excessive delays and traffic congestion during peak hours. Street design standards specify the width and other roadway features to ensure safety and provide sufficient roadway capacity to accommodate travel demand. As streets are further improved, the City is establishing a network of streets that is optimally managed, provides appropriate linkages between communities, and improves mobility for its residents.

Street Classifications

Yucaipa's street network has been developed based upon a hierarchy of roadway classifications, each with different design standards. This layered approach allows the City to vary the design of streets to allow for different travel speeds, modal options (e.g., pedestrian and bicycling), and priorities. These standard street classifications, along with context-sensitive design parameters described later, provide the backbone of the street network.

Each roadway classification, right-of-way, and its corresponding functionality are described below.

Freeway/Interstate

Freeways are multi-lane, limited access, high speed roadways dedicated to serve regional and interregional vehicular travel. Access to freeways is restricted to interchange ramps. Freeways are under the jurisdiction of the California Department of Transportation (Caltrans), with specific right-of-way requirements. Interstate 10 runs along the southern edge of Yucaipa.

Major Arterial Highways

Major arterials serve regional traffic and the right-of-way dimensions are consistent with the County Master Plan of Highways. This street classification is not a common street type in Yucaipa but it is included to be consistent with San Bernardino County standards. It covers Mill Creek Road (Highway 38) near the northern city limits of Yucaipa. Typical right-of-way is 120 feet.



Yucaipa's roundabouts help to calm traffic and create a pedestrian environment in the historic Uptown District.



Major Highway

Major highways are intended to serve through-traffic movement across urban areas or to major traffic generators and attractors. They are subject to controlled access from properties fronting the right-of-way. Major highways are designed to accommodate between four to six lanes of traffic, bicycle lanes, with a right-of-way width of 104 feet and a curb-to-curb width of 80 to 92 feet.

Secondary Highway (Arterial)

Secondary highways serve traffic from collector streets and major highways. They are subject to controlled access from the properties fronting on the right of way. Secondary highways are designed to accommodate four lanes of traffic, bicycle lanes, right-of-way of 80 to 88 feet, curb-to-curb width of 64 feet, and sidewalks.

Collector Street

Collector streets circulate localized traffic and move vehicles from local residential roads to secondary highways and arterials. Collector streets are designed to accommodate two to four lanes of traffic with a typical right-of-way width of 66 feet, curb-to curb width of 44 feet, and sidewalks on both sides of the street.

Controlled/Limited Access Collector

A controlled/limited access collector has the same dimensions as a collector street. This roadway differs in the number and frequency of permitted access points and driveways from private property. Reducing or regulating private property access helps to reduce traffic conflicts and optimize traffic flow.

Residential Collector

A residential collector is a modified collector street. While serving to circulate local traffic, the typical segment has only one lane in each direction, a right-of-way width of 60 to 66 feet, and sidewalks on both sides. This classification is used for residential streets requiring a narrow curb-to-curb width for traffic calming.

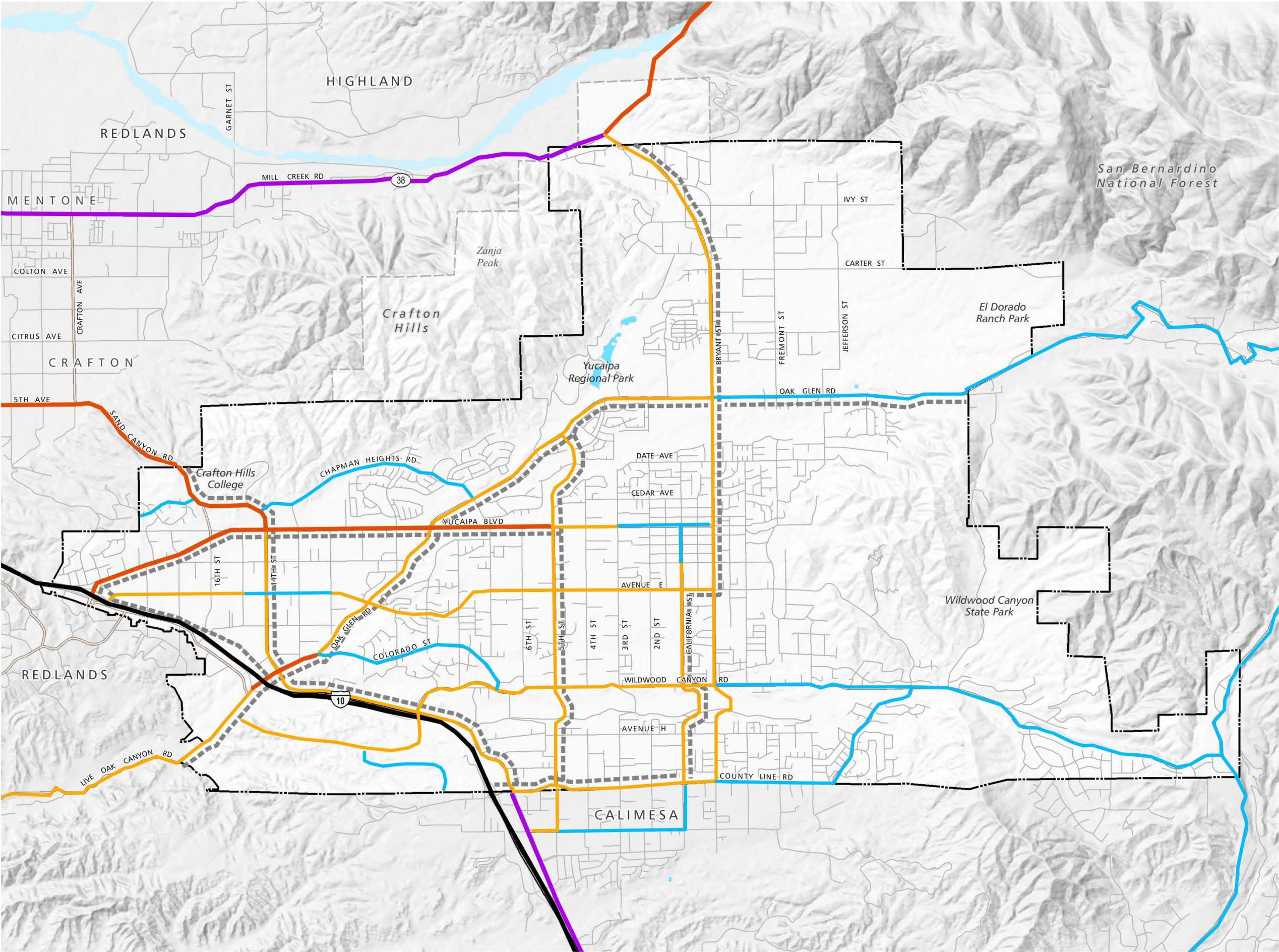
Local Streets

Local streets provide direct access to properties, distribute traffic to and from arterials and collector streets, and discourage through-traffic. Local streets are designed to accommodate two lanes of traffic, with a right-of-way width of 60 feet, curb-to-curb width of 36 to 40 feet, and sidewalks on both sides of the streets.

Figure 6.1 illustrates Yucaipa's circulation network at buildout that will support the land use plan and other community objectives.



Figure T-1
TRANSPORTATION NETWORK



- City Limits
- Yucaipa Sphere of Influence
- Road Classification**
- Freeway/Interstate
 - Major Arterial Highway
 - Major Highway
 - Secondary Highway (Arterial)
 - Controlled/Limited Access Collector
 - Truck Route

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COMPREHENSIVE STREET NETWORK

Yucaipa acknowledges the importance of a comprehensive and well-connected transportation network to support residential and nonresidential growth, and accommodate current and future travel demand associated with growth. Beyond supporting the land use plan, Yucaipa's transportation network is also designed to accommodate other needs—concerns with surrounding environment, the needs of business, and other roadway users.

Supporting the Land Use Plan

As development continues in accordance with the General Plan, Yucaipa's transportation plan is intended to support these efforts. In some cases, this level of development will necessitate the construction of additional roads. In other cases, existing roadways will need improvements to accommodate projected use.

Yucaipa continues to make transportation improvements for:

- + **Improving Access to Rural Areas.** Yucaipa has areas of the community that are rural and have limited access. Roadway and multi-purpose trail improvements are needed to improve accessibility and connectivity to portions of the North Bench, Yucaipa Hills, and other areas of the community.
- + **New Development Areas.** Areas planned for extensive new development, such as the Freeway Corridor Specific Plan, will require an extensive internal network of local roads and major arterials to provide access to residential neighborhoods and to commercial areas adjacent to the freeway.
- + **Infill within Developed Areas.** With large tracts of vacant land available, new roads will be required. For instance, planned infill development for the Wilson Creek Specific Plan or similar larger developments may necessitate new roads or improvements to existing roads in order to provide access and to adequately accommodate increased volumes of traffic.
- + **Selected Infrastructure Projects.** Achieving other General Plan goals (e.g., promoting economic development) will require targeted infrastructure projects. This might include designated truck routes, freeway interchanges, and supporting facilities, such as park-ride lots, transit facilities, and multi-purpose trails.
- + **Retrofitting Roadways.** Yucaipa is also retrofitting roads to improve efficiency of travel across the city. This includes projects to widen Yucaipa Boulevard, install roundabouts or other intersection improvements, and install sidewalks and bicycle lanes to encourage alternative modes of transportation.



Neighborhood Context and Uses

The General Plan and public works standards establish design standards (width, lanes, parking, sidewalks, etc.) for different types of roads. These standards should reflect the function of particular streets, the character and design of the neighborhood/district, and the needs of roadway users. Yucaipa's street standards are intended to help manage congestion, facilitate travel, and comply with local and county regulations.

Improvement Service Level

Care is also taken to address the varied needs of the many neighborhoods and districts (commercial, residential, or mixed) and the overall character of development from rural to suburban. The City's "Improvement Level System" (ILS) is designed to allow for a varying level of transportation infrastructure based on the existing and projected land use patterns and service needs. Four specific levels of transportation improvements are applied to different areas in the city depending on the proposed land use plan.

Level 1 applies to areas with a greater level of development, such as Uptown and Central Core. Full curb, gutters, sidewalks, drainage, and lighting are typical improvements for these areas. Level 2 applies to areas outside the Central Core, and more developed portions of Wildwood Canyon. Level 3 applies to low density areas (such as certain North Bench neighborhoods) where lots are generally at least one acre in size. Typical features include rolled curb, gutters, natural parkway/multipurpose trail areas, and natural drainage features. Level 4 applies to rural areas where infrastructure is provided only for public health and safety.

Multimodal Circulation

In response to state mandates, such as the Complete Streets Act, many cities are creating multimodal transportation networks that not only provide efficient movement of vehicular traffic, but also prioritize the safe movement of different roadway users. In fact, a truly integrated circulation network considers the needs of all users of roadways—pedestrians, bicyclists, transit riders, and motorists. Streets that accommodate all of these modes can maximize the social and environmental benefits of transportation infrastructure.

Yucaipa's approach to multimodal transportation varies by context. When streets have sufficient right-of-way and are well traveled, they are equipped with features that make them complete and useable for different roadway users. In other cases, Yucaipa employs a complete network approach that prioritizes modes of travel along streets. For example, streets designated with on-street Class 3 bicycle lanes are not specifically designated for truck routes. In this manner, Yucaipa can best accommodate all roadway users. Goal 4 provides more guidance on multimodal circulation.



Economic Development and Access Needs

Yucaipa's transportation network design is also intended to address other considerations. For Yucaipa to improve the economic competitiveness of its Dunlap Industrial Corridor, Uptown, and Freeway Corridor, trucking routes are essential. Ongoing improvements to emergency access are also important.

Trucking Routes

Yucaipa's commercial and industrial sectors provide job, goods, and services for residents and businesses. Over the life of the General Plan, new development in Yucaipa, particularly in the Freeway Corridor, will result in increases in population, nonresidential square footage, and demand for goods and services. A well-functioning network of truck routes will allow materials and goods to be delivered to and from Yucaipa businesses.

Yucaipa's truck routes are located on secondary and major highways that serve primary business districts or activity centers, connect with freeways for regional access, or connect to neighboring communities. Truck routes include:

- + Dunlap Boulevard and Calimesa Boulevard
- + Oak Glen and Live Oak Canyon Road from I-10 to city limits
- + Yucaipa Boulevard from Oak Glen Road to city limits
- + Sand Canyon/14th Street, from Oak Glen Road to city limits
- + Portions of Bryant, 5th, California, and D Street

Emergency Access

Yucaipa's diverse topography presents a challenge for ensuring safe access for fire and emergency service vehicles and police response. Certain areas in the North Bench have less right-of-way to accommodate all emergency service vehicles. In other areas, certain roadway segments are incomplete. Paved roads may abruptly transition to unpaved roads, making safe passage challenging during inclement weather or other poor road conditions. The City seeks to remove these safety impediments wherever feasible.

In other areas, roadway improvements are needed to eliminate or mitigate low water crossings where heavy rains result in flooding. Future development in other areas of Yucaipa, such as Yucaipa Hills, will also have access concerns. Yucaipa's Hazard Mitigation Plan identifies the specific low water crossings, and the City's capital improvement program contains a schedule for the planning, designing, and funding of projects that improve emergency access.

The following goals and policies support future growth, while considering the needs of all user groups and community character.



GOAL T-1: A COMPREHENSIVE STREET NETWORK

A citywide street network that delivers high quality transportation services for all roadway users, allows for emergency access, supports the land use plan, and the character of Yucaipa's environment.

Policies

- T-1.1 Roadway Buildout.** Complete the circulation system by constructing or improving roadways consistent with Figure T-1; allow modified standards where appropriate to allow for transit, bicycle facilities, sidewalks, and on-street parking to be sensitive to adjacent land uses, districts, and roadway users.
- T-1.2 Roadway Design.** Provide community and context-sensitive street standards for rural, semirural, and suburban roadways within the City that reflect surrounding land uses and the environment.
- T-1.3 Roadway Construction.** Design and construct new roads in a manner that requires minimal grading, accommodates drainage, and preserves the natural topography and scenic views, while still meeting the City's design standards.
- T-1.4 Truck Routes.** Designate truck routes to allow the safe and efficient movement of goods for commerce and industry, minimize conflicts with auto traffic, and minimize incompatibility with other land uses.
- T-1.5 Multimodal Access.** Assess roadway operations for new development and infrastructure projects so that roadways can accommodate safe and convenient access and travel for all users, including motorists, bicyclists, pedestrians, and transit users.
- T-1.6 Emergency Access.** Prioritize road improvements to eliminate or mitigate low water crossings; provide new transportation facilities or retrofit existing facilities to serve the vehicular and emergency access needs in existing, newly developing, and rural areas.
- T-1.7 Intergovernmental Coordination.** Coordinate with Caltrans, SCAG, and SANBAG to plan, fund, and improve freeway access at Wildwood Canyon Road, roadways of regional importance, and local projects that further regional mobility goals.
- T-1.8 Roadway Funding.** Support a flexible financing system, including traffic impact fees, to fund the construction, maintenance, and improvement of roadways and other transportation projects according to priorities.



TRANSPORTATION NETWORK OPERATION

Yucaipa's street network is designed to accommodate anticipated vehicle travel demand while minimizing excessive delays and congestion. A comprehensive and balanced transportation system provides the highest quality of mobility services while balancing competing priorities between user groups, community character, emergency access needs, safety, and sustainability.

Level of Service Standards

Level of Service (LOS) is a qualitative measure of traffic operations and quality of traffic flow along roadways and at intersections. Level of service grades range from 'A' to 'F', with LOS A representing the best operating conditions and LOS F representing extremely congested and restricted operations. Six LOS grades are used to address the level of service afforded by roads.

- + **LOS A (Free flow).** Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
- + **LOS B (Stable flow).** Other roadway users begin to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in freedom to maneuver in the road. The general level of comfort and convenience is somewhat less than at LOS A, because the presence of other users begins to affect individual behavior.
- + **LOS C (Stable flow).** This LOS marks the beginning in which the operation of individual users becomes affected. The selection of speed is affected by the presence of other drivers, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.
- + **LOS D (High density, but less stable flow).** Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level. Less stable flow is generally not problematic for a short duration.
- + **LOS E (Operating conditions at or near capacity level).** All speeds are reduced to a low value. Freedom to maneuver within the traffic stream is extremely difficult and generally accomplished by forcing a vehicle or pedestrian to "give way." Comfort and convenience levels are poor. Operations at this level are usually unstable because small increases in flow or minor variations within the stream will cause breakdown.

Yucaipa Boulevard widening will increase the road to six lanes and improve pedestrian, bicycle, and ADA accessibility. The \$8.8 million project is one of the largest street improvement projects the City has undertaken and is expected to relieve congestion and facilitate public transit, since all transit routes serving the City utilize the corridor.



- + **LOS F (Forced or breakdown flow).** This condition exists wherever the amount of traffic generally exceeds the design capacity of the roadway or intersection. At intersections, motorists will experience very long queues and delays; most vehicles need to wait through more than one signal cycle. Comfort and convenience levels for motorists are extremely poor, and driver or pedestrian frustration is high.

The City of Yucaipa's practice is to consider a range of alternatives to manage level of service along road segments and intersections. This includes widening roadways where needed, adopting tailored roadway standards to accommodate nonmotorized transportation, and using roundabouts at intersections that are currently signalized or stop-controlled to improve circulation, efficiency, and/or safety.

Congestion Management Plan

San Bernardino Association of Governments prepares a Congestion Management Plan (CMP) to monitor the performance of the regional transportation system, develop programs that address congestion and improve air quality, and integrate transportation and land use planning. The CMP designates LOS standards for the regionally significant roadways, identifies performance metrics for multimodal transportation systems, identifies standards for transit routing and frequency, and provides a consistent method for analyzing impacts of land uses on the transportation system.

The City implements the CMP land use/ transportation analysis program, participates in monitoring programs, and assesses improvements and costs required to mitigate potential impacts to the CMP network. In Yucaipa, the following roadways are identified by SANBAG as being part of the regional CMP network:

- + Yucaipa Boulevard–Interstate 10 to Bryant Street
- + Oak Glen Road/Live Oak Canyon Road–South City Limits to Bryant Street
- + Sand Canyon Road/14th Street–North City Limit to Oak Glen Road
- + Bryant Street–North City Limit to South City Limit
- + Wildwood Canyon Road, Calimesa Boulevard to Bryant Street
- + 5th Street, Oak Glen Road to County Line Road
- + California Street, Yucaipa Boulevard to County Line Road



Intelligent Transportation System

As communities continue to develop, planners and engineers increasingly look toward technology to manage congestion. Intelligent Transportation Systems (ITS) involve the design, analysis, and control of information technology for transportation systems. Transportation systems are invariably complex and involve the interaction of humans, vehicles, information technology, and physical infrastructure. ITS can play an integral role in the maximizing the ability of transportation systems to provide efficient and enhanced mobility services for all modes of travel.

Local examples of ITS projects include traffic signal coordination projects along major roadways. For instance, the City has implemented traffic signal coordination along Yucaipa Boulevard to help reduce traffic congestion and improve traffic flow. Other arterials with multiple consecutive traffic signals, including Oak Glen Road and Sand Canyon Road, may also be candidates for this type of ITS traffic signal coordination and improvement, which can reduce traffic congestion and vehicle emissions. Yucaipa uses ITS solutions where feasible and beneficial for the community.

Sustainability

California's Global Warming Solutions Act of 2006 (SB32) is one of the more defining legislative acts in recent decades. It requires that local governments statewide address the issues of climate change, reduce greenhouse gas emissions, and plan for a more sustainable transportation system. Increasing concerns over greenhouse gases and climate change, urban runoff from roadways, and improving water quality also underscores the importance of rethinking how transportation infrastructure affects the environment.

Yucaipa acknowledges that roadway infrastructure may result in a wide range of environmental challenges—such as stormwater management, heat island effects, energy use, and waste management. The City actively seeks cost-effective practices that will improve the sustainability of the transportation system. Among others, techniques include the use of pervious pavements and low impact strategies to manage stormwater, energy-efficient street lighting systems, and more-reflective pavement surfaces and landscaping treatment to reduce heat island effects.

The following goal and policies further a more sustainable and efficient transportation network that balances multiple priorities.



Yucaipa's program to install sidewalks has improved safety in many neighborhoods.



GOAL T-2: TRANSPORTATION SYSTEM OPERATION

A sustainable transportation system that can accommodate existing and future travel demand at optimal operating levels, while balancing the need to meet broader citywide and environmental goals.

Policies

- T-2.1 Level of Service.** To promote the safe and efficient movement of vehicular traffic, maintain a minimum level of service (LOS) C on all intersections and road segments except for two conditions:
- o At roadway intersections where traffic movements are controlled by roundabouts, LOS D shall be acceptable (e.g., average control delay of 30 seconds per vehicle or better).
 - o On roadway segments where a roundabout controls at least one of the intersections at the ends of the segment, the lower half of LOS D shall be acceptable (e.g., V/C ratio of 0.849 or better).
- On-street parking, improvement levels, roundabouts, and infrastructure may be considered in furthering acceptable levels of service, safety, and other priorities.
- T-2.2 Multimodal Network.** Assess roadway operations for new development and infrastructure projects with a balance between vehicle capacity, vehicle miles traveled, and multimodal transportation modes.
- T-2.3 Advanced Technology.** Utilize advanced technology, intelligent transportation systems, and traffic signal synchronization to improve traffic flow on arterial streets and reduce greenhouse gas emissions.
- T-2.4 Roadway Standards.** Reserve sufficient right-of-way and construct roadway improvements necessary to allow streets to require appropriate mitigation if the project has potential to reduce the LOS on adjacent streets below the level that is deemed acceptable.
- T-2.5 Environmental Concerns.** Minimize environmental impacts from the construction, use, and improvement of roadways on air and water quality, heat island effects, noise levels, view sheds, street-level aesthetics, drainage, and stormwater runoff whenever feasible.
- T-2.6 Public Road Access.** Public road access is required for all newly created parcels. If this is not feasible, adequate private roadway access may be granted if circumstances warrant. The creation of “flag lots” shall be discouraged on all Tentative Tract Maps.



ACTIVE TRANSPORTATION

California state law has changed the landscape of traditional transportation planning, shifting the focus away from a design philosophy that favored the automobile and optimized traffic flow, and toward a more comprehensive street design approach. The Complete Streets Act of 2008 requires that cities plan for a multimodal transportation network that serves motorized and nonmotorized modes of transportation. As such, Yucaipa's street system is designed to also encourage and promote bicycling and walking as viable and alternative means of transportation.

Bicycle Transportation

Yucaipa's multipurpose trails provide opportunities for recreational bicyclists to enjoy expansive scenic views and the natural environment. Yucaipa acknowledges that a comprehensive, safe, and well-maintained bikeway network with supporting facilities has multiple benefits. It can help to increase the mode share for bicycling. Reducing the number of short vehicle trips by shifting those trips to bicycling helps improve circulation and reduce greenhouse gas emissions, and contributes to a healthier city.

Therefore, Yucaipa provides opportunities for bicyclists to enjoy scenic views and the environment and travel to community destinations—parks and schools, Uptown, and other destinations. Bicycle networks included several types of routes.

- + **Class I Bike Path.** These are off-street paved pathways for exclusive use by bicyclists and pedestrians, with cross-flows of motorists minimized. Yucaipa maintains two miles of Class I bike paths along Oak Glen Road.
- + **Class II Bike Lane.** These provide a restricted right-of-way designated for (semi)exclusive use of bicycles, with through-travel by vehicles or pedestrians prohibited. Yucaipa has over 25 miles of Class II bike lanes throughout the community.
- + **Class III Bike Route.** These are on-street signed or marked (or pavement striping where appropriate) bicycle routes along or adjacent to roads shared by bicyclists and vehicles. Class III routes extend 18 miles along Yucaipa's residential streets.
- + **Class IV Separated Bikeways.** These provide a right-of-way designated exclusively for bicycle use and which are protected from vehicular traffic by grade separation, flexible posts, physical barriers, on-street parking, or other means.

Yucaipa continues to invest in projects that will enhance the quality of life for its residents and provide infrastructure investments that support bicycling as a low cost, healthy, and sustainable transportation option for the community.



Yucaipa continues to secure millions in grants to fund sidewalks; build safe routes to schools; improve multi-purpose trails; and invest in projects that improve accessibility, connectivity, and safety of the roads.





Radar speed feedback signs help to remind motorists to drive safely in neighborhoods.

Pedestrian Transportation

Virtually every trip in Yucaipa begins and ends with walking. Therefore, the pedestrian environment affects all residents and visitors—whether driving or riding transit, each individual is a pedestrian at some point in their journey. Adequate pedestrian infrastructure, together with land uses that promote pedestrian activities, can help increase walking as a means of transportation, recreation, as well as exercise, and can consequently provide significant health benefits to those who are able to participate.

Yucaipa is committed to developing an interconnected pedestrian network that focuses on the safe and efficient movement of people regardless of age and ability. Over the past decade, the City has secured grants for pedestrian projects and was recently awarded \$2.1 million from Caltrans for Safe Routes to School projects. The grants also allowed Yucaipa to invest in pedestrian projects that focus on improving accessibility, connectivity, and safety. These projects included the installation of ADA accessible ramps, pedestrian signage, signals, and striping improvements.

Neighborhood Traffic Safety

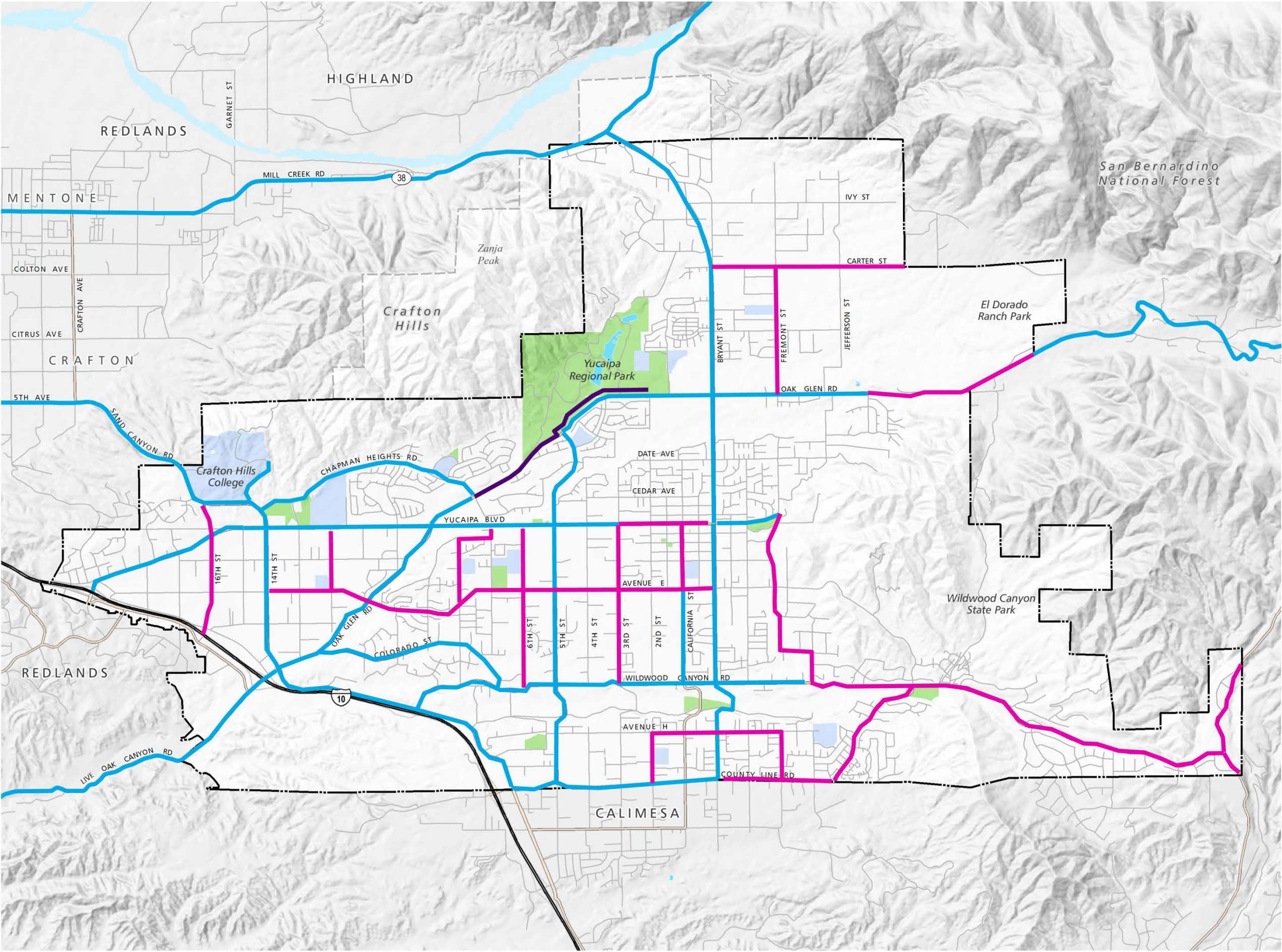
Although Yucaipa does not experience gridlock like many urban areas, managing traffic, congestion, and safety concerns are still important. Local residential streets may be subject to cut-through traffic, excessive vehicle speeds, and above-average traffic volumes. In response to these concerns, using the City's Neighborhood Traffic Calming Program, the City develops Neighborhood Traffic Management Plans. To alleviate concerns, the City may incorporate a range of improvements—including signage, striping, speed humps, signals, and other traffic calming strategies.

Providing safe routes through neighborhoods can encourage parents to allow children to walk or bicycle to and from school. The City of Yucaipa works with the Yucaipa-Calimesa Joint Unified School District to develop safe and designated routes for walking or bicycling to and from school. The City prepares recommended routes and prioritizes improvements to the safe routes to school as part of the annual capital improvement program. The police department also holds bicycle rodeos and other programs at schools to teach safe walking and bicycling practices.

Figure T-2, Bikeway Network, illustrates Yucaipa's bicycle network. The multipurpose trail network is featured in the Parks, Recreation, Trails, and Open Space Element of the General Plan.

The following goal and policies further the City's efforts to create an interconnected, convenient, and accessible bicycle network.

Figure T-2
BIKEWAY NETWORK



- City Limits
- Yucaipa Sphere of Influence
- Class I Bike Path
- Class II Bike Lane
- Class III Bike Route
- Schools
- Park and Recreation

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GOAL T-3: SAFE, CONNECTED, AND ACCESSIBLE BIKEWAY AND PEDESTRIAN NETWORK

An interconnected network of bicycle and pedestrian infrastructure that is safe, efficient, and accessible for walkers and bicyclists.

Policies

- T-3.1 Bicycle Network.** Complete bicycle infrastructure improvement projects that close gaps in the City's bicycle plan illustrated in Figure T-3 and those providing connections to adjacent communities and counties to enhance regional connectivity.
- T-3.2 Bicycle and Pedestrian Connectivity.** Identify redesign opportunities to create dedicated bicycle lanes and pedestrian sidewalks that connect neighborhoods and commercial areas to community services.
- T-3.3 Utilize Complementary Infrastructure.** Capitalize on existing and future water drainage channel improvements to implement new bicycle and pedestrian infrastructure where possible.
- T-3.4 Accessibility Standards.** Design bicycle and pedestrian infrastructure in accordance with federal, state, and local design standards, including ADA accessibility standards. Ensure bicycle and pedestrian infrastructure is accessible for use by people of all abilities.
- T-3.5 Biking and Pedestrian Amenities.** Provide supporting bicycle and pedestrian facilities, such as traffic control devices, bike racks or other parking accommodations, crosswalks, benches, and other infrastructure where feasible.
- T-3.6 Safe Routes to School.** Partner with schools to develop a bike and pedestrian safety program, safe routes to schools, and traffic and active transportation safety programs in classroom curriculums.
- T-3.7 Street Retrofits.** As streets are improved or rehabilitated, incorporate the pedestrian and bicycle facilities to provide a complete street, consistent with the City's roadway design standards.
- T-3.8 Intersection and Signal Enhancements.** Enhance pedestrian and bicycle crossing efficiency and safety, including timing of signals, crosswalks, and intersection design features. Provide signal timing that allows intersection crossing at a safe pace.

Yucaipa continues to expand its bicycle and pedestrian routes along streets and flood control projects like Oak Glen Creek Detention Basins. The SCAQMD has awarded Yucaipa with a clean air and community achievement award for its success.



Yucaipa's Transit Center features eight bus stops, shelters, information kiosks, and benches as well as drought-tolerant landscaping, a fountain, and clock tower at either end.

TRANSIT SERVICES

In addition to ensuring the mobility of its residents, Yucaipa's transportation system should also preserve the City's economy, natural environment, and quality of life. Public transit is an economically and environmentally sound alternative to the single-occupant vehicle, which produces more air pollution and uses resources less efficiently than other transportation modes. Yucaipa encourages clean and energy efficient transit, whenever possible.

Transit Investments

The City makes infrastructure investments to promote public transit as an alternative mode of transportation. These investments include the new transit center located adjacent to City Hall and the Yucaipa Boulevard widening project. The \$2.7 million Yucaipa Transit Center consists of eight bus bay terminals, bus shelters, benches, information kiosks, and a pedestrian plaza.



Transit service in Yucaipa is provided by Omnitrans, the regional transportation agency serving San Bernardino Valley. Omnitrans provides three public transit services for Yucaipa that average boardings of 850 riders per day during weekdays.

- + **Omnitrans Access:** An on-call curb-to-curb ADA shuttle service that is designed to accommodate people with disabilities.
- + **Regional Bus Service:** Two Omnitrans fixed routes that connect San Bernardino, Loma Linda, Redlands, and Yucaipa.
- + **OmniGo:** A local fixed-route service that connects to schools, health services, and other points of interest in Yucaipa.

Transit Services for Special Needs Group

Public transit is an important travel mode for special needs groups, including students, seniors, and persons with disabilities. As the population trends toward an increase in middle age and senior adults, affordable alternatives to driving will be essential. Transit provides a key opportunity for seniors to maintain independence and retire in the community. Omnitrans Access provides ADA transit services for eligible residents seeking door-to-door service. More than 300 households currently use this convenient service to access destinations through Yucaipa and surrounding cities.

Freeway Express Routes

Omnitrans is responsible for long-range transit planning in the southern portions of San Bernardino County. Omnitrans currently operates one freeway express route along the I-215. Beginning in 2015, the 209 freeway express route will link Montclair and San Bernardino transit centers. Pending successful implementation and ridership levels, Omnitrans has also identified the potential for starting three additional freeway express routes, one of which extends along the I-10 to its terminus in Redlands/Yucaipa.

Freeway express bus service focuses on serving commuter trips that typically cover longer distances and operate during peak periods. These routes provide an alternative to single-occupancy vehicle trips and typically use high occupancy vehicle lanes along freeways. Yucaipa's existing transit center or another suitable location near park and ride facilities could be a hub for a freeway express route. Accessed by OmniGo and park-and-ride commuters, this facility is a logical stop for an intracounty express bus route.

Park and Ride Facilities

Yucaipa supports ridesharing as a means of reducing the use of personal automobiles, vehicle miles traveled, and air pollution. Caltrans maintains an 80-space park-and-ride facility near the interchange of Yucaipa Boulevard and Interstate 10, where vehicles can park for free. Future park-and-ride sites for ridesharing will be most appropriately located within or near major activity centers, adjacent to the freeway, and/or at specific freeway interchanges.

Future development of the Freeway Corridor Specific Plan, along with developments in Calimesa, will significantly increase the number of job and residents near Interstate 10. These developments are anticipated to increase the demand for transit. Additional park-and-ride lots at appropriate locations along the I-10 will improve the feasibility of extending freeway express routes in the west valley to Yucaipa. **Figure T-3, Transit Routes**, details existing and planned mass transportation routes servicing Yucaipa.

Omnitrans' "Go Smart" is an innovative partnership to improve ridership and air quality. Crafton Hills College students are offered free bus service for a nominal semester fee. This program is credited with doubling ridership, improving parking, and reducing tons of air pollutants annually.



GOAL T-4: TRANSIT SERVICES

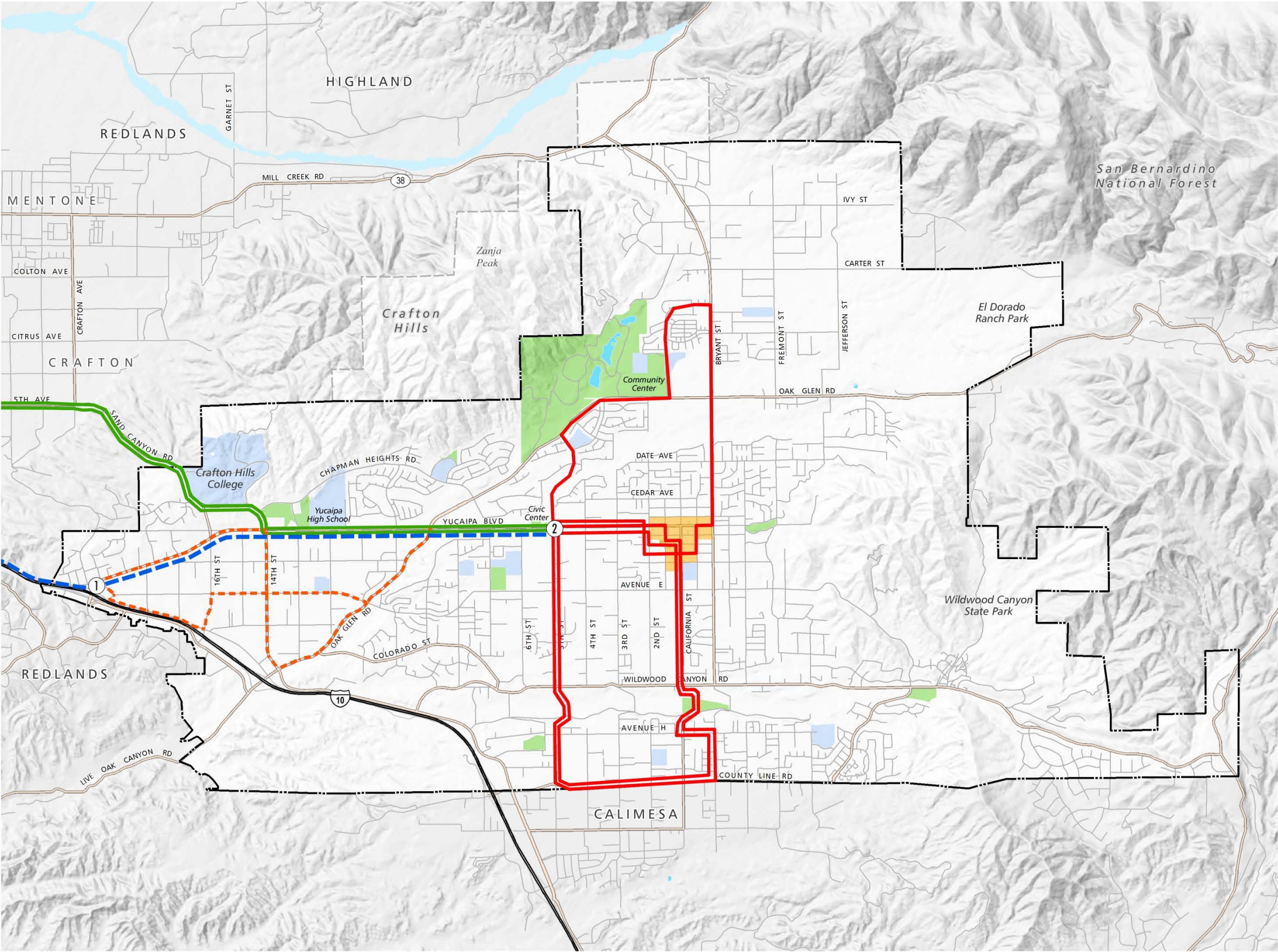
Comprehensive transit services that improves mobility and connectivity, reduces single-occupancy vehicle trips and related greenhouse gas emissions, and improves air quality.

Policies

- T-4.1 Local Transit Service.** Continue to consult with regional transit operators to maintain and improve the coverage and frequency of transit service with consideration to current and future land use patterns, the built environment, and population needs.
- T-4.2 Fare Subsidies.** Continue to support specialized transit programs and fare reductions for special needs groups, such as students, seniors, and people with disabilities to enhance affordable and accessible transit options in the community.
- T-4.3 Park-Ride Lots.** Support additional locations for park-and-ride facilities that will facilitate and encourage improvements in transit ridership and efficiently reuse parcels along the freeway for productive uses.
- T-4.4 Bus Stops.** Consult with regional transit operators to provide attractive and convenient bus stops, including shade/weather protection, seats, transit information, and bus shelters as appropriate.
- T-4.5 Roadway Design.** Ensure roadways are designed to adequately and safely accommodate transit vehicle circulation (e.g., allowing for turnouts) and transit stops where possible.
- T-4.6 Special Needs Population.** Support transit services for special needs groups; maintain and improve access to transit stops for locations that have a population with high mobility needs (e.g., senior housing, affordable housing, group homes).
- T-4.7 Street Improvements.** Ensure that roadway improvements allow for easier, safer, and more efficient transit operations and improved passenger safety and accessibility to transit.
- T-4.8 Commuter Express Routes.** Work with transit providers, surrounding cities, SANBAG, and other stakeholders to expand freeway express commuter routes along Interstate 10 to locations in Yucaipa, including the Freeway Corridor Specific Plan.



Figure T-3
TRANSIT ROUTES



- City Limits
 - Yucaipa Sphere of Influence
 - Uptown Specific Plan
- Transit Route Classification**
- Local OmniTrans Route
 - Local OmniGo Route
 - Proposed OmniGo Route
 - Proposed Freeway Express Route
- ① Park and Ride Facility
 - ② Yucaipa Transit Center

Notes:
OmniTrans and OmniGo fixed transit routes are subject to change.
Access ADA services are available within a ¼ mile radius from fixed routes. Service outside the ¼ mile radius is available with a surcharge.

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SCENIC TRANSPORTATION CORRIDORS

Because of Yucaipa's location in the foothills of the San Bernardino Mountains, its natural topography lends itself to expansive views for residents and visitors. Crafton Hills, El Dorado Ranch Park, Wildwood Canyon State Park, Yucaipa Regional Park, and other open space areas all provide exceptional views from the road. Planning for the preservation of scenic resources and protection of views from the roads is a high priority for the community.

Scenic Highways

A scenic route can be a highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas views of exceptional beauty, historic or cultural interest. The counties of Riverside and San Bernardino have designated highways where such roadways provide scenic value worthy of preservation as scenic highways.

State and County Designated Scenic Highways

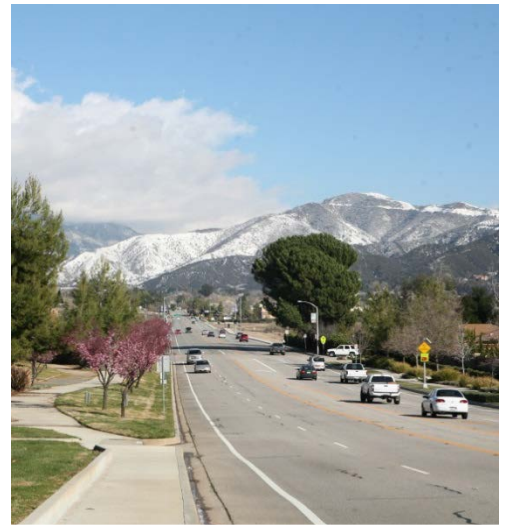
Scenic highways traversing through or connecting to the City are in the State's Master Plan for Scenic Highway Designation. Highway 38 traverses, which travels from Redlands through Yucaipa to the San Bernardino Mountains is an official designated scenic highway by the County of San Bernardino and State of California. Oak Glen Road to the south of Yucaipa (in Riverside County) is a scenic roadway that is eligible for official designation as a scenic highway.

Yucaipa Scenic Corridors

The Yucaipa General Plan establishes six scenic transportation corridors or highways. These scenic corridors are: Yucaipa Boulevard, Bryant Street, Oak Glen Road, Wildwood Canyon Road, Sand Canyon Road (Yucaipa Boulevard to City limits), Live Oak Canyon Road, and future spine roads in the Freeway Corridor Specific Plan. Each of these roadways offers unparalleled views of surrounding hills, mountains, and other natural features.

To protect scenic resources along these corridors, a Scenic Resources Overlay District is applied to an area extending approximately 200 feet on both sides of the ultimate road right-of-way of State, County and City-designated Scenic Highways. Within this area, development is subject to certain standards, including building and structure placement, utilities, access drives, landscaping, roads/walkways/parking, grading, and signage.

Figure T-4, Scenic Highways, shows Yucaipa's designated scenic highways and their relationship to adjacent scenic highways.



Oak Glen Road, a local scenic corridor, offers panoramic views of the San Bernardino Mountains.



GOAL T-5: SCENIC CORRIDORS

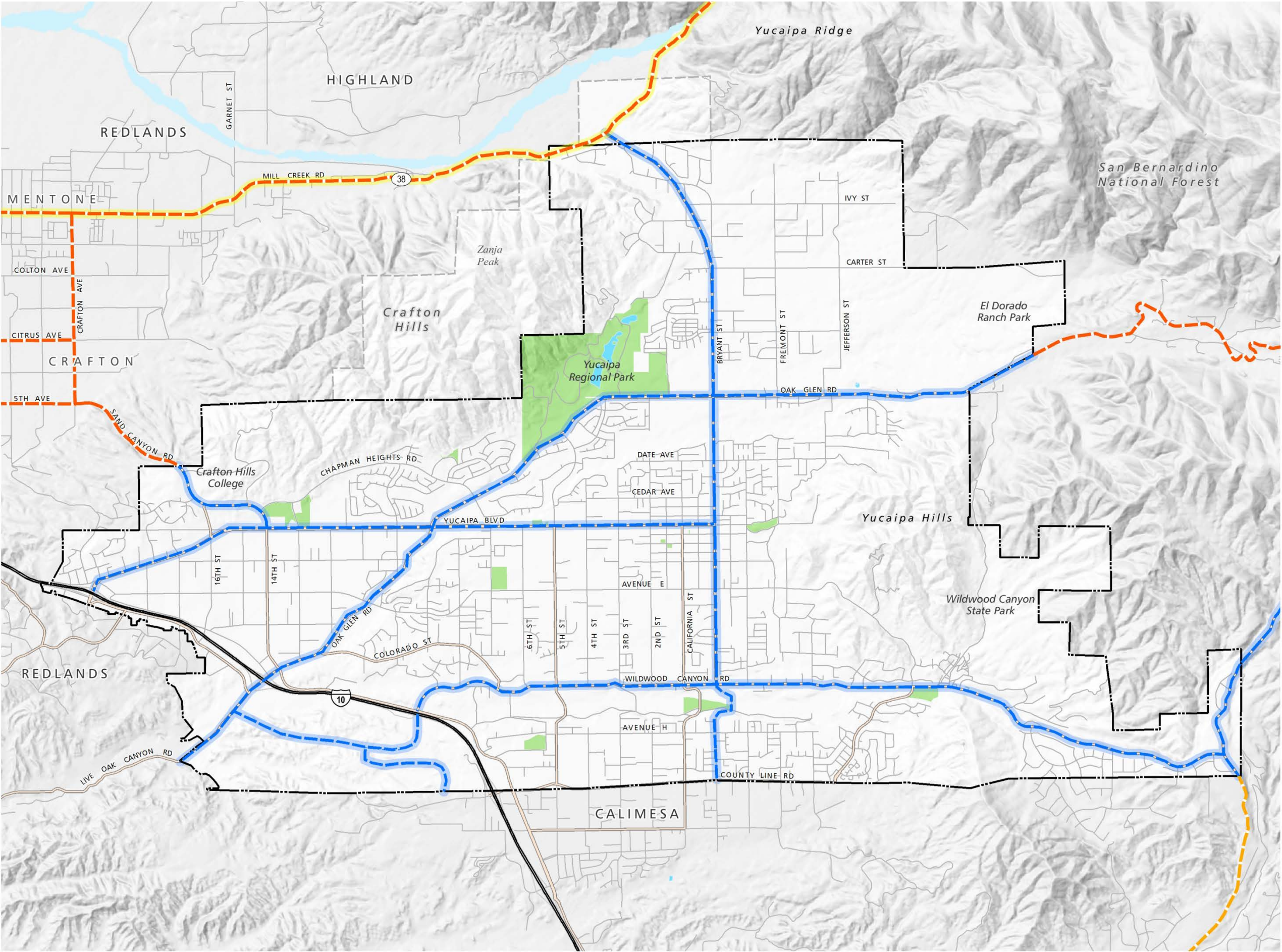
Preserve viewsheds from scenic corridors that contribute to the beauty, character, and quality of life in Yucaipa, and the City's tourism economy.

Policies

- T-5.1 Scenic Corridor Designation.** Prioritize the preservation of scenic qualities or environmental character of streets and highways designated on the local scenic highway plan (Figure T-4) in the design, construction, and modification of streets.
- T-5.2 Scenic Resource Overlay.** Enforce the scenic resources overlay district, including regulations on building and structure placement, review area, undergrounding of utilities, access drives, landscaping, roads/walkways/parking, grading, and signage.
- T-5.3 Street Design.** Apply special consideration in the design of street lighting, signage, landscaping palette, street furniture, and other appurtenances that complement the views from the roadway along scenic corridors.
- T-5.4 Development Review.** Exercise design review of all projects visible from a designated scenic route consistent with the Scenic Resources Overlay District; balance design considerations of projects with the preservation of the natural aesthetics of the area.
- T-5.5 Scenic Corridor Signage.** Avoid free-standing signage along designated Scenic Corridors. Enforce design criteria for consideration of new freestanding outdoor advertising structures or signs along designated scenic corridors.
- T-5.6 Scenic Corridor Treatment.** Consider special scenic highway treatment, such as highway directional signs, guardrails and fences, provision of scenic outlooks, and appropriate lighting, where feasible.



Figure T-4
SCENIC HIGHWAYS



- City Limits
- Yucaipa Sphere of Influence
- State Eligible Scenic Highway
- San Bern. County Designated Scenic Highway
- Riverside County Eligible Scenic Highway
- Yucaipa Designated Scenic Highway
- Yucaipa Scenic Resource Overlay

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7

Public Safety

INTRODUCTION

Protecting the public's health, safety, and welfare is a fundamental goal of any municipality, and this goal is a central part of Yucaipa's mission. Yucaipa is committed to protecting its residents from natural and human-caused hazards due to geology, flooding, wildfires, severe weather, air pollution, and climate change. This Public Safety Element is designed to address the community's safety, health, and welfare as they relate to these hazards.

Yucaipans cherish the hills, landforms, and creeks in their community. When coupled with a built environment of homes, buildings, and infrastructure systems, however, these features are also the source of hazards. Earthquake faults that flank the hills can trigger landslides. The streams and rivers that created the "benches" and canyons over time can overflow channels and lead to flooding. The grasslands covering the hills present a risk of wildland fires. Even severe weather can present safety hazards.

In light of these concerns, this Public Safety Element is intended to:

- 1) recognize the local hazards associated with Yucaipa's natural environment (geology, landforms, waterways, and weather), and
- 2) identify methods to manage these risks and protect people, property, infrastructure, and structures from harm. As the policies and actions are implemented over the next 20 years, the City of Yucaipa will be increasingly less impacted by disasters, and in the process, become more self-reliant, sustainable, and prosperous.

In This Element:

- + Geology and Seismic Safety
- + Flood Safety
- + Fire Safety
- + Emergency Preparedness
- + Severe Weather
- + Noise Hazards
- + Air Quality and Climate Change



General Plan vision themes in this element include:

An attractive, peaceful, and safe community

Health, safety, and well-being of our residents

Purpose and Scope

The Public Safety Element is a state-mandated general plan element that is intended to identify and protect the community from risks due to natural and human-caused hazards. The element addresses the following hazards with associated goals and policies:

- + **Natural Hazards.** Natural hazards include a range of seismic and geologic hazards, flooding hazards, wildland and urban fire hazards, and severe weather, most of which are caused by inclement weather or natural events.
- + **Human-Caused Hazards.** These include air pollution, climate change, and noise hazards that are caused by human activities. Other transportation-related and public safety hazards are addressed in other elements of the general plan.
- + **Emergency Preparedness.** Emergency preparedness refers to the range of procedures, methods, and protocols the City of Yucaipa uses to prepare for emergencies and disasters, respond to them, and recover from them.

Related Plans

Yucaipa's Public Safety Element is implemented by various plans for protecting the community. Some of these plans are provided by the City of Yucaipa; others are provided by other organizations.

- + **Drainage and Flooding.** The City's Master Plan of Drainage (MPD) provides an assessment of drainage and infrastructure needs and a plan for the maintenance and construction of detention basins to protect from flooding hazards.
- + **Fire Service Planning.** The Yucaipa Fire Department, through a contract with the California Department of Forestry and Fire Protection (CAL FIRE), prepares a fire services plan to provide fire protection and emergency medical services to the city.
- + **Hazard Mitigation Plan (HMP).** Yucaipa's HMP identifies hazards and establishes a plan to prepare for emergencies and disasters and mitigate potential impacts. In accordance with Government Code §§8685.9 and 65302.6, the City is adopting the HMP concurrent with the General Plan. The City Manager or Applicant's Authorized Agent is authorized to make any revisions as required by the Federal Emergency Management Agency
- + **Emergency Operations Plan.** The City's Emergency Operations Plan provides a comprehensive organizational and procedural guide for preparing for, responding to, and recovering from natural disasters or human-caused emergencies.

The next sections provide context for each topic, followed by goals, policies, and programs to achieve the General Plan vision.



GEOLOGIC AND SEISMIC SAFETY

The City's location in the Yucaipa Plain, and the Crafton and Yucaipa Hills, coupled with the many streams that flow through the community, has contributed to its naturally undulating terrain. The natural forces (flooding, earthquakes, winds, etc.) responsible for Yucaipa's unique terrain also have the potential to damage structures, roads, and utility systems as well as threaten people.

Geologic Hazards

The City rests primarily on alluvium deposited by the Yucaipa Creek and its tributaries. Older deposits consisting of alluvial fan conglomerate and other decomposed, clay-rich alluvia cover Central Yucaipa and Dunlap Acres. Younger alluvial deposits cover the river wash areas and Dunlap Acres west of Oak Glen Road. Parts of west Yucaipa are on Reservoir Canyon Hill, which is composed of crystalline rocks and older alluvium. Crafton Hills and Yucaipa Hills are composed of crystalline and metamorphic rock.

Yucaipa's geologic setting can, under certain circumstances, present hazardous conditions. These hazards are most frequently triggered by seismic or flood events.

- + **Unstable Soils.** Yucaipa's clay soils and young, relatively low-compacted soils can shrink or swell depending on moisture content. This occurs particularly during flood or earthquake. Structures on these soils may experience shifting, cracking, and breaking damage as soils shrink, subside, or expand. Unstable soils are primarily adjacent to the drainage courses.
- + **Slope Instability.** Slope failures occur most often along steep canyons, hillsides, and channels and can be triggered by flooding and earthquakes. Although Yucaipa has a low to moderate potential, landslides have occurred in Crafton Hills and in northern Yucaipa. These areas are also subject to a higher risk of mud/debris flow due to the topography.
- + **Ground Subsidence.** Ground subsidence involves the settling of ground surface due to extraction of oil, gas, or groundwater. Although Yucaipa does not have extraction fields, the Yucaipa Basin is in overdraft and thus has a low to moderate potential for ground subsidence throughout the community. Isolated cases of ground subsidence have occurred in the past.
- + **Soil Corrosiveness.** Many studies in Yucaipa have documented the presence of corrosive soils, which are those with a low pH. Corrosive soils can be responsible for premature eroding of buried metal pipes and concrete foundations. In terms of location, Yucaipa's soils can be corrosive on its adjacent hillsides, in Central Yucaipa, and portions of Dunlap Acres.



Excessive rainfall after a fire can lead to slope instability and mud/debris flows.



Seismic Hazards

Yucaipa is in a seismically active region. The San Andreas Fault and San Jacinto Fault Zone accommodate up to 80% of the slip rate between the North American and Pacific plates. The San Bernardino segment of the San Andreas transects the northern portion of the community along the base of Yucaipa Ridge. The San Andreas is the dominant fault in southern California and is capable of producing an 8.0 magnitude (M) earthquake, which is also capable of threatening property and lives.

Yucaipa has surface traces of active faults capable of producing damaging earthquakes. The Chicken Hill Fault runs through west Yucaipa and parallels Oak Glen Road south of Yucaipa Boulevard. The Crafton Hills Fault runs along the southeast front of the Crafton Hills of Yucaipa. Northern Yucaipa is also transected by a series of fault lines, designated Alquist-Priolo Zones (AP zones). Among others, recent earthquakes include:

- + 2008 Chino Hills earthquake (M5.5)
- + 2005 Yucaipa earthquake (M4.9)
- + 2003 Big Bear earthquake (M5.4)
- + 2003 Yucaipa earthquake (M5.2)
- + 2001 Yucaipa earthquake (M5.1)
- + 1998 Crafton Hills earthquake (M4.5)
- + 1994 Highland earthquake (M5.0)

Seismic hazards depend on the fault, soil types, and water table. Geologic hazards in Yucaipa include:

- + **Ground Shaking.** Yucaipa is subject to severe ground shaking due to fault ruptures along many of its active faults. The most intense shaking that could damage structures is expected from the San Andreas Fault, which passes along northern Yucaipa. Additional shaking could also occur adjacent to or near the many active faults and trace faults crossing the community.
- + **Liquefaction.** Yucaipa is generally susceptible to liquefaction, which is the loss of the strength or cohesion of soil. This can occur on young, loose, unconsolidated sediments. Whereas much of the City has liquefaction concerns, the only area at high risk of liquefaction is near Mill Creek Canyon, where groundwater levels are within 50 feet of the surface.
- + **Seismically Induced Settlement.** Much of Yucaipa is underlain by young, unconsolidated alluvial deposits and artificial fill that may be susceptible to seismically induced settlement. Sparse information is available on historical occurrences. This hazardous condition is most likely to occur in the Dunlap Acres planning area, portions of the North Bench, and along creeks.



Protecting Our Community

Protecting Yucaipa from the threat of geologic hazards is achieved through the identification of hazards, mitigation of structures at risk, enforcement of building codes and development standards, and public education and emergency preparedness.

Hazard Identification

The City of Yucaipa has established a Geologic Hazard Overlay District in the Municipal Code for designated areas within the community where active faults, liquefaction, subsidence, and mudflows may present a threat to structures, property, and people. **Figure S-1, Geologic Hazard Overlay District**, designates the general location of potential geologic and seismic hazards in Yucaipa.

Geotechnical Study

For building and structures proposed within the Geologic Hazards Overlay District or other areas required by the City Building Official, a geotechnical hazard study is required as part of the application. The geotechnical study must document the potential for geologic and seismic hazards in accordance with local regulations and state law. Seismic hazard mitigation measures identified by the geotechnical study, overlay district, or City Building Official must be incorporated into the project design prior to approval.

Structures at Risk

Advances in engineering techniques and building codes have reduced the threat of seismic-related collapse in new buildings. However, buildings built before modern seismic standards are at risk —unreinforced masonry, precast concrete tilt-up walls, soft-stories, and nonductile concrete frames. Of particular concern are Yucaipa's 42 mobile home parks. Critical infrastructure (gas, water, electric lines, and aboveground water storage reservoirs) can also be damaged during an earthquake. The City is pursuing programs to upgrade facilities, infrastructure, and housing units.

Building Codes and Development Standards

Proposed projects in the Geologic Hazards Overlay District must adhere to California building codes and state law. These codes provide minimum standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other features to mitigate the effects of earthquakes. State law provides additional seismic safety standards for schools, hospitals, infrastructure, and critical facilities. Seismic hazard mitigation measures are included.

Adherence to the following goal and policies will help mitigate potential harm from Yucaipa's geologic and seismic hazards.



GOAL S-1: GEOLOGIC AND SEISMIC SAFETY

Adequate protection of public health and safety; property; and economic, social, and service functions from seismic and geologic hazards.

Policies

- S-1.1 Geologic Hazard Identification.** Maintain and continuously update the City's geologic and seismic hazards map in concert with updates from the California Geologic Survey and local surveys.
- S-1.2 Geotechnical Analysis.** In areas within the City's Geologic and Seismic Hazards Overlay District or as required by the Building Official, require development proposals to include a geotechnical hazard analysis.
- S-1.3 Alquist-Priolo Act.** Enforce development requirements, such as seismic study analyses, project siting, and project design features for proposed developments near active faults pursuant to the Alquist-Priolo Act.
- S-1.4 Building Codes.** Require adherence to the latest California Building Codes and regulations in the Geologic and Seismic Hazards Overlay District; update local codes periodically for the latest advances.
- S-1.5 City Critical Infrastructure and Facilities.** Locate, design, maintain, and upgrade critical infrastructure and facilities (police, medical facilities, fire, roads, reservoirs, etc.) to required seismic safety standards.
- S-1.6 Other Critical Infrastructure and Facilities.** Encourage Caltrans, CAL FIRE, schools, utility companies, and other relevant agencies to comply with seismic safety standards for critical infrastructure and facilities.
- S-1.7 Retrofitting Buildings.** Encourage owners of potentially hazardous buildings (e.g., mobile homes) to assess seismic vulnerability and conduct seismic retrofitting as necessary to improve resistance to earthquakes.
- S-1.8 Natural Topography.** Limit grading for future developments to the minimum amount needed to preserve Yucaipa's natural topography, preserve vegetation, and maintain soil and slope stability.
- S-1.9 Public Education and Preparedness.** Compile and distribute earthquake preparedness information to Yucaipa residents and business owners; conduct periodic inspections and preparedness events.



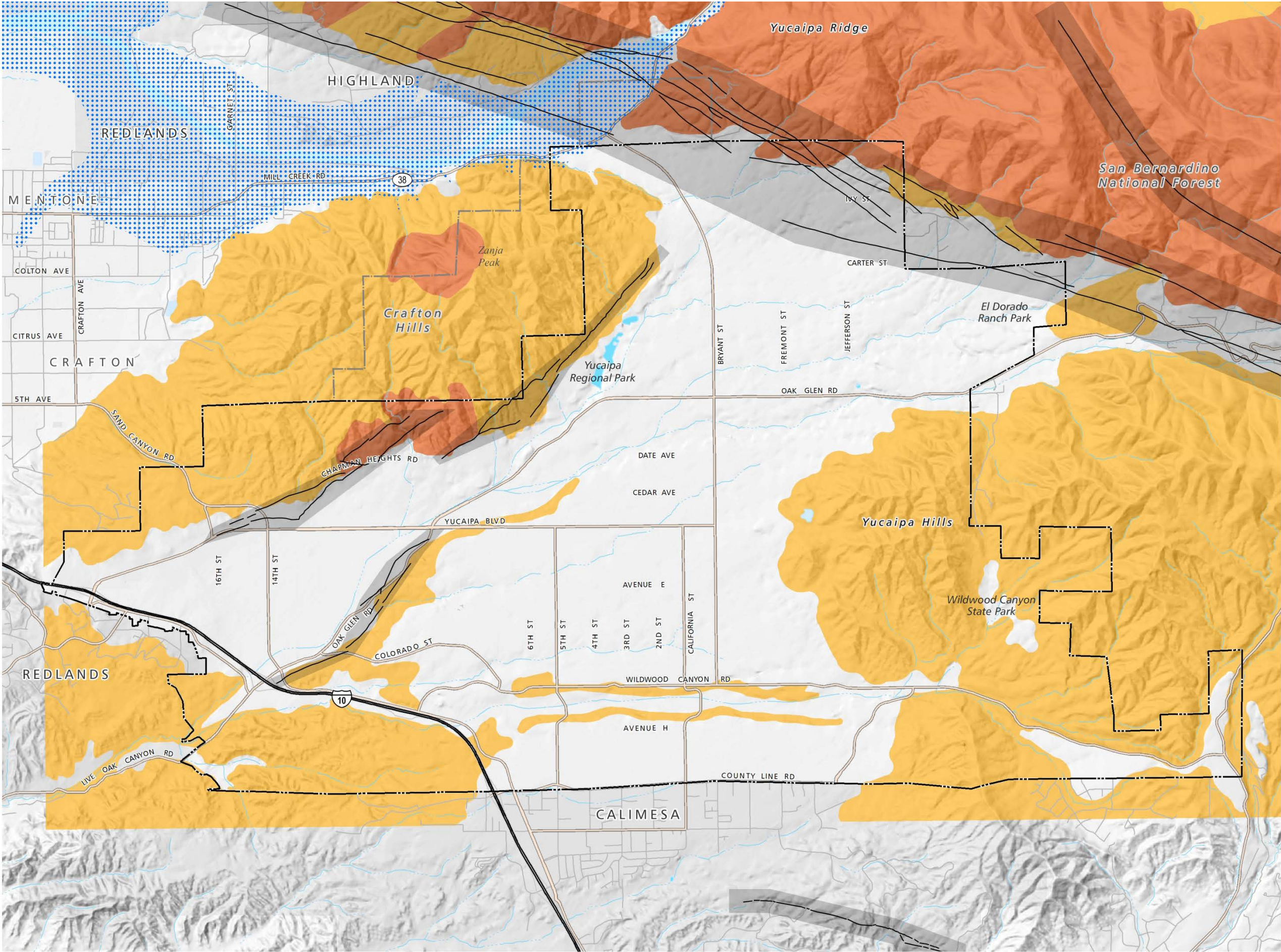


Figure S-1
**GEOLOGIC HAZARD
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Earthquake Hazard**
 - Fault Line
 - Alquist Priolo Fault Zone
- Liquefaction Susceptibility**
 - Most Susceptible
- Landslide Susceptibility**
 - Generally Susceptible
 - Most Susceptible

Note:
The Geologic Hazard Overlay District shall be designated in areas which are on or adjacent to active earthquake fault traces, in areas where landslides, mudslides and subsidence are prevalent, and where liquefaction of the soil is associated with earthquake activity.



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FLOOD SAFETY

Floods are natural and recurrent events that generally do not pose a hazard in an undeveloped area; it is only when floods interact with the built environment—typically, structures built in the floodplain, where they obstruct floodwaters—that they become hazardous to property, structures, and people.

Natural Setting

Yucaipa is bisected by several waterways. Wilson Creek runs in a southwesterly direction and Wildwood Creek runs to the southeast. Drainage occurs through many small, fluctuating creeks—Yucaipa Creek, Oak Glen Creek, Chicken Springs Wash, Spoor Creek, and Gateway Wash. Wilson and Wildwood creeks and their tributaries converge in Live Oak Canyon, west of Interstate 10, and then flow to the San Timoteo River.

Yucaipa has generally warm to dry weather and averages only 20 inches of rainfall annually. Therefore, most of the creeks are dry during most of the year, except along their upper reaches, which may have small, sustained year-round flow. However, Yucaipa is also subject to intense local storms. Floodwaters from the upper reaches of the mountains converge in Yucaipa's waterways, creating the potential for flooding and safety hazards.

During the late 1960s, Yucaipa storms caused widespread damage to roads, homes, utilities, and property. Since then, the City has completed multimillion-dollar projects to protect the community from flooding. Although channel improvements have significantly reduced the occurrence and severity of flooding, storms continue to cause local flooding. Recent flooding events include:

- + 2011 January Flash Flood/Mudslides
- + 2010 January Flash Flood/Mudslides
- + 2005 August Flash Flood
- + 2002 November Flash Flood
- + 1999 August Flash Flood
- + 1995 January Storm
- + 1993 February Storm
- + 1992 Winter Storms

To prevent and control flooding, Yucaipa and the San Bernardino County Flood Control District manage a network of channels, detention basins, and other flood control infrastructure. More than 28 miles of drainage infrastructure, a dozen detention basins, and natural streams divert floodwaters and recharge groundwater. Additional facilities and flood protection infrastructure are planned. **Figure S-2a, Drainage and Recharge Facilities**, shows areas capable of accommodating floodwaters and groundwater recharge.



The 2010 flash floods damaged roadways and homes in Yucaipa.





The 2010 storms flooded low water crossings and created safety hazards.

Flood Hazards

Because of Yucaipa's steep terrain and seasonal storm events, the community is subject to a wide range of flooding hazards. The predominant flooding hazards are riverine flooding, mudflows, dam inundation, and urban flooding. These flooding hazards are described below and mapped on subsequent pages.

Riverine Floods

Riverine flooding is the most prevalent flood hazard in Yucaipa and the source for the most devastating floods in the city. Yucaipa has many fluctuating waterways—Yucaipa Creek, Oak Glen Creek, Wildwood Creek, Chicken Springs Wash, and Spoor Creek. Although generally dry, these creeks can quickly accumulate water during storm events, as intense rainfall at higher elevations in the Yucaipa Ridge or Crafton Hills converges downstream in Yucaipa. These floods can overflow channels or adjacent floodways, quickly creating hazardous conditions for residents and motorists.

The Federal Emergency Management Agency (FEMA) is responsible for identifying flood hazards for communities across the nation. FEMA prepares maps that delineate Special Flood Hazard Areas—a 100-year and 500-year flood event. A 100-year flood is a flood event that has a 1% probability of occurring in any given year; a 500-year flood has 0.2% probability of occurring in any given year. The California Department of Water Resources also has identified areas prone to a 100-year flood using approximate assessment procedures, without specific depths and other flood hazard data. These maps are not FEMA regulatory floodplain maps.

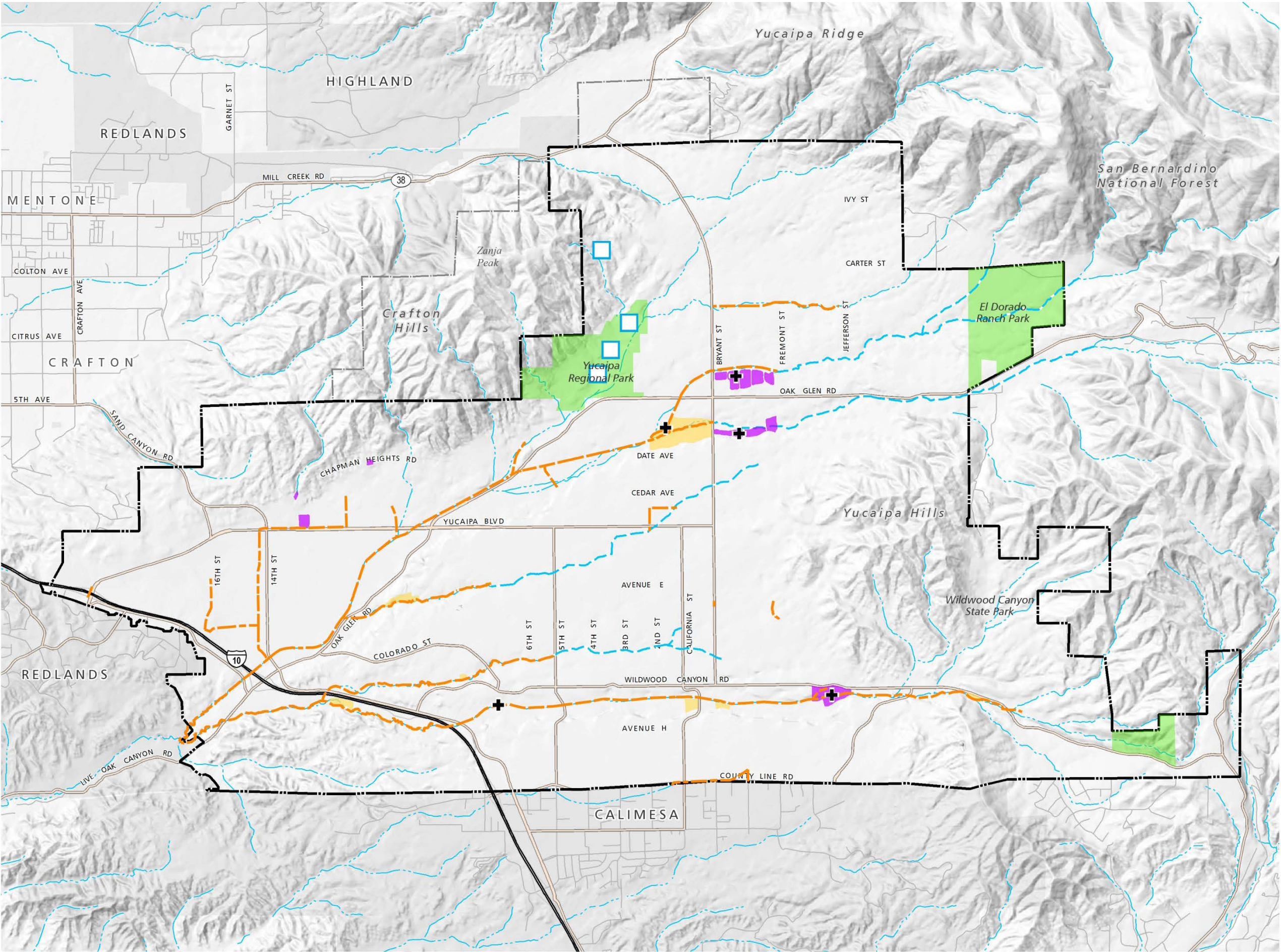
Mudflow/Debris Flow

A mud/debris flow refers to a moving mass of loose mud, sand, soil, rock, water, and air that travels down a slope under the influence of gravity. A mud/debris flow can also flow down a stream, ravine, canyon, arroyo, or gulch. These flows develop when water rapidly accumulates in the ground during heavy rainfall or rapid snowmelt, changing loose earth into a flowing river of mud. Mud/debris flows can travel miles from the source, growing as they pick up trees, boulders, cars, and other materials.

Generally, areas most susceptible to mud/debris flow include steep slopes, landforms subject to erosion, and river channels. In areas burned by forest and brush fires, a lower threshold of rainfall may trigger mud/debris flows. In the past few decades, Yucaipa has experienced many smaller mud/debris flows and landslides along the Crafton Hills, northern Yucaipa, the Yucaipa Hills, and Oak Glen area that have damaged structures and roads. Planning for these situations is an essential post-fire recovery operation.

Figure S-2b, Floodplain Safety Overlay District, shows Yucaipa's potential safety hazards of riverine flooding and dam inundation.

Figure S-2a
**DRAINAGE AND
RECHARGE FACILITIES**



- City Limits
- Yucaipa Sphere of Influence
- Existing Drainage Basin
- Proposed Drainage Basin
- Open Space/Park Groundwater Recharge Areas
- Reservoir
- Drainage Channel
- Natural Drainage Channel
- Potential Groundwater Recharge Facility

Note: Where streams/rivers overlap with the drainage channels, the facilities have been channelized.



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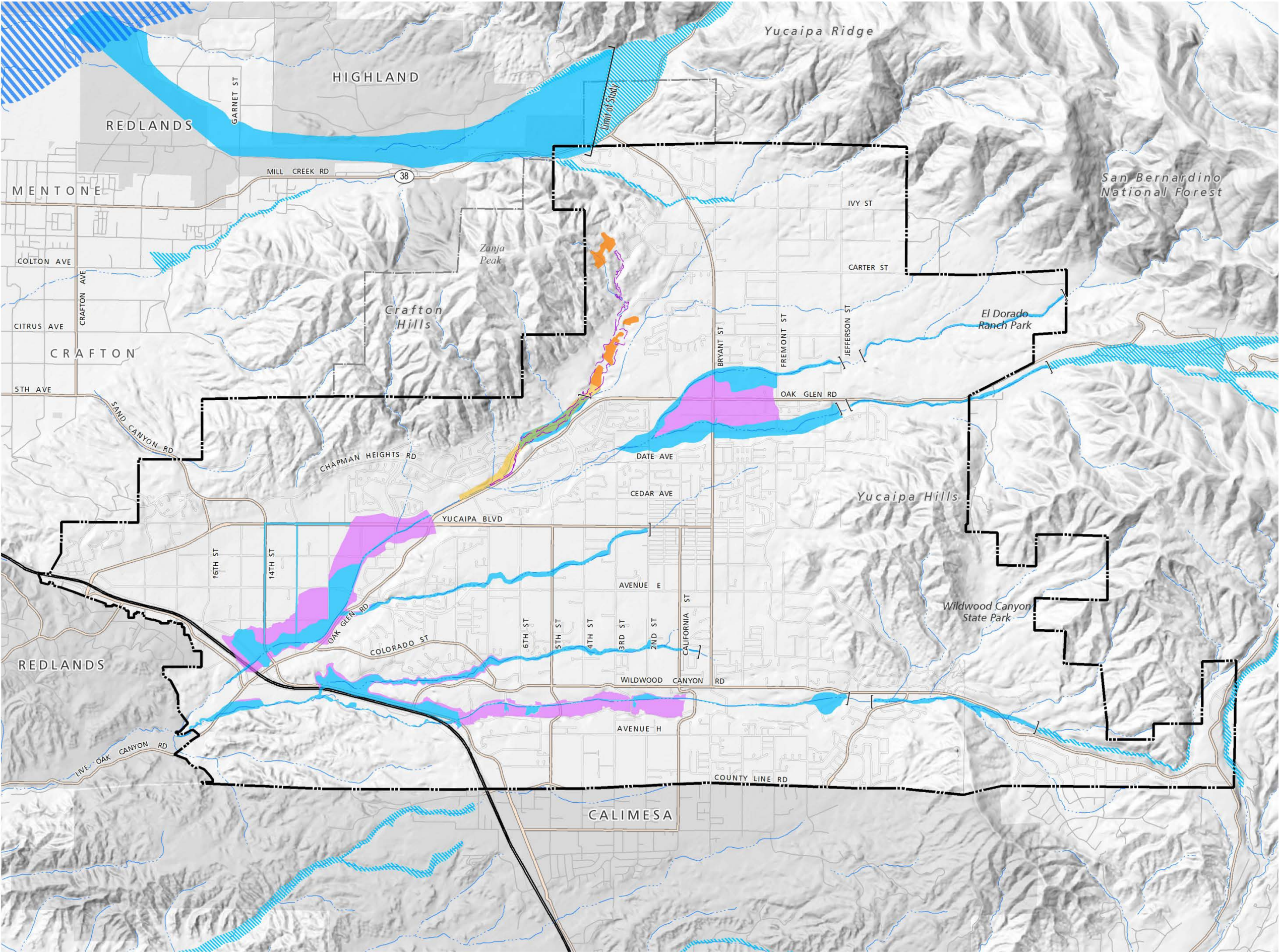


Figure S-2b
**FLOODPLAIN SAFETY
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Inundation Areas**
 - Reservoir
 - Yucaipa Res. Dam Inundation (1976)
 - Crafton Hills Dam Inundation (2010)
 - Seven Oaks Dam Inundation
 - Stream/River
- Overlay Designation**
 - Floodplain Review Area 1 (100 Year Flood Area)
 - Floodplain Review Area 2 (500 Year Flood Area)
 - Limits of Study
 - DWR Awareness Flood Areas

Notes:

1. Floodplain Review Area 1 (FP1): FP1 shall include all areas subject to a 100-year flood as defined by the Federal Flood Insurance Regulations and the Federal Emergency Management Agency (FEMA).
2. Floodplain Review Area 2 (FP2): FP2 shall include all areas between limits of the 100-year flood and subject to a 500-year flood, and certain areas subject to 100-year flooding with an average depth of less than one foot or where the contributing drainage areas are less than one square mile, or areas protected by levees from the base flood.
3. DWR Awareness Flood Areas: The Department of Water Resources has identified areas for potential 100-year flooding that may warrant further studies or analysis to assess the risk of flooding for regulatory purposes, and land use planning.
4. Delineation of FEMA flood zones continues to change in accordance with federal regulations and local flood control projects.

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Dam Inundation

Yucaipa has four open reservoirs. Built in 1978, three reservoirs are located in Yucaipa Regional Park and serve recreational purposes. These dams are owned and operated by the San Bernardino Valley Municipal Water District. The fourth reservoir is located in Crafton Hills, above the Yucaipa Regional Park. Originally built in 2001, the Crafton Hills Dam was improved in 2013, and the reservoir was tripled in size in 2014. An intertie along Mills Creek diverts water from the State Water Project to fill the expanded Crafton Reservoir.

Dam inundation refers to flooding when water retention structures and dams fail during an earthquake or other emergency. In the event of an earthquake or other catastrophic event, these reservoirs present a remote risk of failure or breach. In that event, floodwaters would extend southward along Oak Glen Road, potentially affecting 50 homes in Chapman Heights. To mitigate this hazard, dams are required to pass safety standards and annual inspections by the California Department of Water Resources.

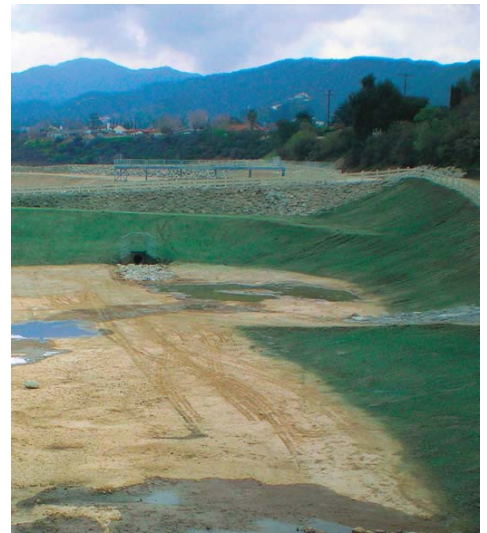
The City of Yucaipa has additional closed reservoirs (either above or below grade) that are owned, operated, and maintained by the Yucaipa Valley Water District, Western Heights Water Company, and South Mesa Water Company. During a significant natural disaster, these reservoirs could fail and lead to localized inundation, although to a significantly lesser degree than dams. Water districts are required to ensure that closed reservoirs are built, maintained, and retrofitted in accordance with state safety standards.

Urban Flooding

Urban flooding refers to the built environment of the city. Although Yucaipa's flood control and drainage infrastructure direct the majority of floodwaters, flooding during intense storms is inevitable due to the volume of water draining from the mountains. Moving debris can quickly overwhelm or impede well-designed channels and basins, spilling onto streets and property. Typically, storm drains are designed for normal rainfall and provide protection from a normal storm event. However, when larger storms occur or storm drains are blocked, flooding may occur.

Several areas in Yucaipa are more susceptible to urban flooding. In particular, Dunlap Acres and areas below the confluence at Yucaipa Creek and Wildwood Creek are subject to flooding. Areas where roads decline below grade (low water crossings) or where limited infrastructure is in place are also susceptible to flooding. The City continues to invest in flood control projects (detention basins, storm drains, streets, and sidewalks, etc.) to reduce flood risks. However, due to Yucaipa's unique topography and built environment, urban flooding remains a concern in Yucaipa.

Yucaipa continues to prioritize flood control projects to reduce potential flooding hazards. The \$6.1 million Oak Glen Creek Basin Project, \$7.2 million Wildwood Creek Basin Project, and other projects have significantly reduced flooding hazards in Dunlap Acres and other areas of the community.



Completion of the Oak Glen Creek Basins resulted in lifting floodplain restrictions for most properties in Dunlap Acres.



Protecting Our Community

Yucaipa protects the community from flooding hazards through the identification of hazards, enforcement of building codes and development standards, implementation of a master plan of drainage and capital improvements, and participation in mutual aid agreements, described below.

Hazard Identification

Yucaipa's Municipal Code has a Floodplain Safety Overlay District that corresponds to FEMA 100-year and 500-year floodplains. These are included on these flood zone boundaries. The Floodplain Safety Overlay District Map identifies areas within Yucaipa needing additional protection from flooding hazards. Floodplain Review Area 1 (FP 1) includes areas subject to a 100-year flood. Floodplain Review Area 1 (FP2) includes all areas between limits of the 100-year flood and subject to a 500-year flood.

Building Codes and Development Standards

Proposed development projects within the Floodplain Safety Overlay District must be designed to meet applicable California building codes and required amendments. Additional mitigation measures for flood hazards may be required, including structure anchoring, construction materials and methods, utility standards, and others as required by the Floodplain Safety Overlay District. Projects must also comply with requirements of the National Flood Insurance Protection Floodplain Management program.

Master Plan of Drainage

The City continuously works on flood control projects to remove properties from delineated floodplains/ floodways and works with FEMA to make map revisions in accordance with federal law. Yucaipa's Master Plan of Drainage (MPD) and the City's capital improvement program outlines planned improvements to flood control infrastructure— including detention basins, desilting basins, flood channel stabilization, and improvements to drainage facilities and infrastructure needed to provide protection from flooding events. MPD projects are consistent with the Hazard Mitigation Plan and Yucaipa's annual Capital Improvement Program.

Mutual Aid Agreements

Yucaipa maintains mutual aid agreements that provide for voluntary cooperative efforts and provision of services from other agencies when local capabilities are exceeded during an emergency. Yucaipa has mutual aid agreements with adjacent jurisdictions, San Bernardino County Flood Control District, Yucaipa Valley Water District, the State of California, federal agencies, Yucaipa-Calimesa Joint Unified School District, and American Red Cross, etc. The California Emergency Management Agency also provides coordination and funding to local disaster areas.



GOAL S-2: FLOOD SAFETY

A community well versed in flood control hazards and protected from or minimally disrupted by flooding and inundation hazards.

Policies

- S-2.1 **Flood Hazard Identification.** Maintain and continuously update the City's floodplain safety hazards map in concert with FEMA map amendments and improvements to local drainage facilities.
- S-2.2 **Floodplain Development.** Promote the dedication of land within the 100-year floodplain and adjacent areas for park, multi-purpose trails, recreational uses, open spaces, and habitat conservation/mitigation.
- S-2.3 **Land Use Regulations.** Prohibit development of new essential and critical facilities and lifeline services in the 100-year floodplain. Prohibit facilities that use, store, transport, or dispose of hazardous materials from developing in the Floodplain Safety Overlay District.
- S-2.4 **Building Codes.** Require adherence to the latest building, site, and design codes in the California Building Code, FEMA flood control guidelines, and Floodplain Safety Overlay District to avoid or minimize the risk of flooding hazards in the community.
- S-2.5 **Special Flood Hazard Areas.** Support policies, procedures, and recommendations of the National Flood Insurance Program for SFHAs with respect to zoning, subdivision, building codes, and overlays.
- S-2.6 **Flood Control Facilities.** Prioritize and fund maintenance and construction of improvements to drainage facilities and roadways identified in the City's Master Plan of Drainage and Hazard Mitigation Plan.
- S-2.7. **Stormwater Runoff.** Require new developments that add substantial amounts of impervious surfaces to integrate low impact development best management practices to reduce stormwater runoff.
- S-2.8 **Interagency Coordination.** Establish and maintain cooperative working relationships among public agencies with responsibility for flood protection, including San Bernardino County Flood Control District, County Public Works, and other entities.
- S-2.9 **Public Education and Preparedness.** Compile and distribute flooding prevention information to Yucaipa residents and business owners; conduct periodic inspections and preparedness events.



FIRE SAFETY

Yucaipa is subject to a range of urban fire hazards due to its built environment—its buildings, roads, and adjacency to other cities. Yucaipa’s dry weather conditions, topography, high winds, and vegetation also place the city at a very high risk of wildfire. Left uncontrolled, fires have the potential to damage or destroy structures, roadways, and utility systems and disrupt the economy.

Fire Hazard Setting

Yucaipa’s fire hazard responsibilities include response to urban fires, wildland fires, and emergency medical response.

Urban Fire

Yucaipa’s built environment has a medium to low fire hazard. Developed areas include some apartments, offices, mercantile, and industrial occupancies not normally requiring extensive rescue. Lower-hazard occupancies include a one-, two- or three-family dwellings, scattered small business, and industrial occupancies. Each year, Yucaipa averages 350 fires, including 100 vegetation fires, 100 structure fires, 75 vehicle fires, and 75 miscellaneous fires. Most urban fires can be extinguished within a few hours.

Yucaipa’s fire service responsibilities extend beyond firefighting suppression to include a range of paramedic and lifeline services. Approximately 70% of CAL FIRE calls (more than 7,000 calls annually) are for medical services. The Fire Department also responds to about 500 traffic collisions each year. Because of Yucaipa’s demographics and the nature of fire service calls, the provision of licensed paramedics trained in advanced life support during emergencies has become increasingly important.

Yucaipa Fire maintains aid agreements with surrounding agencies to provide assistance during and after a fire emergency. Automatic aid agreements are in place with the City of Redlands Fire Department and Riverside County Fire Department. Yucaipa Fire maintains mutual aid agreements with the US Forest Service for wildland areas north and east of Yucaipa. Mutual and automatic aid agreements are also in place with the San Bernardino County Fire Department. Yucaipa Fire also maintains a cooperative agreement with the San Bernardino County Fire Department.

The Insurance Service Office (ISO) is a leading source of information about property casualty insurance risk for local government. ISO helps establish fire insurance premiums for residential and commercial properties based in part on a city’s fire protection. ISO rankings are based on four criteria: a community’s emergency communications, fire department equipment and operations, and water supply. ISO rates each community’s fire suppression system on a 10-point scale, with one (1) being the highest ranking that can be achieved. Yucaipa maintains a Class 3 ISO rating.



Wildland Fire

Wildland fire is a critical concern in Yucaipa. Expansive open areas are susceptible to destructive wildland fires, which can be exacerbated by dry weather and Santa Ana winds. The National Fire Plan designates Yucaipa as a “community at risk” of high wildland fire hazard (CAL FIRE 2014). Vegetation fuel types in the City include annual grasses and a variety of brush with low fuel moisture that are highly susceptible to and capable of carrying fire.

Since 2000, the City of Yucaipa has experienced many wildland fires due to a natural causes, human error, and arson. Over the past decade, all of the notable fires have occurred in hillsides surrounding Yucaipa. According to CAL FIRE, USFS, and USGS, notable fires include:

- + 2015 Mill 2 Fire burned 35 acres
- + 2013 Mentone/Yucaipa Fire burned 534 acres
- + 2011 Mill Fire burned 100 acres
- + 2009 Pendleton Fire burned 860 acres
- + 2009 Oak Glen Fire burned 1,015 acres
- + 2009 Crafton Hills Fire burned 350 acres
- + 2007 Yucaipa Ridge Fire burned 280 acres
- + 2007 Jefferson Fire burned 125 acres

Responsibility for wildland fire prevention and suppression includes the city, state, and federal government. The federal government has the primary responsibility in Wildwood Canyon, Yucaipa Hills, and National Forest. These “federal responsibility areas” (FRA) total 8% of the acreage within the City and sphere of influence. Areas where the State of California has primary responsibility (called “State Responsibility Areas” or “SRA”) comprise 17%, primarily in the Crafton Hills and El Dorado Ranch Park. Local responsibility areas comprise most of the developed areas in Yucaipa.

According to CAL FIRE, half of the City of Yucaipa is designated as a very high fire severity zone (VHFZ) based on fuels, terrain, and weather. These lands are characterized by fire-prone land cover—primarily valley grasslands, mixed chaparral, and shrub communities. Significant residential growth is planned over the buildout of Yucaipa; however, only 3,500 units will be located in a VHFZ. Of those total units, only a fraction is permitted within SRA lands (~200 units) or within FRA lands (~150 units).

The City of Yucaipa designated fire-prone areas with a fire safety overlay district. **Figure S-3, Fire Safety Overlay District**, designates these areas as FR-1 (very high fire severity zones) and FR-2, which are lands vulnerable to fire due to proximity to FR-1 areas.



Protecting Our Community

CAL FIRE provides fire service protection for Yucaipa in accordance with its Unit Fire Plan and service contract covering the entire city and surrounding State Responsibility Area. The following section describes CAL FIRE services, City requirements for adequate infrastructure, and municipal code requirements for land uses citywide and in the fire service overlay districts.

Fire Stations

CAL FIRE provides fire suppression and paramedic services for Yucaipa in accordance with its Unit Plan and service contract. CAL Fire provides services from three permanent local stations and one reserve station in Oak Glen (volunteer staffed). Table 1 shows Yucaipa's fire stations locations, equipment, and staffing.

Table S-1 Fire Services

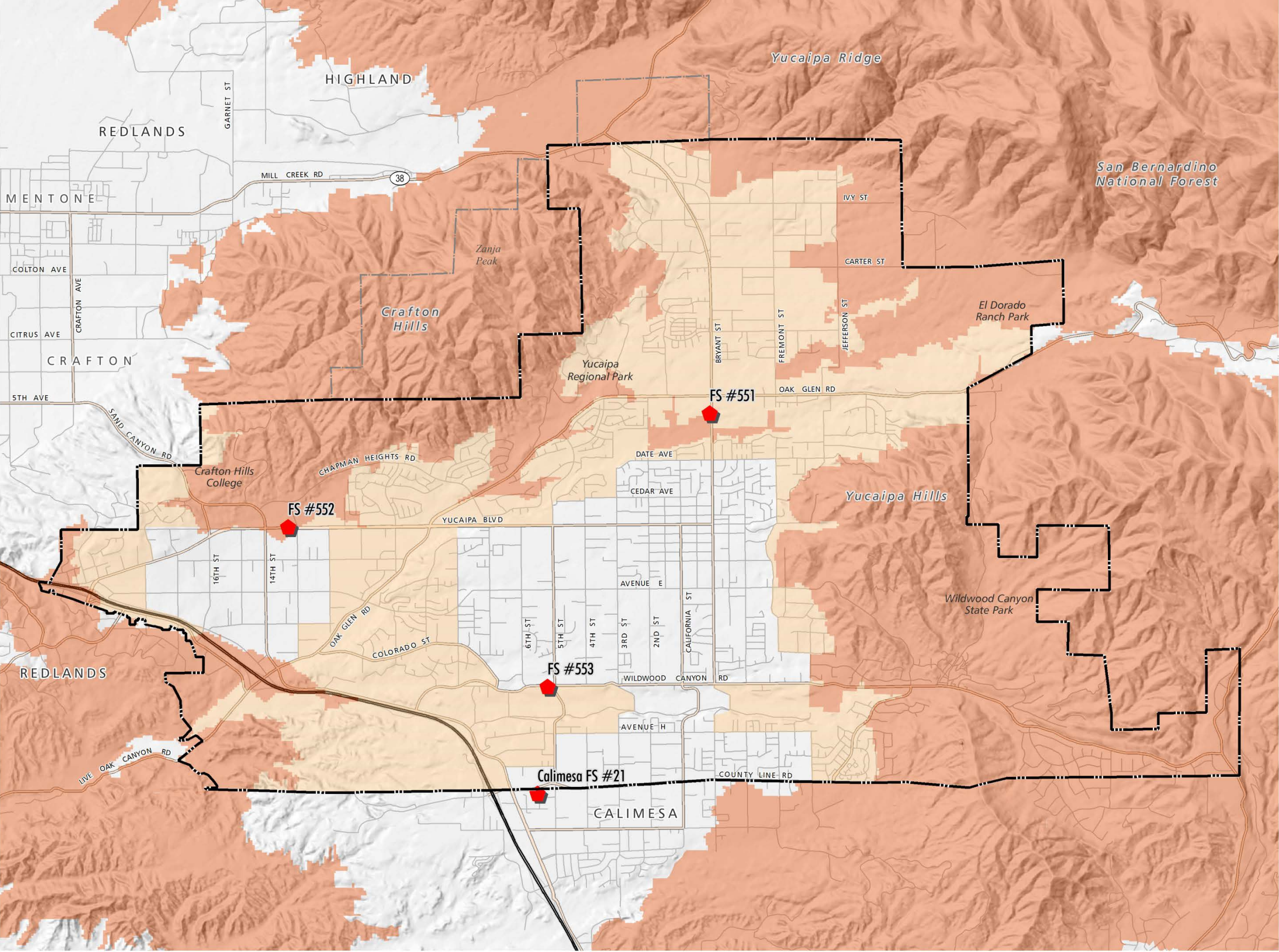
Station and Location	Equipment	Daily Staffing
Cal-Fire Station Fire Station No. 1 11416 Bryant	• 1 Front Line Type I Fire Engine • 2 Front Line Type III Fire Engines • Fire Station Heliopad • Utility (Quick Response Rescue)	Each Type I engine is ALS municipally staffed with minimum 3-person crew—incl. 1 captain, 1 engineer, and 1 firefighter. (one paramedic-qualified). Each Type III engine is minimum staffed with 3-person crew, incl. 1 captain or engineer and 2 firefighters.
Crafton Station Fire Station No. 2 32664 Yucaipa	• 1 Front Line Type I Fire Engine • 1 Reserve Type I Fire Engine • 1 Type II Fire Engine	
Wildwood Station Fire Station No. 3 34259 Wildwood	• 1 Front Line Type I Fire Engine • 1 Reserve Type I Fire Engine • 1 Utility (Pick up)	
Oak Glen Station (Volunteer) 11877 Oak Glen	• 1 Type III Fire Engine • 1 Type IV Fire Engine • 1 Type II Water Tender	Varied staffing depends on available reserve (volunteer) firefighters

Yucaipa has opted for the CAL FIRE staffing of 3-person crews, plus an assigned Fire Captain at all times on each engine. Through agreements with cooperating fire departments and assigned Yucaipa fire engines, CAL FIRE makes available a total of 4 to 5 fire engines plus a chief officer on a standard structure fire response depending on the reported type of structure, for a total complement of 13 to 16 personnel. Staff arriving at an incident is paramedic qualified and can provide advanced life support services.

Yucaipa Fire strives to meet National Fire Protection Association (NFPA) standards for responding to fire and other emergencies. NFPA recommends that first responders arrive at the fire scene in five minutes or less at least 90% of the time. Response time is measured from the time of the 911 call to arrival at the scene. Yucaipa Fire currently averages about five minutes to all parts of the city, including the Wildwood Canyon and Oak Glen areas.



Figure S-3
**FIRE SAFETY
OVERLAY DISTRICT**



- City Limits
- Yucaipa Sphere of Influence
- Fire Stations
- Overlay Designation**
- FR1 Fire Safety Review Area 1
- FR2 Fire Safety Review Area 2

Notes:
Based on Section 85.020215 of the City of Yucaipa Municipal Code, the City's Fire Safety Overlay District is divided into two review areas, each of which represents a different level of wildland fire hazard.

Fire Safety Review Area 1 (FR1): Includes wildland areas that are marginally developable, areas which are not likely to be developed, and the area of transition between wildlands and areas that are partially developed or are likely to be developed in the future. Area 1 corresponds to very high to extremely high fire hazard severity zones recommended by CALFire.

Fire Safety Review Area 2 (FR2): Includes relatively flat land that is either partially or completely developed, or, if it is not developed, is usually suitable for development. Present and future development within Area 2 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to FR1.



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Water Supply

Adequate and reliable water supplies are essential to suppress fires. Yucaipa adheres to fire infrastructure and flow requirements in accordance with the California Fire Code (2013), National Fire Protection Association standards, and local standards. Table S-2 shows the City's fire flow standards for new development projects.

Table S-2 Fire Flow Standards for New Development

Type of Development	Flow (gpm)	Duration (hours)	Fire Hydrants
Detached Single Family Residential	1,500	2	2
Attached Multifamily Residential	3,000	2	3
Light Commercial/Industrial (incl. schools)	3,000	3	3
Heavy Commercial/Industrial	5,000	4	4

Source: Yucaipa Valley Water District, 2015

Note: The City requires new projects in undersupplied areas to provide fire sprinkler systems and adequately sized on-site reservoirs to provide fire flow requirements

Yucaipa's water system (water lines, tanks, pump stations, etc.) is sized to handle the highest demand on the system. This is calculated assuming a worst-case scenario for the fire hydrant farthest from the connection to the distribution system, at the highest elevation, assuming the supply reservoir is half full. Water pipes are sized to allow a maximum daily flow plus fire flow that provides a residual pressure of 20 psi (pounds per square inch) and maximum velocity of 10 fps (feet per second) system wide.

Yucaipa's water system provides adequate water supply, although some areas may comply with lower standards in effect at that time. CAL FIRE maintains fire pre-plans (included in each assigned fire engine) that address water shortages, building types/construction types, water sources, and other features of the area in question. When a response is initiated in these areas, the Incident Commander can request additional water resources (e.g., water tenders, mutual aid, aerial support, etc.) as needed.

Water supplies can be interrupted or curtailed due to drought, fire, earthquake (which damage facilities and infrastructure), or power failure. In case of emergency, YVWD maintains backup generators for critical infrastructure to avoid supply interruptions. YVWD can maintain or supplement water supplies through interties with adjacent water companies or standby production wells. Critical facilities are compliant with state seismic safety standards.

In cases of extended-attack fires or wildland fires, CAL FIRE uses a triage of strategies. CAL FIRE maintains *emergency land use agreements* with the County and Yucaipa Valley Water District to draw water from Yucaipa Reservoir, Crafton Hills Reservoir, and Yucaipa Regional Park. Water tenders are used to transport water to a fire when hydrants or other supplies are not near the fire. Cooperative agreements with other agencies are also employed.



Fire Access Standards

Yucaipa's has adopted the California Fire Code (CFC) with amendments to address local fire hazard concerns. Specific requirements for fire access include:

- + **Roadway Design.** Access roads and public and private streets shall not exceed a 12% grade, be capable of supporting 75,000 pounds, and built with all-weather driving capabilities
- + **Subdivision Access.** Subdivisions must have two points of vehicular ingress and egress from streets, one of which may be used for emergency purposes only.
- + **Road widths.** Roads shall be at least 24 feet wide citywide and allow for 2-way traffic and 26 feet in FR1 areas; emergency vehicle access only is required to have a 20-foot minimum.
- + **Bridge Design.** Per the California Fire Code, access bridges meet nationally recognized design standards, including a capability of supporting 75,000 pounds.
- + **Project Perimeter.** Projects must provide adequate vehicular access for firefighting vehicles to the perimeter of a project that is adjacent to a fuel modified area or fire hazard area.

Vegetation Management

The Yucaipa Municipal Code incorporated the latest 2013 CFC and appendices, and amended it to address vegetation management. New structures in areas containing combustible vegetation must secure a fuel modification plan approved by the Fire Official. The plan must address water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space, and vegetation management consistent with the CFC's "Requirements for Wildland-Urban Interface Fire Areas."

In accordance with the California Public Resources Code, properties upon or adjoining hazardous fire areas must maintain a 100-foot defensible space around structures, with most intensive fuel management within the first 30 feet around the structure. Electrical transmission lines must have at least 10-foot clearances. To facilitate emergency access and evacuation, 10-foot clearances are required along each side of portions of highways and private streets that are improved, designed, or ordinarily used for vehicles.

Additional vegetation management strategies are employed in state and federal responsibility areas. The United States Forest Service, CAL FIRE, and San Bernardino National Forest maintain a system of fuelbreaks to protect Yucaipa from wildfires. Fuelbreaks are listed in the Oak Glen/Banning Hazardous Fuel Reduction Project and the Inyo-Mono-San Bernardino Unit Fire plans. Fuelbreaks are located below Yucaipa Ridge, the interface of Yucaipa Hills and Oak Glen, Crafton Hills, and Wildwood Canyon.



Building, Development, and Signage Regulations

Yucaipa has adopted the latest edition of the California Fire Code, with all appendices, and amended it to address local concerns. The Fire Marshall reviews plans for structures and buildings citywide, including fire-prone areas. Checklists are used to address fire code requirements, including but not limited to: street and building signage, water supply, water infrastructure, sprinkler requirements, building requirements (sprinklers, smoke detectors, roofing, etc.), access roads, and vegetation management among others.

The City enforces uniform building address and street sign letters. Street sign letters must be at least 4" in height and 3/8" in width. As required by the Fire Code, addresses for single-family structures shall be 4" in height, 3/8" in width, on contrasting backgrounds, and plainly visible and legible from an access roadway or the street. Commercial and multi-family projects shall have numbers of 8" in height and 1/2" in width, and on contrasting background. Industrial address letters must be 12" in height and 1" in width.

Hazardous Materials

Yucaipa Fire is responsible for inspecting facilities that handle hazardous materials, generate or treat hazardous waste, and/or operate an underground storage tank. Yucaipa Fire also responds to situations where local traffic accidents lead to a spillage of hazardous materials. Additional governmental agencies help protect Yucaipans from hazardous waste and materials. As the certified unified public agency (CUPA), the County of San Bernardino Fire Department implements the hazardous waste and materials standards for Yucaipa. This program covers seven areas.

- + Aboveground Petroleum Storage Act (APSA) Program
- + Area Plans for Hazardous Materials Emergencies
- + California Accidental Release Prevention (CalARP) Program
- + Hazardous Materials Release Response Plans and Inventories
- + Hazardous Material Management Plan (HMMP)
- + Hazardous Waste Generator Program
- + Onsite Waste Treatment Program
- + Underground Storage Tank Program

While Yucaipa does not have large hazardous waste generators or facilities typical for cities, other facilities present key fire hazards. Southern California Gas Company operates a high-pressure gas transmission and distribution pipeline that extends along Interstate 10 and then northward along the western portion of the city and the southernmost section of the community north of the I-10. If this high-pressure gas distribution line ruptured during an earthquake, the released gas could result in a significant fire.



GOAL S-3: FIRE SAFETY

A community that implements proactive fire hazard abatement strategies and, as a result, is minimally impacted by wildland and urban fires.

Policies

- S-3.1 Fire Hazard Identification.** Maintain and continuously update the City's fire hazard overlay map for changes in fire hazard severity overlay district consistent with changes in hazard designations by CAL FIRE.
- S-3.2 Fire Service Levels.** Provide appropriate staffing levels, equipment, facilities, and training to maintain an Insurance Service Office Rating of 3; continue to strive to meet the latest industry standards in fire safety.
- S-3.3 Fire Codes.** Require adherence to applicable fire codes for buildings and structures, fire access, and other standards in accordance with Fire Hazard Overlay Districts, California Fire Code, and municipal codes; encourage retrofit of nonconforming land uses.
- S-3.4 Fuel Modification.** Require adherence to fuel modification and defensible space requirements to reduce wildfire hazards; work with CAL FIRE to coordinate fuelbreaks in very high fire severity zones.
- S-3.5 Permit Approvals.** Ensure compliance with the Subdivision Map Act requirements for structural fire protection and suppression services, subdivision requirements for on/off-site improvements, ingress and egress, street standards, and other concerns.
- S-3.6 Adequate Water Supply and Redundancy.** Work with public and private water distribution and supply facilities to ensure adequate water capacity and system redundancy to supply emergency firefighting needs.
- S-3.7 Critical Facilities and Structures.** Locate, design, maintain, and upgrade critical facilities, structures, and infrastructure (police stations, roads, utilities, reservoirs, etc.) to minimize exposure to fire hazards.
- S-3.8 Public Education.** Educate the community about fire prevention and suppression; work with other agencies and private interests to educate private landowners on fire-safe measures to achieve a low risk condition.
- S-3.9 Post-fire Treatment.** Work with CAL FIRE, USFS, USGS, and applicable nongovernmental agencies to create a plan to address post-fire recovery activities and projects that allow burned areas to fully recover and minimize repetitive losses and further damage.



EMERGENCY PREPAREDNESS

Management of emergencies and disasters consists of: 1) event preparedness; 2) response during or soon after the event; (3) post-event recovery; and 4) hazard mitigation. To accomplish these phases requires quick, dynamic, and effective response from multiple entities. This requires preparation by public agencies, neighborhoods, businesses, and families.

Planning For Disasters

Yucaipa Fire Department, Police Department, and the Deputy City Manager coordinate emergency preparedness planning, response, and recovery efforts. These include:

Preparedness

Yucaipa adheres to the National Incident Management System (NIMS) for emergency preparedness. NIMS is a systematic approach for government, nongovernmental organizations, critical infrastructure owners and operators, and the private sector to work together to manage threats and hazards. The NIMS provides a comprehensive and standardized incident management system for agencies that are involved in emergency management and/or incident response. The City of Yucaipa is NIMS-compliant as articulated in its Emergency Operation Plan and therefore eligible for federal preparedness grants and award.

Response Phase

Yucaipa follows the Standardized Emergency Management System (SEMS) to structure its response phase of emergency management. Adopted by California, SEMS unifies all elements of emergency management into a single integrated and standardized system. SEMS incorporates an incident command system, field-level emergency response system, multi/inter-agency coordination, mutual aid, and operational area concept. Yucaipa is SEMS-compliant and therefore eligible for reimbursement of response-related costs under state disaster assistance programs.

Recovery/Prevention

Yucaipa coordinates and manages recovery/prevention activities following emergencies/disasters through the City Manager and the Emergency Services Coordinator. City staff may also assist in facilitating and leading the recovery process. For declared emergencies, City staff complete a detailed damage/safety assessment that is forwarded to County OES for inclusion in the County's IDE report. After-Action Reports will identify corrective actions and make recommendations for correcting problems noted in the response/recovery effort, or during exercises and training.

The City's Emergency Operations Plan and Hazard Mitigation Plan provide additional information on these and other topics.



Community events like "Are You Ready Yucaipa?" draw more than 1,000 residents and businesses each year.



Protection and Preservation of Public Facilities, Critical Infrastructure, and Lifeline Services

Disaster planning and recovery depend on a reliable network of public facilities, critical infrastructure, and lifeline services. Public facilities include police and fire stations, schools, community centers, and emergency operations and communication centers. Critical infrastructure includes generators, water and sewer lines, utilities, transportation routes, etc. Lifeline services critical to health and safety include water, sewer, energy, waste disposal, communications, and others. **Figure S-4, Critical Facilities and Infrastructure**, identifies critical facilities and infrastructure.

Emergency preparedness extends beyond construction activities to planning in system redundancies so that a single event (e.g., power failure or road failure) does not prevent the provision of essential services, such as paramedics, water supply, or other service. California law mandates that buildings, bridges, and infrastructure be built in accordance with state and federal building standards to protect from flooding, earthquakes, fire, and other disasters. The City periodically upgrades facilities in accordance with the above.

Evacuation Routes

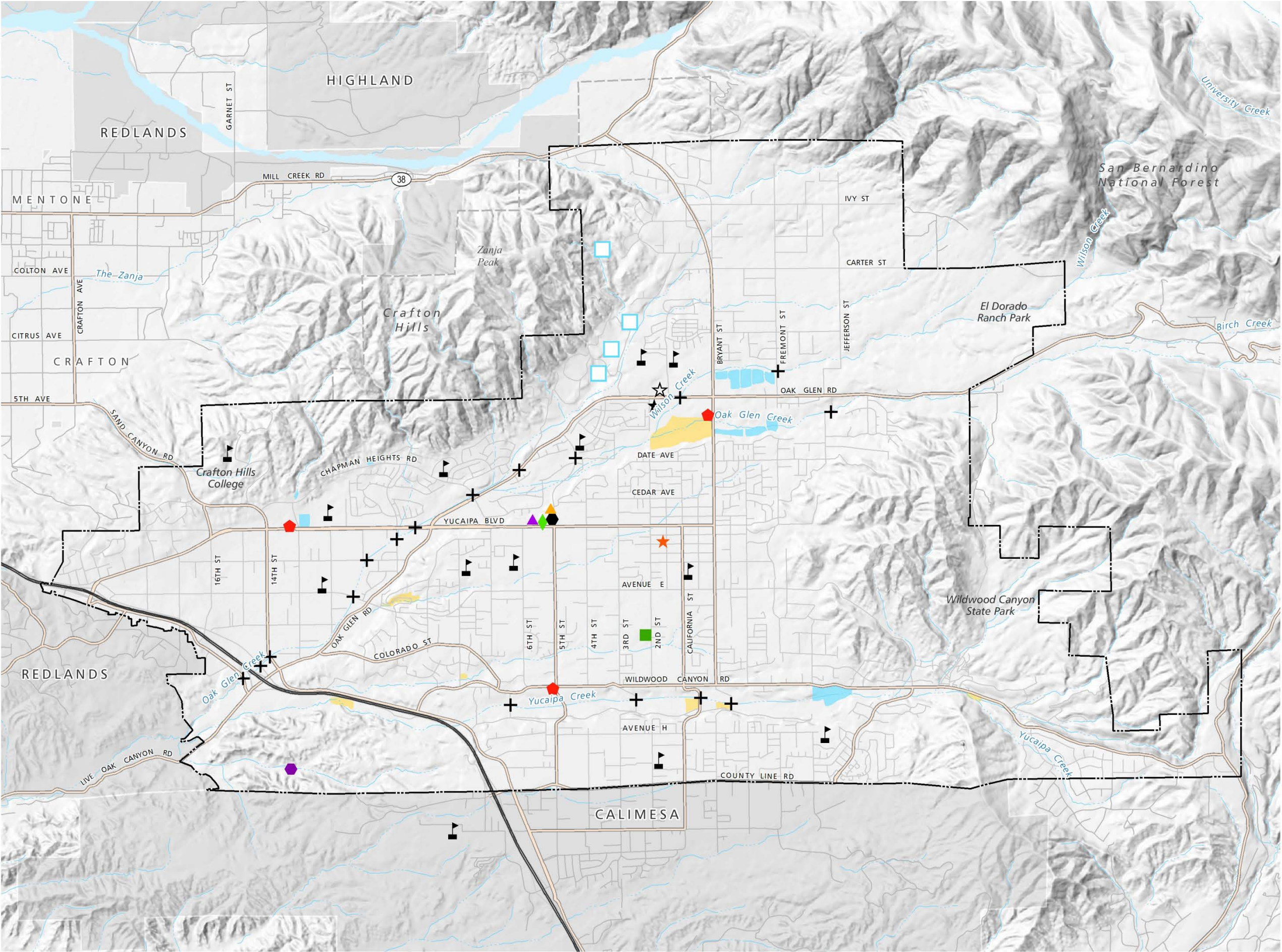
With its location in the foothills and near wildlands, Yucaipa is subject to natural hazards. These include 100-year floodplains, active faults and geological hazards, very high fire severity zones, and other natural hazards. During an emergency, evacuation routes are needed to move people to safe locations and move equipment to affected hazard areas. Yucaipa has three levels of evacuation routes, depending on the emergency.

- + **Local Routes.** Eight arterials (Bryant, Oak Glen, Yucaipa, 14th Street, Wildwood Canyon, County Line, Calimesa Boulevard, and Mesa Grande) are designated as evacuation routes.
- + **Regional Routes.** The San Bernardino County General Plan has designated Oak Glen Road as the primary regional evacuation routes for the Oak Glen Mountain community.
- + **Federal and State Routes.** Interstate 10 is the primary federal evacuation route while Highway 38 is the primary state-designated evacuation route from the mountain communities.

The precise evacuation route to use during an emergency depends on many factors, including the type of natural disaster, location of incident, weather conditions, road conditions, and traffic volume. **Figure S-5, Evacuation Routes in Yucaipa**, identifies the local, regional, and state/federal evacuation routes in the city.



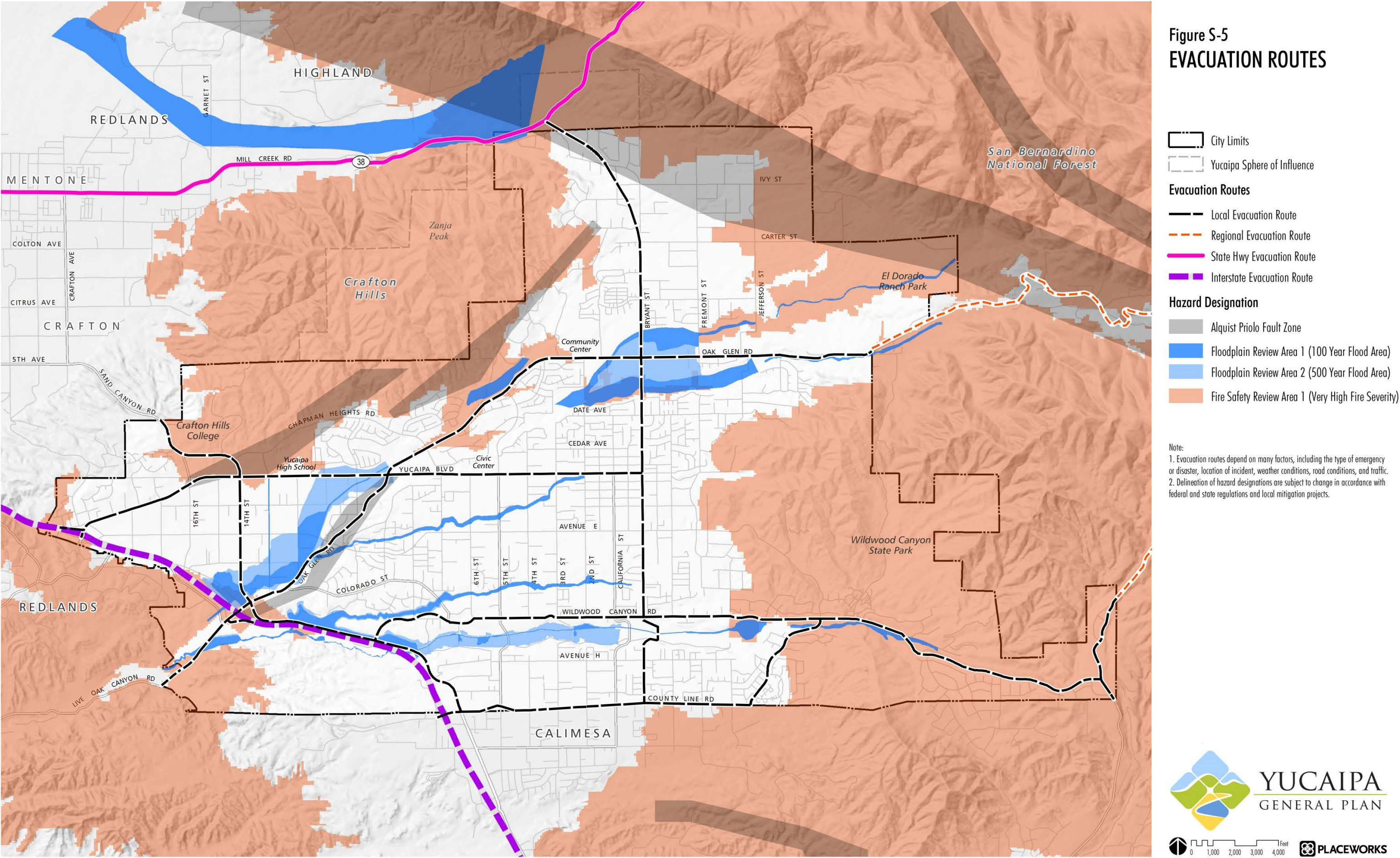
Figure S-4
CRITICAL FACILITIES
AND INFRASTRUCTURE



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Figure S-5
EVACUATION ROUTES



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GOAL S-4: EMERGENCY PREPAREDNESS

A comprehensive preparedness program that anticipates the potential for disasters, maintains continuity of life-support functions, and uses community-based disaster response planning.

Policies

- S-4.1 **Hazard Planning.** Update the City's hazard mitigation and emergency operations plan on a timely basis; coordinate with relevant agencies responsible for updating water, fire, or other hazard mitigation plans. Integrate updates into the safety element.
- S-4.2 **Training.** Require training of City emergency response personnel through coursework, emergency operations plan orientation, disaster service training, emergency operations center training, and other topics.
- S-4.3 **Public Education.** Promote education and events that reinforce the responsibility and capability of residents, business owners, and City staff to plan for, respond to, and recover from emergencies and disasters; implement and support local CERT programs.
- S-4.4 **Interagency Support.** Sustain mutual aid and automatic aid agreements through the California Disaster and Civil Defense Master Mutual Aid Agreement, and with adjacent service providers (fire, flooding, earthquake, emergency medical, etc.).
- S-4.5 **Communications.** Maintain communication protocols and systems for coordinating emergency service providers, public agencies, business, schools, utilities, and other affected parties to respond in an effective manner to emergencies and disasters.
- S-4.6 **Critical Facilities and Lifeline Services.** Coordinate with service providers to ensure that essential facilities, lifeline services, and infrastructure (water, sewer, communication, power, roads, etc.) are capable of responding following a disaster.
- S-4.7 **Emergency Access and Evacuation.** Maintain and update, as needed, emergency access, protocols, and evacuation routes for residents, business, equine and large animals; regularly exercise evacuation protocol and procedures to assess their effectiveness.
- S-4.8 **Disaster Recovery.** Work with emergency service providers to implement post-disaster recovery plans to return public services to a state of normalcy, address ongoing hazard-specific mitigations, and assist community members in recovering from disasters.



SEVERE WEATHER

Typically, communities focus public safety programs on addressing community-wide hazards such as earthquakes, fire, flooding, and other hazards that have a widespread impact and cost. However, severe weather conditions can also cause substantial damage to property and infrastructure and result in injuries and loss of life. Yucaipa recognizes that the frequency of severe weather in the community makes it a public safety concern for residents.

Weather Hazards

According to the City's Hazard Mitigation Plan, Yucaipa is generally susceptible to high winds, extreme heat, torrential rain and lightning, and occasional snow or freezes.

High Winds

Yucaipa's location at the base of the San Bernardino Mountains makes it susceptible to straight-line winds that can exceed 100 miles per hour, knocking down trees and power lines and disrupting utility service. From October through February, Yucaipa also experiences warm and dry Santa Ana winds that descend from the high desert and can reach speeds of 100 miles per hour. The most significant hazard from high winds is an increased wildfire danger, but winds can down trees and power lines, damage property, and create hazards for aircraft. Every year, Yucaipa experiences numerous high wind events.

Extreme Heat

Yucaipa is known for exceptionally dry and hot weather, particularly during summer when maximum temperatures often exceed 100 degrees. Extreme heat becomes a broader health hazard when it either affects residents (due to the potential for heat-related illness) or results in electric power outages. Periodic extreme heat events in San Bernardino County influence the ability of utilities to provide electric service. Although formal stage alerts causing service interruption have not occurred frequently in several years, load warnings and voluntary reductions have occurred.

Rainfall and Freezing Weather

Due to elevation and topography, Yucaipa experiences more intense storms than other cities. Thunderstorms from July through September can create lightning strikes, erratic high winds, and torrential rains. Yucaipa's elevation also results in seasonal freezing weather and one to four inches of snow each year. Normal rainfall and snow events rarely lead to significant safety hazards. However, freezing conditions can lead to slippery roads and a higher risk of automobile accidents. Freezing weather, when coupled with power outages, can also leave residents unable to heat homes.



Protecting Our Community

The lead agency responsible for addressing severe weather events and the impacts on the Yucaipa community is incident specific. Utility companies are responsible for service disruption from downed power lines or heat events. The fire department is responsible for wind-driven fires and provides sandbags to protect against rainfall and mudslides. The public works department is responsible for clearing downed trees that block streets. The police department would direct traffic in cases of downed or malfunctioning signals.

GOAL S-5: SEVERE WEATHER

Minimize the impacts of severe weather conditions on residents, businesses, and visitors.

Policies

- S-5.1 Wind Protective Features.** Promote the installation of protective wind barriers on homes and buildings, such as vegetation walls, glass panel windscreens, roof clips, hedges, or rows of trees.
- S-5.2 Public Trees and Vegetation.** Maintain trees and vegetation in public rights-of-way and close to critical facilities (e.g., police, fire, hospital facilities) and utility lines to lessen tree failure and property damage risks.
- S-5.3 Signage.** Require all signage and moving structures susceptible to high wind damage to be tied down appropriately, or brought down or covered when high wind alerts are in effect.
- S-5.4 Roadway Closures.** Close down non-essential roadways and redirect traffic onto other routes during thunderstorms, torrential rain, or snow/freezing conditions where warranted to protect the public.
- S-5.5 Cooling Centers.** Designate public buildings or specific private buildings with air conditioning as public cooling shelters; extend hours at air-conditioned sites during periods of extreme heat and power outage.
- S-5.6 Storms.** Continue to provide access to flood protection resources and services (signage, sandbags, etc.) as feasible at designated public facilities during and after extreme weather events.
- S-5.7 Public Education.** Educate the community about the importance of regular tree maintenance near structures and power lines to minimize risk of downed trees, branches, and power lines during windstorms.





Interstate 10 is the primary source of noise and vibration in southwest Yucaipa.

NOISE AND VIBRATION

Noise is defined as unwanted sound. From the rumbling of trucks on the roadways to the whine of leaf blowers on a quiet morning, noise and vibration can interrupt our conversations, thoughts, and leisure. Many excessive sources of noise (e.g., freeways) are also often accompanied by vibration. Noise and vibration sensitivity varies throughout the day or evening, at different locations, and among receptors. Despite these variations, most people agree that noise and vibration adversely affect health and well-being.

Unlike most cities in southern California, Yucaipa is far from many urban noise sources—airports, railroads, and heavy industry. Yet Yucaipa’s noise and vibration environment still varies throughout the community. While the North Bench and Wildwood Canyon have more localized noise sources, commercial centers or business districts experience higher levels of noise from business, roads, and traffic. Interstate 10 is the largest source of noise and vibration, the contours of which extend for some distance from the freeway.

Measuring Noise and Vibration

Noise is a complex subject and can be measured in different ways. Noise is measured by an A-weighted sound pressure level, or dBA, which accounts for sound pressure level, the pitch of sound, and the way the human ear responds to both pressure and pitch. CNEL is the average sound level over a 24-hour period, with a penalty of 5 dB added from 7 pm to 10 pm and a penalty of 10 dB added for the hours of 10 pm to 7 am. Details on noise fundamentals are found in the noise study conducted for the General Plan update.

Vibration is an oscillatory motion through a solid medium in which the motion’s amplitude can be described in terms of displacement, velocity, or acceleration. Vibration is normally associated with activities such as railroads or vibration-intensive stationary sources, but can also be associated with construction equipment such as jackhammers, pile drivers, and hydraulic hammers. Heavy trucks can also generate significant levels of ground borne vibrations. Potholes, pavement joints, and uneven pavement surfaces can increase the vibration from passing vehicles.

Noise and vibration levels do not affect all land uses or people equally. Certain land uses are more sensitive to levels of noise and vibration. For example, residential, school, health care facilities, and open space/recreation areas (where quiet environments are necessary for enjoyment, health, and safety) are more sensitive to noise. Generally, commercial and industrial uses are not considered noise- and vibration-sensitive uses unless the interior level of noise and vibration exceeds state or federal occupational standards.

Land Use Planning and Compatibility

Yucaipa is responsible for protecting residents and visitors from unacceptable noise and vibration. **Table S-3** shows that the City requires specific land uses to achieve an interior noise level of 45–50 dBA and exterior noise level of 60–65 dBA depending on land use. When nontransportation sources are the primary noise source, the City also uses hourly standards. These standards are intended to ensure that land uses within Yucaipa are compatible and do not detract from quality of life due to unacceptable levels of noise.

Table S-3 Land Use–Noise Compatibility Standards

Category	Land Uses	Ldn (or CNEL), dB	
		Interior	Exterior
Residential	Single and Multi-family Duplex	45	60*
	Mobile Home	45	60*
	Hotel, Motel, Lodging	45	60*
Commercial	Commercial Retail, Bank, Restaurant	50	---
	Office Building, R&D, Offices	45	65
	Amphitheater, Auditorium, Theater	45	---
Institutional	Hospital, School, Church, Library	45	65
Open Space	Park and Recreational Areas	---	65

Note: *An exterior noise level up to 65 dBA will be allowed, provided exterior noise levels are substantially mitigated through the reasonable use of best available noise reduction technology and interior noise does not exceed 45 dBA with windows and doors closed.

Under the municipal code, no ground vibration is allowed which can be felt without the aid of instruments at or beyond the lot line, or which produces a particle velocity greater than or equal to two-tenths (0.2) inch per second measured at or beyond the lot line. Construction activities are generally exempt during working days.

Future Noise Levels

Yucaipa's predominant source of noise levels is transportation related. Based on noise measurements, projected noise levels were identified and calculated at buildout of the general plan and then compared with City standards to determine the most noise-impacted areas. Areas having an average day-night sound level (L_{dn}) of 60 dBA (if residential) or 65 dBA or greater (less sensitive uses) were identified. **Figure S-6, Noise Hazard Overlay District**, shows the greatest future sources of noise will be roadways:

- + Sand Canyon
- + Yucaipa Boulevard
- + Avenue E
- + Live Oak Canyon
- + Oak Glen Road
- + Portions of 14th Street
- + Colorado Road
- + County Line Road
- + Calimesa Boulevard
- + Bryant Street
- + Portions of 5th Street
- + Interstate 10



Protecting Our Community

The state and federal government regulate sources of noise from transportation sources or the workplace. Therefore, the City works to control noise through the following programs and policies.

Noise Insulation Standards

Yucaipa enforces State of California Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code. These regulations specify that acoustical studies must be prepared for all new multiple-family projects, condominiums, hotels, and motels proposed for areas within the 60 CNEL contour. In accordance with noise insulation standards, project applicants must demonstrate that building design features can reduce interior noise levels to 45 CNEL or better.

Noise Ordinance and Vibration Standards

The municipal code gives the City authority to regulate noise at its source (except transportation sources), protect noise-sensitive land uses, and regulate the level of vibration. The municipal code also specifies permitted periods for construction and grading activities to exceed specified noise thresholds, vibration thresholds, and exemptions where applicable. Construction activities typically have some level of exemption during working hours. These standards are also applicable to nontransportation sources of noise and vibration and periodic nuisances within the community.

Noise Overlay District

Yucaipa applies a noise hazard overlay district to areas where the L_{dn} is 65 dBA CNEL or greater. For new projects, the 60-dBA CNEL contour represents areas in which proposed noise sensitive land use should be evaluated. Projects should strive to meet the 60-dBA CNEL noise standard. An exterior noise level of up to 65 dBA CNEL will be allowed for new projects, provided exterior noise levels have been substantially mitigated through the reasonable application of the best available noise reduction technology and interior noise exposure does not exceed 45 dBA with windows and doors closed.

Land Use Planning

To ensure land use compatibility, City programs focus on reducing noise and vibration levels by shielding the receiver, thus interrupting the path of noise and vibration. This is achieved by three means: 1) proactive land use planning that separates potentially incompatible uses; 2) building design and site planning; and 3) reducing noise and vibration from the freeway and roadways through appropriate barriers (e.g., walls, landscaping, berms, and other appropriate techniques). Sound walls should be the last resort after all other practical design-related noise and vibration reduction measures have been undertaken.



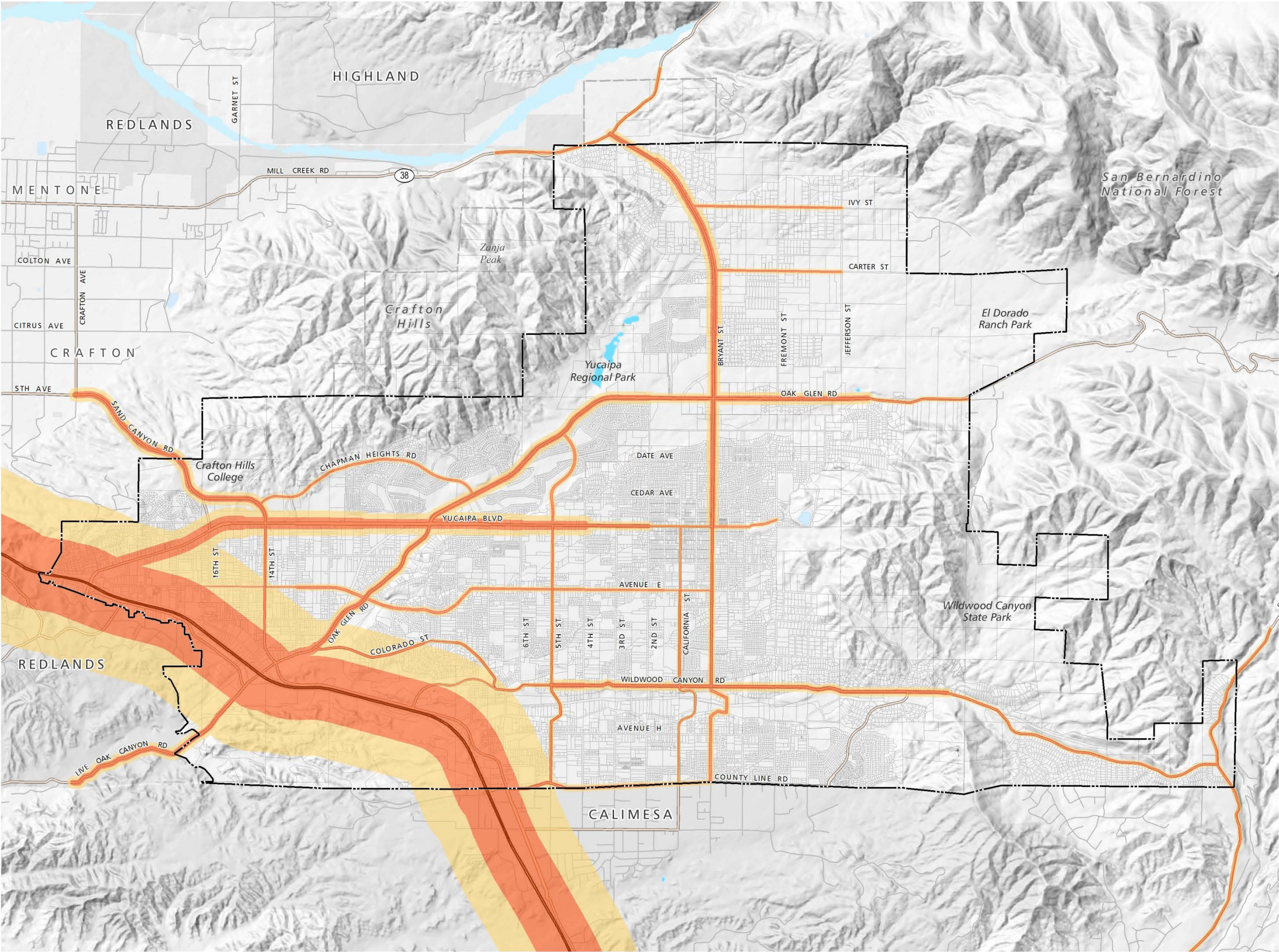


Figure S-6
**NOISE HAZARD
OVERLAY DISTRICT**

- City Limits
- Yucaipa Sphere of Influence
- Overlay Designation**
 - 60 dBA future noise level
 - 65+ dBA future noise level

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GOAL S-6: NOISE AND VIBRATION SAFETY

Appropriate community noise and vibration levels that balance the need for peaceful environments for sensitive land uses with the needs of local businesses and regional land uses.

Policies

- S-6.1 **Noise Assessment.** Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing applications for development projects or land use changes.
- S-6.2 **Acoustical Studies.** Require acoustical studies for proposed projects within areas that exceed 60 dBA; discourage siting of new noise-sensitive uses in areas exceeding 65 dBA without appropriate mitigation.
- S-6.3 **Noise Insulation and Vibration Standards.** Require new projects to comply with noise insulation and vibration reduction standards in local, regional, state, and federal regulations, as applicable.
- S-6.4 **Noise Nuisance Standards.** Regulate the control of residential noise nuisances—such as parties, barking dogs, other animals, and limited agricultural operations—through the City's municipal code.
- S-6.5 **Development Patterns.** Locate new development in areas where noise levels are appropriate for the use. Limit development of noise-producing uses adjacent to noise-sensitive receptors and require that noise-producing land uses have adequate mitigation.
- S-6.6 **Land Use-Noise Compatibility.** Require mitigation of exterior and interior noise to the levels in Table S-1. Encourage the use of building design, site planning, landscaping, and other features to reduce noise levels.
- S-6.7 **Vibration Reduction.** Minimize vibration impacts from construction sites, roadways, and other sources with a combination of setbacks, structural design features, and operational regulations as appropriate.
- S-6.8 **Street Improvements to Reduce Noise.** Employ noise mitigation practices and materials when designing or improving streets; emphasize use of natural buffers or setbacks between roads and noise-sensitive areas.



AIR QUALITY AND CLIMATE CHANGE

Recent years have seen increasing awareness of how human activities affect the environment. Industrial activities, transportation, and other activities primarily using fossil fuels are known to release pollutants, carbon dioxide, and other gases into the atmosphere. The cumulative effect of these activities has been twofold: air pollution and a global “greenhouse” effect.

Air Quality

Air pollution has long been a health concern in Southern California. Smog is the term used to describe air pollutants, including ground-level ozone (smog’s main ingredient), particulate matter, carbon monoxide, and nitrogen oxide. When released to the air, these gases react with each other in sunlight to produce smog. Ocean breezes then sweep the smog inland, where warmer air traps the smog close to the ground where people live and breathe.

San Bernardino County has long experienced poor air quality. Just 25 years ago, 60% of all days in San Bernardino County had unhealthful air quality in 1990. Since then, stringent regulations implemented by the South Coast Air Quality Management District and technological advances have led to significant improvements in air quality. In 2015, only 30% of the days each year in San Bernardino County have unhealthful air quality.

Southern California is now in compliance with state and federal standards for many criteria pollutants: carbon monoxide (CO), nitrogen oxides (NO₂), sulfur dioxide (SO₂), and lead (Pb). However, the region continues to be in severe and/or extreme nonattainment status for particulate matter (PM₁₀ and PM_{2.5}), and ozone (O₃). The City’s primary source of air pollution is ozone (O₃), while other areas in the County also have high levels of particulate matter.

Even at today’s levels, poor air quality continues to affect health. Breathing ozone can trigger chest pain, coughing, throat irritation, and congestion. It can worsen bronchitis, emphysema, and asthma. Ground-level ozone also can reduce lung function, inflame lung linings, and even permanently scar lung tissue. Ozone is also known to affect sensitive vegetation and ecosystems, including forests, wildlife refuges, and wilderness areas.

Several regulatory agencies are involved in improving air quality. The South Coast Air Quality Management District (SCAQMD) is responsible for assuring that the ambient air quality standards are attained and is responsible for promulgating regulations for stationary sources. The California Air Resources Board focuses its air pollution activities on air pollution emanating from transportation sources—vehicles, trucks, railroads, and marine vessels. The federal Environmental Protection Agency regulates airplane emissions.



Climate Change

Just as air pollution adversely affects health, it also affects climate. The Earth's temperature depends on a balance between incoming energy from the sun, and outgoing energy that is radiated to space as heat. Atmospheric greenhouse gases (GHGs), such as carbon dioxide, methane, nitrous oxide, and other gases trap energy and prevent heat from escaping into the atmosphere. The cumulative impact of millions of GHG-generating activities affects this balance.

The reduction in the release of heat back into the atmosphere has been credited with global warming. The consequences of climate change are hard to predict. Globally, impacts could include warmer temperatures, decreasing snow pack, sea level rise, and impacts on water resources, wildlife, habitat, and agricultural production. However, according to the California EPA, even if actions were taken to significantly curtail GHG emissions, the built-up emissions in the atmosphere would result in some level of climate warming.

The California Assembly Bill 32 (AB 32) and the California Global Warming Solutions Act have attempted to address climate change issues in a comprehensive manner. On the federal government level, the courts have ruled that GHGs are a source of pollution that is covered under the Clean Air Act. As such, state and federal statutes have been expanded to cover a diverse set of topics, such as land use and transportation, energy and renewables, water efficiency and conservation, and waste and recycling.

Yucaipa contributes to the production of greenhouse gas emissions in a variety of direct and indirect ways. Like most jurisdictions in southern California, the City of Yucaipa's greenhouse gas emissions are predominantly the result of five activities: building energy usage, on-road transportation sources (e.g., vehicles), off-road equipment, solid waste management, and wastewater and water services. Consequently, these five areas also represent the best and most productive opportunities for reducing greenhouse gas reductions to meet the City's mandated targets.

SANBAG's Regional Reduction Plan contains a regional assessment of GHG generation and programs for jurisdictions to implement that collectively achieve reductions in regional GHGs. Building off the regional plan, Yucaipa's Climate Action Plan presents the greenhouse gas inventories and sets forth local measures to reduce GHG emissions under the City's jurisdictional control to achieve the City's reduction targets. The CAP is based upon the Regional Reduction Plan, but has been revised to accommodate the growth projections for 2020 from the proposed 2015 General Plan update.



Protecting Our Community

The City of Yucaipa has adopted a number of plans and regulations that attempt to improve air quality in the community, reduce hazards for residents, and address requirements in state and federal law. These programs are summarized below.

Climate Action Plan

The City of Yucaipa has adopted a Climate Action Plan (CAP) to address requirements under the California Global Warming Solutions Act of 2006. The CAP presents the greenhouse gas (GHG) inventory for Yucaipa, identifies the effectiveness of California, regional, and countywide initiatives to reduce GHG emissions, and concludes with City strategies to achieve GHG targets for Yucaipa. The General Plan Environmental Impact Report contains mitigation measures that are being followed through the duration of the general plan to reduce GHG emissions as required by state law.

Public Nuisance Ordinances

If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, the City has the authority to require odor management plans. Such facilities could include, but are not limited to wastewater treatment, composting or recycling, painting/coating operations, food processing facilities, and other such businesses. Commercial poultry ranches must also have an approved manure management plan to control odors and associated public nuisances. Odor management plans shall identify best available control technologies to reduce odors.

Land Use Planning

Air pollution is most acute near freeways, industrial areas, diesel truck routes, and busy/congested roadways. As such, CARB recommends that “sensitive land uses” such as residences, care facilities, schools, day-care centers, playgrounds, or medical facilities not be located near major sources of pollution. The General Plan provides policies to avoid placing sensitive land uses near sources of air pollution without the preparation of a health risk assessment (HRA). Similarly, qualified polluting industries that are relocating to or expanding must also prepare required HRA prior to approval of local permits.

The following goal and policies are intended to support local and regional goals to improve air quality and mitigate climate change.



GOAL S-7: AIR QUALITY AND CLIMATE CHANGE

Clean and healthful air resources that promotes public health, protects the natural environment, and mitigates local impacts to climate change.

Policies

- S-7.1 Integrated Planning.** Integrate air quality planning with land use, economic development, and transportation-related planning to allow for the control and management of air quality.
- S-7.2 Transportation Sources.** Encourage the expansion of transit, buildout of the pedestrian and bicycle route network, support of regional ride-share programs, and other efforts to reduce vehicle miles travelled from Yucaipa and associated vehicle emissions.
- S-7.3 Sensitive Land Uses.** Protect residents from health risks by avoiding the placement of sensitive uses and land uses generating high levels of pollutants within close proximity to one another. Appropriate distances shall be determined based on best available knowledge.
- S-7.4 Regional Cooperation.** Work with the South Coast Air Quality Management District, San Bernardino Association of Governments, local cities, and other agencies and stakeholders in implementing programs that reduce air pollution.
- S-7.5 Energy Usage.** Support the reduction and conservation of energy usage in residential and nonresidential buildings through adoption of building codes, promotion of energy-saving equipment, solar power, and other technology.
- S-7.6 Greenhouse Gas Reductions.** Reduce communitywide greenhouse gas emissions locally through the implementation of Yucaipa's Climate Action Plan; actively support regional efforts to reduce greenhouse gases throughout the county.
- S-7.7 Open Spaces Preservation.** Continue to preserve and protect Yucaipa's open natural spaces, maintain a community forest, and plant public landscaping to help filter air pollutants and improve air quality.
- S-7.8 Odor Management.** Work with businesses to address odors and associated potential public nuisances from operations; where permissible under state law, require odor management plans where needed to minimize odors resulting from business operations.



SAFETY PROGRAMS

In accordance with Section 65302 of the Government Code, this section outlines feasible implementation actions that Yucaipa will undertake to achieve the goals, policies, and objectives in the Safety Element. **Table S-3** provides a summary of the objectives, timeframes, and implementation measures.

1. Drainage Master Plan

Historically, Yucaipa has been subject to intense flooding that has resulted in personal and economic damages in the community. In 1993, Yucaipa completed and adopted a master drainage plan (MPD) that specified \$90 million worth of improvements to its stormwater facilities, including spillover detention and desilting basins. Yucaipa's MPD assesses planned improvements to flood control channels and detention basins; desilting basins; flood channel stabilization; and improvements to drainage facilities and infrastructure needed to provide protection from flooding events.

***Action.** Continue to implement projects identified in the Master Plan of Drainage; amend plan as needed to maintain accuracy and relevance for flood planning purposes.*

2. Flood Plain Safety Overlay District Map

Yucaipa's Floodplain Safety Overlay District identifies areas within the city that need additional protection from flooding hazards. In accordance with FEMA regulations, two flood risks were identified. Floodplain Review Area 1 (FP 1) includes areas subject to a 100-year flood. Floodplain Review Area 2 (FP 2) includes areas between the 100-year flood and subject to a 500-year flood. These maps are used for planning purposes, including prioritizing capital improvements to reduce flooding risks and requiring enhanced development regulations for properties within a review area.

***Action.** Continue to update plan as capital improvement projects are completed, risks are identified or modified, or flood insurance rate map revisions are made.*

3. Building and Development Standards

The Yucaipa Municipal Code contains enhanced building codes and development standards for projects located within the floodplain. Enforcement of these codes is a precondition for FEMA to make available flood insurance policies for Yucaipa property owners and businesses. Development projects may be subject to FP 1 or FP 2 regulations, flooding studies, or other mitigation. In certain areas where flood risks have not been defined by FEMA, the City Engineer may require additional studies or mitigation.

***Action.** Maintain the floodplain management ordinance in accordance with the National Flood Insurance Program and require adherence to the ordinance and state and federal laws.*



4. Low Water Crossings

In 1999, the City Council adopted a resolution to prioritize projects that would eliminate low water crossings at several areas as a precondition for applying for federal grant funding to build bridges over the drainage channels and provide “all weather” crossing for traffic. These roads were always closed to traffic during significant storm events. Since then, the City has built bridges or completed “low water crossing replacements” at 5 locations and the City is currently in the design and/or environmental phase for 6 other locations. In 2015, the City Council approved service level options to budget for improvements at the remaining low water crossings.

***Action.** Continue to implement low water crossing replacement projects identified in the City’s capital improvement program and authorizing ordinance.*

5. Flood Management Projects

Yucaipa’s Master Plan of Drainage is the blueprint for how the City will protect the community from flooding through the construction of infrastructure. The City’s Master Plan of Drainage (MPD) provides an assessment of drainage and infrastructure needs and a plan for the construction of detention basins and facilities to protect from flooding hazards. Yucaipa’s Master Plan of Drainage is periodically updated, most recently in 2011 and 2008. Needed improvements to the City’s drainage system are included in the City’s capital improvement program and funded through the annual budget.

***Action.** Continue the financing and construction of drainage improvements noted in the capital improvements program that are recommended in the Master Plan of Drainage.*

6. Flood Infrastructure Maintenance

Yucaipa’s extensive network of drainage courses, detention basins, and storm drains requires periodic maintenance to minimize the potential for riverine and urban flooding. The San Bernardino Flood Control District is responsible for maintaining, cleaning, and repairing regional facilities, while the City is responsible for maintaining, cleaning, and repairing all local facilities. The California Department of Water Resources and County Flood Control are responsible for maintaining reservoirs in Yucaipa. To facilitate this maintenance effort, the County operates a master stormwater system maintenance program for regional facilities.

***Action.** Maintain agreements to ensure proper clearing, maintenance, and repair of stormwater facilities, detention basins, and channels to protect against flooding.*



7. Fire Code Amendments

The City has adopted the latest edition of the California Fire Code, with all appendices. The City has also amended the code to address roadway and project access, fuel modification, brush clearance and vegetation management, building signage, and other features. Additional structural requirements have been added for projects in the fire review overlay district. These codes are generally consistent with regulations in the National Fire Protection Association, Board of Forestry and Fire Protection, Wildland-Urban Interface Code, etc. However, as conditions in Yucaipa and best practices change over time, a periodic review of City codes is warranted.

***Action.** Review and revise, if necessary, City fire codes to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.*

8. Fire Safety Overlay Districts

When Yucaipa incorporated in 1989, City leaders adopted portions of the County's Development Code, including fire safety overlay district requirements that are more stringent than most fire codes. Since then, the FR1 and FR2 overlay district requirements have been amended, but not in a comprehensive manner. Under state law, a city may adopt ordinances, rules, or regulations to provide fire prevention restrictions or regulations that are necessary or more stringent than state law to meet local fire conditions and needs. To implement the updated Safety Element, a comprehensive review of fire safety overlay district regulations is warranted.

***Action.** Review and revise, if necessary, local fire overlay district regulations to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.*

9. Water Supply for Wildland Areas

The City, CAL FIRE, and Yucaipa Valley Water District require that adequate water supplies be made available to address the water supply and fire flow needs for new development. However, citywide water supply standards have not been adopted for wildland areas. In wildland areas, CAL FIRE has access to emergency land use agreements, water tenders, and other provisions to supply water where needed. While CAL FIRE has the capability to address fire suppression needs in very high fire severity zones, the Board of Forestry and Fire Protection recommends that the City review standards (such as water supply standards for wildland areas) for consideration and incorporation.

***Action.** Review and revise, if necessary, local municipal codes to address water supply standards recommended by the Board of Forestry and Fire Protection.*



10. Subdivision Map Requirements

As a condition of subdivision map approval, the City requires that: 1) subdivision design shall provide for safe and ready access for fire and other emergency equipment and evacuation routes; 2) the subdivision shall be served by water supplies for fire protection in accordance with designated standards; and 3) in hazardous fire areas, all flammable or combustible vegetation shall be removed from around all structures in accordance with the Fire Code. However, recently adopted codes (Government 66474.02) require additional findings to be made for the approval of a tentative or parcel map in very high fire severity zones.

Action. Review and, if necessary, revise Yucaipa Municipal Code to incorporate criteria for tentative and parcel map approvals specified in Government Code 66474.02.

11. Upgrade and Retrofit Program

Yucaipa's structures, streets, water infrastructure, and other features were built in accordance with fire, seismic, flooding, and other safety codes required at that time. The City strives to ensure that public buildings, roads, water infrastructure, and other features are built or retrofitted to meet required safety standards. However, there may be a need to retrofit older structures, buildings and infrastructure outside the purview of City responsibility, such as privately owned mobile homes, buildings, water facilities, and other infrastructure. The City will continue to explore options for grants, loans, and/or other funding mechanisms to address buildings, structures, and facilities needing upgrade.

Action. Continue to upgrade public facilities in compliance with state and federal law. Explore grants, loans, and other mechanisms to encourage the retrofit of privately owned structures, buildings, infrastructure, and other features to meet current safety codes.

12. Hazard Mitigation/Emergency Operations Plan Update

Yucaipa prepares and implements a Hazard Mitigation Plan (HMP) and Emergency Operations Plan (EOP) to protect the community from disasters. Both plans are updated regularly in accordance with state and federal law. The Safety Element identified potential evacuation routes, depending on the hazard. To address other changing requirements, future updates of the EOP, HMP, and Safety Element will ensure that policies, procedures, and protocols will be mutually supportive and consistent with one another.

Action. Review and, if necessary, revise the HMP and EOP to address protocols, procedures, and mapping for evacuation routes and overlay districts. Update the safety element as required to incorporate climate change and resiliency strategies from the HMP and revisions to the EOP that are made in subsequent updates.



Table S-4 Safety Implementation Programs

Programs	Implementation Actions and Progress			
	Action	Funding Source	Responsible Party	Time Frame
Program #1: Drainage Master Plan	Continue to implement projects identified in the Master Plan of Drainage; amend plan as needed to maintain accuracy and relevance for flood planning purposes.	General Fund; Drainage Fees	Yucaipa ED	Ongoing
Program #2: Floodplain Safety Overlay District Map	Continue to update plan as capital improvement projects are completed, risks are identified or modified, or flood insurance rate map revisions are made.	General Fund; Drainage Fees	Yucaipa ED	Ongoing
Program #3: Building and Development Standards	Maintain the floodplain management ordinance in accordance with the National Flood Insurance Program and require adherence to the ordinance and state and federal laws.	General Fund	Yucaipa ES	As part of triennial update
Program #4: Low Water Crossing	Continue to implement low water crossing replacement projects identified in the City's capital improvement program and authorizing ordinance.	General Fund	Yucaipa ED	2016–2020
Program #5: Flood Management projects	Continue the financing and construction of drainage improvements noted in the capital improvements program and recommended in the Master Plan of Drainage.	General Fund	Yucaipa ED	Ongoing
Program #6: Flood Infrastructure Maintenance	Maintain agreements to ensure proper clearing, maintenance, and repair of stormwater facilities, detention basins, and channels to protect against flood.	General Fund	Yucaipa PWD	Ongoing
Program #7: Fire Code Amendment	Review and revise, if necessary, city fire codes to accommodate applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.	General Fund	Yucaipa DSD Yucaipa Fire	As part of triennial update
Program #8: Fire Safety Overlay District	Review and revise, if necessary, fire overlay district regulations to address applicable regulations of the Board of Forestry and Fire Protection, state law, and best practices.	General Fund	Yucaipa DSD Yucaipa Fire	As part of triennial update
Program #9: Water Supply for Wildland Areas	Review and revise, if necessary, local municipal codes to accommodate water supply standards recommended by the Board of Forestry and Fire Protection.	General Fund	Yucaipa DSD Yucaipa Fire	2016–2020
Program #10: Subdivision Map Act Requirements	Review and, if necessary revise, Yucaipa Municipal Code to incorporate criteria for tentative and parcel map approvals specified in Government Code 66474.02.	General Fund	Yucaipa DSD	2016–2020
Program #11: Upgrade and Retrofit Program	Continue to upgrade public facilities in compliance with state and federal law. Explore grants, loans, and other mechanisms to encourage the retrofit of privately owned structures, buildings, infrastructure, and other features to meet current safety codes.	General Fund	Yucaipa DSD	2016–2020
Program #12: Mitigation/Emergency Operations Plan Update	Review and, if necessary, revise the HMP and EOP to address protocols, procedures, and mapping for evacuation routes and overlay districts. Update the safety element to incorporate climate change and resiliency strategies from the HMP and revisions to the EOP that are made in subsequent updates.	General Fund	Yucaipa CCD	As required by state and federal law





8

Public Services and Facilities

INTRODUCTION

When Yucaipans talk about quality of life, they often mean the quality of community services for residents, business, and visitors. These include a variety of services that enrich community life—schools and libraries, arts and cultural events, health and human services, and parks and recreation, to name a few. These public services and associated facilities are the result of careful planning and coordination between the City and community organizations, in addition to informed decisions and funding.

Although less visible than public services, a reliable infrastructure system is also vital to Yucaipa's livability and economic well-being. This includes a variety of physical facilities for the conveyance of vital services and functions, such as water storage and distribution, wastewater collection and treatment, storm drainage and flood control, energy, communications, and solid waste disposal. While physical infrastructure systems are often taken for granted, they are an essential part of the community's quality of life.

State general plan law does not require the preparation of this general plan element. However, proactive planning for public services, facilities, and infrastructure is essential. Public services, facilities, and infrastructure are also vital to the implementation of other general plan elements, such as land use and safety. This element implements the General Plan vision for quality public facilities, schools, community services, and excellent infrastructure, community services, and public facilities for all Yucaipans.

In This Element:

- + Educational Resources
- + Human Services
- + Cultural Arts
- + Community Safety
- + Water Management
- + Wastewater Management
- + Infrastructure Planning
- + Energy and Communications
- + Waste Management



**General Plan vision themes
in this element include:**

**“Educational opportunities
that prepare our community
for the future.”**

**“Excellent infrastructure,
community services, and
public facilities.”**

Related Plans

The Public Services and Facilities Element sets forth broad goals and policies to facilitate the provision of public services, facilities, and infrastructure. These goals and policies are implemented by master plans, some provided by the City and others by regional entities:

- + **Educational Master Plans.** Yucaipa-Calimesa Unified School District and Crafton Hills College have master plans for the development of facilities and programs serving the community. The county also maintains a Library Master Plan for services.
- + **Urban Water Management Plan.** Yucaipa Valley Water District prepares an urban water management plan for ensuring a supply of potable water, managing groundwater supplies, and satisfying state and federal water quality standards.
- + **Sewer System Master Plan.** Yucaipa Valley Water District prepares a sewer system plan to ensure adequate conveyance and treatment of wastewater, the expansion of recycled water use, and achievement of state and federal mandates.

Organization of Element

The Public Services and Facilities Element covers a range of services available to residents, businesses, and visitors to Yucaipa. Additional services like parks/recreation or fire safety are addressed in greater detail elsewhere in the Yucaipa General Plan.

This element addresses three broad areas:

- + **Community Services.** Educational services, human services, and cultural arts (e.g., music, arts, and theatre) that enrich all age groups in Yucaipa.
- + **Community Safety.** Community services that make Yucaipa safer from crime, transportation hazards, and other safety issues that are of concern to residents and business.
- + **Resource Infrastructure.** Facilities needed for water storage and distribution, wastewater collection and treatment, energy, communications, and solid waste disposal.

The following sections provide context for each topic addressed in this element, followed by goals and policies to achieve the General Plan vision for public services and facilities in Yucaipa.



EDUCATIONAL RESOURCES

Yucaipa recognizes that education is a key to its success. Education helps to provide the knowledge, requisite skills, and resources that build self-esteem, the ability to secure employment, and a strong local economy. Yucaipa's educational system provides a strong foundation for lifelong learning opportunities for residents.

Early Childhood Education

Education and learning starts early and proceeds throughout life. High-quality, affordable, and safe child care and education can benefit children and their families living or working in the City, particularly those working outside the home. To meet this need, Yucaipa has a range of private, public, and faith-based organizations that provide early child care and education services. Seven local agencies, including one on the Crafton Hills College campus, provide childcare services for 425 students.

K–12 Education

The Yucaipa-Calimesa Joint Unified School District provides K–12 education to residents. The district includes a mix of traditional elementary schools, middle schools, and a high school. In addition, the district provides continuation high school, dependent charter schools (K–8), a special education success program (K–12), and adult continuing education programs. Yucaipa is also home to private and faith-based schools, including Inland Leaders Charter School, a K–8 public charter school.

With changes in our society and the demand for practical job skills, Yucaipa High School also offers Linked Learning Academies. These include Engineering, Health and Biomedical Sciences Academy, and Law and Public Safety. All Linked Learning Academies offer students a multiyear, comprehensive program that includes project-based classroom learning, career exposure, and practical applications. YCJUSD also offers a charter school, Competitive Edge Charter Academy, for students in Yucaipa.

Libraries and Resources

Yucaipa's libraries serve as supplemental learning centers, providing opportunities to discover ideas, the joy of reading, and the power of information. Yucaipa Public Library, a branch of the San Bernardino County library system, offers a range of programs—including the Teen Café, a supervised recreation and educational program. The library has plans for relocation and expansion. Crafton Hills College also provides a resource center for the college library, student tutoring, and the faculty teaching and learning center. The Yucaipa Valley Historical Society provides a wealth of information on local history. Four local museums also provide a wealth of learning resources about the history of Yucaipa.



Chapman Heights Elementary



Yucaipa Library





Crafton Hills College Learning Center

Occupational Training

The Inland Empire has a growing need for skilled workers in a wide variety of trades. To meet this demand, schools are responding with more flexible educational programs that integrate on-the-job trainings for workers of all skill levels. Regional occupational programs are taking the lead in this effort. For instance, the Colton-Redlands-Yucaipa Regional Occupational Program provides quality, hands-on career training for over 40 high-demand career fields. YCJUSD offers a fully accredited adult school for students to achieve a high school diploma and other academic, personal, vocational, and professional goals. The City partners with YCJUSD for adult education outreach at the 7th Street community center.

College Education

Opened in 1972, Crafton Hills College (CHC) has grown to serve 5,200 students in 40 degree programs and 35 occupational certificate plans. The college is accredited by the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges. Its vision is to become the college of choice for students who seek deep learning, personal growth, a supportive community, and a beautiful collegiate setting. CHC has always had strong programs for associate's degrees and certifications. Looking forward, the college is seeking to expand its mission and programs by offering four-year bachelor's degrees onsite or through other college satellites onsite.



Crafton Hills College offers 40 degree programs to more than 5,000 students from Yucaipa and the surrounding region.

GOAL PSF-1: EDUCATIONAL RESOURCES

Quality primary, secondary, and college educational opportunities, including occupational and lifelong learning options for Yucaipa's diverse needs.

Policies

- PSF-1.1 **Early Childhood Development.** Partner with community organizations and schools in providing and expanding opportunities for early childhood care (0–5 years) and development.
- PSF-1.2 **Primary and Secondary Education.** Participate and collaborate with private, public, and charter schools to provide high quality K–12 learning environments for children and youth of all ages and abilities.
- PSF-1.3 **After-School Programs.** Partner with schools and community organizations to provide safe, affordable, and quality after-school programs that offer recreational, educational, and health programs.
- PSF-1.4 **Occupational Training.** Partner with the efforts of regional occupational boards and local educational institutions to implement career pathway and job training programs for youth and adults.
- PSF-1.5 **College Education.** Support Crafton Hills College and other institutions of higher education in providing comprehensive educational opportunities that include associate, four-year, and advanced degree programs.
- PSF-1.6 **Libraries and Lifelong Learning.** Support the reconstruction of Yucaipa's library and the provision of age-appropriate programs to meet the educational and informational needs of the community.
- PSF-1.7 **Communication.** Maintain and strengthen open communications between the City and its many educational institutions to achieve the highest quality education for Yucaipa's children, youth, and adults.
- PSF-1.8 **School Facilities.** Work with developers and the school district to ensure the payment of fees, construction, and expansion of school facilities to address expected increases in school-age population.
- PSF-1.9 **College Facilities.** Support the implementation of the Crafton Hills College Master Plan and projects to provide an array of appropriate educational and support facilities that further its mission.





Yucaipa youth participate on the Youth Advisory Committee.

HUMAN SERVICES

Yucaipa leadership and community organizations understand that the provision of human services can enrich and support the lives of residents of all ages. Numerous government agencies, nonprofit volunteer organizations, faith-based organizations, and businesses collaborate to provide many human service programs.

Yucaipa Services

Early Childhood

Yucaipa's population of children continues to grow, and therefore the City strives to offer programs tailored to their needs. Recreational programs, educational activities, and other programs provide opportunities for younger children to thrive. Local organizations, including faith-based organizations, also provide many venues for child-care and development services.

Youth

Yucaipa teens and youth represent the future of the community, and the City has committed resources for developing education, social awareness, volunteer, job training, and recreational programs for the City's youth. The library's Teen Cafe provides a drop-in educational center for youth. Yucaipa also provides many recreational programs for youth. The City's Youth Advisory Committee provides a venue for youth to be actively involved in civic affairs and become productive members of the community.

Families

Families have access to an array of human services in Yucaipa. These include two affordable family health-care clinics, food and clothing banks, and organizations that provide financial assistance. San Bernardino County has a Transitional Assistance Department in Yucaipa to support families. The City has several child-care programs for qualified families, including Head Start. The Inland Empire Family Resource Center Coalition also focuses on improving quality of life for families.

Seniors

Many seniors choose Yucaipa for its peaceful environment and active lifestyle. The Scherer Senior Center provides an array of programs, including aerobics, dance, arts and crafts, special activities, trips, and events. In addition to social and fitness programs, the center acts as a referral agency for legal, medical, and financial issues and hosts the Senior Nutrition Program. Yucaipa's "Kaleidoscope" newsletter provides a year-round calendar of programs and events for seniors.

Community Participation

Nonprofit organizations, service clubs, volunteer organizations, faith-based organizations, businesses, and residents serve the Yucaipa community in many ways.

Volunteerism

More than 100 registered organizations are active in educating youth and adults, providing social and human services, and meeting the needs of the Yucaipa community. Yucaipa City Hall also benefits from tens of thousands of volunteer hours in public safety, community service, and other services.

The Yucaipa City Council encourages civic-minded individuals to apply for service on commissions and committees. The following groups serve in advisory roles to the City Council:

- + Healthy Yucaipa Committee
- + Mobile home Rent Review Commission
- + Parks and Recreation Commission
- + Trails and Open Space Committee
- + Economic Development Advisory Committee
- + Youth Advisory Committee

Partnerships

As with recreational programs, expanding partnerships is essential to providing a range of human services for Yucaipans. The City of Yucaipa, like most communities, has neither the funding nor state mandate to provide human service programs. Moreover, Yucaipa recognizes that nonprofit, private, and faith-based organizations are well suited to meeting the needs of residents. The City therefore seeks to support and empower community organizations through shared facility use agreements, grant applications, and a coherent plan to leverage volunteerism.

Yucaipa continues to support efforts of local nonprofit 501(c)(3) agencies and organizations that provide valuable services, programs, and/or events for residents. Annually, the City supports organizations through the Yucaipa Community Activity Grant Program. Local nonprofit agencies/organizations may request matching funds for eligible activities—including ongoing programs and services, new programs and services, and small- to large-scale special events that meet established guidelines.

The following goal and policies illustrate how the City supports the provision of human services in Yucaipa.

Yucaipa's more than 100 nonprofit- and faith-based organizations provide educational, social, and human service programs for the Yucaipa community.





Residents volunteer to support Yucaipa's nonprofits and schools.

GOAL PSF-2: HUMAN SERVICES

A wide range of human services and facilities that promote individual mentorship, health and well-being, and development.

Policies

- PSF-2.1 **Early Childhood Services.** Support the provision and expansion of services at local schools and community organizations that specialize in supporting the development of children from birth through five years.
- PSF-2.2 **Youth Services.** Support and expand youth-oriented recreational, educational, and leadership opportunities at Yucaipa's teen center, through the Youth Advisory Committee, and through other venues.
- PSF-2.3. **Family Services.** Work with family service providers to ensure that new families and households are served by adequate and affordable child care, health care services, and other supportive services.
- PSF-2.4 **Senior Services.** Provide facilities, programs, and services for Yucaipa seniors to participate in daily opportunities for physical activity, social interaction, and mental stimulation.
- PSF-2.5 **Health Services.** Support a full array of health care services in the community, including private and nonprofit organizations that provide preventive and treatment health services for residents.
- PSF-2.6 **Volunteerism.** Coordinate with Yucaipa's nonprofits, businesses, schools, and other organizations to facilitate and strengthen opportunities for residents to volunteer for community service.
- PSF-2.7 **Services for People with Disabilities.** Support private and nonprofit organizations that provide services tailored for residents' mental health, physical or developmental disabilities, and other special needs.
- PSF-2.8 **Partnerships.** Expand partnerships with community organizations to provide a broad range of human services that meet the needs of Yucaipa residents.

CULTURAL ARTS

Cultural arts involve a broad range of expressions found through performing arts, visual arts, and fine arts. While people participate in cultural arts in different ways and at various skill levels, cultural arts can improve the quality of community life. Cultural arts provide a way to preserve, celebrate, and create community identity; engage participation in civic life; inform and learn from diverse audiences; and communicate shared values and experiences.

Performing Arts

Yucaipa supports the community's growing performing arts efforts. The City is home to two community theaters: Yucaipa Little Theatre and Heartland Players. Open since 1947, Yucaipa Little Theater produces a variety of performances—from classics to original productions. Heartland Players Theater features adaptations of popular performances as well as original material. Stars of Tomorrow Theater, a youth fine arts program in Redlands, partners with Heartland Players Theater to hold theater camps for children.

Crafton Hills College also plays a key role in supporting performing arts by offering two-year degrees in arts, theater, and music. The fine arts program hosts exhibitions at the Crafton Hills College Art Gallery. Live theatrical and musical performances are held at its campus theater. The campus is also home to a range of special events, like "Celebration at Crafton Hills/Waa't." In addition, the Yucaipa Performing Arts Council is active in supporting a new performing arts center in the community.

Visual and Other Creative Arts

Yucaipa is becoming known for its visual and creative arts. The Yucaipa Valley Arts Association is a nonprofit organization established to promote fine art and photography. Vision Quest fosters public interest in creative thinking and enhancement of quality of life through art and other creative activities. The Yucaipa Valley Gem and Mineral Society promotes the lapidary arts through education, field trips, and public exhibitions. Yucaipa is also home to organizations supporting music and other creative arts.

Yucaipa remains committed to creating a civic environment where artistic expression flourishes, where arts benefit the economy, and where City leaders can incorporate arts into local decision making. Yucaipa's investment in a performing arts center and cultural arts center will attract visitors, strengthen the economy, and provide an opportunity for local creative arts to flourish. The City's emphasis on creative arts also allows greater synergy with professional degrees offered by Crafton Hills College in music, art, and theatre.



Local theater production





Uptown Yucaipa hosts a variety of seasonal events for families and youth.



Yucaipa's Music & Arts Festival is a popular community event for residents and visitors.

History and Culture

Yucaipa's more recent history dates back a century or more, to ranchers, prospectors, developers, railroad workers, and others who came to the valley. By the time Yucaipa incorporated in 1989, many of the community's original buildings, structures, and landscapes had changed. However, remnants of Yucaipa's past remain in the built environment and the memories of residents.

Historic resources include:

- + Woman's Club, built in the 1920s
- + Growers Cooperative, built in the 1910s
- + Casa Blanca Ranch, original ranch house built in 1880s
- + Cherry Croft School, the first school in Yucaipa
- + Yucaipa Adobe, the oldest structure in the county
- + Mousley Museum, built in the 1920s
- + Historic Forestry Fire Station
- + Yucaipa Bank, built in the 1920s

The Yucaipa Valley Historical Society is committed to preserving the history of Yucaipa Valley and serves as a repository for collections, artifacts, records, pictures, and writings that depict the valley's history. Museums in Yucaipa and Oak Glen document local history: Mousley Museum of Natural History, Yucaipa Adobe Museum, Old Fire Station Museum, and Oak Glen School Museum.

Community Events

Yucaipans have always enjoyed gathering for parades, picnics, and community events—from the early Apple Shows of 1911 through the 1940s, to the Peach Festivals and Yucaipa Valley Days of the 1950s, to the events of recent years. These events are opportunities for Yucaipa residents to spend time with family and friends, stroll through downtown, or celebrate important seasons or events. Yucaipa's events continue to evolve with changing times.

Yucaipa maintains a year-round calendar of events for residents, visitors, and businesses. Traditional community events include the 4th of July Celebration, Autumn Fest, Winter Fest and Tree Lighting Ceremony, Christmas Parade, and others. Residents also enjoy festivals held in Oak Glen. The City celebrates art, music, and culture in various venues. The Yucaipa Music & Arts Festival has become a premiere family event in the community, supporting the City's growing arts culture, economy, and tourism.

GOAL PSF-3: CULTURAL ARTS

Vibrant cultural hub that provides opportunities for arts, music, theater, and other special events for the Yucaipa community.

Policies

- PSF-3.1 Historic Resources.** Partner with Yucaipa's Historical Society to preserve local historic and cultural resources, educate the community, and make Yucaipa's history relevant for future generations.
- PSF-3.2 Historical Preservation Program.** Establish a historical preservation program that identifies, recognizes, and preserves local structures of historic interest or significance; prioritize funding and educational programs aimed at preserving Yucaipa's resources.
- PSF-3.3 Local Museums.** Support efforts of the Mousley Museum of Natural History, the Yucaipa Adobe Museum, and the Old Fire Station Museum to serve as important reminders of Yucaipa's history.
- PSF-3.4 Performing Arts.** Support a broad range of community organizations, educational institutions, and businesses that offer and promote a range of musical and theatrical performances.
- PSF-3.5 Cultural Arts Center.** Support the development of a cultural resource center for Yucaipa that provides venues and opportunities for cultural enrichment, including art galleries.
- PSF-3.6 Visual Arts.** Support the development and expansion of local visual arts programming in partnership with community groups, Crafton Hills College, local schools, and private and nonprofit organizations.
- PSF-3.7 Public Art.** Support opportunities to place public art throughout the community, including entries to major districts, along major thoroughfares, at city hall, and in other community locations.
- PSF-3.8 Community Events.** Continue to plan and host, in partnership with community organizations, an array of special events and festivals that celebrate Yucaipa's history and sense of community.



The Annual Christmas Parade is one of the more popular holiday events.



COMMUNITY SAFETY

Yucaipa residents enjoy the security of living in one of the safest communities in the Inland Empire. The Yucaipa Police Department is a highly valued service, providing effective safety and emergency response services, community programs, and educational activities. The police department protects residents and businesses from crime, transportation hazards, and other safety hazards.

Crime Prevention and Response

The Yucaipa City Council understands that personal safety is essential and continues to prioritize financial resources for needed equipment, personnel, infrastructure, and facilities. Services are coordinated at the new police headquarters next to city hall. This multiuse station also serves as the Emergency Operations Center. The station has an exceptional traffic detail that includes motor units and a major accident investigation team, a multiple enforcement team, and a school resource officer program.



The Yucaipa police department embraces a philosophy of community-oriented policing and has established programs to stay engaged with the community. These include the Citizen Academy, Police to Business Partnership Breakfast, Faith Based Community Luncheon, and Business Security Assessment Program. Businesses, community organizations, and residents can also access the latest crime mapping software at <http://yucaipapoliceandsheriff.com/> and learn the latest safety information in the community.

The Yucaipa Police Department is also responsible for providing security to the surrounding unincorporated areas of Oak Glen, Forest Falls, Angelus Oaks, Mentone, and the San Geronio Wilderness. The San Geronio Wilderness contains designated camps, US Forest Service public campgrounds, numerous public hiking trails, and dry-camp locations.

Traffic Safety

The Yucaipa Police Department responds to several hundred vehicular accidents each year in and around the community. Recognizing the importance of public safety, Yucaipa police implement many programs to improve traffic safety. In addition to regular traffic enforcement, the City holds saturation patrols that focus on enforcement in problem areas and at DUI checkpoints, and educates off-road recreational drivers.

Yucaipa Police Department holds “bicycle rodeos” for children and parents that teach about bicycle safety equipment, how traffic laws apply to bicyclists, and safe driving practices. Community organizations sponsor the event and have provided thousands of bicycle helmets at no cost to youth. In addition, traffic Safety meetings are held monthly with other departments to coordinate traffic safety measures and enhanced patrols in areas of concern.

Public safety is a highly valued service in Yucaipa. Each year, more than 150 volunteers contribute over 30,000 hours providing police support services.

Safe Neighborhoods

The Yucaipa Police Department also implements a wide variety of programs to improve and maintain the safety of neighborhoods. It implements a Neighborhood Watch initiative in many neighborhoods, crime-free multiple-family housing program for apartment complexes, school resource officer at Yucaipa High School, park patrols through its volunteer corps, and neighborhood sweeps, among other efforts.

Code enforcement is another means to improve and maintain the safety of neighborhoods. The code enforcement team works with the police department to enforce codes that protect residents, visitors, and businesses. Programs address:

- + Abandoned vehicle abatement
- + Building, land use, and animal raising violations
- + Comprehensive inspection of mobile home parks
- + Enforcement of the business license ordinance
- + Graffiti abatement and public nuisances

Volunteer and Community Service

Although it is the responsibility of the police department to ensure a safe living and working environment in Yucaipa, public safety is also a community-wide effort. Police department staff is supplemented by hundreds of volunteers who donate over 30,000 hours of services annually. Volunteers provide staffing for line reserves, citizen patrol, search and rescue teams, mounted posses, a chaplain corps, and Explorer Scouts. Volunteers enable Yucaipa Police Department to provide a much higher level of service.





GOAL PSF-4: COMMUNITY SAFETY

Professional, proactive, and community-oriented police services that maintain the safety of Yucaipa residents, visitors, workforce, and businesses.

Policies

- PSF-4.1 Service Standards.** Maintain appropriate response times to crime, traffic accidents, and other public safety incidents, consistent with community expectations and professional industry standards.
- PSF-4.2 Police Resources.** Provide funding for police services to ensure the ample availability of well-trained staff, equipment, facilities, and technology to consistently achieve the community's service standards.
- PSF-4.3 Public Safety Hot Spots.** Prioritize enforcement activities to minimize safety hot spots. Work with code enforcement to support the timely resolution of cases to ensure compliance with City codes.
- PSF-4.4 Community Education.** Maintain and improve outreach and education efforts with the community and organizations to prevent crime, emergency situations, and other personal safety hazards.
- PSF-4.5 School Safety.** Collaborate with Yucaipa schools to support the community's youth through high quality after-school/summer programs, psychological counseling, and education about online safety.
- PSF-4.6 Neighborhood Safety.** Maintain safe neighborhoods by preventing crime through crime-free multifamily housing, Neighborhood Watch initiatives, and focused problem-oriented policing.
- PSF-4.7 Traffic Safety.** Prioritize traffic safety plans and programs to ensure motorists, bicyclists, pedestrians, and transit users of all ages can safely and conveniently move around the community.
- PSF-4.8 Volunteer Support.** Utilize volunteer support to help staff key initiatives of the San Bernardino County Sheriff's Department in Yucaipa, such as the line reserves, citizen patrol, search and rescue teams, mounted posses, chaplain corps, and Explorer Scouts.

WATER MANAGEMENT

Ensuring the long-term supply of water is one of the most critical issues facing Yucaipa and communities throughout California. Desert climates, declining groundwater resources, and state and federal laws have made it increasingly challenging to maintain reliable sources of water. The City of Yucaipa and its water providers recognize that the long-term solution to this challenge must include an integrated water management approach.

Water Supplies

Yucaipa's water service is provided by four water purveyors—Yucaipa Valley Water District (YVWD), South Mesa Mutual Water Company, Western Heights Water Company, and Redlands Municipal Utilities and Engineering Department. Yucaipa's water infrastructure is extensive, and its value likely exceeds \$300 million. It includes more than 200 miles of water mains, 22 pressure zones, 15 booster stations, water reservoirs, treatment plants, and more than 26 million gallons of water storage capacity.

Of the four water agencies, the YVWD is the largest municipal provider of water, supplying approximately 50,000 residents and many businesses via 12,000 connections in the community. Smaller water agencies serve distinct neighborhoods in Yucaipa. Western Heights Water Company serves the Dunlap Acres planning area. South Mesa Water Company provides water to areas south of Wildwood Canyon Road between Interstate 10 and Holmes Street. Redlands Municipal provides limited services as well.

The City of Yucaipa's water supply is derived from three primary resources—groundwater, imported water, and recycled water. A small fraction of the City's overall water supply is derived from the Oak Glen, Birch, and Back Canyon creeks and tributaries. The two private utilities and Redlands continue to derive the majority of water resources from groundwater. YVWD's reliance on groundwater has significantly declined in recent years due to the prolonged drought, requiring water to be imported from outside the basin in order to meet the needs of the community.

The Yucaipa General Plan projects considerable future growth and demand for water that will require additional water supply. Although local water providers indicate sufficient water supplies for a 20-year planning horizon, the severity and uncertain duration of California's long-standing drought makes water supply unreliable. Therefore, water supply impacts are considered a significant impact of the proposed General Plan. The following sections, in conjunction with discussion under wastewater management, describe measures undertaken to ensure a reliable supply of water.



Oak Glen Creek Basin Project





Water-efficient landscaping can be found throughout Yucaipa.

Watershed Management

The Yucaipa Valley is underlain by three primary water basins—the Yucaipa, San Timoteo, and Beaumont groundwater basins, with the first providing the vast majority of water to the community. Although water levels are the highest in years, the Department of Water Resources has classified the Yucaipa basin as a “medium priority basin.” YVWD’s “Strategic Plan for a Sustainable Future” are intended to guarantee adequate water supplies for Yucaipa without exceeding the long-term, safe yield of the basin.

Yucaipa employs conjunctive use projects to recharge the Yucaipa basin, manage groundwater resources, and ensure its sustainability. The Oak Glen Creek Basin Project is an award-winning model of integrated watershed management practices. This project not only helps to control flooding, but also improves water quality, recharges groundwater supplies, and provides trails and green spaces for the community. The district is building other conjunctive use projects (e.g., Three Basins) to replenish groundwater supplies.

The City of Yucaipa actively works with its many partners on watershed management issues. One such group is the Inland Empire Resource Conservation District (IERCD). The District has partnered with the City of Yucaipa on Oak Glen Basins, Wilson Creek Basins, and open space set asides. IERCD educators also travel to schools, environmental education centers, libraries, and other community facilities in order to present environmental education programs to students in local school districts.

Water Conservation

Conserving water is essential to a long-term reliable water supply. The local urban water management plan that covers Yucaipa contains a drought contingency plan for these purposes. During a drought, YVWD’s water shortage contingency plan has four stages of response based on the severity of drought—advisory, voluntary, mandatory, and emergency curtailment. Besides mandated reductions during drought, Yucaipa also requires a range of best practices to control the use of potable water where feasible. Strategies include the use of water-efficient landscaping in new development and tiered water rates that encourage conservation.

In 2015, the State Water Resources Control Board adopted emergency regulations to achieve a statewide reduction in potable urban water use. These emergency water conservation regulations require the YVWD to achieve a 36 percent reduction based on the amount of potable water produced in 2013. In response to the state’s emergency regulations, the YVWD adopted resolution No. 2014-14 to implement the Mandatory Storage of the Phased Curtailment Plan in the Water Shortage Contingency Plan, declaring the YVWD in a Stage 3 drought. Until lifted, the YVWD is in process of implementing water conservation measures.

Water Quality

The Clean Water Act, Safe Drinking Water Act, and other laws require public agencies to achieve water quality standards to protect public health and the beneficial uses of California's waterways. South Mesa Mutual Water Company and Western Heights Water Company treat water at individual wells and booster stations before it enters the distribution system. YVWD processes its drinking water at the Yucaipa Valley Regional Water Filtration Facility using macro- and molecular filtration processes.

The YVWD implements a range of other methods to meet state and federal water quality standards. Among others, these measures include: 1) state-of-the-art technology at its treatment facilities; 2) transporting salts out of the watershed through the regional brine line; 3) diverting flood water to large open space areas where it can percolate into the aquifer and contaminants are filtered out; and 4) requiring onsite management along roads and at nonresidential uses to control stormwater runoff from the site.



Yucaipa Valley Regional Water Filtration Facility treats 10 million gallons a day.



Yucaipa's stream restoration and landscaping projects recharge the aquifer, filter pollutants, and enhance water quality.

The following goal and policies implement a strategic and sustainable plan for water resource planning.



GOAL PSF-5: WATER MANAGEMENT

A reliable, sustainable water supply that provides high quality water resources to meet the existing and future needs of the community.

Policies



Yucaipa's long-term strategy for water sustainability depends on recycled water.

- PSF-5.1 **Water Quality.** Work with water providers to ensure high-quality potable water for Yucaipa by managing stormwater runoff, protecting wellheads, using best management practices, monitoring quality, and employing the latest technology to clean water.
- PSF-5.2 **Water Supply Infrastructure.** Work with water providers to plan, build, and manage a water supply, treatment, storage, and distribution system capable of ensuring reliable water supplies to Yucaipa.
- PSF-5.3 **Water Supply.** Routinely evaluate the impact of new development proposals in Yucaipa and require appropriate measures (fees, water supply assessments, etc.) to ensure long-term water supplies.
- PSF-5.4 **Use of Recycled Water.** Increase use of recycled water in development projects and landscaping; implement best practices (e.g., dual plumbing) to expand recycled water use when safe, practical, and available.
- PSF-5.5 **Water Conservation.** Support water conservation measures that comply with state and federal legislation and that are consistent with measures adopted in the urban water management plan.
- PSF-5.6 **Drought Planning.** Support the implementation of drought contingency plans to ensure adequate water during drought, including emergency water connections and related measures.
- PSF-5.7 **Groundwater Management.** Continue to pursue capital projects that stabilize groundwater levels, recharge the aquifer, and ensure water demands do not exceed the sustainable groundwater supply.
- PSF-5.8 **Public Education.** Partner with water treatment agencies to increase public awareness of the need for efficient management of water resources, including but not limited to conservation and reuse practices.
- PSF-5.9 **Communications.** Maintain effective communication between the City, water providers, businesses, and the public to optimize resources and provide the highest level of dependable and affordable water service.

WASTEWATER MANAGEMENT

Yucaipa's history with wastewater management dates back before incorporation to the 1960s, when the community was identified for sanitation improvements to address groundwater quality. With significant investments in infrastructure, Yucaipa now has one of the most advanced wastewater programs in California. Yucaipa's integrated approach addresses the full cycle of generation, collection, treatment, and disposal or reuse of wastewater.

Collection, Treatment, and Disposal

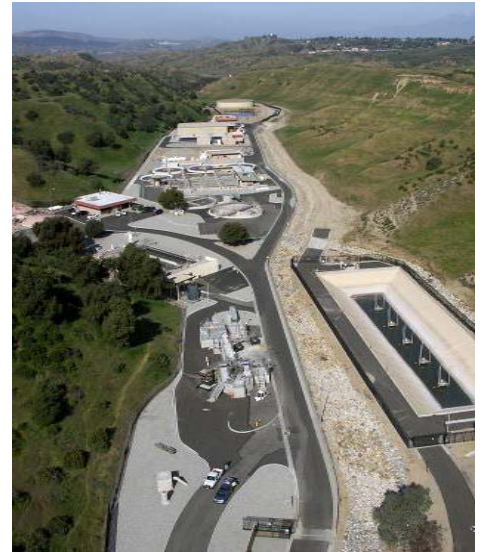
The Yucaipa Valley Water District is responsible for managing all public wastewater treatment infrastructure in the community. Yucaipa's waste management collection and treatment system consists of more than 200 miles of gravity sewer main lines and six lift stations. Treatment is provided at the Wochholz Regional Water Filtration Facility (WRWRF), a state-of-the-art treatment facility. Other major infrastructure includes a 15-mile brine line. Wastewater assets exceed more than \$100 million.

The WRWRF provides primary, advanced biological secondary, and tertiary treatment with advanced total nitrogen removal. The advanced tertiary filtration process consists of microfiltration to remove particles followed by ultraviolet disinfection. This advanced tertiary treatment readily meets the coliform bacteria removal and turbidity requirements of Title 22 for reclaimed water. With respect to capacity, the WRWRF currently treats over 4.5 million gallons per day of wastewater, with available expansion capacity to 8.0 mgd.

Recycled Water Use

During the production of recycled water, excessive salts and minerals are removed. These excessive salts and minerals must be disposed before depositing water into the groundwater basin. The Yucaipa Valley Regional Brineline allows for safe disposal of salts produced by the WRWRF as it recycles water for nonpotable uses. The Yucaipa Valley Water District operates a 15-mile extension of the Santa Ana Regional Interceptor ("Brine Line") that allows for safe disposal of salts produced out of the Santa Ana Watershed.

YWVD and the City recognize that the current local surface water and groundwater supplies are not sufficient to meet the estimated water demands of the City. Since 2002, YWVD has been building a dual-plumbed water system that allows the use of recycled water for building plumbing or landscape irrigation. Since 2002, YWVD has provided 1.5 billion gallons of nonpotable water, reducing groundwater use by an estimated 1 million gallons daily. The City is installing a backbone infrastructure system for increasing recycled water deliveries to one-quarter of total agency water demands.



Henry Wochholz Regional Water Recycling Facility serves Yucaipa Valley.





Oak Glen Creek Basin is an award-winning example of conjunctive use.

Stormwater Management

Stormwater/urban runoff is water that runs off roadways, concrete surfaces, agricultural fields, and other surfaces during or after rainfall. This water picks up pollutants, such as cigarettes, animal wastes, trash, oil and grease, pesticides and fertilizers, and other chemicals. Unlike sewage, which goes to treatment plants to remove toxins, urban runoff flows untreated through the storm drain system to channels, rivers, and eventually to the ocean. These pollutants can pollute groundwater, streams, and habitat.

The San Bernardino County Flood Control District regulates runoff and water quality as required under state law. Yucaipa is a permittee under a General MS4 Permit and is responsible for making rules to manage and reduce runoff. The City regulates discharges to the storm drain system. For new projects, the City requires developers to submit a stormwater quality management plan that describes best management practices that will be implemented to minimize site runoff.

Septic System Conversion

As early as the 1960s, the Yucaipa Valley Water District began planning a public sewer system to eliminate the water quality impacts from 10,000 privately owned septic tanks and leaching pits. Thirty years later, the majority of lots in Yucaipa have access to sewer mains. However, three remaining areas still have limited or intermittent sewer infrastructure—Dunlap Acres, northeast Yucaipa, and the southeast corner of Yucaipa along Wildwood Drive. YVWD enforces regulations to ensure compliance with future regulations from the regional water quality control board.

YVWD requires projects of five or more units and within 1,000 feet of any existing or agreed-upon sewage collection facility to extend the public sewer line to serve the project. If active sewer collection facilities are not available, the project can install a dry sewer collection system. Smaller projects are exempt unless located within 500 feet of the sewer system that could serve the parcel. Any new development not connected to an active sewer collection system must participate in a Sewer Septic System Offset Program to mitigate pollution created by the addition of a new septic system.

As these areas develop, plans exist to expand sewer services. This transition will allow the YVWD to comply with future regulations from the State of California Regional Water Quality Control Board.

The following goal and policies implement a strategic and sustainable plan for wastewater resource planning.

GOAL PSF-6: WASTEWATER MANAGEMENT

Infrastructure that is available and able to sustainably collect, treat, store, reuse, and safely dispose of wastewater for existing and future needs.

Policies

- PSF-6.1 **Infrastructure.** Work with service providers to assess the adequacy of utilities in existing developed areas, and implement needed improvements to address existing and future wastewater treatment needs.

- PSF-6.2 **Brine Line.** Continue to support the Yucaipa Valley Brineline from Yucaipa to San Bernardino and other new infrastructure investments that support advanced water treatment methods.

- PSF-6.3 **Septic Systems.** Protect groundwater quality by supporting water district efforts to phase out existing septic systems, extend main lines, and establish connections to sewer infrastructure where feasible.

- PSF-6.4 **Recycled Water.** Work with YVWD and end users to ensure the highest possible quality of wastewater treatment; increase and maximize the use of recycled water for existing and future needs.

- PSF-6.5 **Service Levels.** Work with wastewater service providers in Yucaipa to maintain adopted service standards for sewer service systems and fee structures that are equitable and efficient.

- PSF-6.6 **Reduced System Demand.** Reduce wastewater system demand by: requiring water-conserving designs and equipment; encouraging water-conserving devices; and designing wastewater systems to minimize inflow and infiltration.

- PSF-6.7 **Groundwater Quality.** Continue to treat wastewater in accordance with regional water quality control board requirements and state and federal standards prior to discharge into San Timoteo Creek.

- PSF-6.8 **Sanitary Sewer Overflows.** Continue to proactively work with and educate businesses, residents, schools, and other institutions in Yucaipa to prevent and mitigate sanitary sewer overflows.

- PSF-6.9 **Stormwater Runoff.** Require new developments that add substantial impervious surfaces to integrate low impact development best management practices (e.g., permeable pavements) to reduce stormwater runoff.



INFRASTRUCTURE PLANNING

The City of Yucaipa and other agencies and organizations provide an array of public facilities and services for the community. As part of this charge, the City actively plans for the provision and financing of infrastructure and services to maintain quality of life. These goals are achieved through rigorous infrastructure planning and the prudent use of financial and other resources.

Infrastructure Levels of Service

Different land uses require different infrastructure and services. The needs of high-density/intensity development areas can be significantly higher than those of lower-density/intensity areas. Thus, the City has set improvement standards for different planning areas. This system of matching development intensity and improvements is called the "Improvement Level System" (ILS). The ILS is determined by the General Plan land uses and the intended density and intensity of development planned for the area.

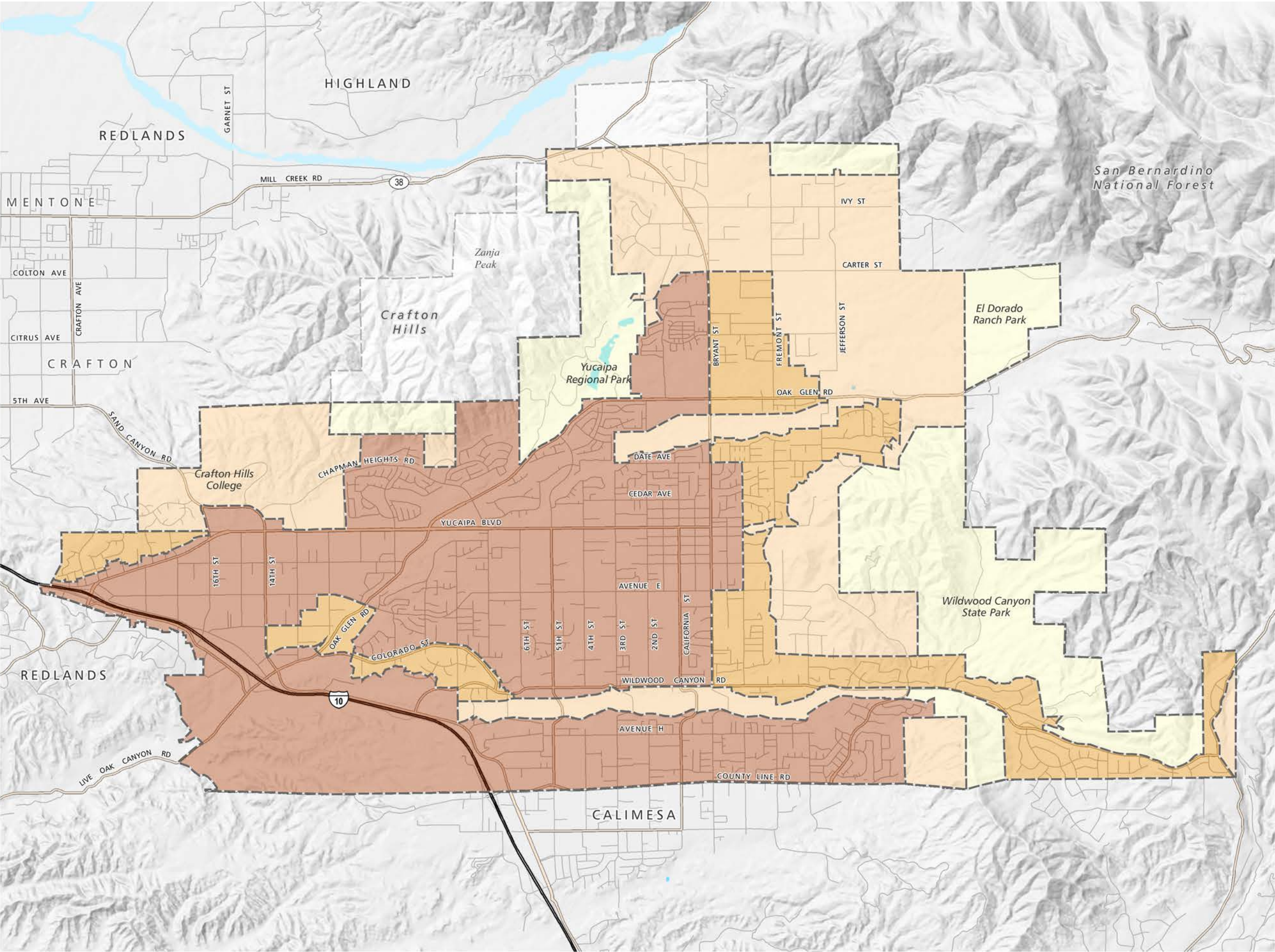
The four ILS categories are described here and in **Table PSF-1**.

- + **Level 4:** This level applies to areas where only a limited amount of low-density development is planned or anticipated due to resource constraints and/or rural living environment. Required improvements are intended to protect public health and safety and focus primarily on safe access and the availability of water. Typical ultimate lot sizes range from five to ten acres.
- + **Level 3:** This level applies to areas that may be considered "transitional," such as a low-density area that is near an urban or urbanizing area. Such an area might have a significant amount of low- to moderate-density development or acreage that is expected to convert to a higher density in the future. Typical ultimate lot sizes range from one to five acres.
- + **Level 2:** This level applies to areas where the planned density of development in the short term is relatively high and to areas that are partially developed and/or subdivided at one acre or less in size and where existing infrastructure facilities and distribution systems are largely in place. Typical ultimate lot sizes range from one-half to one acre.
- + **Level 1:** This level applies to areas planned for the highest intensity/density of development. This may include large areas designated for commercial, industrial, or multi-family uses and higher density, single-family residential uses. In most cases, ILS 1 is suited for core areas of established urban or urbanizing cities. Typical final lot sizes are less than one-half acre.

Figure PSF-1, Infrastructure Service Levels, illustrates the location of planning areas that correspond to each infrastructure service level.



Figure PSF-1
IMPROVEMENT LEVELS



- City Limits
- Yucaipa Sphere of Influence
- Improvement Level 1
- Improvement Level 2
- Improvement Level 3
- Improvement Level 4

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Table PSF-1 Improvement Standards

Standard	Improvement Level Service (ILS)			
	One	Two	Three	Four
Legal and Physical Access	Yes	Yes	Yes	Yes
Grants and Easement ¹	Yes	Yes	Yes	Yes
Paved Access	Yes	Yes	Yes	
Curbs and Gutters	Yes	Yes	Yes ²	
Sidewalks	Yes	1/2		
Street Lighting: Standard Spacing	Yes			
Street Lighting: Mid Block		Yes		
Street Lighting: Intersections Only	Yes	Yes		
Water Supplies				
+ Water Purveyor	Yes	Yes	Yes	
+ Substantiated Water			Yes	Yes
Sanitation	Yes ³	Yes ³	Yes ³	
+ Sewer	or	or	or	
+ Septic	Yes	Yes	Yes	Yes
Drainage Improvements	Yes	Yes	Yes	
Fire Flow	Yes	Yes	Yes	

Source: City of Yucaipa, 2012.

1. Includes necessary rights-of-way for transportation and circulation, drainage, and flood control facilities and utilities.
2. Rolled curb and gutter shall be permitted unless the City Engineer finds that standard curb and gutter is needed for the control of drainage flows.
3. Refer to Yucaipa Valley Water District sewer and septic system requirements. Requirements differ depending on size and location of development.

The City of Yucaipa manages and operates many public facilities, infrastructure, and community services throughout the City. Like all municipalities, the City faces increased pressure to deliver the same level of municipal services with fewer resources. At the same time, the City also faces higher expectations to operate and manage facilities in a sustainable manner by reducing energy and water consumption and the generation of waste. Policies in this section provide for high-quality and efficient services throughout the City.

The City of Yucaipa strives to raise funds and wisely use resources to maximize the provision of municipal services. Funding may be raised through a combination of impact fees, grants, fair share cost arrangements, and service fees where appropriate. Meanwhile, the City makes prudent decisions on spending funds through both City-provided and contract services. And at all times, the City maintains strong reserve/contingency funds to buffer economic downturns. This commitment continues to be a model of success.

Goals and policies to address infrastructure planning follow.



GOAL PSF-7: INFRASTRUCTURE PLANNING

Planned capital improvements to ensure new and existing developments are well served by public services, facilities, and infrastructure.

Policies

- PSF-7.1 Capital Improvements.** Maintain and finance the capital improvement program to ensure the timely implementation of the General Plan and the adequate and the timely provision of public facility and municipal improvements.
- PSF-7.2 Public Facility Plans.** Maintain and implement public facility master plans to ensure compliance with appropriate regional, state, and federal laws and to provide appropriate public facilities and services to maintain quality of life in Yucaipa.
- PSF-7.3 Fair Share Funding.** Ensure that new development pays its fair share of the cost of providing/financing new public facilities and services and/or the costs of expanding/upgrading existing facilities and services impacted by new development.
- PSF-7.4 Infrastructure Rehabilitation.** Prioritize the regular maintenance and rehabilitation of public facilities and critical infrastructure to extend its useful life; prioritize replacement of structures that have reached the end of their useful life or have capacity constraints.
- PSF-7.5 Facility Sharing.** Promote the clustering of public and quasi-public facilities (e.g., schools, parks, activity centers, etc.), the joint use of facilities, and agreements for sharing costs and operational responsibilities among users.
- PSF-7.6 Service Levels.** Continue to offer professional, high-quality service that meets the needs of residents and businesses; function efficiently and professionally in operations and public activities; use revenues and resources in a cost-effective manner.



ENERGY AND COMMUNICATIONS

Yucaipa has hundreds of miles of utility lines that extend under or above every street, sidewalk, and public right-of-way. These include electricity and gas lines, cable and telephone lines, and water and sewer lines. These lines are responsible for powering homes and businesses and facilitating routine and advanced methods of communication. In fact, this infrastructure is often taken for granted until an outage occurs. The efficient and reliable management of these services is a key objective.

Electrical and Gas Service

Southern California Edison (SCE) is responsible for providing electrical service to Yucaipa residents and businesses. SCE obtains its electricity from a variety of generating sources, including fossil fuel, wind, nuclear, and even geothermal. Energy generated from these sources is transmitted through the grid, a complex network of high-voltage transmission lines, switching facilities, and substations. These electric utility lines are routed along city streets or other publicly owned rights-of-way.

Southern California Gas Company (SoCal Gas) supplies natural gas services to Yucaipa. Natural gas is conveyed through a network of pipelines from gas fields hundreds of miles away. High-pressure transmission lines transport natural gas from the Mojave Valley down the Cajon Pass along the I-15 to transmission lines along I-10 to Yucaipa. High-pressure distribution lines extend from I-10 northward along Sand Canyon Road and portions of 5th Street, and eastward along Avenue E and Avenue H.

Communications and Information

Effective communication is essential to the efficient operation of business and government and for individual convenience. The past decade has seen unprecedented and rapid improvements in communications and information technologies. Satellites, the Internet, and widespread use of personal computers and cellular telephones have dramatically changed society. Today, telephone lines, television cables, fiber-optic cables, and wireless technology connect us and provide access to a wealth of information.

As part of the El Casco System Project, SCE's new fiber-optic telecommunications system has been installed and is available to fully serve the needs of the Yucaipa community. The backbone line generally bisects the community along Bryant Avenue, extending north to the Zanja substation near Mill Creek and southward to the Yucaipa substation along Wildwood Canyon Road to Interstate 10. The Yucaipa-Calimesa Joint Unified School District, Crafton Hills College, Yucaipa Valley Water District, and city hall are just a few of the public entities that benefit from fiber-optic technology.



SCE displays services at an emergency preparedness event.





Solar panels at Yucaipa Community Park are part of the City's efforts to conserve and produce clean energy.

Renewable Energy and Conservation

Climate change is an increasingly acknowledged concern. The problem is caused by greenhouse gases being released into the air faster than the earth's natural systems can reabsorb them. The predominant source of greenhouse gas (GHG) emissions in most cities is energy use in buildings, automobiles, and large-scale public utilities such as water transmission. The long-term solution to GHG reduction must include decreasing/conserving energy use and increasing production of renewable energy (solar or wind power).

State law already requires SCE to diversify its sources of energy to include renewable sources like wind and solar. Yucaipa is helping to promote solar as an alternative energy source. The City's photovoltaic solar carport canopy at Community Park powers the City's Community Center. Solar generation technology is also used at other public facilities. Crafton Hills College maintains a 1.3-million-watt photovoltaic system that can supply 90 percent of its electrical energy needs.

Aesthetics and Visual Blight

Energy and communication infrastructure also presents challenges. Overhead utility lines and poles are often a source of visual blight. City codes require that utility lines (e.g., electric, telephone, cable) installed as part of new development projects be placed underground. The City also has the authority to establish underground utility districts and associated assessments when conditions warrant to avoid over-concentration of overhead utilities, visual blight, and safety concerns.

Poorly sited telephone antennas, wireless towers, overhead lines, radio towers, cable boxes, and other facilities are visual blight. Efforts must be made to reduce or eliminate adverse visual impacts. This may require relocating obtrusive facilities or camouflaging equipment and facilities to the extent feasible. In addition to visual impacts, these installations can also emit low levels of noise from the control equipment that create potential noise and/or safety concerns in residential neighborhoods and mixed-use areas.

Energy Safety

Yucaipa, like many communities in southern California, is crossed by high pressure distribution gas lines, overhead electrical lines, cell phone towers, and infrastructure that power homes and businesses and allow communication in a wide variety of modes. These sources of energy transmission and their proximity to homes can cause residents concern about potential health and safety impacts. The City works closely with Southern California Edison, Southern California Gas, the water districts, and other utility service providers to ensure the health, safety, and welfare of Yucaipa residents.

GOAL PSF-8: ENERGY AND CONSERVATION

Reliable, adequate, and safe provision of electric, natural gas, telecommunications, and other similar infrastructure for Yucaipa residents and business.

Policies

- PSF-8.1 **Reliable Energy.** Work with local utility companies to ensure the reliable provision of electricity and natural gas services for existing and newly developing areas and to minimize rolling shortages and blackouts.

- PSF-8.2 **Renewable Energy.** Encourage the use of renewable energy sources (e.g., solar and other technologies) through demonstration projects at public facilities and development or financial incentives, where feasible.

- PSF-8.3 **Undergrounding Utilities.** Require all new utility lines built as part of new development projects to be installed underground or, in the case of transformers, pad mounted consistent with City specifications.

- PSF-8.4 **Undergrounding Existing Utility Lines.** Continue to encourage the undergrounding of existing overhead facilities to the extent feasible through utility districts, development agreements, and other mechanisms.

- PSF-8.5 **Telecommunications.** Work with service providers to ensure adequate access and availability of a wide range of telecommunications services for residences, businesses, institutions, and public agencies.

- PSF-8.6 **Cell Towers, Radio Towers, and Appurtenances.** Regulate and ensure that cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of Yucaipa; oppose such infrastructure on hillsides surrounding the community.

- PSF-8.7 **Aesthetics.** Work with utility providers to develop innovative ways for improving the aesthetics of energy and communication systems with shielding, grouping devices, undergrounding, and other techniques.

- PSF-8.8 **Health and Safety.** Protect the health and safety of residents by considering potential health and safety impacts from utility and communication systems; work with utilities providers to minimize potential risks.

- PSF-8.9 **Emergency Service.** Protect the health and safety of residents by working with utility and communication service providers to maintain adequate backup systems during emergency outages.



WASTE MANAGEMENT

The State of California has required communities to be more proactive in addressing waste management. The reasons have been many—the shortage of landfill space, the cost of natural resources to manufacture goods, and the air pollution resulting from manufacturing. In 1989, the state legislature passed Assembly Bill 939, the landmark bill requiring recycling in California.

Although state legislation has increased waste management costs, Yucaipa understands that proactive waste management practices are important to protect the environment. Yucaipa has adopted an integrated waste management approach that includes waste prevention (or “source reduction”), recycling and composting, and the combustion or disposal of waste into landfills.



Mulch recycling

The City of Yucaipa, General Services/City Clerk’s Department, provides waste management services through a contractor. Yucaipa has established the following programs:

- + Mandatory residential recycling program
- + Mandatory commercial and multifamily recycling program
- + Household hazardous waste and electronic waste program
- + Mulch, compost, and Christmas tree recycling program
- + Waste oil/filter program
- + Construction and demolition recycling
- + Frail/handicap household pull-out service

The following goal and policies advance the City’s efforts in implementing its integrated waste management programs.

GOAL PSF-9: WASTE MANAGEMENT

A cost-effective, integrated waste management system that meets or exceeds recycling and waste diversion mandates and community expectations.

Policies

- PSF-9.1 **Diversion.** Continue implementing waste reduction, reuse, and recycling programs to divert recyclable materials from landfills; expand programs as needed in response to state mandates and local priorities.
- PSF-9.2 **Organic Wastes.** Continue to encourage and diversify the organic waste program, including landscaping, Christmas trees, composting and mulch, and other sources of organic waste that are deemed appropriate.
- PSF-9.3 **Hazardous Waste.** Protect the community from the dangers of hazardous waste and materials (oil, household cleaners, pesticides, e-waste, etc.) through education, monitoring, and enforcement of proper use, storage, handling, and disposal.
- PSF-9.4 **Construction/Demolition.** Require developers to recycle construction debris for residential, multifamily and commercial construction, and demolition projects that meet certain thresholds.
- PSF-9.5 **Agricultural Waste.** Work with residents and businesses to implement agricultural waste programs that are cost-effective and sanitary, and that minimize adverse impacts on the community and environment.
- PSF-9.6 **Fees and Funding.** Periodically adjust collection, recycling, and disposal fees to achieve state and federal mandates, meet community expectations, and reflect cost efficiencies or increases for service delivery.
- PSF-9.7 **Public Education.** Collaborate with the solid waste collection service provider to educate the public on how to help divert recyclable materials from landfills and safely dispose of household hazardous wastes.

Yucaipa has been successful in diverting more than 50 percent of its solid waste from disposal in the landfill through a range of source reduction, recycling, and related programs for residents and businesses.



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