



# YUCAIPA

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## COMMUNITY PROFILE



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YUCAIPA  
GENERAL PLAN

MARCH 2014

Prepared for:  
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## PURPOSE

Many people consider Yucaipa the Jewel of the Inland Empire. Those who call Yucaipa home choose to live here for its distinctive amenities and quality of life. Few cities in southern California have such a pristine natural environment, ample park and recreational facilities, a quaint downtown, low crime, good schools, clean air, and uncongested roads, and are so fiscally sound. These amenities distinguish Yucaipa as a premier community.

This publication celebrates the qualities that make Yucaipa a unique and captivating community. It notes how Yucaipa has changed during its history and highlights how its many assets can be positioned to ensure a successful future. Our hope is that this Community Profile can provide a common knowledge base of local planning and community issues and encourage residents to continue engaging in an informed dialogue about the future of Yucaipa.

The City of Yucaipa is undertaking a comprehensive update to the General Plan, slated for adoption during 2015. The General Plan will address important issues in Yucaipa, such as housing opportunities, the local economy, parks and recreation, transportation, public safety, conservation of natural resources, and environmental concerns. The General Plan will serve as Yucaipa's blueprint for the enhancement and preservation of the City for years to come.

This Community Profile provides a basic framework for understanding Yucaipa. Following a review of history, the Community Profile explores the City's social resources, physical/built environment, and natural environment. By providing a clearer understanding of where Yucaipa stands today and its future challenges, this Community Profile is a valuable tool for refining Yucaipa's General Plan to ensure continued success in shaping the community we cherish.





# ACKNOWLEDGEMENTS

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## *Special Thanks for Photography:*

*Claire Marie Teeters and the Yucaipa Valley Historical Society and Museum*  
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# I. INTRODUCTION

In this chapter:

WHERE IT ALL STARTED

PRESENT-DAY YUCAIPA

GENERAL PLAN VISION



## WHERE IT ALL STARTED

The first people in the Yucaipa Valley—present-day Yucaipa and adjacent areas—were the Serrano Indians, who inhabited the *Yukaipat* or “green valley” for thousands of years. These people were drawn to Yucaipa’s good water, rich plant and animal life, and ample resources for shelter. Later, missionaries, homesteaders, and pioneers were also drawn by its grassy plains, creeks, shaded canyons, and towering San Bernardino Mountains. Yucaipa’s natural terrain retains images of its storied past and welcomes visitors to the valley.

Yucaipa’s fertile valley and moderate climate were well suited for agriculture. During the 1810s and 1820s, the Yucaipa Valley served as grazing land for a satellite rancho property of San Gabriel Mission’s Rancho San Bernardino. Secularization of the missions and their transfer to Mexican ownership led to the establishment of the Sepulveda Ranch around the 1830s. Following California statehood, John Dunlap settled in the Sepulveda Ranch, which became known as “Dunlap Acres.” Early ranches were also established in Wildwood Canyon, North Bench Area, and Live Oak Canyon.



## Growth of the Agrarian Lifestyle

In the late 1800s, the Yucaipa Valley was opened to settlers by the construction of the Southern Pacific Railroad. Workers of Chinese descent, who had helped to build the railroad, also established smaller farms, selling fruits and vegetables to ranchers who raised hogs and cattle. Chinese worked the gold mines by day and tended their gardens by night. They also helped dig early water tunnels to supply water for agricultural purposes. However, the passage of the Chinese Exclusion Act by the California Legislature led to the departure of all Chinese from the valley by the turn of the century.

Toward the end of the 19th century, a more densely populated settlement formed in Oak Glen. Because of its fresh water and trees for logging, Oak Glen became a center for apple farming. Several orchards, such as the 100-year-old Los Rios ranch, continue to grow apples and are visible reminders of local history. Meanwhile, large-scale ranching and farming became more prominent in the valley portions of Yucaipa throughout the early 1900s. The only other early industry to generate as much excitement was gold mining, which had a short-lived success due to a relatively successful mine in Crafton Hills.





### “Where the Big Red Apple Grows”

The early 1900s saw a gradual change in Yucaipa Valley’s agricultural industry from large-scale ranching to various apple orchards. From 1900 to 1910, the Redlands-Yucaipa Land Company bought approximately 11,000 acres in Yucaipa, and soon thereafter, developers began to sell the ranches to build a burgeoning apple industry. The goal was to create the “apple kingdom” of the Southwest. As people began to migrate to Yucaipa in search of land and wealth, the beginning of a town center formed at the corner of Yucaipa Boulevard and California, which is now the Uptown.



## Surviving the Great Depression

The Great Depression brought significant change to the Yucaipa Valley. Low prices in the apple markets caused growers to shift from apple production to peaches, citrus, and grain products. In the difficult economic conditions of the 1930s, Yucaipans lived off the land and supported one another through the Yucaipa Cooperative Exchange, where goods and food were exchanged. Despite these difficulties, one of Yucaipa's most notable success stories has its roots during the early 1930s. Leo and Cleo Stater founded Stater Brothers in Yucaipa, which 75 years later has grown to 167 stores across California.







## World War II and Transition

Yucaipa was actively involved in the war effort. From sending soldiers abroad to running top secret projects (e.g., milking silk from spiders for sighting equipment in aircraft), Yucaipa residents lent their time and experience to the war effort. During this period, Yucaipa became known as “The Egg Basket of Southern California” for its large poultry operations. Peach production had replaced the former apple industry, which permanently moved to the Oak Glen area. In the 1940s, an airport was established in Chapman Heights. After the war, the town expanded as orchards gave way to residential subdivisions.

By the 1950s, Yucaipa had successfully endured the Depression and war years, and a new era of prosperity began. Yucaipans settled down to a quieter life, focusing on family and community. Developers began to build residential subdivisions to house new residents and build infrastructure that modernized Yucaipa (roads, business, electric poles, flood control, etc.). The first mobile-home park was built in 1947, and 16 additional mobile home parks were built within a decade. In 1963, the Yucaipa Joint Unified School District was established after lengthy discussions dating from the mid-1950s.



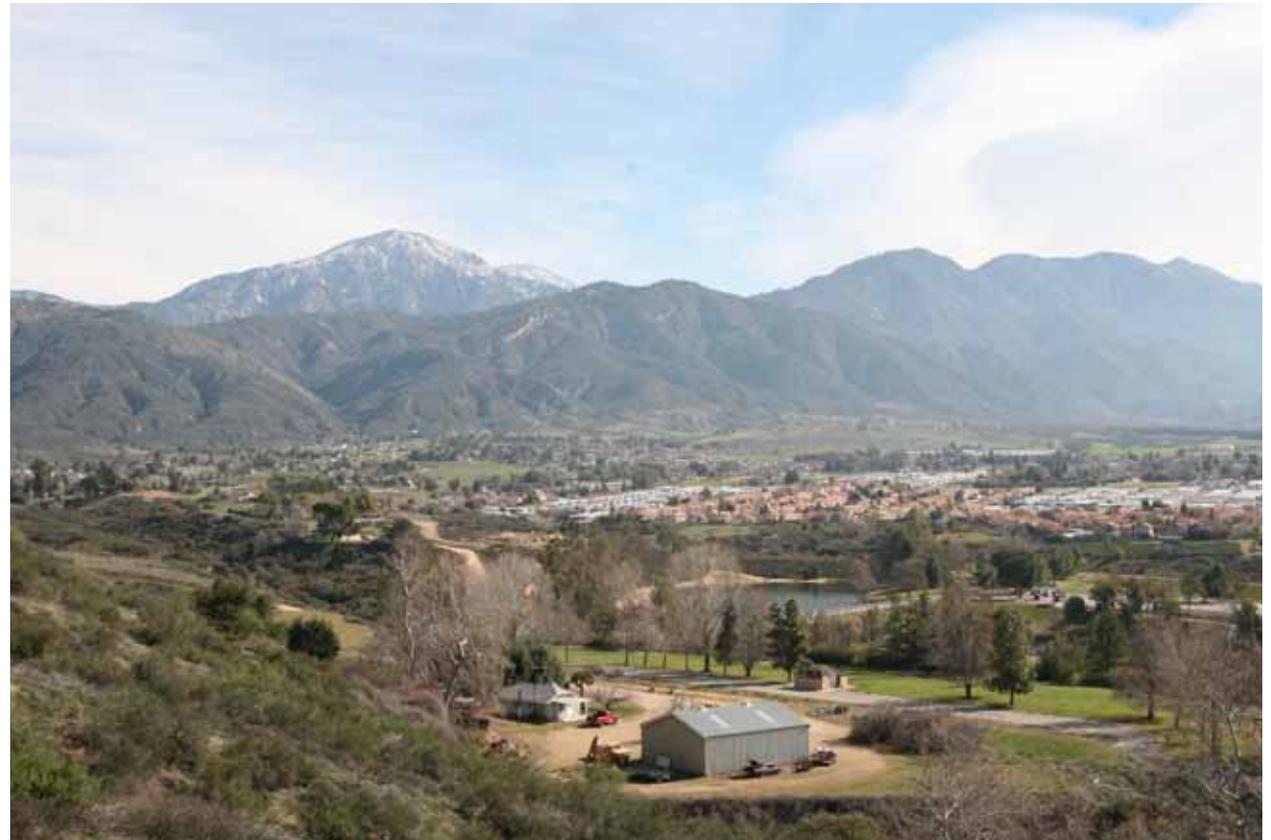
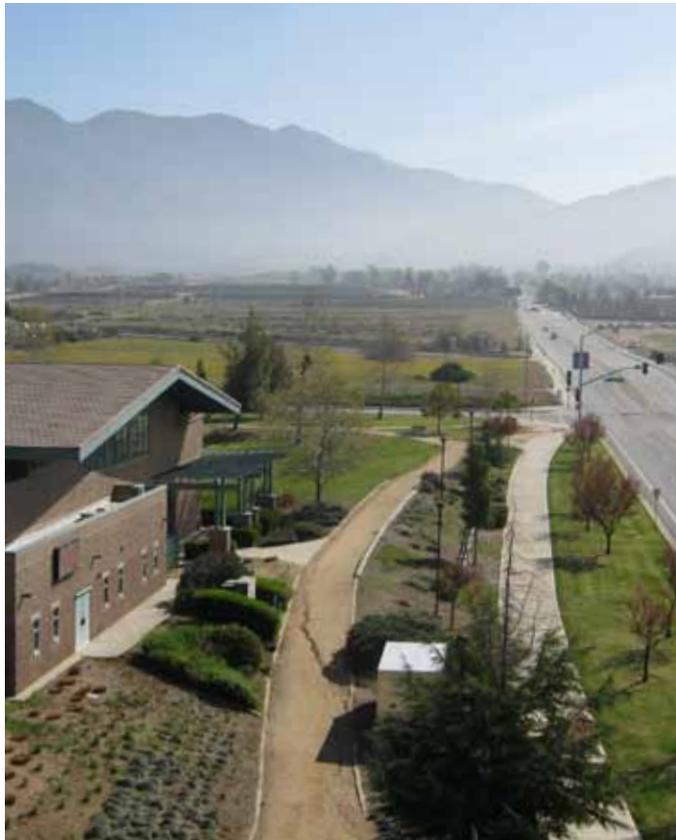




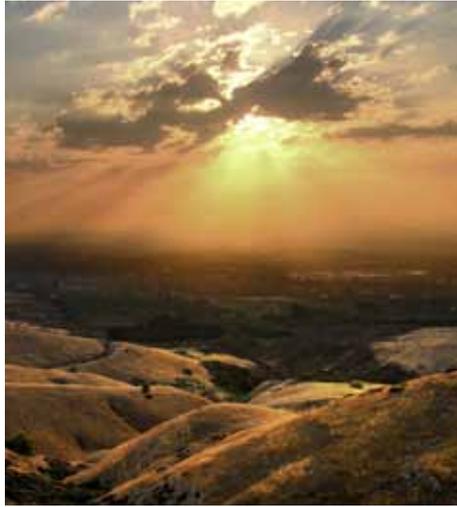
## PRESENT-DAY YUCAIPA

Yucaipa's present day is known for its transition to an incorporated city. The 1970s brought Crafton Hills College, one of only 112 community colleges in California. The 1980s saw the redevelopment of the former Crafton Hills Airport and Chapman citrus groves into the Chapman Heights subdivisions. In 1986, the Yucaipa Valley Water District opened a wastewater treatment plant, ending 15 years of lawsuits and building moratoriums due to water supply and quality issues. And after many attempts at incorporation, Yucaipa voters passed Measure K and became an incorporated city on November 27, 1989.

Yucaipa continues to work hard to preserve the community's character and maintain a careful balance between the needs of business, residents, and the environment. In the 1990s, Wildwood Canyon State Park was established in eastern Yucaipa. The Crafton Hills Conservancy also preserved thousands of hillside acres. Together, these actions protect scenic vistas, natural lands, and habitat for wildlife. With the City's General Plan and hillside preservation regulations, Yucaipans will always have the opportunity to pursue a rural lifestyle and enjoy the scenic qualities cherished by the community.







## GENERAL PLAN VISION

In 2015, the City of Yucaipa will adopt an updated General Plan that will preserve and enhance the qualities that draw present residents and future generations to Yucaipa. The Yucaipa City Council has laid the foundation for Yucaipa's future by adopting the following vision for the General Plan:

*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 residents, and it 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.*

Cornerstones of the community include:

- Small-town rural character with strong neighborhood identities
- Scenic vistas, wild lands, ravines, and hillsides
- Quality businesses that bring 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 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



REVERSE DRIVE  
PARKING ONLY

SPEED  
LIMIT  
25

DRAGON

Dragon

DRAGON

DRAGON

DRAGON



## II. OUR COMMUNITY

In this chapter:

PEOPLE

EDUCATION

LIFESTYLE

COMMUNITY SERVICE

# PEOPLE

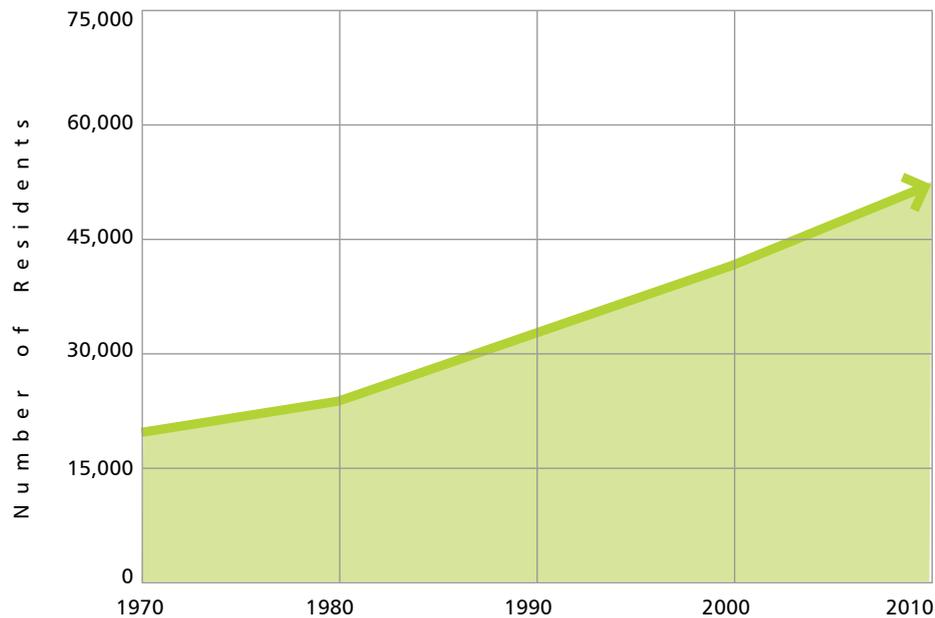
People from all walks of life have sought Yucaipa for its quality of life, for a respite from urban life, to start and raise a family, and for retirement. This section provides a portrait of people who call Yucaipa home.

## Population

With a population of 51,376 as of the 2010 Census, Yucaipa is the 16th most populous of the 24 cities in San Bernardino County. Shown in Figure 1, Yucaipa has had relatively steady population growth. From 1950 to 1970, Yucaipa increased by about 5,500 residents each decade. Population growth accelerated to about 9,000 residents per decade for the next 30 years. The largest increase was between 2000 and 2010, when Yucaipa’s population increased 25 percent due to the real estate boom and building of new subdivisions.

Looking forward, Yucaipa is expected to build out to a population of 75,000 residents. Approximately 33 percent of population growth will take place within the areas of the Freeway Corridor Specific Plan, which is projected to add up to 2,767 new housing units over time. Additional areas that could accommodate new residential subdivisions include Dunlap Acres, North Bench areas, and portions of Chapman Heights. Infill in Central Yucaipa and other areas will also create additional housing units and population growth.

Figure 1. Population Change, 1970–2010



Source: US Census, 1970–2010.

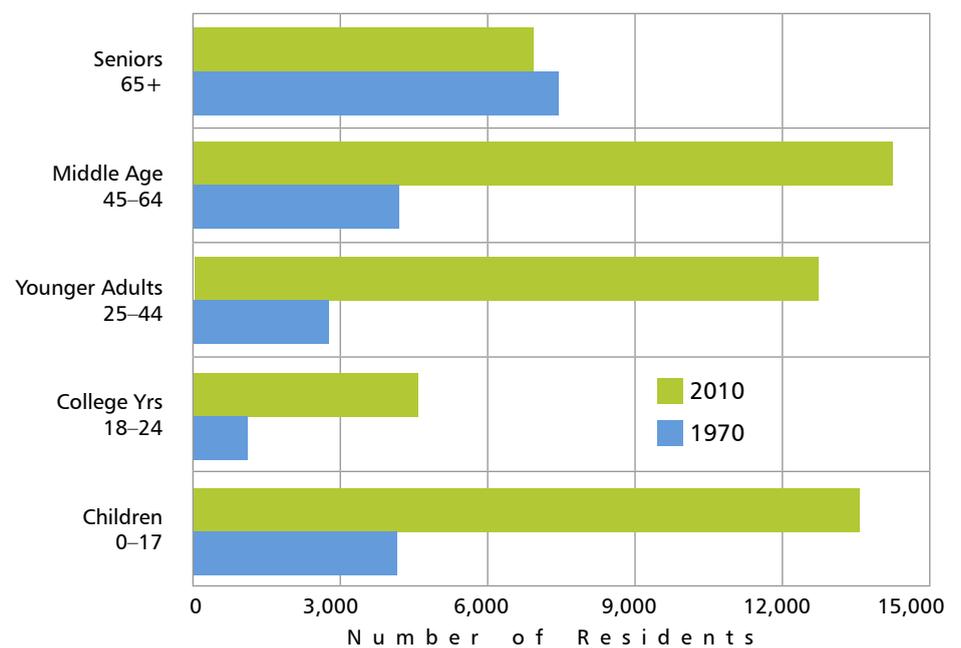
## Age Profile

Yucaipa’s population has seen a gradual change in the age of residents. In 1970, the median age of Yucaipa residents was 56 years old, due in part to the significant number of mobile home parks built for seniors. For decades, Yucaipa was marketed to seniors as a retirement community. At its peak, Yucaipa’s senior residents made up 38 percent of all residents. Over the following decades, Yucaipa’s senior population remained around 7,500, although its relative share of the City’s population declined.

Beginning in the mid-1980s, Yucaipa’s population began to diversify as larger tracts of vacant land were developed with single-family housing subdivisions, which attracted a broader age group, especially families with children. During the 1990s and 2000s, younger and middle-age adults with children increased substantially. By 2010, a further 25 percent increase in the baby boom population, ages 45 to 64 years, made this group the largest age group in Yucaipa. Today, the City’s median age is 38 years, slightly above that of the county.

Over the next several decades, Yucaipa’s population should trend toward an increase in both middle-age and senior adults. These local changes are due to demographic trends in the broader region, the cost of housing, and projected residential developments in the community. These trends will influence the type of housing, jobs, and services in Yucaipa.

Figure 2. Demographic Change, 1970–2010



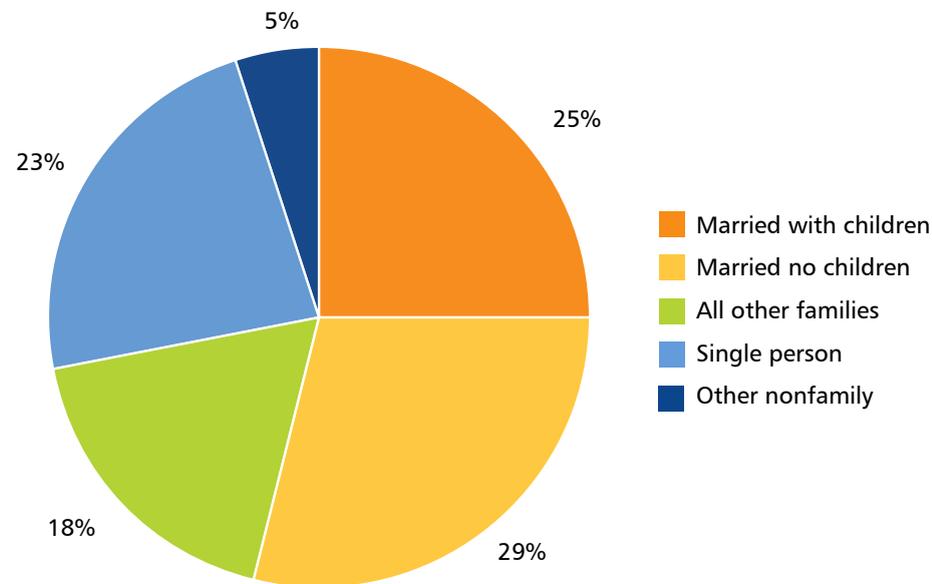
Source: US Census, 1970–2010.

## Household Composition

Similar to age patterns, Yucaipa’s household composition has also broadened. As shown in Figure 3, married families with children comprise about 25 percent of Yucaipa’s household, which is slightly lower than in the county as of 2010. Married couples without children have increased to 29 percent of households, due in large part to the increase in middle-aged adults moving into Yucaipa and empty nesters already living in the community. Single person households comprise 23 percent due to the number of senior citizens.

Looking forward, Yucaipa’s population should trend toward middle-aged adults and families with children. The vast majority of land within Yucaipa north of the freeway is reserved for lower density residential development that is affordable to moderate or above moderate income households. These demographic characteristics point toward a growing need for more diverse housing, recreation, and health-care services in the community.

Figure 3. Household Type Distribution, 2010



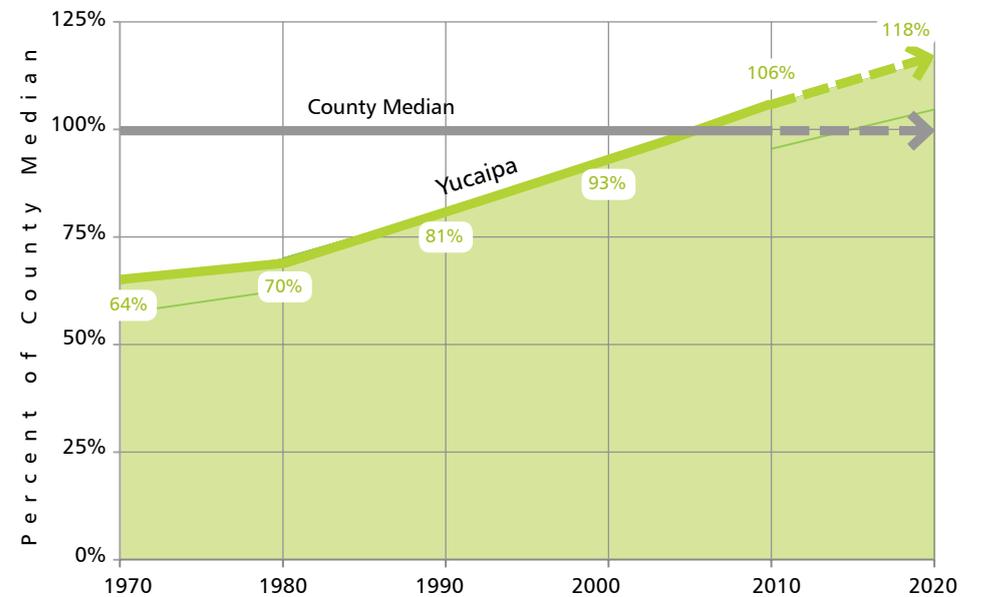
Source: US Census, 2010.

## Household Income

Another significant trend is the income of Yucaipa residents. In the 1970s, the City’s median household income was only 64% of the median for San Bernardino County (Figure 4). This was because Yucaipa was predominantly a retirement community. The development of new residential subdivisions in the 1980s and 1990s attracted families with higher incomes seeking quality housing. By 2010, the City’s median household income was \$59,000, the 9th highest in San Bernardino County and 105% of the county median.

The median income for Yucaipa residents is expected to continue increasing relative to the county median income, reaching 118% by 2020. This is in part due to employment levels and a growing number of residents employed in the health, public administration, finance, and information services. Yucaipa’s family-friendly atmosphere and recreational amenities continue to make it an attractive home for skilled workers throughout the region.

Figure 4. Median Income, Yucaipa vs. County, 1970-2010.



Source: US Census, 1970–2010.

## EDUCATION

Education and job training are foundational elements of a healthy city and region. Our educational institutions establish critical thinking skills, social accountability, and the means for financial independence, and lifelong learning and training opportunities ensure that our workforce can succeed and adapt to changes in the economy.

### Elementary and Secondary Education

Yucaipa's residents are served by the Yucaipa-Calimesa Joint Unified School District. The district presently comprises six elementary schools, two middle schools (grades 7–8); one high school campus (grades 9–12), one dependent charter school (grades K–8), a continuation high school (grades 9–12), a special education success program (grades K–12), and an adult continuing education program. The City is also home to several charter schools, including the Inland Leaders Charter home school and Competitive Edge Charter School.



Yucaipa's ability to equip youth with the foundation for independence, higher education, and a career starts at school. The Academic Performance Index (API) is a state assessment of educational performance in California schools. API scores range from 200 to 1,000, with a state goal of 800. As of 2012, three of Yucaipa's elementary schools exceed the state target, and two others scored within 5 percent of the target. Compared to all California schools, the majority of local schools rank in the 50–70th percentile, with the exception of Ridgeway Elementary and charter schools, which rank in the 80–90th percentile.

Adequate Yearly Progress (AYP) is used to assess a district's or school's academic performance. Local schools meet AYP goals in API scores, but the scores are uneven in different subject areas. All students in the district meet or exceed the state average in three of four subjects (English/language arts, science, history-social science, and math). Yucaipa's high school graduates 94 percent of its students, exceeding the California average of 85 percent, and 30 percent of graduates go on to attend public and private colleges in California. The high school is also known regionally for its multiple career-pathway program.

### Adult Education

Yucaipa-Calimesa Joint Unified School District offers an adult school that is dedicated to building an educational foundation to meet the needs and demands of a growing community; provide a safe and supportive lifelong learning environment; and facilitate the development and attainment of academic, personal, vocational, and professional goals. It is fully accredited by the Schools Commission of the Western Association of Schools and Colleges. The adult school offers individual and computer-assisted instruction to help students obtain a high school diploma or GED. Yucaipa Adult School also offers a variety of classes and programs, including art classes, effective parenting classes, traffic violator class, and English literacy classes.

## Higher Education

Yucaipa is home to Crafton Hills College (CHC), one of California’s 112 community colleges, which serves 5,200 students in 37 degree programs and 35 occupational certificate plans. CHC is accredited by the Accrediting Commission for Community and Junior Colleges of the Western Association of Schools and Colleges. CHC’s vision is to become the premier community college for public safety, health services careers, and transfer preparation.

In 2002, Measure P granted \$190 million to Crafton Hills and San Bernardino Valley Colleges to improve facilities and accommodate a 75 percent increase in enrollment by 2025. CHC master plan has resulted in a new learning resource center, recreation facility, and infrastructure. In 2014 Brandman University will offer bachelors and master degrees at its CHC satellite campus.

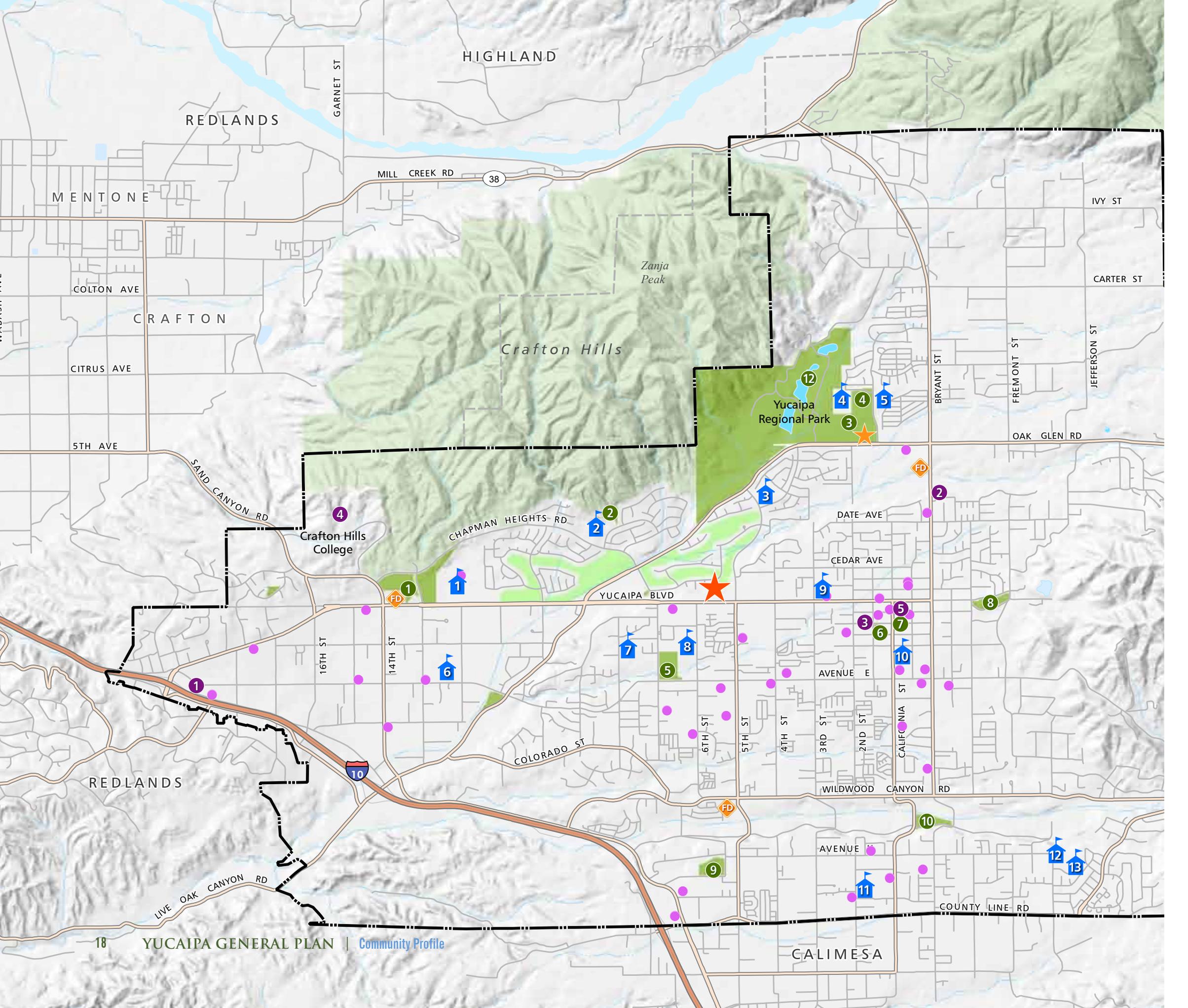


## Lifelong Learning

Yucaipa is served by several quality libraries and resource centers. Crafton Hills College’s new central Learning Resource Center Library provides a central location for all of the campus’s learning resources outside the classroom, including the library, the student tutoring, and the faculty teaching and learning center. Its gallery, auditorium, and multipurpose room also serve as a meeting place for campus and community programs.

The City is home to the Yucaipa Public Library, a branch of the San Bernardino County library system. It offers a range of programs, including the Teen Center/Teen Café—a supervised drop-in center and program. The Yucaipa Valley Historical Society and four local museums provide a library of resources documenting the history of Yucaipa and the region.





HIGHLAND

REDLANDS

MENTONE

MILL CREEK RD 38

IVY ST

COLTON AVE

CRAFTON

Zanja Peak

CARTER ST

CITRUS AVE

Crafton Hills

JEFFERSON ST

5TH AVE

SAND CANYON RD

FREMONT ST

OAK GLEN RD

Crafton Hills College

CHAPMAN HEIGHTS RD

DATE AVE

YUCAIPA BLVD

CEDAR AVE

16TH ST

14TH ST

AVENUE E

REDLANDS

COLORADO ST

WILDWOOD CANYON RD

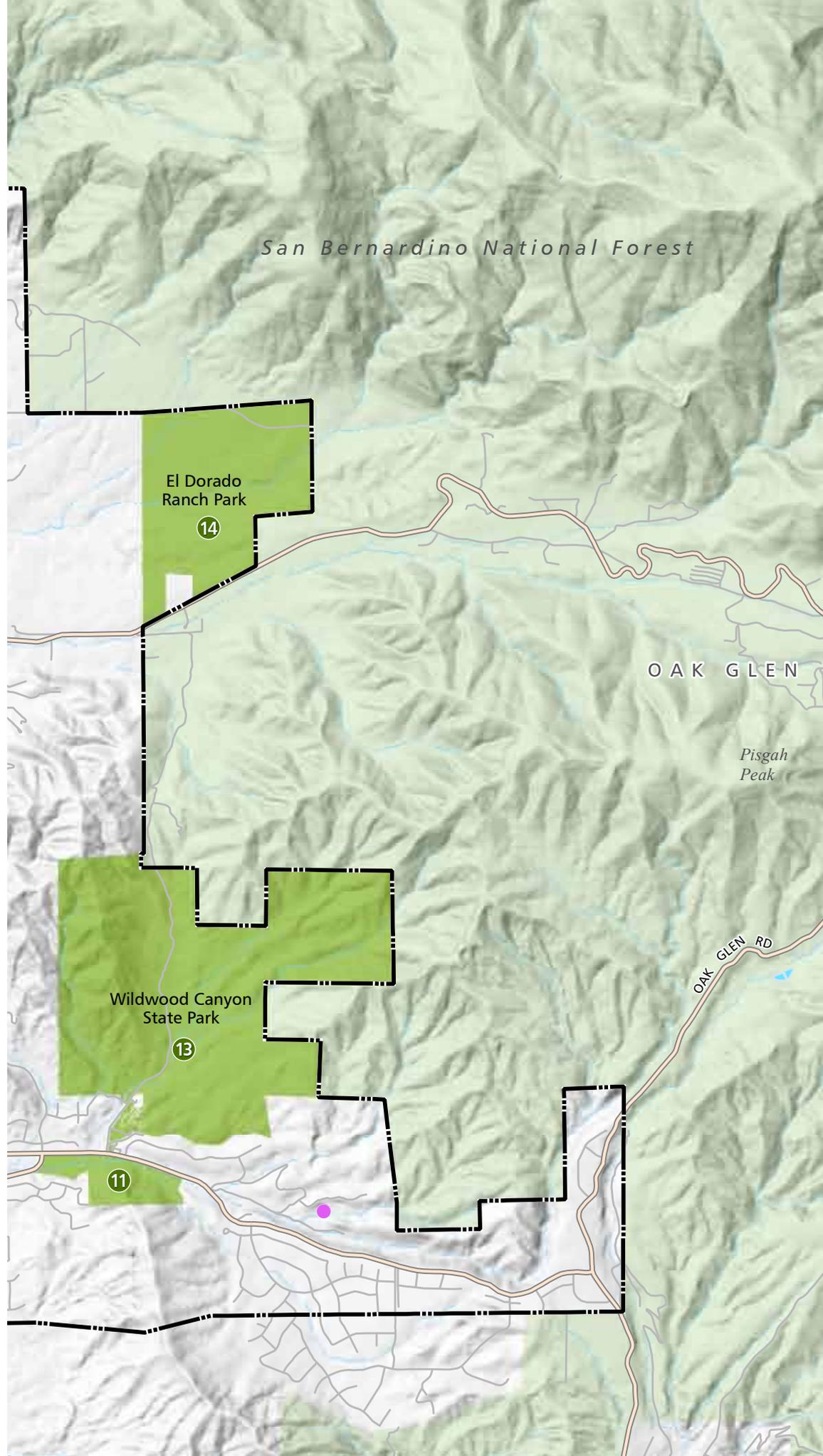
LIVE OAK CANYON RD

10

AVENUE

COUNTY LINE RD

CALIMESA



## Map 1. Community Assets

Yucaipa's community assets include its many schools, parks, faith-based organizations, civic groups, and other organizations that make a positive contribution to community life.

- |  |   |
|--|---|
| <p><b>CIVIC FACILITIES</b></p> <ul style="list-style-type: none"> <li>★ Yucaipa Town Center             <ul style="list-style-type: none"> <li>• City Hall</li> <li>• Transportation Center</li> <li>• Yucaipa Library</li> <li>• Police and Sheriff</li> <li>• John Tooker Civic Park</li> <li>• Lillian Eaton Park</li> </ul> </li> <li>★ Yucaipa Community Center</li> <li>FD Fire Station</li> </ul>   | <p><b>SCHOOLS</b></p> <ol style="list-style-type: none"> <li>1 Yucaipa High School</li> <li>2 Chapman Heights Elementary School</li> <li>3 Competitive Edge Charter Academy</li> <li>4 Park View Middle School</li> <li>5 Ridgeview Elementary School</li> <li>6 Dunlap Elementary School</li> <li>7 Valley Elementary School</li> <li>8 Oak View High School</li> <li>9 Yucaipa Christian School</li> <li>10 Inland Leaders Charter School</li> <li>11 Calimesa Elementary School</li> <li>12 Green Valley High School</li> <li>13 Wildwood Elementary School</li> </ol> |
| <p><b>PARKS</b></p> <ol style="list-style-type: none"> <li>1 Yucaipa Skate Park</li> <li>2 Crafton Hills Park</li> <li>3 Yucaipa Community Park</li> <li>4 Bryant Glen Sports Complex</li> <li>5 Seventh Street Park</li> <li>6 Center Park</li> <li>7 Avenue A Park</li> <li>8 Flag Hill Veterans Park</li> <li>9 Avenue I Park</li> <li>10 Equestrian Center</li> <li>11 Wildwood Park</li> <li>12 Yucaipa Regional Park</li> <li>13 Wildwood State Park</li> <li>14 El Dorado Ranch Park</li> </ol> | <p><b>OTHER ASSETS</b></p> <ol style="list-style-type: none"> <li>1 Yucaipa Adobe</li> <li>2 Mousley Museum</li> <li>3 Scherer Senior Center</li> <li>4 Crafton Hills College</li> <li>5 Yucaipa Theatre</li> <li>● Faith-Based Organizations</li> </ol>  |



## LIFESTYLE

Yucaipa's lifestyle is defined by a strong commitment to health and wellness programs and facilities, ample recreation opportunities for youths and adults, a range of engaging community events, and a growing arts and culture scene. These core lifestyle opportunities are key reasons why the City is such a desirable place to live, work, and visit.

### Health and Wellness

Inspiring resident health and wellness is a growing priority of many cities. In 2012, Yucaipa became the one of 24 communities in San Bernardino County's Healthy Communities Coalition. To implement this effort, the City established a Healthy Yucaipa Committee as an appointed body to advise 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 additional initiatives in its Healthy Eating Active Living Ordinance.

Yucaipa provides easy access to well-respected health care providers. Just 15 miles west of Yucaipa is the Loma Linda University Medical Center (LLUMC), which includes the Children's Hospital, University Medical Center, Behavioral Medicine Center, and Heart and Surgical Hospital. *U.S. News & World Report* ranked LLUMC the 18th best hospital in California. Other excellent health care providers within a convenient drive include the 229-bed Redlands Community Hospital and Kaiser Permanente in the City of Fontana.

Locally, Yucaipa residents have convenient access to Beaver Medical Group, a private physician group at the corner of Oak Glen Road and Yucaipa Boulevard. Beaver provides a range of medical services as well as health and wellness classes. Yucaipa Urgent Care recently opened a facility, that serves residents seven days a week on the opposite corner of the same intersection. And Redlands Hospital just opened a family clinic. These are just a few of the growing list of medical service providers available to Yucaipa residents.

## Youth Recreation

The City of Yucaipa offers recreational programs to entertain, educate, and enrich youth. The Community Center offers drop-in basketball, volleyball, and wall ball activities; ballet and martial arts classes; and, in conjunction with various local organizations, soccer, girls softball, baseball, football, and cheerleading programs. The City oversees the municipal pool and offers swimming programs and recreational swimming. The City and school district also offer “Kids’ Clubs”—before and after-school drop-in programs at elementary schools.

Local organizations support youth recreational programs. 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 team classes; Redlands Youth Tennis provides tennis instruction and tournaments; Yucaipa Jr. All American Football and Cheer organizes a youth football league; Yucaipa Valley Youth Soccer runs a soccer league; and Yucaipa Youth Basketball offers basketball. The Yucaipa Valley American Little League and the Yucaipa Valley National Little League organize baseball teams.



## Adult Recreation

Yucaipa's adults are active in sports and fitness activities. The Community Center offers basketball, racquetball, volleyball, and numerous fitness classes. The City, in conjunction with Major League Softball, offers a softball program for adults. Yucaipa Valley Golf Club offers golf classes, clinics, and competitive tournaments. The Yucaipa Aquatics offers a comprehensive and competitive aquatics program. Classes are offered for all ages, every skill level, and different water activities ranging from swimming to water polo.

The Scherer Senior Center provides a wide array of senior programs. The center offers aerobics, dance, arts and crafts, special activities, trips, and events. In addition to social and fitness programs, the center acts as a referral agency to assist seniors with legal, medical, and financial issues. The center hosts the Senior Nutrition Program, which provides a hot meal Monday through Friday, and Meals on Wheels brings hot meals to homebound seniors. A calendar of program events is distributed monthly in the "Yucaipa Senior Kaleidoscope."





## Historical Resources

Yucaipa has a storied history dating back hundreds of years. By the time Yucaipa had incorporated, many of the community's original structures were no longer standing. However, remnants of Yucaipa's past remain in the built environment and memories of residents. These include some of the original streets, lot patterns, and historic buildings. Historic buildings include:

- Woman's Club, built in the 1920s
- Growers Cooperative, built in the 1910s
- Casa Blanca Ranch, original ranch house dating to 1880
- Cherry Croft School, the first school in Yucaipa
- Yucaipa Adobe, the oldest structure in San Bernardino County
- Mousley Museum, built in the 1920s
- Yucaipa Bank, built in the 1920s

The Yucaipa Valley Historical Society is a California nonprofit, public-benefit corporation, founded in 1977 and incorporated on July 25, 1984. The Historical Society was incorporated to preserve the history of Yucaipa Valley and be a repository for collections, artifacts, records, pictures, and writings that depict the valley's history.

Several museums within Yucaipa and Oak Glen document the history of the community:

- Mousley Museum of Natural History
- Yucaipa Adobe Museum
- Old Fire Station Museum
- Oak Glen School Museum





## Arts and Culture

Yucaipa celebrates and supports its growing local arts and culture. The City is home to two community theaters: The Yucaipa Little Theater (YLT) opened in 1947 in the revitalized Uptown area and produces shows year-round. The Heartland Players Theater features adaptations of popular performances along with original material. Stars of Tomorrow Theater, a youth fine arts program based in Redlands, partners with the Heartland Players Theater to hold theater camps for children. The City also hosts the Yucaipa Music and Arts Festival—a three-day event of crafts and musical performances.

Crafton Hills College plays an important role in educating and entertaining residents from Yucaipa and beyond. The college offers degrees in arts, theater arts, and music. The fine arts program hosts exhibitions at the Crafton Hills College Art Gallery. Live theatrical and musical performances are held at the 452-seat campus theater. The Crafton Hill College fine arts department is also supported by the Crafton Hills Art League. From creating workshops, seminars, and artistic opportunities at the college to supporting events, the league is the voice of artistic pride and accomplishment at Crafton Hills College.







## Community Events

Even well before incorporation as a city, 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 the Yucaipa Valley Day of the 1950s, and to the events of recent years, residents have always participated in community events. These events are an opportunity for Yucaipa residents to spend time with family and friends, stroll through downtown, or celebrate important seasons or events.

The Yucaipa Iris Festival celebrates the City's official flower. On Easter, the City hosts a community egg hunt for children. In July, the City of Yucaipa and Lions Club host a 4th of July celebration at Yucaipa High School. The Holiday Boutique and Tree Lighting Ceremony is sponsored by the City, Chamber of Commerce, and Yucaipa Christian Church. And the annual Christmas parade, held by the Yucaipa Valley Lions Club, has been a local tradition since the 1950s. More recent events include the Yucaipa Music and Arts Festival.

Just outside Yucaipa, Oak Glen offers a variety of outdoor, family-oriented activities that draw more than 300,000 people annually. Events include apple and berry picking and cider making; nature hikes and camping in the San Bernardino National Forest; or simply enjoying the peaceful respite and dark skies. Tourists also trek to Oak Glen to attend the annual Apple Butter Festival at the 103-year-old Los Rios Rancho—southern California's largest historic apple ranch—visit Riley Ranch, or visit the many other local farms and shops.





43  
- ENOUGH TALK, JUST RUN!

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## COMMUNITY SERVICE

Community quality of life is best cultivated when government agencies, non-profit organizations, service clubs, volunteer organizations, the faith community, private businesses, and residents actively participate in decision making. More than 200 registered faith-based and neighborhood organizations, cooperatives, charities, unions, clubs, foundations, and social movements operate in Yucaipa.

### Business Community

Representing the business community, the Yucaipa Valley Chamber of Commerce promotes a vibrant business environment through cooperative interaction among business, government, and the community. Its eight committees meet on a regular basis and hold several fund raisers for local scholarships. The chamber also organizes a float entry for the Christmas parade. The chamber recognizes the many individuals serving our community through awards such as the Citizen of the Year, Business of the Year, Ambassador of the Year, Peace Officer of the Year, and Firefighter of the Year.

### Civic Involvement

The Yucaipa City Council encourages all civic-minded individuals interested in serving the community to apply for service on commissions and committees. These groups serve in advisory roles to the City Council and influence public policy. They include: Healthy Yucaipa Committee, Mobilehome Rent Review Commission, Parks and Recreation Commission, Trails and Open Space Committee, and Youth Advisory Committee. Yucaipa's civic leaders desire to include youth in civic affairs and invite youth to serve on the Parks and Recreation Commission, Healthy Yucaipa Committee, or Youth Advisory Committee.

### Faith-Based Community

Yucaipa is home to approximately 50 churches and faith-based organizations that play an active role in community life. While largely concentrated in the central core, places of worship for all faiths are woven into the fabric of most City neighborhoods. Many of Yucaipa's churches collaborate to donate food to the community through the Interfaith Community Support Center of Yucaipa. Yucaipa's faith-based community is also active in educating youth and adults through music programs, educational venues, and numerous other services to the Yucaipa community.









## III. OUR PLACE

In this chapter:

BUILT ENVIRONMENT

PARKS AND RECREATION

BUSINESS COMMUNITY

TRANSPORTATION AND MOBILITY

## THE BUILT ENVIRONMENT

The City of Yucaipa encompasses approximately 18,000 acres (28 square miles). Its built environment is framed in part by topography, lot size, and agricultural history. Today, the City of Yucaipa offers a mix of rural to suburban lifestyles and complementary commercial activities, public facilities, and open space and recreation opportunities.

### Developable Land

Residential uses account for a third of the total land area of the City. Another third is vacant, and the last third is devoted to all other uses—commercial, industrial, public facilities, agriculture, open space and recreation, and right-of-way. Of the community’s 6,600 residential acres, 57 percent are single-family residential (including mobile homes), 41 percent are rural residential (lots one acre or larger), and 2 percent are multifamily residential (including townhomes and apartments). Yucaipa still has significant vacant land available for development. A detailed breakdown of acreage by land use is provided in Table 1.

Table 1. Land Use in Yucaipa

Land Use	Number of Acres	Percent of Total
Rural Residential	2,729	15%
Single Family Residential	3,802	21%
Multifamily Residential	101	1%
Commercial, Service, and Office	283	2%
Industrial	89	1%
Public and Semi-Public Facilities	557	3%
Agriculture	559	3%
Open Space and Recreation	2,164	12%
Transportation, Communications, and Utilities	550	3%
Undeveloped	5,528	31%
Right-of-Way	1,785	10%
<b>Total</b>	<b>18,093</b>	<b>100%</b>

Source: San Bernardino Association of Governments, PlaceWorks, 2013.

### Rural and Vacant Land

Historically, agriculture was the predominant land use in Yucaipa. As agricultural uses have become less prevalent, the community has transitioned to rural residential with agriculture and equestrian uses as a supporting use. Through the General Plan, the City has preserved 37 percent of its acreage through a Rural Living classification, thus preserving opportunities for future generations to enjoy a semirural lifestyle. In addition, the City has set aside a significant amount of undeveloped land as open space, parks, hillsides, and other community assets. These include areas such as Wildwood Canyon Park, Yucaipa Regional Park, Crafton Hills, El Dorado Rancho Park, and other areas.

### Sphere of Influence

The City of Yucaipa has adopted a sphere of influence (SOI) adjacent to its northern borders. A city’s SOI addresses unincorporated lands adjacent to city boundaries that are defined by the county local agency formation commission (LAFCO) as areas likely to be served or annexed by the city in the future. Cities do not have regulatory control over these lands, but they do have the authority to designate their preference for land use planning in the county areas if the properties are annexed to the city sometime in the future. The City of Yucaipa’s SOI includes about 1,600 acres of predominantly vacant hillsides adjacent to the City’s northwest boundary.



## Specific Plans

Yucaipa has designated several areas in the community with specific plans. The General Plan examines the entire City, and specific plans provide customized direction for these areas beyond what would ordinarily be permitted by the General Plan and municipal code. Customized road widths and parkway design, land use densities and intensities, landscape concepts, and amenities programs are all examples of topics that may receive special regulatory or design guidance in a specific plan.

### Freeway Corridor Specific Plan

In 2009, the City Council approved the 1,242-acre Freeway Corridor Specific Plan in southern Yucaipa along the I-10. This project will provide a regionally significant commercial center; 2,400 residential units; and 550+ acres of open space, schools, and other amenities. It will help create a cohesive community where people can live, work, shop, and play. The plan offers an opportunity to provide regional commercial business opportunities and develop quality residential neighborhoods. In addition, approximately half the specific plan is devoted to preserving open space. The Freeway Corridor Specific Plan will also improve the City's local tax base that funds public services.

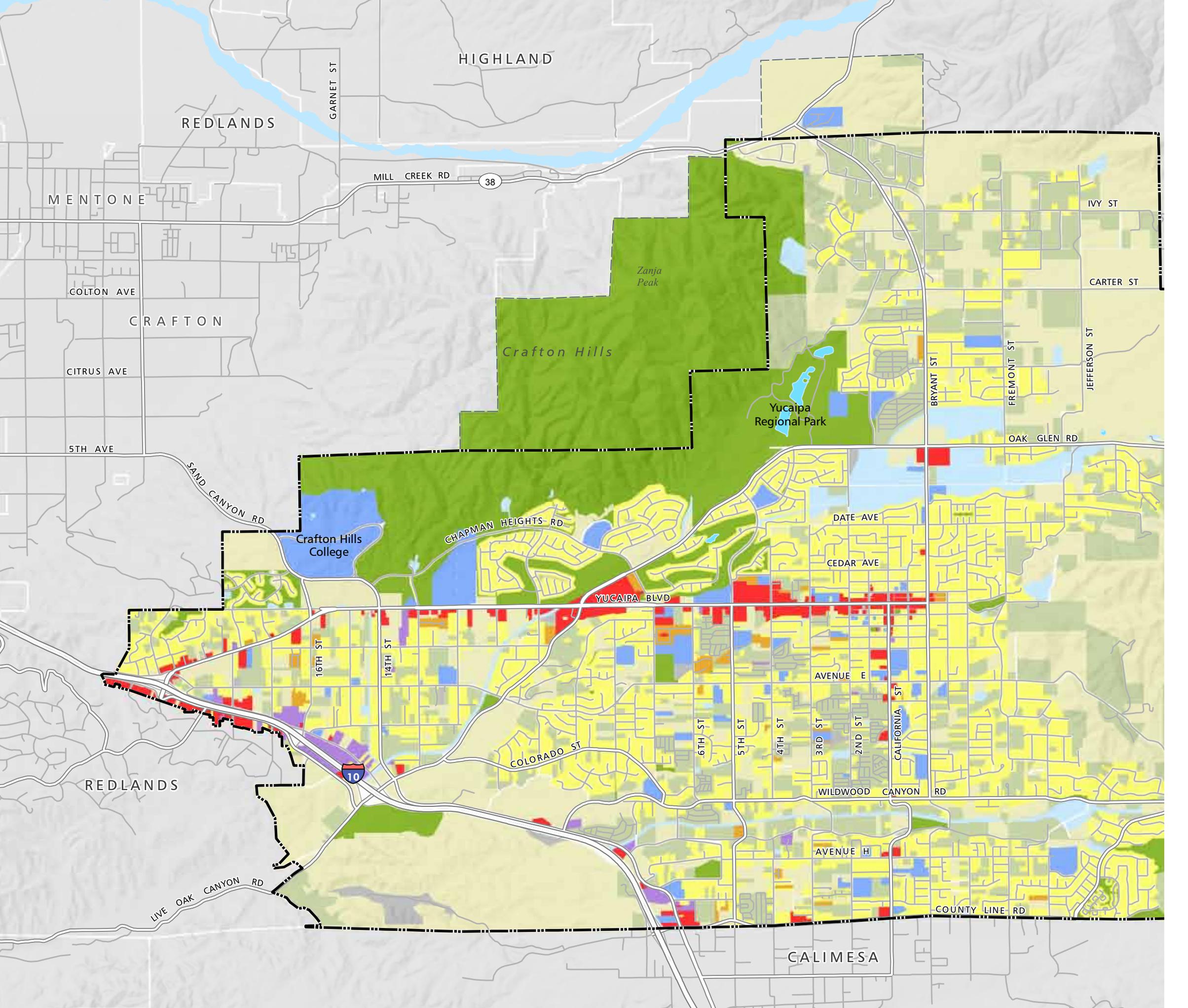
### Uptown Specific Plan

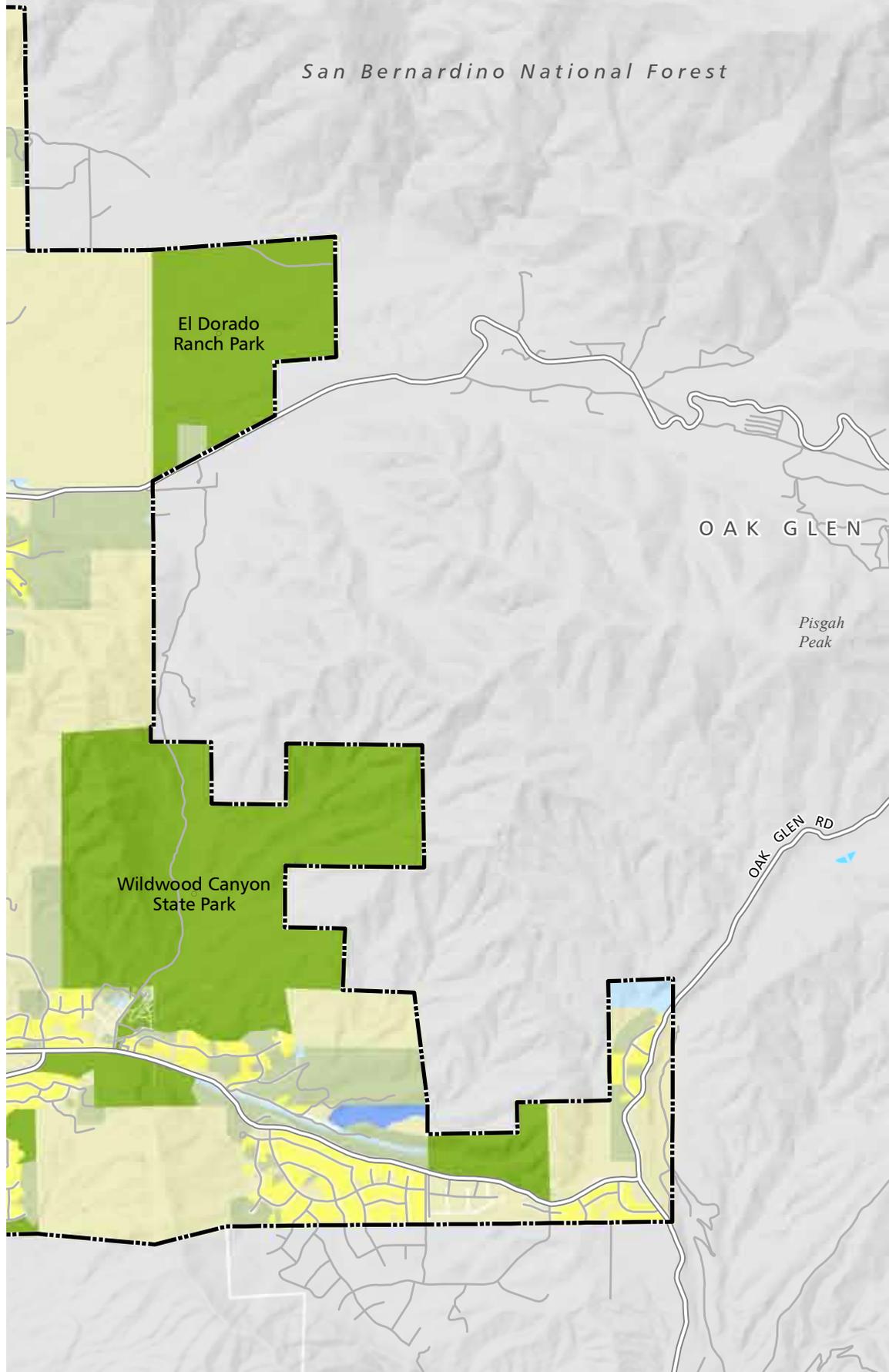
The Uptown Business District—envisioned as the heart of the community—encompasses 16 city blocks around Yucaipa Boulevard and California Street. Currently, the area consists predominantly of small, neighborhood-serving commercial business and older homes on smaller lots. The Uptown Business District Specific Plan is intended to strengthen the Uptown area with a dynamic mix of viable commercial and residential land uses in tune with the contemporary needs of the community. The City has been successful in improving Uptown with senior housing, street improvements, pedestrian amenities, and community events that create a more vibrant and economically viable district.

### Wilson Creek Specific Plan

The City of Yucaipa is proposing the development of the 90-acre Wilson Creek Business Park Specific Plan. The project is anticipated to contain a campus business park, flood control and drainage improvements, open space and recreational uses, and a small institutional use (3.4 acres). The campus business park area is envisioned to be an employment-generating land use that would allow for a wide range of light industrial land uses, including warehousing/distribution, office, and research and development. The campus business park is anticipated to provide up to 500,000 square feet of uses and up to 500 jobs.







## Map 2. GENERALIZED LAND USE

The built and natural environment consists of homes, places of recreation and employment, community facilities, and the connections between these destinations. The buildings and infrastructure that constitute the built environment are the physical support system for community life, creating a place where people will want to spend their time for years to come.



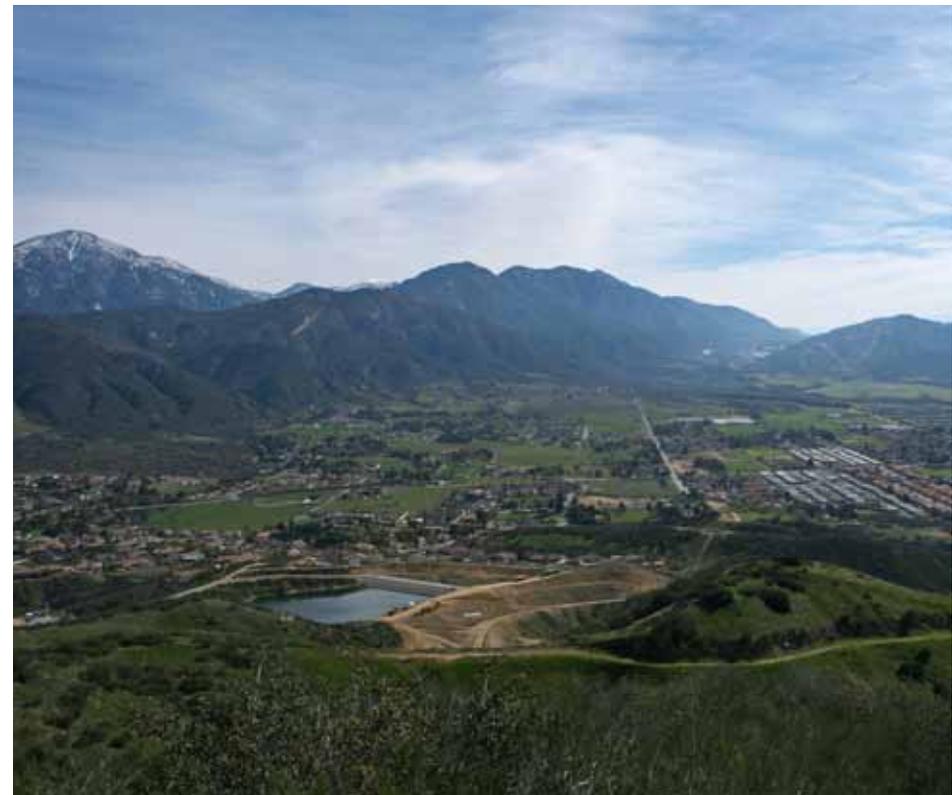
## Residential Neighborhoods

Yucaipa's unique topography and creeks have created definite elevation changes (called benches) that provide a definite character to Yucaipa. Northern Yucaipa is referred to as the North Bench. Wilson Creek separates Crafton Hills from the Central Core and Dunlap Acres. Wildwood Creek leads to the southeast, and its canyons and adjacent hills form Wildwood Canyon. The confluence of Wilson Creek and Wildwood Creek create the Live Oak Canyon area.

Yucaipa's topography frames the setting for the five larger residential areas of the community. Yucaipa's residential areas include:

- **North Bench.** This district includes the Yucaipa Community Center and Regional Park, the smaller neighborhoods of Stanley Ranch and Rolling Hills, and areas north of Oak Glen Road.
- **Central Yucaipa.** This district includes most of the City's commercial shopping centers, City Hall, and the smaller neighborhoods of Sun Park, the Uptown Business District, and surrounding properties.
- **Wildwood Canyon.** This district includes the neighborhoods Whisper Ranch, Hidden Meadows, and other properties on the southeastern portion of Yucaipa and its surrounding environment.
- **Dunlap Acres.** This district includes southwestern Yucaipa, including The Reserve, areas west of Oak Glen Road and south to the I-10, the larger Chapman Heights, and Crafton Hills College area.
- **Freeway Corridor.** This district will include a master planned neighborhood of 2,200 homes in the rolling hills south of I-10 and adjacent to planned regionally significant commercial uses.

In summary, whether it is the rural ambience of Dunlap Acres, the uplands of the North Bench planning area, the traditional grid of central Yucaipa, or remote areas of Wildwood Canyon, each area offers a distinct character and lifestyle for Yucaipa residents. Respecting and preserving the quality of established neighborhoods continues to be an important priority for the community.



## Housing Opportunities

A key reason for Yucaipa's attractiveness is its variety of housing and neighborhood settings suited to residents with different needs and preferences. Yucaipa's development patterns have changed over time to reflect a natural change in community needs. While staying true to its historic rural character, the City now offers a broader mix of rural-suburban lifestyles and housing types and prices that cater to the different lifestyle needs of residents.

### Housing Types

The City of Yucaipa has approximately 20,000 homes as of the 2010 Census. Unlike many of its neighboring cities, single-family homes account for three of every four homes. Yucaipa's townhomes and apartments make up 6 percent of all housing units. Unique to Yucaipa are its 42 mobile home communities, which provide one out of every five housing units. Of that total, 21 mobile home parks provide more than 2,100 units of senior housing, and 21 parks provide housing for families. Looking toward the future, development in southern Yucaipa will continue to broaden the type of housing available.

### Homeownership

Yucaipa enjoys a high rate of homeownership: 74 percent of households are homeowners, significantly higher than in the county. Affordable homes selling from the mid \$200,000 to \$300,000 are in the more established areas of the City, such as Dunlap Acres or Central Core. Larger lots and more expensive homes sell for an average of \$400,000. Quality townhomes or planned unit developments can also be purchased from the low \$200,000s to \$300,000s. Custom homes in the foothills surrounding the valley can top \$1,000,000.

### Rental Housing

Apartments provide affordable housing options for Yucaipa families and senior citizens. Apartments rent for an average of \$775 for a one-bedroom unit, \$950 for a two-bedroom unit, and \$1,225 for a three-bedroom unit. For newer apartments, like the Chapman Heights Bungalows, the rent is higher. The City also implements a rent stabilization ordinance to provide continued affordable housing for its seniors and families living in mobile homes.

Looking forward, the City of Yucaipa will continue expanding housing opportunities that are consistent with its adopted vision. The Freeway Corridor Specific Plan will contain a broad mix of housing types in rural to suburban settings. Development around the central core will include a complementary mix of housing for young and older residents. The City will also continue to allow development of larger single-family homes on larger lots within the Custom Home Overlay district in eastern and northern Yucaipa.



## PARKS AND RECREATION

Yucaipa is known for an abundance of park and recreational facilities, drawing residents and visitors to recreate, attend community events or festivals, play active sports, or simply enjoy the outdoors together. The City of Yucaipa has 14 public parks, including an equestrian arena, a municipal pool, and other special use facilities. In addition to city parks, Yucaipa is home to an 885-acre state park and a 200-acre regional park with campgrounds and three lakes for swimming, boating, and fishing. Additional special use recreational facilities will offer opportunities for passive and active recreation. Yucaipa is presently served by a variety of local, community, and regional parks facilities described below and summarized in Table 2.

### Local Parks

Yucaipa is served by 10 local parks that range in size from 1 to 20 acres. These parks offer a quiet retreat from everyday life, — to enjoy nature, walk pets, picnic, or enjoy a stroll through the park. More active recreational activities can be enjoyed in 7th Street Park, Avenue I Park, and Yucaipa Community Park.



Table 2. Parks and Recreation Facilities and Amenities

Facility Name	Picnic	Play Equipment	Basketball	Sports Field	Trails/Water	Golfing	Aquatics	Biking	Equestrian	Camping	Recreation Center
7th Street Park (14 ac)	•	•	•	•			•	•			•
Avenue A Park (1 ac)	•										
Avenue I Park (11 ac)	•	•	•	•							
Bryant Glen Sports Complex (13 ac)		•		•							
Center Park (0.5 ac)	•	•	•								
Crafton Hills Park (15 ac)	•	•	•		•			•			
El Dorado Ranch Park (334 ac)	•				•					•	
Equestrian Center (18 ac)		•							•		
Flag Hill Memorial (8 ac)	•	•	•								
Lillian Eaton Park (1 ac)	•										
Rick McCown Soccer Complex (11 ac)				•							
Tooker Civic Park (0.5 ac)					•						
Wildwood Canyon State Park (844 ac)					•			•	•		
Wildwood Park (71 ac)	•	•			•			•	•		
Yucaipa Community Park (32 ac)	•	•	•	•	•						•
Yucaipa Regional Park (385 ac)	•	•			•		•	•	•	•	
Yucaipa Skate Park (0.5 ac)											
Yucaipa Valley Golf Course (150 ac)						•					
Dunlap Acres (planned)											
Yucaipa BMX Track (proposed)								•			

Source: The City of Yucaipa, 2013.

## Yucaipa Community Park

Yucaipa Community Park is a central location for recreational activities in the community. This 32-acre park has multipurpose ball fields, tennis courts, basketball courts, a sand volleyball court, playgrounds, walking trails, group picnic shelters, barbecues, and an amphitheater. The Community Park is also home to the Yucaipa Community Services Department, Community Center, and Gymnasium. Many annual events are held at the park.

## Yucaipa Regional Park

Yucaipa Regional Park is an 885-acre facility at the base of the foothills of the San Bernardino Mountains. The park features three lakes for swimming, fishing, paddle boats, and water slides. There are walking trails, picnic facilities, a recreational vehicle campground, and numerous athletic fields at the Jerry Lewis Regional Soccer Complex. This regional attraction is full of activity year-round and attracts tens of thousands of visitors each year.

## School Facilities

Yucaipa's parks are supplemented by school play areas and athletic fields. Crafton Hills College allows public use of recreational facilities, including a six-hole golf course, Olympic-sized pool, gymnasium, track, basketball courts, tennis courts, and hiking trails. Joint use agreements with the Yucaipa-Calimesa Joint Unified School District allow limited public access to select facilities on weekends. Various athletic leagues also work with the district to use their facilities.

## Special Use Facilities

The City of Yucaipa is actively working in partnership with the community to build facilities that complement existing city park and recreational facilities. In the upcoming years, new facilities will include, but are not limited to:

- Yucaipa Valley Golf Club, a public golf course adjacent to the Chapman Heights neighborhood
- The Equestrian Center on California Street, home to numerous local and regional equestrian events
- Sports Complex for nonexclusive use by the Yucaipa Valley National Little League, High School Girls Softball, and other organizations

See the chapter "Our Environment" for details on Yucaipa's recreational resources in the adjacent hillsides, state parks, and other areas of Yucaipa.



## BUSINESS COMMUNITY

Yucaipa's business community is located along Yucaipa Boulevard and I-10. Given that Yucaipa is primarily a residential community, many people who live and work locally go to neighboring cities for work, shopping, and entertainment. The City is undertaking efforts to support and expand its business community by investing in Uptown, encouraging commercial development along major corridors, and supporting new business along I-10.

### Uptown District

The heart of Yucaipa's past and future is the Uptown District, centered around the corner of Yucaipa Boulevard and California Street. This district encompasses the site of Yucaipa's historic downtown, which dates back to the early 1900s. Today, this district is the venue for numerous annual events, including Oktoberfest, Music and Arts Festival, and Christmas Parade. Residents frequent the local services offered by businesses in the Uptown.

A wide range of local-serving businesses are congregated within the Uptown. These include:

- Community organizations—News Mirror and Chamber of Commerce
- Antiques stores—a wide range of specialized vintage antique stores
- Senior residential-housing and other housing opportunities
- Business service—financial institutions, real estate, and office supplies
- Retail Food—restaurants, eateries, and grocery stores

The City Council is implementing an Uptown Business District Specific Plan to revitalize the district with a mix of commercial uses, open space, and housing. Innovative street design, roundabouts, and thematic lighting support pedestrian activity and shopping. Coupled with business attraction efforts and Explore Yucaipa Program, the Uptown is undergoing a renaissance.

The Downtown offers several incentives to encourage investment. These include favorable bonus density provisions for quality residential development projects.



## Yucaipa Commercial Center

Yucaipa offers a wide range of shopping and commercial opportunities. The City's largest shopping centers are located at the crossroads of Yucaipa Boulevard and Oak Glen Road in midtown. Both boulevards run the length of Yucaipa and connect to the Interstate 10 and are the highly traveled routes in Yucaipa.

Yucaipa's Commercial Core offers several modern and expanding commercial centers that offer a variety of goods, financial services, business services, and restaurants. In addition, these commercial centers offer senior housing and medical services. Notable services include:

- Food—grocery stores, restaurants, and other food establishments
- Financial Services—including banks and financial advisors
- Business Services—such as Ross Clothing and Staples
- Medical—Including Beaver Medical, Yucaipa Urgent Care, and others

The Yucaipa Commercial Center offers excellent opportunities for growth and expansion on sites at the Yucaipa/Oak Glen intersection. With an adjacent market of approximately 2,200 households in Chapman Heights with a median household income of \$72,000, this site offers a prime market for office and commercial services.

The Yucaipa Commercial Core offers both vacant and ready-to-build pads available for development. In addition, a 9-acre commercial vacant site is located along Yucaipa Boulevard, the City's main thoroughfare. This property is located across the street from the Chapman Heights planned community and the 18-hole Yucaipa Valley Golf Course.



## Dunlap Industrial Corridor

The Dunlap Industrial Corridor, located along the north side of Interstate 10 north of the Oak Glen Boulevard interchange, consists of a 150-acre industrial and manufacturing sector in Yucaipa (see Map 3). It is home to the majority of industrial and regional commercial businesses. With convenient access to the I-10 freeway at two interchanges (Glen Oaks Boulevard and Yucaipa Boulevard), this prime location is well suited to businesses seeking to serve the greater Inland Empire.

Prominent businesses include among others:

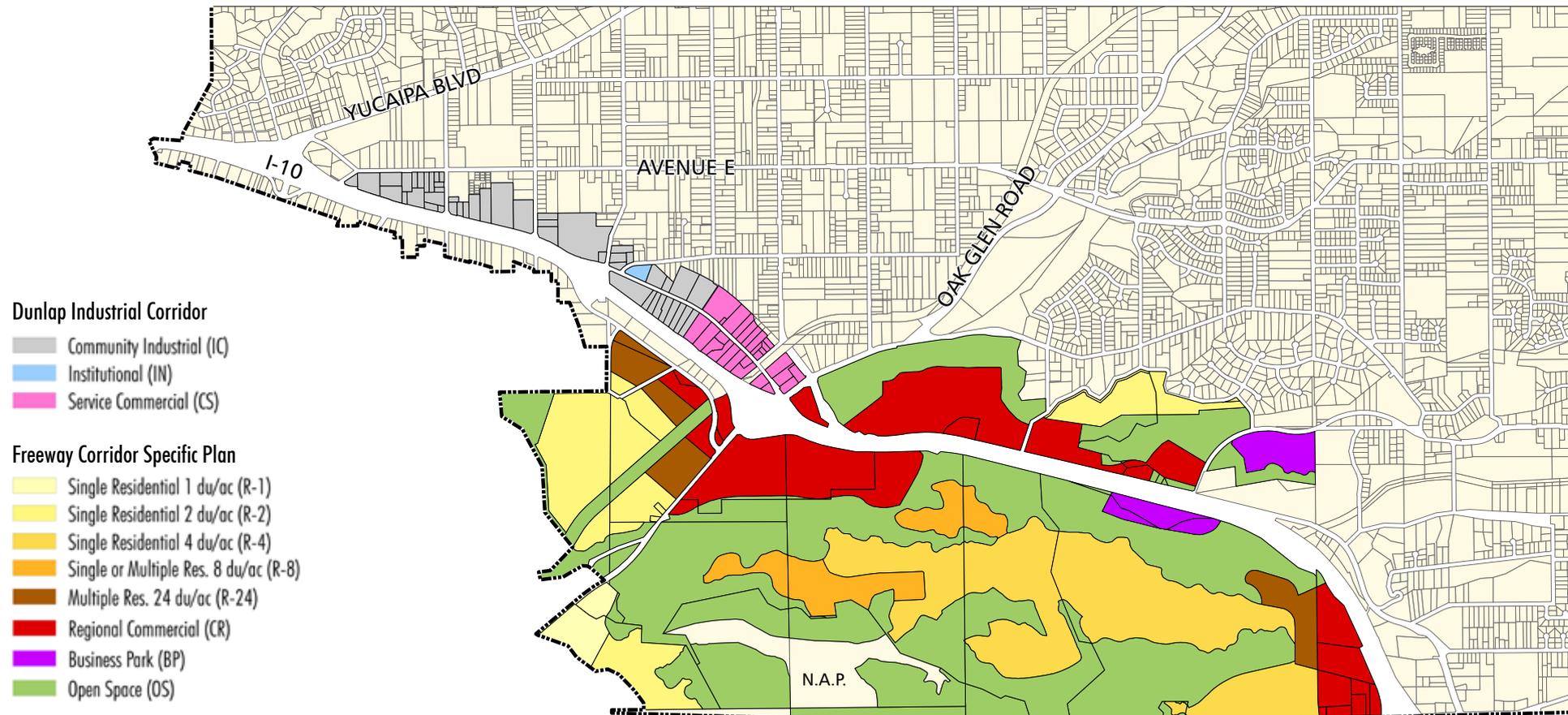
- Sorenson Engineering—high precision micromachining
- Play Toys—specializing in antique and classic cars for auto enthusiasts
- Shoein’ Shop—distributors of more than 3,500 types of horseshoes
- Cal-Mesa Steel Supply—alloy, steel, and aluminum products

## Freeway Corridor Specific Plan

Across the freeway is the Freeway Corridor Specific Plan. This 1,242-acre Freeway Corridor Specific Plan. This project will provide a regionally significant commercial center, commercial and business park, including construction, transportation, agriculture support, and incidental services, and other compatible uses. The Freeway Corridor Specific Plan is intended to help improve the local tax base, and provide a long-term revenue source that will ensure the City fiscal stability for years to come.

The Freeway Corridor has two prime sites covering 115 acres that are ideal for regional and national tenants. Other opportunities for restaurants, commercial, business park, and office uses are appropriate. In addition, the western site could also accommodate a higher density residential (apartments or condominiums), and/or mixed use component.

Map 3. DUNLAP INDUSTRIAL CORRIDOR AND FREEWAY CORRIDOR SPECIFIC PLAN GENERAL PLAN LAND USES



## Gateway West

Yucaipa's Gateway West is accessed by the Yucaipa Boulevard/I-10 interchange and extends easterly along Yucaipa Boulevard to Sand Canyon. From this intersection, visitors can drive south to the Freeway Corridor Specific Plan or north to Crafton Hills College. Uniquely positioned at the western crossroads of Yucaipa, this area offers significant opportunities for commercial, residential, and institutional uses.

The City has invested tens of millions of dollars in infrastructure within Dunlap Acres and Gateway West, upgrading streets, installing sidewalks, building parks and recreation facilities, and improving drainage channels. Streetscape improvements are also underway along Yucaipa Boulevard.

With a projected tripling of campus enrollment at Crafton Hills College and its strategic location, several sites are attractive for investment.

- Approximately 30 acres are available near the Yucaipa Boulevard and I-10 interchange. This vacant commercial site is ideal for regional and national tenants. Starter Brothers owns 10 acres. Other potential tenants could include restaurants and retail.
- Approximately 35 acres of vacant land is located on the northern front of Yucaipa Boulevard at the Sand Canyon intersection. Properties are zoned for commercial uses and could accommodate a wide range of retail, office, and other supporting commercial uses.
- Approximately 100 acres of predominantly vacant land is available along the southern frontage of Yucaipa Boulevard. With more than \$50 million in investments in this area since 2000, this location is primed for future commercial developments.



Opportunity Site: Crafton Hills College Village



Opportunity Site: Grocery Store



## TRANSPORTATION AND MOBILITY

The availability and affordability of transportation options shape the way people navigate not only the physical environment, but the natural environment as well. Providing alternative modes of transportation can reduce the amount of traffic congestion and air pollution, encourage people to walk and bicycle, and improve the fitness and health of residents.

### Corridors

In Yucaipa, transportation corridors are an important part of the community, serving as places where businesses locate, connecting Yucaipa to the broader region, and serving as scenic routes as well. Yucaipa has freeway interchanges at Yucaipa Boulevard, Oak Glen Road, and County Line that connect Yucaipa to the region.

Yucaipa's key corridors include:

- **Oak Glen Road.** This major scenic highway travels northeast to Yucaipa Valley Golf Club, Yucaipa Community Park, County Regional Park, and the Oak Glen Preserve.
- **Yucaipa Boulevard.** The main commercial corridor and a designated scenic highway, providing access to major destinations like Crafton Hills College, Yucaipa High School, and Chapman Heights.
- **Wildwood Canyon Road.** This scenic highway provides access to freeway industrial areas and then transitions to a more scenic route, providing access to Wildwood Canyon State Park.
- **Bryant Street.** This scenic highway provides access from the freeway through the Uptown to the North Bench and San Bernardino Mountains.
- **Sand Canyon Road.** This roadway provides a primary link between Yucaipa and the Crafton/Mentone area through central Yucaipa and Dunlap Acres planning area.

Yucaipa's corridors offer an extraordinary opportunity to improve economic vitality, enhance the local sense of place, revitalize underutilized areas, increase safety and mobility, better serve community needs, and make key connections within corridors and to adjacent neighborhoods.

## Getting Around Town

Yucaipa, like many other communities in San Bernardino County, is dependent on auto travel. The average commute to work for Yucaipa residents is 30 minutes. Given the City's physical landscape, transportation infrastructure, and job locations, only 2 percent of Yucaipa residents commute by transit, walking, or bicycling. To encourage alternative modes of transportation, the City has made substantial investments in infrastructure, programs, and services to encourage transit, bicycling, or walking to community destinations.

### Public Transit

Omnitrans is the regional provider of public transit throughout San Bernardino County. The transit center (adjacent to City Hall) facilitates connection to two fixed-route regional bus lines and three other services: OmniGo, Omnalink, and Access. Although few Yucaipa residents currently use public transit to get to work, there is an opportunity for residents to take advantage of these services more often. Access to public transit is especially important for Yucaipa's senior community and other residents who live on fixed or limited incomes.

### Fixed-Route Regional Bus Service

Omnitrans offers two fixed routes that connect San Bernardino, Loma Linda, Redlands, and Yucaipa. Stations along Route 8 include the 4th Street Transfer Center, San Bernardino International Airport, post offices, Redlands Mall, Crafton Hills College, Beaver Medical Group, and Yucaipa Transit Center. Popular stops along Route 9 include the 4th Street Transfer Center, County Health Department, Loma Linda Medical Center, VA Hospital, Redlands Mall, Crafton Hills College, Yucaipa High School, and Yucaipa City Hall.



### Local Shuttle Bus Service: OmniGo

OmniGo provides fixed-route shuttle service to local points of interest (e.g., Scherer Senior Center, city hall, library, post office, Yucaipa Community Park, shopping centers, and the Yucaipa Transit Center). Route 308/309 runs a loop around Yucaipa Transit Center, via 5th, County Line, California, and Yucaipa and back again. Route 310 loops northern Yucaipa clockwise via 5th, Oak Glen, Bryant and Yucaipa on weekdays. Routes generally run every 30 to 60 minutes, depending on the time of day.

### On-Demand Bus Service: OmniLink

OmniLink minibus runs during the weekdays from 7 am to 6 pm. OmniLink offers discounted fares to seniors, students, persons with a disability, and Medicare recipients. Transfers are free of charge. Omnitrans also provides its Access Service for people with a disability, a curb-to-curb service available at the same time fixed-route service operates. The Access service area is typically up to 3/4 mile on either side of an existing bus route, with service outside the area for an additional fee.





## Active Transportation

The City of Yucaipa spans a territory of approximately 28 square miles. Given the topography and slope of the community and distance from residential to commercial areas, the community depends on automobiles to access services. At the same time, the City continues to add to its growing network of sidewalks, bicycle lanes, and multipurpose trails.

### Bicycle Routes

Yucaipa has 18 miles of bicycle routes that run adjacent to the community's major corridors. The City's bicycle routes fall into three groups: Class 1, bike path separated from the road; Class 2, an on-street bike lane with markings; and Class 3, an on-street bike lane without markings. Currently, 16 miles are Class 2 routes and 2 miles are Class 1. The City plans to add 27.5 miles of Class 2 bicycle routes, for a total of 45 miles at the buildout of the route map.

Key routes existing or planned include:

- **Oak Glen.** 12 miles of mostly Class 2 routes extending from Interstate 10 in west Yucaipa through the community to Oak Glen.
- **Yucaipa Boulevard.** 7 miles of exclusively Class 2 routes extending the length of the City past Chapman Heights, city hall, and Uptown.
- **Wildwood Canyon.** 7 miles of exclusively Class 2 routes extending eastward from I-10 in west Yucaipa to Wildwood Canyon Park.
- **Bryant Street.** 6 miles northward from I-10 ending at SR-38 at the northernmost part of Yucaipa.

Additional opportunities exist to expand the City's bicycle network and create connections among City bicycle routes and adjacent jurisdictions. In 2014, the City of Yucaipa received additional grants from the San Bernardino Association of Governments to install 11 miles of Class 2 bike lanes. These funds will be used to further encourage bicycling in Yucaipa.



### **Pedestrian Routes**

Over the last five years the City has been awarded \$2.1 million in funding by the California Department of Transportation (Caltrans) from the State Safe Routes to School (SR2S) Grant Program. This program provides funding for community programs or infrastructure projects that encourage and enable students from kindergarten through 12th grade to safely walk or bicycle to school. Typical improvements include new sidewalks, ADA curb ramps, signing and striping, and street improvements to accommodate the proposed pedestrian improvements. This funding has helped to finance 50 miles of sidewalks, 29 miles of bike lanes, and 19 miles of multipurpose trails.







## IV. OUR ENVIRONMENT

In this chapter:

NATURAL LANDS

MULTIUSE TRAILS

BIOLOGICAL RESOURCES

WATER, AIR, AND ENERGY RESOURCES

PUBLIC SAFETY

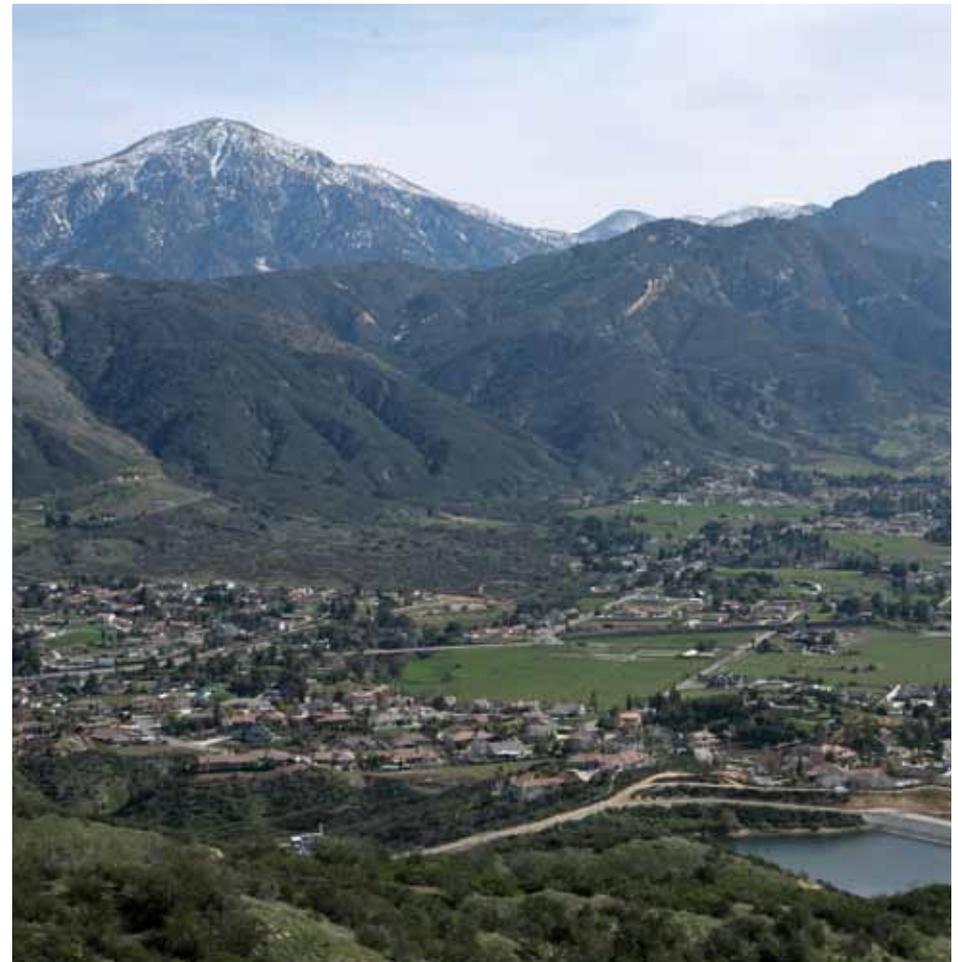




## NATURAL LANDS

Natural land resources are community assets that occur naturally in the environment or are derived from the environment with little disturbance. 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 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.

Framed by this natural environment, Yucaipa has developed on an alluvial plain crossed by Wilson Creek and Wildwood Creek. Through erosion, these tributaries created defined elevation changes (known as benches) that give the community a distinct character. Yucaipa is surrounded by natural features of exceptional scenic value. These open spaces provide visual relief, preserve unique flora and fauna, and offer opportunities for outdoor recreation.





## San Bernardino National Forest

The San Bernardino National Forest, an expansive area of more than 1,000 square miles, frames the northern side of the community. The forest supports both passive and active recreational activities—hiking, mountain biking, horseback riding, fishing, camping, scenic drives, outdoor education, and skiing and other winter sports. Trails and recreational areas provide active recreational opportunities, and prominent peaks (such as the 9,137-foot San Geronio Peak) offer unparalleled views of the Yucaipa Valley below.

The Oak Glen Preserve, a 2,169-acre area in the San Bernardino National Forest, is a frequently visited park. Purchased by the Wildlands Conservancy in 1996, the area includes Wilshire Peak (8,707 feet) and Galena Peak (9,324 feet), an important lambing ground for bighorn sheep. Habitats encountered on the main trail include ponds, streams, wetlands, oak and pine forests, chaparral, and willow woodland. Lower elevations are accessible to visitors through the 103-year-old Los Rios Rancho, a historic apple orchard and ranch offering a wide variety of community activities.

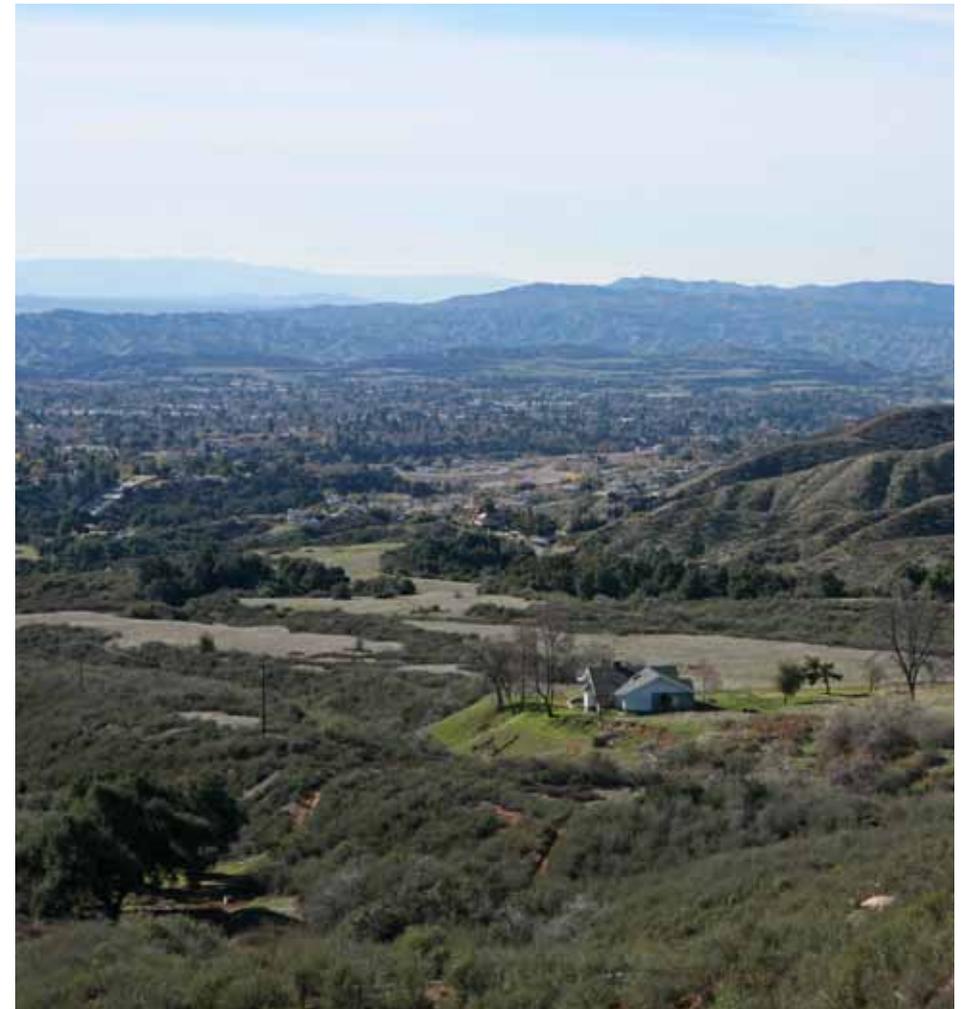




## Wildwood Canyon State Park

Wildwood Canyon State Park includes 900 acres. Ranchers and miners staked claims in the area and it was called Hog Cañon (Spanish word for canyon) until the 1920s. To protect the area from future development, the Wildland Conservancy was instrumental in the establishment of the Wildwood Canyon State Park in 2003. The Yucaipa Valley Conservancy is working with the California State Parks to add 3,500 acres to Wildwood Canyon State Park.

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 preserves ancient oak woodlands and hosts 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 use the canyon as a travel corridor from the San Bernardino Mountains.







## Crafton Hills

The Crafton Hills have a colorful history that dates back to the early 1800s and the Gold Rush era. Today, the Crafton Hills are a defining feature of Yucaipa, providing beautiful vistas and habitat for over 500 species of plants and animals. Trails are used by hikers, horseback riders, bicyclists, and birders for recreation and to access Yucaipa Regional Park, Zanja Peak, and the north slopes. During spring wildflower walks, volunteer leaders share their knowledge about the hills, plants, animals, and natural history.

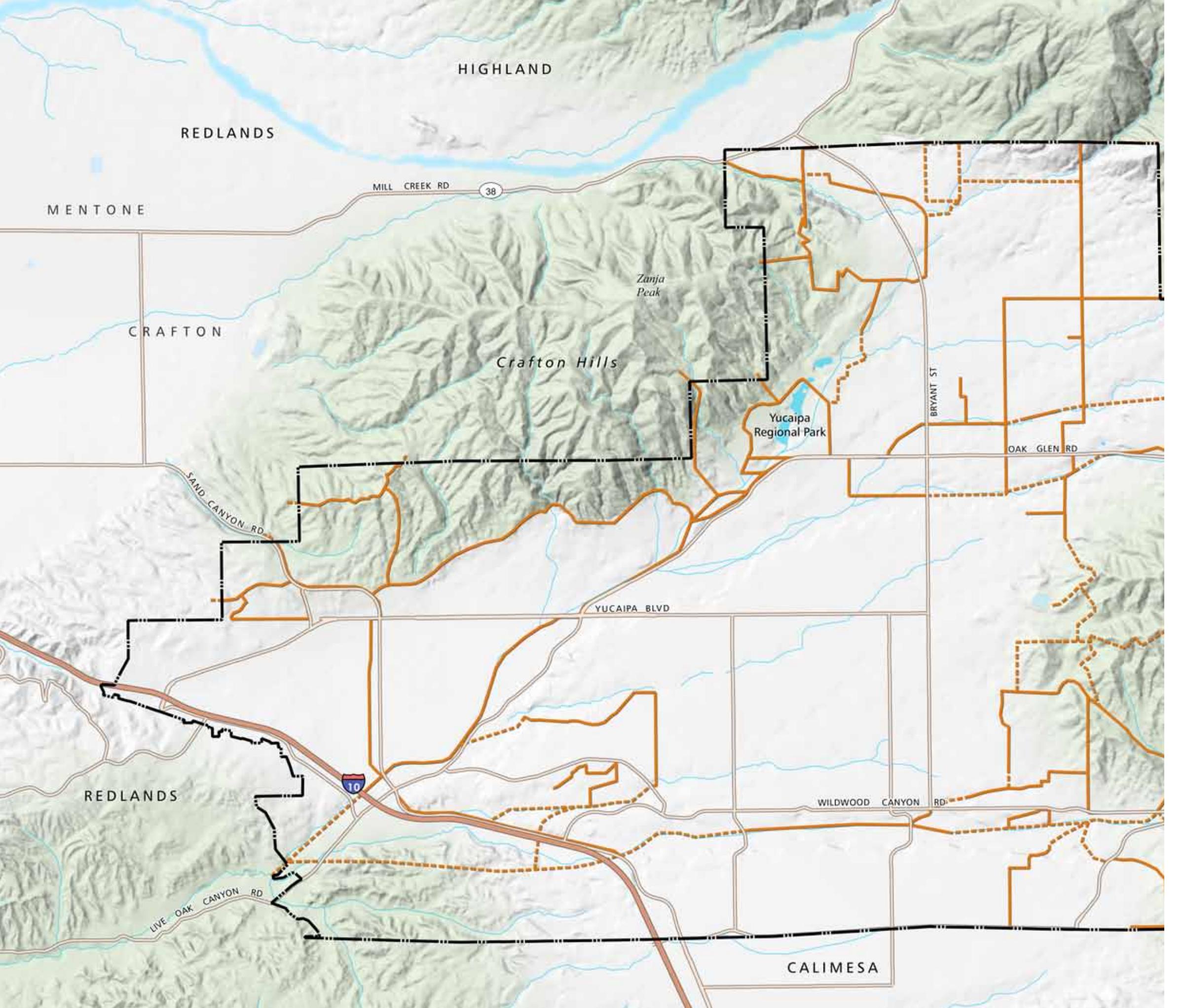
In 1992, the Crafton Hills Open Space Conservancy (CHOSC) was formed to protect in perpetuity the Crafton Hills area for its significant watershed, ecological, aesthetic, and other benefits. Since that time, CHOSC has preserved two-thirds of the 4,500 acres through acquisition and cooperative management with San Bernardino County, Crafton Hills College, and the cities of Redlands and Yucaipa. The conservancy is “dedicated to working together to save a beautiful area for education, recreation, and wildlife habitat preservation.”

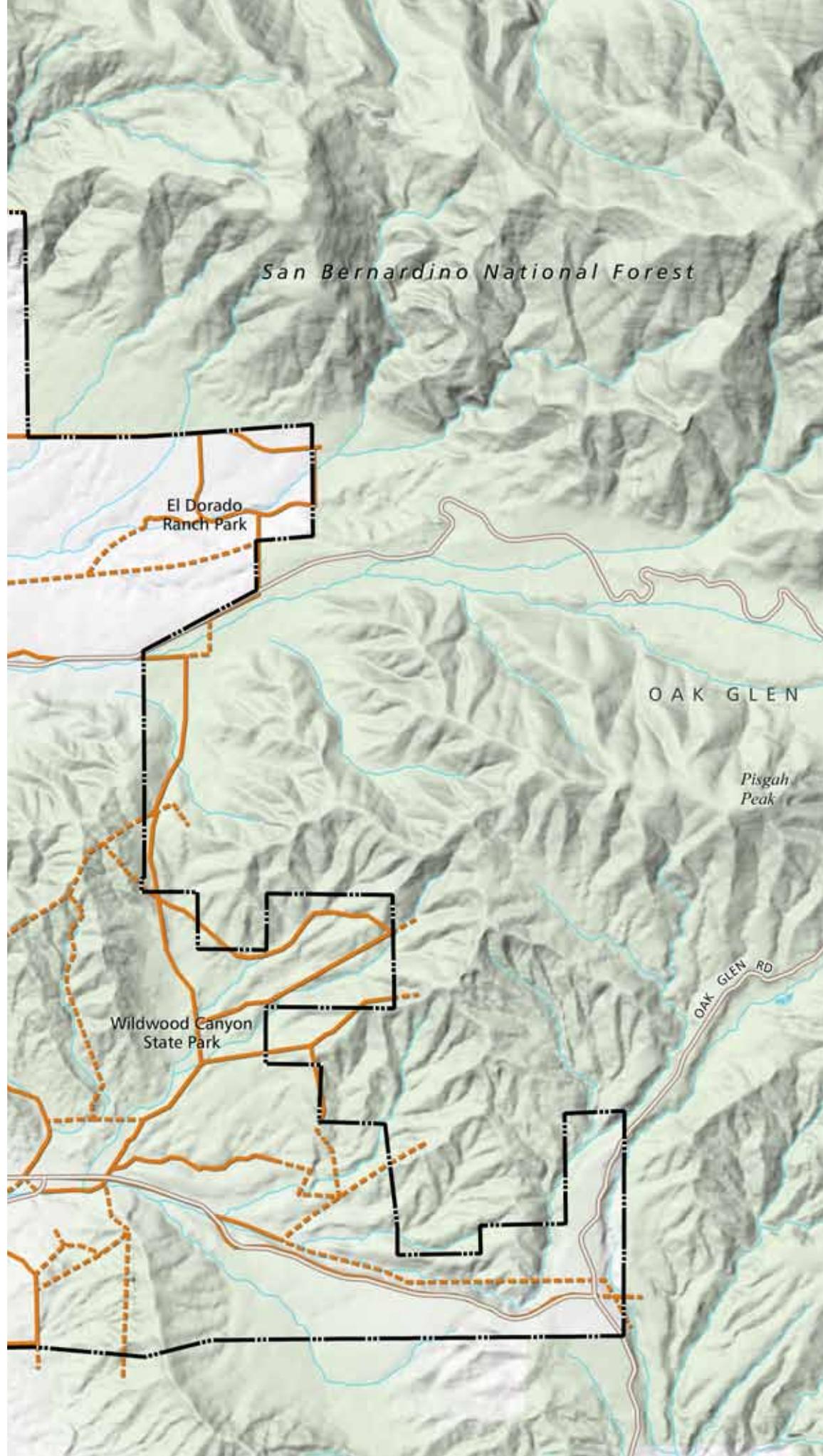
## El Dorado Ranch Park

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

To support public access to the land, the City has built a restroom facility, parking lot, picnic area, and places for group camping. In October 2013, the City won a \$121,000 grant from the California Natural Resources Agency for trailhead, parking lot, and facility improvements.







#### Map 4. Natural Resources

Yucaipa is distinguished by its natural resources. This includes the surrounding San Bernardino National Forest, the Crafton Hills, Wildwood Canyon Park, ravines, and rivers.





## MULTIUSE TRAILS

From shady creek beds to windy peaks, walking, hiking, biking, and equestrian trails provide inspirational views of Yucaipa and the natural environment. The quality of Yucaipa's trails and the unique vistas offered make these amenities an important component of the community's character. The City of Yucaipa's Trails and Open Space Committee is actively involved in promoting a lifestyle of recreation and active living through the provision of trails and open space.

Yucaipa's diverse terrain offers trails for hiking, bicycling, and equestrian uses. Multipurpose trails traverse the City and continue into the hills, where county, state, and federal open spaces provide additional trails. Yucaipa's natural waterways meander through the community and make drainage channels and other water features a unique opportunity for trails that connect neighborhoods. The City continues to build multiuse trails as an active part of the majority of its drainage and infrastructure improvements.

Equestrian activities have a long history in the Yucaipa Valley, dating back to the Yucaipa Valley Riding Club of the mid 1900s, the Hunt Ranch (now Wildwood Canyon State Park), and other equestrian organizations past and present. Equestrian uses remain an important part of Yucaipa's character. The City's Yucaipa Equestrian Center between Avenue "G" and California Street provides the public with quality opportunities for continued equestrian uses and programs.

The Yucaipa Equestrian Arena Committee, Inc. (YEAC), is a nonprofit started by community volunteers to promote use of the Yucaipa Equestrian Center; preserve, maintain and improve the facility; and involve the community in equestrian activities such as horse shows, seminars, gymkhanas, etc. The YEAC is dedicated to keeping the rural atmosphere in Yucaipa that can be enjoyed not only by Yucaipa residents, but by residents of surrounding communities.



## BIOLOGICAL RESOURCES

Understanding the importance of our biological resources allows Yucaipa to protect habitats, plants, and wildlife as the community changes over time. The landscape in the lower elevations is dominated by semiarid habitats, including rolling oak savannah, grassland, chaparral, and scrub communities. These communities transition to pine and cedar forest on the slopes of the San Bernardino Mountains and eventually to alder, willow, and cottonwood woodlands at higher elevations along perennial mountain streams.

### Habitat

Yucaipa and its surrounding region are home to diverse vegetation and wildlife communities. These include developed and disturbed lands as well as a variety of grassland, coastal sage scrub, chaparral, deciduous woodland, and riparian plant communities. Based on a 1992 Master Environment Assessment prepared for the City of Yucaipa, some of the more common habitats are:

- **Chaparral.** Includes southern mixed chaparral, chamise chaparral, and scrub oak chaparral. These plants are along lower slopes of the mountains.
- **Coastal Sage Scrub.** Coastal sage scrub in Yucaipa is classified as Riversidean sage scrub. This habitat grows on steep slopes with severely drained soils.
- **Oak Woodlands.** Oak woodland in Yucaipa is in various areas at lower elevations (1,000 to 2,500 feet) and canyon bottoms.
- **Disturbed grasslands.** Disturbed grasslands are shrubs or trees that altered by development, grazing, or fire. They include a wide range of nonnative species.
- **Wetlands.** The many stream channels that flow from the mountains through the valley region are populated with a year-round riparian scrub community.



## Local Wildlife

The diverse vegetation of the broader region that includes Yucaipa provides habitat for more than 1,600 plant species and 440 wildlife species, including butterflies, fish, amphibians, reptiles, birds, and mammals. The area supports many resident and migratory bird species, and the vast expanses of grassland and open, rolling oak savannah provide excellent foraging habitat for birds of prey. Protected species, such as the mountain yellow-legged frog and the California spotted owl, among many others, live in the vicinity of Yucaipa.

The open habitats surrounding Yucaipa are traversed by wildlife moving between the San Bernardino National Forest and the Badlands mountain range in Riverside County. Crafton Hills is an important wildlife corridor that connects the Live Oak-San Timoteo Canyons to the San Bernardino National Forest. The Millcreek region on Yucaipa's northern boundary and Wildwood Canyon area are also wildlife corridors into the San Bernardino National Forest. Protecting these wildlife corridors is important to Yucaipa residents.

Yucaipa's natural habitats support a wide range of wildlife. These include mule deer, desert cottontail, deer mouse, and several birds, such as California quail, red-tailed hawk, western meadowlark, Bewick's wren, Bullock's oriole, white-tailed kite, towhee, and phainopepla. The Yucaipa Valley is also home to coyotes, mountain lions, and bears. To reduce potential conflicts with wildlife, the Yucaipa Animal Placement Society works with surrounding agencies to implement the Yucaipa Wildlife Corridor Program.

A broad range of organizations assist in preserving Yucaipa's natural terrain and wildlife. These include the Inland Empire Resource Conservation District, California Department of Fish and Wildlife, Crafton Hills Open Space Conservancy, Wildlands Conservancy, and other local, state, and federal agencies.





## WATER, AIR, AND ENERGY RESOURCES

The availability and quality of water, air, and energy in Yucaipa is influenced by both natural conditions and human activity. Water supply and water quality are important to provide residents and visitors to Yucaipa with reliable, safe, and pure drinking water. Air quality is important to the surrounding environment, but it also has a direct impact on human health and the quality of life in Yucaipa. Energy usage is linked because the consumption of fossil fuels impacts air quality and water quality.



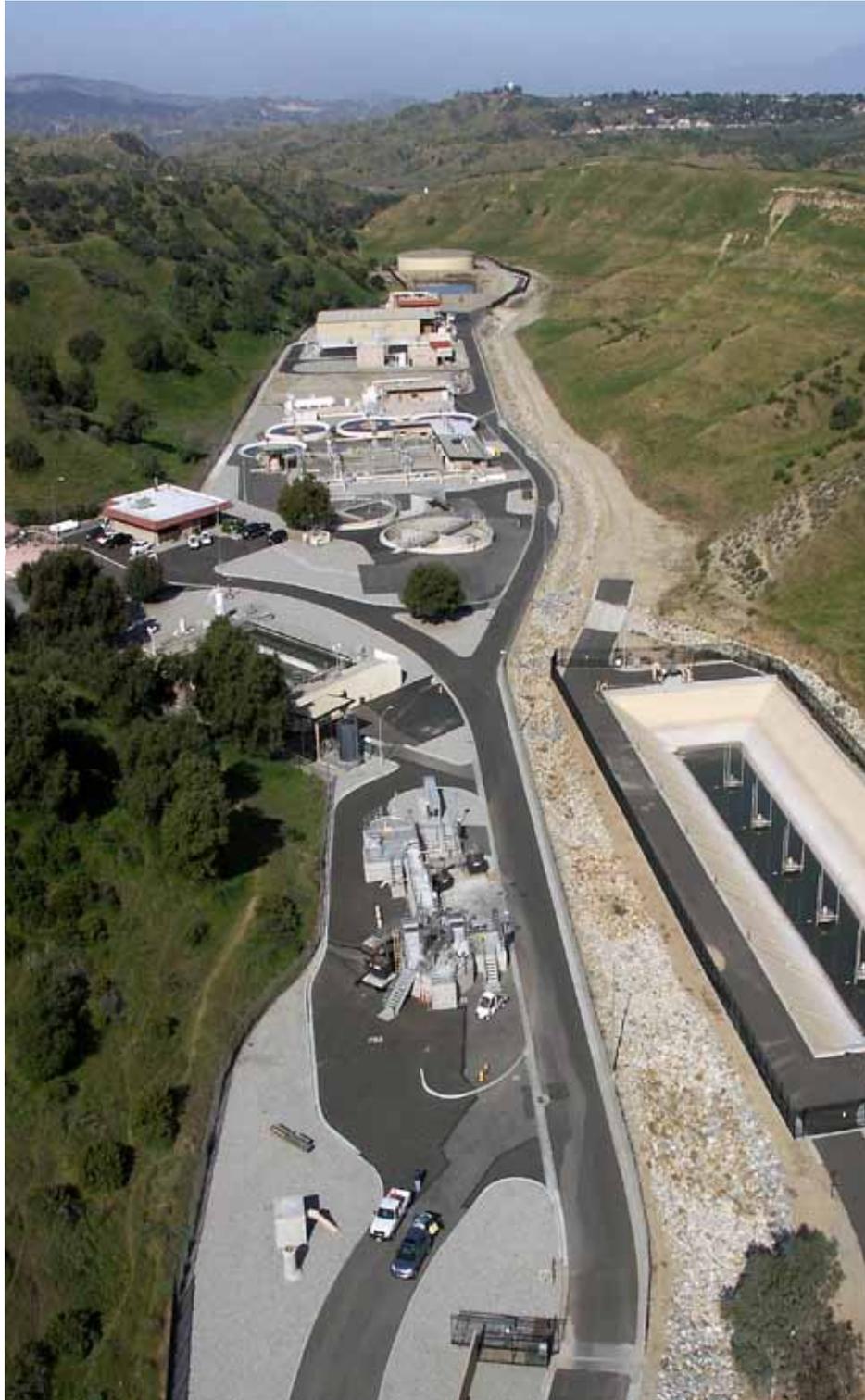
## Water Resources

Access to an adequate potable water supply is essential for the Yucaipa community. The City's water supply comes from groundwater, surface water, recycled water, and State Water Project deliveries. The Yucaipa Valley Water District (YVWD) provides the majority of water to residents and businesses in the community. Ten years ago, 95 percent of local water came from groundwater and surface waters. As of 2010, only 45 percent of the YVWD's water comes from groundwater; 44 percent comes from imported water, 8 percent from water recycling, and 3 percent from surface water.

As Yucaipa develops in accordance with its General Plan, ensuring a reliable and high quality water supply is an important issue. The YVWD is responsible for planning for the sustainability of the City's water system. In 2010, the YVWD prepared "The Integration and Preservation of Resources for a Sustainable Future" and an urban water management plan. These plans establish priorities and programs that will ensure the long-term reliability of water supplies.

Oak Glen and Wilson creeks have historically caused devastating floods. The City completed the \$6.1 million Oak Glen Creek Project in partnership with the San Bernardino County Flood Control District, Inland Empire Resource Conservation District, State Water Resources Control Board, and EPA. The project not only helps control flooding, but it improves water quality, recharges groundwater supplies, and provides trails and green spaces for the community. This project is a model of integrated watershed management practices.

The quality of water is equally important to the community. The federal Clean Water Act, Safe Drinking Water Act, and other laws require public agencies to achieve and maintain water quality standards to protect public health and ensure the highest reasonable quality for waterways in California. Water providers monitor dozens of compounds that could be found in the water supply and implement programs, when needed, to ensure that water is safe and healthy. Presently, the City's water supply meets all water quality requirements.



## Water Treatment and Conservation

Because southern California is a desert region, responsible stewardship of water resources includes water conservation and management. The Yucaipa Valley Water District is a leader in water conservation efforts. One such effort is the use of recycled water — that is former wastewater that has been treated to remove solids and impurities — for nonpotable uses. The YVWD is committed to using nonpotable water wherever appropriate to reduce the demand on drinking water and costs associated with acquiring water.

Since 2002, YVWD has been building a dual-plumbed water system that allows for the use of recycled water. This technology allows recycled water to be used for building plumbing or landscape irrigation, which conserves potable water for consumption. Since 2002, YVWD has provided more than 1.5 billion gallons of nonpotable water, reducing groundwater use by 1 million gallons daily. Eventually, this program is anticipated to increase recycled water deliveries to one-quarter of total agency water demands.

The Henry Wochholz Regional Water Recycling Facility (WRWRF) treats domestic wastewater generated from the Yucaipa-Calimesa service area. The WRWRF provides primary, advanced biological secondary, and tertiary wastewater treatment with advanced total nitrogen removal. This state-of-the-art facility's advanced tertiary filtration process consists of microfiltration to remove minute particles followed by ultraviolet disinfection. Water meets Title 22 standards before discharge to San Timoteo Creek.

Long-term management of water resources also requires the removal of salts and minerals before depositing into the groundwater basin. In 2012 the YVWD completed the Yucaipa Valley Regional Brineline, a 15-mile pipeline through which the District can dispose of the salt water produced. The Brineline enables the YVWD to safely dispose of salts created by the District's WRWRF as it recycles water for irrigation and other nonpotable uses. This \$20 million project also serves as an economic incentive for business relocation.



## Air Quality

Many Yucaipa residents choose to live in the community because of its good air quality. Yet even though Yucaipa is remote from more industrial communities, air pollution crosses city boundaries and requires proactive efforts by all. The City has made significant strides locally to improve air quality. In 2012, the City was selected by the South Coast Air Quality Management District (AQMD) as a Clean Air Award Winner in the category of Model Community Achievement.

The South Coast AQMD provides comprehensive air pollution control in the South Coast Air Basin, which includes Yucaipa. Yucaipa is in Source Receptor Area 35. Air quality data report that carbon monoxide, nitrogen dioxide, and sulfur dioxide levels are consistently below state and federal thresholds, and ozone and particulate matter levels regularly exceed state and/or federal thresholds. The AQMD monitors air quality, implements plans and regulations, and enforces programs to attain state and federal air quality standards.

Recent years have also seen a greater awareness of air pollution and its effect on climate change. Assembly Bill 32 (Global Warming Solutions Act) and the Governor's Executive Order S-3-05 brought global climate change to the forefront of the public policy debate. This landmark legislation requires a reduction in greenhouse gas emissions to 1990 levels by 2020. Senate Bill 375 also requires additional greenhouse gas emission cuts from passenger vehicles. Related efforts include mandates to use renewable, cleaner sources of energy.

Some of the City's strategies to improve local and regional air quality include land use and transportation planning to reduce vehicle miles travelled and traffic congestion; collaborating with other agencies to coordinate air quality policies; and supporting state and regional efforts to improve air quality. As required by SB 375, the San Bernardino Association of Governments has a Sustainable Communities Strategy that offers communities a menu of programs to help meet these targets.

## Energy Conservation

Yucaipa has made great strides in promoting alternative forms of energy. The City's photovoltaic solar carport canopy at the Community Park provides solar energy to the Community Center, reduces energy costs to the City, and reduces the carbon footprint of the associated facilities. This project was funded by the California Solar Initiative and other public funds. The City also implements an Energy Independence program that allows property owners to finance energy efficiency and renewable energy improvements to their homes.

Funded by the California Solar Initiative, Crafton Hills College installed a six-acre solar farm near the old golf course. The College installed a 1.3 million-watt concentrator photovoltaic system that will produce 90 percent of the campus's electrical energy needs. The project is part of the continuing renovations and expansions at Crafton Hills College provided by Measure M. The budget for this project is \$7.4 million dollars, and it will pay for itself in less than eight years, saving more than \$400,000 annually.





## PUBLIC SAFETY

Yucaipa's unique topography, hillsides, canyons, and other natural features contribute to the beauty and desirability of the community. However, they also contribute to hazards such as earthquakes, flooding, and fire—considerable safety concerns for the Yucaipa community.

### Geologic Hazards

Yucaipa is at the southeastern margin of the San Bernardino Basin, which is between the San Jacinto and San Andreas fault zones, areas well known for high seismic activity in the recent past. Several active and potentially active faults cross Yucaipa. The San Andreas fault, which runs along the northeastern boundary of the community, is the greatest seismic hazard for Yucaipa. The Crafton Hills Fault Zone and the Yucaipa Graben Complex are at the base of the Crafton Hills. The Chicken Hills Fault Zone crosses Dunlap Acres.

Earthquakes have the potential to cause significant damage to the community. However, the U.S. Geological Survey predicts a very low likelihood that a major earthquake in Yucaipa or within a 50-mile radius will occur within the next 50 years. Nevertheless, large earthquakes have occurred nearby. The largest earthquake within 50 miles of Yucaipa was the 7.3 magnitude Landers quake in 1992. Several other earthquakes measuring 6.0 or more in magnitude occurred in Big Bear and Joshua Tree in 1992.



### Flooding Hazards

Yucaipa is carved by several waterways that have created deep canyons and benches. Wilson Creek bisects the City from east to west in a southwesterly direction. Wildwood Creek leads to the southeast. The confluence of these creeks create the Live Oak Canyon area. Although Yucaipa averages only 20 inches of rainfall annually, it is subject to intense storms locally. Floodwaters from the upper reaches of the mountainous areas converge in Yucaipa, creating the potential for flooding and safety hazards.

Yucaipa's Master Plan of Drainage addresses flooding concerns. In the past few years, the City has completed the \$6.1 million Oak Glen Creek Project and \$7.2 million Wildwood Creek Basin Project. The projects were completed in partnership with the San Bernardino County Flood Control District, Yucaipa Valley Water District, Inland Empire Resource Conservation District, California State Water Resources Control Board, and US Environmental Protection Agency. These projects control flooding and provide other watershed management benefits.

In 2013, City staff requested the Federal Emergency Management Agency (FEMA) remove the 100-year floodplain designation in Dunlap Acres due to the completion of improvements along the Wilson Creek channel. The floodplain for Wilson Creek will narrow from Yucaipa Boulevard to I-10 within the Dunlap area. This revision affects over 150 properties, supports their development or improvement, and helps reduce insurance costs. FEMA approved the request and revised the Flood Insurance Rate Map on April 4, 2014.



## Fire Hazards

Yucaipa's unique location, varied topography, vast open space, and dry weather make the community especially vulnerable to fire. The community is surrounded by High and Very High Fire Severity Zones as mapped by the California Department of Fore and Fire Protection (CAL FIRE). The Yucaipa area has a history of significant fires, most recently the Oak Glen, Pendleton, and Mills Creek fires. The City of Yucaipa and CAL FIRE provide fire protection and paramedic services for the City of Yucaipa, and the unincorporated area of Oak Glen under contract with the County.

The City of Yucaipa is served by three fire stations. Bryant Street Fire Station # 1 is a State of California owned and operated facility that houses two state owned engines for use by the state in order to fulfill its mission responses. Crafton Hills Fire Station #2 is a city owned and operated facility that houses one front line triple combination fire engine and two back up engines. Wildwood Fire Station # 3 (Wildwood Canyon Rd. and 5th Street) is a city owned and operated facility that houses one front line triple combination engine for the city mission responses. This station also houses one back up engine.

Yucaipa maintains a reserve fire station in Oak Glen, adjacent to Yucaipa's eastern border. This station is staffed on an on-call basis by reserve firefighters when the need arises. The department maintains an active reserve firefighter program of twenty personnel. Yucaipa also maintains automatic aid agreements with CAL FIRE, Redlands Fire Department, CAL FIRE/Riverside County Fire Department, San Bernardino County Fire Department, the United States Forest Service and CAL FIRE/Highland Fire Department. The department also utilizes mutual aid on a regional basis.

In addition to fire prevention and suppression activities, the Yucaipa Fire Department is active in the community. For the past 35 years, the Yucaipa Valley Fire and Rescue Association has partnered with community groups for its Spark of Love Toy Drive during the holidays. This past year, this program distributed toys to more than 1,000 families, including 3,000 children in the Yucaipa Valley area. This is just one of the ways the Fire Department is privileged to give back to the community.

## Emergency Management

Yucaipa is actively involved in preparing the community for natural disasters. One such effort, "Are You Ready Yucaipa?" is an annual event that draws more than 1,000 residents each year. This emergency preparedness event offers the community an opportunity to meet public safety and emergency management officials and health organizations and learn how to prepare, plan, and act during disasters. The City Council has also adopted a hazard mitigation plan that accentuates Yucaipa's commitment to emergency planning.



## Community Safety

Providing a community that is safe from disasters, crime, and traffic is a cornerstone of Yucaipa's General Plan and civic leaders' commitment to the residents, visitors, and workforce in Yucaipa. The City continues to invest heavily in building infrastructure and improving programs. In 2014, Yucaipa will open its \$10 million dollar police headquarters adjacent to city hall, centralizing all operations.

## Public Safety

Yucaipa prides itself on being a safe community and one of the safest in San Bernardino County. Among San Bernardino County cities, Yucaipa's violent crime rate is about 241 incidents per 100,000 people, which is approximately 50% below California and national averages. Although Yucaipa's crime rate has increased since 2004, it still ranks the fifth lowest of communities in San Bernardino County.

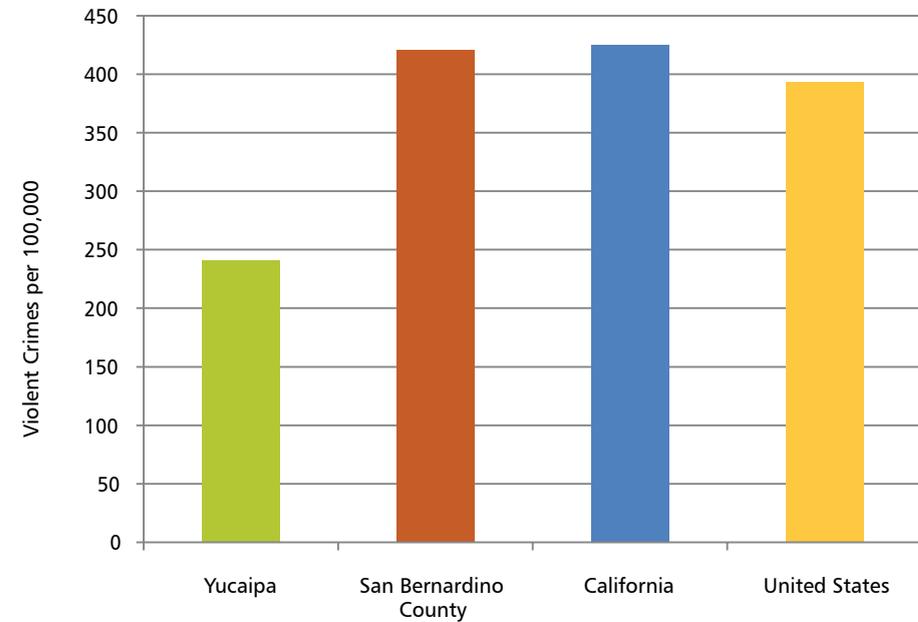
The City of Yucaipa employs some of the finest volunteers assigned to the Yucaipa Police Department. These dedicated citizens include the Explorer Scouts, Citizen Patrol, Mounted Posse, Line Reserves, and the Chaplains program. During the past year, Yucaipa Police Department volunteers donated over 32,000 hours of their own time—the equivalent of 16 full-time employees.

## Traffic Safety

Traffic safety also influences how safe residents and visitors feel in Yucaipa. Since 2008, the total number of traffic-related collisions has declined from 456 in 2008 to only 299 in 2012, a 33% decline. With respect to 100 comparable cities in population, Yucaipa has ranked from 15th to 26th best, except during the 2010 season due to inclement weather. The 2012 figures will show significant improvement.

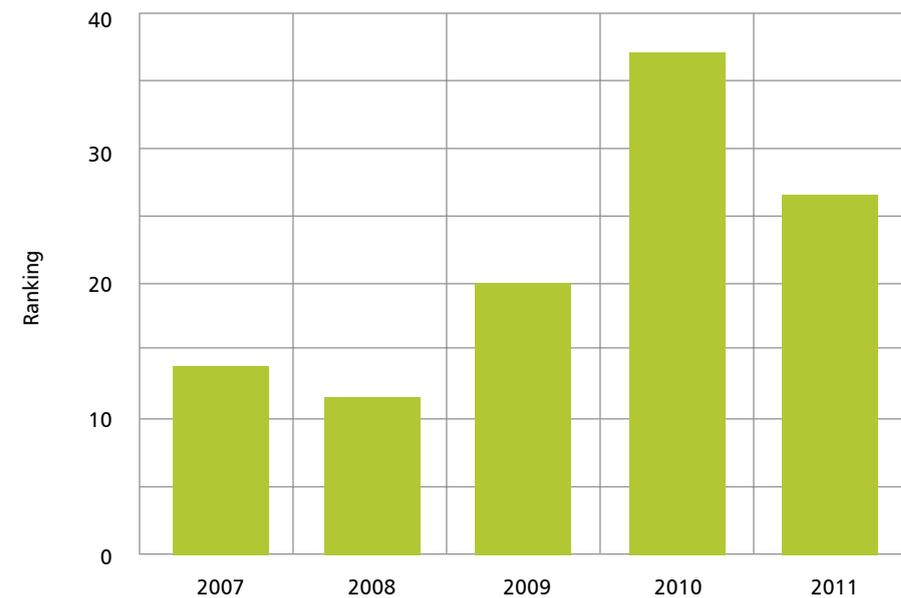
The Yucaipa Police Department implements programs to improve traffic safety. In addition to regular traffic enforcement, the City holds saturation patrols and DUI checkpoints, educates off-road recreational drivers, and works with community organizations to conduct Bicycle Safety Rodeos at schools. The City also continues to implement its Neighborhood Traffic Calming and Safe Routes to School programs.

Figure 5. Community Safety Rankings, 2010–2012



Source: Uniform Crime Reporting Statistics, Federal Bureau of Investigation, 2012.

Figure 6. Traffic Safety Rankings, 2007–2011



Source: California Office of Traffic Safety, 2014.



## FROM OUR PAST TO FUTURE

Yucaipa has always attracted a diverse array of homesteaders, prospectors, explorers, and ranchers—all seeking a brighter and more prosperous future. With its towering mountains and unparalleled landscape, its small-town and rural character, the allure continues to this day. Yucaipa offers a respite from urban life; it calls residents to a simpler life, where family, quality schools, community service, amenities, and nature are most important. These values define quality living in southern California.

Twenty-five years after incorporation, Yucaipa's future remains secure. The City's schools, quality neighborhoods, growing Uptown, regional and state parks, and other assets offer a high quality of life. Great care is taken to preserve Yucaipa's natural assets while fulfilling the needs of residents and businesses. The City of Yucaipa is pursuing projects to improve sustainability of the watershed and the environment. Yucaipa's General Plan builds on this foundation to ensure a prosperous future.



