

Yucaipa General Plan
September 2004 Update

prepared for:

City of Yucaipa
34272 Yucaipa Boulevard
Yucaipa, California 92399
(909) 797-2489

original plan prepared by:

J.L. Webb Planning, Inc.
14751 Plaza Drive, Suite M
Tustin, California 92680
(714) 832-4225

Weston Pringle & Associates

680 Langsdorf Drive, Suite 222
Fullerton, California 92631
(714) 871-2931

Stanley R. Hoffman Associates, Inc.

11661 San Vicente Boulevard, Suite 505
Los Angeles, California 90049
(310) 820-2680

G.A. Nicoll & Associates, Inc.

15621 Redhill Avenue, Suite 210
Tustin, California 92680
(714) 259-9111

September 1992

Table of Contents

I.	Introduction	
A.	Purpose.....	I-1
B.	History of Background.....	I-2
C.	Organization, Format and Structure.....	I-3
D.	Interpretation Of The General Plan.....	I-7
E.	Relationship to Other Documents.....	I-8
F.	Use and Amendment.....	I-8
G.	Financial Strategies.....	I-10
H.	Coordinating Land Use Decisions.....	I-13
I.	State Requirements and Policies.....	I-14
J.	Planning Concepts.....	I-15
K.	Summary of Goals.....	I-15
L.	Implementation.....	I-22
II.	Land Use	
A.	Introduction.....	II-1
1.	Purpose and Scope.....	II-1
2.	History.....	II-1
3.	Physical Setting.....	II-2
B.	Existing Land Uses.....	II-3
1.	Existing Land Use.....	II-3
2.	Ownership Patterns/Development Proposals.....	II-4
3.	Identifiable Planning Areas within the City.....	II-4
4.	Demographics.....	II-5
C.	Future Land Uses.....	II-5
1.	Land Use Plan.....	II-5
2.	Building Intensity Standards.....	II-6
3.	Existing and Future Land Uses.....	II-14
D.	Implementation of the Land Use Element.....	II-15
E.	Goals, Policies and Actions.....	II-15
III.	Urban Design	
A.	Introduction.....	III-1
B.	Categories for Design Guidelines.....	III-1
1.	Hillside Development.....	III-3
2.	RM (Multiple Residential) Development.....	III-3
3.	Mobilehome Parks.....	III-3
4.	Commercial, Office and Industrial Development.....	III-3
5.	Single Family Residential and Planned Development.....	III-5
6.	Landscape Guidelines.....	III-5
C.	Goals, Policies and Actions.....	III-9
IV.	Housing	
I.	Introduction.....	I-1
A.	Community Context.....	I-1
B.	Role of Housing Element.....	I-3
C.	Public Participation.....	I-4
D.	Relationship to Other General Plan Elements.....	I-4

II.	Housing Needs Assessment.....	II-1
A.	Population Characteristics.....	II-1
B.	Household Characteristics	II-6
C.	Housing Stock Characteristics	II-15
III.	Summary of Housing Need.....	III-1
IV.	Housing Constraints	IV-1
A.	Physical Constraints.....	IV-1
B.	Market Constraints.....	IV-3
C.	Governmental Constraints.....	IV-6
V.	Housing Resources	V-1
A.	Availability of Sites for Housing	V-1
B.	Financial Resources.....	V-3
C.	Opportunities for Energy Conservation.....	V-6
VI.	Housing Plan	VI-1
A.	Evaluation of Accomplishments Under Adopted Housing Element.....	VI-1
B.	Goals and Policies	VI-7
C.	Housing Programs	VI-9

V. Growth Management

A.	Introduction.....	V-1
1.	Techniques	V-1
2.	Findings	V-2
3.	Initiatives.....	V-2
4.	Limitations.....	V-2
5.	General Plan.....	V-3
B.	Overview	V-3
C.	Jobs/Housing Balance	V-4
D.	Improvement Standards	V-5
1.	Improvement Level 4.....	V-5
2.	Improvement Level 3.....	V-6
3.	Improvement Level 2.....	V-6
4.	Improvement Level 1.....	V-6
5.	Exemptions	V-7
6.	Urban/Rural Service Boundaries	V-7
7.	Intergovernmental Coordination with Regard to Land Use	V-8
8.	Infilling.....	V-9
E.	Goals, Policies and Actions	V-9

VI. Economic Development

A.	Introduction.....	VI-1
B.	Goals and Policies	VI-1

VII. Transportation, Multi-Purpose Trails and Scenic Highways

A.	Transportation	VII-1
1.	Purpose and Scope.....	VII-1
2.	Existing Roadway System.....	VII-1
3.	Existing Daily and Peak Hour Road Segment Volumes.....	VII-7
4.	Transit.....	VII-7
5.	Recreation	VII-8
6.	Congestion Management Program.....	VII-8

7.	Future Travel Demands	VII-8
8.	Issues and Opportunities.....	VII-9
B.	Multi-Use Trails.....	VII-10
C.	Scenic Highways	VII-11
1.	Yucaipa Boulevard	VII-11
2.	Bryant Street.....	VII-11
3.	Oak Glen Road	VII-11
4.	Avenue "F"/Wildwood Canyon.....	VII-11
D.	Goals, Policies and Actions	VII-12

VIII. Noise

A.	Introduction.....	VIII-1
B.	Noise Description	VIII-1
1.	Analysis	VIII-2
2.	Existing Conditions.....	VIII-2
3.	Noise Survey Results.....	VIII-3
4.	Freeway and Highway Traffic Noise.....	VIII-3
5.	Traffic Noise from Major and Secondary Arterials	VIII-3
6.	Aircraft Noise from Commercial Airports	VIII-3
7.	Aircraft Noise from Military Airports	VIII-4
8.	Railroad and Classification Yard Noise	VIII-4
9.	Rapid Transit.....	VIII-4
10.	Commercial/Industrial Noise	VIII-4
11.	Recreation	VIII-4
12.	Noise-Sensitive Locations—Schools.....	VIII-5
C.	Future Trends	VIII-5
1.	Mobile Noise Sources	VIII-5
2.	Stationary Noise Sources.....	VIII-6
D.	Goals, Policies and Actions	VIII-6
	Glossary of Terms	VIII-12

IX. Infrastructure and Public Facilities

A.	Introduction.....	IX-1
B.	Existing Infrastructure and Future Needs.....	IX-2
1.	Solid Waste.....	IX-2
2.	Sewer Service.....	IX-3
3.	Water Service	IX-3
4.	Storm Drains.....	IX-5
5.	Flood Control	IX-6
6.	Electricity	IX-6
7.	Natural Gas.....	IX-7
8.	Energy/Telecommunication.....	IX-7
9.	Roads	IX-8
C.	Existing Public Facilities and Future Needs	IX-10
1.	Schools.....	IX-10
2.	Libraries	IX-11
3.	Fire	IX-11
4.	Parks and Recreation.....	IX-12
5.	Government Services/Service Organizations	IX-13
6.	Health Care.....	IX-15
7.	Police.....	IX-15

D.	Goals, Policies and Actions	IX-16
----	-----------------------------------	-------

X. Safety and Hazardous Waste

A.	Flooding.....	X-1
1.	Identification of Flood-prone Areas.....	X-1
2.	Flood Control	X-1
3.	Protection of the Community	X-1
B.	Seismic Safety.....	X-2
1.	Geologic Setting.....	X-2
2.	Geologic Formations	X-2
3.	Landslide Hazards	X-3
4.	Seismic Hazards	X-3
C.	Fire	X-3
1.	Protection of the Community	X-3
2.	High Fire Risk Areas	X-9
D.	Hazardous Wastes	X-9
E.	Goals, Policies and Actions	X-10

XI. Air Quality

A.	Introduction.....	XI-1
B.	Regulatory Framework	XI-1
C.	Objectives.....	XI-2
D.	Goals, Policies and Programs.....	XI-2

XII. Open Space and Conservation

A.	Open Space	XII-1
1.	Open Space for the Preservation of Natural Resources	XII-1
2.	Open Space for the Managed Production of Resources.....	XII-2
3.	Open Space for Outdoor Recreation	XII-2
B.	Soils	XII-3
1.	Introduction	XII-3
2.	Conservation of Soils	XII-5
3.	Development and Utilization of Soils	XII-6
C.	Water Resources.....	XII-6
1.	Conservation.....	XII-6
2.	Development and Utilization.....	XII-7
3.	Water Program Coordinated with Other Water Agencies.....	XII-9
D.	Biological Resources	XII-14
E.	Minerals.....	XIII-16
F.	Cultural and Paleontological Resources	XII-17
1.	Introduction	XII-17
2.	Conservation, Development and Utilization.....	XII-18
G.	Goals, Policies and Actions	XII-21

Appendices

- Appendix A: Fiscal Analysis of General Plan Land Use Alternatives
- Appendix B: Level of Service (LOS) Descriptions
- Appendix C: General Plan Maps

List of Tables

<u>Table</u>	<u>Following Page</u>
I-1	Organization of the General Plan..... I-4
II-1	Existing Land Use Acreages.....on page II-3
II-2	Official Land Use Districts Statistical Chart..... II-15
V-1	Examples of Growth Management Techniques..... on page V-1
V-2	Improvement Standards on page V-6
VII-1	Road System Classifications and Design StandardsVII-1
VII-2	Recommended Roadway Improvements VII-1
VII-3	Daily Roadway Capacities VII-7
VII-4	Trip Generation Rates VII-8
VIII-1	Noise Criteria..... on page VIII-2
VIII-2	Typical Traffic Noise Levels on page VIII-3
VIII-3	Typical Commercial/Industrial Noise Levels..... on page VIII-4
VIII-4	Typical Recreational Noise Levels on page VIII-4
VIII-5	Future Noise Contours..... on page VIII-6
VIII-6	Interior/Exterior Noise Level Standards on page VIII-7
VIII-7	Hourly Noise Level Performance Standards on page VIII-8
IX-1	District Enrollment History: 1968-1991..... IX-10
IX-2	Ten-year Forecast of New Housing Unit Occupancy IX-11
IX-3	School Enrollment Projection Report IX-11
IX-4	Historical and Forecasted Student Enrollment..... IX-11
IX-5	District Summary: October 1991 IX-11
IX-6	Student Population IX-11
IX-7	Recreation Facilities Table..... IX-12
X-1	Peakload Water Supply System Guidelines..... on page X-6
X-2	Land Use Compatibility (Special Studies Zones) X-13
X-3	Land Use Compatibility (Liquefaction) X-15
X-4	Land Use Compatibility (Landslide Susceptibility)..... X-15
X-5	Land Use Compatibility (100- Year Floodplains)..... X-17
XII-1	Soil Capacity Groupings on page XII-4
XII-2	Groundwater Pumpage..... XII-8
XII-3	Recorded Annual Water Production through 1983..... on page XII-12
XII-4	Recorded Annual Water Production 1984 through 1990..... on page XII-12
XII-5	Estimated Water Use through 1983..... on page XII-13
XII-6	Projected Annual Water Requirements..... on page XII-13
XII-7	Potential Rare and Endangered Flora and Fauna..... on page XII-15

List of Exhibits

<u>Exhibit</u>	<u>Following Page</u>
II-1	Existing Land Use Map..... II-4
II-2	Major Ownerships/Proposed Development..... II-4
II-3	Planning Areas Map II-4
II-4	Land Use Districts APP C-1
II-5	Mobile Home, Custom Home, Specific Plan Overlay APP C-2
V-1	Improvement Level Map V-6
VII-1	Circulation Map..... APP C-3
VII-2	Future Road Capacities LOS C VII-7
VII-3	Public Transportation Map VII-7
VII-4	Bicycle Paths Map APP C-4
VII-5	Multi-Use Trails Map..... APP C-4
VII-6	Scenic Highways Map VII-11
VIII-1	Secondary Highway VIII-2
VIII-2	Major Highway VIII-2
VIII-3	Divided Major Highway VIII-2
VIII-4	Freeway..... VIII-2
IX-1	Sewer Service Map IX-4
IX-2	Storm Drain Plan IX-6
IX-3	Impact Fee Program Circulation Improvement Recommendations IX-10
IX-4	Parks/Open Space Map..... IX-12
X-1	Fire and Flood Hazard Zones APP C-5
X-2	Geological/Seismic Map APP C-6
X-3	Groundwater Elevations X-4
XII-1	Important Farmlands..... XII-4
XII-2	Biological Resources XII-14
XII-3	Paleontological/Historical Sites XII-18
XII-4	Site Photos – Historical Resources..... XII-19