

A. Introduction

1. Purpose and Scope

The Land Use Element for the City of Yucaipa General Plan depicts the location and extent of commercial, industrial, institutional, and residential land uses within the City. The roads, parks, public facilities and other infrastructure are influenced by the land use structure. The Land Use Element plays a vital role in correlating the various issues into a set of development policies. While all of the elements of this General Plan are important, the Land Use Element is central and is one of the most significant and representative of the General Plan. It serves as a guide for the General Plan, indicating the location and extent of existing and planned land uses.

The Land Use Element also sets the requirements and creates the need for responses from other elements. For example, land use policies have a direct bearing on the Transportation Element, as well as on the Housing Element where these issues are linked to land use policies for existing and future residential development. Even the Safety, Noise and other elements of this General Plan are directly related to the policies contained in this element.

The texts, diagrams and maps included in this element establish the pattern of land use and identify the potential for development within the City of Yucaipa.

2. History

Prior to the appearance of European settlers, the Yucaipa Valley supported a substantial population of Serrano Indians who were members of the Shoshonean linguistic family. The name Yucaipa is taken from the Indian word "Yukaipat" which means "a wet place." It is believed that this word refers to a small lake once in existence in what is now the Dunlap Acres area. The Serrano lived in a village on the shore of this lake most of the year due to plentiful food and water supplies. They took occasional trips into the local mountains during acorn harvesting season. Remains of Serrano settlements ~~are currently being~~ have been studied by an archaeological team from the University of Redlands.

In the early 1800s, Franciscan missionaries from the San Gabriel Mission laid plans to utilize the general area as an agricultural training ground for newly- converted Indians. The secularization of mission property decreed by the Mexican government in 1833 brought this attempt to a halt. Spanish Dons competed with each other for this desirable valley, with the Lugo family winning over the claims of the Palomares. Diego Sepulveda, nephew of Don Antonio Maria Lugo, was assigned to the Yucaipa Valley section of the vast Lugo-owned "rancho de San Bernardino." In 1847, California passed from Mexican into American ownership. In 1852, the Lugo estate was sold to Mormon settlers.

In 1857, the Mormons departed to return to Salt Lake City in response to the call of their President, Brigham Young, and Yucaipa Valley became the property of James Waters, and later of the Dunlaps. By 1909 there were seven families living within the greater Yucaipa Valley area. Within a few years, many more families had moved into the Valley.

The Redlands-Yucaipa Land Company was a prime mover in the establishment and development of the community which was named Yucaipa City. Yucaipa became known as "The Land of the Big Red Apple." Apples were a crop that had only a short life as it was soon discovered that the climate was too warm for them. Farmers discovered that the land was ideal for growing peaches and plums. These fruits became a thriving business in the

Valley. Poultry raising also became a big business, and it was a \$10 million-a-year enterprise for a time.

By the early 1950s, the population of the area had nearly doubled. A steady influx of people continues to the present time. The City of Yucaipa was incorporated on November 27, 1989.

3. Physical Setting

Yucaipa is located in the eastern portion of the San Bernardino Valley area, at the foot of the San Bernardino Mountains, between the Cities of Redlands and Calimesa. The City is bounded on the northwest by the Crafton Hills, on the south by the City of Calimesa and on the north and east by mountainous terrain.

The topography of the City begins at an approximate elevation of 2,000 feet at the west end, adjacent to the point at which the 10 freeway enters Yucaipa from the west. Elevations increase in the northeast and eastern portions of the City to approximately 4,000+ feet, which represents an elevation change of 2,000 feet. Within the potential Sphere of Influence, elevations may range as high as 5,000 feet. The heart of the City's elevation is between 2,000 and 3,000 feet. Much of the area on the northwest portion of the City above 2,400 feet has been designated by the City as an open space preserve.

The City exists in a valley. The Yucaipa Valley is located within the Upper Santa Ana River Valley in the extreme eastern portion of the San Bernardino Valley. "Yukaipat," the Indian name from which Yucaipa was derived, means a village around a marshy area. This area was formed from the ~~Oak Glen~~ Wilson Creek, which bisects the City along a northeast to southwesterly direction. Another major creek bisects the City from east to west in the southern part of the City and is known as ~~Yucaipa~~ Wildwood Creek. Through erosion, each of these major tributaries have created definite elevation changes adjacent to these creeks and are sometimes referred to as "benches." These "bench" areas give a definite character to the City, and the entire northern section of Yucaipa is referred to as the "North Bench."

The flatland portions of the City are gently sloping from the west to the east to the higher elevations toward Oak Glen. These flatter areas contain the "North Bench" area to the north, Dunlap Acres to the west and the Central Core area, which is bisected by ~~Yucaipa~~ Wildwood Creek. This creek leads to ~~Wildwood Canyon~~ to the southeast, whose canyon and adjacent hills form another distinctive area of Yucaipa known as "Wildwood Canyon." The confluence of the two major creeks through Yucaipa create the Live Oak Canyon area, which is in the southwest portion of the City.

Scenic resources within the City have been formed by both natural and man-made elements. Those natural resources include the surrounding hills and mountains and the two major creek areas which transverse the City and create major "bench areas." The gently sloping flatlands also contribute to the scenic quality of the City, providing view orientation over a great area of the City along roadways and in developed areas for an array of scenic vistas and a unique visual orientation to the City.

Another scenic aspect of the area is its vegetation, specifically the concentration of oak woodlands along Wildwood Canyon. The grasslands, coastal sage scrub and other areas of vegetation within the northern portion of the City add to its scenic character. The introduced vegetation, which includes many mature trees, within the developed portion of the City is another of the City's important scenic resources. Other distinctive areas of

~~also characterized by a large number of vacant storefronts or buildings which are in need of refurbishing and/or maintenance.~~

Residential development is characterized by the diversity and patchwork of vacant lots adjacent to older homes on long, narrow lots next to multi-family, attached development or new tract development. These residential areas are interspersed with mobile home parks. Residential areas, particularly in the North Bench area and Dunlap Acres, as well as in some portions of the Central Core area, include the raising and keeping of a variety of animals. There are also a number of chicken ranches that are a distinct facet of agricultural land uses in Yucaipa. Except for a few pockets in each area of the City and in Wildwood Canyon, the key characteristic is the diversity and the lack of any definite pattern of development. There are also an unusually large number of churches sprinkled throughout the City. Another major component is the natural open space areas, parks and agricultural areas of the City containing approximately 63% ~~48%~~ of the total City area. Of this, a large portion is committed for development, including the approved and proposed Tentative Tract Maps and/or Preliminary Development Plans.

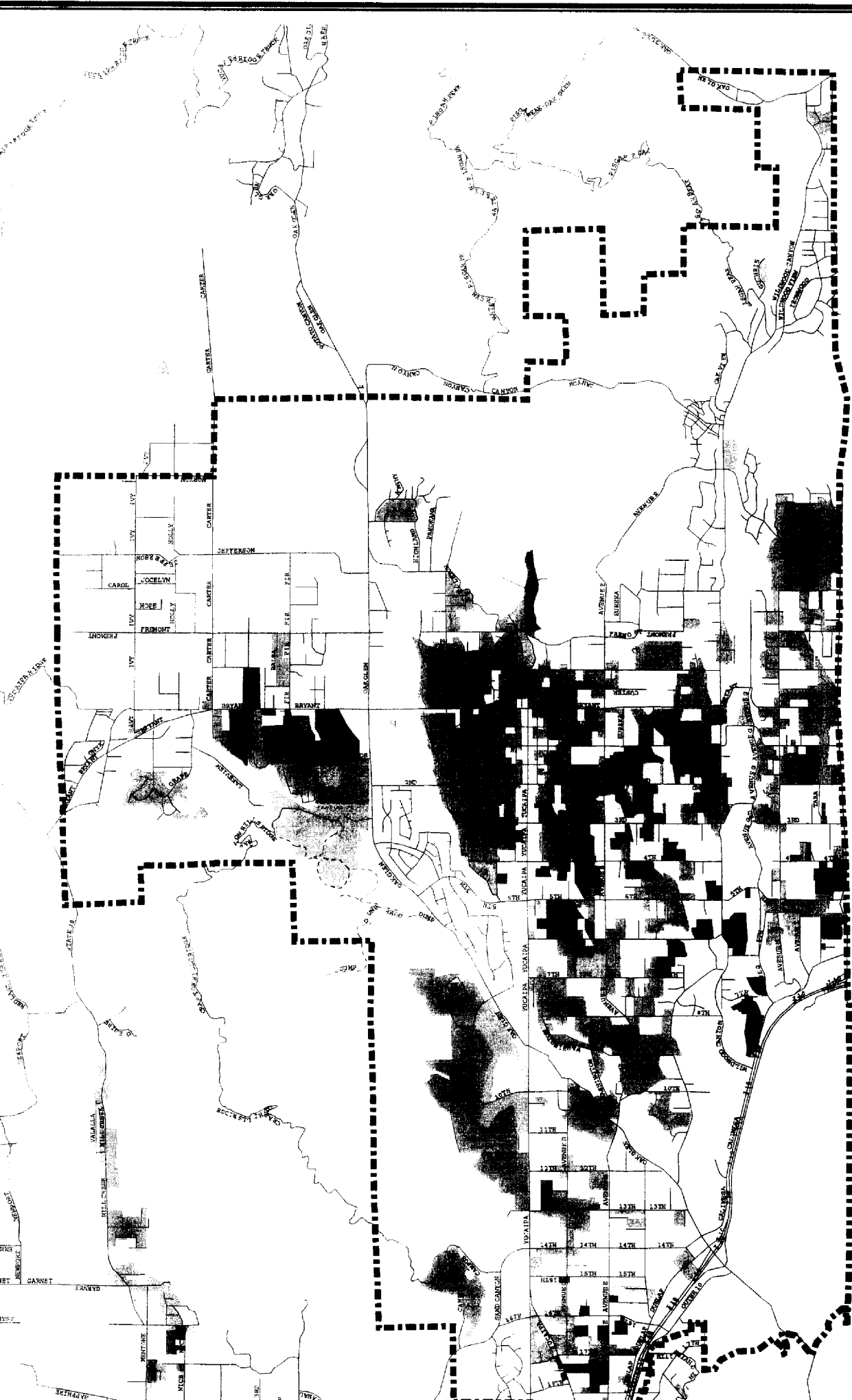
2. **Ownership Patterns/Development Proposals**

An important influence on future development and planning for the City includes major ownership patterns and areas currently proposed for development. Exhibit 11-2 depicts large land ownerships and the larger areas proposed for development throughout the City. ~~Some of these development proposals would ultimately involve annexation since a portion of the ownership and planning proposals are outside the existing City limits.~~ As can be seen from Exhibit 11-2, these areas affect a major portion of the City's undeveloped lands and are a major factor in the consideration of land use alternatives and commitments currently being made by the City regarding land use such as the Chapman Heights development, which has been approved by the City. Other proposed development areas have not yet been approved and others are at the tentative tract map stage; however, each will influence the options available to these areas and impact adjacent parcels not yet counted as proposed for development.

Large ownerships present opportunities for the City as well as the land owner to pursue mutually beneficial land use scenarios for incorporation into the General Plan. See the Existing Land Use Map, Exhibit 11-1, for development patterns that reflect multiple ownership of subdivided parcels for a variety of land uses. This exhibit depicts areas of committed development that are a major constraint to the development options other than redevelopment.

3. **Identifiable Planning Areas within City**

The City is comprised of several distinct neighborhoods, each with its own unique environmental and physical character. Based on numerous field trips, the evaluation of aerial photos and topography and the assessment of existing land use patterns, as well as interviews with private citizens and City staff, it has been determined that the City is generally made up of four distinct planning areas. These areas are depicted on **Exhibit 11-3**. They include the rural area of Wildwood to the southeast with its existing development and unique canyons and hills highlighted by a significant number of oak trees and natural vegetation. To the north is the area known as North Bench, consisting of a variety of housing from mobile homes to large estate lots which facilitate the raising and keeping of all types of animals from dogs and horses to llamas and ostriches. The older and central portion of the City is referred to as the "Central Core" and contains the City's main commercial development and City offices, as well as a diverse range of residential

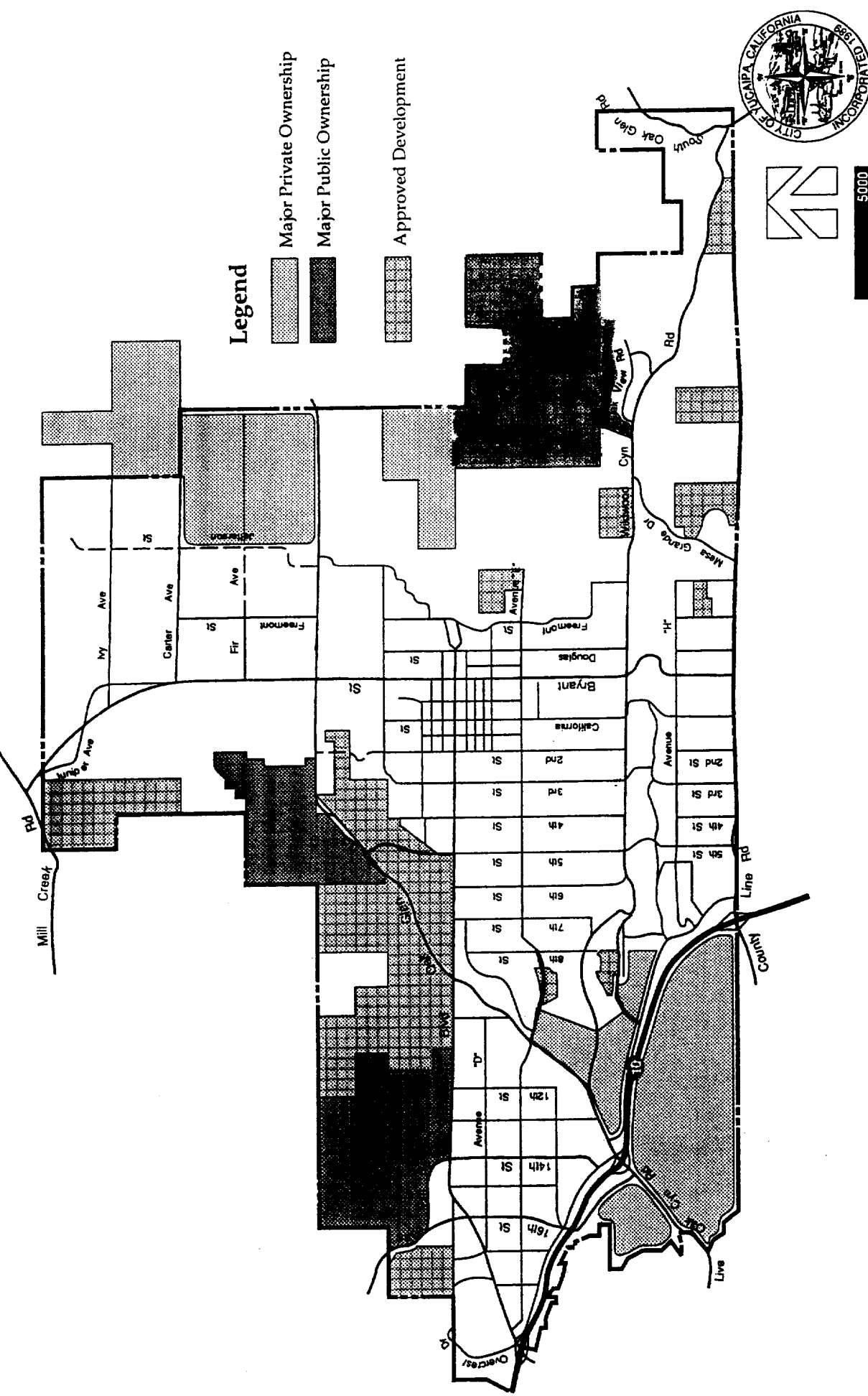


- LAND USE LEGEND**
- Low Density Res.
 - High Density Res.
 - Mixed Use
 - Multi-Family
 - Mobile Home Parks
 - Utility Facilities
 - Learning Institutions
 - Public Parks
 - Industrial
 - Commercial
 - Mineral Extraction
 - Agriculture
 - Water Features
 - Vacant Undeveloped
 - No Data Available

**CITY OF YUCAIPA GENERAL PLAN
Existing 2000 Land Use**



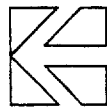
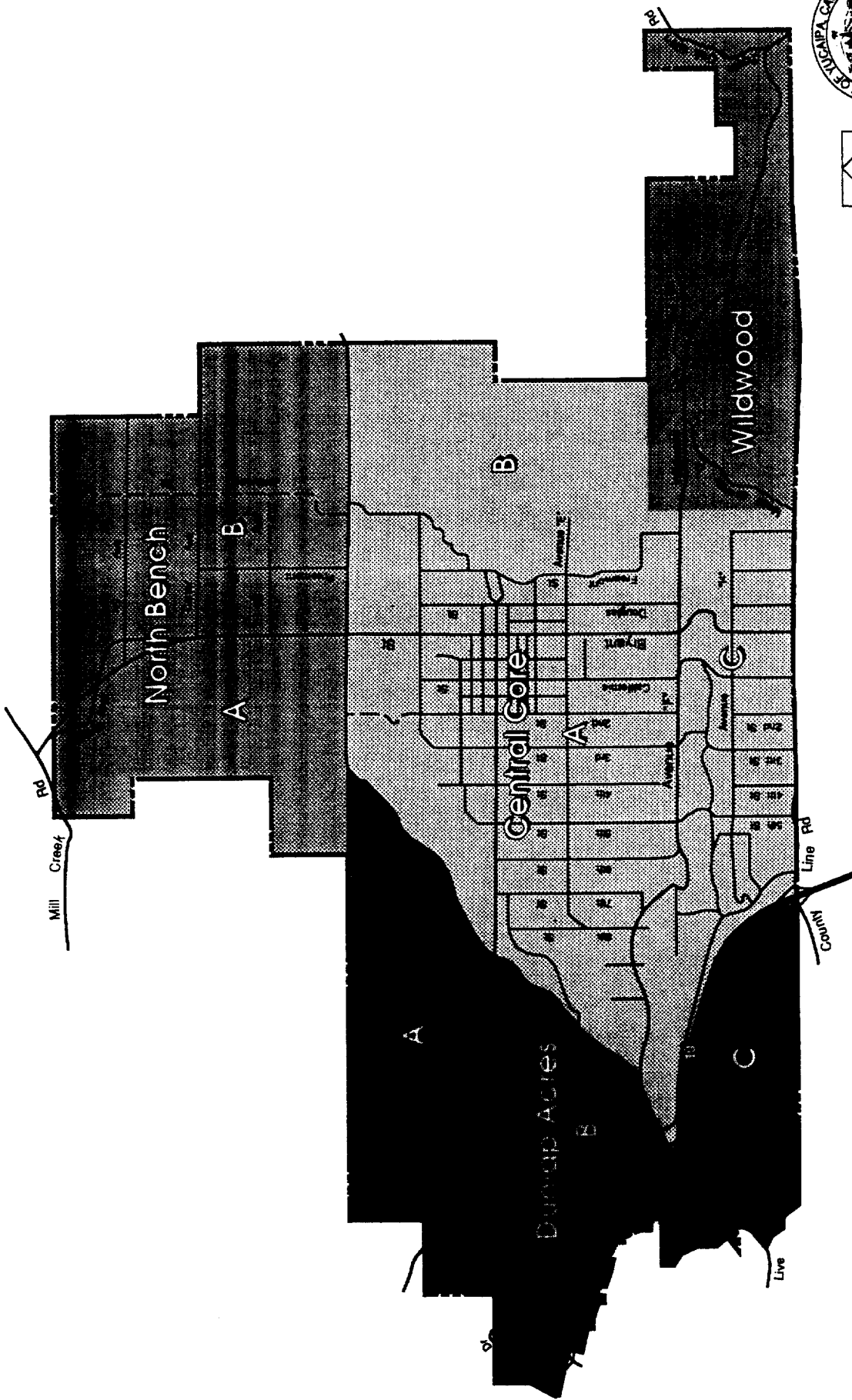
Map Prepared On June 17, 2004



Major Ownerships/Proposed Development

Yucaipa General Plan

prepared by
J.L. Webb Planning, Inc.



5000

Planning Areas Map

II-3

Yuccaipa General Plan

prepared by
J.L. Webb Planning, Inc.



development, including multi-family, mobile homes, tract homes, single-family homes on large lots, attached homes and estates with the raising and keeping of animals. This area is characterized by the most intense and diverse development within the City. To the west is the area known as Dunlap Acres, a portion containing the low land areas of the City at the lower end of ~~Oak Glen~~ Wilson Creek. Dunlap Acres is characterized by strip commercial and more industrial development along the freeway and Yucaipa Boulevard and single-family residential development on large narrow lots, as well as some mobile homes. This area also includes the raising and keeping of animals. Each of the areas described above have distinct neighborhoods and are generally identified by the letters A, B and C where appropriate. These areas have not only been identified by the type of development and access, but have also been identified by available sewer service, drainage and other natural factors such as topography and vegetation.

4. **Demographics**

The City of Yucaipa has a total population of ~~35,424~~ 47,438, which is about 2.5% of the total population of San Bernardino County, as of January 1, ~~1992~~ 2004. With a total of ~~14,690~~ 17,728 housing units and a ~~5.29~~ 5.71% vacancy rate, the number of persons per household is ~~2.5~~ 2.77. According to ~~1990~~ 2000 census information, ~~87~~ 77% of the City's residents are white, ~~0.54~~ 0.90% are black, ~~0.73~~ 0.70% are American Indian, Eskimo or Aleutian, while ~~0.00~~ 1.20% are Asian and Pacific Islander, with ~~0.06~~ 0.10% of the population classified as "other." As a separate figure, not to be added to the total population, ~~1990~~ 2000 census figures show ~~3,609~~ 7,561 residents classified as "Hispanic Origin of Any Race."

C. Future Land Uses

1. **Land Use Plan**

Following the study of several land use alternatives, including those with different configurations of land uses, more intensive and less intensive development scenarios, the land use plan was selected to be considered by the City following several Town Hall meetings, Planning Commission hearings and City Council hearings devoted to discussing the recommendations for and refinements to this plan. Through this process, the selected alternative was chosen as a balance between the desire for lower densities with accompanying reduced environmental impacts, and the need for housing and revenue which would be generated by more intensive development. The land use plan was selected as the most sensitive response to the goals and policies of the City and as providing the best balance of the diverse residential and commercial opportunities available to the City. This plan provides the best mix of land uses to highlight the rural lifestyle desired by the City, as well as the economic viability and opportunities for the future development of Yucaipa. **See ~~Exhibit II-4~~ Appendix C-1**, Official Land Use Districts and **~~Exhibit II-5~~ Appendix C-2**, Mobile Home Overlay Map.

The key components of this Plan are as follows.

a. **Planned Development**

The land use plan provides for Planned Development land use along the I- 10 freeway corridor which will promote major commercial opportunities and employment centers in order to enhance the economic viability of the City and capture the potential of the freeway corridor opportunities.

- b. **Commercial Development**
The plan allows for the development of specific commercial nodes or centers of sufficient size for neighborhood and commercial centers to serve the City, as opposed to strip centers. These commercial nodes have been designated for areas such as those at Oak Glen and Bryant, at Yucaipa and 5th, at Sand Canyon and Yucaipa and at Oak Glen and Yucaipa.
- c. **Natural Landforms**
The land use designations as they pertain to density have been adjusted to conform to landforms and slope characteristics, especially within hillside portions of the City.
- d. **Planning Areas**
The land use designations have been designed to support the character of the four distinct planning areas existing within the City of Yucaipa. (See **Exhibit II-3, Planning Areas Map.**)
- e. **RM Designation**
The plan allows for the reduction and restriction of the RM (multi-family residential) land use. The land use plan confines this land use to the Central Core area and a southern portion the Central Core area, due to the fact that major commitments to multi-family developments have already occurred within these areas.
- f. **RL Designation.**
The land use plan gives a greater emphasis to the RL (rural living) designation, specifically in the Wildwood Canyon and North Bench areas, as well as in portions of Dunlap Acres.
- g. **Combination of Existing Land Use Districts**
As much as possible and where feasible, existing land use districts have been combined into larger areas and simplified.
- h. **Institutional**
Institutional land uses (churches, parks, schools and other public and quasi-public uses) have been identified to a much greater extent throughout the City.

2. Building Intensity Standards

The purpose, locational criteria, building intensity standards and population density and the intended uses of each land use district are specified below. The building intensity standards specified for each Land Use District may be modified by provisions contained in the Development Code. A brief description of the intended uses in each land use district is presented herein; the Development Code contains a complete listing of the uses permitted in each land use district.

- a. **Rural Living (RL)**
 - i. **Purpose**
 - (a) To encourage appropriate rural development where single family residential is the primary use, along with conservation of open space, watershed and wildlife habitat areas
 - (b) To identify areas where rural residences may be established and where associated related animal uses may be permitted

- (c) To prevent inappropriate demand for urban services
- (d) To establish areas where non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist

ii. Locational Criteria

- (a) Areas with existing land uses including limited agriculture, mining and quarrying, public and private recreation areas, rural residences and vacation cabins and watershed, wildlife and open space uses
- (b) Areas with limited, low-density development or mountainous areas with moderate slopes or soils of poorer quality than in agricultural areas
- (c) Areas where rural residences are the primary land use, but where agriculture and other compatible uses such as animal raising, dude ranches equestrian facilities, RV parks, etc. may be found or located.
- (d) Areas with soil conditions suitable for limited agriculture capability that may nevertheless be eligible for Agricultural Preserve status
- (e) Areas with partial public services and limited public improvements

iii. Building Intensity Standards

- (a) Maximum Housing Density - 1.00 du/acre
- (b) Minimum Parcel size - 1.00 gross acre
- (c) Minimum District Size - 10 gross acres
- (d) Maximum Lot Coverage - 40%
- (e) Maximum Building Height - 35 feet
- (f) Maximum Building Size - 2 stories
- (g) Other Densities - 0.40 du/acre (1 alu/2.5 acres)
0.20 alu/acre (1 alu/5.0 acres)
- (h) Maximum Building Coverage - 40%

iv. Maximum Population Density Average (MPDA)

On the average, there are currently 2.46 77 persons per household in the City. However, future population density is projected at 2.75 persons per household. Given the projected number of persons per dwelling unit multiplied by the maximum housing density specified by the minimum lot size on the Official Land Use Districts map, the MPDA for this district is approximately 1,760 persons per square mile.

- v. Intended Uses This district provides sites for rural residential uses, incidental agricultural uses and similar and compatible uses.

b. Single Residential

i. Purpose

- (a) To provide areas for single family homes on individual lots
- (b) To provide areas for accessory and non-residential uses that complement single residential neighborhoods
- (c) To discourage incompatible non-residential uses in single family residential neighborhoods

- ii. Locational Criteria
 - (a) Areas that are not adjacent to Regional Industrial Districts, except where the ultimate minimum residential parcel sizes shall be one acre or larger
 - (b) Areas that are within one mile of major arterial and/or existing major public transit routes

- iii. Building Intensity Standards
 - (a) Maximum Housing Density - 4.2 du/acre
 - (b) Minimum Net Parcel Size - 7,200 sq. ft.
 - (c) Minimum District Size - 10 gross acres
 - (d) Maximum Lot Coverage - 55%
 - (e) Maximum Building Height - 35 feet
 - (f) Maximum Building Size - 2 stories
 - (g) Other Densities - 3.20 du/acre
1.85 alu/acre
 - (h) Maximum Building Coverage - 40%

- iv. Maximum Population Density Average (MPDA)

On the average, there are 2.46 persons per household in the City. However, future population density is projected at 2.75 persons per household. Given the number of persons per dwelling unit multiplied by the maximum housing density specified for the RS District, the MPDA for this district is 7,392 persons per square mile.

- v. Intended Uses This district provides sites for single family residential uses, incidental agricultural and recreational uses and similar and compatible uses.

c. Multiple Residential (RM)

- i. Purpose
 - (a) To provide areas for attached, detached, and/or mixed residential development with a wide range of densities and housing types
 - (b) To efficiently relate higher density residential development to community utilities and facilities, as well as to site characteristics
 - (c) To locate parcels appropriate for development at higher residential densities in closer proximity to community services and facilities
 - (d) To offer a wide range of residential living environments
 - (e) To allow diverse non-residential activities compatible with a multi-family neighborhood

- ii. Locational Criteria
 - (a) Areas of existing multi-family development
 - (b) Areas that have, or are programmed to receive, full urban services
 - (c) Areas with slopes generally less than 10% (Increased lot sizes shall be required as slope increases.)
 - (d) Areas in urban locations having close proximity to major commercial and public facilities, where urban infrastructure, circulation and neighborhood and community facilities that are

capable of handling high density residential development are located or planned

- (e) Areas adjacent to or near a major arterial and/or existing major public transit routes

iii. Building Intensity Standards

- (a) Maximum Housing Density - 8 du/gross ac and a minimum of 5,000 sq. ft./du
- (b) Minimum Net Parcel Size - 10,000 sq. ft.
- (c) Minimum District Size - 10 gross acres
- (d) Maximum Lot Coverage - 60%
- (e) Maximum Building Height - 35 feet
- (f) Maximum Building Size - 2 stories
- (g) Maximum Building Coverage - 60%

iv. Maximum Population Density Average (MPDA)

On the average, there are 2.46 persons per household in the City. However, future population density is projected at 2.75 persons per household. Give the number of persons per dwelling unit multiplied by the (RM) District Land Use Map Density specified by the minimum size of each dwelling unit on the Official Land Use Districts map, the MPDA for this district is 10,560 persons per square mile.

v. Intended Uses

This district provides sites for multiple residential uses, single residential uses, mixed residential uses and similar and compatible non-residential uses and activities.

d. Neighborhood Commercial (CN)

i. Purpose

To provide suitable locations for retail and service commercial establishments intended to meet the daily convenience needs of a residential area

ii. Locational Criteria

- (a) Areas adjacent to or in close proximity to residential districts/uses
- (b) Areas adjacent to a major medal street or to any road intersection
- (c) Areas with less than 20% slope

iii. Building Intensity Standards

- (a) Minimum Parcel Size - 1 acre
- (b) Minimum District Size - 1 gross acre
- (c) Maximum Lot Coverage - 80%
- (d) Maximum Building Height - 35 ft.
- (e) Maximum Building Size - 2 stories
- (f) Maximum Building Coverage - 40%

iv. Maximum Population Density Average (MPDA)

Residential uses, except Social Care facilities, hotels, motels and other transient lodgings are not permitted in commercial districts. The MPDA for this District is 1,000 persons per square mile.

v. Intended Uses

This district provides sites for retail trade and personal services, repair services, lodging services, professional services, recreation and entertainment services and similar and compatible uses.

e. General Commercial (CG)

i. Purpose

Provide appropriately located areas for stores, offices, service establishments and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs

ii. Locational Criteria

- (a) Concentrated retail business and service areas that supply daily community commercial needs
- (b) Areas of retail commercial use in central business districts providing local and regional trade services
- (c) Areas adjacent to a major arterial street, highway or freeway or at the intersection of two major arterial streets
- (d) Areas with full urban services and infrastructure facilities

iii. Building Intensity Standards

- (a) Minimum Parcel Size - 1 acre
- (b) Minimum District Size - 5 gross acres
- (c) Maximum Lot Coverage - 90%
- (d) Maximum Building Height - 45 ft.
- (e) Maximum Building Size - 3 stories
- (f) Maximum Building Coverage - 60%

iv. Maximum Population Density Average (MPDA) Residential uses, except Social Care facilities, hotels, motels and other transient lodgings, are not permitted in Commercial Districts. The MPDA for this district is 1,500 persons per square mile.

v. Intended Uses

This district provides sites for stores, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services and similar and compatible uses.

f. Service Commercial (CS)

i. Purpose

- (a) To provide suitable areas for a mixture of commercial and industrial uses including manufacturing uses, where they will not adversely effect surrounding properties
- (b) To provide suitable locations for retail, wholesale, intensive commercial and service establishments
- (c) Areas and uses that will not create incompatible land use mixtures

- (d) Areas located to promote the infill and restructuring of existing heavy and service commercial areas and discourage the proliferation of scattered service uses
- (e) Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured
- (f) Areas located to have access from major streets and/or major arterial streets to avoid the use of residential streets for access or deliveries
- (g) Areas that are either at the intersection of two major arterial streets or adjacent to a major arterial street, major divided street or freeway

ii. Building Intensity Standards

- (a) Minimum Parcel Size - 1 acre
- (b) Minimum District Size - 5 gross acres
- (c) Maximum Lot Coverage - 90%
- (d) Maximum Building Height - 45 ft.
- (e) Maximum Building Size - 3 stories
- (f) Maximum Building Coverage - 65%

iii. Maximum Population Density Average (MPDA)

Residential uses, except Social Care facilities, hotels, motels and other transient lodgings, are not permitted in Commercial Districts. The MPDA for this district is 1,500 persons per square mile.

iv. Intended Uses

This district provides sites for a mixture of heavy commercial uses and light industrial uses, including light manufacturing uses and similar and compatible uses.

g. Community Industrial (IC)

i. Purpose

- (a) To identify and establish areas suited to industrial activities
- (b) To provide opportunities for the concentration of industrial uses to enable efficient use of transportation, circulation and energy facilities
- (c) To protect adjacent land uses from harmful influences, as well as to prevent the intrusion of incompatible uses into industrial areas

ii. Locational Criteria

- (a) Areas located within urban areas where full urban services are available
- (b) Areas of existing industrial uses
- (c) Area physically suited for industrial activities
- (d) Areas that are or can be adequately buffered from adjacent uses in other land use categories
- (e) Areas adjacent to major transportation terminals and energy facilities
- (f) Areas where industrial traffic is not routed through residential or other areas incompatible with industrial traffic

- (g) Areas that are at the intersection or have direct access to major arterial or major divided streets or a freeway
 - (h) Areas appropriate for development of large acreages using the concepts of planned development to provide industrial parks with unified landscaping, signing, building design, services, infrastructure and circulation
 - (i) Areas where residential uses are inappropriate
 - (j) Areas that have stable soil with average slope of 10% or less
- iii. Building Intensity Standards
- (a) Minimum Parcel Size - 1 acre
 - (b) Minimum District Size - 5 gross acres
 - (c) Maximum Lot Coverage - 85%
 - (d) Maximum Building Height - 45 ft.
 - (e) Maximum Building Size - 3 stories
 - (f) Maximum Building Coverage - 70%
- iv. Maximum Population Density Average (MPDA)
Residential uses, except caretaker or accessory residential uses (one per legally created parcel), are not permitted in the IC District. The MPDA for this district is 640 persons per square mile.
- v. Intended Uses
This district provides sites for light industrial uses such as light manufacturing uses, wholesale/warehouse services, contract/construction services, transportation services, agriculture support services, incidental commercial, accessing residential uses, and similar and compatible uses.
- h. Institutional (IN)
- i. Purpose
 - (a) To identify existing lands and structures committed to public facilities and public agency uses and proposed public facilities, as well as quasi-public facilities such as churches and community organization facilities, where site selection has not occurred
 - (b) To provide areas for development of future public facilities and public agency uses and proposed public facilities, as well as quasi-public facilities such as churches and community organization facilities, where site selection has not occurred
 - (c) To enable identification of potential facility locations that satisfy both community and regional needs relating to the population levels being served
 - (d) To identify potential facility sites in advance of immediate need so that facility design and location may be based on the character of the area being served and can also be compatible with and supportive of the comprehensive plans of agencies within the facility service area
 - ii. Locational Criteria
 - (a) Areas with existing public or quasi-public facilities and uses or publicly-owned lands intended for development with public facilities

- (b) Areas that satisfy the specialized site location requirements of public and quasi-public facilities where facilities will be visible and accessible to their users
 - iii. **Building Intensity Standards**
 - (a) Minimum Parcel Size - None indicated
 - (b) Minimum District Size - None indicated
 - (c) Maximum Lot Coverage - 80%
 - (d) Maximum Structure Height - 75 ft.
 - (e) Maximum Building Size - 5 stories
 - (f) Maximum Building Coverage - 60%
 - iv. **Maximum Population Density Average (MPDA)**
Residential uses, except hospitals, prisons, college campuses/dormitories, and day care facilities/boarding schools, are not permitted in the Institutional District. The MPDA for this district is 1,000 persons per square mile.
 - v. **Intended Uses**
This district provides sites for public and quasi-public uses and facilities and similar and compatible uses.
- i. **Planned Development (PD)**
- i. **Purpose**
 - (a) To allow a combination of residential, commercial, and/or manufacturing activities that maximize the utilization of natural as well as man-made resources
 - (b) To identify areas suitable for large-scale planned developments and to allow cluster-type development in order to provide more open space
 - (c) To allow joint planning efforts such as Specific Plans, Area Plans, etc. among adjacent land owners and jurisdictions
 - ii. **Locational Criteria**
Areas that need/require special planning studies
 - iii. **Building Intensity Standards**
 - (a) Minimum Parcel Size - 10 acres
 - (b) Minimum District Size - 40 acres
 - (c) Maximum Lot Coverage - 80%
 - (d) Maximum Building Height - 45 ft.
 - (e) Maximum Building Size - 3 stories
 - (f) Maximum housing density will vary according to the Planned Development or Specific Plan, but shall not exceed 8.0 du/acre. In the interim, maximum housing density shall be one dwelling unit per parcel.
 - iv. **Maximum Population Density Average (MPDA)**
The MPDA will vary, but shall not exceed 14,080 persons per square mile. This assumes a maximum housing density of 8.0 du/acre multiplied by 2.75 persons per dwelling unit.

- v. **Intended Uses** This district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses and similar and compatible uses.

- j. **Floodway (FW)**

- i. **Purpose**

- (a) To identify and preserve areas for flood flow such as the channel of a river or drainage way and those portions of the floodway adjoining the channels which are required to effectively carry the discharge of floodwater or floodflow of any river or stream
 - (b) To protect floodways from encroachment by land uses which would be endangered when floodway channels are full or are overflowing into that portion of an adjacent floodplain that becomes part of the channel
 - (c) To prohibit occupancy or the encroachment of any structure, improvement, or development that would unduly affect the capacity of the floodway or unduly increase flood heights
 - (d) To prevent the loss of life or property caused by floodwater runoff
 - (e) To designate natural and man-made floodways and their adjacent areas on a map in order to coordinate flood drainage and land development

- ii. **Locational Criteria**

- (a) Areas identified as major flood channels by the Drainage Section of the City Engineer
 - (b) Areas where extensive flooding conditions require the curtailment of development
 - (c) Areas that have been identified, mapped, and designated as floodways by the Federal Flood Insurance Administration

- iii. **Building Intensity Standards**

- (a) Maximum Housing Density - Not applicable
 - (b) Minimum Parcel Size - 10 acres
 - (c) Minimum District Size - None specified
 - (d) Maximum Lot Coverage - None specified
 - (e) Maximum Structure Height - 35 feet
 - (f) Maximum Building Size - 2 stories

- iv. **Maximum Population Density Average (MPDA)**

- Residential uses are not permitted in the Floodway (FW) District. The MPDA for this district is 10 persons per square mile.

- v. **Intended Uses**

- This district provides sites for animal raising, grazing, crop production, and similar and compatible uses.

3. Existing and Future Land Uses

The land use plan proposes a decrease in industrial, single family, multi-family and agricultural land uses, as compared to both the Original General Plan for the County of San Bernardino and the City's Interim General Plan. The plan also proposes an increase in

commercial, institutional, planned development and rural residential. The General Plan Update contains a substantial reduction of land uses designated as Planned Development, as well as a significant increase in Institutional due to the development of Wildwood Canyon State Park.

Specifically, the updated plan proposes a 41.7% increase in general commercial and an 8.95% increase in service commercial. Although there is an ~~approximate~~ loss of 50% in industrial land use, this loss is more than offset by the additional commercial acreage proposed for the City. Institutional uses are increased by over 20.59%, while Planned Development (~~particularly along the freeway~~) is ~~increased~~ decreased by over 92.21%. Originally, ~~There is was~~ a 58% increase in rural living use (from 3,500 acres to over 5,600 acres), reflecting the General Plan's emphasis on the rural characteristics of the City of Yucaipa. There is was also a 26% decrease in multiple family acreage. This plan provides for more spacious development standards and the raising and keeping of animals within this land use designation. Finally, the land use plan completely removes all agricultural land use designations from within the City except for the Agricultural Preserve Overlay District on 377 acres. (See **Table II-2, Official Land Use Districts Statistical Chart**).

D. Implementation of the Land Use Element

The City is responsible for the implementation of this land use plan. Whereas the goals and policies of this element establish the general framework for future growth and development, the actual realization of the plan can only be accomplished through the specific implementing actions that the City subsequently undertakes.

The primary tools with which the City may undertake to implement the Land Use Element of the plan include the following.

1. Comprehensive Zoning Ordinance
2. Subdivision Regulations
3. Special Districts Standards
4. Specific Plans
5. Development Agreements
6. Capital Facilities Improvements Programs
7. Building and Housing Codes
8. Redevelopment Programs
9. Annexation and Sphere of Influence Programs

Following the adoption of the General Plan, the City shall prepare and adopt an implementation program. This program may set forth projects, programs, proposed ordinances and guidelines for development and may include priorities and schedules for the consideration and adoption of these subsequent actions. The implementation program should be a dynamic document, containing specific implementation actions which will be periodically reviewed and updated to reflect changing conditions, needs and priorities.

Yucaipa General Plan

prepared by
J.L. Webb Planning, Inc.



Official Land Use Districts Statistical Chart



City of Yucaipa 06/30/09

Land Use	Symbol	Vacant/ Underdev.	Acres	Density	DUs	Pop	Sq. Feet Floor Area	Sq. Feet per Job	Projected Jobs
Existing Development	N/A				19,242	50,745			
Neighborhood Commercial	CN	40	53.1				804,146	500	1,608
General Commercial	CG	99	468.2				7,090,421	500	14,180
Service Commercial	CS	60	203				3,074,232	500	6,148
Regional Commercial	CR	170	172				2,604,768	500	5,210
Business Park	BP	26	26				393,744	450	875
Floodway	FW		60.2						
Freeway	FWY		161.5						
Open Space	OS		549						
Community Industrial	IC	25	108		2	5	1,635,552	750	2,181
Institutional	IN		2,586.70						
Public	PUB		44.8						
Planned Development	PD	83	1,450.60	3.93	326	848	514,896	450	1,144
Rural Living	RL-1	1127	2,861.50	1.00	1,127	2,930			
Rural Living	R-1	16	16	1.00	16	42			
Rural Living	RL-10	801	1,353.80	0.10	80	208			
Rural Living	RL-20	20	20	0.05	1	3			
Rural Living	RL-40	37	37.3	0.02	1	3			
Rural Living	RL-2.5	505	805.8	0.40	202	525			
Rural Living	RL-2.5-AP	59	59.9	0.40	24	62			
Rural Living	RL-5	253	287.9	0.20	51	133			
Single Residential	RS-10m	166	1,452.60	3.20	531	1,381			
Single Residential	RS-20m	565	2,222.90	1.85	1,045	2,717			
Single Residential	R-2	104	104	2.00	209	543			
Single Residential	RS-72c	58	686.5	4.20	244	634			
Single Residential	R-4	215	215	4.00	861	2,239			
Multiple Residential	RM-10m	147	472.1	6.00	882	2,293			
Multiple Residential	R-8	50	50	8.00	399	1,037			
Multiple Residential	RM-72c	116	1,194.80	6.00	696	1,810			
Multiple Residential	R-24	40	40	24.00	960	2,496			
Total		4,782	17,763.20		26,899	70,226	16,117,759		31,346

Chapman Heights P.D.

34 acres Commercial
75 acres Residential at 1.7 du/ac (130 du)
160 acres Residential at 3.7 du/ac (592 du)
218 acres Residential at 5.1 du/ac (1,114 du)
18 acres Residential at 14.0 du/ac (252 du)
4 acres Residential at 18.5 du/ac (74 du)
613 acres Open Space, Golf Course, Trails, Floodways & Other
1,122 acres (2,162 du)

E. Land Use Goals, Policies and Actions

The following General Plan goals for the Land Use Element have been identified through a process of community review and were developed in conjunction with City staff, the General Plan Advisory Committee (GPAC), the Planning Commission and the City Council. The associated policies are designed to ensure that City revenues will be able to meet expenditures in order to provide a high level of services without a burdensome level of taxation

Goal LU-I Plan for a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses which meet general social and economic needs and provide for a variety of lifestyles.

Policy

- A. Because the City wants to promote balanced, efficient commercial developments that are functional, safe, attractive and convenient to shoppers, and are capable of strengthening the local economy and enhancing the quality of life of City residents, the following actions shall be implemented.

Actions

1. Promote commercial development that enhances the City's economic base and provides jobs for its residents.
2. Cluster commercial development, and support the development of specialty clusters of related and mutually- supportive commercial activities in appropriate locations by means of specific plans, mixed use developments and planned developments.
3. Discourage linear commercial development of shallow depth along streets or highways when it can be shown that it impairs traffic flow or detracts from the aesthetic enjoyment of the surroundings, or if it can be demonstrated that equally effective services can be provided in an alternative configuration.
4. Develop demand estimates for commercial land relative to population patterns.
5. Establish procedures for site plan review to ensure that commercial developments meet locational and development standards that ensure compatibility with adjacent land uses and community character.
6. Promote the development of attractive, well-planned new commercial facilities by adopting development standards such as the following.
 - a. minimum building setbacks
 - b. specific sign criteria
 - c. undergrounding of utilities
 - d. screening of all loading, storage, trash and parking areas from public view or incompatible land uses

- e. minimum landscaping/irrigation requirements
- f. adequate off-street parking
- g. provision of small car, motorcycle and bicycle parking racks
- h. adequate off-street parking and provisions for the handicapped, including preferential parking spaces
- i. lighting requirements

7. Establish limitations on the total amount of floor area devoted to the sale of non-taxable merchandise for any retail establishment exceeding 100,000 square feet of total area.

Goal LU-2 Encourage a harmonious mix of residential, commercial and industrial land uses which will generate sufficient tax revenues to pay the costs of maintaining the desired levels of services and adequate infrastructure facilities.

Policy

- A. Because the City wants to promote and provide safe, attractive, varied residential areas convenient to public facilities, employment and shopping centers, the following actions shall be implemented.

Actions

1. Require that the design and siting of new residential development meet locational and development standards that ensure compatibility with adjacent land uses and community character.
2. Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.
3. Adopt regulations encouraging innovative residential development. Continue to use the Planned Development process to permit flexible design and siting standards such as setbacks, yards and building relationships. Promote clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space. Establish a system to award density bonuses in return for special design, infrastructure improvements, extra amenities, usable open space or other developer efforts.
4. Encourage actions that strengthen the community identity by supporting the rehabilitation of older structures, the adoption of urban design guidelines and the establishment of architectural themes consistent with existing development.
5. Provide additional signalized intersections where traffic volumes warrant.
6. Promote the use of public transit through the placement of benches for public use and through the designation of bus pullout locations in commercial areas.

Goal LU-3 Promote opportunities for commercial and industrial development along the I-10 corridor, and encourage development of other centers of commercial development within the City.

Policies

- A. Because the City wants to promote commercial and industrial development in order to expand its employment and tax bases, the following actions shall be implemented.

Actions

1. Protect land areas best suited for commercial and industrial activity by virtue of their location and other criteria from residential and other incompatible uses.
 2. Develop information and data bases on commercial and industrial land uses, trends, employment and production. Monitor changes in the location of industrial lands and demand for such lands. Identify opportunities and constraints for new commercial or industrial development.
 3. Identify and recommend for adoption an incentive program to encourage industrial/commercial development which would produce jobs and reduce the need for certain types of infrastructure or services.
 4. Ensure that commercial and industrial developments meet locational and development standards that ensure their compatibility with adjacent uses and community character.
 5. Establish special performance standards for industrial uses to control industrial odors, air pollution, noise pollution, vibrations, dust, hours of operation, exterior storage and other nuisances.
- B. Because San Bernardino County, including Yucaipa, has been identified as having a negative jobs/housing balance (meaning a greater level of housing opportunities than employment opportunities), the City will develop a priority application process for commercial and industrial development that would improve the area's jobs/housing balance.

Goal LU-4 Distribute land use designations in such a way as to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

Policies

- A. Concentrate higher density residential land uses close to employment and commercial centers to help reduce the use of energy.
- B. Provide for additional commercial and employment opportunities within the City to maintain a better jobs/housing balance and reduce the number of vehicle trips made out of the City for employment purposes.

Goal LU-5 Determine the provision of residential density consistent with topographic constraints to reduce landform alteration in hillside areas.

Policies

- A. Implement and update, according to this General Plan, the Hillside Development Ordinance currently in effect within the City.
- B. Designate land uses consistent with the land's natural suitability and minimize conflict with the natural environment.

Goal LU-6 Promote a plan which will revitalize the upper Yucaipa business area.

Policy

- A. Establish a full range of land uses to meet community needs. A balance of commercial, professional, administrative, governmental, residential, open space, and public service uses should be provided through Land Use regulations, the Capital Improvement Budget and other mechanisms.

Goal LU-7 Encourage the enhancement of the "rural atmosphere" of Yucaipa by retaining the opportunity to raise and keep animals.

Policies

- A. The keeping of horses in residential subdivisions, where such use is permitted by the Development Code, may be reasonably regulated by CC&Rs, but shall not be prohibited.
- B. Promote and preserve the rural setting in designated areas of the community. This may be accomplished by identifying and maintaining specific areas for low density residential or agricultural uses and by establishing development standards that enhance the rural character within identified areas.

Action

- 1. Adopt a Custom Home Overlay District to establish custom homes as the primary permitted land use by implementing appropriate development standards to promote and maintain the viability and character of existing rural neighborhoods.

Goal LU-8 Promote the maintenance and viability of existing mobile home parks through the establishment of appropriate zoning and development standards.

Policy

- A. Adopt a Mobile Home Park Overlay District to establish mobile homes as the primary permitted land use.

Goal LU-9 Locate new development so that the economic strength derived from agricultural, mineral and other natural resources is preserved.

Policies

- A. Prime agricultural lands must be protected from the adverse affects of urban encroachment, particularly increased erosion and sedimentation, trespass, and non-agricultural land development.

Action

- 1. Areas of prime agriculture lands supporting commercially viable and valuable agriculture shall not be developed to urban intensity prior to the supply of non-productive areas being exhausted.

- B. Because specific soil conditions pose a constraint to various developments, the City shall require the following action.

Action

- 1. Areas where soils represent a constraint to development shall be identified. Development of areas where percolation restrictions apply, as designated by the Regional Water Quality Control Boards, will be coordinated and evaluated by the City and County Department of Environmental Health Services.

- C. Because the development of mineral resources occurs in diverse areas, where geologic, topographic, climatic, biological and social conditions differ significantly, the City shall implement the following actions.

Actions

- 1. Adopt policies and procedures that allow for the permitting, mining and processing of mineral resources by developing land use planning and standard criteria for the establishment and management of mineral resource areas and mining operations.
- 2. Require mining operations to have approved Mining/Reclamation Plans in compliance with the Public Resources Code, the Surface Mining and Reclamation Act of 1975, the State Administrative Code-- Natural Resources: Mining and Geology, the State Mining and Geology Board, and the City's General Plan and Development Code prior to the start of operations.
- 3. Require the development of mining operations to be established so that adverse environmental effects are prevented or minimized and mined lands are reclaimable to a usable condition which is readily adaptable for alternate land uses.
- 4. Ensure that the protection and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range, forage, aesthetic enjoyment and development.
- 5. Ensure that residual hazards to public health and safety are eliminated.

6. Ensure that the development of the mining project minimizes and manages its impacts to a well-planned, defined area.
7. Require proposed mining operations to provide a plan of operation that incorporates good mining practices, engineered designs and a mine life forecast.
8. Require proposed mining operations to provide a plan for reclamation of the site that incorporates methods of compliance monitoring, assurance, and maintenance of the plan.

D. Because agricultural uses are valuable, the City shall encourage the retention of productive, commercially-viable agricultural land and discourage the premature or unnecessary conversion of agricultural land to nonagricultural uses through the implementation of the following actions.

Actions

1. Preservation of land supporting viable agricultural operations will be considered an integral portion of the Open Space and Conservation Element of this General Plan when reviewing development proposals.
2. Utilize the provisions of the Williamson Act to further the preservation of commercially viable agricultural open space.
3. Establish minimum parcel sizes of 10 acres for prime and 40 acres for non-prime agricultural land, and encourage the consolidation of undersized parcels through the use of land use districts.
4. Support property and estate tax relief measures which assess long-term agriculture at farm use value.
5. Support the reduction and elimination of special district boundaries in agricultural areas where urban services are not planned.
6. Provide flexibility for individual farmers to convert their land to alternative uses at their current locations by periodically reevaluating agricultural areas on the General Plan.
7. Within commercially viable agricultural areas, encourage only land uses which are compatible with agriculture.
8. Consider the availability and financing of public services and utilities in any decision to convert an area from agricultural to non-agricultural uses. This information should be documented in special study reports.
9. Establish necessary buffers between agricultural and other uses.
10. Provide information on viable alternative crops through the Agricultural Extension Service and other resources.

11. If the need arises, encourage the relocation of agricultural operations within the City rather than to areas outside the City.
 12. Provide improved agriculture-related services in agricultural areas.
 13. Designate agricultural preserve overlay districts on the Land Use Map.
 14. Encourage adequate, inexpensive water distribution systems and water conservation for agricultural lands through the following measures.
 - a. Support the continuation of the water price differential between agricultural and urban uses where water conservation measures are employed.
 - b. Support the use of certain non-potable water sources for agricultural purposes (e.g., some treated wastewater can be used for agriculture).
 15. Encourage the agricultural use of commercially productive agricultural lands.
 16. Fund detailed consultant studies of the following joint public/private financing options for infrastructure improvements in productive agricultural areas, especially flood control, utilizing the results of the 205J and River Basin Studies.
 - a. Assessment District Acts of 1911, 1913 and 1915
 - b. Communities Facilities District
 - c. PL-566 Project Monies and Soil Conservation Service
 - d. City General Fund
 - e. Land Development Drainage Fees
 - f. Other Bonding Sources
 - g. Not-for-Profit Corporation
 17. Coordinate a capital improvement policy program/plan that directs development into existing urbanized sections of the City and away from agriculture.
 18. Utilize regional planning agency programs/funding (SCAG and SANBAG) for the protection of agriculture and the direction of growth.
- E. Because agriculture involves the disturbance of surface features via tilling and other mechanisms, also resulting in erosion, fugitive dust and the scarring of the landscape, these consequences for unnecessary nuisance and visual impact can be reduced through the implementation of the following actions.

Actions

1. Support the efforts of the Soil Conservation Service, and seek their input when reviewing agricultural operations to assure the best soils management practices are implemented.
 2. Utilize easements and other conveyances for developments which propose to locate proximate to agricultural operations in order to minimize future nuisance complaints.
- F. Because agricultural activities tend to be larger in terms of acreage to remain economically viable, and the creation of parcels results in creating road networks which discourage agriculture, larger parcel sizes are to be encouraged.

Action

1. The minimum parcel size for agricultural districts within the City shall be 10 acres.

Goal LU-10 Coordinate land use decisions with other jurisdictions to prevent conflicts and address regional issues.

Policies

- A. Review the master plans and/or general plans of all these agencies and incorporate any and all policies that are applicable and appropriate into the City's General Plan.
- B. Solicit comments from related agencies that control land in the City on projects which are proposed within their areas.

Actions

1. Develop a procedure to ensure that the City refers major planning and land use proposals to all affected jurisdictions for review, comment and recommendation.
 2. Designate SANBAG as the City/County growth management forum concerning regional issues, and continue working toward a consensus with surrounding counties through SCAG and SCAQMD.
- C. Continuously integrate new data on man-made resources into land use and overlay maps, and continuously review land use proposals.