

## 2.0 Introduction

The purpose of this chapter is to provide a summary of the existing conditions of the Freeway Corridor Specific Plan project site. The outcome of this process was a deeper understanding of the issues, constraints, and the opportunities facing the development of the Plan.

The issues addressed in this chapter include:

- Existing Land Use
- Surrounding Land Uses
- Natural Features and Biological Resources
- Topography
- Geology and Soils
- Water Well Information
- Market Conditions
- Seismicity
- Hydrology and Drainage
- Hazardous Materials/Hazardous Waste
- Noise
- Traffic and Circulation
- Cultural Resources
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As this knowledge was gathered, it was widely shared with the community. The Specific Plan Advisory Committee (SPAC) previewed the initial findings on August 30, 2005. Since that time, many community members have continued to contribute to the successful development of the Plan by reviewing the materials and providing thoughtful comment.

Additional materials and detail can be found in the Appendix.

## 2.1 Existing Land Use



The Freeway Corridor Specific Plan covers 1,234-acres along the southern border of the City of Yucaipa. The project area's southern border is adjacent to the County of Riverside. The planning area is bisected by the I-10 (San Bernardino) Freeway. Access from the freeway is available from two freeway interchanges - Live Oak Canyon Road/Oak Glen Road and County Line Road. Caltrans maintains the Wildwood rest area on the south side of the freeway and within the right-of-way. Calimesa Boulevard is the major arterial in the planning area and is just north of the I-10 Freeway.

Current land uses consist primarily of agricultural land, a limited number of residences, a waste water treatment plant, and other uses such as an outdoor pottery store and storage. The planning area is owned by twelve (12) different property owners. The largest landowners are the Robinson family and the Palmer family. Both owners purchased their land in the mid-1950s. The Robinson's own approximately 46% of the land within the planning area and the Palmers own approximately 32% of the land. The waste water treatment plant is owned and operated by the Yucaipa Valley Water District and takes up 10.5% of the land area. The remaining land is divided among the other property owners.

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Robinson Properties	568.30-acres
Palmer General Corporation	396.56-acres
Yucaipa Valley Water District	130.31-acres
Nabil Issa	49.70-acres
South Mountain Water Company	34.50-acres
Oak Mesa Investors	17.73-acres
Edward Rosenberry	12.81-acres
Gary Fritzsche	9.46-acres
Della Nielson Trust	4.76-acres
Merle Sessions	1.79-acres
Anna Cox Trust	1.53-acres
San Bernardino County Flood Control District	.28-acres
<b>Total</b>	<b>1,227.73-acres</b>

*Source: San Bernardino County Assessors Office, June 28, 2005*

In the mid 1950's, Grant Robinson, and a church associate, Lowell Palmer, had decided to buy land together<sup>1</sup>. They ended up purchasing about 1,200 acres representing the bulk of the Specific Plan area. According to Sandy Robinson, her husband's family grew up on farms and ranches so this felt like home to them right off the bat. Mr. Robinson was also an active and competent builder. He intended to develop the property all along and use it as a weekend retreat in the meantime.

By about 1964, the Robinson family enjoyed the property so much they decided to build their own home and moved out to Yucaipa. At the same time, the Palmers were also considering starting their own business on the property and the land was split up pretty much the way it sits today. The Robinson's kept most of the land, donated some land to churches and to the City several times for roads and civic purposes.



Caltrans and the County have also acquired some of the land for flood control, the rest stop, and roads.

The development of the roadway system helped set the stage for development. The I-10 Freeway alignment through Yucaipa was constructed in 1965. Much of the roadway covers the historic State Highway 70/99. The Wildwood Rest Area along the south right-of-way was built at this time. More recently, Wildwood Canyon Road and Oak Glen Road were extended to Calimesa Boulevard and the I-10 Freeway.

This opened up new vistas for the land south of the freeway. The expansion of the freeway made it easy to drive to Yucaipa and connected the project area to the region and the rest of the City. Before that time, southside residents were somewhat isolated from the City. It was more convenient to shop, bank, and take care of daily needs in Redlands or Calimesa. Even today, the area is served by the Redlands Post Office and the addresses and zip code are Redlands.

<sup>1</sup> Oral History, Sandy Robinson, February 15, 2006

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According to Mrs. Sandy Robinson, over the last half century, the land has been used for pleasure and civic uses: day-to-day family living, celebrations, camping, hiking, picnics, Boy Scout and Mounted Police outings, church retreats, meetings, cattle grazing and horseback riding.



Very little development has taken place over the years. As one travels from west to east along Calimesa Boulevard, to the north is a large field with longhorn cattle grazing on the grass. A large paved area is slowly crumbling back into earth. An unused water well can also be seen. The stream bed has been degraded by erosion. The only development within the Project area is an outdoor pottery store and trailer storage area.

As one exits the Live Oak Canyon Road/Oak Glen Road off ramp and travels south along Live Oak Canyon Road, no development has taken place to the west. To the east are a couple of Yucaipa's long time traditions - the pumpkin patch and Christmas tree farm. Other seasonal events centered around agricultural have also taken place in this area. Continuing south along Live Oak Canyon Road, just before you leave the boundaries of the City, are buildings that have been converted into a self storage facility.

At the project area's southern boundary is the existing waste water treatment plant. This land use is isolated from the other areas within the Freeway Corridor Specific Plan and can only be accessed via a secondary road from County Line Road.

Much of the interior has not been developed with the exception of limited facilities used for ranching and farming. On the eastern boundary, with access to the County Line Road interchange is a small cluster of homes set on large lots.

*Insert Aerial Map with Parcel Lines*

## 2.2 Surrounding Land Uses

The Planning area is fully contained within the City limits of Yucaipa and is located in San Bernardino County. As you will see in the proposed plan outlined in Chapter 3, the SPAC took great care to match new land uses within the Specific Plan to the existing intensities and densities of the surrounding area.

Bordering the Project area on the west is the City of Redlands. Much of this area is low density residential in a rural context. A recent voter initiative provided Redlands policymakers clear direction on development within this area. The goal is to continue with this level of intensity and density. North of the planning area, within Yucaipa, are low-density residential neighborhoods. The most recent development within this area is the construction of the Wildwood Canyon II residential project. East of the project area is retail, residential, and light industrial uses that serve Yucaipa and the surrounding region.

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The City of Calimesa is on the Project area's southern border. Calimesa is within Riverside County. Various large scale residential projects have been proposed for this area with plans currently going through the entitlement process in the City of Calimesa. The largest project and the one with the most potential to impact the Freeway Corridor Specific Plan is the Mesa Verde residential subdivision. This project is just south of the Project area and shares access with the County Line Road/I-10 interchange. At the time of this writing, the project submitted to the City of Calimesa is on 1,493-acres and could include up to 3,450 homes (3,092 detached single-family homes and 358 multi-family homes), a 63-acre Mixed Use development with 350,000 square feet of commercial uses, provision for three school sites, and 491-acres of open space including up to 52-acres of public parks.

Other large scale projects in the area include the Summerwind Ranch at Oak Valley project just south of Mesa Verde Estates. This 2,950-acre project will combine residential with commercial, a business park, and recreational uses. The project proposal includes up to 3,683 dwelling units (including single-family and multi-family) on 677-acres, 260-acres set aside for commercial and business park uses, 89-acres for parks and community recreation as well as 1,493 set aside for open space (including 46-acres for schools and a 10.5-acre water reclamation facility).

Other nearby residential projects are listed within the Market Conditions in Section 2.12.

*Insert Aerial Context Map*

### 2.3 Natural Features and Biological Resources

The greatest asset of the Freeway Corridor Specific Plan area is the natural features. One 41-year resident of Yucaipa described the area as "unique and speaks to our rural roots". The complex topography, oak trees, natural drainage channels, and the riparian corridors contribute to an area unlike any other within the City. It is these unique qualities that the SPAC has tried to protect.

An extensive analysis of Biological Resources is included in the Environmental Impact Report (EIR). The EIR contains a complete vegetation mapping and delineated habitat types. Potential biological resource constraints may include targeted studies for bird species such as the Southwestern Willow Flycatcher, Coastal California Gnatcatcher, Western Burrowing Owls, and the Least Bell's Vireo. Rodent species that may exist include the San Bernardino Kangaroo Rat, Stephens Kangaroo Rat, and the San Diego Pocket Mouse. Plant species may include the Santa Ana River Woollystar, Parry's Spineflower, Narrow-leaved Cottonwood, Plummer's Mariposa Lily, and the Slender-horned Spineflower.

Other Biological Constraints may include a complete wetland delineation study as per the Army Corps of Engineers as well as the development of an Oak Tree mitigation plan required by the City of Yucaipa and the County of San Bernardino.

## 2.4 Topography

The topography within the Yucaipa Freeway Corridor Specific Plan is made up of two distinct areas. These areas are generally divided by Wildwood Creek which runs immediately south of the freeway through most of the project area. Geologic formations underlying the two sides of Wildwood Creek consist of the same two units, but the two areas differ structurally.

The area north of Wildwood Creek consists of gently-rolling to moderately steep hills with a general southerly slope. This area is underlain by gently sloping sandstone and conglomerate (San Timoteo beds, Pliocene to Pleistocene age). A southeasterly dip of 3 degrees is indicated on the geologic map. The area is cut by several deep ravines; in some ravines the upper San Timoteo beds have been eroded away and older bedrock is exposed in small areas. The geologic map of the area shows two areas of normal faulting; along the northeast edge of the study area, and along the Chicken Hill Fault at the northwest edge of the study area. Normal faulting has resulted in the formation of downdropped blocks (grabens) which are occupied by stream drainages.

The topography of the south of Wildwood Creek is markedly different from the northern part, and consists of a dissected area with a dendritic drainage pattern formed by tributaries of Wildwood Creek; the tributaries drain westerly toward Live Oak Canyon and the main Wildwood Creek channel. The area is underlain by San Timoteo beds that dip gently to the north-northeast as shown on the geologic map; the San Timoteo beds are overlain by remnants of Pleistocene axial-valley deposits. Younger alluvium is mapped in many of the stream channels in this area. The Banning Fault traverses the southern part of the study area, but does not appear to control the drainage pattern to a significant degree. This suggests that the Banning Fault has not been active in recent time.

The other outstanding waterway is Wilson Creek. Wilson Creek runs roughly north-south and parallel to Live Oak Canyon Road in the Project area. This creek one of the principle drainage channels for the entire Yucaipa Valley.

*Insert Topo Relief Map*

## 2.4 Geology and Soils

### *Geology*

The Study area is located south of central Yucaipa, in the southern part of the Yucaipa Plain. The Study area is divided into two unequal areas by Interstate 10, which runs in a general east-west direction in this area. The part of the Study area north of Interstate 10 consists of rolling hills with relatively steep southerly slopes. The part of the Study area south of Interstate 10 consists of strongly dissected alluvial deposits with a general east-west drainage pattern.

Geological formations within the Study area, based on the *Geological Map of the Yucaipa Quadrangle* (2003), include the San Timoteo beds (Pleistocene to Pliocene sandstone and gravel), older and younger axial valley deposits (late to middle Pleistocene and latest Quaternary to Holocene respectively) and very young alluvial-fan deposits (latest Holocene). The basement complex underlying these formations likely consists of metamorphic or igneous rocks of Mesozoic or older age.

The only named body of water in the Study area is Wildwood Creek, which flows through Oak Creek Canyon in the western section of the southern part of the Study area. Interstate 10 generally runs along the eastward extension of Wildwood Creek and obscures the former configuration of the channel. Thus, the former trace of Wildwood Creek generally ran along the division between the northern and southern part of the Study area.

#### *Soils*

Potential constraints related to soils include possible high water tables, corrosion of steel or concrete, drainage, and permeability, liquefaction and engineering factors such as rippability and load bearing capacity. Soils observed in the field consisted for the most part of medium- to coarse-grained sandy loam, often with gravel or cobbles. Such soils typically have high permeability and low potential for shallow groundwater or liquefaction. Other concerns such as corrosivity would need to be evaluated as part of geotechnical studies.

### **2.5 Hazardous Materials/Hazardous Wastes and Water Well Information**

The purpose of this section is to summarize environmental concerns regarding hazardous materials and hazardous wastes as indicated by review of a regulatory database search and augmented by a field inspection of the subject site in February 2006.

This section describes and evaluates the potential risks to human health, the built environment, and the natural environment associated with the transportation, use, generation, storage, and disposal of hazardous materials required for construction and operation of the proposed projects. Generally, concerns related to hazards and hazardous materials relating to the proposed projects include the following: construction impacts due to hazardous materials usage; existing hazardous-materials sites on or near the project area; and the potential for wildland fires. These potential concerns are evaluated below.

Also included, in a separate document, is an inventory of water well information, also based on a computerized records search of U.S. Geological Survey and other agency well data.

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*Hazardous Materials/Hazardous Wastes*

A hazardous material may be defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or the environment if released into the work place or the environment; or any material that is required to have a Material Safety Data Sheet according to Title 8, Section 339 of the California Code of Regulations. Hazardous materials may already be present on a site before a project commences (and hence be classified as part of the existing conditions), may become present on a site during development (a potential construction-related impact), or become present as the result of the completed development (long-term impact).

The presence of hazardous materials as an existing condition may include either a known release of hazardous materials (such as a leaking underground storage tank) or simply the presence of hazardous materials without a known or threatened release (such as a hazardous-waste generator). To assess the presence of hazardous materials in the study area under existing conditions, a search of environmental regulatory databases was performed. The regulatory database search was prepared by Environmental Data Resources (EDR), Inc., of Milford, Connecticut. The search was performed as an area study encompassing the subject study area, with search radii for sites beyond the study area being as specified in ASTM Standard Practice E1527-05 for the various databases that were consulted. Other non-ASTM databases, including California-only lists, were also consulted as shown below. The regulatory databases that were consulted are shown in Table 1.

The evaluation of potential hazardous materials and hazardous waste concerns in the study area was based on a regulatory database search, supplemented by field observations made during a site inspection in February 2006.

The regulatory database search was prepared by Environmental Data Resources (EDR), Inc., of Milford, Connecticut. The search was performed as an area study encompassing the subject study area, with search radii for sites beyond the study area being as specified in ASTM Standard Practice E1527-05 for the various databases that were consulted. Other non-ASTM databases, including California-only lists, were also consulted as shown below. The regulatory databases that were consulted are shown in Table 1.

**TABLE 1**  
**Regulatory Databases and Search Radii**

Database Reviewed	Responsible Agency	Search Radius (miles)
<i>Federal ASTM Standard Databases</i>		
Federal National Priorities List (NPL), Proposed NPL, Delisted NPL, NPL Areas of Concern	U.S. Environmental Protection Agency (EPA)	1.0
Federal Comprehensive Environmental Response,	U.S. EPA	0.5

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Database Reviewed	Responsible Agency	Search Radius (miles)
Compensation & Liability Information System (CERCLIS)		
CERCLIS - NFRAP (No Further Remedial Action Planned)	U.S. EPA	0.25
Federal Corrective Action Report (CORRACTS)	U.S. EPA	1.0
Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Facilities List	U.S. EPA	0.5
Federal RCRA Generators List (RCRA - SQG, RCRA - LQG)	U.S. EPA	0.25
Emergency Response Notification System (ERNS)	U.S. EPA	Subject Site
<i>State of California ASTM Standard Databases</i>		
Annual Work Plan (AWP) Sites	California Environmental Protection Agency (CalEPA)	1.0
Abandoned Sites Program (Cal-Sites)	CalEPA Department of Toxic Substances Control (DTSC)	0.5
Hazardous Material Incident Report System (CHMIRS)	Office of Emergency Services	Subject Site
Cortese List (Combined Report List for Leaking USTs, Solid Waste Landfills [SWLs] and CalSites; inactive)	CalEPA and Office of Emergency Services	0.5
State Proposition 65 (LUST only)	SWRCB	1.0
Toxic Pits Cleanup Act Sites	SWRCB	1.0
State Solid Waste Information System (Landfills/SWIS)	State Integrated Waste Management Board (IWMB)	0.5
State Waste Management Unit Database (WMUDS), Solid Waste Assessment Test (SWAT)	SWRCB	0.5 (SWLs and SWAT)
State Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB)	0.5
State Bond Expenditure Plan (BEP)	California Department of Health Services (DHS)	1.0
Underground Storage Tanks (USTs), Historical USTs, Facility Index Database (FID) USTs, Sweeps USTs	SWRCB	0.25
Voluntary Cleanup Program (VCP) Properties	CalEPA DTSC	0.5

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Database Reviewed	Responsible Agency	Search Radius (miles)
Indian Lands UST, Indian Lands LUST, Indian Reservations	U.S. EPA Region IX	0.25, 0.5, 1.0
State Waste Recycling Facilities (SWRCY)	Dept. of Conservation	0.5
<i>Federal ASTM Supplemental Databases</i>		
Federal Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Federal Records of Decision (ROD)	NTIS	1.0
Federal Facility Index System (FINDS)	U.S. EPA/NTIS	Subject Site
Federal Hazardous Materials Spill Incidents (HMIRS)	U.S. Department of Transportation (DOT)	Subject Site
Federal Material Licensing Tracking System (MLTS) for Radioactive Materials	Nuclear Regulatory Commission	Subject Site
Federal Mines Master Index File (MINES)	U.S. Department of Labor, Mine Safety and Health Administration	0.25
Federal Superfund Liens	U.S. EPA	Subject Site
Federal PCB Activity Database (PADS)	U.S. EPA	Subject Site
Uranium Mill Tailings (UMTRA)	E.S. EPA	0.5
Federal Engineering Controls	U.S. EPA	0.5
ODI		0.5
FUDS		1.0
Federal Department of Defense Sites (DOD)	U.S. Geological Survey	1.0
Federal RCRA Administrative Action Tracking System (RAATS)	U.S. EPA	Subject Site
Federal Toxic Release Inventory System (TRIS)	U.S. EPA/NTIS	Subject Site
Federal Toxic Substances Control Act (TSCA) Chemical Substance Inventory Control List	U.S. EPA/NTIS	Subject Site
Federal Section 7 Tracking Systems (SSTS) for Registered Pesticide-Producing Establishments	Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA)	Subject Site
FIFRA/TSCA Tracking System (FTTS) for Administrative Cases and Pesticide Enforcement Actions and Compliance Activities Related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act)	U.S. EPA Office of Prevention, Pesticides and Toxic Substances	Subject Site
<i>State and Local ASTM Supplemental Databases</i>		
State Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Subject Site
State Drycleaner Facilities with Waste Generator	CalEPA DTSC	0.25

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Database Reviewed	Responsible Agency	Search Radius (miles)
Identification Numbers (Cleaners)		
State Waste Discharge System (WDS)	SWRCB	Subject Site
State List of Deed Restrictions (DEED)	CalEPA DTSC	Subject Site
State Properties Needing Further Evaluation (NFE)	CalEPA DTSC	Adjacent Properties
State School Property Evaluation Program (SCH)	CalEPA DTSC	Adjacent Properties
Well Investigation Program (WIP)	RWQCB	0.25
Air Emissions Permits (EMI)	AQMD	Subject Site
State Unconfirmed Properties Referred to Another Agency (REF)	CalEPA DTSC	Adjacent Properties
State No Further Action Properties (NFA)	CalEPA DTSC	Adjacent Properties
State Toxic Leak Site Investigations (SLIC)	RWQCB	0.5
State Hazardous Waste Information System (HazNet) for Waste Generators	CalEPA	Adjacent Properties
San Bernardino County Permit	County Agency	Subject Site
County Site Mitigation	County Agency	Subject Site
<b><i>Brownfields Databases</i></b>		
U.S. Brownfields	U.S. EPA	0.5
U.S. Institutional Controls	U.S. EPA	0.5
<b><i>EDR Proprietary Historical Databases</i></b>		
Gas Stations and Dry Cleaners	EDR	0.25
Coal Gas Manufacturing Plants	EDR	1.0

Table 2 summarizes the results of the database search, and includes the totals number of sites listed within the search radii (including both the study area and the surrounding area), and the number of listed sites within the study area. The search did not return any listings for databases that are not listed on Table 2.

It should be noted that the map that accompanied the listed sites was inaccurate, with several sites incorrectly mapped as being within the study area. The correct locations of the listed sites were checked using the GoogleEarth™ website based on the addresses provided in the EDR report. This confirmation review showed that only one site (Listing #7) was actually within the boundaries of the study area.

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**TABLE 2**  
**REGULATORY DATABASE LISTINGS**

Database	# Sites	# Sites Within Study Area
RCRA - Large Quantity Generators	1	0
RCRA - Small Quantity Generators	7	0
FINDS	9	0
Waste Discharge System	2	0
Cortese	7	0
Database	# Sites	# Sites Within Study Area
Solid Waste Recyclers	1	0
Leaking Underground Storage Tanks	9	0
Underground Storage Tanks	3	0
SLIC	2	0
Underground Storage Tank	2	1
Historical Underground Storage Tank	10	0
Aboveground Storage Tank	1	0
Sweeps Underground Storage Tank	8	0
Hazardous Materials Incident	2	1
Notify - 65	1	0
County Permit	28	1
Haznet	17	1
Emissions	3	0

The only listed site within the study area is the Yucaipa Lift Station, 32280 Live Oak Canyon Road (Map Location 7). The Yucaipa Lift Station is a sewage treatment facility operated by the Yucaipa Valley Water District. This site appears on the County Permit database as an inactive hazardous materials handler (listed due to having an underground storage tank and aboveground storage tank, both listed as inactive); on the UST database with no other information provided; on the Haznet database as a generator of hazardous waste (aqueous solutions with organic residues); and on the Hazardous Materials Incident database for a 1997 incident when a breakdown at the station resulted in the release of an unstated quantity of raw sewage to Wildwood Creek.

Based on the regulatory database listings and the length of time since the sewage release incident, the presence of this one listed site within the study area does not appear to be of significant environmental concern.

The other database listings include a variety of sites, mostly hazardous-materials handlers, hazardous-waste generators, and underground storage tank facilities. Most listed sites are on the west side of the study area, along Live Oak Canyon Road north of Interstate 10, or along Calimesa Boulevard or other streets east of the study area. The listings indicate light-industrial or commercial facilities.

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The offsite listings appear to have low potential to impact the study area for the following reasons:

- The topography of the study area is such that most offsite listed facilities are not hydraulically upgradient;
- Most listed sites are small-quantity hazardous waste generators or hazardous materials handlers with no known releases;
- Those listings that indicate known releases (for example, leaking underground storage tank cases) are shown as soil-only releases, most of which have been remediated or closed. Due to the depth to groundwater the likelihood of groundwater impact from a release such as a leaking underground storage tank is low.

Based on the results of this study, the potential for impact to the study area from on-site or off-site releases of hazardous materials is low, and no specific sites that pose a significant concern were identified.

The proposed project would result in a significant adverse impact related to hazards and hazardous materials if it:

- Creates a significant hazard to the public or the environment through the routine use, transport or disposal of hazardous materials.
- Creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Is on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and which would create a significant hazard to the public or the environment.
- Is in an airport land use plan or within two miles of a public airport and would result in a safety hazard for people residing or working in the project area.
- Is in the vicinity of a private airstrip and would result in a safety hazard for people residing or working the project area.
- Impairs implementation of or physically interferes with an adopted emergency response plan or emergency evacuation plan.
- Exposes people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

The potential impacts of the proposed project related to hazardous materials and wastes were assessed based on existing land use, facilities and activities associated with the study area, and changes

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anticipated as a result of the proposed development. These could include hazardous materials usage and storage during construction; new land uses that would entail the usage of hazardous materials; changes in traffic patterns that would increase the transport of hazardous materials through the study area; or changes in development patterns that could pose a concern regarding wildland fires.

The evaluation of existing hazardous materials and hazardous waste concerns in the study area was based on the regulatory database search, supplemented by field observations made during a site inspection in February 2006.

The potential for wildlands fires was evaluated based on the Fires and Wildland Urban Interface map and the October 2003 Fires With Fire Threat map, both prepared by the Fire and Resource Assessment Program of the California Department of Forestry and Fire Protection.

The Specific Plan area is within one of the City's Fire Safety Overlay District (FR). Much of the hillsides are regulated under District FR1 and the other areas are regulated under District FR2. The FR Districts come with a comprehensive set of guidelines for construction, fuel modification areas, separation of buildings, and other tools to minimize the risk of catastrophic fire.

*Water Wells*

In order to evaluate the presence of water wells in the study area, P&D ordered an EDR Well Search Report from Environmental Data Resources, Inc. Like the regulatory database search, the Well Search Report covers both the study area and the surrounding area. In the case of the Well Search Report, it appears that all well locations correspond to actual wells, although some locations are associated with multiple wells, some of which appear to be inaccurate (such as the wells associated with the Redlands Water District at Location 21).

The wells that were listed in the EDR report appear to include possible U.S. Geological Survey monitoring wells, private wells, and publicly-owned water system wells. No depth to water information was provided for any of the listed wells in the study area, although some wells out of the area had water-level readings.

**Table 3 summarizes the well listings.**

Map ID No.	Name	Depth
20	Western Heights Water Company, Well #4	~
21	Western Heights Water Company, Well #5-A	~
23	U.S. Geological Survey well	370
26	U.S. Geological Survey well	~
27	Yucaipa Valley Water District Well #A-2	~
30	U.S. Geological Survey well	200
31	U.S. Geological Survey well	352

Water quality (testing) data is provided in the EDR for each well for which data are available. The testing data includes all analytes that were detected. The testing data were reviewed for items of environmental concern, such as volatile organic compounds, petroleum hydrocarbons or gasoline constituents, or other substances that might indicate the presence of groundwater impacts. Although the data indicated detections of items such as sodium, potassium, chloride, magnesium, calcium, fluorine, total dissolved solids and others, no detections of chemicals that might indicate impacted groundwater (such as perchloroethylene, benzene, dichloroethylene, toluene, etc.) were identified. The detected analytes are those typically found in natural groundwater, and no indications of groundwater impact are evident.

Although no groundwater elevation data were available for wells in the study area, several wells in the surrounding area did have elevation data. The nearest wells with groundwater elevation data are map ID numbers 33 and 36, located near the southeast corner of the study area. Groundwater elevations in these wells were approximately 260 and 230 feet below the surface respectively. Other wells east and southeast of the study area had depths to water of from 260 to 320 feet. Based on available depth to water information, it is likely that the depth to groundwater beneath most parts of the study area is from 250 to 320 feet. The depth to water is likely less in lower parts of the area, such as along Wildwood Creek, and greater in higher parts of the area, such as to the northeast.

## 2.6 Seismicity

### *Earthquake Faults*

The Study area is located in a seismically active region, and is traversed by two active faults. The Study area is located approximately four miles south of the San Andreas fault zone, a major strike-slip rupture that is capable of producing earthquakes of Richter magnitude greater than 7.5.

The Banning fault runs roughly from the center of the southern border of the south part of the Study area, west-northwest to Live Oak Canyon at the west edge of the Study area. The position of the Banning fault is inferred throughout its length as it traverses the Study area, since it is obscured by relatively young alluvial sediments. The eastern and central sections of the Banning fault are active (an earthquake occurred along the fault in July 2005) with a maximum probable earthquake magnitude of 7.2, or possibly more if caused by an earthquake along the San Andreas fault zone to the north. The western part of the Banning fault, including that section within the Study area, is not regarded as active.

The Chicken Hill fault runs along the east side of Live Oak Canyon, roughly along the western edge of the northern part of the study area, and across the western section of the southern part of the study area. The Chicken Hill fault is shown (though not named) on the *Fault Map of California* as having been active in the late Quaternary or Holocene (700,000 or 10,000 years before present respectively). The trace of the Chicken Hill fault is shown as approximately north of Interstate 10, and inferred south of Interstate 10.

Seismically active areas in California are subject to special requirements under the Alquist-Priolo Act. A series of Special Studies Zones maps based on the corresponding topographic maps have been prepared by the California Division of Mines and Geology (now California Geological Survey) showing the traces of faults that are regarded as posing significant seismic hazards. Development within the defined areas of the Special Studies Zones requires site-specific investigations of fault traces, movements and hazards. In the Study area, the only fault mapped as a Special Studies Zone is the segment of the Chicken Hill fault north of Interstate 10. However, the inferred traces of the Chicken Hill fault south of Interstate 10, and the Banning fault, should be regarded as potentially subject to direct seismic hazard (ground rupture) as well, and any development in the area should take these faults into account. A development constraint will be the need for additional studies in the immediate vicinities of the Chicken Hill fault and the Banning fault. Development should avoid the traces of these faults.

*Insert Alquist-Priolo map*

*Landslides and Liquefaction*

Landslides may occur in certain soil or rock types on steep or moderately steep slopes where water seepage or other factors result in failure of the cohesion of the material. Landslide deposits typically have an irregular, hummocky appearance, often with a visible break (scarp) on the slope above the deposit. Landslide-prone deposits could fail due to ground shaking during an earthquake, though landslides can also occur without seismic activity. A small and very local landslide was noted on the hill southeast of the rest stop along Interstate 10, apparently due to erosion of the bank of a local stream. No landslides are indicated on the geologic map of the area.

Liquefaction typically occurs in water-saturated, fine-grained sediments in areas of very low slope. Ground shaking during an earthquake can cause such sediments to fail (liquefy), damaging existing structures. Such sediments and conditions are unlikely to be present in the Study area since the site is located in an area of relatively steep topography.

Landslide and liquefaction hazards are mapped by the California Geological Survey on a series of Seismic Hazards Zones maps, based on the corresponding 7.5-minute topographic maps. No Seismic Hazard Zones map has been compiled or is proposed for the Yucaipa quadrangle.

*Insert Landslide map*

## 2.6 Hydrology and Drainage

The construction of Interstate 10 has profoundly changed the drainage pattern in the Study area. Formerly, runoff from the higher areas north of Wildwood Creek (beyond the northern part of the Study area) drained to Wildwood Creek, which ran westerly to Live Oak Canyon and then southwest. The area south of Wildwood Creek generally also had a westerly drainage pattern, with

a south branch of Wildwood Creek being the most important feature. The area south of Wildwood Creek is heavily dissected since the alluvium in the area is readily eroded.

Construction of Interstate 10 has impacted drainage in the area, preventing normal runoff from the north into Wildwood Creek and thence west to Live Oak Canyon. Culverts and drains under the freeway may be inadequate to handle runoff during rainy periods, resulting in diversion of drainage patterns, local erosion or local flooding in the area north of the freeway. The current drainage system, or any proposed modification to the system that would change the discharge of runoff to the area south of the freeway, could result in other disturbances to the runoff patterns throughout the Study area.

The drainage issues within the Freeway Corridor Specific Plan area have been extensively studied. Baseline data was generated through the City's Master Plan of Drainage. This Plan is continually updated to reflect current conditions.

Constraining development will be the need for additional hydrologic studies on either side of the freeway. Mitigation measures for the current disruption of natural drainage, particularly in the area north of the freeway, will be needed. The impacts of any improved drainage under the freeway on the drainage system south of the freeway will need to be determined.

*Insert 100 year flood map*

## 2.7 Noise

The Noise Study is currently underway and expected to be completed in the fall of 2006.

## 2.8 Traffic and Circulation

The following graphic (Figure 1) shows the existing roadway classifications and circulation network and intersection configurations/control as documented in August 2005. Streets in the site vicinity that could be affected by the proposed project include Live Oak Canyon Road/Oak Glen Road, Outer Highway 10S, County Line Road, Calimesa Boulevard, Wildwood Canyon Road, Colorado Street, 9<sup>th</sup> Street, 16<sup>th</sup> Street, and Interstate 10.

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*Live Oak Canyon Road/Oak Glen Road*



Live Oak Canyon Road/Oak Glen Road is a two-to four-lane arterial roadway running on a northeast/ southwest alignment located adjacent to and north of the project site. The roadway is mostly divided by a double yellow center line. Live Oak Canyon Road/Oak Glen Road begins in the County of Riverside and extends northeast and loops around the City and ends back in the County of Riverside. The speed limit is posted at 45 mph south of Avenue E and 40 mph north of Avenue E. Parking is generally not permitted along most of the roadway. Land uses along the roadway are mostly commercial and residential with some vacant lots. Live Oak Canyon/Oak Glen Road is uncontrolled at, but provides boulevard stops for Outer Highway 10S, the I-10 Westbound Ramp, and Colorado Street. The roadway is controlled by a 4-way stop sign at the I-10 Eastbound Ramp and traffic signals at Avenue E and Yucaipa Boulevard.

*Outer Highway 10S*



Outer Highway 10S is a two-lane arterial roadway running on an east/west alignment located adjacent to and north of the project site. The roadway is mostly divided by a double yellow center line. Outer Highway 10S begins at Live Oak Canyon Road and continues west where it ends at Gold Hill Lane. The speed limit is posted at 40 mph. Parking is generally not permitted along most of the roadway. Land uses along the roadway within the study area are mostly vacant lots with some commercial and residential. Outer Highway 10S provides boulevard stops for Alta Vista Drive and 16<sup>th</sup> Street. The roadway is controlled by a 3-way stop sign at Yucaipa Boulevard and a boulevard stop at Live Oak Canyon Road/Glen Oak Road.

*County Line Road*



County Line Road is a two-lane arterial roadway running on an east/west alignment located adjacent to and south of the project site. The roadway is mostly divided by a double yellow center line. County Line Road begins just east of Canyon Crest Road and extends east where it ends approximately one-half mile west of Crow Street. The speed limit is posted at 35 mph east of the I-10 Freeway and 25 mph west of the I-10 Freeway. Parking is generally not permitted along most of the roadway. Land uses

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along the roadway are mostly commercial east of the I-10 Freeway and vacant lots with some residential west of the I-10 Freeway. County Line Road does not provide boulevard stops for the I-10 Freeway Ramps and is controlled by a traffic signal at Calimesa Boulevard and 5<sup>th</sup> Street. The roadway is controlled by an all-way stop sign at 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, California Street, and an all-way stop sign at Bryant Street.

*Calimesa Boulevard*



Calimesa Boulevard is a two-to four-lane arterial roadway running on a northwest/southeast alignment located through the northern portion of the project site. In the project area, it runs parallel and just north of Interstate 10. The roadway provides two travel lanes and is divided by a double yellow center line north of County Line Road. South of County Line Road, Calimesa Boulevard widens to provide four travel lanes, two in each direction, divided by a two-way left-turn lane. Calimesa Boulevard begins in the County of Riverside and extends northwest where it turns into 14<sup>th</sup> Street at Oak Glen Road. The speed limit is mostly posted at 50 mph north of County Line Road and 35 mph south of County Line Road. Parking is generally not permitted along most of the roadway. Land uses along the roadway are mostly vacant lots with some residential north of County Line Road. South of County Line Road, the land uses along Calimesa Boulevard are mostly commercial. Calimesa Boulevard provides a boulevard stop for Wildwood Canyon Road. The roadway is controlled by traffic signals at Oak Glen Road and County Line Road.

*Wildwood Canyon Road*



Wildwood Canyon Road is a two-lane arterial roadway running on an east/west alignment adjacent to and north of the project site. The roadway is marked by a double yellow center line and the speed limit is posted at 40 mph along most of the roadway. The roadway extends east from Calimesa Boulevard and ends at Oak Glen Road. Land uses along Wildwood Canyon Road are mostly residential with some vacant lots. Wildwood Canyon Road provides a boulevard stop for Colorado Street. Wildwood Canyon Road is controlled by a boulevard stop at Calimesa Boulevard and an all-way stop sign at 5<sup>th</sup> Street.

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Colorado Street



Colorado St. @ 9<sup>th</sup> St.

Colorado Street is a two-lane collector roadway running on an east/west alignment adjacent to and north of the project site. The roadway is divided by a double yellow center line. Colorado Street begins at Oak Glen Road and continues east to Wildwood Canyon Road. The speed limit is posted at 35 mph. Parking is permitted along most of the roadway. Land uses along the roadway are mostly residential. The roadway is controlled by an all-way stop sign at 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> Street and a boulevard stop at Wildwood Canyon Road.

9<sup>th</sup> Street



9<sup>th</sup> St. @ Colorado St

9<sup>th</sup> Street is a two-lane collector residential roadway running on a north/south alignment adjacent to and north of the project site. The roadway is unmarked and extends south from Washington Drive and ends approximately 200 feet south of Colorado Street in the project area. The speed limit is not posted, so a prima facie speed limit of 25 mph would apply. Land uses along the roadway are mostly residential. The roadway is controlled with an all-way stop sign at the intersection of Colorado Street.

16<sup>th</sup> Street

16<sup>th</sup> Street is a two-lane collector street running on a north/south alignment approximately one-quarter mile west of the project site. The roadway is divided by a double yellow center line and broken yellow center line along various sections of the roadway. 16<sup>th</sup> Street begins at Outer Highway 10S and continues north where it ends at Sand Canyon Road. The speed limit is posted at 35 mph and 40 mph along various sections of the roadway. Parking is generally permitted along most of the roadway. Land uses along the roadway are mostly residential with some vacant lots. 16<sup>th</sup> Street provides a boulevard stop for Avenue E. The roadway is controlled by boulevard stops at Outer Highway 10S and Yucaipa Boulevard.

16<sup>th</sup> St @ Ave. E



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*Interstate 10 – San Bernardino Freeway*

Interstate 10 bisects the project site. It has 6 travel lanes and provides regional east/west circulation between San Bernardino and Los Angeles County areas and beyond. The following three interchanges currently provide full access to the project site:

- Yucaipa Boulevard
- Live Oak Canyon Road/Oak Glen Road
- County Line Road

Caltrans District 8 is currently studying potential improvements to the existing Interstate 10/Live Oak Canyon Road/Oak Glen Road interchange. Also, the City’s General Plan shows a future new interchange at Wildwood Canyon Road and a Rideshare Facility at Yucaipa Boulevard.

**2.9 Cultural Resources**

Government Code §55352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting and/or mitigating impacts to cultural places. The following tribes were consulted as part of this effort.

Morongo Band of Mission Indians	Britt W. Wilson, Project Manager/Cultural Resources Coordinator	Banning
Pechanga Band of Mission Indians	Mark Macarro, Chairperson	Temecula
Ramona Band of Mission Indians	Manuel Hamilton, Chairperson	Anza
San Manuel Band of Mission Indians	Deron Marquez, Chairperson	Patton
Serrano Band of Indians	Goldie Walker	Highland
Soboba Band of Mission Indians	Robert J. Salgado, Sr., Chairperson	San Jacinto

A Sacred Land File search revealed one possible site which could be affected by the proposed specific plan activity. The project team was directed to contact Britt Wilson, Cultural Resource Coordinator for the Morongo Band of Mission Indians. The project team also completed a search of the California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the areas affected by the proposed action. Although the records maintained by the NAHC and CHRIS are not exhaustive and a negative response to the searches does not preclude the existence of a cultural place, the following prehistoric sites have been previously recorded.

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- SBR-429 Originally recorded in 1935 as a mineralized burial discovered during the construction of a catch basin. In 1965 the site was updated and states that the site contained several burials, pottery, fire-altered rock, and ground and flaked stone artifacts. The site is located immediately south of I-10 adjacent to the rest stop.
- SBR-908 Originally recorded in 1939 and updated in 1947 and consisted of pottery, fire-altered rock, and ground and flaked stone artifacts. The 1947 record says that the surface has been destroyed. The site is located north of I-10.
- SBR-912 Recorded in 1947 and is described as a processing station. Apparently one man who cultivated the ridge 350 ft. NE of the site ploughed up a burial with shell beads. The site was revisited in 1999 and no artifacts were noted; there is a note on the 1947 record that is dated 1976 and states that the site has been destroyed by grading activity. The site is located north of I-10.
- SBR-913 First recorded in 1947; however, the site record really doesn't say much. A second record for the site dated 1965 describes the site as having cremations and burials with associated artifacts. The site was revisited in 1999 and no artifacts were noted; there is a note on the 1947 record that is dated 1976 and states that the site has been destroyed by road construction. The site is located north of I-10.
- SBR-915 Recorded in 1976, the site is described as a very important site as it contains some very early artifacts (discoidals), apparently some of the artifacts were discovered at depth of 20 feet when someone graded the knoll; portions of the site were destroyed during the construction of the I-10. the site is located south and immediately adjacent to the I-10.

In addition to the sites identified in the literature research, the field survey revealed in the identification and documentation of nine (9) archaeological sites as well as three potentially historical standing structures. Of the nine archaeological sites, five contain historical archaeological deposits and features, while four consist solely of prehistoric archaeological remains.

- AE-YUC-1H Located in APN 31811102 and measuring 45 m (E-W) by 15 m (N-S), AE-YUC-1H consists of what appears to be a historical structure of undetermined age, but certainly appears to be older than 45 years of age. The structure measures approximately 30 feet by 16 feet long (long axis oriented east to west), with the peaked roof standing approximately 15 feet high. The structure is constructed on a formed-and-poured cement foundation with the sides and roof constructed of corrugated sheet metal fastened with wire nails and bolts to a wooden frame of 2 inch by 4 inch and 4 inch by 4 inch beams. Inside the eastern end of the structure, 12 inch by 3 inch horizontal cross-beams are attached to the main frame; these beams were obviously intended to support heavy weight. The main entrance to the structure, measuring 8 feet by 6 feet (W by H), is on the

western side. Open windows containing only a grate of flat iron bands are cut out of the corrugated sheet metal siding on the north and south sides of the structure. Hatches (also of corrugated sheet metal) attached with iron hinges also are present on the north and south sides of the structure below and adjacent to the windows. A one-foot wide gap covered with ¼ inch hardware mesh separates the corrugated sheet metal siding from the base of the corrugated sheet metal roof around the entire structure. A wooden tower constructed of a simple lattice work of wooden beams rises approximately 8 feet in height above the peaked roof on the western end of the structure; old ceramic insulators are attached to some of the tower's vertical beams. The tower may have supported a windmill for electricity generation.

The structure's original function is unknown. There is no domestic debris in the area, suggestive of residential use. The structure's close proximity to the creek, robust construction, and presence of what appears to be a frame foundation for a wind generator on the roof suggest that it may have functioned as a pumphouse, but this is purely conjecture. No pumphouse-related equipment or machinery is currently present, and the structure's interior appears to have been gutted. It is of interest to note that the structure is not shown on the 7.5' 1967 Yucaipa USGS topographic map. Currently, the structure is filled and surrounded by more modern debris (1970s and more recent), and appears to have used as a modern dump site by local residents.

*Archival research is recommended to ascertain the age, function, and significance of the structure at AE-YUC1H.*

AE-YUC-2H

Located in APN 31811102, AE-YUC-2H consists of a formed-and-poured concrete flood control dam of unknown age constructed to control flood waters coming down the creek from torrential rains in the San Bernardino Mountains, thereby protecting homes and residences further downstream within the City of Yucaipa. However, the dam was obviously breached and destroyed at some point by a major flood; the dam is extremely broken up, with large segments displaced on the downstream side. A large oak tree torn out of the adjacent bank currently lies across the broken-up segments of the dam. Because of the dam's impaired integrity, it is impossible to determine the dam's original configuration; thus, site size is unknown. However, the concrete walls and foundation range from 9 inches to 24 inches in thickness, and the concrete walls and foundation are reinforced by rebar ranging in diameter from ¼ inch to 5/8 inch to 1 inch. The dam segments were inspected for construction dates or marks, but none were noted.

*Archival research is recommended to ascertain the age and significance of the flood control dam documented in AEYUC-2H.*

AE-YUC-3

Located in APN 31811114 and with known site dimensions measuring approximately 143 meters by 115 meters (E-W by N-S), AE-YUC-3 consists of a prehistoric residential location containing a sparse- to moderate-density complex lithic scatter (i.e. a lithic scatter consisting of both flaked stone, battered stone, and ground stone artifacts), fire-altered rock, and burned faunal remains. Cultural materials observed include: nine basined metate fragments (8 granite, 1 schist); one complete granitic unifacial mano; one metavolcanic mano fragment recycled as a utilized core; two granitic ground stone fragments; one metavolcanic hammerstone; one quartzite hammerstone; two core/cobble tools (1 quartzite, 1 metavolcanic); one small obsidian biface mid-section; one chert (heat-treated) biface tip; and more than 100 pieces of lithic debitage (>95% metavolcanic and quartzite; debitage of obsidian, chert, jasper, and crystalline quartz are minimally represented). Debitage classes range from primary flakes to pressure flakes. Additionally, 6-8 fragments of burned faunal remains (large to small mammal) and 15-20 fragments of fire-altered rock were also observed. No hidden-alteration of sediments was observed. Cultural materials were observed coming out of rodent backdirt piles and eroding out of the edges of the mesa, and some depth of cultural materials is suspected at the site.

This site is situated along a relatively flat mesa top, which lies about 40-50 feet above the surrounding valley floor. The vast majority of cultural materials (75-80%) were observed along the break in slope along the northern edge of the mesa top. Few materials were observed within the central portions of the site back away from the edge of the mesa, although ground visibility is extremely poor (5-10%) in these areas due to dense grasses. Additionally, it should be noted that only that portion of the site within the current project area within APN 31811114 was examined. The known site boundaries extend to the east right up to the north-south trending fence line that forms the eastern boundary of APN 31811114, and the site undoubtedly extended farther to the east. However, the parcel immediately adjacent and to the east of APN 31811114 has been graded to an elevation ranging from 5 to 20 feet below that portion of the site within the current survey area, and those portions of the site have undoubtedly been destroyed when this parcel was graded/excavated. Within the current project area in APN 31811114, site integrity appears to be retained, with only minimal disturbance attributed to bioturbation and natural erosional processes.

AE-YUC-3 appears to consist of a prehistoric residential location. No

evidence (e.g. arrow points, ceramics) of Late Prehistoric occupation was noted. The site may contain data pertinent to such research domains as chronology, trade/external relations, settlement/subsistence patterns, and lithic technology.

*Site avoidance is recommended; if avoidance is not a feasible management option, Phase II Testing and Evaluation is recommended.*

AE-YUC-4H

Located in APN 31807107 and measuring 167.4 feet (N-S) by 124.6 feet (E-W), AE-YUC-4H consists of elements of a cattle ranch and includes six features: a corral constructed of wood and wire (Feature 1); a concrete feed trough (Feature 2); two concrete cisterns (Features 3 and 6); a metal water tank (Feature 4); and a concrete retaining wall/cistern combination (Feature 5) which represent local depression-era cattle ranching.

Feature 1: Feature 1 consists of a livestock corral constructed of wooden posts that are recycled railroad ties, utility pole cross arms, and telephone poles. Attached to the posts are 2 inch by 6 inch and 2 inch by 8 inch boards, hog wire fencing, and plywood, forming the sides of the corral. The materials that form the sides of the corral are attached to the posts with wire nails and bailing wire. The corral is closed by three welded galvanized metal pipes and two wood frame gates. The corral is 4.5 feet high and its overall dimensions are 46 feet (N-S) by 65 feet (E-W). Two of the corrals recycled railroad tie posts have “date” nails embedded into them and are embossed with the numbers 32 (1932) and 38 (1938). The corral is augmented with a barbed wire fence hung on wood and metal “T” posts on the north, east, and west sides. This fenced area is closed by a welded galvanized metal pipe gate on its southeast side. A dirt road to access the corral and fenced area is located on the south side of the corral.

Feature 2: Feature 2 consists of a poured-in-place concrete feed trough measuring 30.5 inches (E-W) by 34.0 inches (N-S) by 14 inches high. The walls of the trough are 4 inches thick. Along the top of the trough’s walls are 1-inch square holes that may once have been anchor points for a metal frame that is currently no present. The trough sits on top of a poured-in-place concrete slab of unknown thickness, measuring 33 feet east-west by 14.5 feet north-south. Artifacts associated with the feature are sheet metal and barbed wire.

Feature 3: This feature consists of a poured-in-place concrete cistern with two compartments. The overall dimensions of the cistern are 10 feet by 2 feet (N-S by E-W), and it is 2 feet 4 inches high with a wall thickness of 5 inches. The interior dimensions of the open southern compartment of the cistern are 7 feet 4 inches by 2 feet 2 inches. The interior dimensions of

the northern compartment are 1 foot 8 inches by 2 feet 2 inches. The northern compartment may have a lid, as evidenced by four 3/8 inch diameter, 2-inch long threaded metal studs with square nuts. The northern compartment was fed by a 1 inch galvanized metal pipe on its east side. The two compartments are divided by 2.5 inch wide wall and are connected by a 3.5 inch hole in the wall.

Feature 4: Feature 4 consists of the remnants of a galvanized metal water tank that is displaced and partly destroyed. The approximate dimensions of the tank are 10 feet in diameter by 3.5 feet deep. The tank once sat on a bench graded into the toe of a west-facing hillside. The tank has a concrete bottom.

Feature 5: Feature 5 consists of a poured-in-place concrete retaining wall/cistern combination with a north-south orientation. The overall length of the feature is 68 feet. The retaining wall portion of the feature is 64 feet 4 inches long, 3 feet high and 6 inches wide. The cistern portion of the feature is at its extreme southern end. The cistern's dimensions are 3 feet 8 inches square by 4 feet deep. A lid may have once covered the cistern, as evidenced by eight 3/8 inch diameter threaded metal studs with square nuts; the lid is no longer present. The feature is constructed upon the toe of the same west-facing slope as Feature 4.

Feature 6: This feature is a poured-in-place concrete cistern measuring 9 feet 1 inch by 8 feet 9 inches (N-S x E-W), 5.5 feet deep, with 5 inch thick walls. The cistern exhibits the remnants of two 4 inch ceramic sewer pipes embedded into the top of the feature's east and south walls. Five wire nails are embedded into the top of the feature walls, suggesting a possible lid that is no longer present.

Cultural constituents observed at AE-YUC4H include discarded hog wire and barbed wire fencing, sheet metal, and lumber. The six recorded features are easily discernible; however, the site is currently covered by tall, dense, ruderal vegetation that may obscure additional features and/or artifacts. Archival research is recommended to ascertain the age and significance of the features identified at AE-YUC4H.

#### AE-YUC-5

Located in APN 31807107 and measuring approximately 70 meters by 52 meters (SW-NE by NW-SE), AE-YUC-5 appears to be a small, prehistoric temporary camp site containing a sparse lithic scatter of flaked stone artifacts, burned bone, fire-altered rock, and at least one small, partially buried, discrete concentration of fire-altered rock associated with a thin, compacted lens of charcoal-laden, fire-altered sediments. This feature (Feature 1) appears to represent a partially buried fire hearth feature that

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measures approximately 20 x 20 centimeters; 10 plus fire-altered, subangular to subrounded cobbles of granitic, quartz, and quartzite materials ranging from 7 to 14 centimeters are visible.

Lithic artifacts observed at the site include one mid-section of a large obsidian biface, one quartzite core/cobble tool, and eight pieces of lithic debitage (metavolcanic, porphery, chert, quartzite, and crystalline quartz). Burned faunal remains include fragments of small to medium to large mammal bone. The southern, eastern, and northern site boundaries more or less mirror the edge of the mesa top. There appears to be a potential for buried cultural materials, albeit in shallow (20-30 centimeters) contexts. It should be noted that ground visibility is extremely poor (2-5%) within the site area due to dense grasses, and additional cultural materials are undoubtedly present (but presently obscured), and the site boundaries are currently defined are tenuous at best.

The integrity of AE-YUC-5 appears to be retained. Minimal disturbance is attributed to natural erosional processes along the edges of the mesa. The site may contribute data pertinent to such research domains as chronology, trade/exchange, and settlement/subsistence patterns, and lithic technology.

*Site avoidance is recommended; if avoidance is not a feasible management option, Phase II Testing and Evaluation is recommended.*

AE-YUC-6

Located in APN 31807107 and measuring approximately 10 meters by 3 meters (N-S by E-W), AE-YUC-6 consists of a small, sparse, discrete scatter of 10 prehistoric ceramic fragments that all appear to be derived from the same vessel. All of the ceramic fragments are body sherds, which display a pinkish to reddish interior/exterior. Additionally, two fragments of highly burned (calcined) medium- to large-sized mammal bone are present. No other cultural materials were observed within the site area. Additionally, the site area is located at the extreme northern base of a minor, deflated ridgeline (12° slope), and there appears to be little to no potential for subsurface cultural deposits.

Site integrity appears to range from retained to moderately impaired. The primary disturbance is attributed to natural deflation and erosion of the ridgeline sediments.

*Site avoidance is recommended; if avoidance is not a feasible management option, Phase II Testing and Evaluation is recommended.*

AE-YUC-7

Located in APN 030122109 and measuring 37 meters (NE-SW) by 14

meters (NW-SE), AE-YUC-7 consists of a sparse lithic scatter of one basalt secondary flake, five metavolcanic secondary flakes, and one metavolcanic spent core. The site is situated on an open slope of a dissected alluvial plain. The site boundaries may extend beyond the current project's mapped limits, although limited visibility due to dense vegetation cover makes it difficult to determine at the present time.

The site integrity has been moderately impaired by burrowing animals and by grazing livestock.

*Site avoidance is recommended; if avoidance is not a feasible management option, Phase II Testing and Evaluation is recommended.*

#### AE-YUC-8H

Located in APN 03122109 and measuring 220 meters (NW-SE) by 128 meters (NE-SW), AE-YUC-8H consists of the elements of a reservoir, including a spillway or ingress (Feature 1); a drain tunnel that is located at the center of an earthen dam (Feature 2); a spillway located at the southwest corner of the dam (Feature 3); and an earthen dam (Feature 4).

Feature 1: Feature 1 consists of an artificial opening through a finger ridge at the northeastern side of the reservoir adjacent to Wildwood Creek. This opening has a masonry wall on side, east-west, and a level concrete footing between both walls. There is a steel "I" beam in the center of the opening embedded in concrete and both sides of the wall have an indentation that would accommodate boards to be placed to create a dam. These recesses have been created using different mortar (smooth) than that used for the walls. The eastern portion has a wing wall that extends upstream beyond the concrete footing portion. The dimensions are: opening from indentation to indentation is 18.6 feet; concrete footing width is approximately 2 feet; the eastern wall within the reservoir is approximately 5 feet 6 inches high and extends into the reservoir approximately 4 feet (covered by materials eroding over it); the western portion is 5 feet 6 inches high and extends into the reservoir at 250° for approximately 9 feet. The streamside of the west is rounded at the opening, stopping at the edge of the creek.

Feature 2: Feature 2 consists of a masonry tunnel that acted as a drain for the reservoir. This is an arched tunnel that measures approximately 5 feet high, 4 feet wide, and approximately 114 feet long. The head wall extends 2 feet 8 inches above the apex of the tunnel. The masonry channel extends 18 feet to the west where it terminates at an artificial drainage, which reconnects to the creek 60 meters away at a bearing of approximately 150°. The dimensions of this channel are: height 5 feet with an internal width of 6 feet 6 inches at terminus. The thickness of these walls is

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approximately 16 inches. The head wall is 8 feet 6 inches long with an alignment of 240°. The upstream height is 40 inches from the center of the masonry tunnel roof. The alignment of the tunnel is 336°.

Feature 3: This is masonry spillway that measures approximately 29 feet from outside to outside. The internal measurement is 21 feet. The eastern opening averages 4 feet to 5 feet in height and tapers as it progresses toward Wildwood Creek and has nine courses at the top and five at the bottom. The height of the wall at the western terminus is approximately 2 feet on the south side and 16 inches on the north. The entire floor of this spillway is concrete with field stones.

Feature 4: Feature 4 is the earthen dam with the artificial berm aligned at approximately 69°. This dam curves upstream and joins the finger ridge that is adjacent to Wildwood Creek. The dimensions of the berm are 130 meters (426 feet) long, 27.6 meters (90 feet) wide, and approximately 20 feet high.

Site integrity appears to be moderately impaired due to erosion of the dry wash, while the reservoir itself is filled with alluvium; the related features are fairly intact. This reservoir appears to be the result of agricultural/ranch water development in the area. There is a question concerning the function of Feature 1. It is possible that this was an ingress that was abandoned as the creek bed eroded (now approximately 35-40 feet below level). This loss of water may have caused the reservoir to be abandoned. Archival research is recommended to ascertain the age and significance of the features identified at AE-YUC-8H.

AE-YUC-9H

Located in APN 030122109 and measuring 14 feet in length and 8 feet in height, AE-YUC-9H is a pump house with mechanical accoutrements of a pump and flat head, 6-cylinder motor. The pump house consists of a wood frame (full dimension studs) structure with a concrete floor, and covered with galvanized corrugated sheet metal. The building itself has been partially destroyed. No roof remains and the northern wall have fallen inward. There appears to be little alteration to the structure. The motor has patent number 49020 - October 26, 1926; heads have patent number 1671926. The motor ran an industrial Johnson jump with an outflow of an 8 inch diameter pipe, and the driveline is still located within the building, but removed from the mechanical assembly. Miscellaneous lumber fragments are scattered in close radius to site. The pump was configured to supply water to the cooling system of the motor and represents ranch/agricultural water development on a modest scale. Archival research is recommended to ascertain the age and significance of the features identified AE-YUC-9H.

CA-SBR-915 One additional site, CA-SBR-951, also deserves brief mention. This site was recorded in 1976 as being a prehistoric site containing discoidals and other ground stone artifacts discovered at depths of 20 feet during grading activities. Portions of the site may have also been destroyed during the construction of Interstate 10. Inspection of the site area during the current surveys failed to identify any prehistoric cultural materials; however, ground surface visibility at the time of the survey was very poor (5-10%).

Historical Structures Requiring Formal Evaluation In addition to the nine archaeological sites described above, three historical standing structures are located within the study area that appear to be older than 50 years; thus, these structures will require formal evaluation by an architectural historian. The first structure is located at 33842 County Line Lane in APN 31821305; this structure is a single story, stucco home with a detached garage. The second structure is located at 33808.5 County Line Lane in APN 31821305; this structure is a single story, wood frame and stucco home with associated outbuildings and very mature trees and landscaping. The third structure is located at 32032 Live Oak Canyon Road in APN 030120124; this structure is a single story, wood frame home associated with an older barn and ranch outbuilding complex.

## 2.10 Market Conditions

An analysis of the existing and future market conditions was an important consideration in the development of the Plan. For purposes of this analysis, Keyser Marston Associates (KMA) first researched the socio-economic, employment, and business characteristics of the market area to identify the salient factors that will impact future development. Using this background data, future market opportunities for retail, office, and residential development were assessed and identified. This research was completed on September 28, 2005.

- **Retail** - KMA identified the major retail centers in the Yucaipa Market area, estimated the current retail productivity levels in the market area, contacted brokers and then identified the likely supportable retail development.
- **Office** - This analysis utilizes data from regional and local brokers and employment projections from private data supplies and the California Employment Development Department to evaluate the market and to assess potential opportunities in Yucaipa.

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- **Residential** – Focuses on projects currently under development and recently completed historical trends in home sale prices, the mix of housing units in the City and a review of product types on the market.

The KMA analysis reviewed the current socio-economic and business environment in Yucaipa and then provided an overview of the market opportunities for retail, residential, and office development in the City.

### **BACKGROUND DATA**

The socio-economic characteristics of the Yucaipa market area can be summarized as follows: sparsely populated; relatively healthy income levels; more mature; and relatively high education levels. Further, the employment mix within the City is generally consistent with the County.

#### **Retail**

The market area is characterized as having moderate retail development, low vacancy rates, and little new construction. The KMA analysis indicates the City is leaking a significant amount of retail potential to Redlands and other jurisdictions in the region and could likely support new retail development in all of the retail categories categorized by the California State Board of Equalization. Overall, the total supportable development in the City currently equates to 565,000 square feet, and 762,000 square feet in 2010.

While the City is unlikely to capture all of this potential, it does provide an indication that a community retail center or power center could be supported in the near- to mid-term. In particular, KMA identified significant potential in general merchandise stores, eating and drinking places, building material stores, and other retail stores (e.g. sporting good stores, office supply stores, bookstores, etc.). These uses would form a strong tenant base for a community shopping center or power center in the Corridor.

#### **Office**

The market area is characterized by a limited office inventory, with relatively low vacancy levels. In general, the Area is not seen as a strong office market capable of attracting a significant tenant base from the region. The office market in Yucaipa is likely to be limited to smaller professional or build-to-suit owner/developers. Based on the KMA analysis and interviews with local brokers, there appears to be a demand for approximately 89,000 square feet of office space in the near- to mid-term. However, this projection does not capture office development that results from business decisions or external market conditions, which could result in built-to-suit opportunities in the Corridor.

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**Residential**

The residential market in the region is very strong, with the City of Yucaipa being no exception. Overall, rapid price increases and unabated demand have marked the regional housing market for the past four years. In general, residential development in the region is currently more constrained by supply and not demand. Based on current population trends, KMA projections indicate a relatively healthy demand of nearly 6,800 housing units through 2020, with nearly 2,600 units projected through 2010. The market has shown a particular interest in more affordable alternatives, as evidenced by the rapid absorption of a recently developed small-lot project. In addition, the limited development of attached units in recent years and the number of multi-family projects currently in the pipeline likely indicate unmet demand for this type of space in the market area. Ultimately these higher density product types would likely be well suited for integration in a development plan that considers the freeway proximity and the development of new retail in the Corridor.

**Projections**

Summarized in the table below is a projection for the average annual demand for office and residential units through 2020.

	<u>Average Annual Demand</u>	
	Office Square Feet	Residential Units
2005-2010	8,200	519
2011-2015	9,600	400
2016-2020	10,000	438

As shown in the table above, the annual office demand ranges from 8,200 to 10,000 square feet and the average residential demand ranges from 400 to 519 units. The KMA analysis indicates City residents could currently support an additional 565,000 square feet of retail space, with this potential demand increasing to 762,000 square feet in 2010. Given this space is likely to be developed in a large retail center and the City is unlikely to capture all of this potential demand, it is not practical to show an annual average.

**SOCIO-ECONOMIC CHARACTERISTICS**

Identifying the socio-economic character of the market area residents is necessary for the evaluation of potential market opportunities. Shown in The appendix as Table 1 is a summary of the salient socio-economic characteristics for one-mile, three-mile, five-mile market areas around the intersection of Oak Glen Road and Interstate 10. In addition, to provide a benchmark against which the market area residents can be measured, the socio-economic characteristics for Yucaipa, Highland, Redlands, and San Bernardino County (County) are also presented. The salient socio-economic characteristics are summarized below:

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**Population**

1. According to Claritas, the population in the City is approximately 48,200 persons. The three-mile market area population is 27,200 and the five-mile population is 87,600 persons. These figures reflect the relatively sparse market area population.
2. There are 17,400 households in the City with an average size of 2.73 persons, which is significantly smaller than the County’s average.
3. The average household size within the three-mile market area is 2.66, compared to 2.69 within the five-mile market area, 2.73 within the City and 3.20 within the County.

**Population Growth**

In the appendix, Table 2 shows a population, household, and employment growth projection from 2000 to 2025 within the cities of Yucaipa, Redlands and Highland, as well as the County of San Bernardino. These estimates are provided by the Southern California Association of Governments (SCAG), hence the differences from the Claritas data. As shown in The appendix as Table 3, the greatest population growth is projected for the County and Yucaipa (48.9% and 46.0%, respectively). Overall, the population growth rates are relatively high.

Summarized in the Table below are the projections provided by Claritas for Yucaipa and other jurisdictions evaluated by KMA.

	2000-2005	2005-2010
Yucaipa	17.0%	14.6%
Highland	10.7%	10.2%
Redlands	8.58%	8.6%
San Bernardino County	11.73%	11.0%

The Claritas data indicates a faster growth rate than the SCAG and City projections. However, similar to the SCAG projections Yucaipa and San Bernardino County are still showing the greatest growth.

**Income**

1. Per capita and household income levels in the three- and five-mile market areas are relatively high.
  - The three-mile and five-mile per capita incomes are \$23,100 and \$25,200, respectively 4.1% and 13.5% higher than the City per capita income of \$22,200 and 22.9% and 34.0% higher than the County’s per capita income of \$18,800.

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- The three- and five-mile market area average household incomes are generally consistent with the per capita income numbers. The City households' income levels are 15.3% higher than the County, and are slightly lower than the three- and five-mile market area.
2. Approximately one-fourth of the households within the three-mile market area and 33% of the households within the five-mile market area have income levels greater than \$75,000, compared to 28% in the City and 27% in the County.

#### **Demographic Characteristics**

1. There are significantly older residents in the City and market area when compared to the County. In fact, the share of residents in the City over the age of 65 is nearly double the County (14.9% compared to 8.5%). In all likelihood, the presence of these older residents directly influences the City's household sizes which are much smaller than the County.
2. A relatively high percentage, over 23%, of the market area residents within the five-mile market area have attended or graduated from college. Within the City 14.3% of the residents have attended or graduated from college. Within the County, approximately 15.9% of the residents had attended or graduated from college.

Overall, the market area can be characterized as follows: sparsely populated; relatively healthy income levels; more mature; and, relatively high education levels.

#### **EMPLOYMENT AND BUSINESSES**

The largest employer in Yucaipa is the service industry, such as personal services, health services, and education services, as shown in Tables 3 and 4 in the appendix. Overall, the City employment patterns are generally consistent with the employment distribution in the County

#### **PROPOSED DEVELOPMENT**

A summary of new retail and residential development is presented in The appendix as Table 5. There is a total of 69,700 square feet of retail/office space planned or recently completed in the City of Yucaipa. The new retail/office development includes a 3.25-acre mini storage facility, two new fast food restaurants, and 30,000 square feet of commercial space in a 118-unit retirement home. The largest single new approved project is an 8,700 square foot child day care center. The largest single project pending approval is a 37,000 square foot commercial/office building.

#### **RETAIL OVERVIEW**

To evaluate the retail market conditions, KMA reviewed published market studies, evaluated the taxable sales for the surrounding cities, conducted a windshield survey of the market area and interviewed brokers to obtain their impressions of the market area.

### **Existing Retail Development**

To gain an understanding of the existing retail market, KMA identified a number of retail projects in the Yucaipa market area. The centers were identified by reviewing the 2005 National Research Board's Shopping Center Directory and conducting research on the Internet<sup>2</sup>. The results of this research is shown in Exhibit 1, which depicts existing neighborhood, community, and regional shopping centers with at least 25,000 square feet of gross building area within the Yucaipa market area. In addition, a brief description of the centers included in the analysis is shown in the appendix as Table 6.

#### *Insert Exhibit 1 Map - Select Local Shopping Centers*

### **Market Area Performance**

KMA evaluated the strength currently exhibited by retail uses within Yucaipa by comparing the performance of existing retail uses in the City to the performance of similar uses in Highland, Redlands, the County and the State. This was done by reviewing the per capita and per permit retail sales in the various areas.

As shown in the appendix as Tables 7 and 8, the taxable retail sales in Yucaipa significantly lower per capita than Highland, Redlands, the County and the State. In addition, the sales per permit are lower as well. When the retail sales are broken down by category, the results can be summarized as follows:

1. *Apparel Stores* – The per capita sales in Yucaipa are significantly lower than the County average and the City of Redlands. Further, there are few, apparel stores in the City, that are relatively small as the sales per permit are much lower than the other jurisdictions. Local brokers consistently cited clothing retailers as needed in the City.
2. *General Merchandise Stores* – Per capita general merchandise sales in Yucaipa are less than one quarter of the sales of the County. The low sales per permit suggest the general merchandise stores are smaller than typical general merchandise stores for the region and the State.
3. *Food Stores* – The per capita taxable food store sales in Yucaipa are greater than Highland and slightly less than the County and the State. The sales and residents per permit data suggest there is fewer, larger food stores in the City compared to the State.
4. *Eating and Drinking Places* – Eating and drinking places sales in Yucaipa are higher than Highland, but are much lower than the State, the County and Redlands. In the City, there appears to be fewer eating and drinking establishments than the State average; additionally, these establishments are generating relatively low sales.

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<sup>2</sup> It is possible that the list of centers compiled by KMA is not inclusive of all the larger retail projects in the area.

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5. *Home Furnishing and Appliances* – Per capita sales in this category are lower in Yucaipa than the County, the State and the City of Redlands. Yucaipa sales per capita are less than a quarter of the State per capita sales. There appears to be small establishments of this type in the City that generate less than robust sales.
6. *Building Materials and Farm Implements* – Sales at these establishments in the City are significantly lower than Redlands, the County and the State.
7. *Other Retail Stores* – Other retail stores include florists, bookstores, stationers, photographic stores, and other miscellaneous retailers. The sales in Yucaipa are lower than Redlands, the County and the State, however, sales are higher than Highland. Overall, the City has fewer of these stores and they are generating relatively weak sales.

Overall, the sales in the City within all retail categories are lower than would be expected based on typical patterns in the State and County. As such, it appears that the shopping needs of the City and region's residents are being met in Redlands.

#### **Retail Broker Perspectives**

KMA interviewed retail and commercial brokers active in the market area. The results of these discussions are summarized below:

1. The retail vacancy rate for newer space is low, probably around 0% - 1%. The retail vacancy rate for older space is slightly higher but still low at less than 5%.
2. Generally, the market is strong, and there is a demand for new retail space in Yucaipa.
3. A lack of apparel stores was one tenant type in particular that was identified.
4. Rents average \$1.30 to \$1.60 per square foot per month, depending on the age of the building. Comparatively, the average retail lease rate for the County of San Bernardino is \$1.60<sup>3</sup>.

#### **Market Area Impact**

Given the existing and proposed retail development in Yucaipa and the market area, the productivity of the existing retail in the City and the impressions of brokers active in the area, KMA evaluated the potential demand for additional retail development in the City.

#### **Estimated Demand**

To estimate the retail potential in the City, KMA analyzed the California State Board of Equalization (SBE) 2003 Taxable Sales Data to establish a benchmark for retail expenditures as a

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<sup>3</sup> Coldwell Banker Commercial; 2005 CBC Blue Book, p. 25.

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percentage of gross annual income. The results of this analysis are shown in the appendix as Table 9. To make this estimate, the retail sales in 2003 were compared to the aggregate income in the State during that year. After adjusting the general merchandise, drug store and food store sales to reflect the total and not just taxable sales, KMA found that the sales in the State were 30.2% of its gross income.

### **Retail Potential**

Shown in the appendix as Table 10 are estimates of the current retail surplus/leakage for the City. To conduct this analysis KMA assumed an estimated population of 48,200 persons based on the Claritas data. The retail sales in Yucaipa during 2003 are based on the taxable sales recorded by the SBE, with adjustments to reflect the non-taxable nature of some sales. These sales were then adjusted for inflation to estimate the current productivity levels. Finally, the estimated retail potential for Yucaipa assumes the residents exhibit the same expenditure patterns as the County of San Bernardino, with the retail store sales totaling to approximately 30% of the gross income. Shown in the appendix as Table 11, is a projection of the retail surplus/leakage for the City in 2010. Based on the Claritas projections, the population Yucaipa is estimated at 55,240 persons.

The KMA analysis identified the following:

1. *Apparel Stores* – It appears that the City is not capturing its fair share of the residents' expenditure potential, with the estimated leakage potentially supporting 59,000 square feet of development. In five years there will be potential for additional apparel store development of approximately 73,000 square feet.
2. *General Merchandise Stores* – The City is capturing less than would be anticipated. The potential leakage within this category could support 138,300 square feet of development. In all likelihood, large-scale retailers located in Redlands are capturing these sales.
3. *Food Stores* – The City appears to be at relative equilibrium for its food store sales.
4. *Eating and Drinking Places* – The City is not capturing its fair share of Eating and Drinking Places' sales. The KMA analysis indicates the leakage could potentially support 71,600 square feet and more than 103,100 square feet in five years.
5. *Home Furnishing and Appliances* – City establishments are capturing less than their fair share of expected sales. Less than one-fifth of the potential sales are being captured, consequently an additional 43,100 square feet of development could be supported by City residents currently, and 54,900 square feet in 2010.
6. *Building Materials and Farm Implements* – The City could support an additional 72,400 square feet of development currently, and 95,100 square feet in 2010.

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7. *Other Retail Sales* – This is the category that could support the most additional square footage of development. The City appears to be able to support 170,400 square feet of development in 2005 and 219,000 square feet of development in 2010.

Overall, the total supportable development in the City currently equates to 565,000 square feet and 762,000 square feet in 2010. While the City is unlikely to capture all of this potential, it does provide an indication that a community retail or power center could be supported in the near- to mid-term.

### **Retail Summary**

Overall, the market area is characterized as having moderate retail development, low vacancy rates, and little new construction. Within the region, the City of Redlands is generating overall retail sales that are higher than the County, Yucaipa, and Highland. Both Yucaipa and Highland are generating relatively low sales in all retail categories. The relatively healthy income levels in the market area, the low sales in Yucaipa and the high sales in Redlands, likely indicate a leakage of expenditure potential to Redlands. In addition, the broker interviews indicate there is current demand for additional new retail space in Yucaipa, with the projected growth in population and likely supporting even more retail development. Overall, the KMA analysis indicates the City could likely support retail development in all of the retail categories analyzed by KMA. In particular, KMA identified significant potential in general merchandise stores, eating and drinking places, building material stores and other retail stores (e.g. sporting good stores, office supply stores, bookstores, etc.)

### **OFFICE OVERVIEW**

To evaluate the office market conditions in the market area, KMA reviewed the office and light industrial market trends for the region and interviewed brokers to obtain their impressions.

The Inland Empire region has a moderately healthy office market. Published reports from major brokerage houses indicate office vacancy rates ranging between 8.8% and 10.3% and they are projected to decline in the next year.<sup>4</sup> The reports agreed that while inexpensive land prices in the region are rising, population growth is strong, vacancy is decreasing and lease rates are rising making for a relatively healthy market. There has been a surge in construction in the last few years to fuel all the growth in the region.

In Yucaipa, office space is occupied by smaller professional firms looking to serve a generally local market. Most of the buildings are older stand-alone, one or two tenant professional or medical offices along the major streets in the City.

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<sup>4</sup> Grubb & Ellis Research, *Office Market Trends Inland Empire*, Second Quarter 2005; CBRE CB Richard Ellis, *Market View Inland Empire Office*, Second Quarter 2005; Grubb & Ellis, *Inland Empire Office 2005*.

### **Office Broker Perspectives**

KMA interviewed office brokers active in the market area, which encompasses Yucaipa and parts of Redlands. The results of these discussions are summarized below:

1. The office market in Yucaipa is currently limited and there is moderate demand for more.
2. In the Yucaipa area, the vacancy rates are below 5%, which is generally consistent with Redlands.
3. Currently, there is a limited supply of large office buildings, but one broker projected the office market may grow progressively stronger for this type of space in the mid- to long-term.
4. In Redlands you can expect new office product to generate rents ranging from \$2.15 - \$2.50/sf Full Service Gross (FSG).<sup>5</sup> The older existing office space in Redlands leases for between \$1.20 - \$1.50/sf (FSG).

### **Demand Projections**

KMA estimated the potential office development that could be anticipated in the City over the next ten years. The projections in the appendix as Table 12 show potential demand for 77,000 square feet of office space assuming the employment base in the City grows at a rate that is consistent with the overall County. While providing an indication of the potential space demand in the future, the projections shown herein do not capture development that results from business decisions or external market conditions. It should be noted, that a share of this potential demand could be absorbed by existing development in the market area. Overall, this projection indicates demand for a limited amount of space.

### ***Office Summary***

The market area is characterized by a limited office inventory, with relatively low vacancy levels. The demand for more office will likely increase as the population grows at a strong rate, the construction of new homes continues, and employment in the City continues to increase. Based on the KMA analysis and interviews with local brokers, there appears to be demand for approximately 80,000 square feet of office space in the mid- to long-term. As noted above, this projection does not capture office development that results from business decisions or external market condition, which could result in build-to-suit opportunities at this location.

## **RESIDENTIAL OVERVIEW**

This section presents an analysis of residential market conditions. Overall, the Inland Empire, San Bernardino County and Yucaipa have all seen significant residential growth during the past five years. During this period, low mortgage rates, healthy employment and job growth, an increasing

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<sup>5</sup> Full Service Gross rents include expenses.

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population base and relatively affordable housing have made the region an attractive destination for many people. Provided below is a review of the existing home market, a summary of recent developments and a projection for future development within the City.

**Existing Residential**

A review of the historic housing patterns in the City is shown in the appendix as Tables 13 and 14. As shown in the appendix as Table 13, the number of residential units in the City increased over 28% from 1990 to 2005. The vast majority of this growth was single-family detached homes. As shown in the appendix as Table 14, this product type accounts for approximately 86% of this total residential units in the City. Comparatively, single-family detached homes accounts for 75% of the countywide units and only 60% of the statewide units.

To gauge the current market for existing ownership units, KMA reviewed data provided by Dataquik. Shown in the table below is a summary of the average price for detached residential product in the City and San Bernardino County from 2000 through June 2005.

Year	Yucaipa	San Bernardino County
2000	\$130,000	\$128,000
2001	\$164,750	\$149,000
2002	\$255,000	\$168,000
2003	\$250,500	\$210,000
2004	\$314,500	\$280,000
Jun-05	\$370,000	\$322,000

Source: Dataquik

As shown in the table above, the average price for existing homes in the City increased significantly with the gains not matched by the County as a whole. From 2000 to June 2005, the average sales price in the City increased by approximately 185% as compared to 151% in the County. The whole dollar increases were \$240,000 in the City and \$204,000 in the County.

To gain a further understanding of the for-sale market within the City, KMA reviewed the sales data for condominiums and single-homes during the past year. Shown in the appendix as Table 15, is a summary of the recent condominium sales within the City, in which there is very few attached for-sale projects. In fact, the KMA analysis only found 26 condominium sales from January 2005 to September 2005. The sales prices for these units range from \$183,000 to \$250,000 for the two-bedroom units, up to \$332,500 for the four-bedroom units. The average price per square foot for these units was \$196.

KMA also summarized the recent sales activity for existing single-family homes in the City. As shown in the appendix as Table 16, the prices for the single-family units are much higher than the condominium units. The median sales price for the two bedroom units ranged from \$235,000 to \$463,000 and the three-bedroom units ranged from \$257,000 to \$384,000, which is higher than

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the top end of the range for the comparably sized attached units. The four and five bedroom units generated a handful of sales over \$1.0 million, with median prices of \$378,000 to \$600,000 for the four-bedroom units and \$335,000 to \$643,000 for the five bedroom units. The average price per square foot for the single-family units was \$212, which is 8% higher than the condominium sales prices. Overall, the recent price escalation compared to the County and the total prices being achieved in the market area indicate a healthy for-sale market.

KMA also conducted an apartment rent survey, which yielded minimal results. Ultimately, local residential brokers from Yucaipa and Redlands noted that land values have been historically inexpensive and it has always been more profitable to build detached, for-sale units rather than attached for-rent units. Also, homeownership has traditionally been very affordable; consequently there has been limited demand for apartments other than for affordable housing purposes. The brokers also agreed that with escalating home prices, condominiums and apartments will become affordable alternatives to single-family detached products.

**Current Projects**

KMA consulted the Meyers Group to obtain a listing of new residential developments in the region. The results of this research are summarized in the table below and are detailed in the appendix as Table 17. The list consists of six-family home communities, ranging in size from 71 to 175 units. The review did not identify any current multi-family projects. Overall, the prices range from \$139 to \$245 per square foot, with the total prices surpassing \$600,000 per unit in one project. The projects are summarized below:

Project	City	Total Price		Price Per Sq. Ft.	
		Low	High	Low	High
Aberdeen	Yucaipa	\$364,800	\$419,000	\$187.00	\$232.00
Blossom Ridge	Yucaipa	\$424,100	\$511,700	\$144.00	\$186.00
Braeburn	Yucaipa	\$586,900	\$624,900	\$150.00	\$168.00
Crofton	Yucaipa	\$435,900	\$465,900	\$165.14	\$178.00
Westland	Yucaipa	\$474,900	\$501,900	\$139.00	\$145.00
Wildwood Canyon II	Yucaipa	\$498,500	\$535,000	\$160.00	\$245.00

Source: Meyers Group

1. Aberdeen - With a typical lot size of 3,800 square feet, these small-lot units range in size from 1,569 square feet to 2,246 square feet. Upon sellout in June 2005, the sales prices ranged from \$365,000 (\$233 per square foot) for the smallest units up to \$420,000 (\$187 per square foot) for the largest units in the complex, the best selling homes being the largest (2,246 square feet). These homes sold at a rate of 19 units per month.
2. Blossom Ridge - With a typical lot size of 6,500 square feet, these moderate-lot units range in size from 2,629 square feet to 3,326 square feet. Upon sellout in January/February 2005, the sales prices ranged from \$490,000 (\$186 per square foot) for the smallest units up to \$512,000

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(\$154 per square feet) for the largest units in the complex. These homes sold at a rate of 6 units per month.

3. Braeburn - With a typical lot size of 10,000 square feet, these large-lot units range in size from 3,515 square feet to 4,157 square feet. In June 2005, the sales prices ranged from \$590,000 (\$168 per square foot) for the smallest units up to \$625,000 (\$150 per square foot) for the largest units in the complex, with the best selling homes being the larger units. These homes are selling at a rate of 7 units per month.
4. Crofton - With a typical lot size of 9,800 square feet, these large-lot units range in size from 2,448 square feet to 2,797 square feet. In June 2005, the sales prices ranged from \$436,000 (\$178 per square foot) for the smallest units up to \$466,000 (\$165 per square foot) for the largest units in the complex, with the best selling homes being the largest. These homes are selling at a rate of 9 units per month.
5. Westland - With a typical lot size of 7,500 square feet, these moderate-lot units range in size from 3,270 square feet to 3,600 square feet. In June 2005, the sales prices ranged from \$475,000 (\$145 per square foot) for the smallest units up to \$502,000 (\$139 per square foot) for the largest units in the complex, with the best selling homes being the largest. These homes are selling at a rate of 7 units per month.
6. Wildwood Canyon II - With a typical lot size of 21,000 square feet, these extremely large-lot units range in size from 2,037 square feet to 3,334 square feet. In June 2005, the sales prices ranged from \$499,000 (\$245 per square foot) for the smallest units up to \$535,000 (\$160 per square foot) for the largest units in the complex. As of June 2005 sales had not been recorded in the project.

Overall, these projects reflect a relatively healthy and deep market for single-family residential development in the City. All of the product types are generating healthy sales prices and are being absorbed at a relatively rapid rate. Specifically, the Aberdeen project, which is the highest density and lowest cost alternative reviewed is generating the greatest activity with an average absorption of 19 units per month. Understanding this, it is not surprising to see that nearly 250 multi-family residential units are currently in the development process within the City, as shown in the appendix as Table 5.

### **Residential Projections**

Shown in the appendix as Table 2, are the residential and household projections for Yucaipa, the market area, and the County through 2025. In addition to these projections, KMA also generated population and household projections based on the data provided by Clarita and the California Department of Finance. As shown in the appendix as Table 18, these projections indicate a relatively healthy demand of nearly 6,800 housing units during the projection period, with nearly 2,600 units projected through 2010. As shown in the appendix as Table 6, the City indicates over 800 residential units are currently under construction and nearly 320 have been approved. An

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additional 800 units are being considered, but have not yet been approved in the City. The development of these 1,900 units would put the city's housing growth generally in-line with these projections.

### **Residential Summary**

The residential market within Southern California, San Bernardino County, and Yucaipa is currently very healthy. Since 2000, prices in the City have increased 185%, while new units are being absorbed at a rapid rate. Further, the population and house hold projections for the County and the City indicate healthy demand through the mid- and long-term. The review of new projects in the City indicates relatively healthy sales prices and absorption rates that approach nearly 19 units per month in select projects. Ultimately, KMA believes the Corridor would be a good location for residential development, particularly given its access to Interstate 10 and potential synergy with new retail development in the Area. The market has shown a particular interest for more affordable alternatives, as evidenced by the rapid absorption of the small-lot Aberdeen project. In addition, the limited development of attached units in recent years and the number of multi-family projects currently in the pipeline likely indicate unmet demand for this type of space in the market area. Ultimately these higher density product types would likely be well suited for integration in a development plan that considers the freeway proximity and the development of new retail.

### **Limiting Conditions**

1. The analysis contained in this section is based, in part, on data from secondary sources such as state and local government, planning agencies, real estate brokers, and other third parties. While KMA believes that these sources are reliable, we cannot guarantee their accuracy.
2. The analysis assumes that neither the local nor national economy will experience a major recession. If an unforeseen change occurs in the economy, the conclusions contained herein may no longer be valid.
3. The findings are based on economic rather than political considerations. Therefore, they should be construed neither as a representation nor opinion that government approvals for development can be secured.
4. Market feasibility is not equivalent to financial feasibility; other factors apart from the level of demand for a land use are of crucial importance in determining feasibility. These factors include the cost of acquiring sites, relocation burdens, traffic impacts, remediation of toxics (if any), and mitigation measures required through the approval process.
5. Development opportunities are assumed to be achievable during the specified time frame. A change in development schedule requires that the conclusions contained herein be reviewed for validity.

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6. The analysis, opinions, recommendations and conclusions of this section are KMA's informed judgment based on market and economic conditions as of the date of the report (September 28, 2005). Due to the volatility of market conditions and complex dynamics influencing the economic conditions of the building and development industry, conclusions and recommended actions contained herein should not be relied upon as sole input for final business decisions regarding current and future development and planning.

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