

Oak Hills Community, San Bernardino County

Community Profile

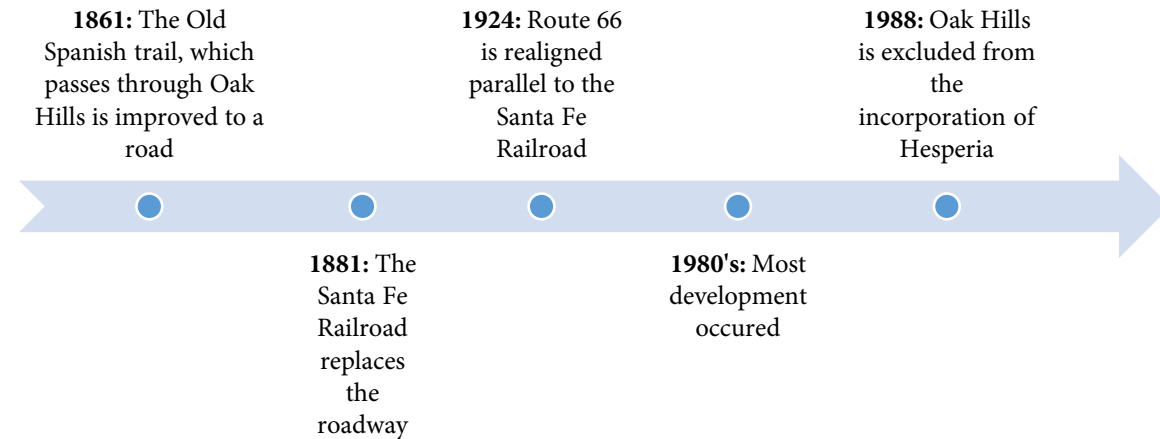
Purpose

The community profile is a summary of the social, cultural, economic, and historic dimensions of Oak Hills. It presents data collected through secondary sources to inform future actions. The profile, together with future studies and information gathered from residents, highlights essential facets and “tells the story” of the Oak Hills Community.

The initial objective research prepared for the community profile was provided to participants as a handout at each community workshop to provide a basis for discussion during the SWOT (Strengths, Weaknesses, Opportunities and Threats), values, and aspirations exercises. Workshop participants were asked to review the information and provide comments as a way to infuse local knowledge into the community plans process. Their feedback was used to finalize the community profile, which includes objective research and issue identification by community workshop participants.

The objective information, community stories, and public’s participation in the community profile, SWOT, values, and aspirations exercises were all used when developing the framework for the focus and action statements that make up the community plan.

History



The Serrano Native Americans were the first known inhabitants of the Oak Hills Community. Settlers passed through the area using the Old Spanish Trail, which is also known as the Mojave Trail and the Mormon Trail. This trail was improved to a road in 1861 and remained in use until the Santa Fe Railroad was completed through the pass in 1881. In 1924, the Old Trails Highway/ Route 66 was realigned nearly parallel to the old road. Little changed until the 1950’s, when the community was marketed as a rural suburb. The first wave of newcomers moved into the area in the 1980’s. When the City of Hesperia was incorporated in 1988, Oak Hills was not included and has remained largely rural in character. Oak Hills is currently located within Hesperia’s Sphere of Influence.

Source(s): Wikipedia.org, Oak Hills Community Plan 2003, Amended 2013.

Location & Geography

Oak Hills is located in the southwestern portion of San Bernardino County. It sits in the high desert just northeast of Mount Baldy and is directly adjacent to Hesperia, Victorville, and Phelan.

Source(s): ESRI, San Bernardino County LUS, Google Maps



Source(s): ESRI, San Bernardino County LUS

Figure 1: Area Map

Key Census Data

Category	Oak Hills		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Population								
Total Population	9,193		2,078,586		38,066,920		314,107,084	
2020 Population Forecast	9,487 (+1.0)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	2,770		607,604		12,617,280		116,211,092	
Average Household Size	3.3		3.3		3.0		2.6	
Median Age	37.5		32.2		35.6		37.4	
Education								
High School Diploma	1,660	27.9%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	2,875	48.3%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	1,170	19.7%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
Housing								
Total Dwelling Units	3,033	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	2,330	76.8%	370,032	52.6%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	440	14.5%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	263	8.7%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	1993	n/a	1976	n/a	1974	n/a	1976	n/a
Income								
Median Household Income	\$76,534	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	546	9.2%	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	3807	83.6%	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	746	16.4%	131,293	13.9%	2,084,564	12.3%	14,504,781	9.2%
Note: N/A indicates that the data is not available; n/a indicates that the category is not applicable								
*This figure may include seasonal households								

Table 1: Key Census Data

Sources: 2014 American Community Survey 5-Year Estimates and ESRI



Community Structure (Physical Characteristics)

Development in Oak Hills consists mainly of one-story, ranch-style, single-family dwellings on large lots. There are a few areas with a higher residential density, in which homes are generally two-stories. One area of commercial buildings on Rancho Road are mainly strip-mall style shops.

A network of paved roads connects the community with Interstate 15 and State Route 395. The local unpaved roads are heavily used, with a maximum of 10,282 average daily trips on a single road.

Sources: Google Earth, County of San Bernardino, Fehr & Peers.

Community Amenities

Community amenities in or near Oak Hills include local schools, hospitals, and police and fire stations that serve the needs of the community.

Schools

- Oak Hills High School
- Mesquite Trails Elementary School (adjacent to community)
- Cedar Middle School (adjacent to community)
- Summit Leadership Academy High Desert (adjacent to community)

Hospitals

- Victor Valley Community Hospital (approximately 10 miles north of community)
- St. Mary Regional Medical Center (approximately 13 miles north of community)
- Desert Valley Hospital Arrowhead Regional Medical Center (approximately 8 miles north of community)
- Loma Linda University (approximately 38 miles south of community)

Fire Protection

- San Bernardino County Fire Station 40 (Response Time: 8-10 minutes)

Police

- San Bernardino County Sheriff's Victor Valley Station

Source(s): Oak Hills Community Plan 2003, amended 2013, Google Maps

Community Groups

Oak Hills High School Bulldog Brigade Boosters	SoxRescue
Parent Booster USA	Purple Bows for Cancer
Hesperia Trojans Youth Football and Cheer	Mesquite Trails Elementary Booster Club
California Teachers Association	Mali Inland Mission
Inspiration Ranch	

Table 4: Community Groups

Source(s): guidestar.org

Quality of Life Concerns

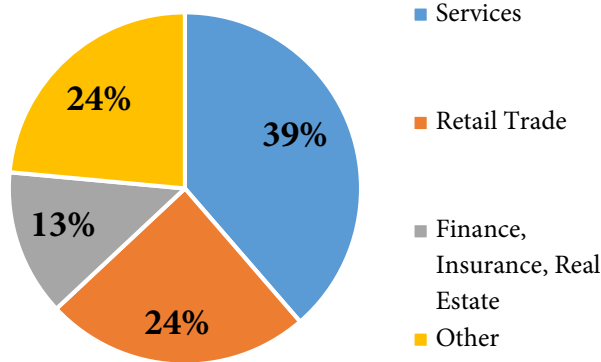
Commonly submitted code enforcement requests include the following concerns:

- Land Use Issues – Storage of business related equipment (trucks, heavy equipment, storage containers, etc.)
- Illegal Dumping
- Group Homes

Source(s): San Bernardino County Sherriff

Community Economics

The 2016 ESRI Community Analyst Report showed that Oak Hills has approximately 1,151 jobs and 131 businesses. The majority of the businesses fall into services (39 percent), retail trade (24 percent), finance, insurance, and real estate (13 percent), and other (24 percent). Approximately 25% of the Oak Hills labor force is employed within Oak Hills.



Community Events

- **PegLeg Slim:** April, 6 pm to 9 pm (Oak Hills Brewing Company)
- **Ignite High Desert 2016:** March, 5:30pm (Courtyard by Marriot – Hesperia)
- **Coffee Talks:** Every Friday, 7am – 8:30am (Percy Bakker Community Center)

Source(s): oakhillsbrewing.com, web.hesperiac.com, guidestar.org

Figure 2: Retail Services in Oak Hills
Source(s): ESRI Community Analyst

Public Health

Chronic Disease: The predominant health concerns for Oak Hills include heart disease, respiratory disorders, and diabetes. Oak Hills experiences lower rates of hospitalization for diabetes and heart failure in comparison to San Bernardino County. Additionally, Oak Hills also experiences lower rates of E.R. visits for diabetes, chronic obstructive pulmonary disease (COPD), asthma, and hypertension.

	Diabetes Hosp./E.R.	COPD Hosp./E.R.	Asthma Hosp./E.R.	Heart Failure Hosp./E.R.	Hypertension Hosp./E.R.
Oak Hills	18.6/16.0	* /14.9	* /29.3	27.5/ *	* /23.9
San Bernardino County	23.3/42.4	16.0/19.9	9.6/52.6	32.3/10.6	5.6/46.9

Table 3: Rate of Hospitalization/Emergency Room Visits per 10,000 People

Source(s): Healthy San Bernardino

* Indicates insufficient data

Air Quality: Table 4 below shows the air quality near Oak Hills, measured at the Hesperia – Olive Street monitoring site, in terms of the number of days that area exceeded the federal standards for pollutants (exceedance days). The table shows that the monitoring site near Oak Hills had fewer exceedance days for each pollutant than that of the overall Mojave Air Basin, in which Oak Hills is located.



Air pollution is one of the contributing factors linked to the development of chronic diseases such as stroke, heart disease, lung cancer, and respiratory diseases. By reducing levels of ambient pollution (outdoor air pollution), communities can lessen the impact that it has on resident’s health.

	Hesperia – Olive Street			Mojave Air Basin		
	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	55	12	27	81	66	86
Course Particulate Matter (PM ₁₀) Federal 24-hour standard	0	*	0	1	1	1
Fine Particulate Matter (PM _{2.5}) Federal 24-hour standard	*	*	*	2	6	2

Table 4: Air Quality Exceedance Days
Source: California Air Resources Board
* Indicates insufficient data

Modified Food Index: The Modified Food Index maps the availability of healthy food in a census tract. The lower the score, the less available healthy options are in the area.

The entire community area of Oak Hills ranks within the two lowest categories for food access, meaning that there are access to 15 or less healthy food outlets within that area. Lower scores indicate that these areas contain many convenience stores and fast food restaurants compared to the number of healthy food markets.

Source(s): Modified Retail Food Environment Index Score Map

Public/Active Transportation: The community is served by Victor Valley Transit Authority Routes 21 and 48, which provide service to Hesperia, Phelan, and Pinon Hills. The community has a dedicated bicycle lane along Muscalet Street and a few pedestrian facilities, primarily in the area around schools.

Source: Fehr & Peers, Victor Valley Transit Authority

Community Engagement Summary

As a part of the Community Plans Continuum process, community members from Oak Hills were invited to participate in two community workshops. The first workshop, titled “What We Value”, took place on November 28th, 2016 from 6:00 – 8:30pm at the Wrightwood Community Center. This workshop was attended by 13 community members. Workshop participants performed a SWOT analysis to identify strengths, weaknesses, opportunities, and threats within the community. Following that exercise, participants used that information to share what they valued about the community (Values) and what they want to see the community become in the future (Aspirations). Lastly, workshop participants worked on forming the draft focus and action statements that form the backbone of the community plan.

The second workshop, titled “Our Roadmap to Making it Happen”, took place on January 23rd, 2017 from 6:00 – 8:30pm at the Wrightwood Community Center. This workshop was attended by 12 community members. The purpose of this workshop was to continue to develop the draft focus and action statements created in workshop #1. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. The workshop was primarily used to help prioritize the focus statements developed in the previous workshop while also identifying possible champions for each effort.

Information was also made available on project websites made specifically for each community. This information included:

- Background materials on the project
- Materials developed for each workshop
- Summaries of the information collected from past workshops
- Surveys developed to follow the process of each meeting and allow for further input

Community Identified Issues

SWOT Analysis

This section contains the results of the SWOT analysis conducted during the first workshop. A SWOT exercise stands for strengths, weaknesses, opportunities, and threats and is used to help gain insight into the community through local knowledge. In the first part, participants identify their communities' biggest strengths, such as community assets like a library or community center, along with their biggest weaknesses, which could be a lack of open space or high rates of internal crime. Next, workshop participants looked at opportunities that the community could take advantage of as part of the community plans process. This builds off of what was identified in the strengths and weaknesses portion. Lastly, participants identify external threats to the community. These are generally concerns that are outside of the control of community members, such as natural disasters or changes in economic conditions. This information was then compiled and used throughout the rest of the community plans process to inform the values and aspirations exercises conducted at workshop #1, as well as the focus and actions statements.

Strengths

- Wide open spaces
- Peace and quiet
- 2 ½ acre lots
- Lot size
- Quiet
- No traffic
- Dark night skies
- Ability to have horses on my property
- Feeling safe
- Ability to ride for miles right out my gate
- Natural landscape
- Beauty
- Wildlife
- Wildlife
- Beautiful unobstructed vistas
- Clean air
- Fresh air
- Wildlife
- Clean water
- Great views
- Small town environment

- Large animals zoning
- Large lots, minimum 2 acres
- Open space
- Quiet and peace
- Good water

Weaknesses

- Internet
- Cell phone reception
- Internet
- No fire warning, i.e. – air horns, west side
- No fire hydrant markings
- Unsafe roads
- No lane designation
- Mail box's lighting
- Unsecured mailboxes
- P.O. too far away
- No super market
- Need more community cleanup days
- Cleanup days
- Junk and trash in yards
- Trash that is illegally dumped in the area, especially from people outside of Oak Hills

Weaknesses (continued)

- No information packet for new residents
- Communication
- Communication between residents difficult
- Mail box issues: vandalism and theft
- Congestion from houses in Hesperia
- Dirt road dust!
- Congestion around high school
- Traffic study near high school

Opportunities

- More community cleanups
- Welcome packet for new residents:
 - Who to call for services
 - Gas? Electric? Sheriff? Trash?
 - Coupons
- Letting new people know that this is not an off-road vehicle area: motorcycle side-by-side crazies
- Education and resources for local landscape/native plants
- During fire season, use Caltrans board reader board
- Mailbox company west side
- Better areas for school bus stops (pickup & drop off)
- Gateway to the Mojave
- Preserve Oak Hills as an island of rural nature
- Increase social media and community
- Allow for guest houses in rural residential
- Redefine rural residential

- Stop signs: Coyote Trail and Joshua
- Stop signs: Coyote Trail and Mesquite, Coyote Trail and Sage
- Traffic calming: Coyote, Mesquite and Kataba
- Summit truck trail/Medlow
- Summit truck trail/Jenny
- Summit truck trail/Sesame Road
- Special District for roads
- Partnership between County, Hesperia and Oak Hills for transportation plans
- Pave Coyote Trail, Kataba, Summit Truck, Mesquite

Threats

- City of Hesperia, no annexation
- Water being used by Hesperia LAFCO
- Too many windmill turbines noise
- Solar Farms!
- Snakes
- Shooting on BLM land
- Developers densification
- 500 cars a day on Coyote Trail and Kataba
- School District not cooperating
- Hesperia pushing up against the rural nature of Oak Hills
- Lack of intelligent planning between Oak Hills and Hesperia