

Oak Glen, San Bernardino County

Community Profile

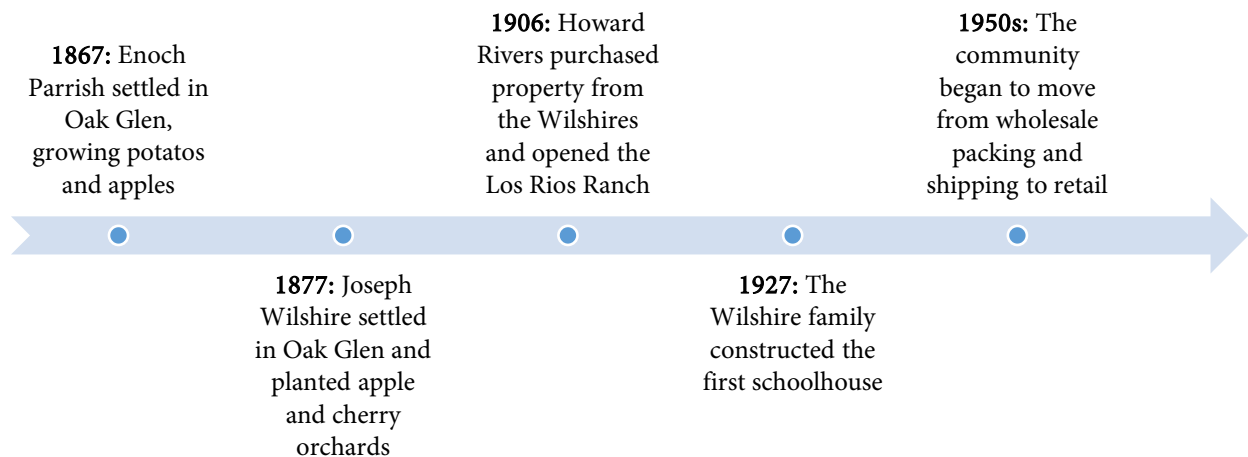
Purpose

The community profile is a summary of the social, cultural, economic, and historic dimensions of Oak Glen. 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 Glen 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



Oak Glen was once inhabited by the Serrano and Cahuilla Native American tribes, which used the land for its natural resources. Beginning in the mid-1800s, Oak Glen became an established agricultural community. Today, the Parrish Ranch Apple Shed and Wilshire Oak Glen Apples are reminders of the first Oak Glen settlers. During the 1950s, the community economy shifted from wholesale and shipping to “U-pick” farms, cider mills, and other attractions featuring apple-centric products. Additionally, several rare apple varieties that are no longer commercially available are grown in the community.

Source(s): oakglen.net; Wikipedia; losriosrancho.com; oakglenca.com; Oak Glen Community Plan; San Bernardino County General Plan

Location & Geography

Oak Glen is located in the southwestern portion of San Bernardino County along the southern county boundary. The community is characterized as mountainous, located in the foothills of the San Bernardino Mountains and encompassed by the San Bernardino National Forest.

Source(s): ESRI



Figure 1: Area Map
Source: ESRI

Key Census Data

Category	Oak Glen		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Population								
Total Population	693		2,078,586		38,066,920		314,107,084	
2020 Population Forecast	716 (+1.0%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	209		607,604		12,617,280		116,211,092	
Average Household Size	3.14		3.34		2.95		2.63	
Median Age	49.4		32.2		35.6		37.4	
Education								
High School Diploma	125	24.3%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	123	23.9%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	193	37.5%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
Housing								
Total Dwelling Units	233	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	176	75.5%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	32	13.7%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	24	10.3%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	1975	n/a	1976	n/a	1974	n/a	1976	n/a
Income								
Median Household Income	\$95,000	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	6	1.2%	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	226	100%	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	0	0%	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

Oak Glen residents generally have higher educational attainment rates and have higher homeownership rates in comparison to San Bernardino County and the state of California. The median age is much higher than county, state, and national averages. Average household size is comparable to San Bernardino County and is larger than both the state and nation. Additionally, the median household income is higher, and the Oak Glen labor force experiences high employment rates.

Community Structure (Physical Characteristics)

Residential: The residential uses primarily consist of single-family homes on large lots of up to 20 acres. Homes are one to two stories, generally ranch style, with large yards. Many homes include agricultural uses, particularly apple orchards.

Commercial: Commercial uses primarily consist of small shops and restaurants with surface parking in front.

Transportation: The major roadway in the plan area is the two-lane Oak Glen Road (one travel lane in each direction). Roadways in the community do not have pedestrian facilities or bike lanes.

Land Use Types

Oak Glen contains four land uses within its 13,833 acres: rural living; agriculture/resource conservation; rural, neighborhood, and general commercial; and institutional. Rural living makes up 64% of total community land area. Agriculture and natural resource uses account for another 36%. Remaining uses account for less than 1% of land in the community.

Land Use Type	Acreeg e	% of Total Area
Rural Living	8,861	64%
Ag/Resource Conservation	4,925	36%
Institutional	6	0%
RNG Commercial	42	0%
Oak Glen Total	13,833	

Table 2: Land Use Types in Oak Glen
Source(s): County of San Bernardino

Community Amenities

Parks: Thirty percent of land within the plan area is part of the San Bernardino National Forest.

Trails: There are no formal county trails within the plan area. The community has indicated a desire for a multi-use trail along Oak Glen Road.

Hospitals: No hospitals are located in the plan area. The Oak Glen community is served by Yucaipa Urgent Care in Yucaipa, Redlands Community Hospital in Redlands, and San Geronio Memorial Hospital in Banning.

Police: The plan area is served by the San Bernardino County Sheriff's Department out of the Yucaipa Police Station. The station employs 33 safety staff members and 10 professional staff members.

Fire Protection: The plan area is served by the City of Yucaipa Fire Department through a contractual agreement with the County for fire protection and paramedic services. Yucaipa maintains a reserve fire station, Station 555, in Oak Glen adjacent to Yucaipa's eastern border. This station is staffed on an on-call basis by reserve firefighters when the need arises. The department maintains an active reserve firefighter program of twenty personnel. Additionally, inmates from Oak Glen Conservation Camp #35 of the California Department of Corrections and Rehabilitation perform fire suppression services.

Source(s): Oak Glen Community Plan, San Bernardino County General Plan; Google Maps/Google Earth; San Bernardino County Sheriff's Department. City of Yucaipa Website.

Community Groups

<p>Oak Glen Apple Growers Association www.oakglen.net</p>
<p>The Wildlands Conservancy www.wildlandsconservancy.org</p>

Table 3: Community Groups

Quality of Life Concerns

The following list was compiled from observations and calls received by San Bernardino County Sheriffs and Code Enforcement officers. Common issues noted in the community include:

Commercial Theft: trespassing on apple orchards and picking apples without paying

Residential Complaints: non-permitted construction

Commercial Activity: illegal land uses, particularly non-permitted weddings and event venues

Source(s): Muscoy Community Plan 2007, San Bernardino County Sheriff's Department, San Bernardino County Code Enforcement

Community Events

<p>All Oak Glen Ranches and Farms: <i>Various public and private events are offered throughout the year.</i></p>
<p>All Oak Glen Venues: <i>Apple Blossom Festival</i></p>
<p>Oak Glen Apple Growers Association <i>Apple Butter Festival</i></p>
<p>The Wildlands Conservancy – Oak Glen Preserve <i>Free interpretive programs are offered throughout the year.</i></p>
<p>Yucaipa Rotary <i>Oak Glen Car Show</i></p>

Table 4: Community Events

Source(s): oakglen.net

Community Economics

The 2016 ESRI Community Analyst Report showed that Oak Glen has approximately 232 jobs and 45 businesses. The majority of businesses are oriented toward services (37%), retail trade (30%), and agriculture and mining (9%).

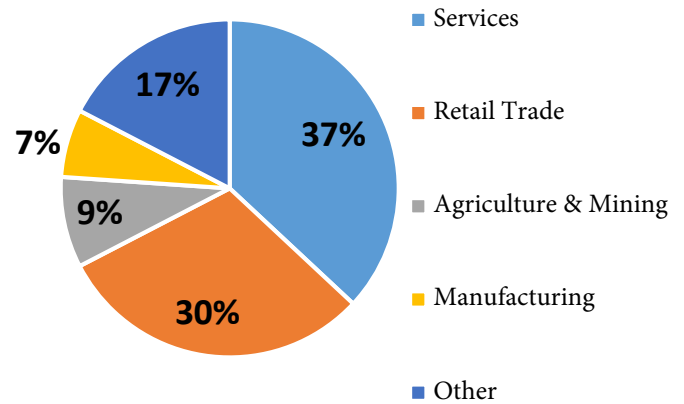


Figure 3: Top Industries

Source: ESRI

Public Health

Chronic Disease: Residents of Oak Glen generally experience fewer instances of hospitalization and emergency room visits for the chronic diseases listed below, with the exception of chronic obstructive pulmonary disease (COPD). The leading causes of death in Oak Glen (2012) were cancer and heart disease.

	COPD <i>Hosp./E.R.</i>	Heart Failure <i>Hosp./E.R.</i>	Hypertension <i>Hosp./E.R.</i>	Diabetes <i>Hosp./E.R.</i>	Asthma <i>Hosp./E.R.</i>
Oak Glen	16.2/21.6	27.9/ *	* /32.8	15.1/ *	5.1/31.0
San Bernardino County	16.0/19.9	32.3/10.6	5.6/46.9	23.3/42.4	9.6/52.6

*Table 5: Rate of Hospitalization/Emergency Room Visits per 10,000 People
Source(s): Healthy San Bernardino County*

Air Quality: Table 5 below shows the air quality near Oak Glen, measured at the Redlands-Dearborn 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 Glen had fewer exceedance days for each pollutant than that of the overall South Coast Air Basin, in which Oak Glen 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.

	Redlands-Dearborn Monitoring Site			South Coast Air Basin		
	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	79	63	55	111	88	92
Course Particulate Matter (PM ₁₀) Federal 24-hour standard	0	0	0	0	2	1
Fine Particulate Matter (PM _{2.5}) Federal 24-hour standard	*	*	*	17	13	15

*Table 6: 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 Glen ranks within the two highest categories for food access, meaning that there is moderate to good access to healthy food options. 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: Public transit service is not currently offered in the community itself, although Omnitrans provides service in neighboring Yucaipa. The plan area has no dedicated bike lanes or trails.

Source(s): Omnitrans, Google Maps

Community Engagement Summary

As a part of the Community Plans Continuum process, community members from Oak Glen were invited to participate in three community workshops. The first workshop, titled “What We Value”, took place on March 2nd, 2016 from 6:30 – 8:30pm at the Oak Glen School House Museum. This workshop was attended by 23 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).

The second workshop, titled “Our Roadmap”, took place on March 30th, 2016 from 6:30 – 8:30pm at the Oak Glen School House Museum. This workshop was attended by 32 community members. The purpose of this workshop was to develop preliminary focus and action statements. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. Additionally, an existing land use map was provided for each of the Detailed Plan Communities for participants to comment on and recommend changes. Participants made comments on where they would and would not like to see certain uses in the future, as well as what they saw as the true boundary of their community.

The third workshop, titled “Making it Happen”, took place on July 20th, 2016 from 6:30 – 8:30pm at the Oak Glen School House Museum. This workshop was attended by 40 community members. The workshop was 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

- Unique historical agriculture/horticulture
- Agricultural industry
- Oak Glen Apple Growers Association
- Four seasons
- Natural beauty (mountains, clean air, best fresh apple cider in Southern California)
- Distance from freeways – isolation, quiet
- Availability of water
- Close knit self-reliance
- Topography
- Employment opportunities
- Family businesses
- Apple farming
- Good aquifer
- Entertainment
- Tourism (Agritourism)
- Neighbors committed to the community
- Rural but accessible
- Rural appeal
- Better air quality than the rest of the South Coast Air Basin
- Strong connection to historical roots
- Businesses geared toward services, retail trade, and agriculture
- Generally healthier than the rest of San Bernardino County
- High rates of homeownership
- Frequent community events
- Lack of help from the County to meet paperwork licensing
- Government view of “one size fits all”
- Parking and buses for tourists during apple season
- Parking enforcement during high-volume days
- Seasonal traffic problems
- Infrastructure (road conditions)
- Lack of services
- Too rural for emergency services or communications
- Seasonal lull for businesses
- Changing ethics
- Redevelopment
- Resident versus business goals
- Loss of farms
- Administrative access?
- Too much government regulation (over-reach)
- Lack of restrooms
- No County maintained official trails within the community
- Lack of pedestrian/biking facilities on Oak Glen road and other local side streets
- Walkscore is 0, indicating that all errands must be completed using a car
- Lack of public transportation opportunities
- Distance to hospital/urgent care facilities, closest hospitals are in Redlands and Banning
- Single family homes are primary housing stock, lack of multi-family housing

Weaknesses

- Phone/cell services
- Disrespect boundaries?
- Theft, crime
- Slow sheriff response times
- Strife within the community (disagreements)
- Lack of support for hardships of farmers

Opportunities

- Appeal to the public’s need/desire for family oriented experiences

Opportunities (Continued)

- Help the city of Yucaipa embrace community as part of them
- Education of outside population to respect nature
- Highly desirable atmosphere/area
- Sharing the beauty – uplifting all
- Recreation/exercise (biking, hiking trails)
- Capitalize on tourism
- Photo opportunities
- Specialized location
- County sponsor
- San Bernardino Road Department is great
- Historic preservation
- City/County promotional
- Information and education support
- Coordinate police, fire, road safety services
- YCC Water District?
- Overnight lodging
- Benefits of diversity
- Bringing awareness to surrounding communities of farming (issues/affects/respect)
- Ability to have small business roadside sale of farm goods
- Farm watch
- Rural crimes task force SBSB
- Overflow parking and shuttle
- County liaison
- Architectural standards
- Historic buildings/landmarks
- Population growth in the valley
- Multi-use hiking, cycling, and equestrian use trail along Oak Glen Road
- Increase in active transportation

Threats

- Destruction of views
- Commercial noise

- Light pollution
- Losing what makes Oak Glen special
- High density housing
- Development of older agricultural lands and other development
- Water claims/water rights issues
- Natural disasters (fire, drought, earthquake)
- Bugs – threat to environmental sustainability both privately and environmentally
- Impact of too many visitors at one time
- Dealing with a public that doesn't understand the area
- Beaumont's proposed watershed
- Unsustainable on-going development
- Pests, including goldspotted oak borer (GSOB) and FSHB?
- Post-office/mail box break-ins
- Limited access/exit routes
- Unregulated wedding "houses"
- Noise after 10:00 p.m.
- No seasonal crowd control
- State regulations (brush removal, water use)
- Changing climate – harder to guarantee water for agriculture
- Houses that exceed County height standards
- Bedroom community conflicts with farming
- Water quality
- Encroaching housing development
- Road work projects blocking or delaying customers during tourist season
- Crime - people trespassing onto apple orchards and individuals picking apples without paying
- Parts of Oak Glen with low healthy food access
- Non-permitted construction
- Illegal land uses, particularly with non-permitted wedding and event venues