

April 1, 2009



State of California
Housing and Community Development
Department of Housing Policy
1800 3rd Street
Sacramento, CA 95811-6942

RE: General Plan Annual Progress Report

To whom it may concern:

Pursuant to Government Code Section 65400, the City of Yucaipa herewith submits its Annual Progress Report for the Implementation of the General Plan. The 2008 Report was presented to the Yucaipa City Council on March 23, 2009, and it was accepted (agenda item).

If you have any questions, please contact me at (909) 797-2489 x231.

Sincerely,

CITY OF YUCAIPA

A handwritten signature in black ink that reads "John McMains".

JOHN McMAINS, Director
Community Development Department

HOUSING POLICY
DEVELOPMENT, HCD
APR 06 2009

City of Yucaipa
General Plan
Annual Progress Report
01/01/08 to 12/31/08

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Purpose of the Annual Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies, the Governors' Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a consent or discussions item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period – either calendar year or fiscal year.

More Specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APRs should provide enough information to identify necessary “course adjustments” or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction's comprehensive General Plan update using information provided in the APR.¹

Background on the Existing City of Yucaipa General Plan

In 1980, the County Development Code revised the County's previous zoning ordinance and created the Community Plan System of land use districts (zoning). County-wide, fifteen community or specific plans were adopted through 1988, including the Yucaipa Community Plan of 1980.

As new State General Plan requirements were added, some San Bernardino County elements were significantly amended, including the Housing Element in 1981 and 1986. The land uses were also amended as new development proposals were considered, including many in Yucaipa.

In 1989, the San Bernardino County Board of Supervisors adopted the Consolidated General Plan and Implementation System, replacing the 1966 County General Plan, approximately 40 separate “Community General Plans”, and several individual plan elements prepared through the years. At that time, Yucaipa was unincorporated and subject to the County General Plan in all its aspects.

The new systems incorporated into the County's 1989 General Plan were included in this General Plan to standardize and replace the old zoning system as well as the community

¹ Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

plan districts and overlays. Improvements to the planning review system were coordinated with revisions to the Development Code as adopted by the City.

In order to address the City's needs with specificity during the first years of cityhood, the City Council ordered the preparation of an interim General Plan. This plan represented all that City officials and the public agreed constituted the direction Yucaipa should move in as it grows into the nineties and its first full decade.

The entire adopted interim General Plan, including all the technical background information and adjunct documents, have been reviewed and incorporated as appropriate into the City's General Plan.

The Yucaipa General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process began with the identification of goals, policies and actions that were used as the basis for developing a series of alternate land use plans for Yucaipa. Following extensive review and refinement of the alternatives, a plan was proposed which best met the goals of the City.

In 2003, a comprehensive review of each General Plan element was conducted by the City Council in order to incorporate current data wherever appropriate, and to implement policy refinements to facilitate the continued implementation of the adopted goals, policies and action items. Changes to existing policies and standards were kept to a minimum in order to ensure that the Plan would remain consistent with the original goals, as they represent the Plan's foundation. Unless otherwise stated, the information that has been incorporated into the General Plan Update is current as of January 1, 2004, and it represents the best available data relevant to current conditions.²

Date of Presentation/Acceptance by the Local Legislative Body

The 2008 General Plan Annual Progress Report was presented to the City Council at a regularly scheduled City Council meeting on March 23, 2009. The APR was reviewed and accepted by the City Council at this meeting.

Date of Last Update to the General Plan

The Yucaipa General Plan underwent its ten (10) year comprehensive review and update beginning in 2002. The updated General Plan and the updated Official Land Use Plan for the City of Yucaipa were formally approved on September 13, 2004, with the adoption of Resolution No. 2004-45, and on September 27, 2004, with the adoption of Ordinance No. 232. Currently, the City is engaged in the 4th cycle update of the Housing Element that would be reported on in the 2009 APR.

² City of Yucaipa, Yucaipa General Plan September 2004 Update

Measures Associated With Implementation of the General Plan

Planning / Construction Activities

The City Council adopted the Freeway Corridor Specific Plan on November 24, 2008. The Specific Plan is a land use planning, development policy, and regulatory document intended to implement the General Plan within the 1,242-acre project area. It provides a land use plan for the development of 2,447 dwelling units, 172 acres of commercial development, 26 acres of business park development, and the preservation of 549 acres of natural open space.

The Mobile Home Rent Stabilization Rules and Policies were updated to reflect recent changes in administrative conditions and legal requirements.

A moratorium on the conversion of senior mobile home parks to all-age parks was established.

The City assumed responsibility for enforcement of the Mobilehome Parks Act and Title 25 from the County of San Bernardino for its 42 mobile home parks.

Architectural and construction plans for the Yucaipa Transit Center were approved.

The City initiated the construction of the Live Oak Canyon Road and Oak Glen Road interchange expansion project.

A contract was approved for the construction of intersection and signal improvements at both entrances to Crafton Hills College.

The City acquired property for the right-of-way to accommodate the construction of the Yucaipa Boulevard widening from 5th Street to 12th Street.

A contract was approved to design the widening of Oak Glen Road from Stonewood to Bryant Street.

The design and construction of the Wilson II storm drain basins was initiated.

The design and construction of the Chicken Springs Wash improvements was initiated.

A contract was approved to design low water crossings at Pendleton and Oak Glen Creek, Fremont and Wilson Creek, and 6th Place and Wildwood Creek.

A contract was approved for the construction of the 13th Street Sports Park and the rehabilitation of the 7th Street Park.

Work was completed on the comprehensive update to the Housing Element of the General Plan, and a Conditional Certification letter was issued by the California Department of Housing and Community Development on December 29, 2008.

Fire Station No. 3 was completed in October 2008.

General Plan Amendments

Single-family Residential zoning was changed to General Commercial on 1.85 acres.

Rural Living – 5 was changed to Rural Living – 1 on 18.8 acres.

Rural Living – 5 was changed to Rural Living – 20 on 21.4 acres.

The Agricultural Preserve Overlay District was removed from 323 acres.

Policies and standards to facilitate Traffic Calming were adopted.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction
Reporting Period

City of Yucaipa
01/01/2008-12/31/2008

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Mobile Home Rent Stabilization Ordinance	Mobile Home Rent Subsidy Program	Monitor Effects of ordinance and modify as necessary Provide rent subsidies to 50 tenants each year	Ongoing	Amendments adopted to reflect changes in law Program provides 50 subsidies each year
Mobile Home Park Overlay District	Mobile Home Park Overlay District	Protect mobile parks from changes in use	Ongoing	Program implemented - Overlay District remains in place
Non-Profit Acquisition of Mobile Home Parks	Non-Profit Acquisition of Mobile Home Parks	Acquisition assistance to non-profit organizations	Ongoing	RDA facilitated acquisition of 2 additional mobile home parks
RDA Housing Rehabilitation Program	RDA Housing Rehabilitation Program	Rehabilitation assistance to 2-3 households per year	Ongoing	Program established, but no applications were received
Home Improvement Loan Program-Single -Family	Home Improvement Loan Program-Single -Family	Make low interest loans for housing rehabilitation	Ongoing	Promoted with Flyers at City Hall
Rental Acquisition and Rehabilitation Loan Program	Rental Acquisition and Rehabilitation Loan Program	Make low interest loans for multi-family housing	Ongoing	Promoted with Flyers at City Hall
Property Rehabilitation for Re-sale	Property Rehabilitation for Re-sale	Make low interest loans for property rehabilitation	Ongoing	Promoted with Flyers at City Hall
Senior Home Repair Program	Senior Home Repair Program	Make low interest loans to seniors for home repairs	Ongoing	Promoted with Flyers at City Hall
Section 8 Rental Assistance Program	Section 8 Rental Assistance Program	Provide housing vouchers for low-income households	Ongoing	Vouchers provided to 72 very-low income households
Occupancy Inspection Program	Occupancy Inspection Program	Provide inspection services to potential buyers	Ongoing	+/- 2 inspection per month are performed
Fresh Rate Program	Fresh Rate Program	Provide down payment assistance to low-income households	Ongoing	Promoted with Flyers at City Hall

Homeownership Assistance Program	Provide low interest loans to low-income purchasers	Ongoing	Promoted with Flyers at City Hall
First-time Homebuyer Program	Provide low interest loans to first-time homebuyers	Ongoing	Promoted with Flyers at City Hall
Uptown Business District Specific Plan	Facilitate development of 50 new units	Ongoing	Plan is in effect, but no applications have been received
Housing Incentives Program	Offer incentives to facilitate lower-income housing	Ongoing	Program is implemented and incentives are available
Density Bonus for Senior Housing (100%)	To increase affordability of senior housing	Ongoing	Program has produced 97 low income senior units
Flexible Development Standards	Provide flexibility to city standards to encourage more affordable units	Ongoing	20+ variances granted to accommodate special conditions
Fair Housing Program	Provide public with information on fair housing practices and services	Ongoing	Information