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**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: Town of Yucca Valley

Housing Policy Department  
Received on:

Mailing Address: 58928 Business Center Drive  
Yucca Valley, CA 92284

APR 2 2016

Contact Person: Shane Stueckle Title: Deputy Town Manager

Phone: 760-369-6575 x305 FAX: 760-228-0084 E-mail: sstueckle@yucca-valley.org

Reporting Period by Calendar Year: from January 01, 2015 to December 31, 2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor’s Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

## Town of Yucca Valley

### TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor & Town Council  
**From:** Diane Olsen, Assistant Planner  
Shane Stueckle, Deputy Town Manager  
**Date:** March 23, 2016  
**Meeting Date:** April 5, 2016

**Subject:** 2015 General Plan Annual Report and Annual Housing Element Report

**Recommendation:**

As recommended by the Planning Commission, that the Town Council receives and files the 2015 General Plan Annual Report.

**Prior Council Review:**

None for this specific item. The Town Council receives the mandated General Plan Annual Report in the spring of each year.

**Executive Summary:**

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2015 through December 31, 2015 time period.

The Planning Commission unanimously received and filed the report at its meeting of March 22, 2016.

**Order of Procedure:**

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question

**Discussion:**

The Town adopted a comprehensive General Plan Update on February 04, 2014. The implementation section of the General Plan recommends the Town review the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable.

The attached Annual Report addresses the Land Use and Housing Elements. In each section, there is discussion on the progress the Town has made on its implementation of the General Plan over the past year. In accordance with State requirements, Housing Element implementation is quantified.

Included with the report is the Annual Element Progress Report. There are several tables (Table A, A2, A3, B and C) required to be completed and submitted to the State. Table A2 does not apply for this review period as there were no units, rehabilitated, preserved or acquired which restricted the units to specific income levels. Due to the absence of the restrictions on all units constructed, the 18 units constructed are required by the state to be counted towards the "above moderate" income range and are reported in Table A3. Table B demonstrates the number of units constructed during the current Regional Housing Needs Allocation (RHNA) Planning period. Table C is an evaluation of each Program in the Housing element and the status of the implementation of that program.

**Alternatives:** No alternative recommendations are provided. This is a mandatory annual reporting requirement.

**Fiscal Impact:** There is no fiscal impact less staff time necessary to prepare the annual reports.

**Attachments:**

Housing Successor Report

2015 General Plan Annual Report

Annual Element Progress Report 2015

Planning Commission Staff Report of March 22, 2016



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** Town of Yucca Valley  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction Town of Yucca Valley  
Reporting Period 1/1/2015 - 12/31/2015

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	17					17	

\* Note: This field is voluntary



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction	Town of Yucca Valley
Reporting Period	1/1/2015 - 12/31/2015

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Program H1-1		Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Needs Assessment	Annually	Included in the Housing Technical Report of the General Plan update
Program H1-2		Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Adopted in 2014 as part of the General Plan update.
Program H1-3		Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.	Annually	No permits were issued in 2015 in the Old Town Specific Plan Area, therefore the building capacity has not changed.
Program H1-4		Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H1-5		Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H1-6		Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.	Ongoing	Three (3) applications for Lot Mergers were submitted in 2015 for the Old Town Specific Plan Area

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction: Town of Yucca Valley  
Reporting Period: 1/1/2015 - 12/31/2015

Program H1-7	Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.	Update the website by June 2014.	No applications for multifamily or single family attached projects were submitted in 2015
Program H1-8	Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.	Ongoing	No applications for multifamily projects were submitted in 2015
Program H2-1	Concentrate higher density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service and commercial uses. This will create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Adopted in 2014 as part of the General Plan update and the Development Code update.
Program H2-2	Encourage developers of affordable or age-restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible.	Ongoing, consultation typically occurs in the pre-application meeting	No applications for affordable or age-restricted projects were submitted in 2015
Program H2-3	Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Regulations were adopted in 2014 as part of the Development Code update
Program H2-4	Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service of affordable housing projects is a priority, per Government Code Section 95589.7	Upon Housing Element adoption	The Housing Element was provided to HDWD upon adoption
Program H2-5	Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.	On a project by project basis, consider codifying opportunities for LEED design in the Development Code Update.	No applications for Tract Maps were submitted in 2015

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	Town of Yucca Valley		Reporting Period	1/1/2015 - 12/31/2015
Program H2-6	Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update	
Program H2-7	Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.	Ongoing	The Code Compliance Division continues to monitor substandard housing within Town limits	
Program H2-8	Encourage the formation of neighborhood watch programs to promote safety in residential areas.	Ongoing	The Town supports the expansion of neighborhood watch programs	
Program H3-1	Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.	Ongoing	No applications were submitted in 2015 for affordable housing projects.	
Program H3-2	Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update	
Program H3-3	Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.	Ongoing	The Town continues to be a member of the San Bernardino County Urban County Consortium	
Program H3-4	Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.	Annually, as part of the HCD Annual Report preparation process	This information is available to the public on the Town's website	
Program H3-5	Assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall process requests that require supportive documentation within 30 days of receipt.	Ongoing	No applications were submitted in 2015 for low or moderate income projects.	
Program H3-6	Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town's website.	Ongoing	This information is available to the public on the Town's website	

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	Reporting Period	1/1/2015 - 12/31/2015			
Program H4-1		Facilitate the preservation of any deed-restricted affordable housing units by notifying the San Bernardino county Housing Authority and other qualified entities. The town will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.	Ongoing, track throughout the Annual Report to HCD	There are no at risk, deed restricted affordable housing units with the Town limits	
Program H4-2		Continue to distribute the County of San Bernardino's materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. Materials will be available at Town Hall and online.	Ongoing	This information is available to the public on the Town's website	
Program H4-3		Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.	Ongoing	No applications were submitted in 2015 for the conversion of mobile home parks	
Program H4-4		Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town's website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.	Ongoing, program was previously funded through the Redevelopment Agency	The Town continues to monitor new funding sources for housing projects	
Program H5-1		Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.	Ongoing	The Town continues to refer any housing complaints to the Fair Housing Mediation Board through the Code Compliance Division	
Program H5-2		Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino county Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.	Ongoing	The information is available to the public on the Town's website	
Program H5-3		Continue reasonable accommodation procedures to accommodate modifications to land use, zoning, and permitting processes to provide more housing options for people with disabilities.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update	

## ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

<b>Jurisdiction</b>	Town of Yucca Valley		
<b>Reporting Period</b>	1/1/2015 -	12/31/2015	
Program H5-4	Continue to enforce the Fair Housing Act, which sets forth accessibility standards for multifamily projects with four or more units.	Ongoing	The Town continues to enforce the Fair Housing Act through Building Division requirements

**General Comments:**

Please see attached General Plan Annual Report.



## 2015 GENERAL PLAN ANNUAL REPORT

### BACKGROUND:

Each year, the Town of Yucca Valley reviews the development activity during the prior year and other programs that work toward implementing the Town's General Plan. As a major component of this review, residential development activity is reviewed to determine the number and type of dwelling units completed during the year in order to comply with the State of California mandate to monitor the implementation of the Town's housing goals.

The Town of Yucca Valley Comprehensive General Plan is an official document that is adopted by the Town Council after significant public input and based upon a recommendation from the Planning Commission. The General Plan provides goals, policies, programs, and implementation strategies to guide development and redevelopment, and to preserve valued assets and resources.

Land Use Planning is mandated by the State of California, and has multiple components including long-range or comprehensive planning, current planning or development review, and environmental compliance with the California Environmental Quality Act. Land Use Planning processes are regulated by California law.

State law mandates that specific components are addressed within any comprehensive plan. These are termed "Plan Elements". The required Plan elements include:

Land Use	Open Space
Circulation	Noise
Housing	Safety
Conservation	

The Town's General Plan addresses all of these components. It should be noted that the Housing Element must be updated every eight years. The Housing Element in place for the Town during this review period was approved by the Town Council on February 04, 2014. The Housing Element update was included in the overall General Plan Update discussed below.

State Law permits the General Plan mandated elements to be amended up to four times annually. The Town approved fifteen General Plan Amendments to the 1995 General Plan. Two general plan amendments to the County General Plan were approved following incorporation and prior to the adoption of the 1995 General Plan. There were no General Plan Amendments during this reporting period.

This report does not discuss every component of each Element, but it gives insight into general land use activity and overall General Plan implementation.

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### **DEVELOPMENT CODE UPDATE:**

The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan. Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits.

A complete update of the Development Code was adopted by the Town Council in late 2014.

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### **GENERAL LAND USE ACTIVITY**

The following were major projects submitted and/or approved during 2015 calendar year:

CUP 01-14 Spectrum Verizon –Submitted on June 10, 2014, this project is for the construction of a 55' cell tower to be disguised as a pine tree. The project was approved by the Planning Commission on July 28, 2015.

CUP 01-15 Hope Academy–Submitted on March 02, 2015, this project is for the conversion of approximately 14,000 square feet of an existing approximately 90,000 square foot commercial structure into a charter school for grades K thru 12. The project was approved by the Planning Commission on August 12, 2014.

CUP 02-15 Burrtec –Submitted on April 22, 2015, this project is for the construction of a waste management facility, to include a 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance building, a 3,025 square foot administration office, a 3,300 square foot employee office, parking facilities, fueling facilities, bin storage and scales. This project was approved by the Planning Commission on January 26, 2016.

CUP 03-15 Cortel -Submitted on May 04, 2015, this project is for the construction of a 52 foot cellular tower to be disguised as a water tank. The project is scheduled for the Planning Commission meeting of March 22, 2016.

CUP 04-15 Steak n Shake –Submitted on September 14, 2015, this project is for the construction of a 3,200 square foot restaurant with drive thru, to include required parking and landscaping. This project was approved by the Planning Commission on January 12, 2016.

SPR 01-15 Princeton Equine –Submitted on June 11, 2015, this project is for the construction of an equine veterinary clinic, to include a 2,304 square foot treatment area/office, 576 square feet of outdoor holding pens, a 60' diameter round pen, parking and landscaping. This project was approved by the Planning Commission on October 13, 2015.

SPR 02-14 Walbern Development –Submitted on December 15, 2014, this project is for the construction of 7,768 square feet of retail and quick serve restaurant space. The project was approved by the Planning Commission on January 27, 2015.

TPM 19644 Yucca Retail 5 –Submitted on May 15, 2015, this project is for the subdivision of one parcel into two commercial lots. The project was approved by the Planning Commission on June 09, 2015.

TPM 19655 Zarakov –Submitted on July 14, 2015, this project is for the subdivision of one parcel into two commercial lots. The project was approved by the Planning Commission on February 09, 2016.

TPM 19685 Hawks Ridge- Submitted on October 05, 2015, this project is for the subdivision of approximately 60 acres into four residential parcels and a remainder parcel. This project is currently under review by staff.

There were no General Plan amendments requested or approved during 2015. The chart below lists the General Plan Amendments that have been requested since incorporation:

<b>General Plan Amendments Since Incorporation</b>				
<b>DATE</b>	<b>CASE NO.</b>	<b>APPLICANT</b>	<b>PROJECT DESCRIPTION</b>	<b>STATUS</b>
8/23/1993	GPA-01-93	KenLar Construction	Rezone from 4MRM to CO,	Approved
11/3/1993	GPA 02-93	Town of Yucca Valley	Rezone from RS18m to IN	withdrawn
11/3/1993	GPA 03-93		Rezone from RM4M to CO,	Approved
10/24/1996	GPA-01-96	Town of Yucca Valley	Section 11 Annexation	Approved
2/16/1999	GP-01-99	Banks Vaughn		Denied
2/15/2000	GPA 01-00	Town of Yucca Valley	Housing Element Update	Approved
05/30/2001	GPA 01-01	Leon Strand	Rezone R-HR to RL-5	Approved
06/14/2001	GPA 02-01	Barton Pedersen	Rezone R-HR to RL2.5	Approved
09/06/2001	GPA 03-01	Town of Yucca Valley	State Annual Report	Accept and file
03/07/2002	GPA 01-02	Tim Humphreville	RS -RM10 (RZ 01-02)	Denied
04/24/2002	GPA 02-02	Town of Yucca Valley	2001 Annual Report	Accept and file
02/28/2003	GPA 01-03	Bill Scholar	Rezone CG to RM	Approved
05/07/2003	GPA 02-03	Cole Stillwell	Rezone RL to CG	Approved
02/25/2004	GPA-01-04	Danmark Dev	Rezone RS-2 to RS-3.5	Approved
	GPA 02-04	Town of Yucca Valley	Rezone RL-1 to RS-3.5	Approved
12/08/2004	GPA-01-05	TYV	Land use designation changes	Approved
04/07/2005	GPA 02-05	Neighborhood Housing Group	Rezone RL-1 to RM-8	Approved
07/11/2005	GPA 03-05	Century Homes		withdrawn
08/10/2005	GPA-04-05	Randy Werner	Rezone R-HR to RL-5	Approved
03/10/2006	GPA-01-06	Bill Shack	Rezone RL-5 to RS-3.5	Approved
12/07/2006	GPA-02-06	Specialty Homes	Rezone	Approved
12/13/2006	GPA-03-06	Nickolas Ventures	Rezone to RM -10	withdrawn
	GPA 01-07	TYV	Old Town Specific Plan	Approved
12/18/2007	GPA 02-07	Chris Paolini	Rezone RL-1 to RS-2	Approved
03/20/2008	GPA 01-08	Curtis McGrew	Rezone R-HR to RL	Approved
01/19/2009	GPA 01-09	Town of Yucca Valley	Housing Element Update	Approved
07/01/2011	GPA 01-11	Town of Yucca Valley	Comp General Plan Update	Approved

The following chart shows the tentative tract maps that have been approved since incorporation. Those with an asterisk have proceeded through the final map process and been recorded. The Town did not receive any Tentative Tract Map applications in 2015.

**SYNOPSIS OF TENTATIVE TRACT MAPS**

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL# OF LOTS	# OF VACANT LOTS
<b>APPROVED PROJECTS</b>					
02/28/2003	TM 16471*	Bill Scholar	Desert Vista Village E. of Palm, S of Pine	106	68
09/05/2003	TTM 16649	40 Villas LP	NE corner of Camino del Cielo and Martinez	34	34
02/25/2004	TM 16587*	Danmark Development	S of Mountain View between Acoma and Church	57	41
04/01/2004	TM 16786*	De Silva	Vera Lane west of Joshua Lane	4	4
04/16/2004	TM 16957*	Bob Stadum	E side of Acoma 1 parcel N of Joshua Drive	34	34
09/13/2004	TTM 16787	Rondel Ent.	W of SR247 S of Castro	54	54
09/13/2004	TTM 16733	Arthur Schultz	S of Santa Barbara E & W of Indio	17	17
10/29/2004	TM 17240*	Leon Strand	Santa Barbara between Balsa and Emerson	4	3
12/13/2004	TM 17328*	Yucca Estates	SW corner of Yucca Tr. And Emerson	17	17
06/14/2005-Expired	<del>TTM-17633</del>	<del>Burnt Mtn Haciendas</del>	<del>SW corner of Palomar and Onaga</del>	<del>61</del>	<del>61</del>
01/27/2006	TTM 17476	SILVATEX,INC	N of Paxton 1 parcel E of Imperial	43	43
08/22/2006	TTM 18011	Specialty Homes	SE Corner of Cholla Ave. and Joshua Dr.	8 1 remain	8
03/10/2006	TTM 17862	Copper Hills Homes	NE corner of Sage Ave and San Andreas	107	107
06/15/2007	TTM 17985	Fred Golestani	NE corner of Palomar Ave and Juarez Dr	20	20
12/18/2007	TTM 18418	Pueblo Mesa	NE corner of Sage Ave and Golden Bee Drive	142	142
12/23/2009	TTM18773	Beverly Lucas	SW corner of Cholla Ave and Carlyle Dr.	60	60
		TOTAL # OF APPROVED LOTS		768	
*Recorded Tract Map		TOTAL # OF VACANT LOTS			713

Since incorporation there have been six tract maps that have recorded. They are:

- |   |   |
|---|---|
| 1. Tract Map 16471 Desert Vista Village | 4. Tract Map 16957 Living Space         |
| 2. Tract Map 16587 Mesquite 55          | 5. Tract Map 17240 Strand               |
| 3. Tract Map 16786 Da Silva             | 6. Tract Map 17328 Yucca Valley Estates |

The following chart shows all of the Tentative Parcel Maps that have been approved since incorporation. The Town received three Tentative Parcel Map applications in 2015.

**SYNOPSIS OF TENTATIVE PARCEL MAPS**

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL # OF LOTS	# OF VACANT LOTS
<b>APPROVED PROJECTS</b>					
08/24/1992	PM 14325	Leonard Malin	SW corner Sunnyslope Dr and Warren Vista Ave	2	1
10/26/1993	PM 14602	Robert Smith	SE corner of Yucca Tr and Valley Vista Ave	3	2
08/24/1994	PM 14722	Alan Petty	SW corner Dulce Ave and Santa Barbara Dr	4	4
10/27/1998	PM 15202	Tom Humphreville	NW corner Country Club Rd and Quemada Tr	2	0
05/30/2001	PM 15708	Leon Strand	SE corner Balsa Ave & Terbush	4	2
04/05/2004	PM 16561	Copper Hill Homes	W side of Selecta Ave N of Juarez Dr	2	0
12/10/2004	PM 17012	Andora Sprecher	SW corner Jemez Tr and Mountain View Tr	4	4
03/24/2005	PM 17093	Paul Cook/Jean Smith	SW corn Cortez and Dulce	4	4
06/28/2005	PM 17221	Ted Philips/Janet Grace	NE corner Warren Vista and Santa Barbara	4	4
06/20/2006	PM 18056	Mark Melby	NE corner of Cholla Ave and Buena Vista Dr	4	4
08/15/2006	PM 18321	Marcos Ocequeda	Borrogo Tr and Papago Tr	2	2
09/25/2006	PM 18009	Robert & Amelia Smith	SW corner Yucca Tr and Valley Vista	2	2
10/06/2006	PM 17784	Phyllis Haley	corner of Balsa Ave and Vaduz Ave	2	2
03/06/2007	PM 18349	Dawn Rowe	NE corner Emerson Ave and Vera Lane	2	2

04/20/2007	PM 18472	Steve Inverno	NW corner Camino Del Cielo and Onaga Tr	2	2
06/01/2007	PM 18759	Helen Holloway	S of Griffis Rd, east and west of SR 247	2	2
09/27/2007	PM 18818	Curtis McGrew	7953 Valley Vista	2	1
03/20/2008	PM 18967	Curtis McGrew	south end of Valley Vista, east side of street	4	3
07/07/2011	PM19288	Mark Stevens	7090, 7110, 7140 Plasse	3	0
01/22/2014	TPM 19525	Nasland Eng	29 Palms Hwy, east of Avalon Ave	3	0
05/05/2015	TPM 19644	Yucca Retail 5	29 Palms Hwy, east of Avalon Ave	2	2
07/14/2015	TPM 19655	Stan Zarakov	29 Palms Hwy, west of Palm Ave	2	1
			TOTAL # OF APPROVED LOTS	61	
			TOTAL # OF VACANT LOTS		44

## COMPREHENSIVE GENERAL PLAN LAND USE ELEMENT

The Land Use Element is interconnected to all other elements of the General Plan, affecting the need for resources, infrastructure, jobs, housing, and public services and facilities. The purpose of the Land Use Element is to provide a comprehensive depiction of land use allocation and distribution throughout Town. The Land Use Element is commonly emphasized, due to its ties with all other Elements of the General Plan.

One program of the Land Use Element of the original General Plan was to have the zoning map consistent with the General Plan Land Use map and updating simultaneously with each General Plan land use Amendment. As part of the General Plan Update, the Town has changed has to a two map system.

During the last reporting period, there were no General Plan Amendments. As indicated under the General Land Use Activity section, there have been only seventeen General Plan Amendments since incorporation; two of these were made to the County General Plan prior to the adoption of the 1995 General Plan. The requests were received in 1993, 1996, 2001, 2003, 2004, and 2005, 2006, 2007, 2008 and 2009.

Yucca Valley does not typically experience a high level of development from large-scale projects and continues to have a slower growth rate in comparison to other southern California communities. This fact is highlighted by the fact that approximately 1,810 single-family residential dwellings have been permitted in the Town over a 22 year period (June 1992 to December 31, 2015). In addition the California Department of Finance estimates the population change between January 1, 2014 and January 1, 2015 at 1.5%. This slow growth rate is due to the

national and regional economies, and the fact that Yucca Valley is a bedroom community to the Coachella Valley as well as a retirement community.

For Calendar year 2015, 17 new single family homes were permitted. The Southern California Association of Governments (SCAG) through their RHNA process is projecting an approximate one percent growth rate annually for the Town of Yucca Valley over the next 22 years.

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<b>COMPREHENSIVE GENERAL PLAN HOUSING ELEMENT</b>
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**REGIONAL HOUSING NEEDS ASSESSMENT:**

The purpose of the Housing Element is to provide a comprehensive planning approach for the housing needs and to set policies and programs that will enable the Town to reach its defined housing goals. Housing goals are based on a Regional Housing Needs Assessment (RHNA), developed by the Southern California Council of Governments (SCAG). The following identifies the RHNA allocation to the Town of Yucca Valley for the next SCAG planning period.

2014-2021 RHNA:

<u>Income Category</u>	<u>Number of Units</u>
Lower Income:	358
Moderate Income:	172
<u>Above Moderate Income:</u>	<u>400</u>
Total	930

**HISTORICAL HOUSING UNITS:**

The following chart lists the numbers of single and multi-family building permits issued during the fiscal years listed.

	SFR	MFR
91-92	16	0
92-93	31	0
93-94	13	0
94-95	24	0
95-96	11	0
96-97	6	0
97-98	21	0
98-99	44	0
99-00	54	0
00-01	82	0

01-02	118	0
02-03	188	0
03-04	353	4
04-05	384	4
05-06	244	13
06-07	99	2
07-08	36	2
08-09	7	0
09-10	11	0
10-11	2	0
11-12	13	0
12-13	2	75
13-14	16	0
14-15	10	0
15-16	6	0

As the above chart shows, the number of new single building permits peaked in the 2004- 2005 fiscal year and has decreased significantly since that time. It should be noted that the numbers above are fiscal year, whereas the numbers included in the technical report to be submitted to the state are based upon calendar year.

Specific actions and expenditures during this reporting period include the following.

**LEASE OF AGENCY DUPLEXES:**

The Town of Yucca Valley continued to lease the five duplex structures to Unity Homes. The duplexes provide housing to ten very low and low to moderate income families. Presently seven units are occupied as of March 14, 2016.

**REVIEW OF GOVERNMENTAL CONSTRAINTS ON HOUSING:**

The Town of Yucca Valley has relatively low constraints on housing. This fact is exemplified by the following.

1. Single family residential development requires no architectural review, or any other governmental process, other than the standard Building & Safety Plan Check and field inspection process;
2. The building permit and plan check fees were increased in March 2005 which had not been amended since incorporation of the Town of Yucca Valley in 1991. Per square foot residential valuation remains \$55.18 per square foot for living area.
3. There are no constraints that hinder the development and construction of affordable housing within the Town of Yucca Valley.
4. Repair and rehabilitation of housing units within the Town is not regulated, except through the Uniform Building Codes. There is no requirement for architectural review, design

review, or any other entitlement process for the repair and/or rehabilitation of housing units within the Town.

5. Architectural/Site Review processes are included within the entitlement process for new multi-family development projects, and no additional time frames or costs are associated with review of these projects
6. Standard building plans are reviewed within ten business days. Engineered plans may take up to 15 business days to review.
7. The Town Council has reduced the impact fee for all new Infill Single Family Residences to \$2,569.

The Regional Water Quality Board has required that Phase One of the HDWD sewer system be operational by 2021. The Hi Desert Water District is working to meet this goal.

**REGIONAL HOUSING NEEDS BY INCOME:**

The Town of Yucca Valley uses Department of Housing and Urban Development income criteria for San Bernardino County area in determining eligibility for affordable housing programs.

San Bernardino County Income Limits 2015										
FY 2015 Income Limit Area	Median Income	FY 2015 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
San Bernardino County	\$60,500	Very Low Income limit	21,750	24,850	27,950	31,350	33,550	36,050	38,550	41,000
		Lower Income limit	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650

The Town of Yucca Valley’s adopted and State approved Housing Element indicates the Town’s share of regional housing needs is outlined as follows. The Town has updated its Housing Element, which was approved by the Town Council on February 04, 2014. As part of the updated Housing

Element the RHNA numbers are listed below.

The housing needs figures below reflect the figures for the current SCAG/SANBAG planning period of 2014-2021.

	2014-2021
Income Category	Number of Units
Low Income:	358
Moderate Income:	172
Above Moderate Income:	400
Total	930

For the 2015 (calendar year) review period, 17 building permits for single family units were issued.

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### **ACTIONS TO IMPLEMENT THE GENERAL PLAN ELEMENTS:**

During the reporting period, development proposals of all types have been reviewed and conditioned so they conform to applicable policies of the Comprehensive General Plan.

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### **CONCLUSION:**

The Development Code is the primary tool for implementing the General Plan. At the May 26, 2009 Town Council meeting authorization was given to begin the process of a Development Code Update. The Development Code Update was adopted by the Town Council in late 2014.

It is a goal of the Town to establish a safe, attractive community with appropriate infrastructure for area residents, business owners, and visitors. With proper tools, this goal is attainable.

END OF ANNUAL REPORT

**Housing Successor Fund of the Town of Yucca Valley  
Addendum to the Annual Progress Report  
For Fiscal Year Ended June 30, 2015**



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**Independent Accountant's Disclaimer Report Applied to the  
Preparation of the Addendum to the Annual Progress Report of the  
Housing Successor of the Town of Yucca Valley**

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To Management of the  
Housing Successor of the Town of Yucca Valley  
Yucca Valley, California

We have prepared the accompanying Addendum to the Annual Progress Report ("Addendum to the APR") of the Housing Successor of the Town of Yucca Valley ("Housing Successor") as of June 30, 2015 and for the year then ended in accordance with the reporting provisions of the California Health & Safety Code Section 34176 as amended by Senate Bill 341 (Chapter 796, Statutes of 2013, effective January 2014) ("SB 341").

The accompanying Addendum to the APR of the Housing Successor as of June 30, 2015 and for the year then ended was not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, conclusion, nor provide any assurance on it.

This Addendum to the APR is intended solely for the information and use of management of the Housing Successor, and is not intended to be and should not be used by anyone other than this specified party.

*Rogers Anderson Malody & Scott, LLP*

San Bernardino, California  
December 15, 2015

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**Housing Successor of the Town of Yucca Valley  
Addendum to the Annual Progress Report  
For Fiscal Year Ended June 30, 2015**

- 1) **The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited.**

*The Housing Successor Fund received \$1,304 from investment earnings as of June 30, 2015. None of these amounts were deposited for items listed on the Recognized Obligation Payment Schedule.*

- 2) **A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.**

*The fund balance (deficit) in the Housing Successor Fund as of June 30, 2015 was \$(112,636), none of which was held for items listed on the Recognized Obligation Payment Schedule. This amount contains \$25,000 in interest in real property that form part of the Town of Yucca Valley's capital assets.*

- 3) **A description of expenditures from the fund by category, including, but not limited to, expenditures**

- a. **for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a),**

*The Housing Successor Fund's expenditures related to this category as of June 30, 2015 were \$3,829 in administrative expenses.*

- b. **for homeless prevention and rapid re-housing services for the development of housing described in paragraph (2) of subdivision (a),and**

*The Housing Successor Fund had \$1,801 in expenditures related to homeless prevention and rapid re-housing services as of June 30, 2015.*

- c. **for the development of housing pursuant to paragraph (3) of subdivision (a).**

*The Housing Successor Fund had \$155,317 in expenditures related to the development of housing pursuant to paragraph (3) of subdivision (a) as of June 30, 2015.*

- 4) As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.

*The statutory value of real property owned by the Housing Successor Fund as of June 30, 2015 was \$25,000. The value of loans and notes receivable in the Housing Successor Fund as of June 30, 2015 was \$545,972.*

*The sum of the statutory value of real property and the value of loans and notes receivable owned by the Housing Successor Fund as of June 30, 2015 adds up to \$570,972.*

- 5) A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

*No transfers occurred pursuant to paragraph (2) of subdivision (c) in the previous fiscal year or earlier fiscal years in the Housing Successor Fund.*

- 6) A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.

*The Housing Successor Fund received no such property tax revenue as of June 30, 2015.*

- 7) For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.

*As of June 30, 2015, the Housing Successor Fund's real property interests were as follows:*

<u>Purchase Date</u>	<u>Description</u>	<u>Parcel Number</u>	<u>Statutory Value at June 30, 2015</u>	<u>Status on compliance with 33334.16</u>
8/11/1994	Housing Duplex	APN#0601-161-120000	\$ 5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-161-280000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-161-270000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-193-210000	5,000	In Compliance
8/11/1994	Housing Duplex	APN#0601-193-200000	5,000	In Compliance
Total Interests in real property			<u>\$ 25,000</u>	

*As of June 30, 2015, the Housing Successor Fund did not hold any property acquired after February 1, 2012.*

- 8) A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.**

*As of June 30, 2015; there were no outstanding obligations pursuant to Section 33413 that remained to be transferred to the Housing Successor Fund on February 1, 2012.*

- 9) The information required by subparagraph (B) of paragraph (3) of subdivision (a).**

*This item is not applicable to the Housing Successor Fund until Fiscal Year Ended June 30, 2019.*

- 10) The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.**

*As of June 30, 2015, the Housing Successor Fund had 88% (eighty-eight percent) of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.*

- 11) The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.**

*The Housing Successor Fund did not have any excess surplus as of June 30, 2015 or at any point during the fiscal year.*