City of Yucaipa
Annual Housing Element
And General Plan
Progress Report
01/01/22 to 12/31/22

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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 Housing Element and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1st 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 discussion 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, typically the previous calendar year.

More specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR 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 determine 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. In November of that year, the City became an incorporated 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.

The new systems incorporated into the County's 1989 General Plan were included as part of an Interim General Plan to standardize and replace the old zoning system as well as the community 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 a 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, and included elements from the Interim General Plan.

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.

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. The 4th cycle update of the Housing Element was adopted on February 23, 2009, for the 2008-2014 planning period and the City Council adopted the 5th Cycle Housing Element on April 22, 2013 (Resolution No. 2013-16), covering the 2014-2021 planning period.

With the City's General Plan at the end of its expected twenty-year planning horizon, City Council initiated the process of an update of the General Plan in 2012. The City completed the comprehensive 20-year General Plan update, and was adopted by City Council by Resolution on April 11, 2016. As part of this process, the previously adopted 5th Cycle Housing Element was incorporated into the General Plan update. This report addresses the occurrences of calendar year 2016, in which the 2016 General Plan update was in place, as was the 5th Cycle Housing Element, which was adopted on April 22, 2013.

The City initiated the update to the Housing Element in 2020, which would address the 6th Cycle covering the period from 2021-2029. Through a rigorous outreach process, the City developed a comprehensive approach towards meeting the requirements of the state, and adopted its Housing Element on September 12, 2022. The California Department of Housing and Community Development officially certified the 6th Cycle Housing Element on October 21, 2022.

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.

Date of Presentation/Acceptance by the Local Legislative Body

The 2022 Housing Element and General Plan Annual Progress Reports were presented to the City Council at a regularly scheduled City Council meeting on March 27, 2023. The APR was received and filed approved by the City Council at this meeting.

Measures Associated With Implementation of the General Plan

Planning / Construction Activities

Major Advanced Planning Activities

Housing Element Update: The City Council adopted the 5th Cycle Housing Element Update on April 22, 2013 and had certification from the California Department of Housing and Community Development (HCD) in full compliance with the State Housing Element law (Article 10.6 of the Government Code). In order to complete the required update for the 6th Cycle, the City has initiated the Housing Element update on January 13, 2020. Despite the COVID-19 pandemic, extensive outreach efforts and study sessions have been conducted to guide the draft Housing Element update, which was officially adopted on September 12, 2022. The California Department of Housing and Community Development then certified the 6th Cycle Housing Element on October 21, 2022. The City has since begun the work on implementing the related housing programs, with expected code updates to occur in 2023 and 2024.

Freeway Corridor Specific Plan Update: The Freeway Corridor Specific Plan (FCSP) area includes the largest undeveloped area in Yucaipa, comprised of 1,242 acres of land, and is poised to capture a portion of the regional demand for commercial and residential uses. Its original intent was to provide job growth opportunities for the community and was one of the key strategies for providing housing opportunities that could meet the Regional Housing Needs Assessment (RHNA) during prior housing cycles. The existing FCSP was originally developed in 2007/8, right before the economic recession that resulted in dramatic changes to the retail and commercial industry. Since the adoption of the FCSP, the City has also completed a comprehensive General Plan update, which was adopted in 2016. To help address the development potential and viability of the FCSP area, the City applied for and was awarded several grants from Southern California Association of Governments (SCAG) that have been combined to complete an update to the plan. Several study sessions and stakeholder meetings have been conducted to gather feedback on proposed changes to this plan. The City has also initiated the environmental review process, with a Notice of Preparation issued on November 14, 2022.

Yucaipa Valley Wine Country Specific Plan: Interest has grown within the Community to allow for crop cultivation of wine grapes throughout the City, with some small-scale vineyards that have been recently planted. Winemaking presents several different elements from a land use perspective that are not currently addressed by the City's Development Code, and due a lack of agriculturally zoned land and/or historically grown vineyards, the City has conducted a two-phased approach to encourage the development of a sustainable wine industry in the community. In 2020, the City completed Phase I (research and initial outreach phase), and has since been developing a Specific Plan that can facilitate the orderly development of wineries and ensure their compatibility with the existing community, while maintaining compliance with no-net-loss housing requirements. Following significant outreach efforts, the draft Land Use Plan was presented at the City Council Meeting and the Specific Plan document has been drafted and is available for

review. The City has also initiated the environmental review process, with a Notice of Preparation issued on July 13, 2022.

Enhanced Infrastructure Financing Districts: SB 628 created EIFDs to help fund economic development projects. With amendments made over the last few years, EIFDs are now able to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatment, and climate adaptation projects, among others. In 2021, SCAG awarded the City a grant to study the formation of an EIFD that would encompass specific project areas needing infrastructure and that would address the City's 2021-2029 RHNA requirements. These areas include the Crafton Hills College Overlay District and Freeway Corridor Specific Plan, among others. On November 28, 2022, the City approved the Resolution of Intent to form an EIFD.

Local Hazard Mitigation Plan Update: The City's Local Hazard Mitigation Plan (LHMP) was last prepared and adopted as part of the City's 2016 General Plan update. As part of the requirements to maintain a current LHMP, the City began the efforts to assess current hazard vulnerabilities, key assets and concerns, and other resources that are vital to the health and safety of the City. Additional analysis was also provided towards infectious diseases, which incorporated lessons learned from the COVID-19 Pandemic. The LHMP is expected to be adopted early 2023.

College Village Overlay District: On May 13, 2013, the City Council adopted Resolution No. 2013-20, authorizing staff to prepare and submit an application for a planning grant to create a Transit Oriented Development (TOD) plan specific to the Crafton Hills College campus and portions of the Dunlap neighborhood under the Local Assistance Planning Program from the Southern California Association of Governments (SCAG), which was awarded to prepare the College Village Overlay District Guidelines. The Community Design and Land Use Element of the adopted General Plan Update established the College Village Overlay District; however, the formal adoption of the standards was continued as the City worked with the property owners in the district. Renewed interest in formally adopting the College Village Overlay District occurred as part of the Housing Site selection process for the 6th Cycle Housing Element. The development of the College Village has remained as a key priority in the General Plan, and the January 11, 2021, Study Session for the Housing Element included direction to have the site be included as a strategy in the Housing Element. The City completed the necessary details with key stakeholders, and the College Village was adopted on May 23, 2022.

General Plan Amendment(s)

Three separate City Council meetings were held where a General Plan Amendment was approved, with the descriptions as follows:

- June 27, 2022:
    - A General Plan Amendment to modify Policy CDL-4.6, Outdoor Signage of the General Plan to permit up to three outdoor offsite advertising billboards, and a Development Code Amendment (Ordinance No. 393) to

amend Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Development Code to amend regulations pertaining to Electronic Messaging Center Billboards, which would include decorative structures to provide monumentation for the City of Yucaipa.

- September 12, 2022:

    - Case No. 22-063/GPA: City of Yucaipa General Plan Housing Element Update, which included a Land Use District Change to address housing site requirements listed in the element.
    - Case No. 21-045/GPA/LUCR/MJV/DBA/ARC (Riverwalk Senior Development): A Minor General Plan Amendment to change the land use designation of a property from RM-72C (Multiple Residential) to RM-24 (High Density Multiple Residential), a Density Bonus Agreement (DBA) to qualify for a 25% increase in land density, a Land Use Compliance Review with Architectural Review to construct a 150-unit, three story, age-restricted senior housing complex for individuals who are 55 years and older.

- October 24, 2022:

    - Case No. 21-202/GPA/CUP/ARC: A Minor General Plan Amendment to change the land use designation of a split-zoned parcel (APN 0318-011-48), currently designated as RS-20M (Single Residential) (1.43 acres) and CG (General Commercial) (4.5-acres), to a single land use designation of CG (General Commercial) totaling 5.93 acres.

Planning Program(s):

Restaurant Infrastructure Program: The City's Restaurant Infrastructure Improvement Program (Program) began as an expansion of the City's Façade Improvement Program by including a restaurant rehabilitation component that would support the conversion of a standard retail space to a restaurant type of use. The intent behind the proposed enhancement to the Program is to encourage the development of restaurants in the Uptown and provide financial aid to restaurant and beverage establishments for converting existing retail spaces into restaurant spaces. The Program elements were revised to streamline the Program and address potential liability matters in order to further encourage its use.

Residential Façade Improvement Program: On January 27, 2020, the City Council approved an expansion to the City's façade improvement program to include residential façade improvements focuses on four disadvantaged areas within the City, specifically in the Dunlap and Greater Uptown neighborhoods, which generally consists of the neighborhoods west of Oak Glen Road and South of Yucaipa Boulevard, and between 5th Street and Bryant Street, south of Date Avenue and certain areas north of Wildwood Canyon Road, and would ultimately support the rehabilitation of units needing repair. The program was updated following comments received from those that were interested in participating.

Development Impact Fee Program Update: AB 602 establishes "standards and practices" for adopting an impact fee nexus study before imposing a DIF. AB 602 further reinforces that the DIF calculations shall demonstrate a reasonable relationship between the need for the public facility or facilities funded by the fee and the development project the fee is assessed on. This element to AB 602 remains consistent with the City's DIF program, however, the law further identifies that jurisdictions must calculate a fee imposed on a housing development project proportionately to the square footage of the proposed units of the development, unless very specific thresholds are met to establish fees on a per unit basis. The new requirements from AB 602 represents a shift in the approach for the City, as the current framework and approach to the DIF is a per unit calculation. Based on these new requirements and limited availability to meet the exceptions provided as part of AB 602, staff solicited proposals from qualified firms to assist in a comprehensive update to the DIF program and began the update to meet the 2023 DIF assessment.

The City completed Comprehensive Inspections for 9 mobile home parks.

Notable Development(s) Completed:

- Wilson III Creek Basin Phase 1 has been under construction; recent storm events have shown the flood control benefits to safeguard downstream properties.
- Left Turn Signal Phasing Project
- Live Oak Canyon/Outer Highway 10 Interchange Improvements
- Oak Glen Neighborhood Park Trailhead and Parking Improvements
- Chinaberry Street Improvements
- Wildwood Canyon Road and Interstate 10 Freeway Interchange Project – Project Approval/Environmental Document phase was initiated, with a Notice of Preparation issued on February 24, 2022.
- Yucaipa Pointe - Tenant Grand Openings
- Groundbreaking for 5th Street Marketplace Housing Development

Density Bonus Project(s)

The City received seven Density Bonus Requests for age-restricted senior housing projects or affordable housing projects between 2021 and 2022, and three agreements were executed. Five of the applications were deemed complete and ultimately approved with all of the units proposed by the density bonus request; and some these applications included any waivers or concessions or applied reduced parking standards consistent with state law. The two outstanding include General Plan Amendments to change the land use designation.