



**NOTICE OF PREPARATION AND SCOPING MEETING for the
WINE COUNTRY SPECIFIC PLAN SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT**

Date: July 13, 2022

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

PROJECT: Yucaipa Valley Wine Country Specific Plan

LEAD AGENCY: City of Yucaipa

PROJECT SPONSOR: City of Yucaipa

The City of Yucaipa (“City”) is the lead agency pursuant to the California Environmental Quality Act (“CEQA”) and intends to prepare a Supplemental Environmental Impact Report (“SEIR”) to the Yucaipa General Plan EIR for the proposed project identified below. The City has prepared this Notice of Preparation (“NOP”) to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: The City requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with Title 14, Section 15082(b) of the California Code of Regulations. Your agency will need to use the SEIR prepared by the City when considering any permits that your agency must issue or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT: Yucaipa Valley Wine Country Specific Plan

PROJECT SPONSOR: City of Yucaipa, 34272 Yucaipa Blvd, Yucaipa, CA 92399

PROJECT LOCATION: The 1,093.6-acre Wine Country Specific Plan (WCSP) area is in the northeastern portion of the City of Yucaipa, specifically the North Bench Area of the city as shown in Figure 1, *Local and Regional Vicinity*.. The project site is at the foot of the San Bernardino Mountains. The major north-south thoroughfares include Fremont Street, Jefferson Street, and Martell Avenue; major east-west thoroughfares include Ivy Street, Carter Street, and Oak Glen Road. The plan area is bounded by Martell Avenue on the east, Oak Glen Road on the south, Fremont Street on the west and the San Bernardino mountains on the north (see Figure 2, *Site Aerial*).

APNs: 032025-106, -108, -119, -120, -121, -123, -124, -125, -130, -131, -132, -133, -134, -135, -136, -137, -138, -156, -157, -158; 032104-105, -107, -108, -109, -110, -111, -112, -113, -114, -115; 032023-101, -102, -103, -109, -110; 032108-113, -114, -115, -214; 032109-101, -103, -104, -105, -106; 032110-101, -102, -112, -125, -126; 032024-103, -104, -112, -113 ; 032103-102, -107, -108, -111, -112, -114, -115, -116, -118, -120, -121, -124, -126, -128, -130, -139, -144, -149, -150, -151, -152, -153

PROJECT DESCRIPTION: The City of Yucaipa (Applicant) proposes the Yucaipa Valley Wine Country Specific Plan (WCSP). WCSP is a proposed phased development that would subdivide the land into lots (i.e., homes/estates) and nonresidential areas for vineyards, trails, and open space.

The proposed project site consists of 1,093.6 acres of primarily undeveloped land. Under the proposed Specific Plan, land uses would be split approximately 50/50, with residential uses on 547.4 acres and nonresidential uses on 546.2 acres. The proposed nonresidential land use designations include Agriculture, Riparian Area, and Water District at approximately 465, 73, and 7 acres, respectively. The Water District designation would apply to land owned by the Yucaipa Valley Water District and used for existing infrastructure. The residential use acreage would be divided into two groups; residential lots of 10,000 to 14,000 square feet (“Villas”) encompassing 315 acres and residential lots of 0.5 acre (“Estates”) encompassing 232.4 acres (see Figure 3, *Conceptual Land Use Plan*). The Riparian Area would create a buffer between the proposed residential uses surrounding Wilson Creek and the creek habitat.

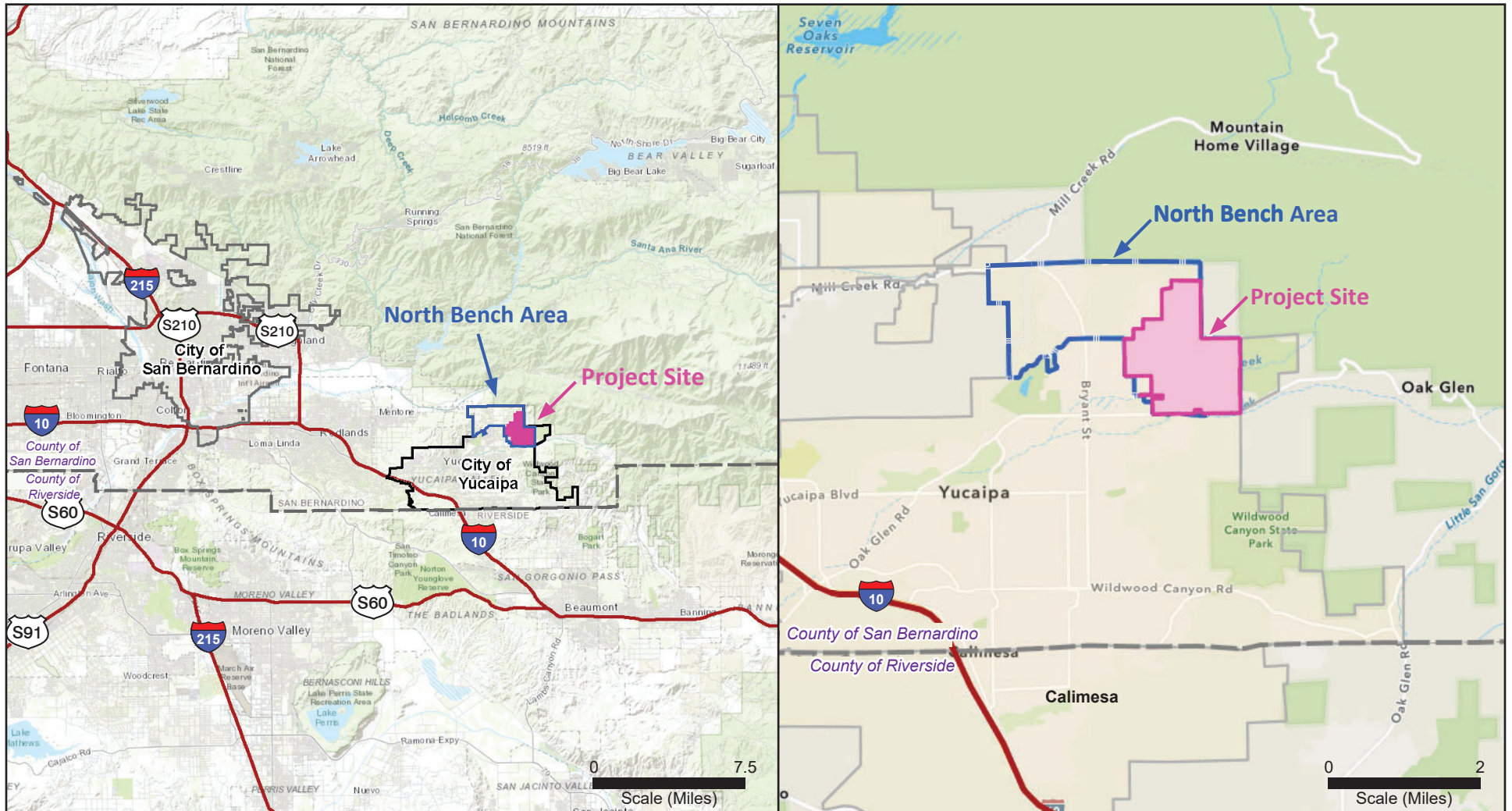
The 2016 Yucaipa General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay, which allows low-density rural residential development that is enhanced by special design standards. Single-family residential is the primary use, coexisting with open space and agriculture/agrarian uses. The maximum development gross density is one unit per acre. The WCSP maintains the land use requirement and buildout capacity of the General Plan, with the same total number of units on the entire site. However, the WCSP would allow residential units at a higher net density, up to four units per acre, while maintaining the effective gross one-acre density over the entire plan area and then balancing the remainder to create areas that specifically support viticultural uses and preserve open space features.

The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted in the General Plan for the plan area. The Villas would cover 629 lots with a buildout density of 2 to 3 dwelling units per acre (DU/ac); the Estates would be on 462 half-acre lots with a buildout density of 2 DU/ac. The breakdown of the residential units is shown in Table 1.

Table 1: Residential Units Breakdown

Land Use Designation	Lot Size	Density (DU/ac)	Lots	Percentage
Villas	10,000–14,000 SF	2.0–3.0	629	57%
Estates	Half Acre	2.0	462	43%
Total			1,091	100%

Figure 1 - Local and Regional Vicinity



Regional Vicinity

Local Vicinity

--- County Boundary

— City Boundary

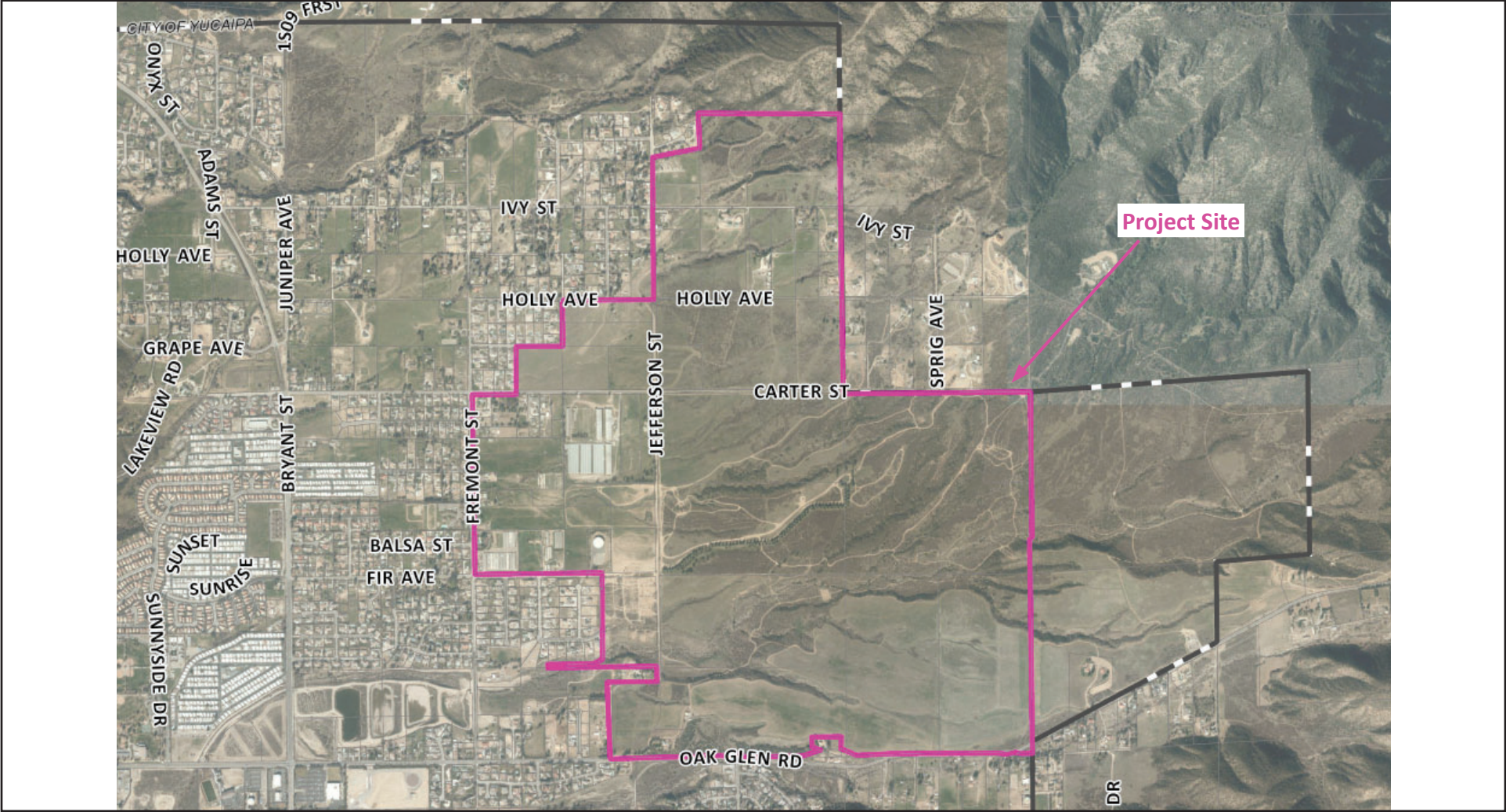
— City of Yucaipa Boundary

Source: City of Yucaipa, 2022



PlaceWorks

Figure 2 - Site Aerial Photograph

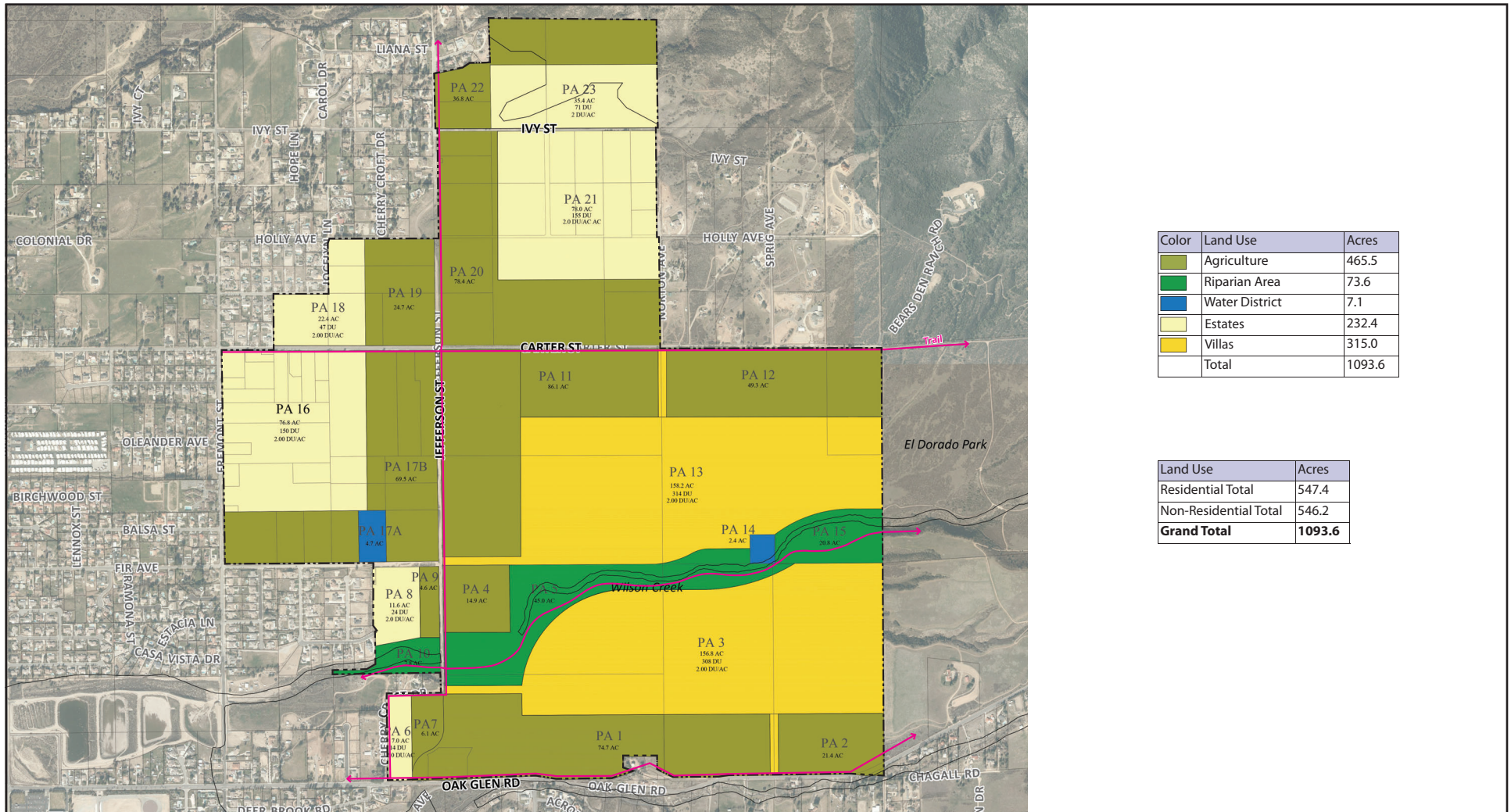


--- City of Yucaipa Boundary



Source: City of Yucaipa, 2022

Figure 3 - Conceptual Land Use Plan



----- Project Site

0 2,000
Scale (Feet)



Source: City of Yucaipa, 2022; PlaceWorks, 2021

The approximately 465.5 acres of land designated for Agriculture would be used for vineyards and wineries — it is anticipated that 346 acres would be for vineyards that have no on-site wine production and 120 acres would be for wineries that include ancillary production/commercial uses that support the vineyards. The WCSP anticipates a total of 26 wineries varying in sizes and onsite accessory buildings. Three different categories of wineries are envisioned: 12 micro-wineries, 10 artisan wineries, and 4 boutique wineries.

- Micro-wineries are small wineries, greater than 2.5 acres in size, that could include tasting rooms, limited food service, and art/merchandise sales in addition to the wine making facility and vineyards.
- Artisan wineries are 5 acres in size or greater; in addition to the micro-winery uses they can also include bed and breakfast inns, picnic and dining areas, commercial kitchens, marketing events, and small event venues that can accommodate up to 75 guests.

Boutique wineries are greater 10 acres in size, and includes all the uses associated with micro- and artisan wineries, but can also include distilleries, small bungalow resorts, and special event venues that can accommodate up to 150 guests. For each category of winery, the accessory buildings and accessory uses would not occupy more than 25 percent of the gross lot area, with a minimum of 75 percent of the lot used specially for vineyards. Once the grapes have reached maturity for wine production, it is expected that no more than 50 percent of the fruit processed would be imported from outside the Yucaipa Valley American Viticultural Area.

The “primary” unrestricted public access wine corridor would be Jefferson Street. Jefferson Street traverses north-south through the western portion of the plan area, which would allow the proposed surrounding agricultural uses and the residential uses vehicular access. The “secondary” public access wine corridor would be Carter Street. Carter Street provides west-east vehicular access to the plan area. Oak Glen Road is a notable city scenic view corridor that borders the southern portion of the site.

A 12-year development schedule is proposed for the 1,091 homes to proceed in five phases: (1) 313 dwelling units, (2) 37 dwelling units, (3) 316 dwelling units, (4) 197 dwelling units, and (5) 228 dwelling units. The project would strive for a 50/50 split of vineyards and riparian areas (nonresidential) to residential land per phase.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on a preliminary review of the proposed project’s consistency with CEQA Guidelines, Section 15060, the City has determined that an SEIR be prepared for the proposed project. Consistent with CEQA Guidelines Section 15082, the City has identified the following probable environmental effects of the project:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

These environmental effects will be addressed in the SEIR and include all of the environmental topics identified in Appendix G of the CEQA Guidelines:

NOTICE OF SCOPING MEETING: The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR. The meeting will be held:

Wednesday, July 27, 2022

5:00 pm

Yucaipa City Hall
34272 Yucaipa Boulevard
Yucaipa, CA 92399

PUBLIC REVIEW PERIOD: The City has determined to make this NOP available for a 30-day public review and comment pursuant to Title 14, section 15082(b) of the California Code of Regulations. The comment period for the NOP begins on July 14, 2022 and ends on August 15, 2022.

Comments provided should identify specific topics of environmental concern and must be submitted in writing by **5:00 pm, August 15, 2022 to:**

Benjamin Matlock, Planning Manager/City Planner
City of Yucaipa Development Services
34272 Yucaipa Boulevard, Yucaipa, CA 92399

bmattlock@yucaipa.org

All written responses will be included in the appendix of the Draft SEIR, and their contents considered in accordance with State and County environmental guidelines.