

Appendix B Wine Country Specific Plan

Appendices

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YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN

Public Review Draft

November 2023



Wine Country Specific Plan

Adopted: X, 20XX

Ordinance Number: XXXXXXXX



Acknowledgements

Mayor and City Council

...

...

City of Yucaipa Staff

Benjamin J. Matlock, Deputy Director of Community Development/ City Planner

Fermin Preciado, Director of Development Services/ City Engineer

Madeline Jordan, Associate Planner

Ray Casey, City Manager (Retired)

Consultant Team



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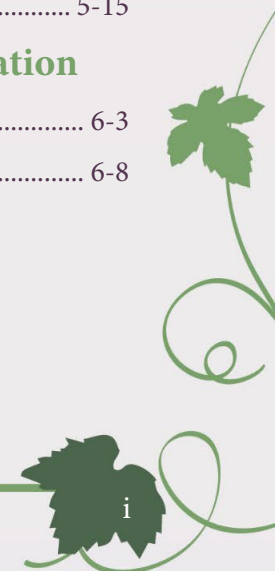
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- Appendix A General Plan Consistency
- Appendix B Economic Impact Study
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1

INTRODUCTION

“Yucaipa Valley Wine Country is recognized as a thriving, award-winning viticulture region based on sustainable growing and harvesting practices. Successful commercial vineyards have been firmly established within Yucaipa, and consequently winemaking, tasting rooms, and small inns have emerged in locations that protect and enhance the rural atmosphere. Sensitive habitat areas have been preserved, further enhancing the beauty of the area, and an expansive trail system is enjoyed by residents and visitors. Development options for property owners have incentivized the dedication and conservation of agricultural land for viticulture.”

—*Yucaipa Valley Wine Country Committee, Vision Statement*”

1.1 PROJECT VISION

In November 2018, the Yucaipa Valley Wine Alliance filed a federal AVA petition to designate the Yucaipa Valley as a federally recognized wine region. While the petition is reviewed and approved by the Tobacco Tax and Trade Bureau (TTB), Yucaipa will launch a niche market for locally produced wine and become another destination for wine lovers.

The Yucaipa Valley Wine Country Specific Plan (WCSP) area has a desirable microclimate, and its geological landform—characterized by mountains surrounding an open valley bisected by Wilson Creek—provides a favorable setting for viticulture establishment. The WCSP aims to develop a balanced and resilient community that integrates housing, agriculture, recreation, open space, and employment.

The Vision Statement and guiding principles describes the desired outcome of the WCSP.

1.2 EXECUTIVE SUMMARY

As a part of the AVA implementation, the WCSP intends to provide a framework for future viticulture and community development on approximately 1,094 acres of undeveloped land in Yucaipa. The Specific Plan has been developed with a thorough analysis of

environmental conditions and extensive input from City decisionmakers, Yucaipa Valley Wine Alliance (YVWA), and a broad coalition of community members and stakeholders. It provides a comprehensive land use program for the planning area and goals, policies, and development standards to guide future public and private actions relating not only to the area's development, but to the establishment of a regional viticulture and winemaking industry.

Image 1. View of the project site from the Five Winds Ranch.



The Specific Plan allows a maximum of 1,091 residential units, which is the same total of units permitted in the General Plan, and provide for 465.5 acres of vineyards, wineries, and related uses. The

Specific Plan also provides opportunities to create multipurpose trails and open space features to connect through the greater area.

1.3 GUIDING PRINCIPLES

1. Support viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa.
2. Honor the rights of existing property owners.
3. Follow a planned approach to the development of the wine industry to encourage appropriate wine-related economic growth and agritourism.
4. Encourage sustainable viticulture and winemaking practices.
5. Support appropriate small-scale winery-related accessory uses, including tasting rooms and bed-and-breakfast inns where infrastructure permits.
6. Support wine-related businesses and activities in the Uptown District to expand the tourism industry.
7. Consider permanent and temporary wine and winery-related activities, including wine festivals, wine tasting events, harvest festivals, weddings, and corporate events, with a regional draw in appropriate locations.
8. Support a unified rebranding effort that brings together the Chamber of Commerce and other interested organizations to promote the Yucaipa Valley AVA.

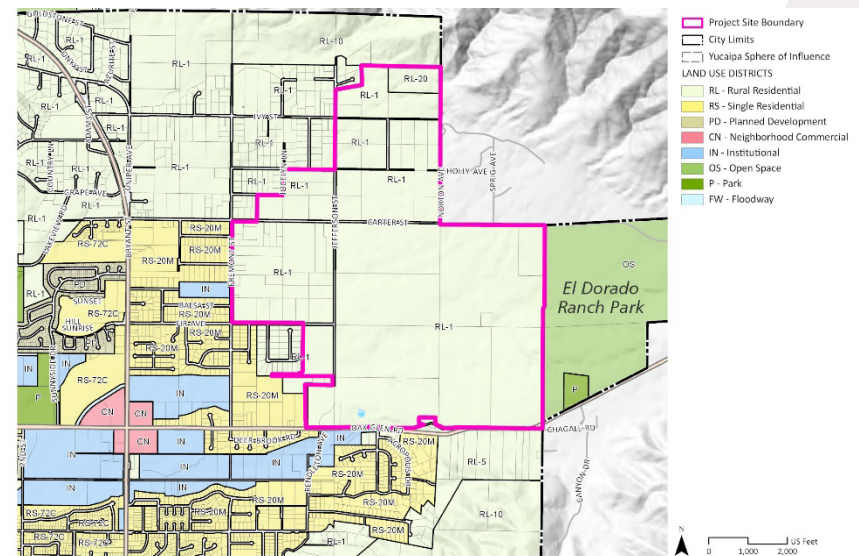
9. Designate a “Wine Country” area in Yucaipa to encourage the establishment of viticulture and the wine-making industry.
10. Support a balance of viticulture and housing to jump start the wine making industry and meet State of California housing requirements.



WCSP supports viticulture and the wine-making industry in a way that protects the rural atmosphere of Yucaipa.

1.4 RELATIONSHIP TO THE GENERAL PLAN

Adopted by the City Council in April 2016, the Yucaipa General Plan provides a framework to guide future land use and development decisions in the city. The goals and objectives of WCSP are consistent with the overall vision of the General Plan, which is to create a community that has “small-town rural character with strong neighborhood identities” and “offers an attractive,



General Plan Land Use Map

peaceful, and safe community for all of its residents” through thoughtful consideration of the residential and agrarian

development proposed. The Specific Plan gives more detailed regulatory guidance and provides the essential link between General Plan policies and actual development on-site.

The Specific Plan is within the Rural Living Land Use District (see Figure 1-1, General Plan Land Use Map), in which single-family residential is the primary use, and open space and agriculture coexist. The maximum development 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. But the WCSP would allow residential at a higher density, up to approximately four units per acre, while maintaining the effective one-acre density over the entire plan area, and would balance the remainder of the land to create areas that specifically support viticultural uses or open space.

A detailed statement of consistency of the WCSP with the City General Plan is in Appendix A of this document.

1.5 CEQA COMPLIANCE

A Supplemental Environmental Impact Report (SEIR) to the General Plan EIR has been prepared as a companion document to this Specific Plan and will provide California Environment Quality Act (CEQA) review for approval.

1.6 AUTHORITY AND SCOPE

This Specific Plan includes details, regulations, and conditions necessary for the implementation of the City's General Plan pursuant to California Government Code Section 65451, including:

1. The distribution and location of housing, agriculture, and open space, together with regulations establishing height, bulk, and setback limits for such buildings and facilities, including the location of areas, such as floodplains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
2. Standards for existing and proposed transportation, sewage, water, and drainage.
3. Standards for the conservation, development and utilization of natural resources, including the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.

1.7 PUBLIC OUTREACH

It should be recognized that the WCSP represents a unique planning endeavor that started from an initial dream to build a meaningful industry in the community. This dream began years ago when various local enthusiasts would participate in wine tasting

events to share their appreciation, then travel to other regions of the state and beyond to experience the setting of the vineyards that made those wines. As their appreciation and knowledge of wine grew, several began purchasing grapes to begin amateur winemaking operations and learn about the work needed to produce great-tasting products. These amateurs ultimately evolved, establishing their own bona fide wine businesses, and interest grew in establishing vineyards in Yucaipa to fulfill the dream of developing a successful winemaking industry.

However, creating a new winemaking industry in Yucaipa is impeded by the lack of agriculturally zoned land; most wine regions in California were created on lands previously zoned for agriculture and have been historically developed for vineyards. From this growing interest, the initial question that ultimately led to this specific plan was simply “How can we make this happen here?”

To help understand the best approach for the City to encourage the development of a sustainable wine industry, and how this development would fit within the existing built environment and regulatory context, a two-phased approach was implemented—Phase I is the research and initial outreach phase, and Phase II is development of the actual tools necessary to develop a wine country in the community.

The Yucaipa Valley Wine Country Specific Plan represents Phase II and was developed after an extensive outreach program that

spanned several years. It combines the input received from a variety of community groups and citizens about how to best achieve the community’s vision for the greater North Bench area as it develops a wine industry that matches the “Yucaipa way.” This vision guided the dream to establish a new viticultural industry in the community and has been deliberately planned to provide an agrarian and rural atmosphere that protects key natural features, promotes the development and ongoing success of a wine industry, and provides opportunities for high-quality housing that was already permitted by the General Plan. These outreach efforts are summarized in the remainder of this chapter.

Initial Kick-off

As part of the start of the land use visioning process, the City Council held a special meeting and workshop on September 12, 2019, which included a tour of three wineries in the Temecula Wine Country and a Viticulture Roundtable discussion held at the City of Temecula Civic Center. The workshop was intended as an immersive experience for the council members, representatives of city committees, and the Yucaipa Valley Wine Alliance. The three wineries that were toured represented a range of sizes—from a smaller boutique winery to a large-scale commercial operation, wine tasting room, and resort. The roundtable discussion featured City of Temecula staff, the Temecula Chamber of Commerce, and local winery-related businesses to give a sense of what has and has not worked for the Temecula region. The roundtable panel noted

that establishing ordinances pertaining to wineries before the AVA is in place will put Yucaipa ahead of the curve—Temecula’s planning tools were developed after the AVA was established, which caused some conflict. The roundtable also noted that supportive uses, such as wine tasting rooms and event opportunities, further enhance the economic development potential of wineries and can help support related cottage industries (e.g., wedding market supports party equipment rental, photographers, and other related business, and wine tasting efforts support food pairings and can encourage food boutique restaurants).

Planning Committee

An undertaking as substantial as the development of a city or area-wide planning tool to support the implementation of a new wine industry should include input from a broad coalition of community members and stakeholders. To support this input, the City Council had established the Yucaipa Valley Wine Country Planning Committee (formerly known as the AVAPC) to assess key issues and opportunities and then create recommendations on the best path forward. The Committee, which would help balance the various perspectives of the community, consists of:

- Two City Council members
- Two representatives from the Planning Commission

- One representative from the Trails and Open Space Committee
- One representative from the Economic Development Advisory Committee
- One representative from the Yucaipa Valley Wine Alliance
- One North Bench property owner (15 acres minimum land area)
- Three members of the public at large



It should be noted that the some of the public-at-large members were also affiliated with the Wine Alliance or wine/agricultural industry in some capacity, which, in addition to the Wine Alliance member, allowed for a variety of stakeholders that were knowledgeable of the subject matter. Other members helped to provide a broad understanding of the community. All meetings were open to the public, and notification and agendas were distributed to all interested participants. The development of the Specific Plan elements and land use requirements has been led by the Committee, with each member contributing a unique perspective for the future of Yucaipa and its wine industry.

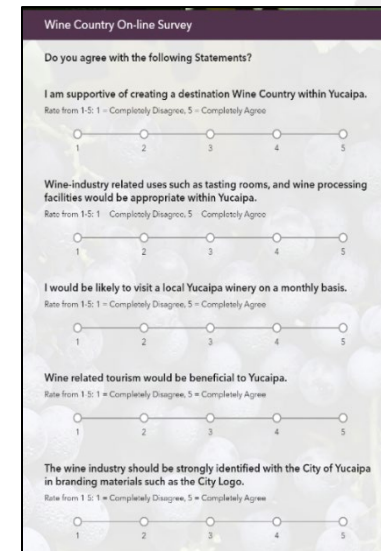
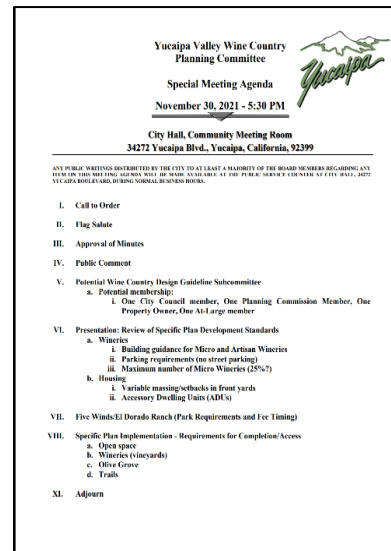
To facilitate the discussion and recommendation of ideas, the Committee operated under the spirit of consensus; not every member will unanimously agree to each topic, but an overall 70 percent majority of support is needed for the idea to move forward. Each meeting has had lively and passionate discussions, and all the members of the Committee worked earnestly to find the best approach for Yucaipa, which has been carried through this Specific Plan. Throughout the process, the Committee continued to inform the groups they represented and provide that feedback for consideration.

Survey

A community-wide survey was conducted to gather feedback on the wine industry and best determine the appropriate activities and

scale. The feedback was overwhelmingly positive, with over 75 percent of respondents in favor of a destination wine country in Yucaipa. Key highlights from the survey include:

- Support for allow tasting rooms and other related uses to enhance the wine region experience;
- Creation of a winery-themed trail connecting the area to existing features; and
- A 100-foot buffer requirement between vineyards and residential areas.





A booth with information about the WCSP project provided information to the community at one of the City's community outreach events.

Community Events

City staff participated in a variety of community events, such as the Music and Arts Festival, to help disseminate information on planning activities, gather feedback, and increase the City's email interest-distribution list. Each Planning Committee meeting agenda was emailed to the individuals who were interested in learning more about the Specific Plan development efforts.

Press Releases: Throughout the project City staff continued to provide messaging and updates across various platforms, including newspaper press releases, social media posts, and even through the

community activity guide. Each time, meaningful comments or support was expressed to staff regarding the project.

Property Owner Engagement

In addition to the Planning Committee's designated North Bench property owner, other area property owners actively participated in committee meetings and in meetings with staff. Area property owners provided input and have been supportive of the creativity and opportunities of the WCSP.

Study Sessions

Creation of the WCSP was guided through a series of study sessions with the City Council. At the regular City Council meeting of January 25, 2021, the Phase I report was approved by the Council, which directed staff to proceed with the master-planned approach that would encourage the development of a wine industry. At the regular Council meeting of February 22, 2021, the Council awarded a contract for the Phase II project. Following community discussions, the Council requested a follow-up discussion of the Phase I project and conducted another study session at the regular meeting of May 24, 2021. After that discussion, Council directed staff to continue with the preparation of a Specific Plan that would consolidate the residential capacity of the greater North Bench area, and to create/delineate new agricultural zoning to encourage and facilitate the creation of wineries. At the regular meeting of September 13, 2021, the City Council also approved the name

“Yucaipa Valley Wine Country Specific Plan.” The land use plan and districts, permitted winery categories and uses, and preliminary development standards that make up the regulatory framework of the Specific Plan were then presented at the regular meeting of December 13, 2021. In each presentation to the City Council, unanimous support was given the plan and direction from the Committee.

20 NEWS THE ORANGE COUNTY REGISTER • COVINGTON, CALIF. • SUNDAY, FEBRUARY 23, 2021

SOUTHERN CALIFORNIA

City looks to balance wine district, housing

The hope is to 'breathe new life' and jobs into Yucaipa, one exec says

By Jennifer Iyer
jiyer@ocregister.com

Imagine the slopes of the northeast corner of Yucaipa tangled with acres of twisting grapevines, snow-capped Mount San Bernardino a bold backdrop, and here and there small, artisanal wineries with tasting rooms, a bed-and-breakfast in a historic house and tourism dollars pouring into Uptown restaurants and merchants.

That could be Yucaipa's future, says Donna Snodgrass, vice president of the Yucaipa Valley Wine Alliance, but the city has to correctly balance that dream with growing housing needs.

"Our vision is to do Temecula, only better," Snodgrass said, less commercial, with a rustic patina. The sprouting movement can "breathe new life" and jobs into the city, she said.

As Southern California agricultural land is eaten up by development, Yucaipa is flowing in the opposite direction. The city is working on plans to help vineyards to grow on land currently slated for houses.

It is no easy task.

On Monday, the City Council awarded a quarter million-dollar contract for a plan to cluster homes in part of what vineyard supporters hope will become the city's wine grape-growing region.

Two mostly undeveloped areas in the city's North Bench have the best soil and slopes to become a "wine country" according to a recently completed report by the recipient of the new contract. One is 100 acres east of Yucaipa Ridge Road, and the other is 850 acres east of Jefferson Street and north of Oak Glen Road.

The majority of the study area features approved tentative tract maps for about 800 residential units, per the report.

To complicate plans further, the state prohibits residential property from being changed to nonresidential use unless potential units are replaced by increasing density elsewhere in Yucaipa, City Planner Benjamin Matlock told the council.

Alicia Murillo of the state's Housing and Community Development department confirmed that if the city wanted to remove housing designations from one area of town, it would have to compensate in another.

Councilman Bobby Duncan said at the Jan. 25 meeting he first and foremost wanted to protect the rights of the property owners, "but secondly we need to make sure that we don't cut down the number of houses in that whole area" to ensure the city does not run afoul of housing regulations.

Snodgrass said by phone Thursday that North Bench residents like herself do not like the idea of clustering housing in one spot. Residents are worried about traffic that would come from hundreds of densely packed houses, and where the water would come from to support so many homes, as the area is currently on wells. Vineyards, she said, can use recycled water, which is already available in the area.

The specific plan, Matlock told the council, "would delineate the agricultural areas, the different uses that would support, and help ensure the market viability of those uses, and then also provide clustered housing to address the state law 'no net loss' provisions."

Councilman Justin Beaver said he wanted to see the plan highlight agriculture instead of housing.

The consultant had been contracted in September 2019 to work with the city's American Viticultural Area Planning Committee to explore concerns, concerns and priorities for the burgeoning wine industry in the city, which culminated in the January report.

The city plans to use a \$250,000 Sustainable Lands Conservation Program grant from the state to pay for the development planning work. The grant is intended to be used to conserve agriculture and help local governments protect agricultural lands from more greenhouse gas-intensive uses, according to the state's website.

The specific plan, Matlock told the council, "would delineate the agricultural areas, the different uses that would support, and help ensure the market viability of those uses, and then also provide clustered housing to address the state law 'no net loss' provisions."

Councilman Justin Beaver said he wanted to see the plan highlight agriculture instead of housing.

Wine country study area
Two areas of Yucaipa's North Bench have the most suitable land for wine grape growing in the city, according to a consultant.

Legend
North Bench
Potential wine country
Existing vineyards

Study Area 100 AC
Study Area 850 AC

YUCAIPA

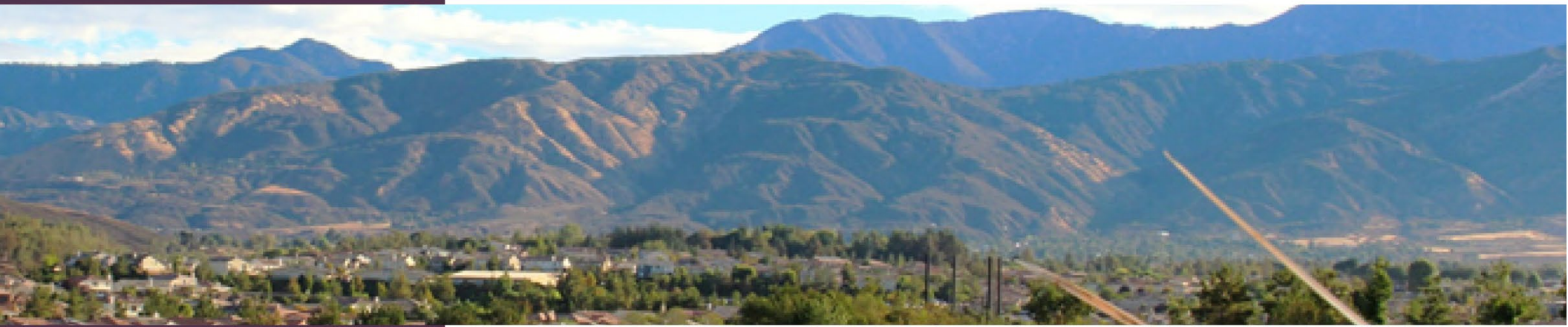
City of Yucaipa

Source: City of Yucaipa

The project was published in both local and statewide newspapers.

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2

CONTEXT AND EXISTING CONDITIONS

2.1 REGIONAL SETTING

Yucaipa is 10 miles east of San Bernardino, along the southern edge of San Bernardino County (see Figure 2-1, Regional Map). It was known as “Yucaipa Valley” because it lies at the base of the San Bernardino Mountains. As shown in Figure 2-2, Local Vicinity, the city is bounded by the San Bernardino National Forest to the north and east, by the city of Calimesa to the south, by the city of Redlands to the west, and by unincorporated land to the northwest. Regional access is provided by State Route 210 (SR-210), SR-60, and the San Bernardino Freeway (I-10), which passes through the city.

Yucaipa Valley (including Yucaipa, Calimesa, unincorporated areas of Oak Glen, and surrounding county areas with natural borders) encompasses premier farming territory and important agricultural lands in the county. It has a rich history of cultivating oranges, peaches, plums, walnuts, and, most notably, apples. Grape cultivation in the Yucaipa Valley can be traced as far back as the late 19th century. Yucaipa gained acclaim for the quality of its produce and is known for its near perfect agricultural environment. In addition, the Serrano Native Americans’ history provides cultural heritage to the area.

2.2 LOCAL SETTING AND SURROUNDING LAND USES

Yucaipa Valley Wine Country Specific Plan Area (Plan Area) includes approximately 1,040 acres in the northeast corner of the city. It is one of the largest undeveloped areas in Yucaipa’s North Bench. The Plan Area is bounded by Martell Avenue on the east, Oak Glen Road on the south, and Fremont Street on the west. 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 (see Figure 2.3, Local Vicinity).

Surrounding residential properties are characterized by single-family detached homes to the west and south of the Plan Area. The El Dorado Park and Five Winds Ranch are situated east of the project. The foothills of the San Bernardino Mountains provide a striking natural backdrop to the north and east of the Plan Area.

Figure 2.1 Regional Map

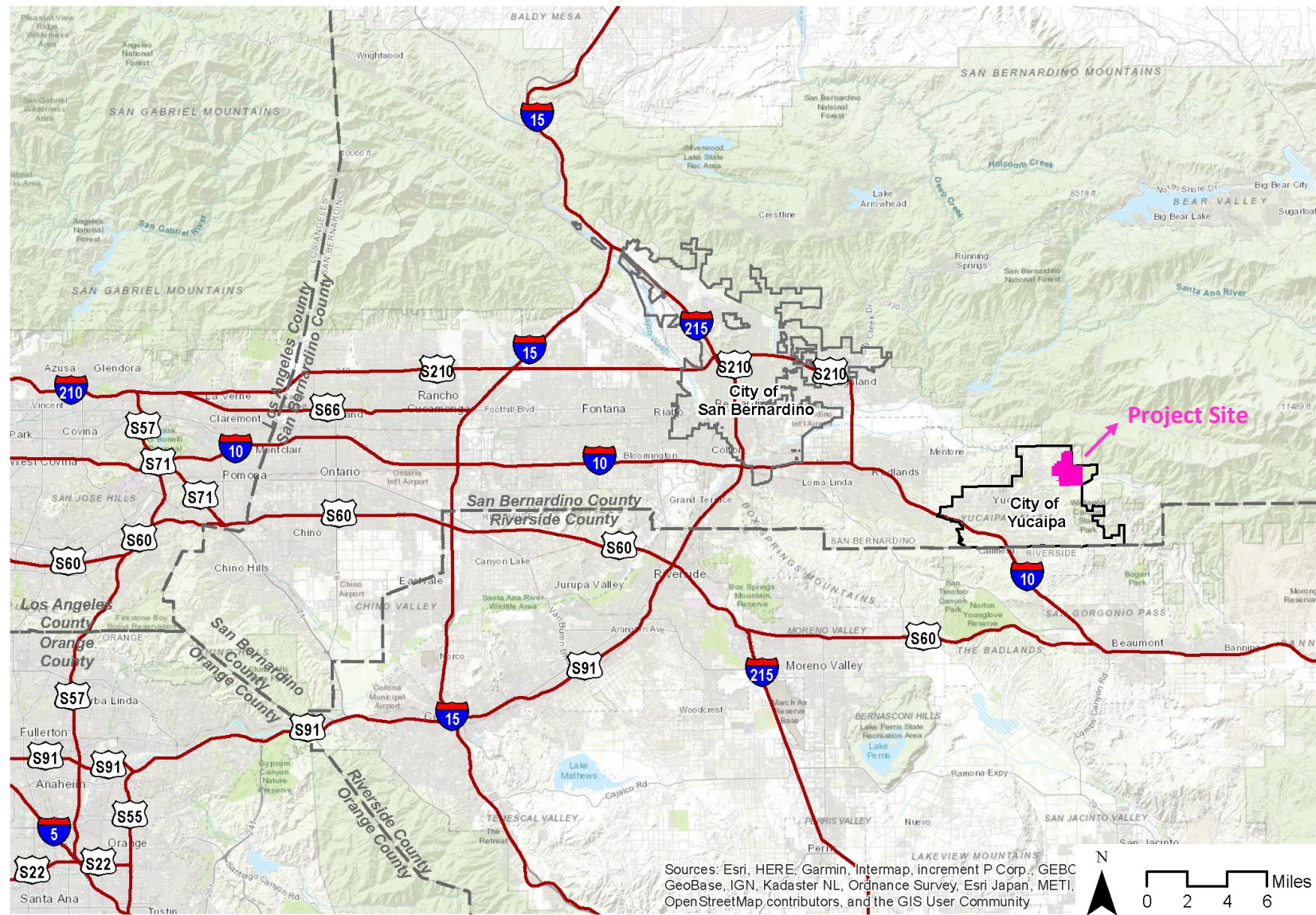


Figure 2.2 Regional Vicinity – North Bench

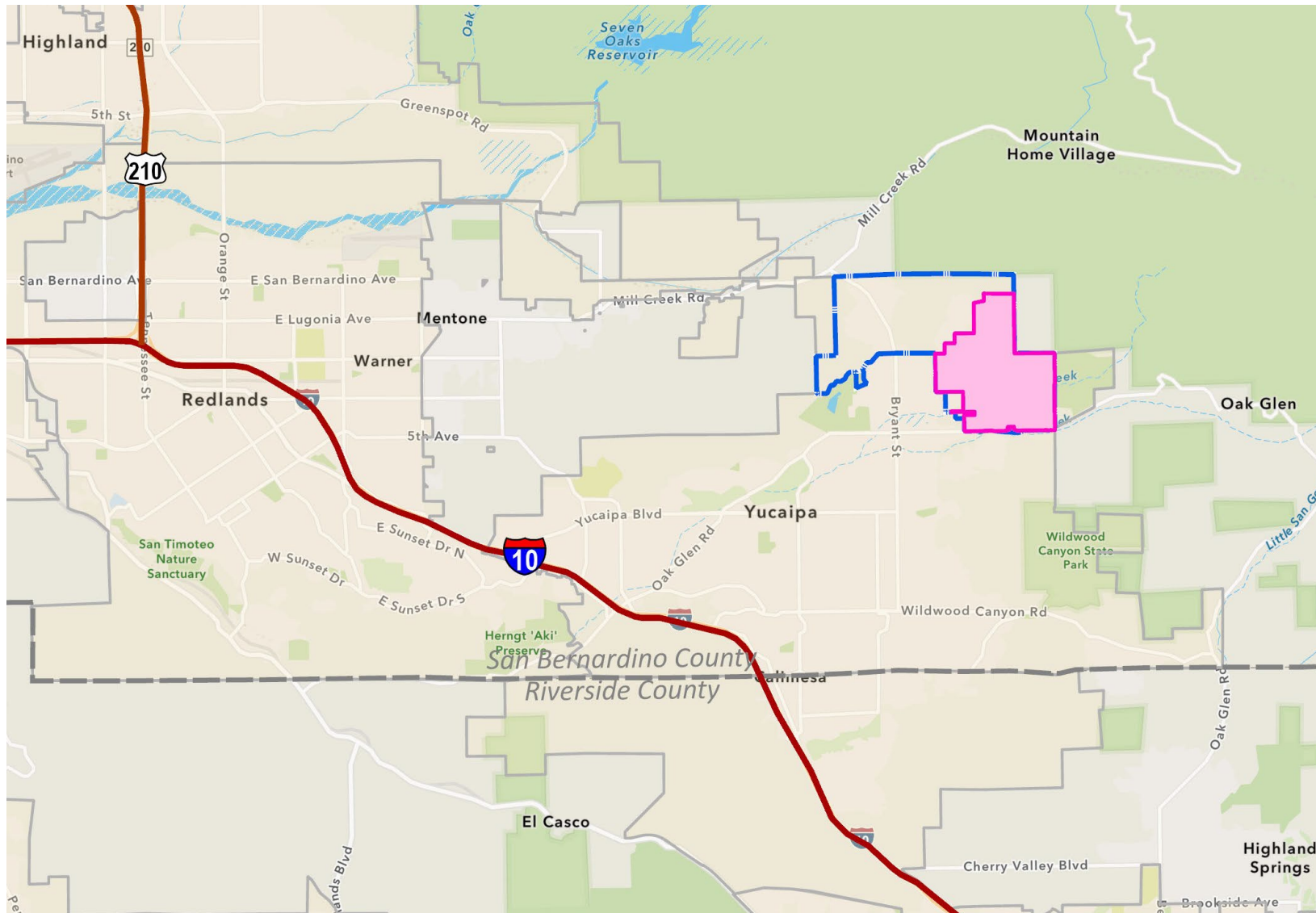
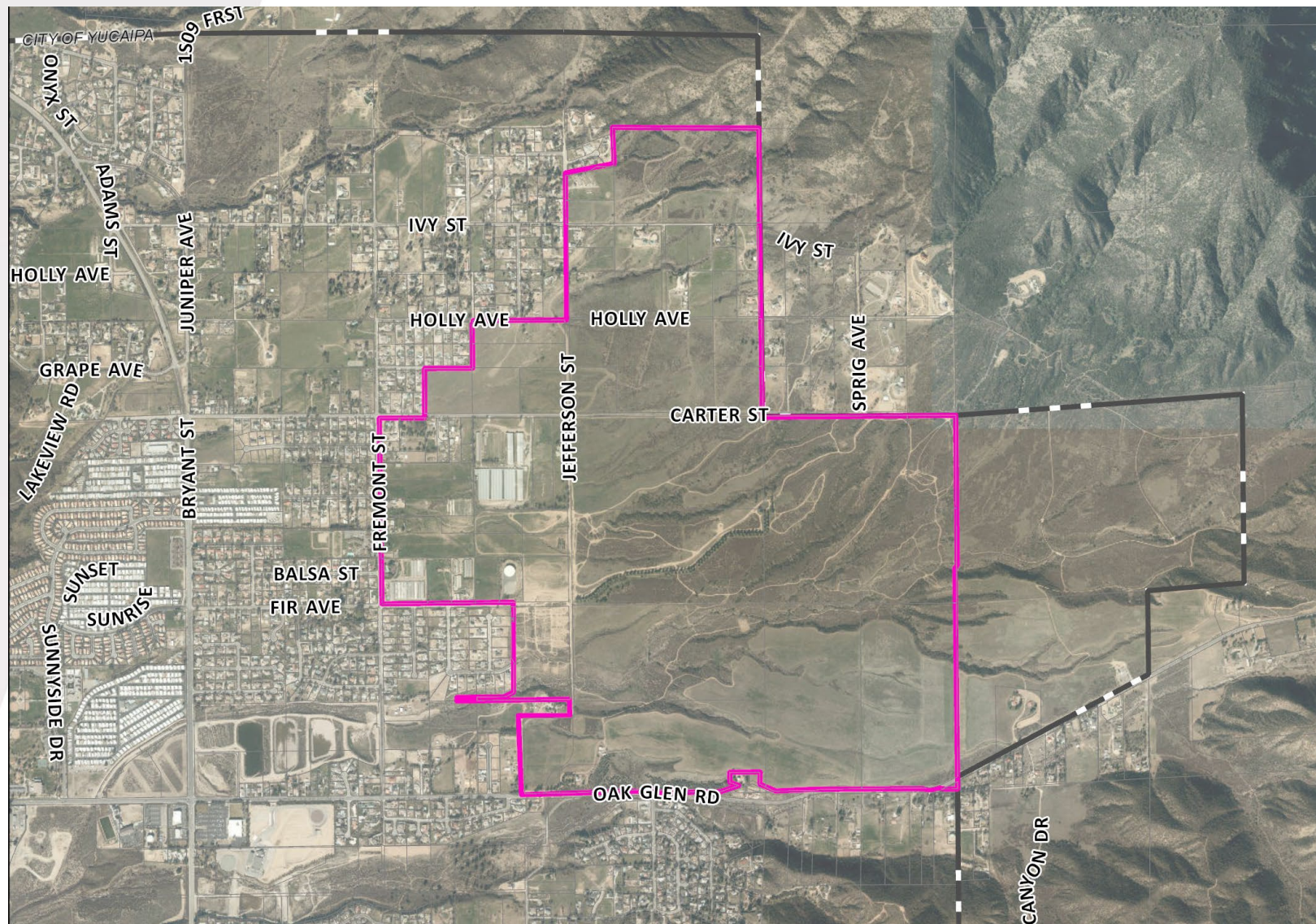


Figure 2.3 Site Aerial



2.3 EXISTING LAND USE

The Plan Area is primarily undeveloped, characterized by gently rolling topography and large, open grasslands. Wilson Creek traverses the southern portion of the site and crosses Jefferson Street. Seasonal wetlands and drainages are dispersed throughout the site. A small number of trees and bushes are present along Oak Glen Road and the creek. Current on-site uses consist of limited agricultural enterprises such as grazing, dry farming, an olive grove, and several chicken ranches.

There are a few existing homes and planned custom homes on the western portion. An existing water tank is along Fir Avenue, and a small water storage facility is along Oak Glen Road. The Plan Area also has some farms and other agricultural uses, as well as the Casa Blanca Ranch and adjoining olive grove.

There are 75 parcels in the Plan Area. Figure 2-4, Parcel Map, and Table 2-1, Assessor Parcel Numbers, display the parcels' information as of April 2022.



Image 2. Hillside views and large-lot single family homes are existing features of this area.

Figure 2-4 Parcel Map

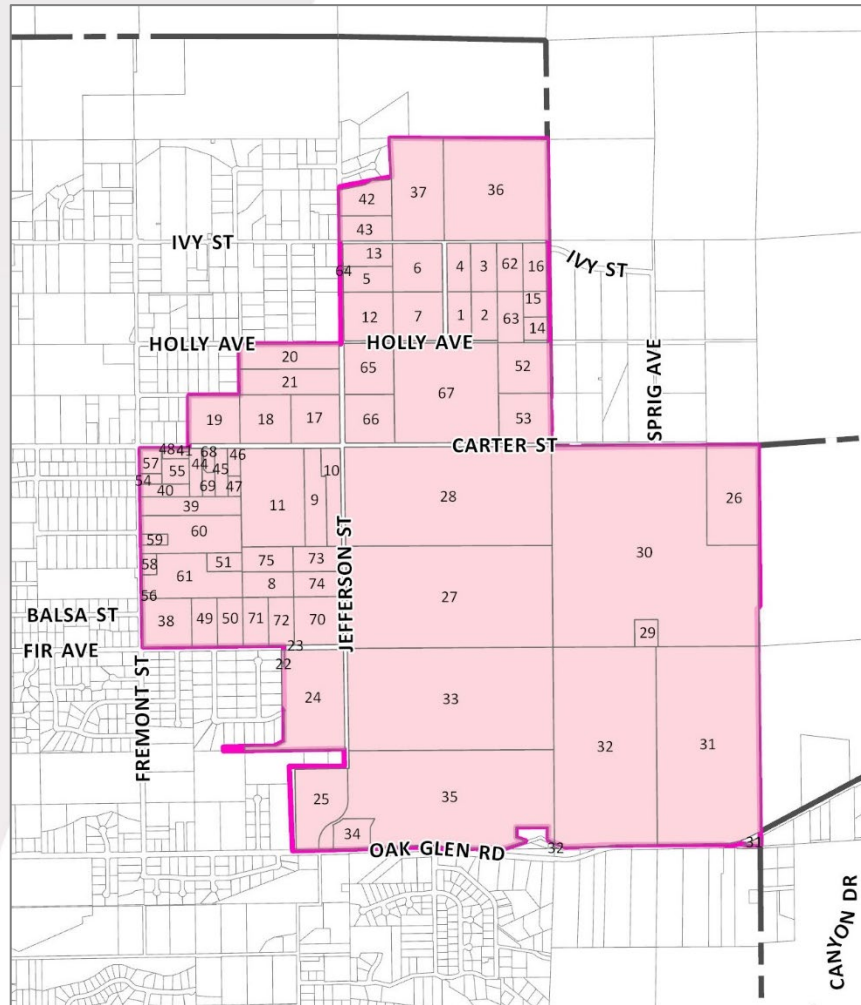


Table 2-1 Assessor Parcel Numbers

ID	APN	ID	APN	ID	ADN
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2	032025131	32	032110102	62	032025119
3	032025132	33	032110112	63	032025120
4	032025133	34	032110125	64	032025121
5	032025134	35	032110126	65	032025123
6	032025135	36	032024103	66	032025124
7	032025136	37	032024104	67	032025125
8	032104112	38	032103102	68	032103152
9	032104113	39	032103107	69	032103153
10	032104114	40	032103108	70	032104105
11	032104115	41	032103111	71	032104107
12	032025137	42	032024112	72	032104108
13	032025138	43	032024113	73	032104109
14	032025156	44	032103112	74	032104110
15	032025157	45	032103114	75	032104111
16	032025158	46	032103115		
17	032023101	47	032103116		
18	032023102	48	032103118		
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20	032023109	50	032103121		
21	032023110	51	032103124		
22	032108113	52	032025106		
23	032108114	53	032025108		
24	032108115	54	032103126		
25	032108214	55	032103128		
26	032109101	56	032103130		
27	032109103	57	032103139		
28	032109104	58	032103144		
29	032109105	59	032103149		
30	032109106	60	032103150		

2.4 GENERAL PLAN LAND USE

The 2016 Yucaipa General Plan designates the Plan Area Rural Living (RL) within the Custom Home Overlay (as shown in Figure 2-5, General Plan Land Use, and Figure 2-6, Land Use Modification Overlay District), which allows low-density rural residential development that is enhanced by special design standards. Single-family residential is the primary use allowed, along with conservation of open space, watershed, and habitat areas. It also includes areas where animal uses, agriculture, and compatible uses may coexist or be permitted. The maximum density allowed is one dwelling unit per acre, with allowed uses including single-family detached residential, agriculture and related uses, recreation facilities, and neighborhood-scale public and semipublic uses.

2.5 TOPOGRAPHY AND FLOODPLAIN

The topography of the site slopes gently down at approximately 8 percent from northeast to southwest, as shown in Figure 2-7, FEMA Floodplain and Slope Map. The elevation ranges from 2,920 feet to 3,600 feet above sea level.

Wilson Creek flows from northeast to southwest. A small portion of the creek crosses the Plan Area and is within the 100-year

floodplain, as defined by the Federal Flood Insurance Regulations. Projects proposed near the floodplain shall be subject to a Land Use Compliance Review and a Flood Hazard Development Review.

2.6 FARMLAND

The California Department of Conservation only designates three acres of Prime Farmland on the project site, corresponding to an existing olive orchard. However, approximately 40 percent of the overall site is designated “Farmland of Local Importance,” “Unique Farmland,” or “Prime Farmland” by combining the orchard area with areas farmed for dry harvest wheat. The designations for prime, important, and unique farmland mean the soil quality, growing season, and moisture supplies are suitable to produce sustained high yields, are important to the local agricultural economy, and are therefore suitable for the development of a viticultural industry. Approximately 50 percent of the site is designated “Grazing Land,” and 10 percent is “Other Land,” as shown in Figure 2-8, Important Farmland.

Figure 2-5 General Plan Land Use

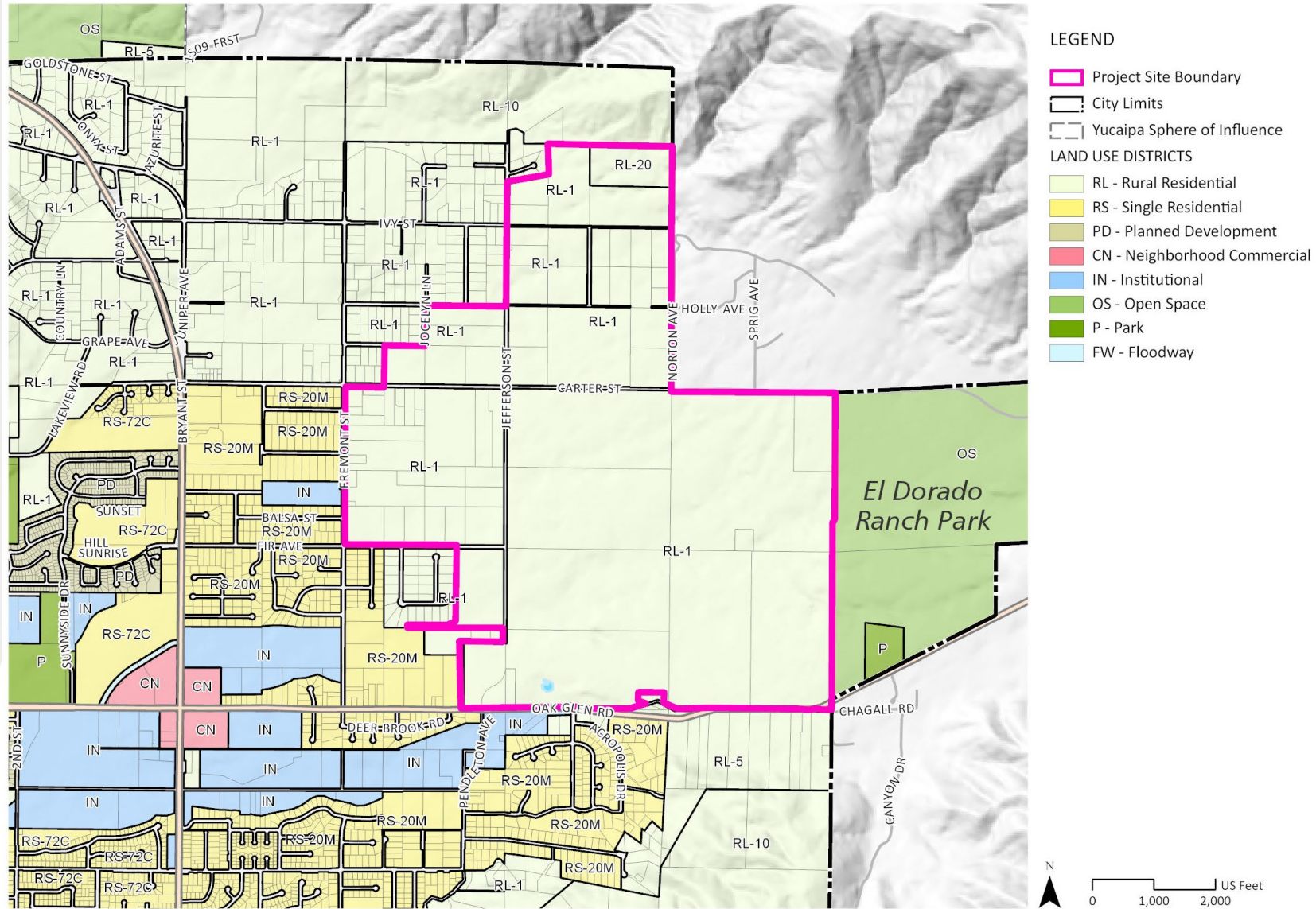


Figure 2-6 Land Use Modification Overlay Districts (Custom Home)

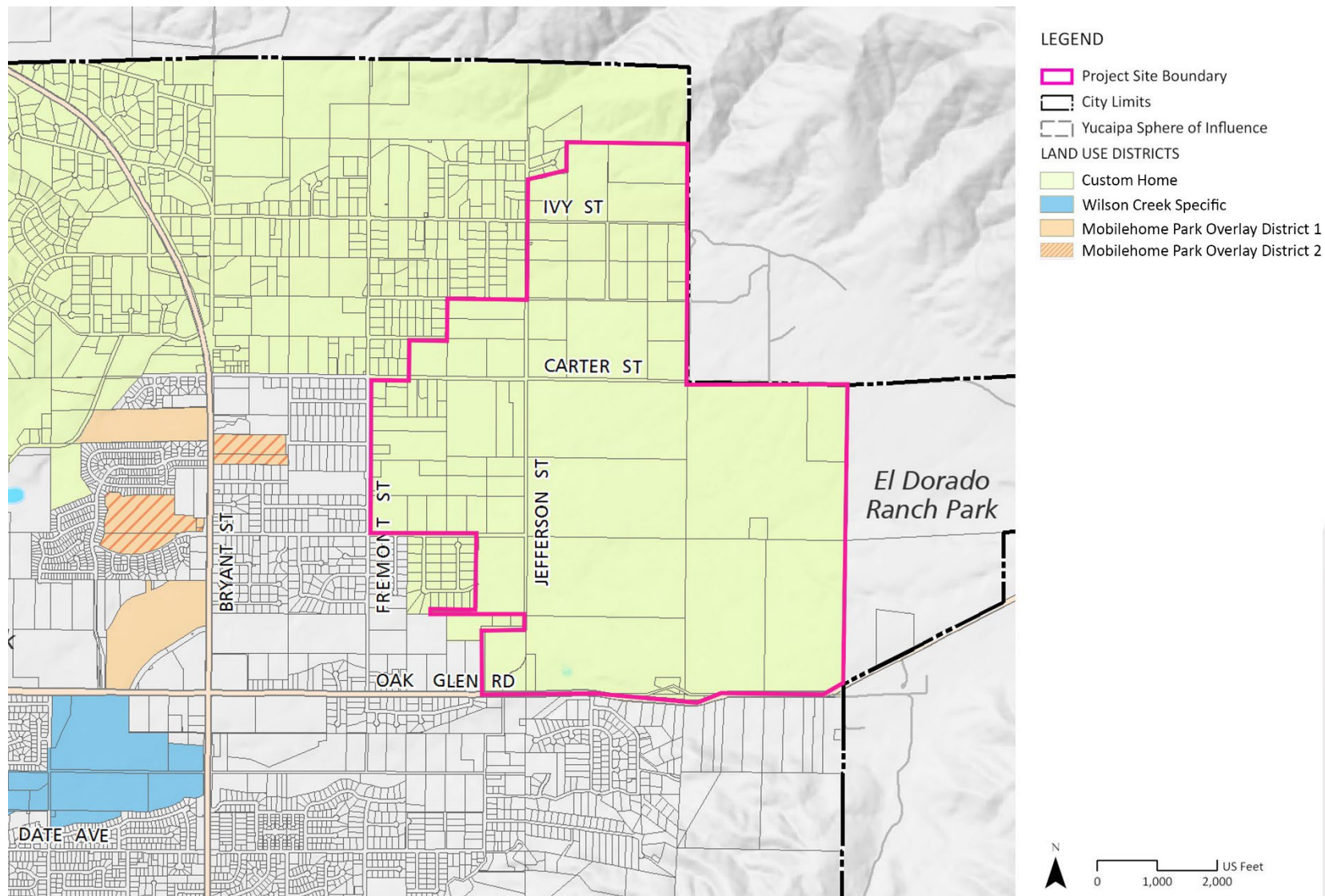


Figure 2-7 FEMA Floodplain and Slope Map

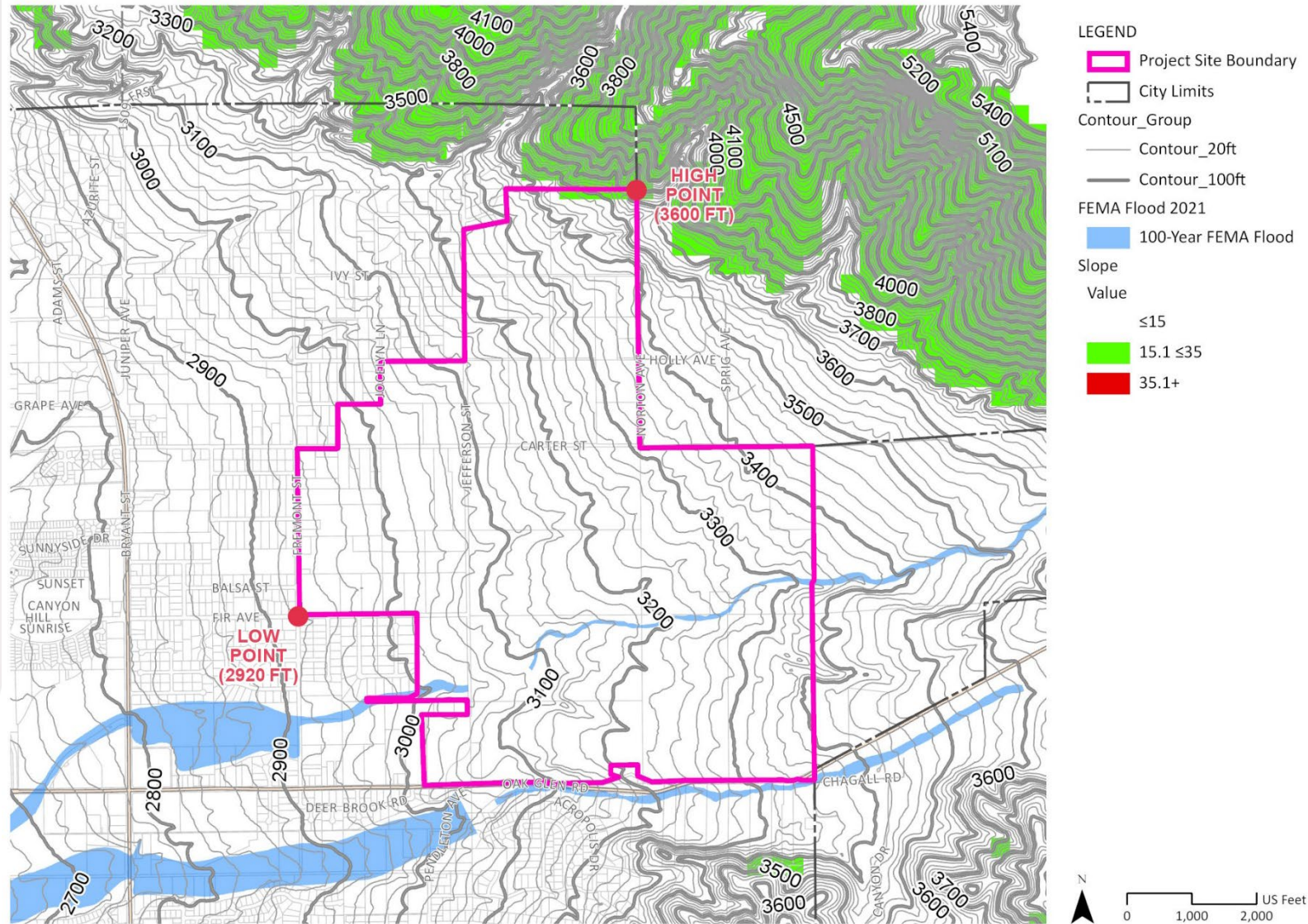
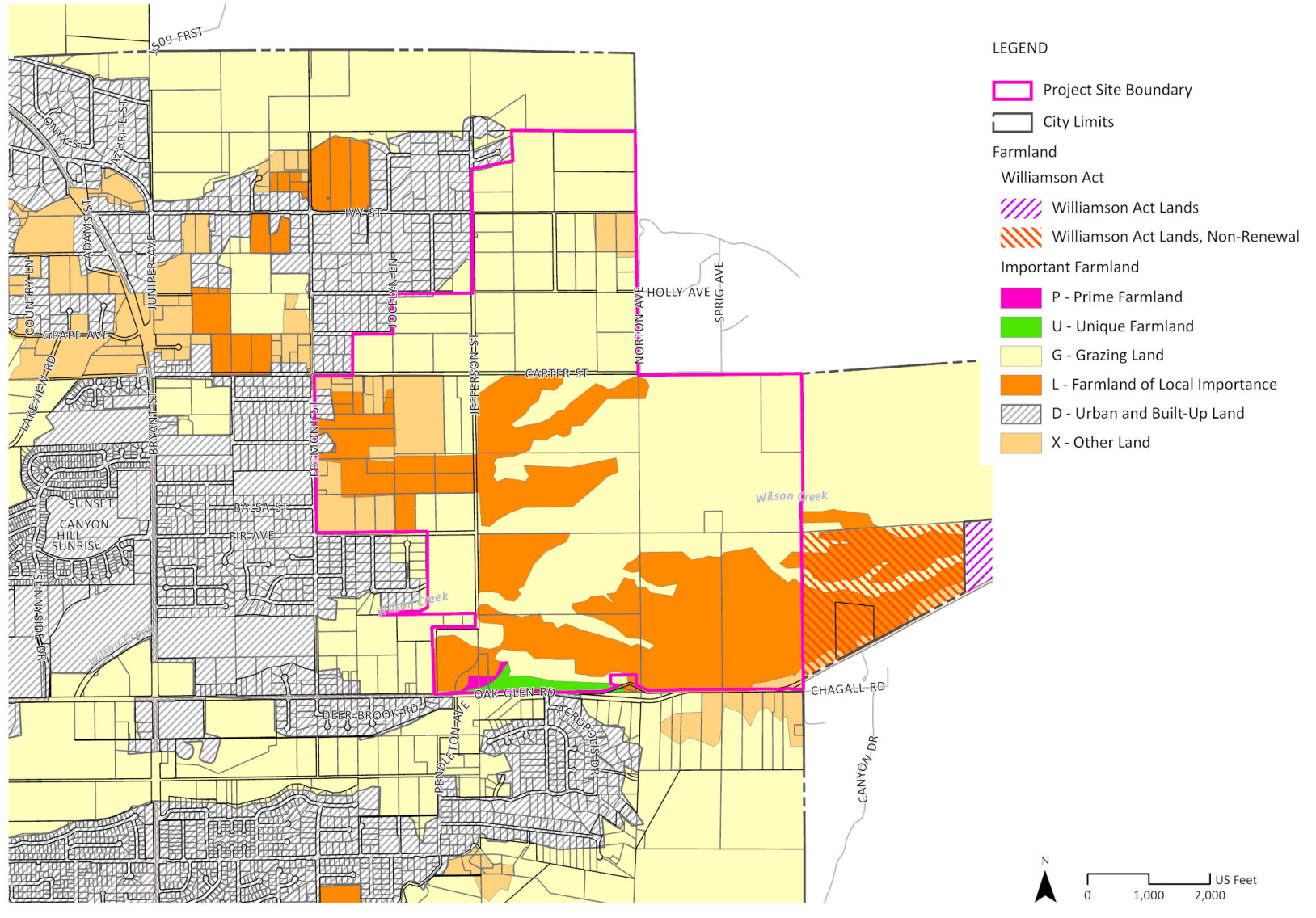


Figure 2-8 Important Farmland



2.7 MARKET CONDITIONS

The following is a summary of an economic impact study on viticulture and associated development that was undertaken to inform the Specific Plan. In addition, a residential market study was undertaken to determine the market demand, optimal lot size, and feasibility for a wine-oriented master planned community. The reports are summarized below and provided in Appendix B and Appendix C.

2.7.1 ECONOMIC IMPACT STUDY OF VITICULTURE AND ASSOCIATED DEVELOPMENT

The purpose of the economic impact study was to provide a base-level understanding of how the development of a viticultural industry might generate benefits to the local economy. Since there is no way to predict exactly how the Wine Country will unfold, the scenario evaluated was configured as a conservative estimate of development of vineyards and winery operations. The potential scenario quoted was configured by PlaceWorks for the purpose of analysis and did not represent a predetermined direction; the specific plan used the scenarios as a reference point and ultimately tailored the planned approach to suit the community's needs.

This report is based on economic benefits assessments conducted for other wine regions in California that have more fully developed supply chains. For the sole purpose of this economic impact study, it is assumed that viticultural operations would include the following:

- 406 acres of vineyards with no on-site wine production
- 60 acres of vineyards with on-site wine production / tastings / sales / events. For purposes of analysis, this study has assumed 12 wineries of varying size within the acreage.

There is no clear time horizon for how long it will take to reach this level of viticultural development. For comparison, wine-grape production in Temecula Valley began 50 years ago, and the region now has 2,460 acres of wine-grape cultivation and 45 wineries. In the proposed Yucaipa Valley AVA, wine-grape production began about a decade ago, and there are currently two wineries. The amount of viticultural activity listed above may be 15 to 20 years in the making. However, the approval of the federal Yucaipa Valley AVA designation, along with the Wine Country Specific Plan, may increase public demand and interest to facilitate more rapid growth of the wine industry. The potential economic benefits described in the remainder of this memo are based on the following studies:

- Napa Valley Visitor Industry, 2018 Economic Impact Report
- The Economic Impact of the San Luis Obispo County and Paso Robles AVA Wine Industry, 2015

- 2021 San Diego County Economic Impact of Wineries
- The Economic Impact of Santa Barbara County’s Wine and Grapes, 2013
- 2018 Wine Country Impact Report (Temecula Valley AVA)
- 2015 Economic Impact Report on Wine (California, statewide)

PlaceWorks adjusted the economic impacts into current 2021 dollars for each of the studies. Thus, the potential economic impacts for Yucaipa, which may fully materialize in the next 15 to 20 years, represent the value in current 2021 dollars.

Employment

Table 2-2 provides the direct employment estimates for vineyards with no tastings or sales and for vineyards with tastings, sales, and events. In addition to the estimated employment, Table 1 also provides a range for potential employment. The analysis estimates that vineyards will generate just over 40 jobs in Yucaipa, a little more than a quarter of the total number of direct jobs. Vineyards with wineries that have tastings, sales, and events would generate another 1198 jobs, for a total 277 new jobs. Further details for the employment estimates can be found in Appendix B, *Economic Impact Study, Phase II Memorandum*. The information provided in this section is consistent with the Supplemental Environmental Impact Report. Employment generation factors from the 2021 study

were applied to buildout assumptions resulting in more detailed employment estimates.

Table 2-2 Direct Employment, Estimate and Range Viticultural Operations in Yucaipa

	Estimate	Low End	High End
Vineyards, no tastings/sales	43	20	60
Vineyards with tasting/sales/events	198	40	220
Total Direct Employment	277	60	280

Source: PlaceWorks 2022.

Table 2-3 provides the estimated number of indirect and induced jobs that would be generated by the defined project per the Supplemental Environmental Impact Report. The analysis estimates that the defined project would generate 59 jobs at businesses that supply goods and services for viticultural operations. The analysis also estimates that the spending by employees in direct and indirect jobs would support another 30 jobs.

Table 1-3 Indirect and Induced Employment, Estimate and Range; Viticultural Operations in Yucaipa

	Estimate	Low	High
Indirect Employment	59	30	60
Induced Employment	30	10	40
Total	89	40	100

Source: PlaceWorks 2022.

Wages and Salaries

Wages and salaries are the total amount paid to all employees before taxes and other deductions on an annual basis. For this economic impact study, the wages and salaries reflect only direct employment at vineyards and wineries.

Table 2-4 provides the total estimated wages and salaries for direct jobs in Yucaipa. The analysis estimates that vineyards without tastings and sales would generate total annual wages of \$1.1 million and that vineyards with tastings, sales, and events would generate total annual wages of \$4.9 million. Altogether, viticultural operations could generate over \$6 million in wages and salaries.

Table 2-4 Total Annual Wages and Salaries (\$), Estimate and Range; Viticultural Operations in Yucaipa

	Estimate	Low	High
Vineyards, no tastings/sales	1,140,000	1,089,000	1,373,000
Vineyards with tasting/sales/events	4,930,000	4,220,000	7,330,000
Total Wages and Salaries	6,070,000	5,310,000	8,700,000

Source: PlaceWorks 2021.

Vineyard and Winery Sales

The quantity of grapes harvested each year (tons per acre) will vary over time, and the price of the grapes (\$ per ton) will vary with market conditions. Thus, the range in values for the value of grape production is more important than the estimate.

It is important to note that the value for grape production is realized by vineyards that sell their grapes to wine producers. For vineyards that utilize their grapes at their own wineries (regardless of where the wine production facilities are located) will realize the value of the grapes through the sale of wine rather than the sales value of the grapes. This analysis assumes that the 320 acres of vineyards without wineries sell their grapes, and it is this acreage from which the estimated value of grape production is derived.

Table 2-5 provides the estimates for the value of grape production at vineyards without wineries in Yucaipa. The analysis estimates that the annual sales value would be \$1.9 million but could range from \$1.2 to \$2.5 million.

Table 2-5 Value of Grape Production, Estimate and Range; Vineyards without Wineries in Yucaipa

Estimate	Low	High
1,877,000	1,182,000	2,530,000

Source: PlaceWorks 2021.

Winery revenue comes primarily from the sale of wine. The sales may be retail sales at the winery, direct to consumer sales, or sales to whole distributors. However, wineries may also realize revenue from on-site wine tastings, food sales, and events. The estimated winery revenue presented below is based on the reported sales across wineries in other California AVAs. The implicit assumption in this approach is that the wineries that develop over time in

Yucaipa will have a similar variety of sales, tasting rooms, food service, and events.

Table 2-6 provides the estimated revenue at wineries in Yucaipa. The analysis estimates that winery revenue would be about \$14.5 million. The estimated revenue and the low end of the range exclude data from Napa Valley. Including the Napa Valley data more than doubles the potential revenue (the high end of the range).

Table 2-6 Winery Revenue, Estimate and Range; Wineries in Yucaipa

Estimate	Low	High
14,530,000	13,260,000	31,500,000

Source: PlaceWorks 2021.

Tourism

Increased tourism is an expected benefit from the development of vineyards and wineries. The Yucaipa Valley AVA would become a tourism destination—a reason for residents throughout Southern California to come to Yucaipa. The preceding sections estimated the economic impacts that would primarily accrue to the viticultural industry. This section looks at the spillover effects for lodging and restaurants.

Based on the experience in other AVAs, the analysis estimates that wineries in Yucaipa would attract about 142,400 visitors per year, with a range from 96,000 to 188,700 visitors. It is important to note

that these are individual visitors. Because most visitors will travel with other visitors, the actual number of vehicle trips would be lower.

Based solely on the experience in the Temecula Valley AVA (which is the only available report outside of the major regions tying tourism activity to the viticultural industry), the analysis estimates that wineries in Yucaipa would generate 99,400 visitors for local restaurants. Conservatively, this could result in about \$2.95 million in spending at local restaurants.

The other key component of destination tourism is overnight visitors. The average length of stay for all visitors to Temecula Valley is estimated at 1.7 days, including visitors who are there just for the day. For those staying overnight, the average length of stay was 2.3 nights. The analysis estimates that wineries in Yucaipa could generate 2,400 overnight visitors over a year. Conservatively, this could result in about \$3.66 million in spending at local lodging facilities.

2.7.2 WINE COUNTRY RESIDENTIAL MARKET STUDY

As a part of the Specific Plan effort, the Yucaipa City Council requested a residential market study to determine the market demand, optimal lot size, and feasibility for a wine-oriented Master Planned Community. Martin and Associates met that request

through extensive research of the regional economy. Appendix B includes the full report, existing and projected demographics from the California Department of Finance, pricing of both resale and new residential construction, and current real estate market trends.

The following are the conclusions and recommendations from the report:

1. The desirable location and attractive character of the Wine Country and immediate surroundings supports the price positioning of homes at the high end of the market, related to the establishment of a viticulture / wine-making industry in Yucaipa.
2. The existing RL-1, rural living, one-acre zoning does not fit the demand of today's home buyers according to recent sales and current market trends.
3. The beauty of the Wine Country is to be enhanced by adopting neighborhood crafting and residential design principles related to sensitive habitat areas, vineyards, a trail system, and the creation of attractive streetscapes.
4. New high-end housing opportunities will likely tap the potential, pent-up demand from local owners of older homes as well as those employed within the greater market area who are in search of upscale housing opportunities.
5. The Wine Country will be capable of attracting higher income households from the medical employment in Loma Linda and other major employment centers to the west once higher-end homes that suit their preferences and incomes are introduced.
6. The Primary buyer segments to attract are Baby Boomer / Active Adults (57 to 75 years old in 2021), Generation X (41 to 56 years old in 2021) and the leading edge of Generation Y (25 to 40 years old in 2021).
7. New home offerings are not likely to exist when the Wine Country community enters the market. The absence of competition will result in increased prices, values, and sales rates.
8. A dated housing stock exists in most neighborhoods in Yucaipa. Existing homeowners in Chapman Heights, for example, are a ready pool of buyers that will be interested in moving up once new homes are introduced.
9. The recommended location of proposed land uses is based on the desire to create an aesthetically pleasing community (avoid the subdivision appearance) with buffers enabled by the integration of homes and vineyards. An example is the design and implementation of a scenic view corridor along Oak Glen Road.
10. Transitioning between existing land uses (one-half- to one-acre lots) and new development (10,000-square-foot to half-acre lots) respects the desire of current residents for compatible lot sizes to be offered in adjacent neighborhoods.

11. Site planning is recommended to be based on providing an interface of residential areas to viticulture, as represented in the City Council’s approved direction.
12. The proposed optimal distribution of 1,093.6 acres is a 50 / 50 split between land for lots and nonresidential areas for vineyards, trails, etc., as shown in Table 2-7.

The distribution of 1,091 lots sized 10,000 square feet to half acre on 1,094 acres (see Table 2-8) will enable the proposed community to offer homes in the \$700,000 to \$1,000,000 price range and offer a variety of homes appealing to a range of household types, age groups, and income levels. The recommended distribution for 1,901 lots is shown in Table 2-8.

Table 2-7 Project Site Summary

Lot Size	Residential Acres	Nonresidential Acres	Total Acres	Total Units
10,000 SF to Half Acre	547	546	1,094	1,091

Table 2-8 Residential Unit Breakdown

Lot Size	Density	Lots	%
10,000–14,000 SF	2.0–3.0	629	57%
Half Acre	2.0	462	43%
Total	2.0 DU/Ac	1,091 DU	100%

13. The average (weighted) prices of homes on four lot types/sizes recommended for 1,091 homes in the Wine Country is \$897,823 for 3,313 square feet at \$271/square foot.
14. A 12-year development schedule for 1,091 homes in five phases in the Wine Country is based on projected home sales. Development is recommended to begin in areas closest to Oak Glen Road in year one, followed by sequential areas, as shown in the Conceptual Phasing Plan in Chapter 3, *The Plan*.
15. Modifications from the existing Custom Home Overlay District are highly recommended. The Wine Country will not be successful if the standards result in a strictly custom home requirement.
16. Development standards that contribute to creating a highly desirable Wine Country District with attractive individual neighborhoods will enhance values in the community as well as in surrounding neighborhoods. Varied street scenes with diversified architecture will help to accomplish this goal. Use of varied lot widths; creative garage placements; and varied front, rear, and side setbacks can accomplish this.
17. Private gating of neighborhoods will increase home values, however neighborhoods should not be required to be gated.
18. Neighborhoods with direct access to Wine County Trails should provide at least one point of public access to the trail(s).



-
19. Implementation of the community design should include a Healthy Communities Program to increase value and homeowner health, wellness, and well-being.
 20. Current property owners could be incentivized to dedicate agricultural land for viticulture by supporting a mix of Moderately Higher Density lot sizes (compared to one-acre lots) that will result in increased land values.
 21. The allowance of zoning for homes on 10,000 to 14,000 SF lots will incentivize builders to purchase land and potentially invest private funding to kick-start the new wine industry by investment in front-end infrastructure improvements (improvement of Wine Corridor streets and providing public water and sewer connections).





3

THE PLAN

3.1 RURAL DESIGN CONCEPT

This Specific Plan preserves the rural and agricultural identity of this unique area. New development in the area must respect the natural landscape, retain the viability of existing agricultural activities, promote future viticultural activities, attract agricultural tourism, and maintain a rural atmosphere.

Consistent with the Guiding Principles in Chapter 1, *Introduction*, there are three essential components incorporated in the land use plan that define the identity of the WCSP Area: preserving the natural environment, fostering agriculture and viticulture, and creating a livable community.

Natural Environment

The rolling hillsides, Wilson Creek, and distant views provide a unique setting for the WCSP Area. The area is home to a variety of plants and animals found in many of Southern California's natural environments. Preservation and enhancement of key resources will provide educational opportunities as well as a scenic amenity for residents and visitors to enjoy. Additionally, development under the WCSP will create publicly accessible connections to El Dorado Ranch Park and be designed for those hiking, biking, or riding horses.



Agriculture and Viticulture

Yucaipa has a rich history of farming and cultivation. In the early 1900s, it was known as one of the fruit baskets of Southern California. Agriculture has been maintained and will be further incentivized in this area of the City. The Land Use plan strategically places viticultural areas along corridor streets and tucks residential neighborhoods behind working vineyard areas. Commercial uses have been limited to those that promote the agricultural theme including wineries, tasting rooms, farm stands, olive groves and other similar uses, and allows such uses to encourage such investment towards the City's agricultural heritage.

This Plan was specifically created to enhance the Yucaipa Valley Viticulture Region. The development of this region is supported by the Yucaipa Valley Wine Alliance, an association of vintners and growers, whose goal is to create a thriving American Viticultural Area (AVA) that strengthens and expands the wine industry in the Yucaipa Valley Region.

Livable Community

Neighborhoods in the WCSP are intended to add character to the community. Residential designations provide for homes that are consistent with the City’s General Plan and the vision of this Plan. The Plans outlined in this Chapter support sustainable land use, vehicular, bike and pedestrian mobility, and the infrastructure necessary to support development.

3.2 LAND USE PLAN

The Specific Plan includes five land use designations:

- Residential- Villas and Estates
- Non-Residential- Agriculture/ Winery, Water District and Open Space

Residential and non-residential uses are approximately a 50/50 split of the entire WCSP area. Non-residential uses include 73.6 acres open space, 465.5 acres agriculture (wineries), and 7.1 acres public use (water district and open space). 547.4 acres, or 50% of the total

1,093.6-acre planning area is designated for residential uses. As shown in Table 3-1, the maximum residential development potential is 1,091 dwelling units, consistent with the existing zoned capacity of the General Plan. All the units are anticipated to be single family detached residences, with individual lot sizes ranging from 10,000 square feet (net) to 0.5 acre (gross), as further discussed in Chapter 4, *Development Standards*. Figure 3.1, *Wine Country Land Use Plan* and Table 3.1, *Wine Country Statistical Summary* provide details and location for the buildout of this Plan.

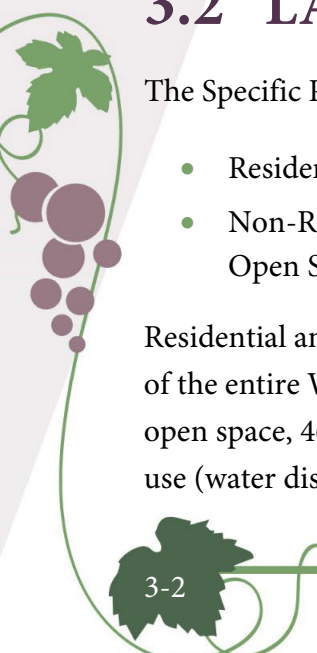
3.2.1 LAND USE DESIGNATIONS

The following Land Use Plan and designations were crafted in collaboration with the Plan’s Advisory Committee, the efforts to support the Yucaipa Valley petition to become an American Viticultural Area, and to provide land uses and development that are consistent with the goals of the City’s General Plan. Permitted uses and applicable development standards for each designation are provided in Chapter 4, *Development Standards*.

Non-Residential

Agriculture/Winery

This designation identifies land within the WCSP area where the primary uses are vineyards and wine production. This designation accounts for approximately 465 acres of land. This area is suitable for grape growing due to its geographic and climatic features. Three



types of wineries are permitted for the Area: Micro, Artisan, and Boutique. Definitions for each type of winery, permitted uses, and applicable development standards are provided in Chapter 4, *Development Standards*. It should be noted that the terms refer to the minimum property size of the vineyard, not the production volume of a winery.

Public Use

The Public Use areas are comprised of two land use designations: Water District and Open Space.

Water District

Areas designated as Water District are owned by the Yucaipa Valley Water District and provide for utility and other related public services including preservation areas. The water district makes up approximately 7.1 acres of the WCSP area.

Open Space

The Open Space designation is intended to provide publicly accessible active and passive public park areas and trail connections, while preserving natural habitat along Wilson Creek. This designation is centrally located within the WCSP area accounting for approximately 73.6 acres. Standards for land designated as Open Space are provided in Chapter 4, *Development Standards*, and are intended to leave as much of the area as natural open space as feasible. These open space areas will also provide connections to the

vineyard and residential development to create a comprehensive trail network for the community, and would consolidate a number of unpermitted trails into a defined natural pathway pursuant to the City's Trail Master Plan.

Residential

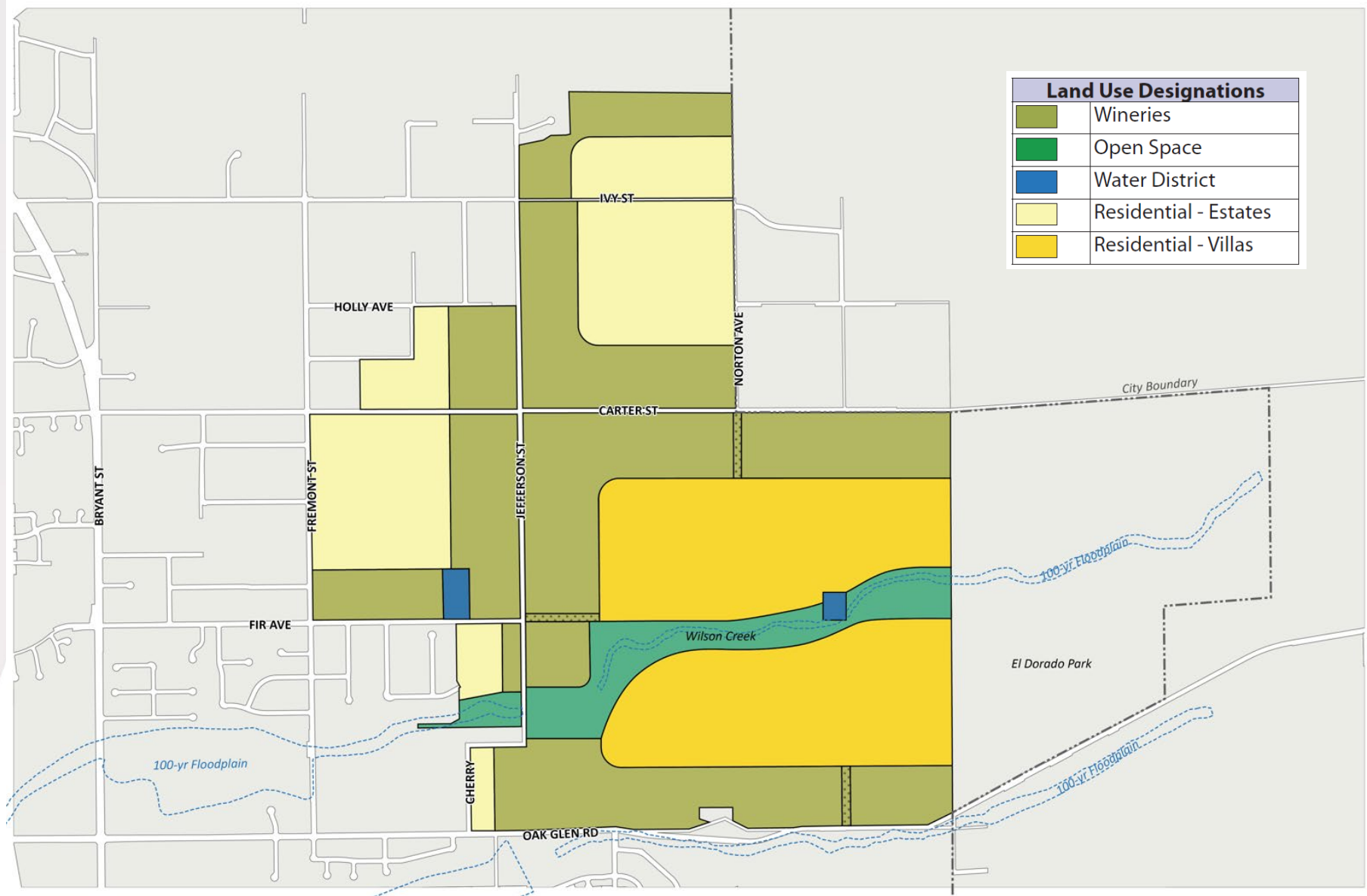
Villas

The wine country Villas designation is intended to provide for low density residential at a maximum of 4.3 dwelling units per acre (10,000 square foot lots (net)). This single-family designation accounts for approximately 315 acres of land. This area will be connected by trails and open space areas to separate development from vineyards, and it generally includes terrain with steeper topography or parcels that are intended to prioritize natural open space areas along Wilson Creek.

Estates

The wine country Estates designation provides for well-designed single-family homes on large lots at up to 2 dwelling units per acre. Land designated as Estates makes up approximately 232 acres of the WCSP area. Estate neighborhoods are intended to provide a transition between the wine country area and the surrounding larger-lot residential neighborhoods of the North Bench.

Figure 3-1 Land Use Plan



3.2.2 PLANNING AREAS

The WCSP area has been divided into 7 Planning Areas (A-G) as shown on Figure 3-2, *Planning Areas* and detailed in Table 3.2, *Land Use Summary by Planning Area*. These Planning Areas have been identified to support implementation and phasing as discussed in Chapter 6, *Administration and Implementation*. Chapter 6 further provides flexibility to adapt to market conditions throughout buildout of this Plan by allowing for minor modifications, transfers, and conversions within Planning Areas.

Table 3.1 Wine Country Statistical Summary

Land Use Designation	Acres	Units
Residential		
Estates	232.4	462
Villas	315.0	629
Non-Residential		
Agriculture/Winery	465.5	-
Water District	7.1	-
Open Space	73.6	-
Total	1,093.6	1,091

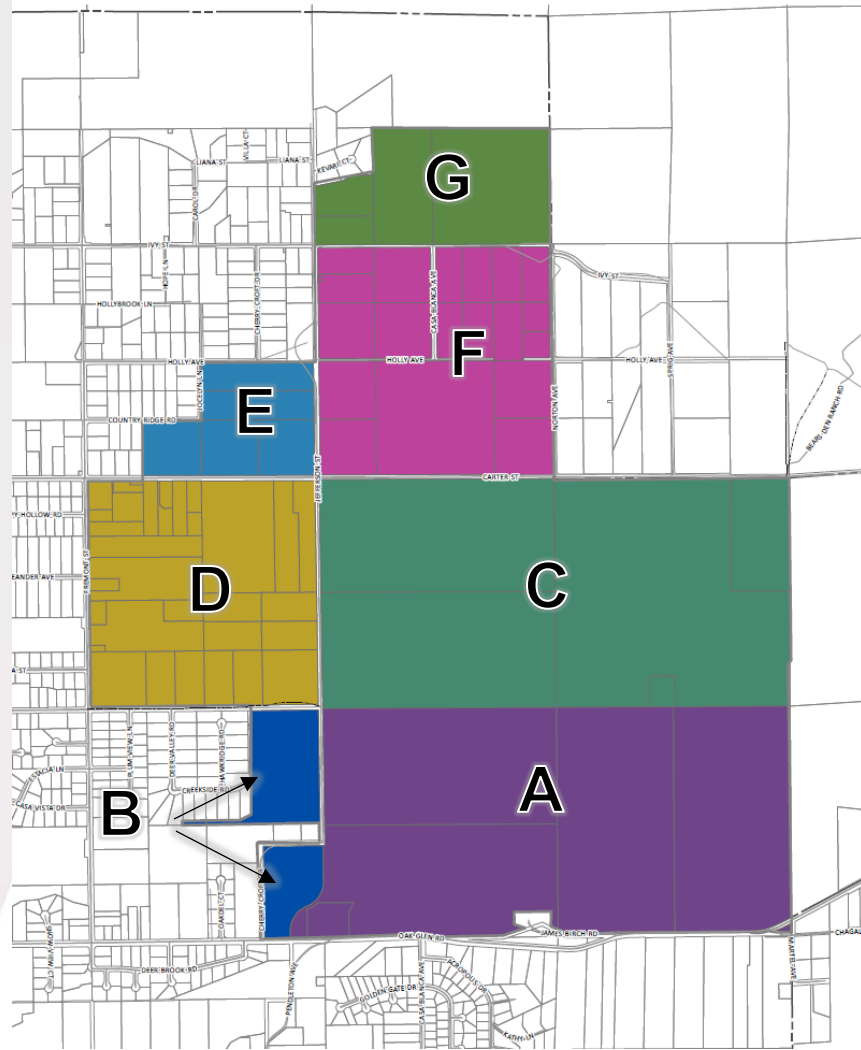
NOTE: Buildout is consistent with the City's 2016 General Plan, development of more units than the total of this summary table would require an amendment to this Plan and additional study in accordance with CEQA.

Table 3.2 Land Use Summary by Planning Area

Planning Area	Land Use Designation	Gross Acres ¹	DU/ac	Residential Units
A	Winery/Agriculture	111.2	--	
A	Residential Villas	156.8	2	131
A	Open Space/Riparian	45	--	
B	Winery/Agriculture	10.7	--	
B	Residential Estates	18.6	2	37
B	Open Space/Riparian	7.8	--	
C	Winery/Agriculture	135.4	--	
C	Residential Villas	158.2	2	316
C	Water District	2.4	--	
C	Open Space/Riparian	20.8		0
D	Residential Estates	76.8	2	153
D	Winery/Agriculture	69.5	--	
D	Water District	4.7	--	
E	Winery/Agriculture	24.7	--	
E	Residential Estates	22.4	2	44
F	Winery/Agriculture	77.2	--	
F	Residential Estates	79.2	2	158
G	Winery/Agriculture	36.8	--	
G	Residential Estates	35.4	2	70
Total	1,093.6		1,091	

¹ Gross acreage does not include existing public right-of-way

Figure 3.2 Planning Areas



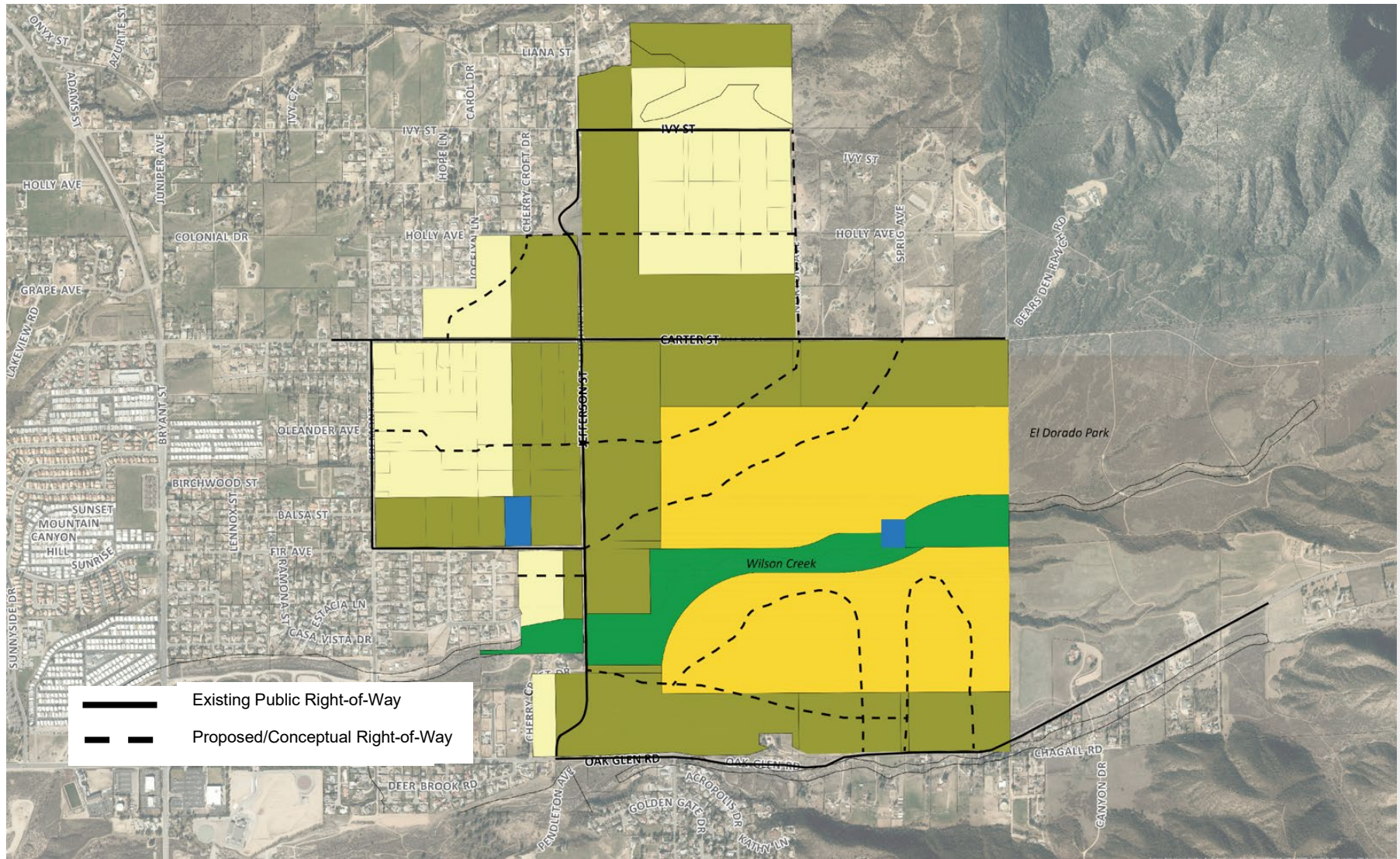
3.3 MOBILITY PLAN

The approach to mobility- circulation of vehicles, bicycles, and pedestrians- for the WCSP area is to maintain the layout of the existing rural roadway network and add connectivity from existing corridors while preserving Wilson Creek and its adjacent habitat. The following Plan proposes locations for additional collectors and residential streets, as well as trails for non-vehicular circulation to connect Planning Areas to each other and the rest of the City. Exact location of any new roadways and access points will be determined through the implementation of this Plan and shall be reviewed for consistency with the Plan during the review of tentative tract maps that are submitted for new development.

3.3.1 EXISTING ROADWAY NETWORK

The area is currently undeveloped and served by two-lane streets and rural connections. As designated in the City's General Plan, Oak Glen Road and Jefferson Street are Corridors providing primary vehicular connectivity to other areas of the City. Carter Street and Ivy Avenue are additional existing east/ west connections into the WCSP area as shown on Figure 3.3, *Existing and Proposed Circulation*.

Figure 3.3 Existing and Proposed Circulation



*Proposed street locations may vary from the map to best accommodate topography, drainage, and other physical features.

3.3.2 PROPOSED VEHICULAR CIRCULATION AND WINE COUNTRY STREET SECTIONS

As shown on Figure 3.3, Oak Glen and Jefferson will continue to provide connectivity to the WCSP area. Development in the area will also continue to be supported by Ivy and Carter, and new connections from all existing streets will create a complete roadway network supporting both neighborhoods and wineries.

The following roadways have been designed to make Wine Country a destination, not a circulation corridor leading to somewhere else. The goal is to maintain modest roadways with low traffic volumes and leisurely traffic speeds that allow travelers to enjoy the scenic, rural setting of the WCSP area.

Collector Streets – Public Right-of-Way

Oak Glen Road is a two-lane city-designated scenic corridor. It serves as the primary access to the WCSP area. Oak Glen Road is a Controlled/Limited Access Collector which will accommodate two lanes and a class II bike lane with a typical right-of-way width between 60 and 66 feet. As required in Chapter 4, *Development Standards*, a 150-foot setback is required along that roadway for any structure on an agriculture/ winery property that has frontage to Oak Glen Road. This corridor is also a City designated truck route that delivers goods and materials to and from Yucaipa.

Jefferson Street is an existing unpaved rural road. Roadway widening and improvement will be necessary for buildout of the WCSP area. It will be developed as a 2-lane collector with a right-of-way of 60 feet and class III bike access. As required in Chapter 4, *Development Standards*, a 100-foot setback is required for any structure on an agriculture/ winery property adjacent to Jefferson Street.

Carter Street is a paved one-lane rural roadway that provides east-west access between Bryant Street and the Bears Den Ranch. It will be developed as a 2-lane collector with class III bike access and a right-of-way of 60 feet. As required in Chapter 4, *Development Standards*, a 100-foot setback is required for any structure on an agriculture/ winery property adjacent to Jefferson Street.

Residential Streets – Neighborhood Roadways

Residential streets will provide direct access to future neighborhoods and individual properties. A typical street section consists of 2 drive lanes with a 55-foot right-of-way. At a minimum, the street will have a 5-foot sidewalk on one side. To maintain the rural character of the roadways, curbs and gutters are generally discouraged. However, low curbs shall be permitted on up to 50% of all streets within a Planning Area. Proposed locations of new Residential Streets in the WCSP area are provided on Figure 3.3, *Existing and Proposed Roadway Network*. The exact location of future residential streets will be determined during the tentative tract map phase of development.

Figure 3.4 Limited Access Collector - Oak Glen Road

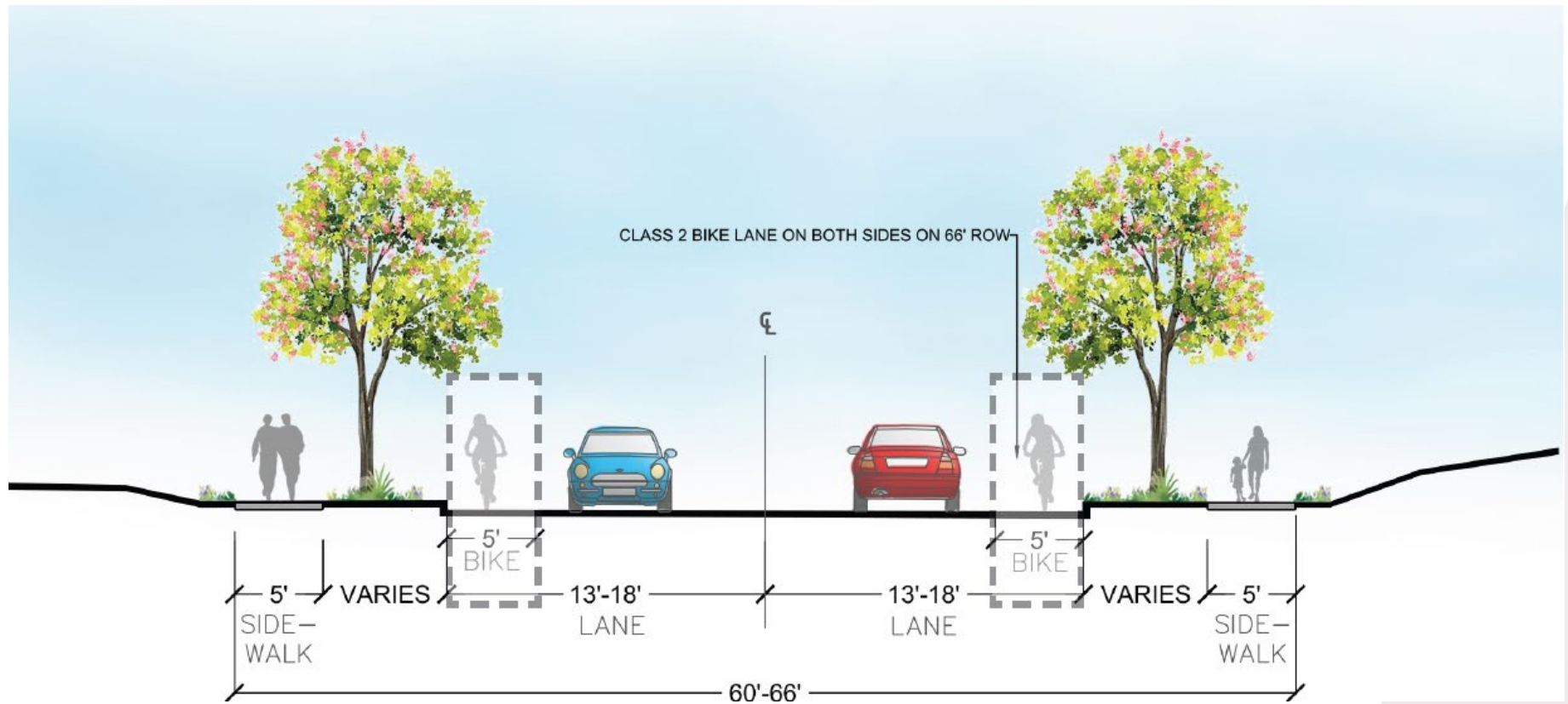
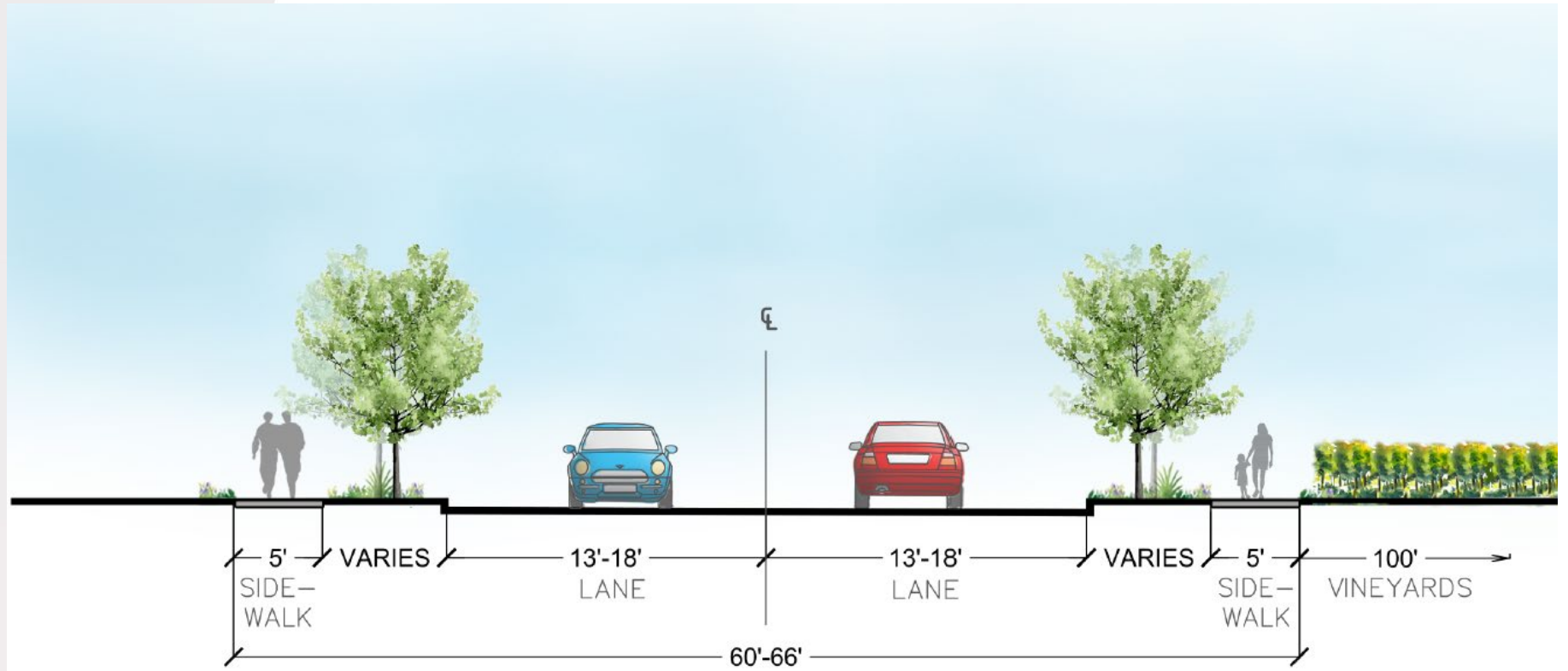
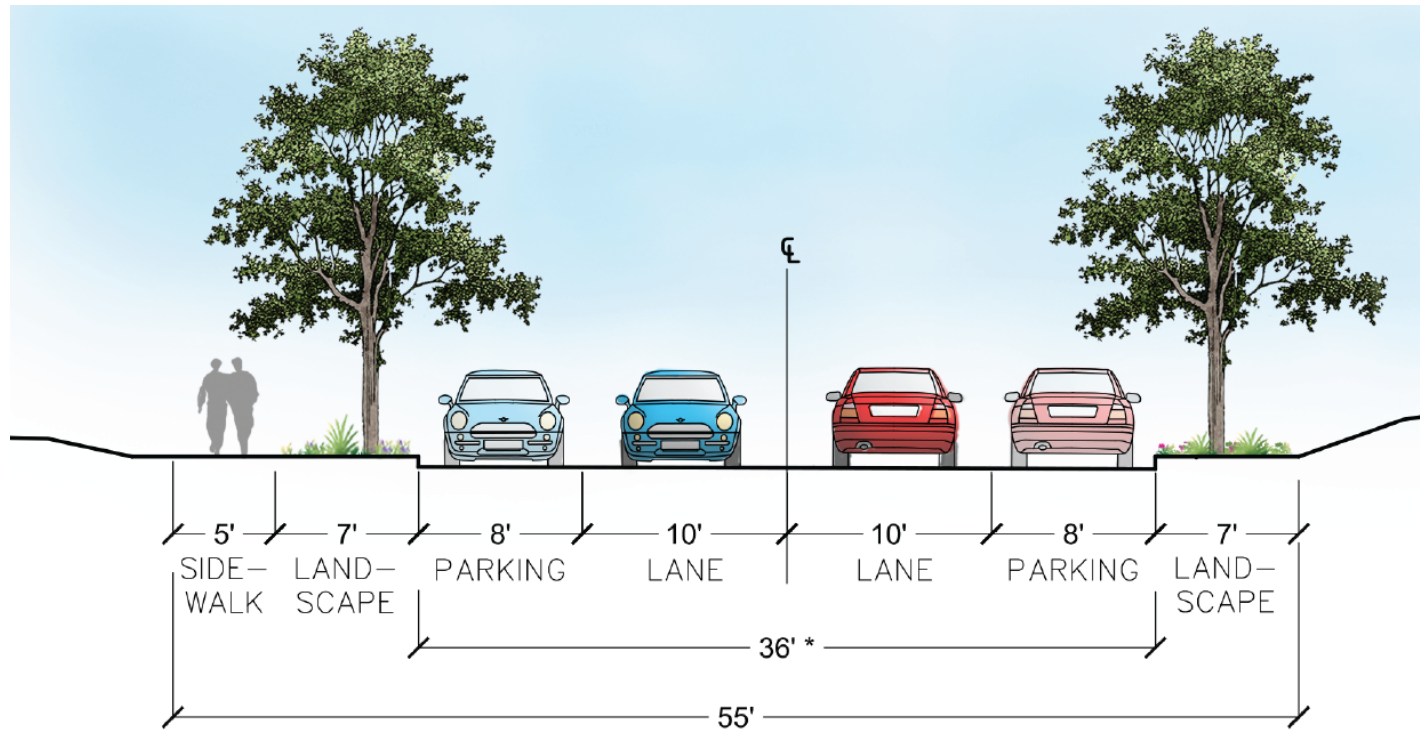


Figure 3.5 Residential Collector – Jefferson Street, Carter Street, Ivy Avenue



Bicycles: On-street Class III

Figure 3.6 Residential Streets – Neighborhood Roadways



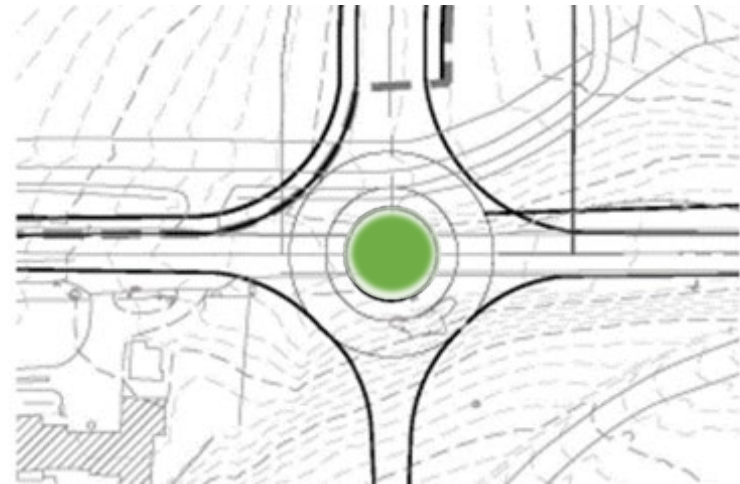
Intersection Controls

A variety of intersection controls will safely and efficiently manage vehicular and non-motorized traffic throughout the WCSP area. Controls include traditional stop signs and inclusion of a roundabout. Proposed for the intersection of Oak Glen Road and Jefferson Street, a roundabout at this key intersection will provide a gateway into Wine Country. The interior of the roundabout should be landscaped to enhance the wineries and indicate a sense of arrival when approaching this unique area of the City. While the final specifications for the roundabout will be determined by the City Engineer Figure 3.7, *Wine Country Roundabout*, provides a schematic layout for the intersection. Other intersections heading eastbound along Oak Glen Road to Wine Country will feature left turn pockets. Interior streets may feature pop out features that can reduce the roadway width for sidewalks and provide additional landscaping opportunities.

Bicycle Circulation

As noted in the street section descriptions above collector streets in the WCSP area will provide class II and III bike lanes/ access. Multi-purpose trails will also accommodate bicycles and provide connections to other areas of the City and El Dorado Ranch Park.

Figure 3.7 Wine Country Roundabout

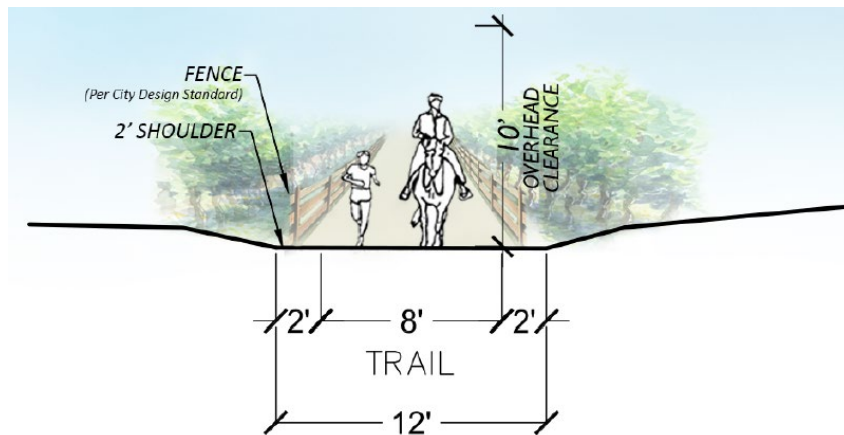


Multi-Use Wine Country Trails

Providing safe, convenient, and attractive trails for pedestrians, bicyclists, and equestrians is an important amenity that will enhance residential development, agrotourism, and the Yucaipa Valley's identity as a distinctive wine region. Incorporation of trails into all development within the WCSP will provide additional connectivity for non-motorized movement throughout the area. Trails are intended to create a unique wine country experience nestled alongside vineyards and Wilson Creek. Additionally, given the wealth of existing parkland near the WCSP area, these new trail connections will provide convenient access to these existing recreation resources such as El Dorado Park, and provide public access opportunities that integrate the greater north bench and community to these amenities.

A 12-foot multi-purpose trail is planned for implementation throughout the WCSP area. It can be used along collector streets or as a standalone connection. Trails should be adjacent to the vineyards, agriculture areas and open space and may be provided within the buffer between these uses and residential areas. Figure 3.8, *Wine Country Trail*, provides a cross section of this trail.

Figure 3.8 Wine Country Trail



3.4 OPEN SPACE PLAN

Providing for the recreation needs of future residents and visitors to the Wine Country is of primary importance to establishing and maintaining a high quality of life, and enhancing the character and image of the area. In addition to the wineries and vineyards, the Specific Plan includes a 73.6-acre open space area along Wilson

Creek that will provide recreational activities and passive open space for relaxing and enjoyment, as shown on Figure 3.1, *Wine Country Land Use Plan*.

Preservation of the WCSP Open Space area and Wilson Creek will require dedication of property to the City. Dedication will allow the City to maintain and preserve these areas while providing public access to trails and other open space amenities in the North Bench, see Chapter 6, Administration and Implementation for dedication requirements as part of the mandatory phasing requirements.

The Specific Plan area also provides opportunities and connections to existing park facilities, including El Dorado Ranch Park, Yucaipa Regional Park, Yucaipa Community Park, and Wildwood Canyon State Park through the creation of a trail network as discussed in Section 3.3. Additional park space may also be created as part of individual projects, provided that land for vineyards remains.

3.5 GRADING CONCEPT

The grading concept in the Plan Area will be consistent with the City's General Plan and Grading Manual. The volume of grading shall be limited to that necessary to accomplish the proposed development. Proposed development shall encourage designs that follow the existing topographical features and preserve the natural landscape and scenic views. Grading shall also conform to the design standards in this Specific Plan and provide a stable slope that avoids erosion and other hazards.

Most of the WCSP area has a gentle slope that less than 10 percent. In these areas, grading shall be permitted up to the boundary of any lot or developed open space and contiguous lots may be graded contiguously. For development on slopes of between 10 and 20 percent, grading shall be limited to roads, driveways, and the building envelope as defined by the applicable setbacks.

Consistent with the City’s Hillside Ordinance, where development requires cut and fill grading, such cut and fill shall not exceed a ratio of 3:1 and shall be contoured to match the natural terrain. No development shall occur on any portion of a site that contains, or could affect or be affected by, an identified active or ancient landslide, fault zone, or other geologic hazards. Proposed site plans shall be accompanied by a report prepared by an engineering geologist certified by the State of California.

3.6 WATER, SEWER AND STORM DRAINS

Water

Potable and recycled water are provided by the Yucaipa Valley Water District (YVWD). The WCSP will require the construction of new water infrastructure onsite and off-site, including new potable and recycled water lines and pumps, as well as any potential reservoirs. It is anticipated most on-site improvements will be 8” lines while off-site improvements within the public right of way

could range from 12” to 24” depending upon the hydraulic analysis completed by YVWD. For the southern portion of the plan area, the point of connection for water will be off Oak Glen Road. Other areas of the plan may be able to connect to the services found in adjoining neighborhoods. A water demand analysis and an infrastructure plan have been developed to support the WCSP and demonstrate YVWD’s capacity to serve the area.

Sewer

The sewer network within the City is provided by YVWD. An infrastructure plan has been developed to support the WCSP and found that the implementation would result in a roughly 0.3 million gallons per day (MGD) over the development that would otherwise be permitted in the plan area and is within the capacity of YVWD’s treatment facility. Similar to the process for YVWD’s water infrastructure, the sewer network design for individual projects would be subject to hydraulic analysis completed by YVWD, and it is anticipated that on-site improvements would consist of 8” sewer lines.

Storm Drains

The City of Yucaipa manages the network of storm drains that capture runoff to convey them to the natural drainage channels or San Bernardino County Flood Constrict channels. As part of new development, projects in the WCSP would be required to develop new storm drains and also provide onsite drainage retention to ensure that the net amount of runoff does not increase. The use of

detention basins with infiltration of the design capture volume (required volume for treatment) are anticipated to be the primary Best Management Practice (BMP) type to address the net runoff amount. These BMPs are consistent with the City’s Master Plan of Drainage and are found in other development in the City. As part of the rural design concept, the use of landscaped basins, bio-swales and other similar designs that provide both a form and functional benefit to the area are encouraged.

From these basins, the historical flow volume and roadway runoff would connect to new underground storm drain facilities. Most of the underground storm drain facilities are anticipated to generally follow the proposed roadway alignment but may be through a drainage easement along private property to accommodate the necessary hydrology. All projects that have off-site runoff will be responsible for implementing proper debris basins to manage off-site flows and route them through the project area, and the ultimate project-specific approach will be subject to review and approval by the City’s engineering division.

3.7 FUEL MODIFICATION ZONES

A 100-foot-wide fuel modification zone (FMZs) will be required around new structures to provide an enhanced buffer from adjacent fuels. The Project’s FMZs would be maintained in perpetuity by the owners of each lot, the respective community HOA, or similarly

responsible entity. However, where the full 100-foot FMZ is unable to be met, certain enhanced construction features may also be implemented. These features are identified as part of the fire protection plan was developed to support the environmental analysis of the WCSP.

3.8 UTILITIES AND PUBLIC SERVICES

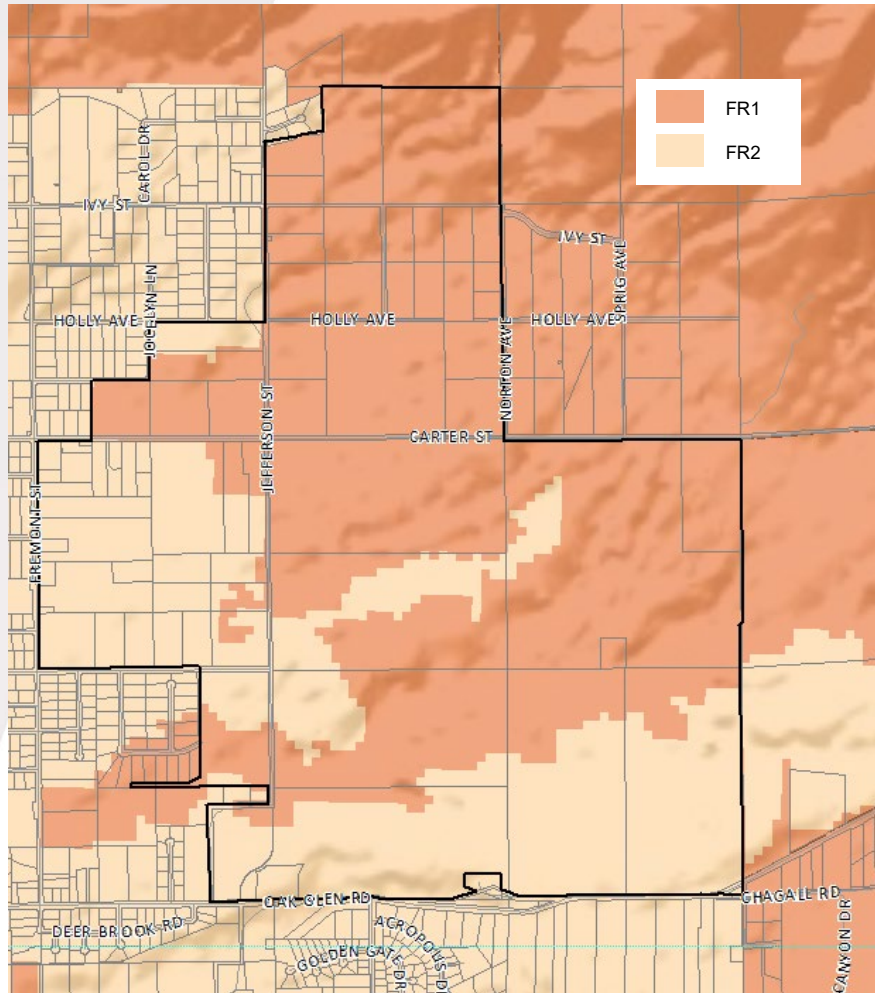
Development must ensure that the site has adequate public services available to support residences and employers. The Specific Plan may trigger the need for new or expanded services and facilities to provide acceptable service levels for municipal services. These services include fire and police protection, waste management and recycling, electricity, natural gas, access to schools and libraries, and communication services such as telephone and Wi-Fi. All development will be subject to the City’s Development Impact Fee Program to cover the “fair share” costs related to the expansion of such services.

Fire protection

A large portion of the WCSP area is within very high to extremely high fire hazard severity zone (FR1). And rest of the area is in FR2 zone, which are lands vulnerable to fire due to proximity to a FR-1. These districts are shown on Figure 3.9, *Fire Safety Overlay District* and are regulated by YMC Section 85.020215. Responsibility for

wildland fire prevention and suppression includes support from multiple jurisdictions including the city, state, and federal government.

Figure 3.9 Fire Safety Overlay Districts



The Yucaipa Fire Department maintains a staffing agreement with the County of San Bernardino for fire protection services. It is expected that the CAL FIRE San Bernardino unit will assume responsibility for fire protection services to the WCSP area. Fire protection services include fire suppression, fire prevention, and emergency medical assistance.

Development within the Specific Plan will include several points of ingress and egress to ensure that routes are available to residents and visitors. In addition, the proposed vineyards can be employed to provide a firebreak between development and the surrounding hillsides north of the plan area.

Police

Police protection services for the City will continue to be provided through the City’s agreement with the San Bernardino County Sherriff’s Department. The Yucaipa Police station is less than 10 miles from the WCSP area and can adequately provide protective services for the area.

Other Utilities and Community Services

The City has franchise agreements for several services including waste management, recycling, electricity, and natural gas, telephone, cable, and Wi-Fi. All providers will be able to provide and/or expand services to the WCSP area. Pursuant to YMC, Chapter 8.28, all property within the City is required to subscribe to refuse collection and handling services.

The Yucaipa-Calimesa joint unified school district offers public education for children from elementary through high school. San Bernardino County operates the Yucaipa Branch library. Both of which will serve residents of the WCSP area.

Lastly, OmniTrans provides transit services throughout the San Bernardino Valley. As the WCSP area is developed expanded services would be considered pending demand. Privately-operated shuttle services may also occur to connect between wineries and other key points of interest in the community.



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4

DEVELOPMENT STANDARDS

4.1 PURPOSE

The Development Standards provide detailed criteria and regulations for all development in the Wine Country Specific Plan area. Consistent with the guiding principles described in Chapter 1, the standards of this chapter establish high quality and orderly development for the WCSP area.

As depicted in Chapter 3, *The Plan*, the WCSP area is within two hazard overlays—Floodplain Safety Overlay and Geologic Hazard Overlay—and one resource preservation overlay: Hillside Overlay. Properties in the WCSP that fall within an overlay must also implement the applicable standards of the Yucaipa Development Code Sections: 85.020325 for the floodplain safety overlay, 85.020415 for the geologic hazard overlay, and 85.020415 for the hillside overlay.

In the Specific Plan area, no building or structure shall be erected, constructed, or structurally altered, nor shall any building, structure, or land be used except as authorized by the Specific Plan and by relevant provisions of the Yucaipa Municipal Code (YMC). The Specific Plan is intended to replace City zoning regulations except where noted. Where the Specific Plan is silent, the YMC shall apply.

4.2 RESIDENTIAL DEVELOPMENT STANDARDS

The Wine Country Specific Plan provides the foundation for the development of vineyards, wineries, open space, and trails blended with quality single-family neighborhoods. Residential development must reflect the Wine Country theme and is intended to provide premium housing opportunities in Yucaipa. This section and the Design Guidelines of Chapter 5 shall guide the development of future neighborhoods.

The standards for two residential land use designations, as identified in Chapter 3, *The Plan*, are provided in this section. Densities for these designations are provided in Table 4-1, Residential Densities; Figure 4-1, Land Use Illustrative, references the location of each designation.

Table 4.1 Residential Densities

Designation	Units per Acre
Estates	Maximum 2
Villas	Maximum 4.3

NOTE: Properties must meet minimum lot size for their designation according to the standards of this chapter.

4.2.1 WINE COUNTRY RESIDENTIAL STANDARDS: ESTATES

Properties within the Estates designation may develop up to 2 units per gross acre. As shown on Figure 4-1, this residential land use area is intended to provide a transition between the wine country area and the surrounding larger-lot residential neighborhoods of the North Bench. The following standards ensure appropriate and consistent development for Estate homes in this land use designation. Implementation of the standards are also illustrated in Figure 4-2, Residential Lot Size: Estates, and Figure 4-3, Residential Setbacks: Estates.

Development Standards

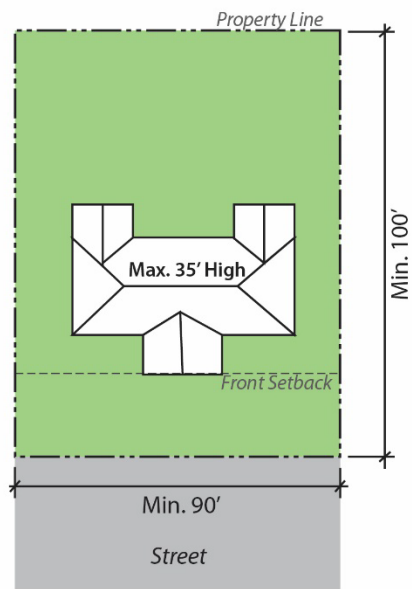
- Individual Lots: Each single-family residence shall be located on an individual lot of record. One single-family residence unit shall be permitted per lot and may include accessory dwelling units consistent with state law. See Chapter 5, Section 5.5.3, for additional guidelines related to the development of ADUs.
- Minimum Lot Area: half an acre (gross).
- Minimum Lot Width: 90 feet, measured from front yard setback line.
- Street Frontage: 80 feet, except 35-foot minimum on cul-de-sacs and knuckles, 30 feet on flag lots.

- Minimum Lot Depth: 100 feet.
- Maximum Building Height: 35 feet, not exceeding two stories.
- Maximum Building Footprint Site Coverage: 40 percent of net lot area.

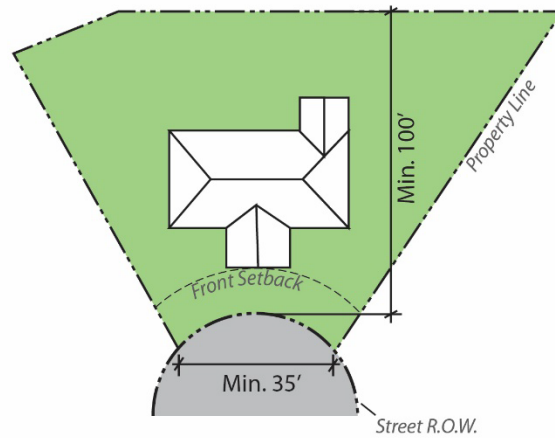
Figure 4-1 Land Use Illustrative



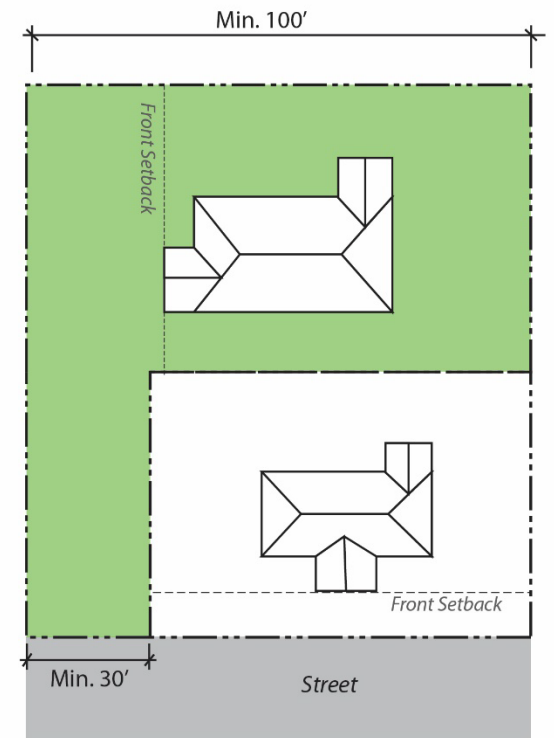
Figure 4-2 Residential Lot Size: Estates



Typical Lot

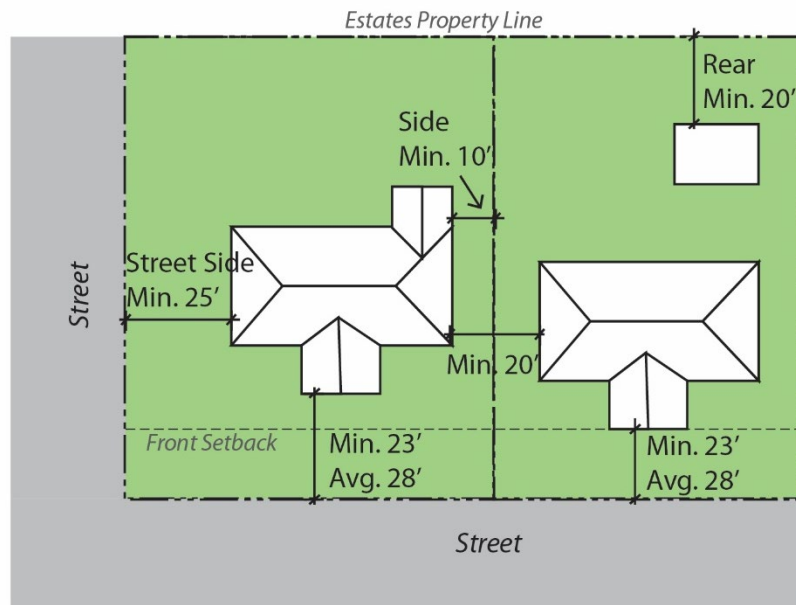


Cul-de-sac Lot



Flag Lot

Figure 4-3 Residential Setbacks: Estates



Building Setbacks

- Front Yard: No closer than 23 feet, with an average of 28 feet measured from R.O.W. to building face. Homes along the same street frontage shall be set back at alternating or varying distances.
- Side Yard: 25 feet where adjacent to a public or private street; otherwise, 10 feet from a side property line.
- Rear yard: 20 feet.

Building Separation

Adjacent structures require a minimum 20-foot separation, building to building.

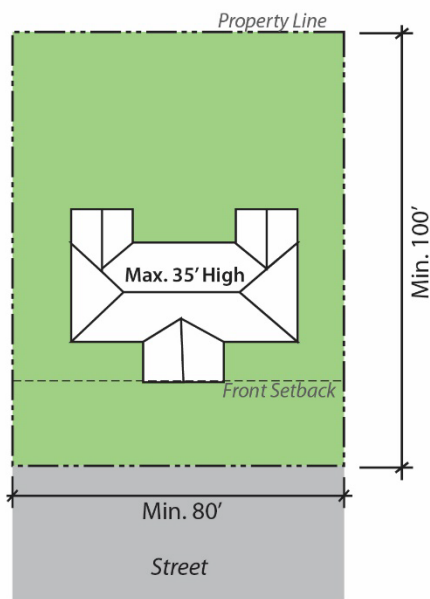
4.2.2 WINE COUNTRY RESIDENTIAL STANDARDS: VILLAS

The land designated for Villas provides more concentrated development, with a density of up to 4.3 units per gross acre (10,000 square foot (net) lot size). The WCSP area with the Villas designation is in the interior of the plan area. This area will be connected by trails and open space areas to separate development from vineyards, and it generally includes terrain with steeper topography. As illustrated on Figure 4-4, Residential Lot Size: Villas, and Figure 4-5, Residential Setbacks: Villas, the following regulations establish minimum or maximum standards for development in this land use area.

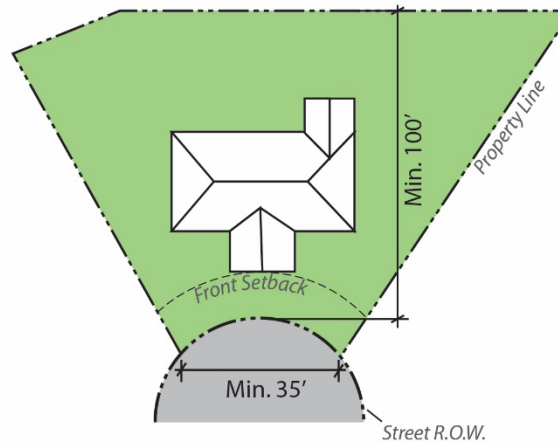
Development Standards

- Individual Lots: Each single-family residence shall be located on an individual lot of record. One single-family residence unit shall be permitted per lot and may include accessory dwelling units consistent with state law.
- Minimum Lot Area: 10,000 square feet.
- Minimum Lot Width: 80 feet, measured from front yard setback line.

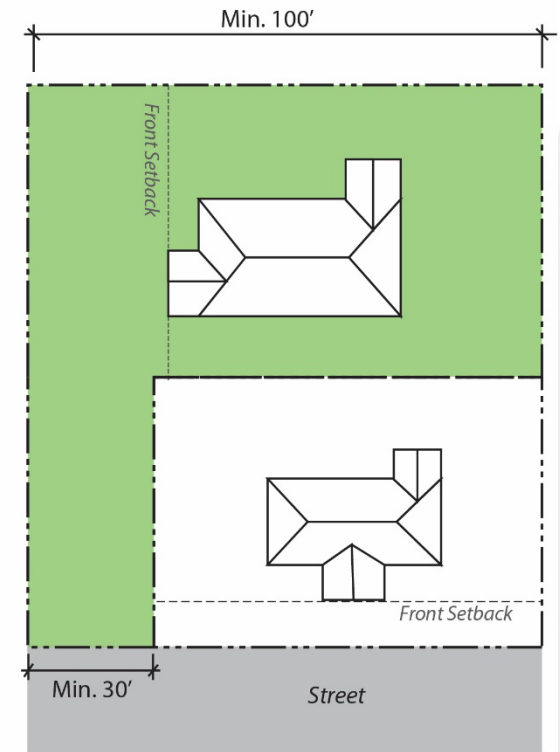
Figure 4-4 Residential Lot Size: Villas



Typical Lot

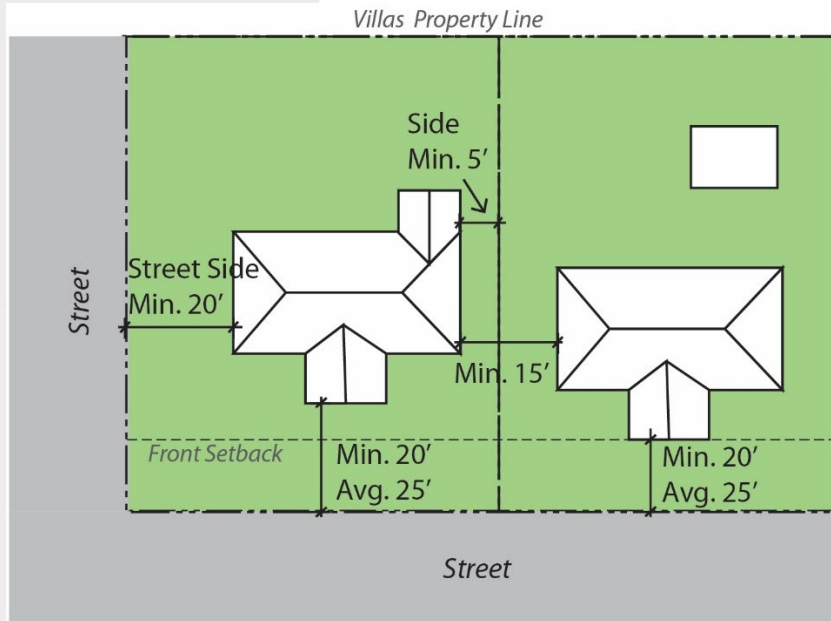


Cul-de-sac Lot



Flag Lot

Figure 4-5 Residential Setbacks: Villas



- Street Frontage: 70 feet, except 35-foot minimum on cul-de-sacs and knuckles, 30 feet on flag lots.
- Minimum Lot Depth: 100 feet
- Maximum Building Height: 35 feet, not exceeding two stories. Maximum Building Footprint Site Coverage: Maximum 50 percent of net lot area.

Building Setbacks

- Front Yard: No closer than 20 feet, with an average of 25 feet measured from R.O.W. to building face. Adjoining

residences shall have different setbacks to provide variation along the street frontage.

- Side Yard: 20 feet where adjacent to a public or private street; 5 feet from a side property line when not adjacent to a public or private street.
- Rear yard: 20 feet.
- Building Separation: Minimum 15-foot separation, from primary residence to primary residence across to lots

4.2.3 RESIDENTIAL PARKING

Single-family Estates and Villas shall provide a minimum of three enclosed garage spaces (600 square feet). Additionally, use of a tandem design or detached 1- or 2-bay garages behind the home will satisfy the third parking space requirement.

4.2.4 PROJECTIONS, ENCROACHMENTS, AND ADDITIONAL STANDARDS

The following standards and Figure 4-6, *Projections and Encroachments*, apply to both Estates and Villas. The structures or objects that may otherwise encroach into the required setbacks are listed for each residential land use district; otherwise, all required yards or court areas shall be open and unobstructed from finished grade or from another specified level at which the yard or court is required. Nothing in this chapter is intended to prevent the

construction of any allowed primary or accessory structure within the building envelope, which is the remaining lot area not included in any required yard or court that remains after all setbacks are established.

Front Yard Encroachment

- For homes in the Estates designations a decorative fence, not to exceed 3 feet in height, that includes pilasters and other ornamental features that match the community design or home architectural design may encroach. (See Chapter 5, Design Guidelines, Section 5.6, *Architectural Styles*.) For homes in the Villas designation, fences are not permitted within the front yard.
- Maximum six-foot encroachment. Architectural design features, such as a covered porch, veranda, or porte-cochere, designed to specifically implement the intended building's architectural design. Building projections to create a formal courtyard area are also permitted in this category.

Street-Adjacent Side Yard Encroachment

- A fence, not to exceed 6 feet in height, with a 3-foot setback and landscape between the fence and the property line.
- Maximum five feet from residential structure plane. Air conditioner compressors and pool equipment when screened from the public right-of-way.

- Minimum five-foot setback. In-ground pool or spa edge. Measured from the property line.
- Maximum five-foot encroachment. Architectural design features, such as a covered porch, veranda, or porte-cochere, designed to specifically implement the intended building architectural design and open to view from the public right-of-way.

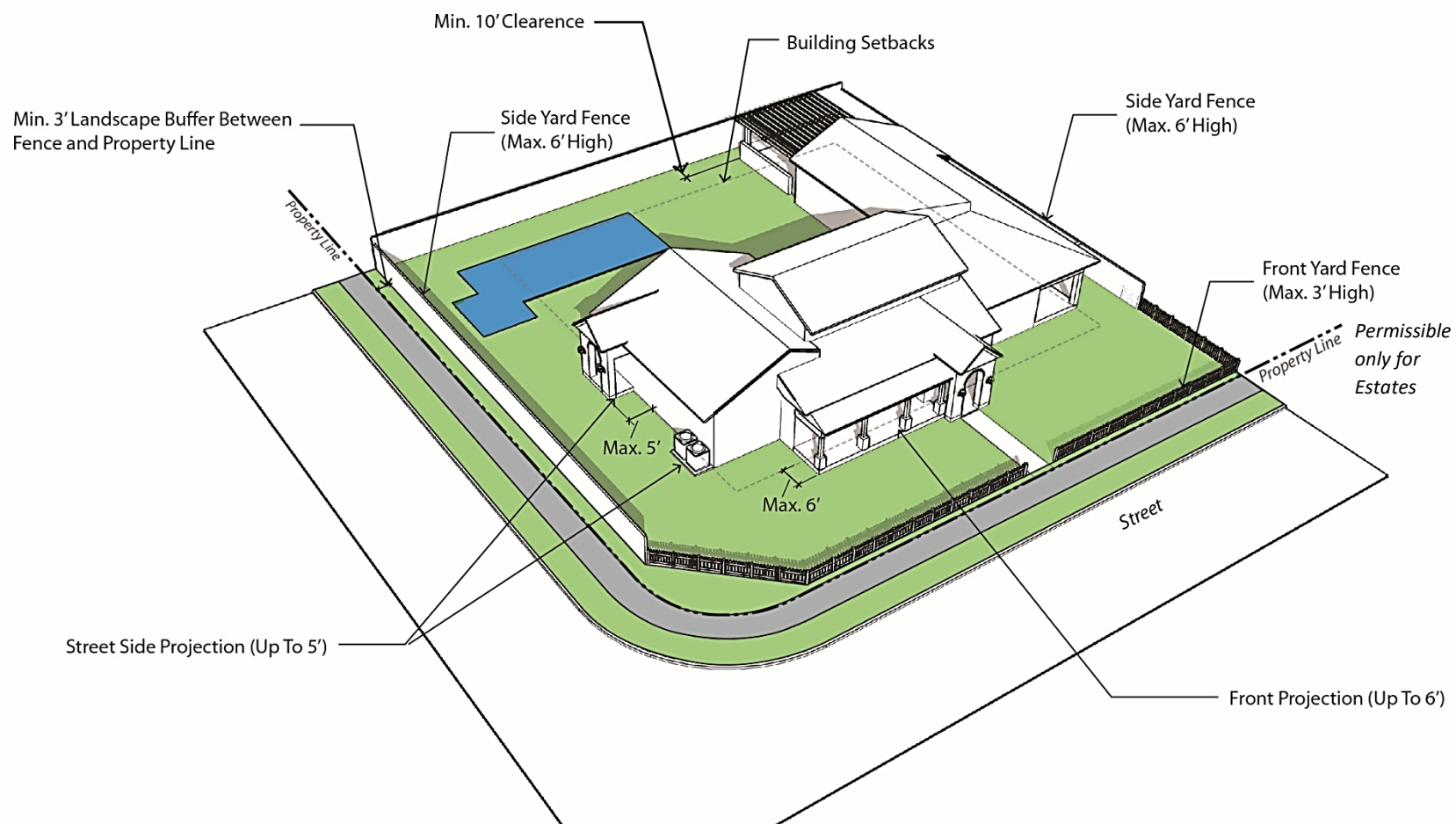
Side Yard Encroachment

- A fence, not to exceed 6 feet in height.
- Maximum 3 feet from residential structure plane. Air conditioner compressors, and pool equipment when screened from view.
- Minimum five-foot setback. In-ground pool or spa edge. Measured from the property line.
- Eaves; awnings, canopies, louvers, and similar shading devices; sills, cornices, planting boxes, cantilevered closet, bay windows on first-floor, and similar features; skylights, flues and chimneys, and similar architectural features may project two feet into the setback.

Rear Yard Encroachment

- No closer than 5 feet from the property line. Garages, carports, sheds and other detached, enclosed accessory buildings, with a minimum of 5-foot separation from the primary structure.

Figure 4-6 Projections and Encroachments



- No closer than 5 feet from the property line. Attached or detached patio roofs and similar residential structures having open, unwallled sides along not less than 50 percent of their perimeters, including top deck.
- No closer than 5 feet from the property line. In-ground pool or spa edge and pool equipment when screened from view.

Front-Facing Garage Doors

- Front-facing garage doors shall not be the leading element of the house. See Chapter 5, *Design Guidelines*.

ADUs

- ADUs shall be permitted within, but shall not exceed, the setbacks allowed in the YMC. Additional guidance for ADUs is provided in Chapter 5, *Design Guidelines*, Section 5.5.3, *Accessory Dwelling Units*.

4.3 WINERY DEVELOPMENT STANDARDS

4.3.1 GENERAL WINERY PROVISIONS

- The primary purpose of a winery shall be to process fruit grown on-site.
- Wineries include areas for growing grapes, where grapes are also turned into wine through a process that may crush, ferment, or press grapes; where bulk wine is stored in tanks

or barrels; where winery operations such as racking, filtering, blending, or bottling of wines are carried out; and where on-site case goods are stored.

- Multiple lots under the same ownership are not considered a single lot for purposes of this section.

4.3.2 DEFINITIONS

Winery. An agricultural processing facility that produces wine from fruit or fruit juices through fermentation or the refermenting of still wine into sparkling wine; that is bonded through the Alcohol, Tobacco Tax and Trade Bureau; and that has a current California Alcohol Beverage Control (ABC) Type 2 Winegrower’s License. A winery may sell alcohol for consumption, include accessory uses such as tours, specialty dinners, food pairings, retail sales, and/or on-site consumption; and may include tasting rooms. The following wineries are defined for purposes of this specific plan:

- **Micro Winery.** A small size winery of 2.5 acres or more.
- **Artisan Winery.** A midsize winery of 5 acres or more.
- **Boutique Winery.** A large-scale winery of 10 acres or more.

Winery Tasting Facility. A winery tasting facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine-related items, events, warehousing, and storage. Winery adjunct uses may be considered as accessory to a

winery tasting facility when specifically requested and addressed as part of the discretionary permit application for the winery tasting facility or as a subsequent permit application process.

Special Winery Event. Any events hosted by the on-site winery or off-site wine cellar, such as charitable events, promotional events, and facility rental events that are not the tasting and marketing activities described above.

Dining Facility. The dining facility shall be subordinate to the sale of wine. Areas of a winery that are temporarily set up for winemaker dinners are not considered part of the dining facility.

Distilleries. A processing facility that makes alcoholic spirits, process such as whiskey, gin, vodka, or similar, through the distilling process. A distillery shall be bonded through the Alcohol and Tobacco Tax and Trade Bureau and have a current California ABC License. Distilleries are only allowed with a conditional use permit in conjunction with a winery on the same lot. Allowed activities include, but are not limited to, blending, aging, wine storage, bottling, and warehousing operations; tasting facilities; wholesale and retail sales; and administrative functions.

Commercial Kitchen. A food preparation facility that is intended to provide food to the public, including customers, guests, or the general public, for on-site or off-site consumption; that complies with the California Health and Safety Code requirements; and is

permitted by the San Bernardino County Environmental Health Services. It shall be accessory to the winery, tasting room, and any other authorized accessory use.

Retail Sales. Retail sales of merchandise, art, and prepackaged food items shall only be allowed within the tasting facilities and not in a separate structure. The sale of prepackaged food items shall comply with the California Health and Safety Code and be permitted by San Bernardino County Environmental Health Services. Sale of merchandise other than wine shall be subordinate to the wine sales.

Catering. Use of a commercial kitchen for the preparation of food to be served to the public either on- or off-site. Use of an on-site commercial kitchen for catering off-site events may be allowed by conditional use permit and only when the catering use is found to be subordinate to the winery's wine sales.

Campground. Any area or tract of land where one or more lots or campsites are rented or leased, or held out for rent or lease, to accommodate tents, trailers, cabins, yurts, dormitories, and RVs for transient occupancy.

Picnic. Picnic areas shall be subordinate to the winery and tasting room.

Small Bungalow Resort. A specialty short-term, overnight accommodation provided either as hotel guest rooms, suites, or individual cottages. May include a restaurant as an accessory use.

Bed and Breakfast Inn. A small hotel that provides lodging and breakfast for short-term overnight occupants for compensation.

Viticulture. The process of growing grapes for wine.

Vinification/Viniculture. The process of making wine.

4.3.3 PERMITTED USES

A variety of wine-related uses are permitted for the WCSP area. Table 4-2, *Permitted Uses by Type of Winery*, provides the permitted, conditionally permitted, and temporary use for each type of winery. For more information about the approval process for the WCSP, see Chapter 6, *Administration and Implementation*. For any use not identified in Table 4-2 or described in this chapter, and in cases of uncertainty, the Community Development Director has the authority to determine whether an undefined use shall be permitted.

Types of Permit Authorization

- Permitted uses (P) are allowed without discretionary approval unless site plan and architectural review applies, and subject to all applicable provisions of the WCSP. A permitted use replacing another permitted use at the same tenant space and size shall be processed as by-right use.
- Conditional use permits (CUP) are intended to provide an opportunity to review the location, design, and manner of development of land uses prior to implementation. Uses

subject to CUPs are established through public hearing or administrative review procedures. CUPs are subject to the requirements in YMC Division 3, Chapter 3, Article 1, “Conditional Use Permit,” and may be accommodated through the land use compliance review process at the discretion of the Community Development Director.

- Temporary use permits (TUP) require approval by the Community Development Director according to YMC Section 84.0701 and are subject to the procedures of YMC Section 83.030705.
- Land use compliance review applies to an administrative-level site plan review process.

4.3.4 WINERY DEVELOPMENT STANDARDS

The standards in this section are requirements for all wineries, accessory uses, and structures listed in Table 4-2, *Permitted Uses by Winery Type*. Table 4-3, *Winery Development Standards by Type*, lists the applicable standard and requirement to establish the building envelope for development. Figure 4-7, *Winery Site Standards*, demonstrate how these standards are implemented into a site design concept for each type of winery. Illustrative Figures 4-8 through 4-10 depict conceptual site plans for each the three winery types. Additional requirements may be added through the discretionary permitting process.

Table 4-2 Permitted Uses by Type of Winery

Uses	Micro Winery	Artisan Winery	Boutique Winery
Wine Making	P ^{1,4}	P ⁴	P ⁴
Tasting Facilities	P ^{1,4}	P ⁴	P ⁴
Wholesale / Retail Sale	P ¹	P	P
Art / Merchandise Sales	P ^{1,4}	P ⁴	P ⁴
Campground (may be permanent use with CUP)	TUP ⁴	TUP ⁴	TUP ⁴ or CUP
Picnic / Dining	—	P ⁴	P ⁴
Event (Marketing/Promotional)	—	CUP ⁴	CUP
Special Event Venues (75 Guests Maximum)	—	CUP ^{3,4}	CUP ^{3,4}
Special Event Venues (150 Guests Maximum)	—	—	CUP ^{3,4}
Commercial Kitchen	—	CUP ^{3,4}	P ^{3,4}
Distilleries	—	—	CUP ^{3,4}
Bed and Breakfast Inns (6 guest rooms max)	CUP ^{2,3}	P	P ⁴
Small Bungalow Resorts	—	—	P ^{3,4}
Restaurant	—	P	P
Residential ⁵	—	CUP	CUP
Administrative Office	—	—	CUP
Retail / Shopping Center	—	—	—
Wine Making	P ^{1,4}	P ⁴	P ⁴

P Permitted Use

CUP Conditional Use Permit Required

TUP Temporary Use Permit Required

-- Use not allowed

¹ Not permitted on Oak Glen Road.

² Not permitted on Jefferson Street.

³ Not permitted on Carter Street.

⁴ Not permitted on Local streets.

⁵ A residential use such as a caretaker unit requires land use compliance review.

Table 4-3 Winery Development Standards by Type

	Micro Winery	Artisan Winery	Boutique Winery
Lot Size	Min. 2.5 acres	Min. 5 acres	Min. 10 acres
Minimum Building Setback, Front	100 ft ¹	100 ft ¹ / 150 ft ²	100 ft ¹ / 150 ft ²
Minimum Building Setback, Side	20 ft	20 ft	20 ft
Minimum Building Setback, Rear	20 ft	50 ft	100 ft
Minimum Building Separation	5 ft	10 ft	10 ft
Buffer to Residential ³	100 ft	100 ft	100 ft
Maximum Height ⁴	35 ft	35 ft	35 ft
Minimum Viticulture Area	75%	75%	75%

NOTES:

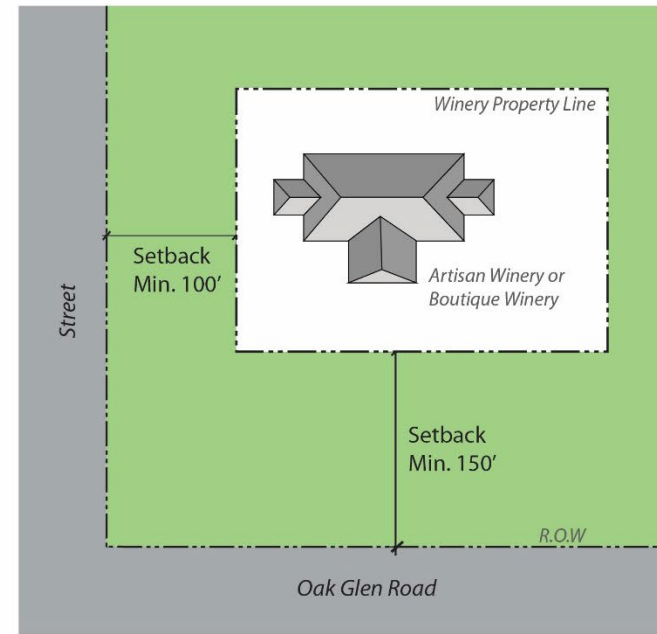
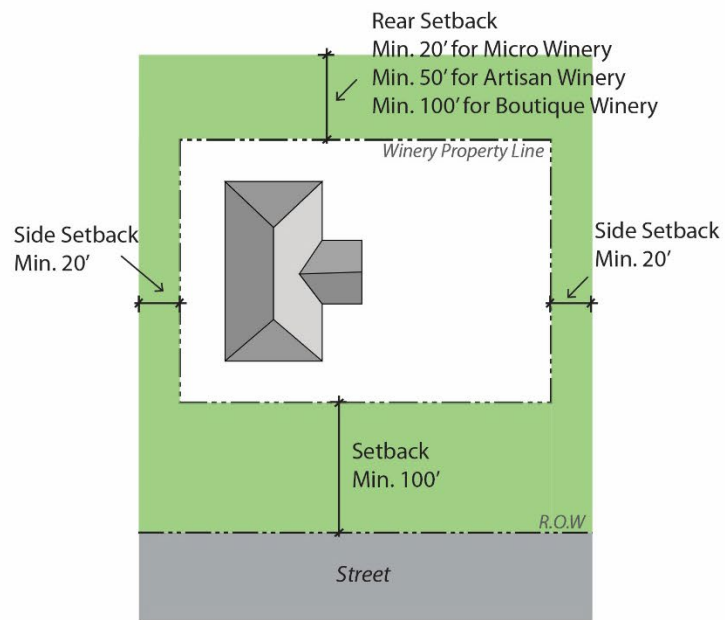
¹ Measured from the nearest property line to the public road.

² From Oak Glen Road.

³ From property line, see landscape requirements in Chapter 5, *Design Guidelines*.

⁴ Permitted height may be increased pursuant to Development Code § 87.0405(c)

Figure 4-7 Winery Site Standards



4.3.5 PARKING

For all winery types, the following parking standards shall apply:

- Permanent parking spaces shall be provided for wineries, tasting rooms, dining, retail sales, and lodging. The minimum requirement is provided in Table 4-4, *Winery Parking Requirements*.
- Parking surfaces may be Class 2 aggregate or other equivalent gravel base, consistent with the rustic character of the area.
- Wineries must provide required ADA-compliant spaces with appropriate hard surface.
- Temporary parking for marketing activities and special events may utilize overflow parking areas that are not surfaced. Limitations on the number of guests may be based on availability of off-street parking in compliance with YMC Section 87.0610. All temporary parking shall be accommodated on-site and shall meet any fire district requirements.



Parking areas can be integrated with the property to provide additional space for temporary, overflow areas to support large events.



Gravel can be used to provide a permeable parking surface.

Table 4-4 Winery Parking Requirements

Uses	Requirements
Tasting Room / Retail	1 space / 250 sq ft
Dining	1 space / 3 seats
Wine Making	1 space / 1,000 sq ft
Lodging	1 space / guest room

4.3.6 LOADING

Loading activities shall occur within designated areas for wineries in the WCSP area. A site plan with detailed locations for loading shall be submitted for approval through the applicable review permit. Both passenger and commercial loading zones must be addressed as required by this section.

Passenger

1. For any winery type, site design shall accommodate at least one permanently maintained, off-street, passenger loading area to be designated as a drop-off / pick-up zone.
2. The loading zone shall be no less than 10 feet in width, 20 feet in length, and 14 feet clear in height.
3. Commercial deliveries may not use the passenger loading zone.

Commercial

1. Commercial deliveries shall be confined to designated off-street areas.
2. The loading zone shall be no less than 10 feet in width, 20 feet in length, and 14 feet clear in height.
3. Loading docks shall be screened and sited away from residences in the WCSP area or public streets.

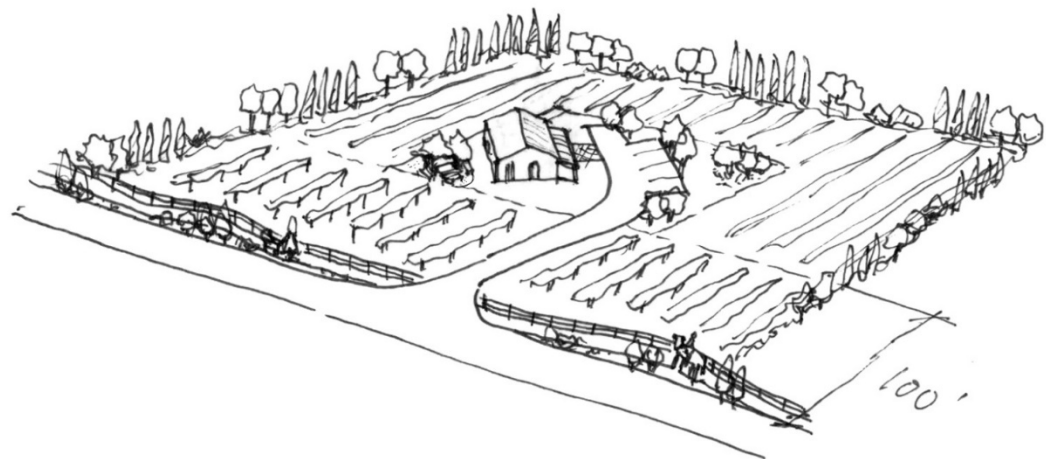
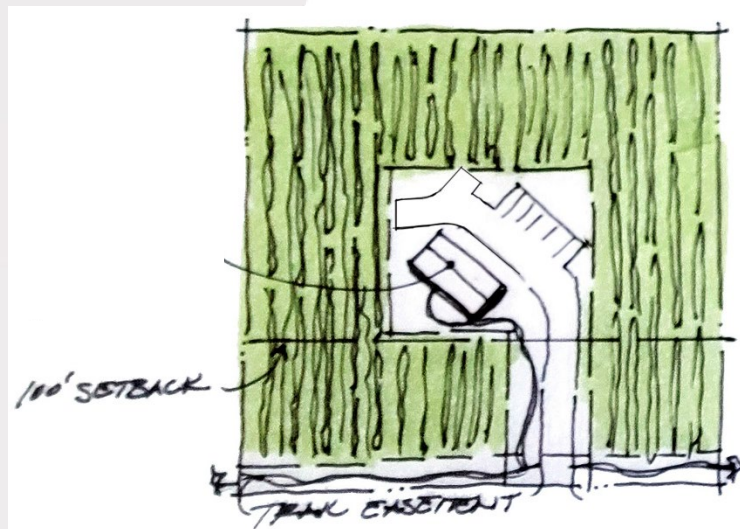
4. Loading, unloading, and maintenance activities shall be conducted at times that avoid annoyance to adjacent residences.

4.3.7 REFUSE AND RECYCLING AREAS

Accessory buildings, structures, and equipment used to house refuse and recycling areas shall be shielded from the view of adjacent neighborhoods and public rights-of-way.

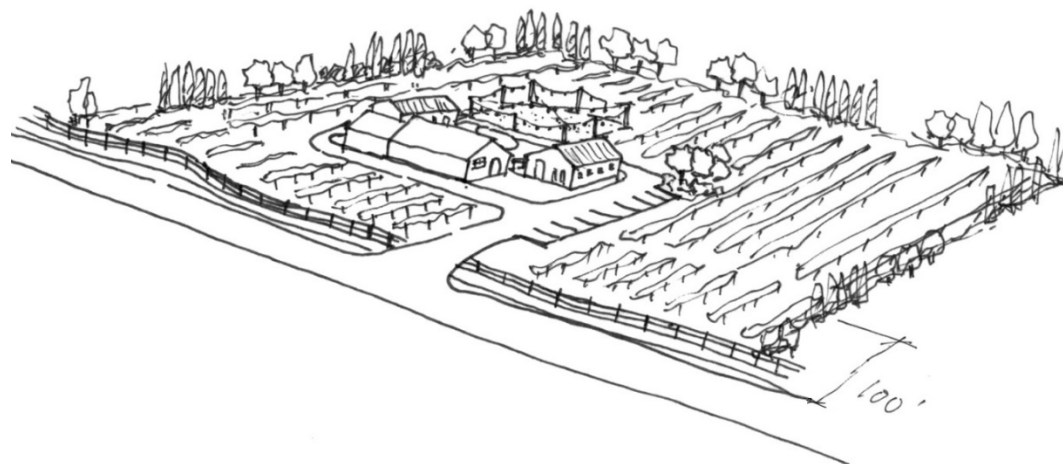
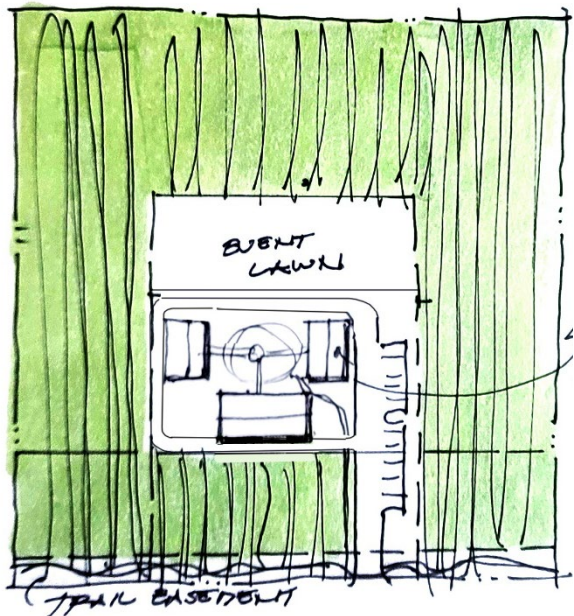
- Refuse and recycling areas shall be at the rear of the primary winery building and shall be screened on all four sides; the top shall also be screened if adjacent to a residential neighborhood.
- Design elements such as architectural features, trellises, walls/fences, and landscaping can be used to achieve the required level of screening, as described in Chapter 5, Design Guidelines.

Figure 4-8 Micro Winery Illustrations



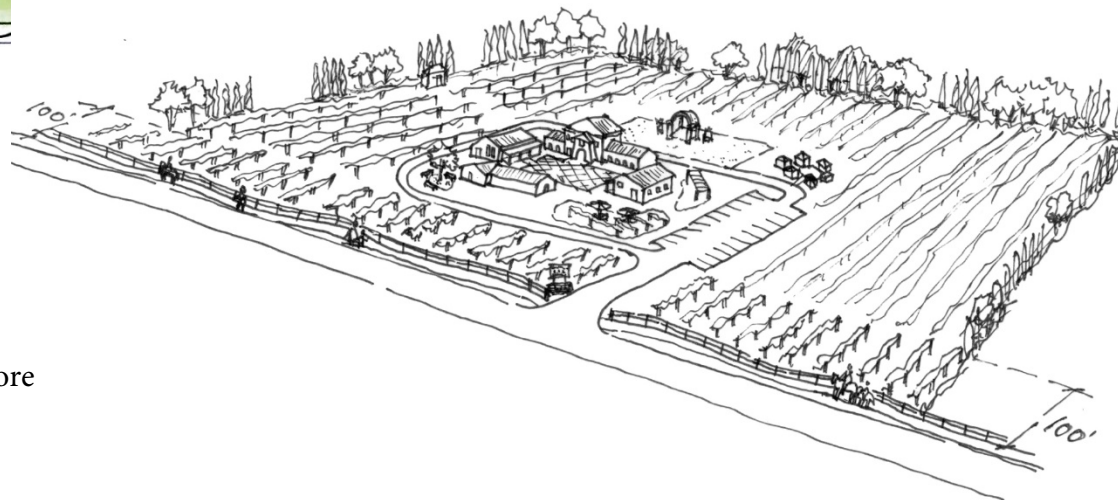
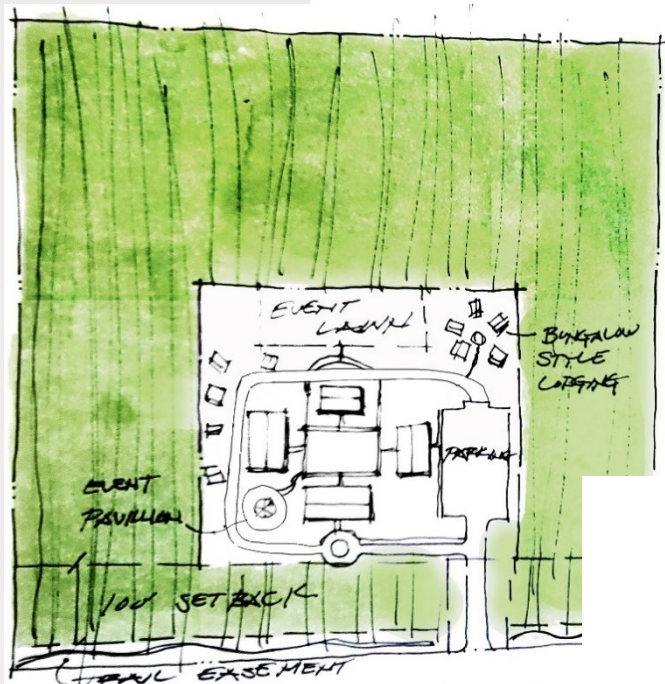
A small-scale winery 2.5 acres or more.

Figure 4-9 Artisan Winery Illustration



A midsize winery 5 acres or more

Figure 4-10 Boutique Winery Illustration



A large-scale winery of 10 acres or more

4.4 PUBLIC USE DEVELOPMENT STANDARDS

As identified in Chapter 3, the public use areas consist of the property owned by the water district and the land designated as open space along Wilson Creek. The following standards and the permitted uses in Table 4-5 shall apply to these areas.

Development Standards:

- Maximum structure height: 35 feet.
- Maximum lot coverage: 40 percent of net lot area.
- Street-Adjacent Setback (corridor or local street): 25 feet.
- Street-Adjacent Setback (collector streets): 35 feet.

Table 4.5 Public and Open Space Permitted Uses

Uses	Water District	Open Spaces
Publicly owned campgrounds and picnic areas not exceeding 4 sites per acre	—	—
Publicly owned restroom facilities and parking areas	—	P
Natural channels, levees, spreading grounds, detention basins, roads, trails, culverts, and diversion drains ¹	P	P
Nature preserves and mitigation “banks,” including habitat restoration	P	P
Public utilities and public service uses or structures	CUP	—
Wildlife nature preserves; water bodies; general recreation, leisure, and parks open to the general public	P	P
Residential	—	—

P Permitted use

CUP Conditional Use Permit Required

-- Use not allowed

¹ Requires Approval by the City Engineer

4.5 OUTDOOR LIGHTING

Outdoor lighting can be used to provide safety and enhance architectural character. Outdoor lighting shall comply with the following provisions:

1. Sources of light shall be directed downward and shielded from streets and adjoining properties.
2. Lighting design should be integrated with the architectural design elements described in Section 5.3.6 of Chapter 5, Design Guidelines.
3. Lighting should be used to enhance the safety of pedestrians and others using the WCSP trails.
4. Outdoor security lighting shall not project above the roofline of the building on which it is mounted.
5. Where applicable, time-control and other energy-saving devices should be used with exterior lighting.

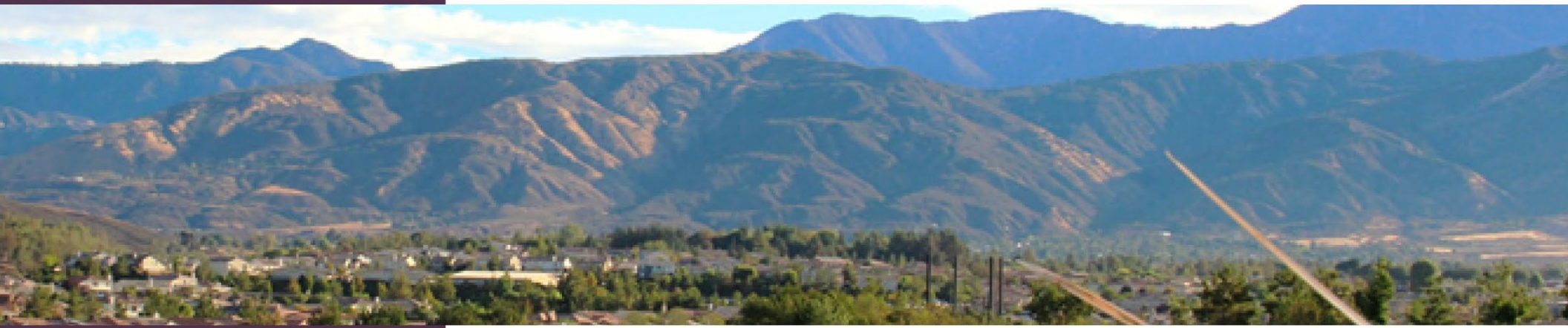
4.6 SIGNAGE

Signs, like buildings, can add to the overall character of the WCSP area. Signage shall be consistent with a neighborhood or winery's architectural style, with compatible, appropriate colors and materials.

- Signs in the WCSP area shall be regulated by the YMC, Division 7, Chapter 7, "Sign Regulations."
- For definitions related to signage, see Section 812.19080 of the YMC.



Entry signage should be compatible with the theme and architectural style for wineries and residential neighborhoods.



5

DESIGN GUIDELINES



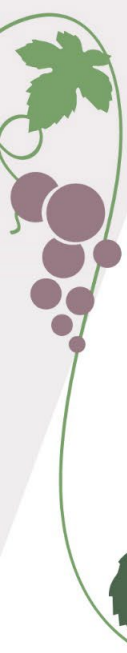
5.1 PURPOSE

In developing the architectural character for the Yucaipa Valley Wine Country (YVWC) area, considerable consideration was given to the diverse and creative architectural history of the western region of the United States and California as well as European and Mediterranean architectural influences, where beautiful villas and renowned vineyards work together to create a picturesque setting in that region of the world.

The goal for development in the YVWC area is to use appropriate interpretations of the selected historical styles to ultimately create inviting, warm places for people to live and visit. While there are a variety of modern interpretations for the architectural styles that have been selected for the YVWC area the guidelines in this chapter provide the defining features for each style that should be used for a development's basis of design. It is important to maintain the integrity of a selected architectural style (Mission, etc.) throughout all the design stages. These guidelines are flexible to ensure realistic implementation. Factors such as changes to building codes, advancements in industry standards, as well as market and economic conditions will impact future development. Overall, these guidelines provide adequate attention to detail and variety for each style to give a semicustom appearance and create a unique sense of place for the YVWC area.

The Specific Plan identifies six specific types of architectural styles: Craftsman, Farmhouse, Spanish Colonial, Mission, Northern European, and Traditional, for both residential and non-residential development within the YVWC area. With these six styles, the Design Guidelines provide suggestions/recommendations as well as specific objective criteria. In combination, these help to elevate the built environment and ensure compatible development throughout the plan area. Specific objective criteria are identified by the use of “shall” or a similar direct term in the description. Additional enhancements are also noted throughout to help elevate the overall appearance through greater attention to detail, consistent with the intent of the City’s Custom Home Overlay.

Additionally, the City adopted Citywide Design Guideline in 2019. Where the guidelines of this Chapter are silent, the Citywide Design Guidelines shall apply.



5.2 SITE PLANNING PRINCIPLES AND AREA CHARACTER

Projects in the Specific Plan should be designed and oriented to create a cohesive, attractive layout that provides adequate opportunities for connectivity and to take advantage of scenic views and the natural topography in the greater north bench

area. In addition, a variety of styles and designs shall be included in neighborhoods to provide for a custom-feeling, high-caliber environment expected by the General Plan and that can complement the adjoining wineries.

Design Considerations

- Setbacks, street standards, and landscaping should provide for an intimate setting within neighborhoods. This includes providing landscape features such as a defined tree canopy, along with plants that add color and texture that work to develop the street scene and soften the appearance of homes.
- Neighborhoods and wineries shall include a 100 feet buffer zone between residential and non-residential uses, which may include trails, landscaping, and other features.
- Landscaped slopes should be used to provide transitions between different grades along publicly accessible areas in lieu of exposed retaining walls.
- Landscape plant material along slopes and within the buffer areas between wineries and residential neighborhoods shall consist of California native species that will not invade or hybridize with agricultural areas.
- Contour grading principles, which include rounded grading corners and changes in hillside slope, should be used along publicly accessible slopes to provide for a more naturalistic appearance.

- Crime Prevention Through Environmental Design (CPTED) principles should be used for the development of common area features, including community recreation amenities, and any detention basin serving individual projects
- Variation in front yard setbacks, building widths, building types, and the architectural character to provide variation in the mass and scale of the buildings, visual interest along the street, and to help reduce the appearance of repetition and similarities of buildings commensurate with well-designed neighborhoods.
- Arrange the placement of a courtyard, patios, porches, California rooms, or other open space environments appropriate to the design of a home or building to where they can best leverage views and other scenic opportunities in the plan area.
- Streets are encouraged to follow the natural elevation form of the area and create additional streetscape interest.
- Preserve natural features and views with appropriate scale development that works with the surrounding environment.
- For residential neighborhoods, floorplans, colors, and garage orientation should be varied to create a semicustom environment.



Landscaped and agricultural buffer areas provide a transition between neighborhoods and wineries.

5.3 OVERALL DESIGN GUIDELINES AND REQUIREMENTS

5.3.1 BUILDING MASSING AND SCALE

The architectural image and character of the residential neighborhoods will be perceived within the community's public spaces, specifically the neighborhood streets and trails that

connect neighborhoods and the overall wine country area. Building mass and scale are important design components in establishing an appealing community and pleasant neighborhoods. Changes in building articulation, and variation in forms within the building mass are critical for attaining the intended architectural theme, helping to reduce the scale of structures from the street, and adding definition that captures the architectural style selected. Further, appropriate building scale can create inviting entrances to residences and better connect the private space to the street.

Additional consideration may include the following and are illustrated in Figure 5.1:

1. Simple one-story and two-story volumes reflective of the selected architectural style.
2. Articulation of one-story and two-story forms within the building mass to provide:
 - a. Delineation in the facade by incorporating the different design features and components that are appropriate to the selected architectural style.
 - b. Projections and recesses to create shadow and depth along the facade.
 - c. Defined front entries.
 - d. Minimized appearance of garage doors from the street.



Building shall incorporate articulation to visually break up building façade.

Figure 5-1 Illustration of Articulation Elements



3. Rooflines that are "broken" to emphasize and articulate delineation in the building mass, and which may incorporate extensive roof overhangs if they are appropriate to the selected architectural style while recognizing design efficiency requirements for solar.
4. Control of extensive lengths of horizontal architecture through the use of U-shaped building plans, side-on garage placement, and front yard arrival courts. Projections into the front yard setback are permitted to allow for such design features.
5. Covered front porches, balconies and loggias, and walkways and porte-cocheres appropriate to the selected architectural style are desired to add additional depth, further define structures, and provide a connection between public areas and private areas.



Variation in frontage types provides visual interest.

5.3.2 BUILDING MATERIALS AND COLORS

Building materials and colors are an important element in accomplishing the true representation of a specific architectural style and shall be incorporated in a manner that is as authentic as possible to the selected style. Material breaks, transitions, and terminations should also produce complementary and clear definitions of separation while keeping within a prescribed tone. Further, it is recognized that the character and personality of an area is significantly affected by the composition of building materials and the colors framing them. For neighborhoods it is therefore required that consideration be given to selecting a variety of color and material palettes along any given street to avoid a monotone appearance of multiple buildings of the same tones, while maintaining an overall cohesive and complementary design.

1. The basic color palette of the building should be true to the historic architectural style while expanding subtly to respond to the contemporary market.
2. Identical building facades on the same street must be minimized, where the same façade is not visible along the same viewshed. Variations in the selected colors and materials shall be incorporated to minimize likeness and provide a sufficient degree of architectural variation and diversity throughout the neighborhood.
3. Color palettes should vary from elevation to elevation within each style.

4. Variations in materials from elevation to elevation should occur as appropriate to each style.
5. Selected colors and materials shall be consistent with the color schemes in the architectural style. Tonal accents may be used to highlight the character of the building and provide variation and depth to the building mass. Accent features may include additional color to provide contrast and to accentuate an architectural feature.
6. Material breaks, transitions, and terminations should produce complementary and clear definitions of separation.
7. Material transitions shall occur preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, or projection, or terminate at least 24 inches along the wall plane.
8. Variety in exterior materials and colors/hues shall be used to emphasize building forms.
9. All flashing, sheet metal vents, and pipe stacks shall be painted to match the adjacent roof or wall material.
10. Gutters and downspouts shall be decorative and designed to integrate with the building façade and should not appear as “tacked on” afterthoughts.
11. House and building numbers are to be interior lit boxes that meet City of Yucaipa Fire Department Standards. Decorative yet legible fonts should be used for the numbers to provide a more attractive detail for the numbers.



Variations in color and material will be used to create interest and reduce a monotonous appearance.



Variety in exterior materials and colors/hues shall be used to emphasize building forms. Neighborhoods should have variation in architectural design.

5.3.3 ROOFS AND ROOFLINE DESIGN

Roofs and rooflines are significant components of a building's composition in defining a particular architectural style. The Architectural Style Guidelines provides specificity on how roof materials and forms shall be implemented that is true to the architectural style, and these variations are to be used as an asset to create variation of design. However, additional guidance is as follows:

1. Use of dormers and other roofline projections can create additional style and detail when appropriate to the architectural style.
2. Roofs shall be of noncombustible materials.
3. Belvederes, cupolas, or towers may be used to add additional interest to the roof form when appropriate to the architectural style.
4. Roof colors and materials shall be in the architectural style of the home or building.
5. Consideration should be given to the roof orientation and the ability to align solar panels effectively.

5.3.4 REAR YARD FAÇADE TREATMENTS

The design consideration and treatment of the rear facade of homes and winery-related buildings, particularly for those facing onto community streets and open spaces, is an important element in providing consistency in the overall community's visual character and environment. Additionally, the rear yard space is used by many as the primary outdoor entertaining area, and efforts to provide active outdoor spaces are encouraged as an amenity. Whenever the rear of a proposed development faces a public area such as a street or adjacent neighborhood, the following elements should be considered:

1. Visible windows shall include matching detailing that is provided along the front façade, such as window trim, shutters, and similar colors and materials.
2. Variations in building mass should be provided to create additional articulation along public streets and may include projections from rear balconies, porches, or similar architectural treatments.
3. Utility and loading areas for wineries shall be screened through walls and landscaping.



Utility areas, such as trash receptacles, and loading/delivery zones should be screened using treatments that match the architectural style of the winery.

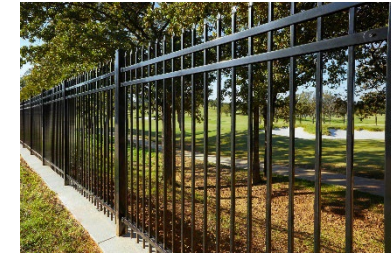
5.3.5 FENCES, WALLS, AND GATES

Fences, walls, and gates define edges, create space barriers, provide interest, create visual backdrops, and work to provide security, privacy, and landscape definition. Thematic consistency, durability, and ease of maintenance are priorities in maintaining the quality of the environment. The following elements are applicable to both residential and non-residential buildings in the YVWC area:

1. Walls or fences visible from public spaces should be either concrete masonry units (CMU) or view fence (tubular steel picket and post design).
 - a. Masonry walls shall be constructed of CMU with premium split-faced finish and struck joints, in a neutral or natural color.
 - b. View fence should be considered wherever reasonable to promote an open rural community; to capitalize on view corridors, territorial views, and open space; and enhance security
 - c. Tubular-steel view fence shall be tubular-stock or square-stock pickets with top and bottom cap rails of similar material. All exposed surfaces shall be powder coated in a black or green color.
 - d. Decorative columns or pilasters shall be used at least every 100 feet of the wal



Split-face CMU



Tubular Steel View Fence



*Split Rail Fence
(City standard)*



Metal Frame Driveway Gate

2. Wood fencing may be used selectively and is restricted from public edges.
3. Landscape plantings and vines may be used to accent the walls and provide partial screening from public streets.
4. Passage gates and driveway gates should have metal frames with vertical pickets and back-screened, semi-opaque or opaque materials painted to match view fence.
5. Accent tile capping and/or banding is suggested to provide detail.
6. Decorative split rail fencing may be used adjacent to multipurpose trails or along limited streets to create a rustic appearance.

5.3.6 ACCESSORY LIGHTING

Building and landscape lighting are key elements that can truly elevate the design of a building, completing the overall appearance through appropriate attention to detail. In addition, carefully placed lights can help maintain a dark sky environment in the area, which will preserve a rural appearance for the plan area and adjoining neighborhoods. The following considerations should be included:

1. Cutoff lighting fixtures shall be mounted parallel to the ground and located, aimed, and shielded to direct light only onto buildings or walkways and not toward adjacent roads or residences.
2. Light fixtures shall be architecturally compatible with the building design.
3. Building lighting should be used to help accentuate the building design at night, highlighting any key architectural details on the building façade.
4. If project elements, such as signs, walls, and trees are lit, downlighting is encouraged. Lighting sources should be hidden unless the sources are an integral part of the design.
5. Exterior lighting that has a color temperature of no more than 3000 Kelvin is encouraged to limit potential nighttime glare.

6. Landscape lighting is not required, but may be used to help accentuate ornamental plantings, provide pathway lighting, and support CPTED principles.



Lighting should provide safety while complementing the architectural style and helping to maintain a dark night sky.

5.4 LANDSCAPING

Landscaping is a critical component of developing an appealing community—it can enhance curb appeal by introducing variations of color and texture to lawn areas, shade to help cool down the ambient temperature, and tree-lined streets help reduce noise and improve the overall safety of roadways. The overall approach to landscape design should work to support the wine country, keeping European wine region influences that harmonize with the wineries in the plan area while also supporting the general native landscape that is associated with Yucaipa as a foothill community. Design considerations include:

1. The use of drought tolerant plant material and water conservation elements such as on-site water retention.
2. Planted areas should include a mixture of colors from flowering and showy plants and shrubs as well as similar trees used as accents.
3. Deciduous street trees should be intermixed with evergreen trees, such as pine and cedars consistent with those found in the Yucaipa foothills, complementing the fall colors of vineyards.
4. New landscaping should include Deodar Cedar trees in key locations as a defining feature of the area.
5. Detention basins within neighborhoods should be integrated into the overall grading and designed to appear

as a natural drainage channel, surrounding landscaping should tie into the neighborhood design.



5.5 RESIDENTIAL SPECIFIC GUIDELINES

Residential communities within the WCSP area have additional design guidance. These guidelines are intended to guide neighborhoods and create a unique sense of place while creating harmony between wineries, vineyards, and residents.



Neighborhoods in the WCSP area should reinforce the character of Yucaipa while creating a unique wine county experience.

5.5.1 NEIGHBORHOOD DESIGN REQUIREMENTS

Floor plans and elevations for each individual subdivision or subdivision phase shall be varied as follows:

Number of Lots	Minimum Number of Floor Plans ¹	Minimum Number of Architectural Styles/Plan ²
2-4	2	2
5-10	4	3
11-20	5	4
21-40	6	5
41-60	7	5
61-80	8	5
81-100	9	6
Over 100	1 Additional for each 20 lots over 100	6

- ¹ The following may be counted as additional floor plans: Reverse footprints; alternative orientation of 90 degrees or greater; or alternate garage orientation, such as side entry.
- ² Reverse footprints shall not count as additional architectural styles. Variations in design elements, which create significant differences in streetscape appearance, shall count as additional architectural styles.

5.5.2 GARAGES, GARAGE DOORS, AND DRIVEWAYS

The visual impact of multiple garages on neighborhood streets in planned communities has long been considered negative, and the repetition of garage doors as a dominant architectural element creates the stereotypical tract home appearance. Consistent with selected architectural styles, designers are encouraged to incorporate garage doors in elevational details to help minimize the visual impact of the garage along the street. The design consideration and requirements are as follows:

1. A variety of garage placement alternatives should be planned for each residential street to provide visual variation and avoid the monotony of regularly placed garage doors.
2. Garage door design, material, and paint color should be consistent with the selected architectural style.
3. Garage door faces shall be painted or textured to match the colors and/or architectural style of the house.
4. Garage areas may be broken from the overall mass of the home to minimize its overall appearance.
5. Driveways may be visually enhanced through the introduction of landscape strips; accent paving; and paving material variations, such as pavers, textured/stamped concrete, or a sand finish. Standard

concrete driveways shall use sawcut joints in a square or diamond grid pattern.

6. A porte-cochere architectural element may be used to provide a covered parking area if it is appropriate to and enhances the selected architectural style.
7. Garage doors shall be recessed a minimum of 12" to create depth and shadow patterns.
8. Side-entry garages shall provide for a window or other decorative design element, which is consistent with the architectural style selected, on the building wall facing the street.



A porte-cochere architectural element may be used to provide covered parking area.

5.5.3 ACCESSORY DWELLING UNITS

An accessory dwelling unit, or ADU, is an additional attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is on a lot with a proposed or existing primary residence. An ADU may only be permitted on lots within a residential zoning district on which there is one existing or proposed primary dwelling unit and no second dwelling unit, as defined in Section 812.04158 of the City Development Code. Only one ADU shall be permitted on any one lot. A Junior Accessory Dwelling Unit (JADU) may also be allowed in the single-family zone subject to the approval by the City. To facilitate the orderly development of these permitted units, the following elements apply:

1. All ADUs shall match the design of the primary unit in terms of landscaping, color, building materials, and exterior treatment. This includes the roof pitch, window trim elements, and architectural detailing, such as knee braces, that are found on the front façade of the primary residence.
2. A paved pathway (4 ft. minimum width) connecting the primary street to the front door of the accessory dwelling unit shall be provided.
3. If visible from a public street, front yard landscaping shall be incorporated to establish a connected appearance to the accessory dwelling unit.
4. Any ADU that is built outside of the building primary setback shall not exceed 16 feet in height.

5. Developers are encouraged to include ADU elevations with their overall project plans so that ADUs may be offered with the development of the single-family residence and help ensure that the ADU matches the residence.



ADUs shall match the design of the primary unit.

5.6 ARCHITECTURAL STYLES

Six specific types of architectural styles are permitted within the specific plan area: Craftsman, Spanish Colonial, Farmhouse, Traditional, Northern European, and Mission. The following sections provide the design elements that are specific to each style and elements that are required or encouraged to help guide developers, homeowners, wineries and architects to design projects that meet the community’s vision for the area.

5.6.1 RESIDENTIAL STYLE GUIDELINES

When designing neighborhood areas, at least one of the designated architectural styles of Section 5.6, *Architectural Styles*, shall be selected consistent with the other standards and guidelines in the WCSP.



Craftsman



Spanish Colonial



Farmhouse



Traditional



Northern European



Mission

Craftsman

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. Recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances.



Table 5-1 Craftsman Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> Multiple roof planes (3 or more) Porches or balconies at least 6 feet deep Design elements that emphasize horizontal orientation 	<ul style="list-style-type: none"> Stone pier and battered wood support Chimneys visible at the exterior and located on the side façade Dormers are often located on the front façade Second-story balcony
ROOF	<ul style="list-style-type: none"> Low- to moderate-pitched gable or hipped roofs (maximum 6:12 slope) Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams Brackets or knee braces at gabled ends Concrete flat tile roofing 	<ul style="list-style-type: none"> Decorative attic/gable vent
MATERIALS & COLORS	<ul style="list-style-type: none"> Extensive use of wood and natural materials such as arroyo stone Use of dark, neutral or earth-toned colors 	<ul style="list-style-type: none"> Light fixtures are typically box-shaped, with metal frame and geometric pattern. Use of wood shingles or clapboard siding
WALLS & WINDOW	<ul style="list-style-type: none"> Windows have mullion and divided lites Utilize wooden trim around windows and doors Window and door trim color shall contrast with color of walls 	<ul style="list-style-type: none"> Decorative shutters. All shutters should be uniform with a size of a half window's width.



Decorative Shutters



Chimneys



Stone Pier and Battered Wood Support



Second-Story Balcony



Exposed Rafter Tails and Knee-Brace Brackets



Wood Corbels and Wood Railings

Spanish Colonial

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features flat planes and low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. Patio is another key element which provides opportunities for outdoor living. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.

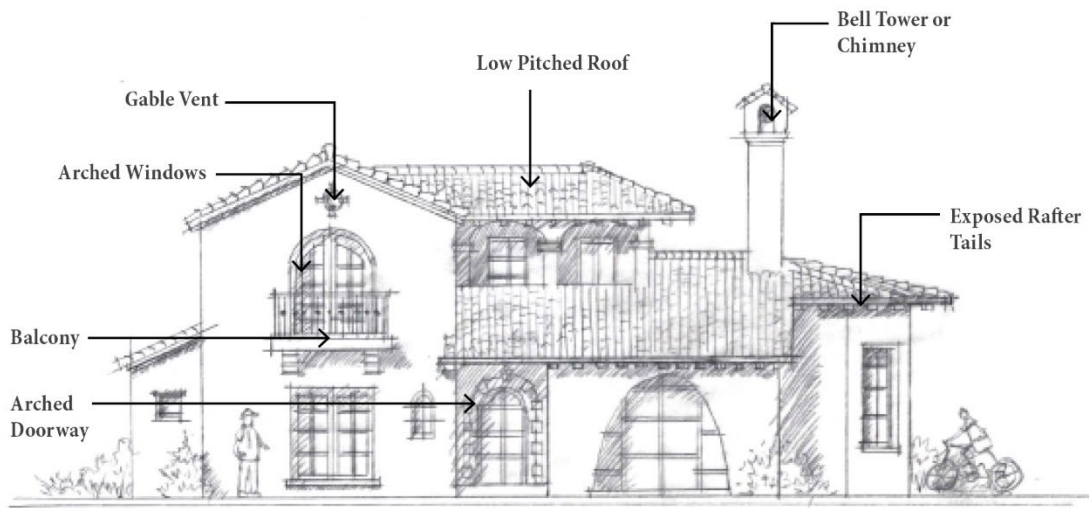


Table 5-2 Spanish Colonial Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> Asymmetrical façade/elevations Multiple roof planes (3 or more) Partial-width balconies (2 - 4 feet) Entrances recessed at least 12 inches 	<ul style="list-style-type: none"> Arcades supported by columns Stucco finish chimney with round or rectangular openings Small porches Juliet balcony
ROOF	<ul style="list-style-type: none"> Low pitched roof (4:12 maximum) Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half-cylinder) types Shallow eaves Small 12 inches or less decorative exposed rafter tails 	<ul style="list-style-type: none"> Gabled and shed roofs, gabled roofs are on the side and front facing Brackets or knee braces at gabled ends Overhanging eaves (minimum 18 inches on elevation that face a public street) with exposed rafter tails or beams
MATERIALS & COLORS	<ul style="list-style-type: none"> White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles) Wood window frames Wooden beams and brackets 	<ul style="list-style-type: none"> Decorative metal hardware (typically iron) Spanish gable vent
DOOR & WINDOW	<ul style="list-style-type: none"> Arched (flat arch or semi circle arch) windows Recessed windows with sill and/or headers surrounds Simple divisions of window muntins Casement windows, typically arranged in pairs 	<ul style="list-style-type: none"> Tall, single-hung or double-hung windows Small sparse windows Decorative metal grilles Wooden shutters Paired wood garage doors with iron hardware



Little or Semi-Tight Overhang at Gable Ends



Decorative Shutters



Clay Tile Vents



Windows with Metal Grilles



Arched Window/Door Openings



Vertical Window Proportions

Farmhouse

Farmhouse is an interpretation of traditional rural residential forms and materials with a more modern flair. This style reflects San Bernardino County's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall mounted goose-neck lights.

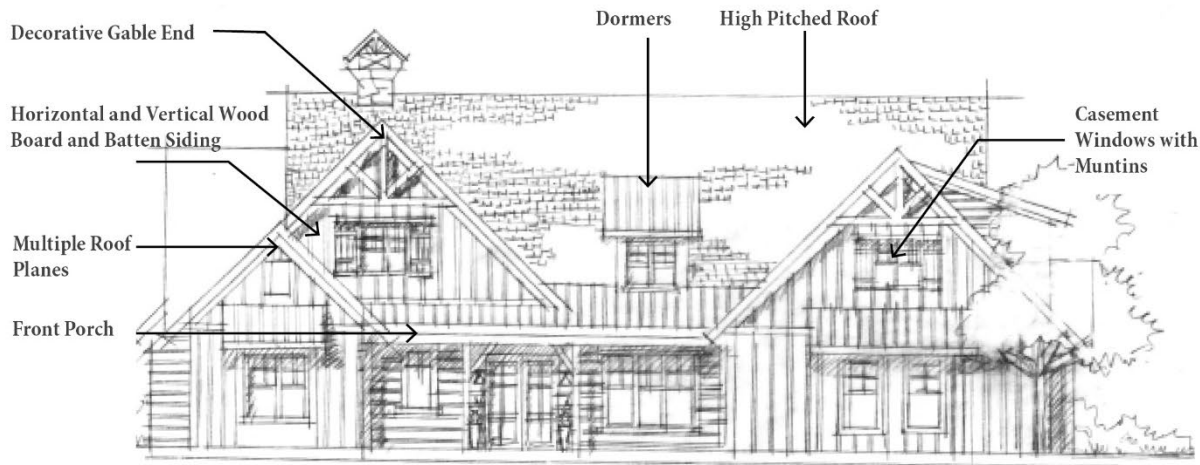


Table 5-3 Farmhouse Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> The façades emphasize verticality Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers Covered front porch with at least 6 feet deep 	<ul style="list-style-type: none"> Vaulted ceilings Accent metal awnings
ROOF	<ul style="list-style-type: none"> Medium to high-pitched (minimum 6:12 slope) Front and/or side facing gables Variation in heights and/or planes Metal roofs or synthetic slate shingles Black or gray color 	<ul style="list-style-type: none"> Dormers A-shaped roof Exposed beam and rafters Decorative gable end
MATERIALS & COLORS	<ul style="list-style-type: none"> Unadorned materials: metal, wood, masonry Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls Neutral or muted colors shall be predominant Higher contrast between primary color and roof/accents Combine contemporary design with rustic materials 	
DOOR & WINDOW	<ul style="list-style-type: none"> Minimal (no more than 2 inches) molding around window and door openings Double hung or casement windows with muntins Contrast color of window sash with color of the body of the building 	<ul style="list-style-type: none"> Wooden rustic front door, shutters and garage doors Large doors and windows to maximize natural light Doors with glass panes in the top Metal classic style awning Large bay windows Garage doors – Carriage-Style in white, wood, or black



Medium to High-Pitched Roof



Covered Porch



Board and Batten Siding



Slate Shingle Roof



Casement Windows with Muntins



Large Doors and Windows to Maximize Natural Light

Traditional

The style is a mix of classic elements pulled from homes past with modern elements of home design. Common elements of this style include symmetrically placed windows, simple rooflines, front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.

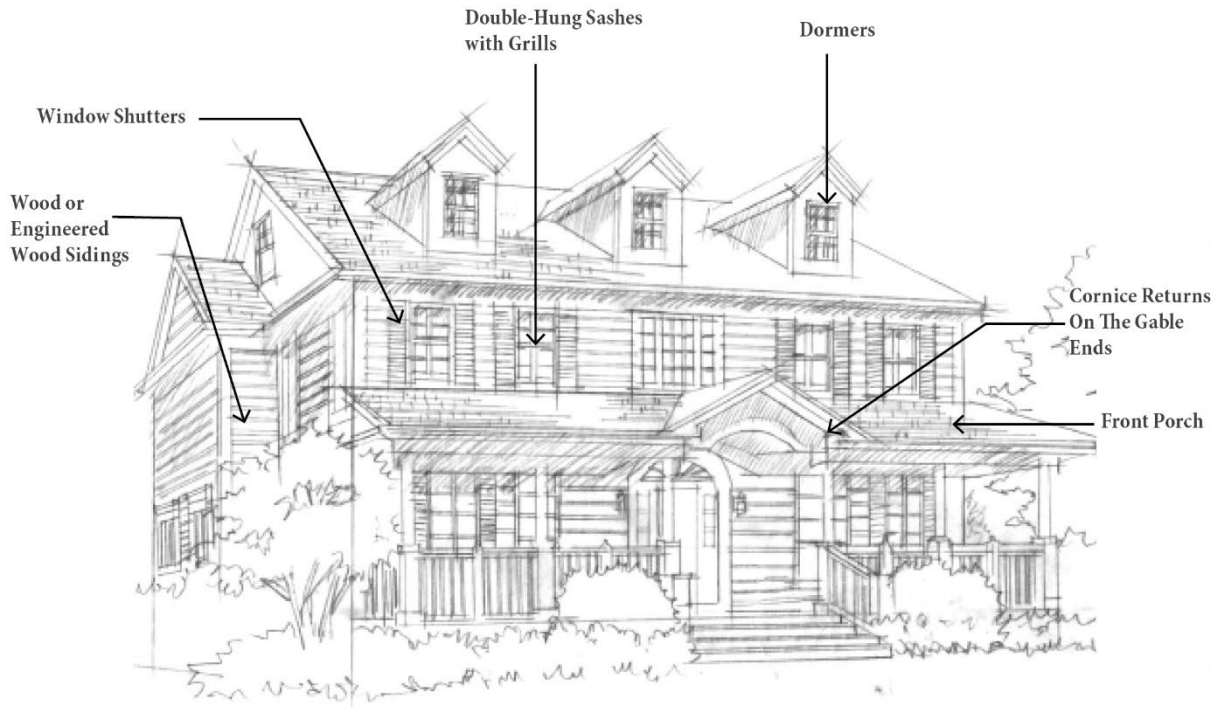


Table 5-4 Traditional Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> • Accentuated front entrance • Flat wall planes • Porches and shallow projections allowed • Side-gabled and front-gabled roof forms 	<ul style="list-style-type: none"> • Porch with slender columns • Entry door may have pilasters or a crown • Decorative attic vents
ROOF	<ul style="list-style-type: none"> • Medium to high-pitched roof (minimum 6:12 slope) • Concrete flat tile or synthetic slate shingles 	<ul style="list-style-type: none"> • Cornice returns on the gable ends
MATERIALS & COLORS	<ul style="list-style-type: none"> • Brick cladding, wood or engineered wood sidings • Off-white and earth tones, muted colors • Stucco prohibited on the primary facade 	<ul style="list-style-type: none"> • When shutters are utilized, their color shall contrast with the body of the building
DOOR & WINDOW	<ul style="list-style-type: none"> • Rectangular windows oriented vertically • Windows detailed with arched or flat lintels and sills • Double-hung sashes with muntins 	<ul style="list-style-type: none"> • Dormer windows • Shutters (sized to match adjoining window openings) • Bay or pop-out windows • Entrance pediment



Porch with Slender Columns



Flat Facades



High-Contrast Color Shutters



Dormer Windows



Entrance Pediment



Cornice Returns on the Gable Ends

Northern European

European homes are inspired by the deep roots of European architecture: Tuscan, Italian, Spanish, English and French. Its popularity today comes from the sense of luxury conveyed by multi-peaked rooflines, bay-shaped rooms and windows, and architectural details such as repeating arches, wrought-iron balconies, clay-tile roofs, and decorative stone. The exterior is typically built with stucco, stone or brick.

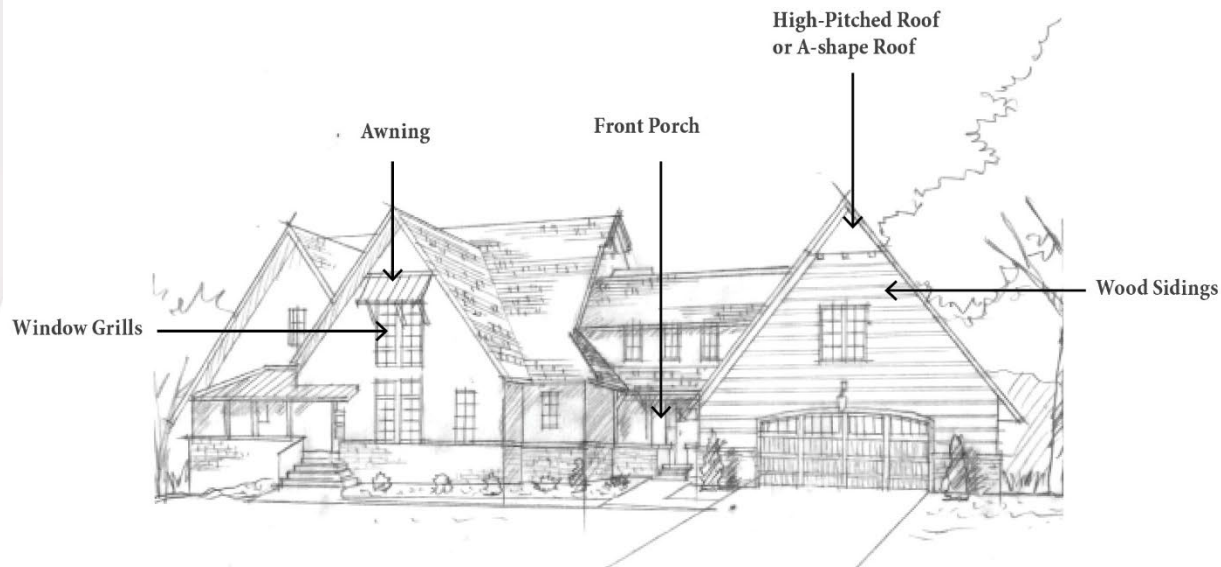


Table 5-5 Northern European Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> Asymmetrical exterior Multi-peaked rooflines (3 or more) 	<ul style="list-style-type: none"> Balconies Small porches (no more than 6 feet) Recessed entry (at least 12 inches)
ROOF	<ul style="list-style-type: none"> High-pitched roof (minimum 6:12 slope) Slate tile roof Large overhangs with a minimum of 24 inches 	<ul style="list-style-type: none"> Decorative Gable End
MATERIALS & COLORS	<ul style="list-style-type: none"> Organic design materials, like smooth stucco, contrasted by rough brick or stone, are typically found on the exterior walls. 	<ul style="list-style-type: none"> Using bright color as decorations (like falu red, blue, or green)
DOOR & WINDOW	<ul style="list-style-type: none"> Wood door with glass panels Windows have muntins Contemporary Black or white color window trim and mullions 	<ul style="list-style-type: none"> Moldings on the door Arch, round or radius top entry wood door Arch windows Bay windows Palladian windows



Asymmetrical Exterior



Multi-peaked Rooflines



Stone or Brick Walls



Front Door Porch



Radius Top Entry Door



Arch Window

Mission

The Mission style was an architectural movement that began in the late 19th century for a colonial style's revivalism and reinterpretation. The Spanish Mission style is mainly recognized by the curvilinear-shaped gable walls or low parapets at the roof line. The style can be categorized by plaster or smooth stucco devoid of ornamentation.

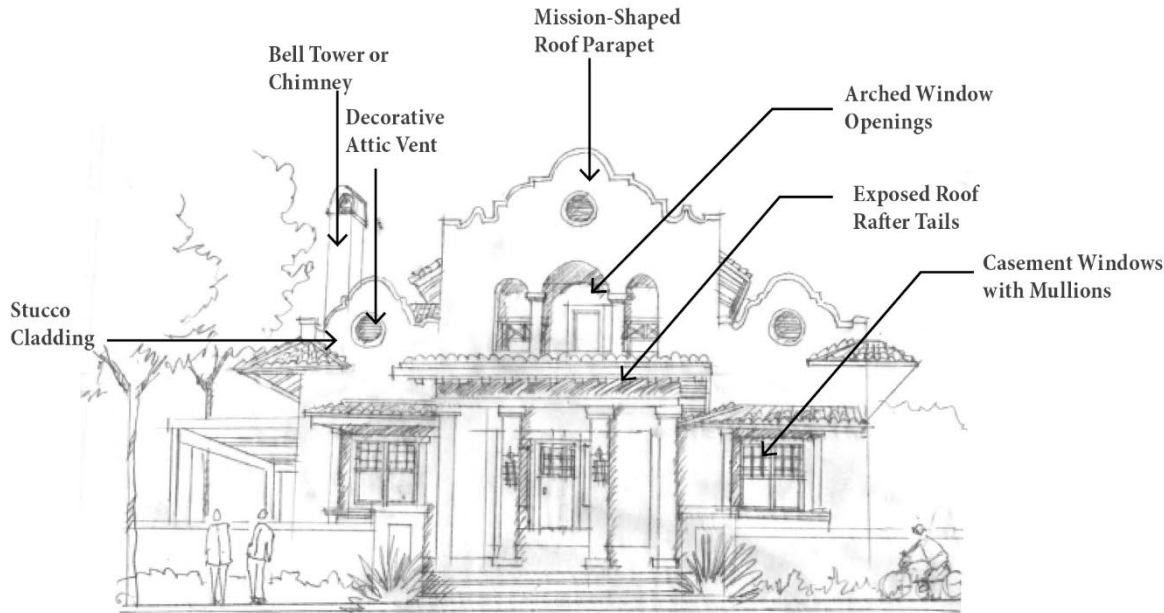


Table 5-6 Mission Design Elements

STYLE ELEMENTS	REQUIRED ELEMENTS	DESIRED ELEMENTS
FORM & MASSING	<ul style="list-style-type: none"> Asymmetrical exterior 	<ul style="list-style-type: none"> Mission-shaped roof parapet with coping Long exterior arcades Enclosed courtyard Bell tower or chimney Curvilinear-shaped gable walls
ROOF	<ul style="list-style-type: none"> Low-pitched roofs (4:12 maximum) Little or no eave overhang (no more than 24 inches) Gabled roofs Red clay tiles 	<ul style="list-style-type: none"> Exposed wood beams Decorative vents
MATERIALS & COLORS	<ul style="list-style-type: none"> Smooth stucco/plaster finish Warm clay and brown tones roof The most frequently used colors are white, beige, ivory, light brown, and dark green 	<ul style="list-style-type: none"> Decorative carving or painted tiles on the wall Wrought iron fixtures on doors, windows, lighting, and even staircases
DOOR & WINDOW	<ul style="list-style-type: none"> Arched openings at windows, entries, or arcades Window trim is minimal (no more than 2 inches) Limited fenestration and door piercing Double-hung windows and casement windows are primary. 	<ul style="list-style-type: none"> Thick arches springing from piers Entrance door with either an arched or a flat top Accent windows Windows are decorated with iron or wood grilles



Asymmetrical Exterior



Bell Tower



Exposed Wood Beams



Arched Doorways



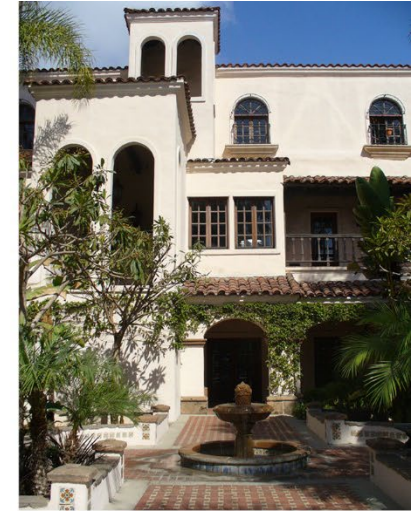
Round Window and Entries



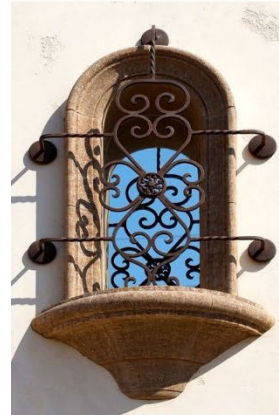
Mission-Shaped Roof Parapet

5.6.2 WINERY AND NON-RESIDENTIAL STYLE GUIDELINES

When designing wineries and accessory buildings at least one of the designated architectural styles of Section 5.6, *Architectural Styles*, shall be selected consistent with the other standards and guidelines in the WCSP. Winery buildings may find inspiration from both residential and non-residential elements of these styles. Many tasting rooms and other winery areas open to the public often have thematic elements that are consistent with a wine maker's branding, these elements must also be consistent with the styles selected for the WCSP. In addition to tasting rooms and tour areas, design attention and character defining features should also be applied to other buildings on the property that are associated with wine production, storage, and/or other supportive uses.



Earthy tones, tiles, and the use of wrought iron are elements well suited for both the Spanish Colonial and Mission architectural styles.





Craftsman elements such as exposed beams and stained glass light fixtures exemplify the artistry and craftsmanship that this architectural style is known for.



Modern Farmhouse elements can be carried through in roofline, materials, and thematic structures such as windmills.



Definitions

AWNING: An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

BOARD AND BATTEN: a form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

BRACKETS: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

CORBEL: A structural piece of stone, wood or metal jutting from a wall to carry a superincumbent weight, a type of bracket.

CORNICE RETURN: Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.

DECORATIVE GABLE VENTS: A non-venting louver mounted in the top of the gable.

DIVIDED LITE: Individual panes of glass held in place by wood or synthetic material to create a pattern.

DORMER: A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

FRONT-GABLED ROOF: A gabled-roof that faces the road or main entrance.



AWNING



BOARD BATTEN



CORBEL



GABLE VENT



CORNICE RETURN



DORMER

GABLE ROOF: A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

HIPPED ROOF: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

JULIET BALCONY: A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.

MISSION PARAPET: A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

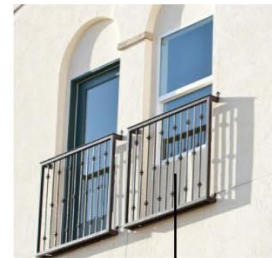
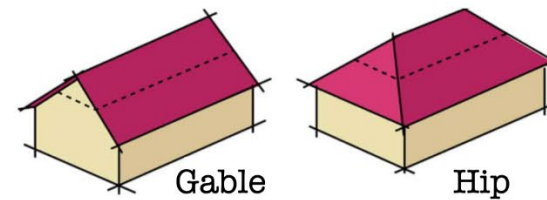
MULLION: A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

MUNTIN: A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.

OVERHANGING EAVES: The projecting overhang at the lower edge of a roof that sheds rainwater.

PALLADIAN WINDOWS: three-part window composed of a large, arched central section flanked by two narrower, shorter sections

PEDIMENTS: A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



JULIET BALCONY



MISSION PARAPET



RAKE OVERHANGING

EAVE OVERHANGING



PALLADIAN WINDOWS



PEDIMENT

RAFTER TAILS: The portion of the rafter that hangs over the wall.

SHINGLE: a small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

SHUTTER: Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

SIDE-GABLED ROOF: A gabled-roof that faces either side of the main entrance.

SILL: The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

WINDOW SASH: The movable part of a window made up of the vertical and horizontal frame that holds the glass.



RAFTER TAILS



SIDE-GABLED



FRONT-GABLED



CASEMENT WINDOW



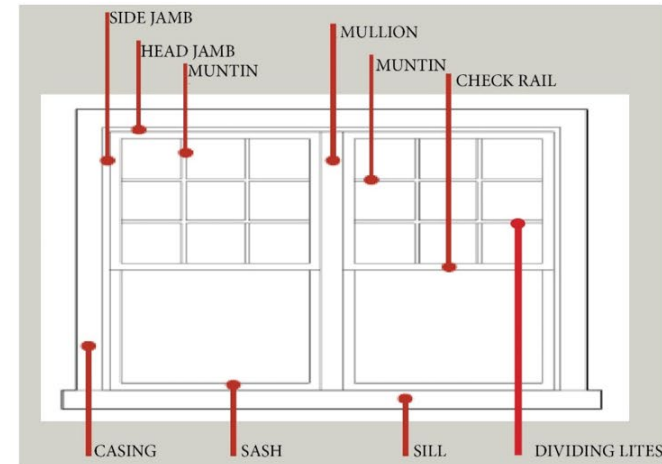
BAY WINDOW



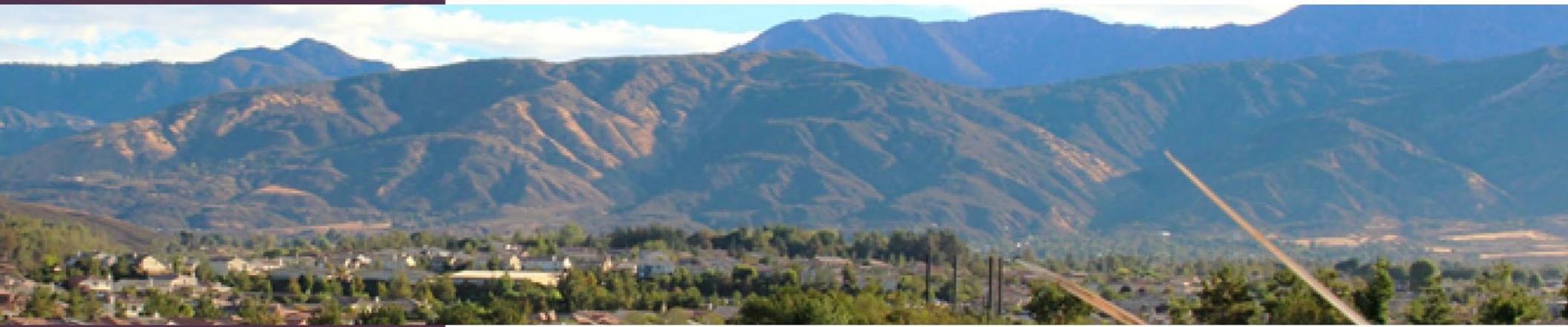
DOUBLE HUNG WINDOW



SINGLE-HUNG AND SLIDING WINDOWS WINDOW



PARTS OF A WINDOW



6

ADMINISTRATION & IMPLEMENTATION

6.1 ADMINISTRATION

This chapter provides procedures, phasing, and programs that will regulate approval and implementation of projects within the WCSP area.

6.1.1 GENERAL ADMINISTRATION

This section establishes regulations for processing applications, plan modifications, interpretation, and approval authority. The City of Yucaipa shall administer the provisions of the Wine Country Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the Yucaipa General Plan, the Yucaipa Development Code, and other relevant provisions of the Yucaipa Municipal Code. Specific Plan development procedures, regulations, standards, and specifications shall supersede relevant provisions of the City's Development Code as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in the WCSP shall be subject to regulation under the Yucaipa Municipal Code (YMC).

6.1.2 REVIEW AUTHORITY AND ENFORCEMENT

Several decision-making bodies have approval authority granted by the YMC. Table 6-1 provides an overview of the approval and appeal body for each type of review and/ or application. Enforcement of the provisions of this Specific Plan shall occur as follows:

1. The Director of Community Development/City Planner shall be responsible for interpreting and enforcing all the provisions of this Specific Plan.
2. Pursuant to the City's Development Code, any decision by the Director of Community Development/City Planner may be appealed to the Planning Commission, and any decision by the Planning Commission may be appealed to the City Council.

Table 6-1 Review, Approval, and Appeal Authority

Type of Application	Type of Approval	Approval Body ¹	Appeal Body ¹
Land Use Compliance Review ²	Administrative	CP	PC
Tentative Tract Map 150 lots or less	Administrative	CP	PC
Tentative Tract Map 151 lots or more	Public Hearing	PC	CC
Architectural Review	Public Meeting	PC	CC
Conditional Use Permit ²	Public Hearing	PC	CC
Minor Variance	Administrative	CP	PC
Major Variance	Public Hearing	PC	CC
Interpretations	Administrative	CP	PC
Minor Modification	Administrative	CP	PC
Major Modification	Public Hearing	PC	CC
Specific Plan Amendment	Public Hearing	CC	X
Freestanding Signs	Subject to Land Use Compliance Review		
Special Use Permit ³	Administrative	CP	PC
Temporary Use Permit ⁴	Administrative	CP	PC

NOTES:

¹ CP= City Planner, PC= Planning Commission, CC= City Council

² Per Chapter 4, Development Standards

³ Subject to YMC 83.030605

⁴ Subject to YMC 83.030705

6.1.3 SPECIFIC PLAN AMENDMENT

Any deviation or relief from the requirements of the Specific Plan that cannot be accommodated by a Minor or Major Modification to the Specific Plan according to Sections 6.6.2 or 6.6.3 shall require a Specific Plan Amendment. All amendments shall be processed pursuant to provisions in Government Code Section 65453, and in the same manner as a Development Code text amendment.

The Director of Community Development/City Planner (“City Planner”) shall make the final determination as to whether an amendment is required. Examples that would require a Specific Plan Amendment include:

- A change in Specific Plan boundary.
- An increase in maximum Specific Plan buildout per Chapter 3, Section 3.2, excluding any accessory dwelling units permitted by State Law.
- A significant change in the circulation system identified in Section 3.3.
- A change in use not allowed in the Specific Plan that was determined not to be consistent with the Permitted Uses, of Chapter 4, Development Standards, of this Specific Plan.

6.1.4 INTERPRETATIONS

The City Planner or their designee shall have the authority to interpret Specific Plan requirements if the meaning or appropriate application of provisions in the Specific Plan is ambiguous. In so doing, the City Planner or their designee shall consider:

- Continuity and consistency with previous interpretations of this Specific Plan.
- The interpretation responds satisfactorily to the Specific Plan vision, intent, and purpose.
- The resultant project is consistent with the Yucaipa General Plan.
- The interpretations remain the final determination of the City Planner but may be appealed to the Planning Commission.

6.1.5 VARIANCE REVIEW

A request for a variance because of special circumstances, such as size, shape, topography, location, or surroundings, shall be processed in accordance with Section 83.030905 of the YMC. The code establishes procedures for both a Minor Variance process and a Major Variance process. Variances are intended to be exceptions to a particular standard based on extraordinary circumstances or conditions to a property that do not apply to other properties in the same district of vicinity. A Minor Variance may be approved by the

City Planner, and a Major Variance shall be reviewed and acted upon by the Planning Commission.

6.1.6 MODIFICATIONS

This Specific Plan allows for flexibility as development occurs over the build out of the WCSP area. This flexibility could be needed for projects to better respond to market conditions or for changes in plans for infrastructure or services. Therefore, this Specific Plan includes both Minor Modification and Major Modification processes. Unlike the Variance process, the Minor and Major Modification processes are not limited to a special circumstance or hardship for a particular property but could be applied to one or more of the Land Use Designations to better address market conditions or other important factors that would relate to the implementation of the Specific Plan.

Minor Modifications

The City Planner may approve requests for a Minor Modification. A request for Minor Modification may include the following:

- A modification to a Development Standard (regulation) by not more than 10 percent.
- A transfer of density within or between residential planning areas not to exceed the total number of units allowed within the Specific Plan and no more than 10 percent above the planning area total number of units. Any such transfer will

need to maintain all buffers and transitions to adjoining uses as provided by the Development Standard and land use plan. See Section 6.1.7.

- A modification to the uses identified in the land use table, provided they are determined by the City Planner to be compatible with other allowed uses. This includes related activities for agritourism that support and enhance the overall wine country development.
- A modification to the Conceptual Phasing Plan (Table 6-2).
- Minor changes to the Specific Plan text and exhibits to clarify information, provided such changes do not increase the allowable number of dwelling units or nonresidential square footage.

In approving a Minor Modification, the City Planner must make the following findings.

- The Minor Modification provides an aesthetic benefit, physical benefit, or environmental benefit to the originally approved Specific Plan.
- The Minor Modification is consistent with the purposes and intent of the Specific Plan and the General Plan.
- The Minor Modification will not be detrimental to the public health, safety, and welfare or adversely affect property values of the existing or future development in the surrounding area.

- The Minor Modification is necessary for safety reasons or to comply with other applicable codes, laws, ordinances, rules, or regulations.

Major Modifications

A Major Modification applies when an application proposes a change (increases or decreases) to the Development Standard(s) by more than 10 percent and up to 20 percent. The Planning Commission has approval authority over a Major Modification. In approving a Major Modification, the Planning Commission must make at least one of the following findings.

- The Major Modification provides an aesthetic benefit, physical benefit, or environmental benefit to the originally approved Specific Plan.
- The Major Modification is consistent with the purposes and intent of the Specific Plan and the General Plan.
- The Major Modification will not be detrimental to the public health, safety, and welfare or adversely affect property values of the existing or future development in the surrounding area.
- The Major Modification is necessary for safety reasons or to comply with other applicable codes, laws, ordinances, rules or regulations.

6.1.7 TRANSFERS AND CONVERSIONS

As noted in Section 6.1.6, Modifications, transfers between planning areas are permitted as long as they meet the requirements of this section. The term “Transfer” means that land uses within each planning area can be transferred to another planning area as part of a request for a Minor Modification. Refer to Chapter 3, Table 3-1, *Land Use Statistical Summary* for the maximum number of units allowed for each land use category. Conversion between Residential and Winery uses will be addressed on a case-by-case basis and shall be determined by the City Planner. The City Planner may refer the approval to the Planning Commission for action. Additional studies may be required to support the conversion of uses and consistency with the environmental record.

6.1.8 TENTATIVE MAP APPLICATIONS

The Planning Division shall approve Tentative Map applications consistent with YMC Section 83.040220. Table 6-1, Review, Approval, and Appeal Authority, also provides the approval authority with specific provisions for maps that are processed within the WCSP area through an administrative review process.

6.1.9 NON-CONFORMING USES

Non-conforming uses are subject to YMC, Division 4 Land Uses, Chapter 8 Non-Conforming Uses. Legal lots that were created prior to the Specific Plan may also be developed for winery uses.

6.1.10 SEVERABILITY

If any regulation, condition, or program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions.

6.1.11 CEQA COMPLIANCE

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code 21000–21177), the WCSP (Supplemental Environmental Impact Report (SEIR) describes the potential environmental impacts associated with the adoption and target buildout of the plan area. All development shall comply with the approved Mitigation Monitoring Reporting Program (MMRP) for the EIR.

It is anticipated that proposed development that is approved consistent with the Specific Plan will be within the scope of the EIR

and will not require further CEQA review. In the event that proposed development includes elements that were not within the scope of the EIR, additional documentation and/or findings shall be required in accordance with CEQA.

6.2 IMPLEMENTATION

This section describes phasing, financing, and other mechanisms for implementation through all phases of development within the WCSP area.

6.2.1 PHASING AND TIMING

The conceptual phasing plan for the WCSP includes six phases of development occurring over an approximately 20-year period. Residential development is expected to occur first, followed by area wineries continuing to develop over a longer period of time as the AVA builds recognition. Figure 6-1, Conceptual Phasing and Table 6-2 details the phases and development anticipated over the buildout of this plan.

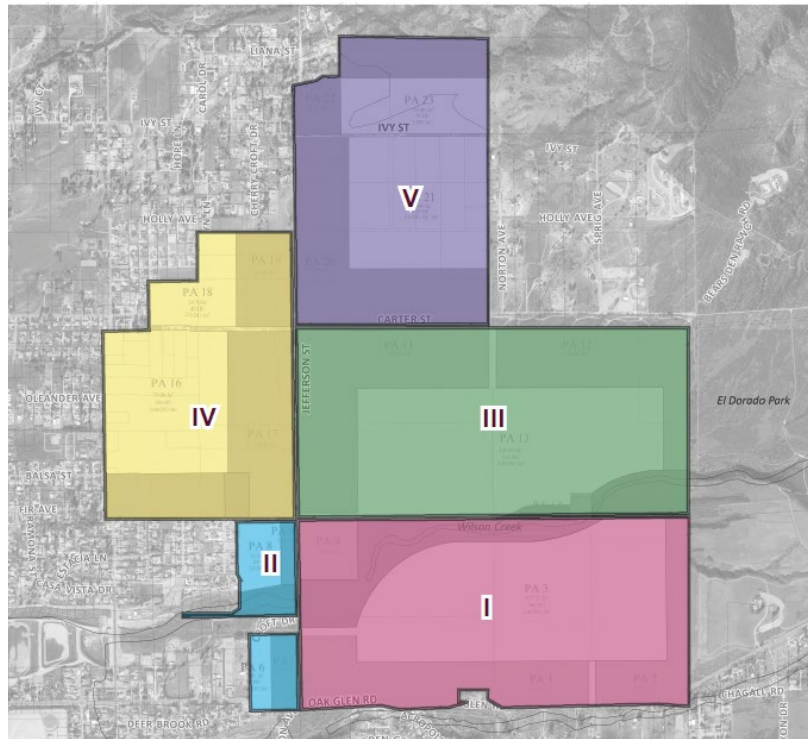
Table 6-2 Development by Phase

Phase	Residential Acres	Non-Res Acres	Total Acres	Dwelling Units	# of Wineries
Phase I	157.7	157.7	315.4	315	5
Phase II	19.3	20.5	39.9	38	5
Phase III	155.0	155.2	312.6	310	5
Phase IV	99.7	98.8	198.5	199	5
Phase V	114.0	113.0	227.0	225	6
Total	544.8	548.5	1,093.3	1,087	26*

NOTES: *12 micro-wineries, 10 artisan wineries, and 4 boutique wineries are anticipated through buildout of this plan.



Figure 6-1 Conceptual Phasing Plan



6.2.2 MANDATORY PHASING CONDITIONS

The following conditions shall apply to all property and future development activities within the WCSP area.

1. Required open space along Wilson Creek shall be dedicated with maintenance financing mechanisms secured to the satisfaction of the City at the time of issuance of building permits.
2. Agricultural areas created as part of individual subdivision project, consistent with the Specific Plan, will include conservation easements or other similar limitations that prohibit the conversion of such land from the uses identified in Table 4-2.
3. No occupancy permits shall be issued for any development in any phase until the City has approved and/or accepted required infrastructure improvements to serve that development or phase.
4. All roadways that are part of the General Plan Master Plan of Roadways shall be dedicated and constructed/improved and/or bonded for in conjunction with any adjacent development or development that will use those roadways. All interior roadways will be constructed in conjunction with the development they directly serve. Local roads and multiuse trails will be constructed to their full proposed sections, complete with landscaping, in a single phase.

Collector roads may be constructed partly in one phase and completed in another, so long as capacity required by General Plan and Specific Plan are provided.

5. The City may allow for the deferral of construction of lanes, curbs and gutters, and landscaping, as may be appropriate in circumstances where subdivision phasing is proposed. For example, a secondary or collector street bounding a subdivision phase may not be initially constructed to its full width, although full dedication will be required. The curb, gutter, sidewalk, landscape area, and possibly the number-one lane on the side away from the subdivision may be deferred until development occurs in that area, but all required street improvements for the project's frontage along the right-of-way shall be completed. As development proceeds, additional construction of the roadway network will be carried out as specified in the development's conditions of approval.
6. Prior to the issuance of the residential building permit associated with 50% of the subdivision, the vineyard areas within that subdivision boundary shall be either: 1) planted, 2) include a mechanism in place to facilitate the planting of the vineyard such as a landscape bond, or 3) the sale or long-term lease of the property to a vineyard operator.

7.

6.2.3 FUNDING AND FINANCING

The financing and maintenance plan has been established to ensure the timely completion of public facilities, utilities, other necessary capital improvements and maintenance of these facilities to support development within the WCSP. The responsibility for designing and installing infrastructure improvements to improve this specific plan lies primarily with property owners and developers. As part of this responsibility, the development of the residential land uses shall provide for the necessary infrastructure to support the future vineyard/winery development. In addition to property owner and developer financing, the City's General Plan has identified a number of potential public financing techniques that could be utilized to fund infrastructure improvements.

Potential funding mechanisms for the planned public improvements include:

- Revenue Bonds
- Community Facility District (e.g. Mello-Roos)
- Assessment Districts
- Enhanced Infrastructure Financing District
- Lighting and Landscape District
- Agency Owned Facilities
- Developer Funding
- Privately Owned Facilities

Revenue Bonds

Municipal bonds can be used to finance projects in the WCSP area such as the construction of roads, water and wastewater systems, sewers, parks and trails, as well as power generation and transmission systems. This type of bond is typically payable out of the jurisdictions' general fund, consisting mostly of property and sales tax revenue. These bonds require two-thirds voter approval.

Community Facility District

Community facility districts (such as Mello-Roos) are utilized to fund essential public facilities (e.g., roads, parkways, and other infrastructure). Creation of a community facility district requires a vote of property owners if fewer than 12 residents, or of residents when there are more than 12 residents. The CFD imposes additional property taxes on land within the district.

Assessment Districts

Assessment district financing is utilized when the benefits of the infrastructure improvements can be directly linked to specific property owners. Each property is assessed its share of infrastructure costs based on the benefit received. The City establishes an assessment district as long as a majority of property owners do not oppose the formation.

Enhanced Infrastructure Financing District

An enhanced infrastructure financing district is a tax-increment district that is used to fund regional infrastructure. Through the formation process, the City and special districts such as the Yucaipa Valley Water District (but excluding school districts) may allow their allocation of incremental property taxes to be transferred to the financing district to fund the infrastructure improvements. The drawback of using an enhanced infrastructure financing district is that the City will receive less property tax from new development.

Landscaping and Lighting Maintenance District

A landscape and lighting maintenance district is a special district that funds ongoing operation and maintenance of roadway landscaping and lighting.

Agency-Owned Facilities: Water District

Water and sewer facilities will be provided by the Yucaipa Valley Water District. The District may use reserve funds or issue bonds to pay for main-line infrastructure and any needed upgrades to regional facilities (e.g. pumps, treatment plants). The District will charge property owners/developers connection fees, which will be used to pay off bonds and/or repay the Districts reserve funds.

Other Financing Options

Developers and private property owners may be required to fund improvements identified by this Specific Plan. For all other capital facilities and public improvements, the funding mechanisms to be used and how assessments or taxes will be allocated to future property owners will be defined by the developer and the City at the time of map recordation.

6.2.4 MAINTENANCE RESPONSIBILITIES

To ensure that all infrastructure improvements, common areas, and public facilities are well maintained, this section sets forth the long-term maintenance responsibilities of the various private and public facilities to be provided in the Specific Plan area. Property owners will be responsible for the maintenance of all areas and facilities listed in Table 6-3 until those areas and facilities are accepted by the appropriate entity.

The transfer of ownership, liability agreements, and maintenance responsibility for the areas and facilities listed will be implemented in accordance with conditions of approval for any tentative map or other entitlement approved by the City. If it is determined by the City at the time of the granting of entitlements that an entity other than the one indicated in Table 6-3 should assume responsibility, the conditions of approval will so specify. The City has the sole discretion to make such a determination.

Table 6-3 Maintenance Responsibilities

Service Facility	Responsible Party
Service or Facility	Responsible Party
On-site water, sewer, and storm drainage facilities	Yucaipa Valley Water District
Private utilities (including electricity, natural gas, and telecommunications)	Private utility company
Parkways along right-of-way	Developer and property owners
Private open space	Property management company/homeowners' association
Public parks and open space, including Wilson Creek	To be determined at time of entitlement
Trails	To be determined at time of entitlement

6.2.5 SPECIFIC PLAN TRACKING

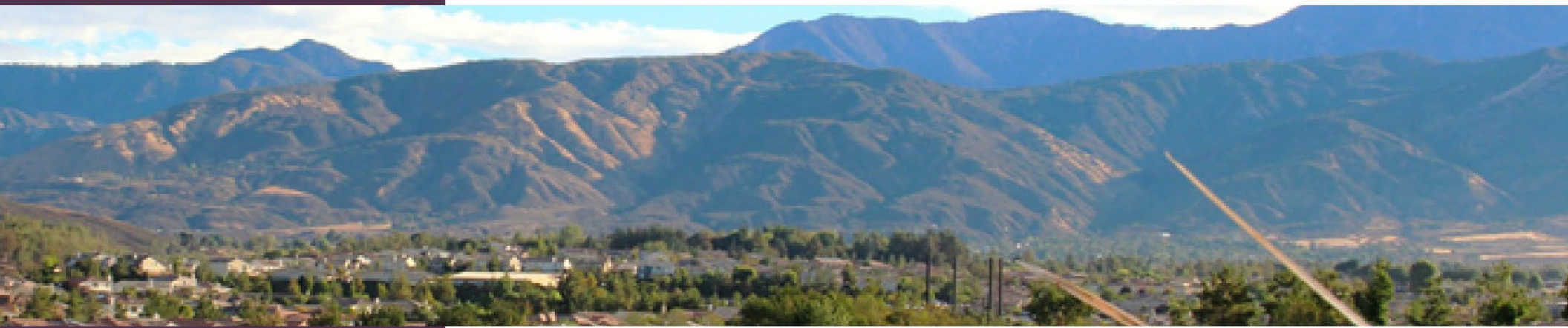
The City's Planning Division is responsible for tracking development within the WCSP area. Development will be tracked by planning area consistent with Chapter 3, Table 3-1. As a part of this Plan's implementation, the Planning Division will conduct a 5-year check-in to assess the progress of the plan and if any modifications that are needed to best support and implement the AVA designation, General Plan, or other goals and policies of the City.

6.2.6 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits adoption and administration of specific plans as an implementation tool for the General Plan. Specific plans much demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The WCSP has been prepared in conformance with Yucaipa’s 2016 General Plan, a consistency analysis is provided in Appendix A. Throughout the WCSP development, the City Council and community stakeholders provided direction and guidance to best implement the specific plan, and considerable attention has been provided towards the emerald necklace and open space goals of the community, along with providing a rural atmosphere in the north bench, creating opportunities towards economic development growth, and encouraging the ability to provide above-moderate housing – all core tenets of the General Plan.

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APPENDIX **A**

**GENERAL PLAN
CONSISTENCY**

A.1 GENERAL PLAN CONSISTENCY

California law requires a Specific Plan to be consistent with the General Plan of the adopting locality. To ensure consistency with the General Plan, a review was done of the existing City of Yucaipa General Plan for any relevant goals and policies. This review revealed the Specific Plan and the General Plan to be complementary and consistent.

This section analyzes the goals and policies of the City's General Plan that are most relevant to the Wine Country Specific Plan area. Goals and policies in the General Plan that are not applicable to the Specific Plan were not included.

Further, the Yucaipa General Plan states "When implementing Yucaipa's General Plan, it is important to note that it addresses multiple objectives through its goals and policies. Adherence to an individual goal or policy is not intended to preclude achievement of other goals and policies. Implementing goals and policies often requires balancing priorities at a particular time or for particular circumstances and decisions. The City Council has final discretion over how to balance adherence to goals and policies when multiple ones affect a single decision." Through the WCSP development, the community engagement prioritized elements that would further the overall General Plan goals and vision.

Table A. General Plan Consistency Analysis

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
Chapter 2 – Community Design and Land Use	
GOAL CDL-1: LAND USE MIX	
<p>Policy CDL-1.1. Places to Live. Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.</p>	<p>Consistent. The WCSP includes five land use designations: agriculture, riparian, public, residential villa, and residential estate. Residential and non-residential use are in a 50/50 split of the site. Non-residential uses include 73.6 acres riparian, 465.5 acres agriculture, and 7.1 acres public use. 547.4 acres, or 50% of the total 1,093.6-acre planning area are designated for residential uses. The maximum residential development potential is 1,091 dwelling units. All of the units will be single family detached residences, with lot sizes ranging from 10, 000 square feet to 0.5 acres.</p>
<p>Policy CDL-1.4. Places for Recreation and Conservation. Provide parks, recreational facilities, and multi-functional open spaces in sufficient quantities and in a manner that is consistent with the Emerald Collar articulated in the Parks, Recreation, Trails, and Open Space Element.</p>	<p>Consistent. Wilson Creek runs through the project site. The WCSP preserves 73.6 acres of riparian land uses to be maintained as open spaces, which includes Wilson Creek and adjacent land.</p>
<p>Policy CDL-1.5. Transportation System. Develop and maintain a transportation system that is closely coordinated with land use planning decisions, moves people and goods efficiently and safely, and is designed to accommodate and promote scenic viewsheds.</p>	<p>Consistent. The WCSP creates a functional transportation system within the project area that adheres to the Circulation Plan of the General Plan. The WCSP includes roadway improvements to Oak Glen Road, Jefferson, Ivy, and Cater, along with local roads through the plan area, that will effectively facilitate the movement of vehicles and pedestrians. Further, roadway standards and the winery setbacks will provide for a rural environment in keeping with the General Plans designation for the North Bench area.</p>
<p>Policy CDL-1.8. Overlay Districts. Require that development projects comply with applicable regulations in the municipal code when the underlying parcels are located within a designated overlay district.</p>	<p>Consistent. The WCSP, through the existing conditions analysis, identified the Plan Area to be a part of the Fire Safety Overlay District, and includes site design and access features to maintain the safety requirements of that designation. In addition, the WCSP is located within the Custom Home Overlay District. The Development Standards and Design Guidelines, developed specifically for the plan area, includes objective design requirements to ensure larger sized homes, greater variation of home styles</p>

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
	within any subdivision, and results in the most comprehensive and rigorous requirements regarding the level of detail, variation, and design quality relative to any other area of the City. The WCSP is an additive document to complement the existing overlay district.
GOAL CDL-2: HILLSIDES AND RIDGELINES	
Policy CDL-2.2. Viewshed. Preserve views to and from hillsides and ridgelines to maintain the image and quality of Yucaipa where overlay districts apply. Preserve canyons, ridgelines, and rock outcrops through regulation of development as appropriate.	Consistent. The views to the hillsides and ridgelines are an important asset identified in the WCSP. The maximum allowable height is 35’ which would help preserve the views of the natural environment.
Policy CDL-2.7. Site Planning. Promote land use patterns that are consistent with the slopes, landform, vegetation, and scenic quality of hillsides. Ensure projects fit the natural site topography rather than altering natural topography or features to accommodate a stock pad.	Consistent. The WCSP maintains a balanced ecosystem of the natural and built environment through development standards and policies. The Plan Area includes the riparian land use designation for Wilson Creek and adjacent land to preserve the natural environment. Site grading concepts and related development standards encourage development to follow natural contours and to provide a more natural appearance for roadways and site development.
GOAL CDL-4: CORRIDORS AND VIEWSHEDS	
Policy CDL-4.4. Scenic Corridors. Protect designated scenic corridors (Yucaipa Boulevard, Live Oak Canyon Road, Oak Glen Road, Wildwood Canyon Road, and Bryant Street) by adhering to development requirements in the municipal code and policies in the General Plan.	Consistent. Oak Glen Road is a designated scenic corridor that runs through the Plan Area. The WCSP calls for a maximum allowable height is 35’ which would help preserve the views of the scenic corridors. In addition, only vineyards are permitted adjacent to Oak Glen Road, and any new structure along Oak Glen Road shall provide a setback of 150 feet or greater, which would result in a greenbelt along the corridor.
GOAL CDL-5: COMMUNITY IMAGE	
Policy CDL-5.2. Districts. Recognize the strong identities of individual districts—North Bench, Wildwood Canyon, Central Core, Dunlap Acres, Chapman Heights, and the Freeway Corridor—with entry monuments, street signs, and/or landscaping and lighting.	Consistent. The WCSP envisions a new wine industry in Yucaipa. The burgeoning Yucaipa AVA will develop a unique brand and community image through streetscape designs such as entry monuments, street signs, landscaping, and lighting, as well as gateways that highlight the arrival to the newly established destination. The Development Standards and Design Guidelines includes key language to provide a rural environment, that requires a greater emphasis of design variation, landscaping, as well as ‘night sky’

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
	elements to preserve the environment. As part of the landscaping, the preservation of the historic olive groves has been included, and additional elements integrate the Citywide design Guidelines language for the Oak Glen Road Corridor segment in the North Bench, as well as an emphasis towards Cedar trees that have been a key visual element of the North Bench for decades.
Policy CDL-5.3. Gateways. Highlight major arrival and departure points along the community’s edge by requiring distinctive building design elements, streetscapes, decorative signage, landscaping, and/or other enhancements at strategic gateway locations.	Consistent. See response to CDL-5.2.
Policy CDL-5.6. Marketing City Identity. Market the City’s distinct identity derived from its Uptown, neighborhoods, businesses, and high quality park and recreational amenities to residents, visitors, and the broader region through a carefully designed media campaign.	Consistent. The new wine industry will enhance the city’s identity as a new destination for tourism. Media campaigns for the Yucaipa AVA would positively enforce the City’s identity.
GOAL CDL-10: DESIGN QUALITY	
Policy CDL-10.3. Site Planning. Identify and preserve the positive characteristics and features of a site, such as viewsheds, heritage trees, and rock outcroppings, during the design and development of new projects.	Consistent. The WCSP maintains a balanced ecosystem of the natural and built environment through the development standards and policies. The Plan Area includes the riparian land use designation for Wilson Creek and adjacent land to preserve the natural environment.
GOAL CDL-11: PRESERVATION AND REUSE	
Policy CDL-11.2. Land Use Change. Where opportunities for land use changes arise, seek input from property owners, the surrounding neighborhood or district, and other stakeholders during the consideration process so as to determine appropriateness or inform strategies.	Consistent. The preparation for the WCSP contains an extensive community outreach effort which included an Initial Kick-Off Meeting and Planning Committee formation and meeting. The Planning Committee meetings consisted of City Council members; representatives from Planning Commission, Trails and Open Space Committee, Economic Development Advisory Committee, Yucaipa Valley Wine Alliance; North Bench property owner; and members of the public at large. All meetings were open to the public, and notification and agendas were distributed to all interested participants. As part of this outreach, an emphasis was placed on maintaining

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
	a rural atmosphere, and using the agrarian activities for the vineyards to provide a key visual element along public corridors.
<p>Policy CDL-11.4. Reuse of Underutilized Land. Encourage the transition of underutilized land uses, projects in significant disrepair, or marginal uses to other uses offering greater community benefits, provided that appropriate transitions and design treatments are incorporated.</p>	<p>Consistent. The WCSP would transform the existing land to accommodate for new housing developments and develop a new wine industry in Yucaipa. It has a maximum residential development potential of 1,091 dwelling units and could generate an estimated \$1.9 million in grape production and \$14.5 million in winery revenue.</p>

Chapter 3 – Housing Element

GOAL HN-1: HOUSING AND NEIGHBORHOODS	
Policy HN 1.6. Neighborhood Identity. Recognize, preserve, and enhance neighborhood character through adherence to design, development, and other standards in the municipal code, overlay districts, and specific plans.	Consistent. The WCSP is a specific plan developed to directly implement a quality development within the North Bench area, which provides for over 50% of the area for greenbelt type uses, including vineyards and open space, and tailored development standards for neighborhoods.
Policy HN 1.7. Resident Involvement. Encourage active and informed participation by residents from each neighborhood to identify local needs and implement programs that beautify, preserve, and improve their neighborhoods.	Consistent. See response to CDL-11.2.
GOAL HN-2: HOUSING SITES	
Policy HN-2.4. North Bench and Wildwood Canyon. Require new residential development in the North Bench and Wildwood Canyon to be consistent with the rural character of those areas and ensure that they provide high-quality housing opportunities that leverage the unique setting of those areas.	Consistent. The WCSP provides for over 50% of the area for greenbelt type uses, including vineyards and open space, and tailored development standards for neighborhoods. The Development Standards and Design Guidelines, developed specifically for the plan area, includes objective design requirements to ensure larger sized homes, greater variation of home styles within any subdivision, and results in the most comprehensive and rigorous requirements regarding the level of detail, variation, and design quality relative to any other area of the City.
GOAL HN-3: HOUSING DESIGN	
Policy HN-3.4. Natural Environment. Require appropriate measures to protect hillsides, viewsheds, sensitive habitat, oak trees, and other environmental resources in the review of applications for the development, expansion, and improvement of housing.	Consistent. The rolling hillsides, creek, and landscape provides a scenic view to the Plan Area. They are home to a wide variety of plants and animals and provide prime examples of California’s natural environment. Preservation of these environments is not only important to maintaining a balanced ecosystem but they provide educational opportunities as well as scenic amenities for residents and visitors to enjoy. The Plan Area will preserve and enhance the natural environment and create connections to El Dorado Ranch Park. The most scenic and sensitive habitats will be preserved as open space.

Applicable City of Yucaipa Housing Element General Plan Goals and Policies	WCSP Consistency
<p>Policy HN-3.5. Overlay Districts. Require adherence to housing-related regulations in the City’s overlay districts—hillside, custom home, natural hazards, scenic resources, biological resources, noise, cultural resources, and others, as applicable.</p>	<p>Consistent. The WCSP, through the existing conditions analysis, identified the Plan Area to be a part of the Fire Safety Overlay District, and includes site design and access features to maintain the safety requirements of that designation. In addition, the WCSP is located within the Custom Home Overlay District. The Development Standards and Design Guidelines, developed specifically for the plan area, includes objective design requirements to ensure larger sized homes, greater variation of home styles within any subdivision, and results in the most comprehensive and rigorous requirements regarding the level of detail, variation, and design quality relative to any other area of the City. The WCSP is an additive document to complement the existing overlay district..</p>
<p>Policy HN-3.8. Supportive Infrastructure. Facilitate the provision of infrastructure and services necessary to encourage new residential development commensurate with community goals and expectations for quality of life.</p>	<p>Consistent. In support of new residential land uses, the WCSP identified the infrastructure systems that would be needed to meet the expectations for quality of life. The infrastructure would be phased in and will be bought out with implementation of the WCSP.</p>

Chapter 4 – Parks and Recreation

GOAL PR-3: MULTIPURPOSE TRAILS

Policy PR-1.8 – Funding Parks. Dedicate and maintain sufficient funds to pay for the construction, maintenance, rehabilitation, and periodic modernization of parks and recreational facilities in Yucaipa

Consistent. The WCSP would require that park fees are collected to provide direct funding to the adjacent El Dorado Park, as well as the expansion of the trail network for community users. In addition, individual neighborhoods may also include small parks for residents that would be supported through a home owners association or similar entity.

Policy PR-3.1. Trail Development. Develop a multipurpose trail system for hiking, biking, and equestrians throughout Yucaipa, focusing on drainage channels, hillsides, parks, and other public use areas.

Consistent. The WCSP envisions a new multipurpose trail along Wilson Creek for residents and visitors alike to enjoy the Plan Area. Pedestrian access will be provided throughout the plan area, including trails adjacent to vineyards, which will also provide connectivity to El Dorado Park.

GOAL PR-5: BIOLOGICAL RESOURCES

Policy PR-5.5 Channels and Creeks. While completing necessary safety improvements, preserve the ecological integrity of watersheds and creek corridors that support riparian and wildlife resources by restoring native plants and other best practices to the extent practical.

Consistent. As noted in the response to CDL-1.4, the project site contains Wilson Creek. The WCSP preserves 73.6 acres of riparian land uses, which contain Wilson Creek and adjacent open spaces.

Chapter 5 – Economic Development

GOAL ED-1: THE LOCAL ECONOMY

Policy ED-1.1 Employment and Revenue Focus. Invest public resources and exercise discretionary land-use authority to support the retention, expansion, and attraction of businesses that generate a higher number of jobs per acre and higher net municipal revenues per acre.

Consistent. An economic impact study for a new wine industry in Yucaipa was prepared as a part of the WCSP. Findings from the study showed that the project would (conservatively) contribute to an estimated 140 new jobs through direct employment and 70 jobs from indirect and induced employment. The project could lead to annual sales value of an estimated \$1.9 million in grape production and \$14.5 million in winery revenue.

GOAL ED-2: RETAIL, ENTERTAINMENT, TOURISM

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
Policy ED-2.1. Retail Sales Growth. Invest in the retention, expansion, and attraction of retail businesses (including dining, shopping, and entertainment) in economic sectors that are underrepresented in Yucaipa.	Consistent. See response to Policy ED-1.1
Policy ED-2.5. Tourism. Promote tourism to provide market support for shopping, dining, and entertainment in Yucaipa. Working with business and civic groups, develop a complete tourism infrastructure, including marketing, public relations, wayfinding, and an array of lodging.	Consistent. The Yucaipa Valley AVA is envisioned to be a new tourism destination. The economic impact study estimates that wineries in Yucaipa would generate 99,400 visitors for local restaurants. Conservatively, this could result in about \$2.95 million in spending at local restaurants and \$3.66 million in spending at local lodging facilities. The Specific Plan has been developed with a thorough analysis of environmental conditions and extensive input from City decisionmakers, Yucaipa Valley Wine Alliance (YVWA), and a broad coalition of community members and stakeholders. All meetings conducted as a part of the outreach efforts were open to the public.
Chapter 6 - Transportation	
GOAL T-1: A COMPREHENSIVE STREET NETWORK	
Policy T-1.1. Roadway Buildout. Complete the circulation system by constructing or improving roadways consistent with Figure T-1; allow modified standards where appropriate to allow for transit, bicycle facilities, sidewalks, and on-street parking to be sensitive to adjacent land uses, districts, and roadway users.	Consistent. The WCSP builds upon the existing transportation network and develop additional roadways that are primarily low speed for visitors to leisurely enjoy the views. The network would also accommodate bicyclists, and it would offer another transportation mode for visitors to experience the new AVA The WCSP includes roadway improvements to Oak Glen Road, Jefferson, Ivy, and Cater, along with local roads through the plan area, that will effectively facilitate the movement of vehicles and pedestrians.
Policy T-1.5. Multimodal Access. Assess roadway operations for new development and infrastructure projects so that roadways can accommodate safe and convenient access and travel for all users, including motorists, bicyclists, pedestrians, and transit users.	Consistent: The roadway design of the WCSP includes access for vehicles, bikes, and pedestrians.
GOAL T-2: TRANSPORTATION SYSTEM OPERATION	

Applicable City of Yucaipa 2016 General Plan Goals and Policies	WCSP Consistency
<p>Policy T-2.1. Level of Service. To promote the safe and efficient movement of vehicular traffic, maintain a minimum level of service (LOS) C on all intersections and road segments except for two conditions:</p> <ul style="list-style-type: none"> • At roadway intersections where traffic movements are controlled by roundabouts, LOS D shall be acceptable (e.g., average control delay of 30 seconds per vehicle or better). • On roadway segments where a roundabout controls at least one of the intersections at the ends of the segment, the lower half of LOS D shall be acceptable (e.g., V/C ratio of 0.849 or better). <p>On-street parking, improvement levels, roundabouts, and infrastructure may be considered in furthering acceptable levels of service, safety, and other priorities.</p>	<p>Consistent: As part of the WCSP development, a Traffic Impact Analysis was prepared by IBI Group to assess the future roadway conditions. All local streets developed as part of the WCSP would operate at a level of service that is consistent with the General Plan. As part of the cumulative development that would occur at buildout (the WCSP plus other development) the following roadways would operate at reduced levels of services: Bryant Street and Oak Glen Road, and Bryant Street and Grape Avenue. For the first intersection, it is recommended that the southbound approach be restriped to provide one left, two throughs, and a right-turn lane (current configuration is one left, one through, and one share through/right-turn lane) and the signal phase overlap be adjusted. For the second intersection, it is recommended that a traffic signal or roundabout be installed. With these improvements, all intersections would operate consistent with the General Plan; the development within the WCSP would be required to pay a fair share for the improvements.</p>
<p>Policy T-2.2. Multimodal Network. Assess roadway operations for new development and infrastructure projects with a balance between vehicle capacity, vehicle miles traveled, and multimodal transportation modes.</p>	<p>Consistent: Refer to Policies T1.1 and 1.5. New connections from all existing streets will create a complete roadway network supporting both neighborhoods and wineries and are designed to make Wine Country a destination, not a circulation corridor leading to somewhere else, with modest roadways with low traffic volumes and leisurely traffic speeds that allow travelers to enjoy the setting of the WCSP area.</p>
<p>Policy T-3.2. Bicycle and Pedestrian Connectivity. Identify redesign opportunities to create dedicated bicycle lanes and pedestrian sidewalks that connect neighborhoods and commercial areas to community services.</p>	<p>Consistent: Refer to Policies T1.1 and 1.5. Development of the WCSP area will provide class II and III bike lanes/access throughout the local roadway network. Multi-purpose trails will also accommodate bicycles and provide connections to other areas of the City and El Dorado Ranch Park.</p>
Chapter 6 – Public Safety	
GOAL S-6: NOISE AND VIBRATION SAFETY	
<p>Policy S-6.1. Noise Assessment. Assess the compatibility of proposed land uses with the noise environment when preparing, revising, or reviewing applications for development projects or land use changes.</p>	<p>*Environmental team to provide after the assessment is completed</p>

GOAL S-7: AIR QUALITY AND CLIMATE CHANGE

Policy S-7.1. Integrated Planning. Integrate air quality planning with land use, economic development, and transportation-related planning to allow for the control and management of air quality.

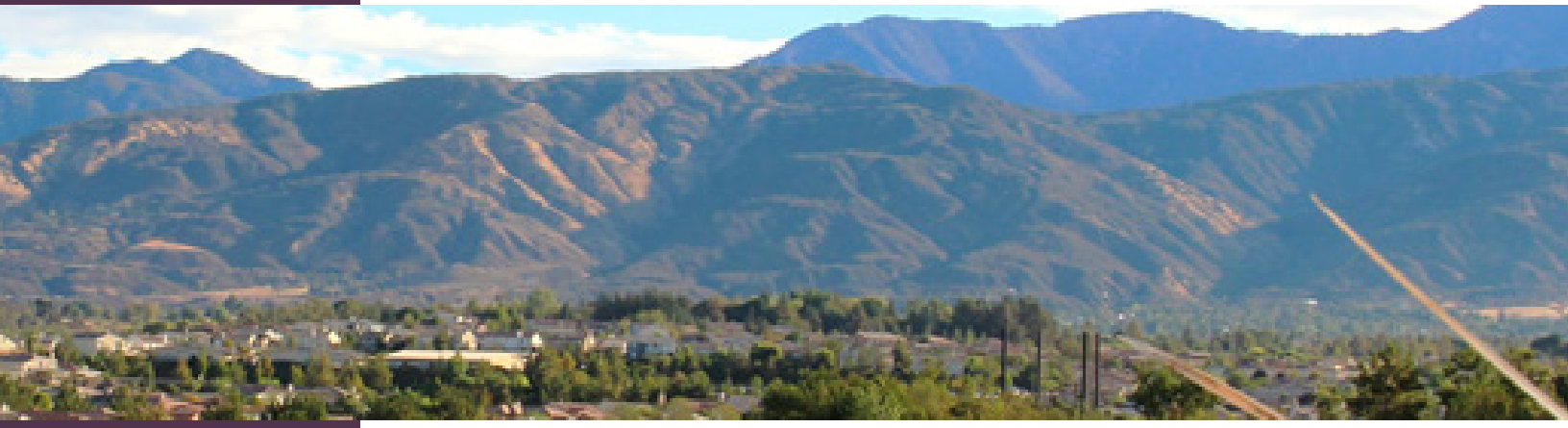
*Environmental team to provide after the assessment is completed

Chapter 8 – Public Services and Facilities

GOAL PSF-6: WASTEWATER MANAGEMENT

Policy PSF-6.1. Integrated Planning. Integrate air quality planning with land use, economic development, and transportation-related planning to allow for the control and management of air quality.

*Environmental team to provide after the assessment is completed



APPENDIX **B**

**ECONOMIC
IMPACT STUDY**

MEMORANDUM

Date: September 17, 2021

To: Raymond Casey, City Manager
Benjamin Matlock, Planning Manager

From: Sheila L. Cedervall, Project Manager
Steve Gunnells, Chief Economist

Subject: **Economic Impact Study, Phase 2 Viticulture and Associated Development Standards**

1. Introduction

1(A) Background

The City of Yucaipa is preparing a specific plan that would allow wine grape cultivation, wine production and sales, and related tourism activities in the North Bench area. The City is also considering amending the Freeway Corridor Specific Plan to allow viticultural uses and considering zoning amendments applicable to other areas of the city. These actions are being considered in conjunction with the submission by the Yucaipa Valley Wine Alliance of an application to the US Department of Treasury, Alcohol and Tobacco Tax and Trade Bureau to designate parts of Yucaipa and part of the surrounding unincorporated area of the county as an American Viticultural Area (AVA). This economic study has been prepared as part of the work on specific plan for the North Bench area.

1(B) Purpose and Intent

The purpose of the economic impact study is to provide a base-level understanding of how the development of a viticultural industry in the North Bench area might generate benefits to the local economy. There are other considerations beyond economic impacts that are relevant to public decision-making for the specific plan. Nevertheless, this report is limited to potential economic considerations.

The analysis and findings summarized in this report are intended only to inform the development of the specific plan and to inform public discussions and decisions related to the plan. The analysis and findings summarized in this report are neither intended nor adequate to inform investment decisions.

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Subject: Economic Impact Study, Phase 2 Viticulture and Associated Development Standards

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Anyone considering investing in the geographic area covered by this report or in the subject matter covered by this report should conduct their own due diligence, conduct their own financial analyses, and should not rely on the information presented in this report.

1(C) Limitations

Economic impact or benefits analysis is a fairly standard economic tool. However, there are two characteristics of this project that limit the applicability of a conventional economic benefits assessment. First, the project at hand is a potential specific plan that would allow certain viticultural and related activities in certain areas of the city. However, the specific plan itself does not create viticultural operations. Those will result from the private decisions of property owners, vintners, and investors, and these decisions are purely speculative at this point. PlaceWorks has created a reasonable estimate of how viticultural uses might develop in the North Bench area of the city over time, as described below. However, this estimate of future development is also speculative at this point and the actual development could be more or less.

Second, there is only marginal existing viticultural activity. Conventional economic benefit analysis accounts for not only the direct impacts from the project (in this case new vineyards and wineries) but also the indirect impacts of spending at vendors and suppliers and the spending by employees. With limited viticultural activity, there is most likely limited to no existing suppliers and vendors, but as the viticultural industry grows and develops in the Yucaipa Valley it is reasonable to assume that supporting businesses will also grow and develop. However, conducting a conventional economic benefit analysis based on existing businesses would underestimate the benefits accruing through vendors and suppliers. This report is based on economic benefits assessments conducted for other wine regions in California, where such regions have more fully developed supply chains.

2. Project Description

The proposed Yucaipa Valley AVA would encompass approximately 30,000 acres. Not all this area would support viticultural operations because a large part of the AVA includes the developed parts of the cities of Yucaipa and Calimesa. Within Yucaipa, the City is considering a specific plan that would enable viticultural uses in the North Bench area and an amendment to the Freeway Corridor Specific Plan area. And yet, even in this limited portion of the city, not all of these areas would support viticultural operations. Other land uses may still be allowed, and topography and other constraints may limit wine grape cultivation. Assuming that the entire area under consideration developed for wine grape cultivation and wineries would result in vastly overestimating the economic benefits the City may realize resulting from the actions under consideration.

PlaceWorks developed a realistic and conservative estimate of the extent of viticultural operations based on our review of case studies and assessment of other AVAs. For the sole purpose of this economic impact study, it is assumed that viticultural operations in the portion of the Yucaipa Valley AVA with the city would include:

- + 200 acres of vineyards with no onsite wine production
- + 180 acres of vineyards across 15 wineries with onsite wine production/tastings/sales/events

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Depending on how the final plans are structured, there could be other small artisan wineries located elsewhere or additional wineries with onsite production. However, this is an unknown at this point in time, and this report analyzes just the potential vineyards and wineries described above.

There is no clear time horizon for how long it will take to reach this level of viticultural development. For comparison, wine grape production in Temecula Valley began 50 years ago, and the region now has 2,460 acres of wine grape cultivation and 45 wineries. In the proposed Yucaipa Valley AVA, wine grape production began about a decade ago, and there are currently two wineries. The amount of viticultural activity listed above, which reflects only the portion of the Yucaipa AVA in the city, may be 15 to 20 years in the making.

Assuming that viticultural development described above were to all occur in the North Bench, the specific plan buildout could look something like this:

- + Specific Plan Area, Total Size 1,016 ac.
- + Residential (1,016 lots) 508 ac.
- + Vineyards, no wineries 200 ac.
- + Vineyards with Wineries 180 ac.
- + Open space 128 ac.

3. Background Studies

To estimate the economic impacts for the City of Yucaipa, PlaceWorks reviewed economic benefit studies for numerous AVAs in California. Not all of these had the level of detail that is needed to extrapolate potential benefits for Yucaipa. The potential economic benefits described in the remainder of this memo are based on the following studies:

- + Napa Valley Visitor Industry, 2018 Economic Impact Report
- + The Economic Impacts of the San Luis Obispo County and Paso Robles AVA Wine Industry, 2015
- + 2021 San Diego County Economic Impact of Wineries
- + The Economic Impact of Santa Barbara's County's Wine and Grapes, 2013
- + 2018 Wine Country Impact Report (Temecula Valley AVA)
- + 2015 Economic Impact Report on Wine (California, statewide)

PlaceWorks adjusted the economic impacts into current 2021 dollars for each of the studies. Thus, the potential economic impacts for Yucaipa, which may fully materialize in the next 15 to 20 years, represent the value in current 2021 dollars.

4. Estimated Employment

4(A) Direct Employment

Direct employment is the estimated number of full- and part-time jobs at vineyards and wineries for the defined project. The estimates are based on reported results in other AVAs in California. As per

convention, the jobs represent employment at locations in the City of Yucaipa, but the workers may live in or outside of the city.

Table 1 provides the direct employment estimates for vineyards with no tastings or sales and for vineyards with tastings, sales, and events. In addition to the estimated employment, Table 1 also provides a range for potential employment. The analysis estimates that vineyards will generate 20 jobs in Yucaipa, a little more than an eighth of the total number of direct jobs. Vineyards with wineries that have tastings, sales, and events would generate another 130 jobs, for a total 150 new jobs.

Table 1: Direct Employment, Estimate and Range; Viticultural Operations in Yucaipa

	Estimate	Low End	High End
Vineyards, no tastings/sales	20	10	20
Vineyards with tasting/sales/events	140	50	220
Total Direct Employment	150	70	240

Source: PlaceWorks, 2021.

4(B) Indirect and Induced Employment

Indirect employment represents new jobs that would be supported at vendors that supply goods and services to the vineyards and wineries in the defined project. The estimate assumes that, over time, the growth and development of the viticultural industry supports the growth and development of an infrastructure of local businesses providing goods and services to vineyard and winery operations. It is conceivable that many of these businesses would operate out of Yucaipa, but it is also possible that some businesses would choose locations in Calimesa or unincorporated areas in the AVA. To the degree that this infrastructure of local businesses does not develop, the estimated indirect jobs would be generated in other areas, such as in proximity to the existing Temecula Valley AVA.

Induced employment represents new jobs that would be supported by the spending of workers at the new direct and indirect jobs generated by the defined project. It is likely that most of the workers filling new direct and indirect jobs would not live in Yucaipa (29 percent of existing jobs in Yucaipa employ residents of the city). Thus, the induced employment would cover a much larger area than just the city, all depending on where the workers for direct and indirect jobs live.

Table 2 provides the estimated number of indirect and induced jobs that would be generated by the defined project. The analysis estimates that the defined project would generate 40 jobs at businesses that supply goods and services for viticultural operations. The analysis also estimates that the spending by employees in direct and indirect jobs would support another 30 jobs.

Table 2: Indirect and Induced Employment, Estimate and Range; Viticultural Operations in Yucaipa

	Estimate	Low	High
Indirect Employment	40	20	50
Induced Employment	30	20	50

Total	70	40	100
-------	----	----	-----

Source: PlaceWorks, 2021.

5. Wages and Salaries

Wages and salaries are the total amount paid to all employees before taxes and other deductions on an annual basis. For this economic impact study, the wages and salaries reflect only direct employment at vineyards and wineries.

Table 3 provides the total estimated wages and salaries for direct jobs in Yucaipa. The analysis estimates that vineyards without tastings and sales would generate total annual wages of \$722,000 and that vineyards with tastings, sales, and events would generate total annual wages of \$6.3 million. Altogether, viticultural operations could generate \$7 million in wages and salaries.

Table 3: Total Annual Wages and Salaries (\$), Estimate and Range; Viticultural Operations in Yucaipa

	Estimate	Low	High
Vineyards, no tastings/sales	722,000	726,000	869,000
Vineyards with tasting/sales/events	6,270,000	4,520,000	9,330,000
Total Wages and Salaries	7,000,000	5,250,000	10,200,000

Source: PlaceWorks, 2021.

6. Vineyard and Winery Sales

6(A) Value of Grape Production

The quantity of grapes harvested each year (tons per acre) will vary over time, and the price of the grapes (\$ per ton) will vary with market conditions. Thus, the range in values for the value of grape production is more important than the estimate.

It is important to note that the value for grape production is realized by vineyards that sell their grapes to wine producers. For vineyards that utilize their grapes at their own wineries (regardless of where the wine production facilities are located) will realize the value of the grapes through the sale of wine rather than the sales value of the grapes. This analysis assumes that the 200 acres of vineyards without wineries sell their grapes, and it is this acreage from which the estimated value of grape production is derived.

Table 4 provides the estimates for the gross value of grape production at vineyards without wineries in Yucaipa. The analysis estimates that the annual sales value would be \$1.2 million but could range from \$739,000 to \$1.6 million. The actual profit would be less, reflecting the costs of production.

Table 4: Value of Grape Production, Estimate and Range; Vineyards without Wineries in Yucaipa

Estimate	Low	High
1,173,000	739,000	1,581,000

Source: PlaceWorks, 2021.

6(B) Winery Revenue

Winery revenue comes primarily from the sale of wine. The sales may be retail sales at the winery, direct to consumer sales, or sales to wholesale distributors. However, wineries may also realize revenue from onsite wine tastings, food sales, and events. The estimated winery revenue presented below is based on the reported sales across wineries in other California AVAs. The implicit assumption in this approach is that the wineries that develop over time in Yucaipa will have a similar variety of sales, tasting rooms, food service, and events.

Table 5 provides the estimated revenue at wineries in Yucaipa. The analysis estimates that winery revenue would be about \$18.2 million. The estimated revenue and the low-end of the range exclude data from Napa Valley. Including the Napa Valley data more than doubles the potential revenue (the high-end of the range).

Comparing the data in Table 5 to the data in Table 4, it is clear that the majority of economic benefit is generated by wineries with onsite production, tastings, sales, and events rather than the value of wine grape production alone.

Table 5: Winery Revenue, Estimate and Range; Wineries in Yucaipa

Estimate	Low	High
18,160,000	16,570,000	39,400,000

Source: PlaceWorks, 2021.

7. Tourism

Increased tourism is an expected benefit from the development of vineyards and wineries. The Yucaipa Valley AVA would become a tourism destination—a reason for residents throughout Southern California to come to Yucaipa. The preceding sections estimated the economic impacts that would primarily accrue to the viticultural industry. This section looks at the spillover effects for lodging and restaurants. It is important to note that the tourism benefits are generated by wineries with onsite production, tasting, sales, and events rather than by vineyards without wineries.

Based on the experience in other AVAs, the analysis estimates that wineries in Yucaipa would attract about 178,000 visitors per year, with a range from 120,000 to 236,000 visitors. It is important to note that these are individual visitors. Because most visitors will travel with other visitors, the actual number of vehicle trips would be lower.

Based solely on the experience in the Temecula Valley AVA (which is the only available report outside of the major regions tying tourism activity to the viticultural industry), the analysis estimates that wineries in Yucaipa would generate 124,000 visitors for local restaurants. Conservatively, this could result in about \$3.7 million in spending at local restaurants.

The other key component of destination tourism is overnight visitors. The average length of stay for all visitors to Temecula Valley is estimated at 1.7 days, including those visitors who are there just for the day. For those staying overnight, the average length of stay was 2.3 nights. The analysis estimates

To: Raymond Casey and Ben Matlock

Subject: Economic Impact Study, Phase 2 Viticulture and Associated Development Standards

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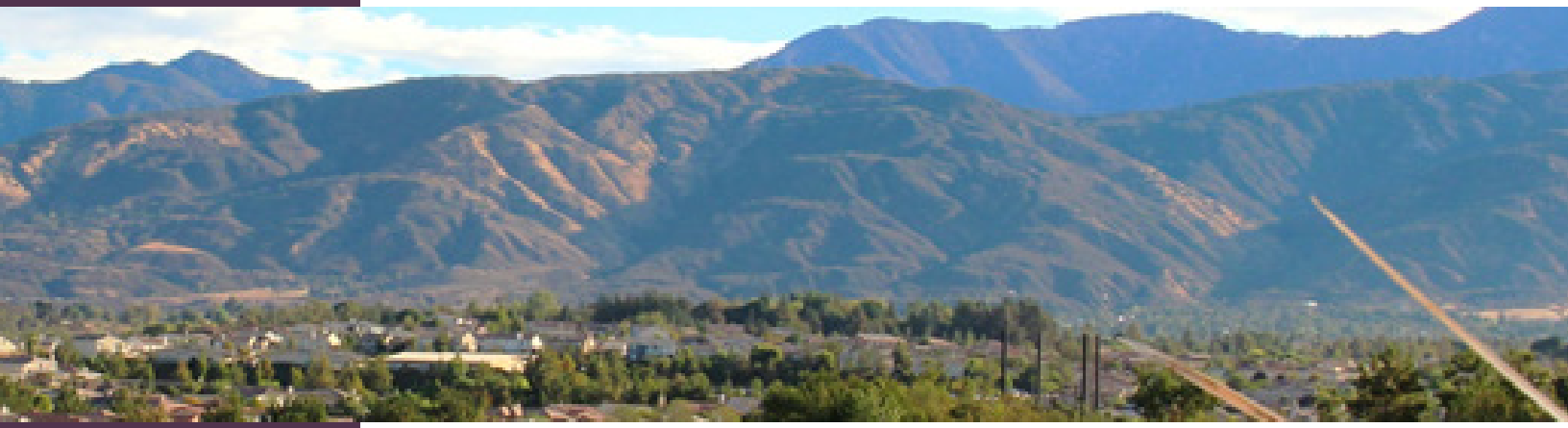
that wineries in Yucaipa could generate 11,200 overnight visitors over a year. Conservatively, this could result in about \$4.6 million in spending at local lodging facilities.

8. Viticultural Value for Housing

Under consideration for the specific plan is allowing smaller lots to free land for viticulture, riparian open space along Wilson Creek, and trails, with no increase in density above the number of lots called for by the existing zoning and approved tract maps. With smaller lot sizes, housing development would tap into strong regional market demand. More importantly, such housing in an area with open space, vineyards, and wineries—key aspects of the specific plan under consideration—would support the price positioning of homes at the high end of the market. On average, the analysis expects the open space and viticultural uses to add \$70,000 to \$100,000 in value to the average new home relative to existing housing sales.

This value added to new housing will also have economic benefits for Yucaipa. This housing would generate higher property tax revenue with about the same cost for public services as housing elsewhere in the city. Generally, higher household income would be required for conventional financing for those purchasing the new homes, and this higher income would translate to increased retail sales at local businesses in Yucaipa. In addition, there is the economic benefit of five to ten years' worth of construction jobs and development activity for housing and infrastructure related to new housing.

The open space that would be preserved by the specific plan would have economic value to the City and the community. There is the direct impact of higher property values discussed above. However, studies have identified other values of public open space, including savings to the public who gain recreational opportunities without directly paying for it, public health benefits for residents who have added opportunities for physical activity, and the development of social capital among residents who frequently use the open space.



APPENDIX **C**

**YUCAIPA VALLEY
WINE COUNTRY
MARKET STUDY**

YUCAIPA VALLEY WINE COUNTRY MARKET STUDY

Martin & Associates

December 6, 2021

YUCAIPA VALLEY WINE COUNTRY MARKET STUDY

Martin & Associates
December 6, 2021

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I. INTRODUCTION

The City of Yucaipa s undertaken a two-phase effort to encourage the establishment of a viticulture and wine making industry, in anticipation of the establishment of the Yucaipa Valley American Viticulture Area (AVA). This designation will allow for the establishment of a Yucaipa Valley label for wines produced from 85% locally grown grapes. The first segment was completed in September 2020 and consisted primarily of a research effort. The second phase is currently in-progress and involves the establishment of a Wine Country Specific Plan to guide the future growth of a 1,094-acre area north of Oak Glen Road. This area is to be the location of a master planned Wine Country community (referred to as Wine Country within this report), which will feature vineyards, wineries and associated accessory uses along designated “Wine Corridor” streets.

As a part of the Specific Plan effort, the Yucaipa City Council requested a residential market study to determine the market demand, optimal lot size, and feasibility for a Wine-oriented Master Planned Community. The following market findings by Martin and Associates meet that request through the completion of extensive research of the regional economy. The Appendix includes existing and projected demographics from California Department of Finance, pricing of both resale and new residential construction and current real estate market trends.

The recommendations made within this report were configured independently as the opinion of Martin and Associates based on the data cited within the study. The data presented is to be evaluated and discussed by City Staff, the Yucaipa Valley Wine Country Planning Committee, Planning Commission and City Council. Finally, the recommendations are to be used as a tool to assist with the development of the Land Use Plan to be depicted within the Wine Country Specific Plan, and as a reference for future decision making regarding residential development within the Wine Country.

II. CONCLUSIONS AND RECOMMENDATIONS

1. The Yucaipa Wine Country Specific Plan Area (Wine Country) is currently planned for 1,091 one-acre lots, which is the not-to-exceed lot count limit for 1,094 acres, with three (3) acres planned as existing public streets within Planning Areas.
2. The desirable location and attractive character of the Wine Country and immediate surroundings supports the price positioning of homes at the high end of the market, related to the establishment of a viticulture / wine making industry in Yucaipa.
3. The existing RL-1, rural living one acre zoning does not fit the demand of today's home buyers according to recent sales and current market trends.
4. The beauty of the Wine Country is to be enhanced by adopting neighborhoodcrafting and residential design principles related to sensitive habitat areas, vineyards, a trail system, and the creation of attractive streetscapes.
5. New high-end housing opportunities will likely result in tapping the potential pent-up demand from local owners of older homes, as well as those employed within the greater market area who are in search of upscale housing opportunities.
6. The Wine Country will be capable of attracting higher income households from the medical employment based in Loma Linda and other major employment centers to the west once higher end homes that suit their preferences and incomes are introduced.
7. The Primary buyer segments to attract are Baby Boomer / Active Adults (57 – 75 years old in 2021), Generation X (41 – 56 years old in 2021) and the leading edge of Generation Y (25 – 40 years old in 2021).
8. New home offerings are not likely to exist when the Wine Country community enters the market. The absence of competition will result in increased prices, values, and sales rates.
9. A dated housing stock exists in most neighborhoods in Yucaipa. Existing homeowners in Chapman Ranch, for example, are a ready pool of buyers that will be interested in moving up once new homes are introduced.

10. The recommended location of proposed land uses is based on the desire to create an aesthetically pleasing community (avoid the subdivision appearance) with buffers enabled by the integration of homes and vineyards. An example is the design and implementation of a scenic view corridor along Oak Glen Road.
11. Transitioning between existing land uses (one half to one acre lots) and new development (10,000 square foot to half acre lots) respects the desire of current residents for compatible lot sizes to be offered within adjacent neighborhoods.
12. Site planning is recommended to be based on providing an interface of residential areas to viticulture, as represented in the City Council approved direction.
13. The proposed optimal distribution of 1,094 Acres is a 50 / 50 split between land for lots and non-residential areas for vineyards, trails, etc. as shown in the PlaceWorks plan.

Lot Size	Residential Acres	Non-Residential Acres	Total AC	Total Units
10,000 SF – Half Acre	547	546	1,094	1,091

14. The recommended distribution for 1,091 lots is as follows:

Lot Size	Density	Lots	%
10,000-14,000 SF	2.0 – 3.0	629	57%
Half Acre	2.0	462	43%
Total:	2.0 DU/Ac	1,091 DU	100%

15. The above distribution of 1,091 lots sized 10,000 square feet to half acre on 1,094 acres will enable the proposed community to offer homes in the \$700,000 to \$1,000,000 price range offering a variety of homes appealing to a range of household types, age groups, and income levels.

16. The average (weighted) prices of homes on four (4) lot types / sizes recommended for 1,091 homes in the Wine Country is **\$897,823 for 3,313 square feet at \$271 / square foot.**
17. A twelve-year development schedule for 1,087 homes in five (5) phases within the Wine Country has been provided, based on projected home sales (refer to Tables 2 and 3). Development is recommended to commence in areas closest to Oak Glen Road in year one, followed by sequential areas as shown in Figure 2, Conceptual Phasing Plan.
18. Modifications from the existing Custom Home Overlay District are highly recommended. The Wine Country will not be successful if the standards result in a strictly custom lot home requirement.
19. Development Standards that contribute to creating a highly desirable Wine Country District with attractive individual neighborhoods will enhance values within the community, as well as within the surrounding neighborhoods. Varied street scenes with diversified architecture will help to accomplish this goal. Use of varied lot widths, creative garage placements, and varied front, rear, and side setbacks can accomplish this.
20. Private gating of neighborhoods will increase home values.
21. Implementation of the community design should include a Healthy Communities program to increase value and homeowner health, wellness, and wellbeing.
22. Current property owners could be incentivized to dedicate agricultural land for viticulture by supporting a mix of Moderately Higher Density lot sizes (compared to one-acre lots) that will result in increased land values.
23. The allowance of zoning for homes on 10,000 to 14,000 SF lots will incentivize builders to purchase land and potentially invest private funding to kick start the new wine industry by investment in front-end infrastructure improvements (improvement of Wine Corridor streets and providing public water and sewer connections).

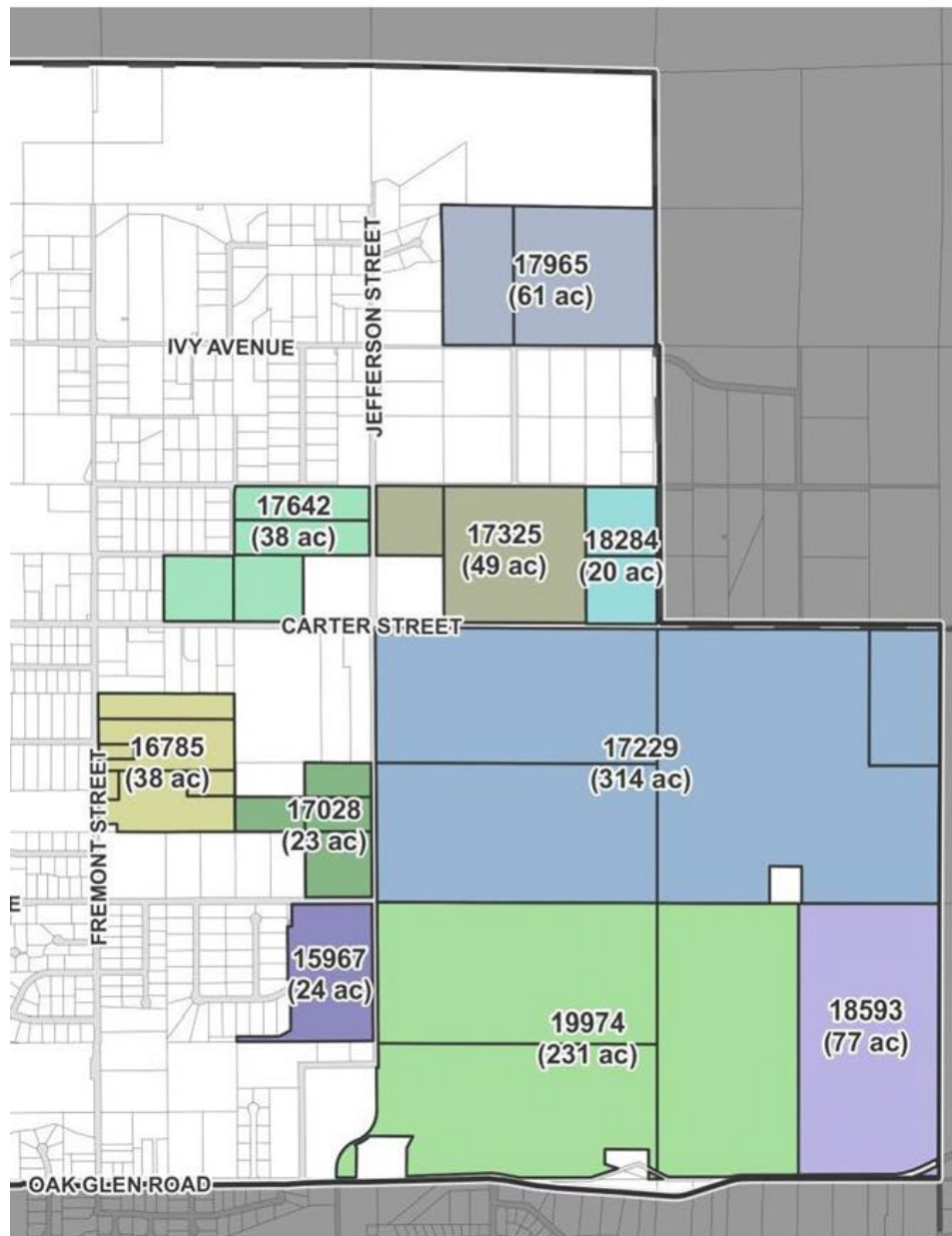
III. EXISTING CONDITIONS & APPROVED MAPS

EXISTING APPROVED TENTATIVE TRACT MAPS

1,094 acres and 1,091 lots are assumed for five (5) phases. Eleven (11) Tentative Maps as follows (all are planned for one-acre lots):

Parcel #	Tract	Acres & Lots
1	14297	52
2	15967	24
3	16785	38
4	17028	23
5	17229	314
6	17325	49
7	17642	38
8	17965	61
9	18284	20
10	18593	77
11	19974	231
	Total:	927
Total Acres:		1094

Figure 1: Existing Approved Tentative Tract Maps



IV. RECOMMENDED LAND USE STRATEGY

RECOMMENDED LOT MIX FOR 1,094 ACRES

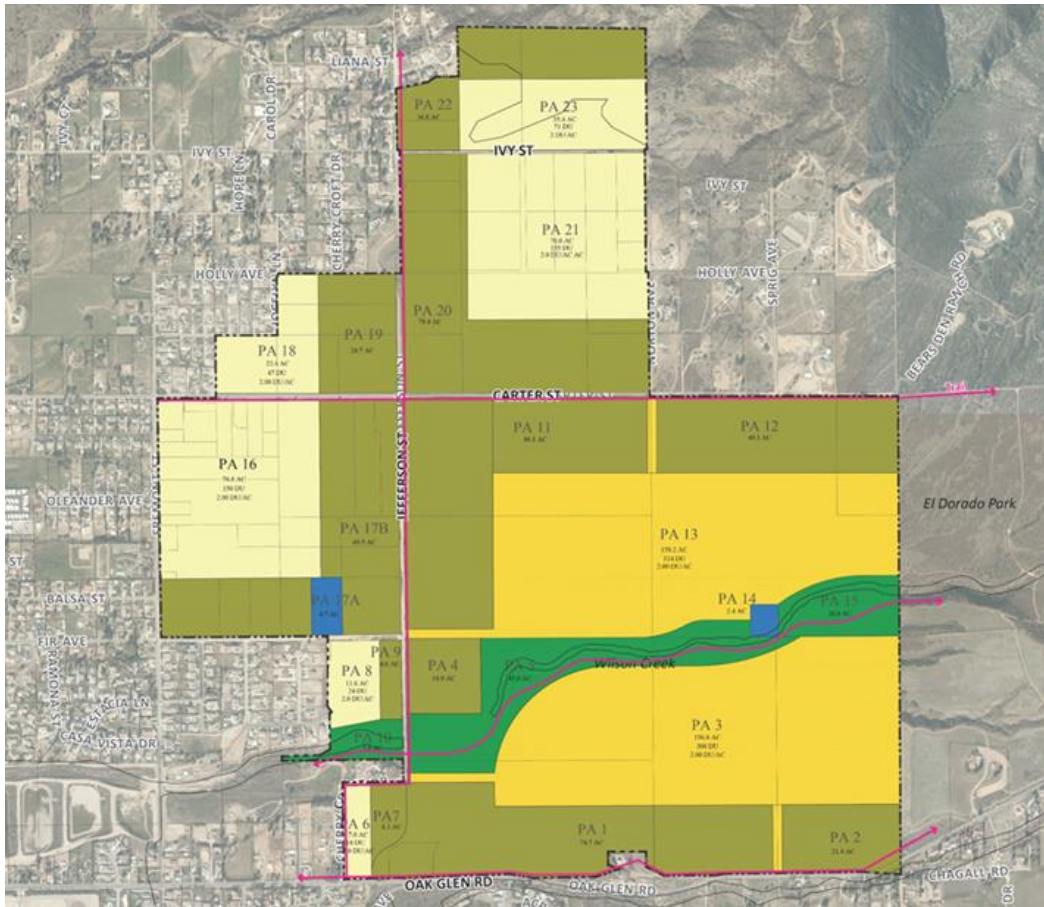
The proposed Wine Country area currently is zoned for 1,091 one-acre lots on 1,094 acres in five (5) Phases (see exhibit entitled “Site Map of Wine Country Planning Areas” on page 9).

Incorporating 10,000 SF (65’ x 155’), 12,000 SF (70’ x 170’), 14,000 (70’ x 200’) lots in Areas 3, and 13, and half-acre lots in other areas will result in 629 lots at 10,000 – 14,000 square feet (57%), and 462 half acre lots (43%) as shown below:

Optimal Lot Mix

Phase	Area	Lot SF	# Lots	Price	Size	\$ / SF	%
I	3	10,000	113	\$770,000	2,600	\$270	10.3
	3	12,000	100	\$800,000	2,800	\$286	9.2
	3	14,000	100	\$900,000	3,000	\$300	9.2
	Subtotal		313	\$800,000	2,800	\$286	28.7
II	6, 8	Half Acre	37	\$1,000,000	4,000	\$250	3.7
III	13	10,000	116	\$770,000	2,600	\$270	10.6
	13	12,000	100	\$800,000	2,800	\$286	9.2
	13	14,000	100	\$900,000	3,000	\$300	9.2
	Subtotal		316	\$800,000	2,800	\$286	29.0
IV	16, 18	Half Acre	197	\$1,000,000	4,000	\$250	18.4
V	21, 23	Half Acre	228	\$1,000,000+	4,000	\$250	20.9
TOTAL			1091	\$897,823	3,313	\$271	100%

Figure 2: Site Map Of Wine Country Planning Areas



Summary






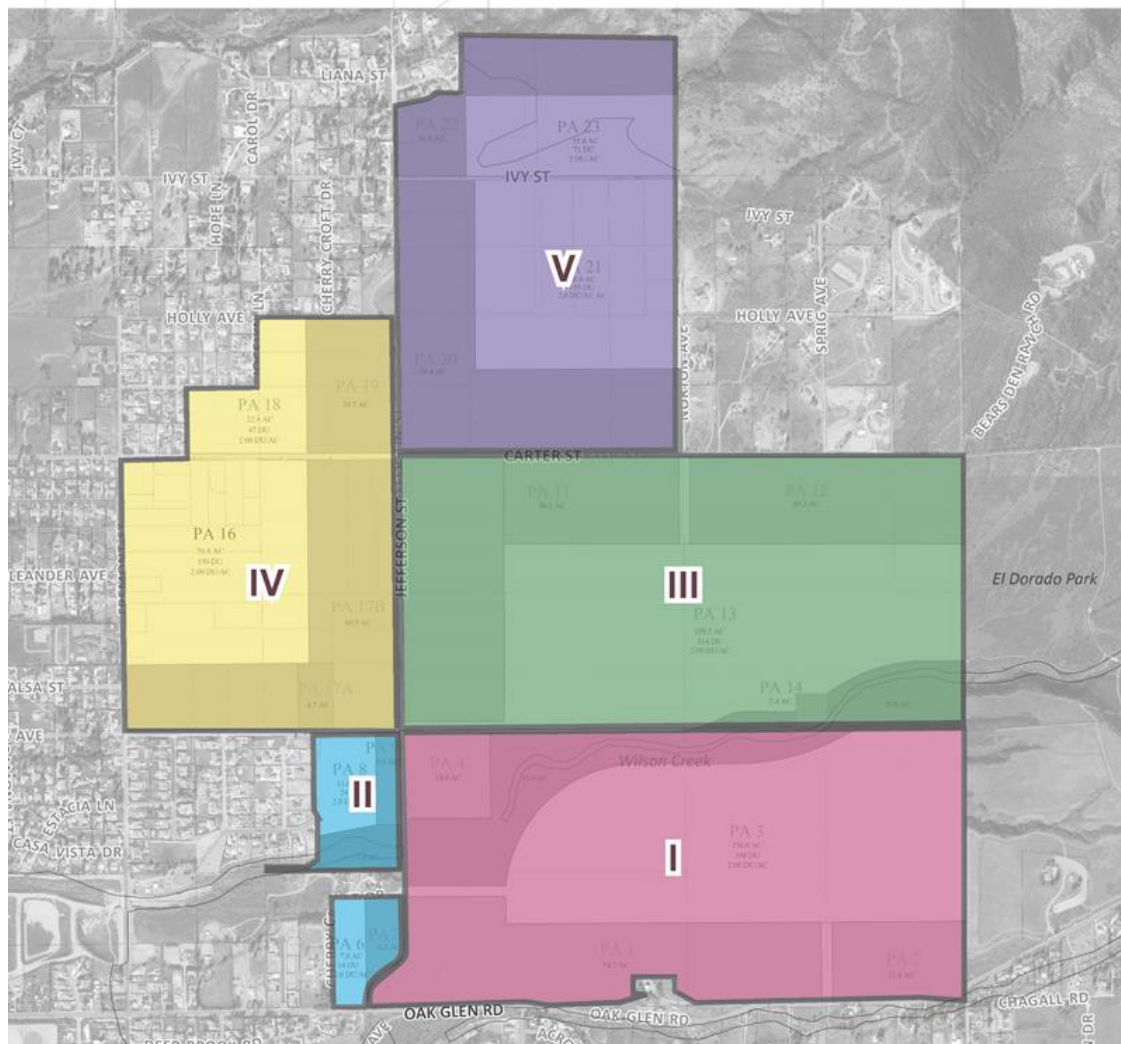
Color	Land Use	Acres
	Agriculture	465.5
	Riparian Area	73.6
	Water District	7.1
	Residential - 0.5 ac	232.4
	Residential - 10k- 0.5 ac	315.0
	Total	1093.6

Figure 3: Conceptual Phasing Plan



Summary

Color	Phasing	Non-Res	Res	Total AC	Total units
■	Phase I	156.2	156.8	313.0	313
■	Phase II	18.5	18.6	37.1	37
■	Phase III	158.6	158.2	316.8	316
■	Phase IV	98.9	99.2	198.1	197
■	Phase V	114.0	114.6	228.6	228
	Grand Total	546.2	547.4	1093.6	1091

V. MARKET ENTRY STRATEGY & SALES PROJECTIONS

Market Entry Strategy

The following sales projections cover sales over twelve years and assume an average absorption rate of over 100 sales per year for the initial six (6) years, which is aggressive but attainable. The desirable location of the Wine Country, and the attractive character of the land supports the estimated sales by year and the proposed prices. Tables two and three show sales projections per year over the twelve-year period.

Front end infrastructure costs would be minimized by starting development in the areas closest to Oak Glen Road. The recommended market entry strategy is to introduce vineyards, trails, open space amenities, and the smallest lots in the first year to build value for subsequent phases. The western edges of the Wine Country will include larger lots to match the lot size of existing neighborhoods.

- **Year 1:** Open space, trails, and vineyards among family-oriented neighborhoods.
 - Area 3: 10,000, 12,000, and 14,000 SF lots.
 - Areas adjacent to existing homes along the western edge and homes backing along Oak Glen Road include half -acre areas as a buffer.
 - Vineyard and winery areas along both sides of Jefferson Road.
- **Year 2:** Areas 3, 6, 8: 10,000, 12,000, 14,000 SF and half-acre lots.
- **Years 3 & 4:** Areas 3, 6, 8, 13, 16, 18: 10,000, 12,000, 14,000 SF and half-acre lots.
- **Year 5, 6 & 7:** Areas 13, 16, 18, 21, 23: 10,000, 12,000, 14,000 SF and half-acre lots.
- **Year 8, 9, 10, 11, & 12:** Areas 16, 18, 21, 23: half-acre lots.

Sales Projections for the Wine Country

Proposed Sequence of Market Entry – Years 1-5

The average estimated Base Prices, Plan Sizes, and Value Ratios of Homes designed to attract four primary markets are as follows:

Sales Projection and Sequence Of Entry, Years 1-5

PHASE	PA	LOT SIZE	TARGET MARKET	YEAR					
				1	2	3	4	5	Total
I	3	65' x 155'	Move Down	38	38	37			113
		70' x 170'	Move Up	36	36	28			100
		80' x 175'	Luxury Move Up	36	36	28			100
Phase 1 Sub Total years 1-5									Phase 1:313
II	6,8	100' x 200'	Luxury Up and Down		21	16			Phase 2: 37
III	13	65' x 155'	Move Down				37	37	74
		70' x 170'	Move Up				36	36	72
		80' x 175'	Luxury Move Up				36	36	72
Phase 3 Sub Total years 1-5									218
IV	16, 18	100' x 200'	Luxury Up and Down			27	27	27	81
Grand Total Years 1 - 5				110	131	136	136	136	649

Sales Projections & Sequence of Entry, Years 6-12

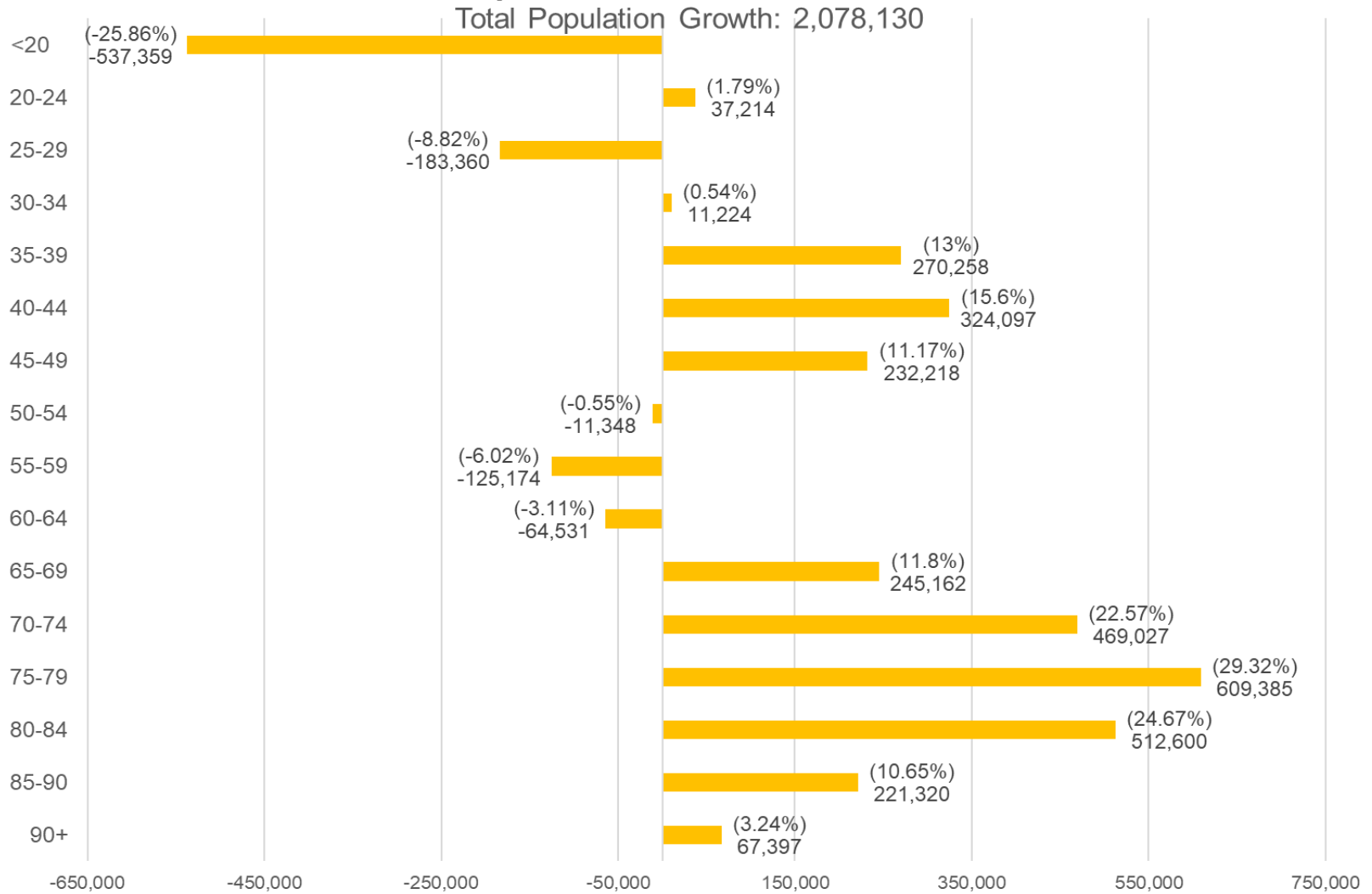
PHASE	PA	LOT SIZE	TARGET MARKET	YEAR								Grand Total Per Phase	
				6	7	8	9	10	11	12	Total		
III	13	65' x 155'	Move Down	32	10							42	116
		70' x 170'	Move Up	28								28	100
		80' x 175'	Luxury Move	28								28	100
Phase 3 Sub Total years 6-12				98								Phase 3: 316	
IV	16, 18	100' x 200'	Luxury Up and Down	27	27	27	27	8				116	Phase 4: 197
V	21, 23	100' x 200'	Semi-Custom / Custom		42	42	42	42	42	16		228	Phase 5: 228
Total Years 6 - 12				115	79	69	69	50	42	16	442	Overall Total 1,091	

APPENDICES

Appendix A: DEMOGRAPHICS & PROJECTIONS

The California Department of Finance has published projected population growth from 2020 to 2030 by major age group in California and San Bernardino, Riverside, and Orange Counties. These projections show a high growth rate among those aged 65 and older, which supports the strategy of incorporating a small-scale age qualified 55+ Active Adult Village that could represent approximately 31% of the homes in the future community. The following graphs and charts show this projected population growth by age group.

California Population Growth 2020 to 2030

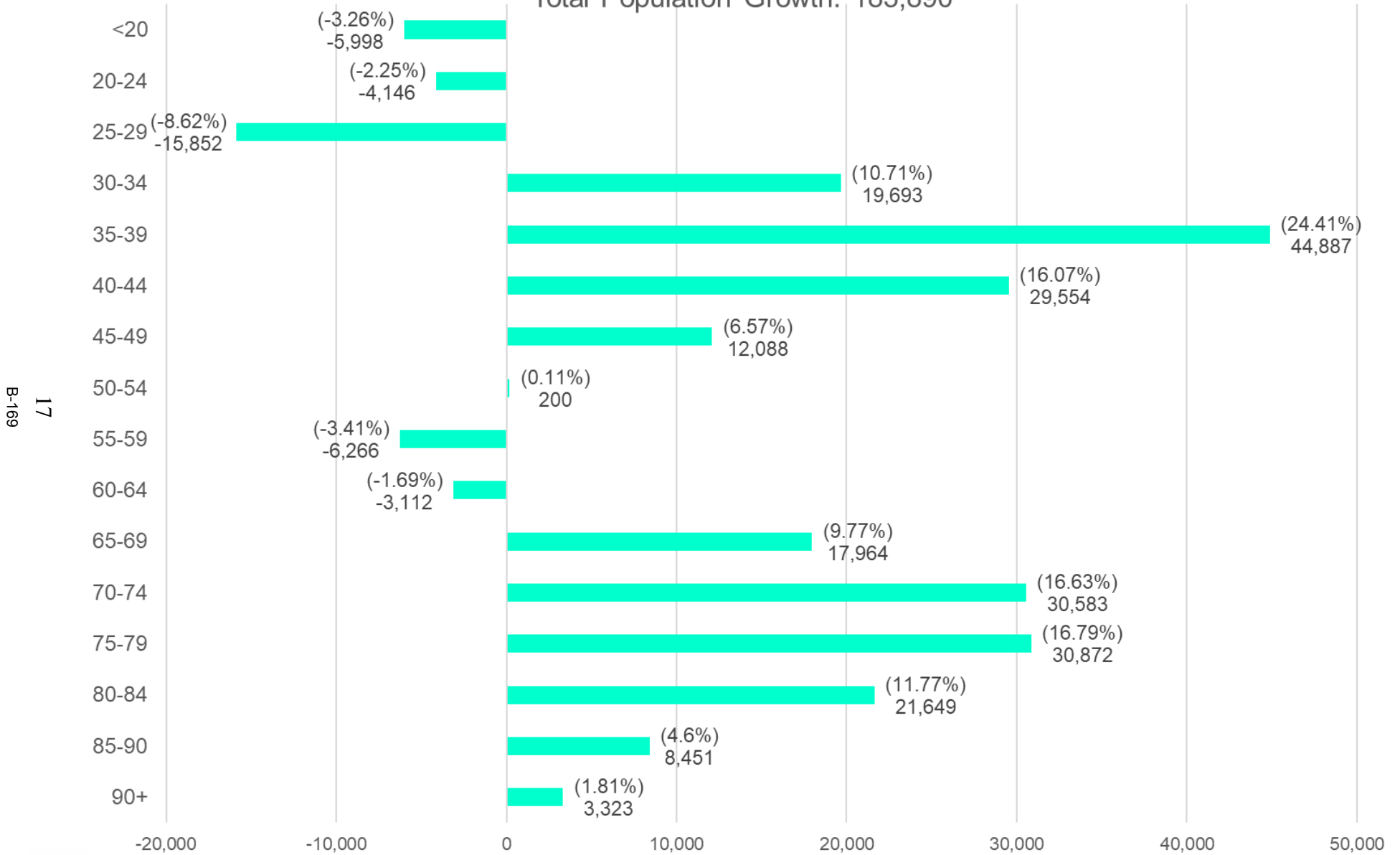


California Population 2020 to 2030

	2020	2025	2030	Change	% of Change	% Increase
< 20	10,227,314	9,975,270	9,689,955	-537,359	-26%	-5%
20-24	2,538,799	2,485,588	2,576,013	37,214	2%	1%
25-29	2,938,787	2,768,857	2,755,427	-183,360	-9%	-6%
30-34	2,903,571	3,061,529	2,914,795	11,224	1%	0%
35-39	2,664,477	2,769,525	2,934,735	270,258	13%	10%
40-44	2,448,743	2,643,198	2,772,840	324,097	16%	13%
45-49	2,401,878	2,424,872	2,634,096	232,218	11%	10%
50-54	2,424,420	2,372,842	2,413,072	-11,348	-1%	0%
55-59	2,461,784	2,371,746	2,336,610	-125,174	-6%	-5%
60-64	2,362,504	2,371,615	2,297,973	-64,531	-3%	-3%
65-69	2,017,633	2,244,144	2,262,795	245,162	12%	12%
70-74	1,634,082	1,886,923	2,103,109	469,027	23%	29%
75-79	1,105,601	1,484,884	1,714,986	609,385	29%	55%
80-84	750,104	944,621	1,262,704	512,600	25%	68%
85-90	486,546	565,258	707,866	221,320	11%	45%
90+	416,176	437,129	483,573	67,397	3%	16%
Total:	39,782,419	40,808,001	41,860,549	2,078,130	100%	5%

San Bernardino Co Population Growth 2020 to 2030

Total Population Growth: 183,890



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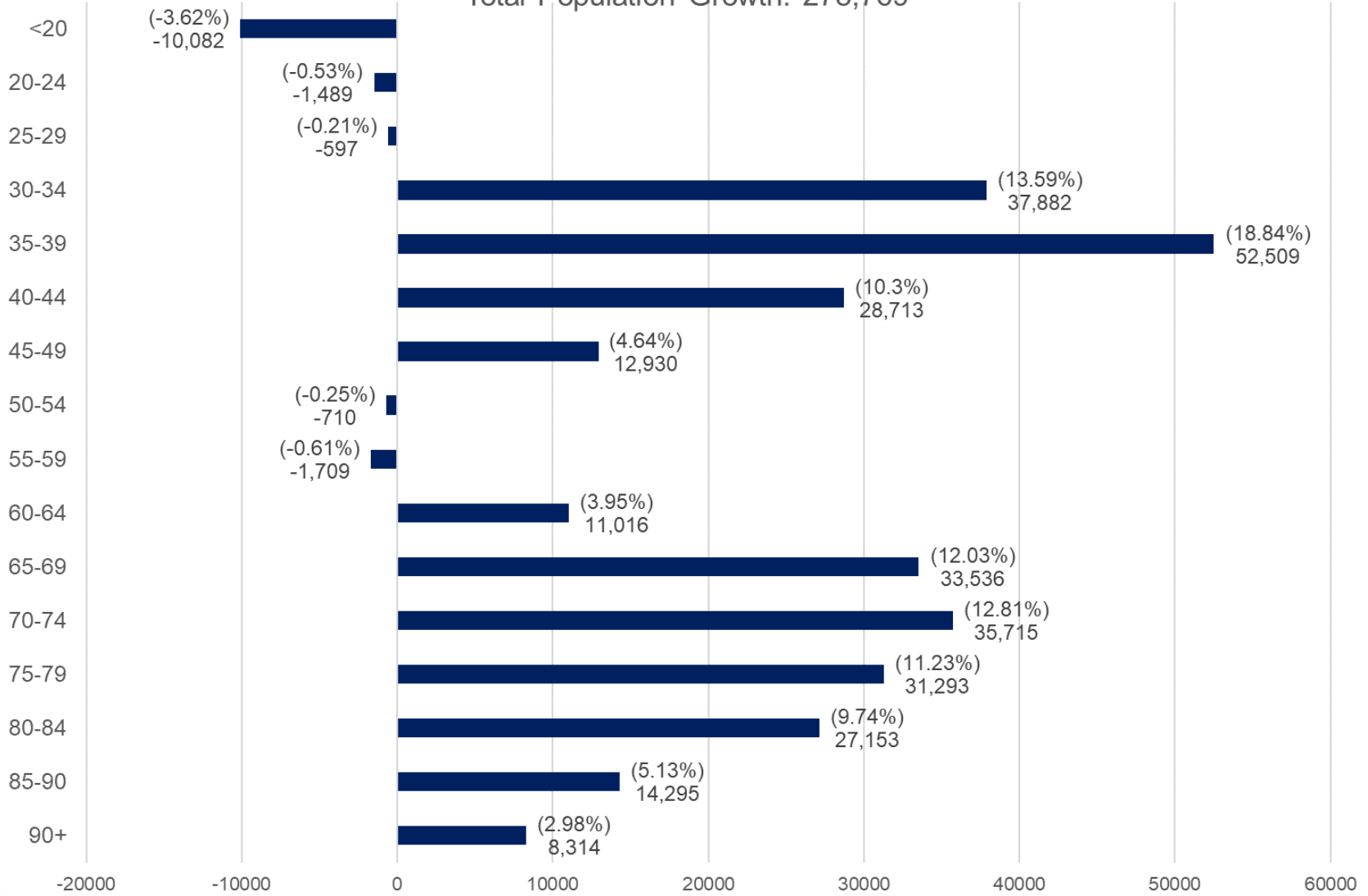


San Bernardino County Population 2020 to 2030

	2020	2025	2030	Change	% of Change	% Increase
< 20	627,616	622,746	621,618	-5,998	-3%	-1%
20-24	167,437	159,536	163,291	-4,146	-2%	-3%
25-29	179,962	171,343	164,110	-15,852	-9%	-10%
30-34	160,982	187,641	180,675	19,693	11%	11%
35-39	139,661	157,973	184,548	44,887	24%	24%
40-44	128,903	139,333	158,457	29,554	16%	19%
45-49	126,142	127,389	138,230	12,088	7%	9%
50-54	126,308	124,728	126,508	200	0%	0%
55-59	129,285	123,580	123,019	-6,266	-3%	-5%
60-64	120,956	122,777	117,844	-3,112	-2%	-3%
65-69	96,934	112,242	114,898	17,964	10%	16%
70-74	72,636	88,481	103,219	30,583	17%	30%
75-79	46,996	63,399	77,868	30,872	17%	40%
80-84	29,875	37,641	51,524	21,649	12%	42%
85-90	18,212	20,897	26,663	8,451	5%	32%
90+	12,207	13,585	15,530	3,323	2%	21%
Total:	2,184,112	2,273,291	2,368,002	183,890	100%	8%

Riverside County Population Growth 2020 to 2030

Total Population Growth: 278,769



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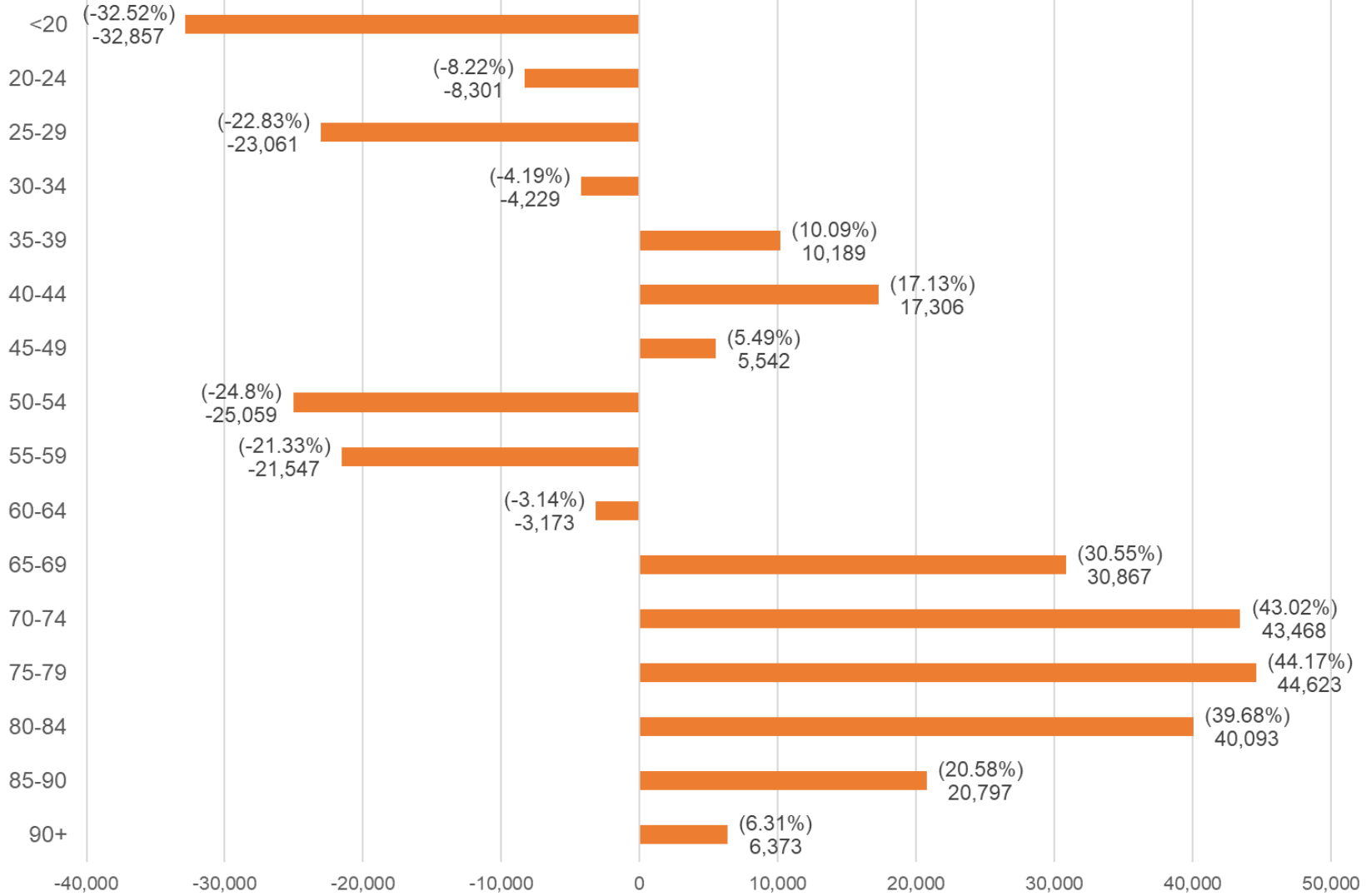


Riverside County Population 2020 to 2030

	2020	2025	2030	Change	% of Change	% Increase
< 20	657,186	651,204	647,104	-10,082	-4%	-2%
20-24	182,157	178,639	180,668	-1,489	-1%	-1%
25-29	193,326	195,223	192,729	-597	0%	0%
30-34	162,413	198,433	200,295	37,882	14%	19%
35-39	148,290	165,271	200,799	52,509	19%	26%
40-44	140,942	152,958	169,655	28,713	10%	17%
45-49	143,094	144,122	156,024	12,930	5%	8%
50-54	147,486	145,934	146,776	-710	0%	0%
55-59	148,792	148,771	147,083	-1,709	-1%	-1%
60-64	137,877	149,047	148,893	11,016	4%	7%
65-69	112,661	135,667	146,197	33,536	12%	23%
70-74	95,433	109,710	131,148	35,715	13%	27%
75-79	70,970	89,322	102,263	31,293	11%	31%
80-84	50,326	62,002	77,479	27,153	10%	35%
85-90	33,165	38,642	47,460	14,295	5%	30%
90+	25,181	28,961	33,495	8,314	3%	25%
Total:	2,449,299	2,593,906	2,728,068	278,769	100%	10%

Orange County Population Growth 2020 to 2030

Total Population Growth: 101,031



Orange County Population 2020 to 2030

	2020	2025	2030	Change	% of Change	% Increase
< 20	799,787	781,292	766,930	-32,857	-33%	-4%
20-24	197,974	187,025	189,673	-8,301	-8%	-4%
25-29	232,864	217,301	209,803	-23,061	-23%	-11%
30-34	223,425	237,467	219,196	-4,229	-4%	-2%
35-39	209,322	209,662	219,511	10,189	10%	5%
40-44	189,550	206,966	206,856	17,306	17%	8%
45-49	198,648	187,185	204,190	5,542	5%	3%
50-54	208,093	193,552	183,034	-25,059	-25%	-14%
55-59	208,868	200,857	187,321	-21,547	-21%	-12%
60-64	196,379	200,657	193,206	-3,173	-3%	-2%
65-69	159,931	186,264	190,798	30,867	31%	16%
70-74	131,231	150,466	174,699	43,468	43%	25%
75-79	93,938	122,016	138,561	44,623	44%	32%
80-84	64,577	82,159	104,670	40,093	40%	38%
85-90	41,165	49,423	61,962	20,797	21%	34%
90+	35,080	37,139	41,453	6,373	6%	15%
Total:	3,190,832	3,249,431	3,291,863	101,031	100%	3%

APPENDIX B: INTERGENERATIONAL COMMUNITIES

The Wine Country provides an opportunity to create a community with a diversified mix of housing types, and a new level of amenities that support improved resident interactions, health outcomes, and active living. This type of planning is especially needed as members of three generations make choices about the types of communities and housing, they would live in and how they will live together.

The ages of Baby Boomers, Generation X, and Millennials in 2020 and 2030 are as follows:

	Generation	Baby Boomers	Generation X	Millennials (Gen Y)
	Birth Start	1946	1965	1980
	Birth End	1964	1980	1996
2020	Youngest Age	56	40	24
	Oldest Age	74	55	40
	CA Pop.	8,476,003	7,275,041	8,506,835
	% CA Pop.	21.3%	18.3%	21.4%
2030	Youngest Age	66	50	34
	Oldest Age	84	65	50
	CA Pop.	9,000,487	7,820,008	8,604,957
	% CA Pop.	21.5%	18.7%	20.6%

The Wine Country is an ideal setting for an Intergenerational Community (populated by multiple generations) and Multi-Generations Living under one roof (many combinations of parents, grandparents, adult children with and without offspring, other relatives, etc.). To a large extent, demographic changes, cultural changes due to immigration, and changing attitudes about Intergenerational Communities and Multi-Generational Living has resulted in over 50 million Americans living in some type of multi-generational household.

Builders in many market areas are incorporating intergenerational living, and design for multi-generational living in their current and future communities. (See Lennar Next Gen Concept Floor Plans) However, for the most part, this type of community planning and product positioning does not exist in Yucaipa and in the greater Yucaipa market area, which includes Calimesa, Beaumont, and Banning. The introduction of this type of planning and positioning could result in the Wine Country being an extremely desirable built environment, that is sought-after in the market area.


Lennar Next Gen Concept



Targeted Product Offerings




**EVERYTHING'S
INCLUDED
HOMES™**



Two Story
35' wide
2,996 sq. ft.
(Multi-gen area
is 354 sq. ft.)

4 Bedrooms
3 Bath

Plus Separate
1 Bedroom Suite
2-Car Garage



18



Two Story
40' wide
3,341 sq. ft.
(Multi-gen area
is 580 sq. ft.)

5 Bedrooms
4 Bath
Plus Separate
1 Bedroom Suite
3-Car Garage



First Floor

Second Floor



Two Story
45' wide
2,986 sq. ft.
(Multi-gen area
is 496 sq. ft.)

4 Bedrooms
3 Bath
Dining Room/
Optional Office
Plus Separate
1 Bedroom Suite
3-Car Garage



First Floor

Second Floor

Generations

Generation	Birth Start	Birth End	Total Years	2020				2025				2030			
				Ages		CA Population		Ages		CA Population		Ages		CA Population	
				Youngest	Oldest	Total	%	Youngest	Oldest	Total	%	Youngest	Oldest	Total	%
The GI Generation	1900	1927	27	93	120	416,176	1%	98	125	140,493	0%	103	130	3,136	0%
The Silent Generation	1928	1945	17	75	92	2,342,251	6%	80	97	1,806,515	4%	85	102	1,188,303	3%
The Baby Boomers	1946	1964	18	56	74	8,476,003	21%	61	79	7,987,566	20%	66	84	7,343,594	18%
Generation X	1965	1980	15	40	55	7,275,041	18%	45	60	7,169,460	18%	50	65	7,047,655	17%
Millennials (Gen Y)	1980	1996	16	24	40	8,506,835	21%	29	45	8,474,252	21%	34	50	8,341,671	20%
Centennials (Gen Z)	1997	2013	16	7	23	10,316,339	26%	12	28	10,473,910	26%	17	33	10,854,813	26%
Generation Alpha (Gen A)	2014	2030	16	0	6	2,449,774	6%	0	11	4,755,805	12%	0	16	7,081,377	17%
						39,782,419	100%			40,808,001	100%			41,860,549	100%

APPENDIX C: RESALE MARKET

Resale data from January 2021 to November 2021 was obtained for areas of Yucaipa having a minimum of 20,000 square foot lots at \$600,000 and above. Average price was \$794,595 for 3,226 square feet at \$246 per foot on lots that average 48,769 square feet. The estimated prices for new homes in Phase I average \$800,000 for 2,800 square feet at \$256.00 per foot on 12,000 square foot lots.

Of the 106 sales, the distribution of prices was as follows:

January 2021 to November 2021

Price Range	#	%
\$600,000 - \$699,000	27	25
\$700,000 - \$799,000	40	37
\$800,000 - \$899,000	23	22
\$900,000 - \$999,000	8	8
\$1,000,000	8	8
Total	106	100

Resales by Year, January 2019 – May 2021

From 2019 to 2020, the average resale price of a home in Yucaipa increased approximately +7% (+\$31,139).

From 2020 to May 2021 the average resale price of a home in this area of Yucaipa increased approximately +14% (+\$65,419).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa increased an average total of +23% (+\$96,559).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			
			Lot Size	Price	Size	Value Ratio
2019	272	54	11,376 SF	\$433,567	2195.83	\$205.60
2020	293	38	12,484 SF	\$464,707	2202.73	\$220.56
2021 (to May)	133	23	13,754 SF	\$530,126	2357.41	\$237.33
Total / Avg	698	41	12,294 SF	\$465,037	2229.5	\$217.93

Resale by Lot Size

Of the 698 Homes resold from January 2019 to May 2021, 64% were on Lots under 10,000 SF, 19% (132) were on Lots from 10,000 to 20,000, 12% (83) were on Lots from 20,000 to 40,000 SF, and 5% (34) were on Lots over 40,000 SF.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	Average			
				Lot Size	Price	Size	Value Ratio
Under 10,000	449	64%	37	6,376 SF	\$409,349	1,988'	\$215.42
10,000-20,000	132	19%	44	13,120 SF	\$492,005	2,461'	\$211.12
20,000-40,000	83	12%	59	25,513 SF	\$634,228	2,990'	\$221.45
Over 40,000	34	5%	43	54,965 SF	\$682,733	2,667'	\$268.79
	698	100%	41	12,294 SF	\$465,037	2,230'	\$217.93

Resales by Plan Size

Of the 698 Homes resold analyzed, 47.1% (329) had plan sizes under 2000 SF, 34.7% (242) had plan sizes from 2000 to 3000 SF, 15.3% (107) had plan sizes from 3000 to 4000 SF, 2.3% (16) had plan sizes from 4000 to 5000 SF, 0.4% (3) had plan sizes from 5000 to 6000 SF, and 0.1% (1) had a plan size over 6000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	Average			
				Lot Size	Price	Size	Value Ratio
Under 2000	329	47.1%	33	8,929 SF	\$369,905	1,567'	\$239.78
2000-3000	242	34.7%	44	13,591 SF	\$497,457	2,411'	\$207.38
3000-4000	107	15.3%	55	17,057 SF	\$622,476	3,413'	\$182.58
4000-5000	16	2.3%	80	26,570 SF	\$791,494	4,345'	\$182.56
5000-6000	3	0.4%	54	27,087 SF	\$848,000	5,485'	\$155.38
Over 6000	1	0.1%	99	23,040 SF	\$700,000	6,038'	\$115.93
Total/Avg	698	100%	41	12,294 SF	\$465,037	2,230'	\$217.93

Days on Market

From January 2019 to May 2021, Homes in the resale market in the Yucaipa area have remained on the market for an average of 41 days. Compared to 2019 (54 days on market), in 2021, resale Homes spend an average of 31 fewer days on the market (23 days on market), showing that demand is increasing in the area for a variety of product types.

Homes on lots under 10,000 SF are the fastest selling in the Yucaipa area resale market, selling in an average of 51 days in 2019, 34 days in 2020, and 15 days in 2021.

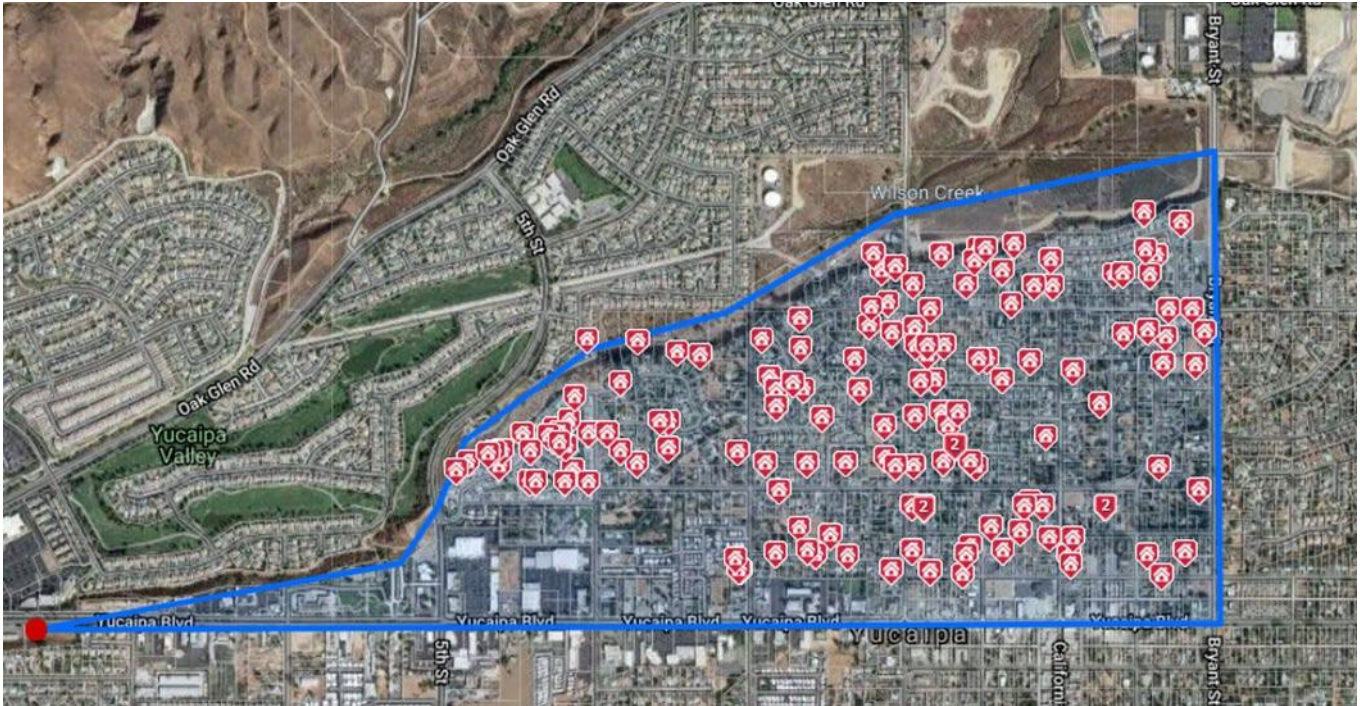
Lot Size Range (SF)	<u>2019</u>		<u>2020</u>		<u>2021</u>		<u>Avg</u>	<u>Total</u>
	Days on Market	# Resales	Days on Market	# Resales	Days on Market	# Resales	Days on Market	# Resales
Under 10,000	51	171	34	193	15	85	37	449
10,000-20,000	53	60	43	49	24	23	44	132
20,000-40,000	65	35	47	34	76	14	59	83
Over 40,000	83	6	48	17	13	11	43	34
Total/Avg	54	272	38	293	23	133	41	698

Homes under 2000 SF are the fastest selling in the Yucaipa area resale market, selling in an average of 47 days in 2019, 28 days in 2020, and 10 days in 2021.

Plan Size Range (SF)	<u>2019</u>		<u>2020</u>		<u>2021</u>		<u>Avg</u>	<u>Total</u>
	Days on Market	# Resales	Days on Market	# Resales	Days on Market	# Resales	Days on Market	# Resales
Under 2000	47	135	28	140	10	54	33	329
2000-3000	57	91	42	105	23	46	44	242
3000-4000	60	38	61	42	40	27	55	107
4000-5000	127	7	12	4	68	5	80	16
5000-6000			75	2	11	1	54	3
Over 6000	99	1					99	1
Total/Avg	54	272	38	293	23	133	41	698

North of Yucaipa Boulevard & West of Bryant Street Resales

Resale Data from January 2019 to May 2021 was obtained for Homes located North of Yucaipa Boulevard and West of Bryant Street.



Resales by Year

From 2019 to 2020, the average resale price of a home in this area of Yucaipa increased approximately +10% (+\$32,144).

From 2020 to May 2021 the average resale price of a home in this area of Yucaipa increased approximately +12% (+\$41,553).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa increased an average total of +23% (+\$73,697).

Year	# Resales	<u>Average</u> Days on Market	Lot Size	<u>Average</u>		Value Ratio
				Price	Size	
2019	56	40	8,782 SF	\$320,325	1,427'	\$228.31
2020	42	30	9,208 SF	\$352,469	1,411'	\$256.37
2021 (to May)	23	19	8,353 SF	\$394,022	1,483'	\$271.91
Total/Avg	121	33	8,848 SF	\$345,491	1,432'	\$246.34

Resales by Lot Size

Of the 121 Homes resold in this area of Yucaipa from January 2019 to May 2021, 73% (88) were on lots under 10,000 SF, 25% (30) were on lots from 10,000 to 20,000 SF, and 2% (3) were on lots from 20,000 to 40,000 SF.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 10,000	88	73%	34	6,979 SF	\$338,842	1,389'	\$248.19
10,000-20,000	30	25%	31	12,857 SF	\$363,377	1,547'	\$241.31
20,000-40,000	3	2%	8	23,587 SF	\$361,667	1,534'	\$242.18
Total	121	100%	33	8,848 SF	\$345,491	1,432'	\$246.34

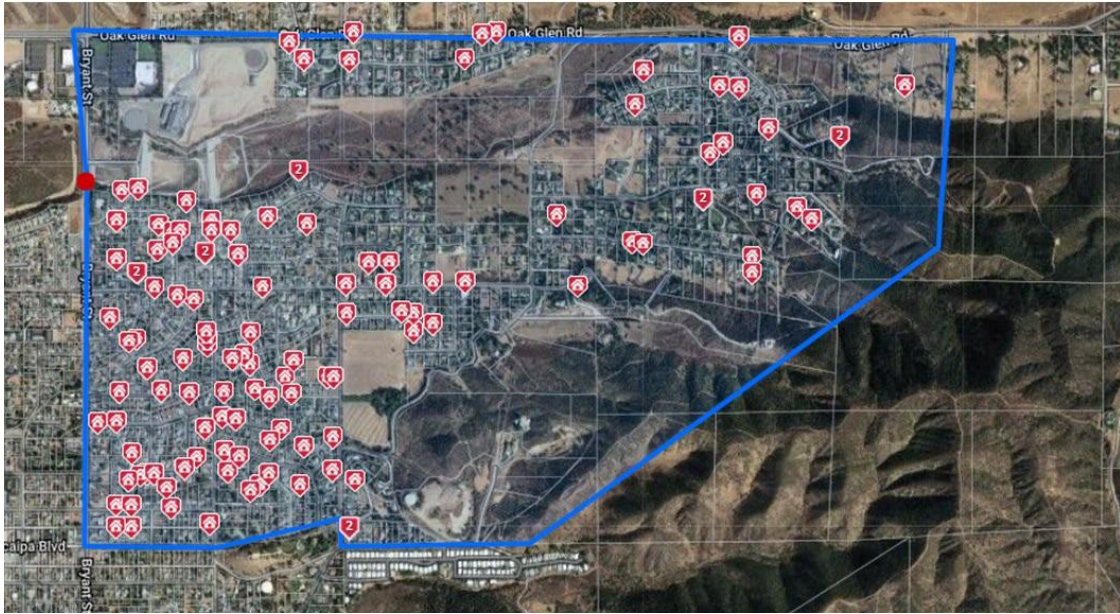
Resales by Plan Size

Of the 121 homes resold in this area of Yucaipa from 2019 to May 2021, 96% (116) had plan sizes under 2000 SF and 4% (5) had plan sizes from 2000 to 3000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 2,000	116	96%	32	8,747 SF	\$340,262	1,391'	\$248.22
2,000-3,000	5	4%	39	11,203 SF	\$466,800	2,398'	\$202.72
Total	121	100%	33	8,848 SF	\$345,491	1,432'	\$246.34

East of Bryant Street Resales

Resale data from January 2019 to May 2021 was obtained for homes located East of Bryant Street.



Resales by Year

From January 2019 to January 2020, the average resale price of a home in this area of Yucaipa increased approximately +4% (+\$14,349).

From January 2020 to May 2021 the average resale price of a home in this area of Yucaipa increased approximately +26% (+\$108,772).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa increased an average total of +31% (+\$123,120).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			Value Ratio
			Lot Size	Price	Size	
2019	44	54	13,570 SF	\$400,102	1,830'	\$222.95
2020	45	47	15,461 SF	\$414,451	1,763'	\$239.58
2021 (to May)	22	25	19,675 SF	\$523,223	2,161'	\$258.30
Total/Avg	111	45	15,547 SF	\$430,322	1,868'	\$236.70

Resales by Lot Size

Of the 111 homes resold in this area of Yucaipa from January 2019 to May 2021, 49% (54) were on lots under 10,000 SF, 29% (32) were on lots from 10,000 to 20,000 SF, 14% (16) were on lots from 20,000 to 40,000 SF, and 8% (9) were on lots over 40,000 SF.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 10,000	54	49%	51	7,321 SF	\$344,589	1,528'	\$232.02
10,000-20,000	32	29%	56	13,868 SF	\$457,075	2,093'	\$225.20
20,000-40,000	16	14%	15	23,828 SF	\$563,063	2,374'	\$243.51
Over 40,000	9	8%	27	56,145 SF	\$613,611	2,213'	\$293.56
Total	111	100%	45	15,547 SF	\$430,322	1,868'	\$236.70

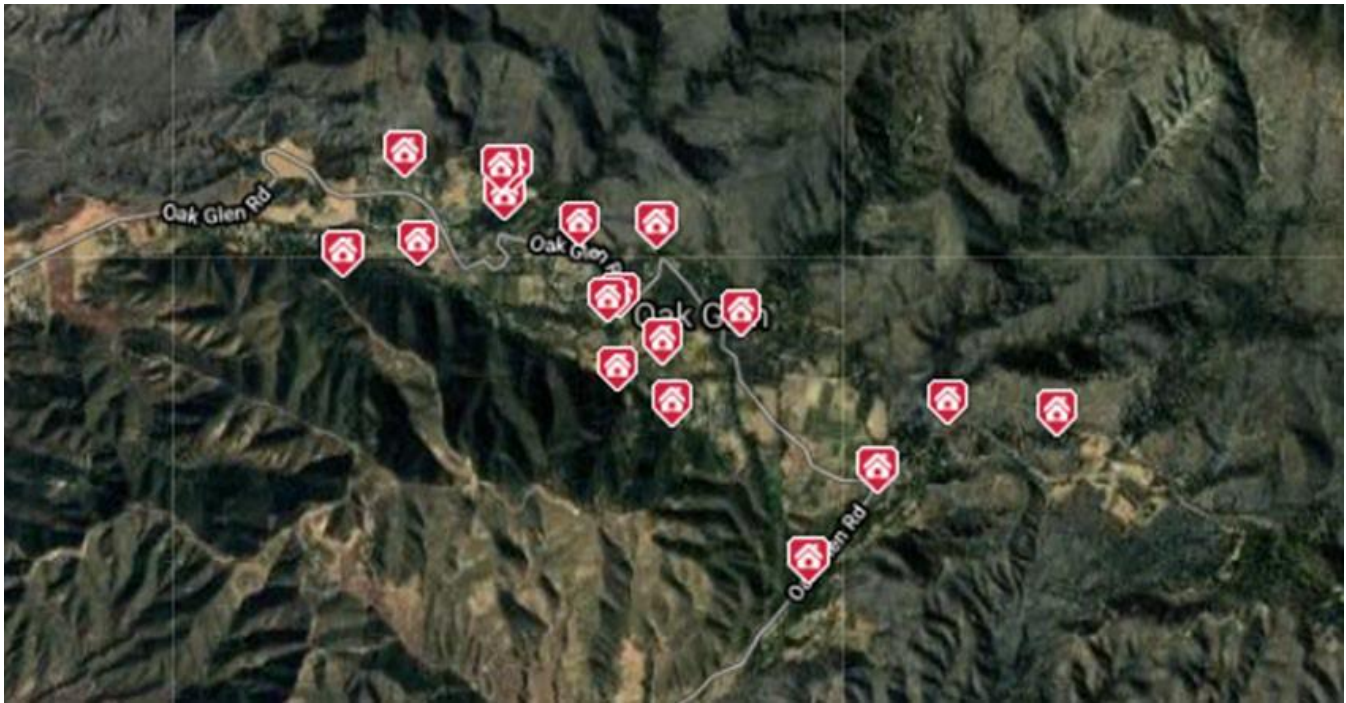
Resales by Plan Size

Of the 111 homes resold in this area of Yucaipa from January 2019 to May 2021, 63% (70) had plan sizes under 2000 SF, 31% (34) had plan sizes from 2000 to 3000 SF, 5% (5) had plan sizes from 3000 to 4000 SF, and 2% (2) had plan sizes from 4000 to 5000.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 2,000	70	63%	42	11,485 SF	\$352,469	1,463'	\$244.17
2,000-3,000	34	31%	53	22,363 SF	\$538,497	2,343'	\$230.85
3,000-4,000	5	5%	36	16,186 SF	\$638,800	3,336'	\$192.65
4,000-5,000	2	2%	49	40,229 SF	\$795,000	4,307'	\$184.60
Total	111	100%	45	15,547 SF	\$430,322	1,868'	\$236.70

Oak Glen Resales

Resale Data from January 2019 to May 2021 was obtained for homes in Oak Glen.



Resales by Year

From January 2020 to May 2021 the average resale price of a home in Oak Glen increased approximately +22% (+\$92,500).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			
			Lot Size	Price	Size	Value Ratio
2019	0	N/A	N/A	N/A	N/A	N/A
2020	2	155	31,667 SF	\$427,500	2,171'	\$199.59
2021 (to May)	2	123	37,079 SF	\$520,000	2,048'	\$248.97
Total/Avg	4	139	34,373 SF	\$473,750	2,110'	\$224.28

Resales by Lot Size

Of the 4 homes resold in Oak Glen from 2019 to May 2021, 50% (2) were on lots from 20,000 to 40,000, 25% (1) was sold on a 10,560 SF Lot, and 25% (1) was sold on a 63,598 SF lot.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
10,000-20,000	1	25%	212	10,560 SF	\$375,000	1,796'	\$208.80
20,000-40,000	2	50%	155	31,667 SF	\$427,500	2,171'	\$199.59
Over 40,000	1	25%	34	63,598 SF	\$665,000	2,300'	\$289.13
Total	4	100%	139	34,373 SF	\$473,750	2,110'	\$224.28

Resales by Plan Size

Of the 4 homes resold in Oak Glen from 2019 to May 2021, 50% (2) had plan sizes under 2000 SF and 50% (2) had plan sizes from 2000 to 3000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 2,000	2	50%	141	24,447 SF	\$397,500	1,848'	\$214.93
2,000-3,000	2	50%	137	44,299 SF	\$550,000	2,371'	\$233.63
Total	4	100%	139	34,373 SF	\$473,750	2,110'	\$224.28

Chapman Heights Resales

Resale Data from January 2019 to May 2021 was obtained for Homes in Chapman Heights.



Resale by Year

From January 2019 to January 2020, the average resale price of a home in Chapman Heights increased approximately +3% (+\$13,741).

From January 2020 to May 2021, the average resale price of a home in Chapman Heights increased approximately +13% (+\$62,675).

In the 2.5 years from January 2019 to May 2021, resale prices increase from 2019 to 2021 of +17% (+76,417).

Year*	# Resales	Average Days on Market	Average			
			Lot Size	Price	Size	Value Ratio
2019	116	54	7,591 SF	\$453,324	2,500'	\$185.85
2020	137	33	7,189 SF	\$467,066	2,437'	\$198.20
2021 (to May)	60	15	7,243 SF	\$529,741	2,578'	\$212.51
Total / Avg	313	37	7,348 SF	\$473,987	2,488'	\$196.37

Resales by Lot Size

Of the 313 homes resold in Chapman Heights from 2019 to May 2021, 80.2% (251) were on lots under 10,000 SF, 19.5% (61) were on lots from 10,000 to 20,000 SF, and 0.3% (1) was on a 20,163 SF lot.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	Average			Value Ratio
				Lot Size	Price	Size	
Under 10,000	251	80.2%	37	6,030 SF	\$451,304	2,338'	\$198.67
10,000-20,000	61	19.5%	39	12,563 SF	\$564,650	3,085'	\$187.13
20,000-40,000	1	0.3%	9	20,163 SF	\$637,000	3,481'	\$182.99
Total / Avg	313	100%	37	7,348 SF	\$473,987	2,488'	\$196.37

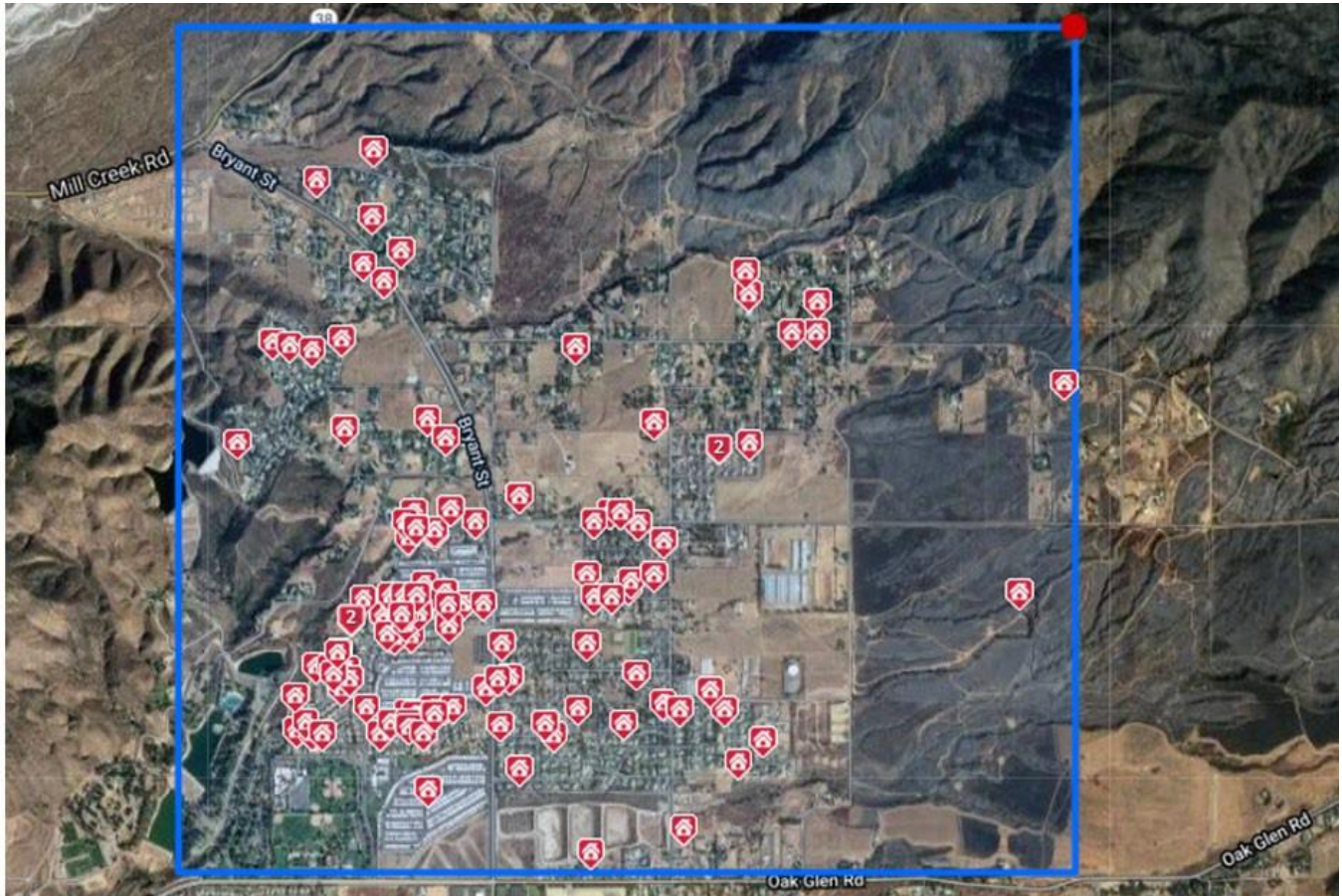
Resales by Plan Size

Of the 313 homes resold in Chapman Heights from 2019 to May 2021, 48% (150) had plan sizes from 2000 to 3000 SF, 28% (87) had plan sizes under 2000 SF, 23% (71) had plan sizes from 3000 to 4000 SF, and 2% (5) had plans from 4000 to 5000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	Average			Value Ratio
				Lot Size	Price	Size	
Under 2000	87	28%	27	4,976 SF	\$400,502	1,794'	\$225.87
2000-3000	150	48%	39	7,103 SF	\$461,478	2,404'	\$192.95
3000-4000	71	23%	46	10,321 SF	\$573,108	3,384'	\$169.56
4000-5000	5	2%	62	13,799 SF	\$720,400	4,330'	\$166.37
Total / Avg	313	100%	37	7,348 SF	\$473,987	2,488'	\$196.37

North of Oak Glen Road Resales

Resale Data from January 2019 to May 2021 was obtained for homes located North of Oak Glen Road.



Resales by Year

From 2019 to 2020, the average resale price of a home in this area of Yucaipa increased approximately +6% (+\$28,335).

From 2020 to May 2021 the average resale price of a home in this area of Yucaipa increased approximately +19% (+\$98,807).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa increased an average total of +26% (+\$127,142).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			
			Lot Size	Price	Size	Value Ratio
2019	40	62	18,076 SF	\$492,658	2,329'	\$215.69
2020	49	39	20,270 SF	\$520,992	2,281'	\$232.57
2021 (to May)	20	6	27,756 SF	\$619,799	2,477'	\$256.49
Total/Avg	109	41	20,839 SF	\$528,724	2,334'	\$230.76

Resales by Lot Size

Of the 109 homes resold in this area of Yucaipa from 2019 to May 2021, 51% (56) were on lots under 10,000 SF, 26% (28) were on lots from 20,000 to 40,000 SF, 19% (21) were on lots over 40,000 SF, and 4% (4) were on lots from 10,000 to 20,000 SF.

Lot Size Range (SF)	# Resales	% Sales	<u>Average</u> Days on Market	<u>Average</u>			
				Lot Size	Price	Size	Value Ratio
Under 10,000	56	51%	27	6,069 SF	\$394,541	1,801'	\$223.04
10,000-20,000	4	4%	19	12,564 SF	\$511,250	2,170'	\$237.02
20,000-40,000	28	26%	72	25,785 SF	\$667,543	3,100'	\$219.92
Over 40,000	21	19%	44	55,205 SF	\$704,781	2,768'	\$264.63
Total/Avg	109	100%	41	20,839 SF	\$528,724	2,334'	\$230.76

Resales by Plan Size

Of the 109 homes resold in this area of Yucaipa from 2019 to May 2021, 49% (53) had plan sizes under 2000 SF, 28% (31) had plan sizes from 2000 to 3000 SF, 18% (20) had plan sizes from 3000 to 4000 SF, and 5% (5) had plans from 4000 to 5000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 2,000	53	49%	28	11,737 SF	\$406,808	1,713'	\$238.92
2,000-3,000	31	28%	44	23,979 SF	\$544,516	2,374'	\$229.81
3,000-4,000	20	18%	60	35,902 SF	\$745,406	3,438'	\$217.86
4,000-5,000	5	5%	93	37,594 SF	\$856,400	4,253'	\$201.80
Total/Avg	109	100%	41	20,839 SF	\$528,724	2,334'	\$230.76

Wildwood Resales

Resale data from January 2019 to May 2021 was obtained for homes in Wildwood.



Resales by Year

From 2019 to 2020, the average resale price of a home in Wildwood decreased approximately +-5% (-\$28,083).

From 2020 to May 2021 the average resale price of a home in Wildwood increased approximately +4% (+\$20,833).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa decreased an average total of -1% +(-\$7,250).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			
			Lot Size	Price	Size	Value Ratio
2019	2	76	30,925 SF	\$594,750	2,799'	\$212.02
2020	3	110	29,191 SF	\$566,667	2,350'	\$243.61
2021 (to May)	1	86	34,400 SF	\$587,500	2,700'	\$217.59
Total/Avg	6	94	30,637 SF	\$579,500	2,558'	\$228.74

Resales by Lot Size

All six homes resold in Wildwood from 2019 to May 2021 were on lots ranging from 20,000 to 40,000 SF.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
20,000-40,000	6	100%	94	30,637 SF	\$579,500	2,558'	\$228.74
Total/Avg	6	100%	94	30,637 SF	\$579,500	2,558'	\$228.74

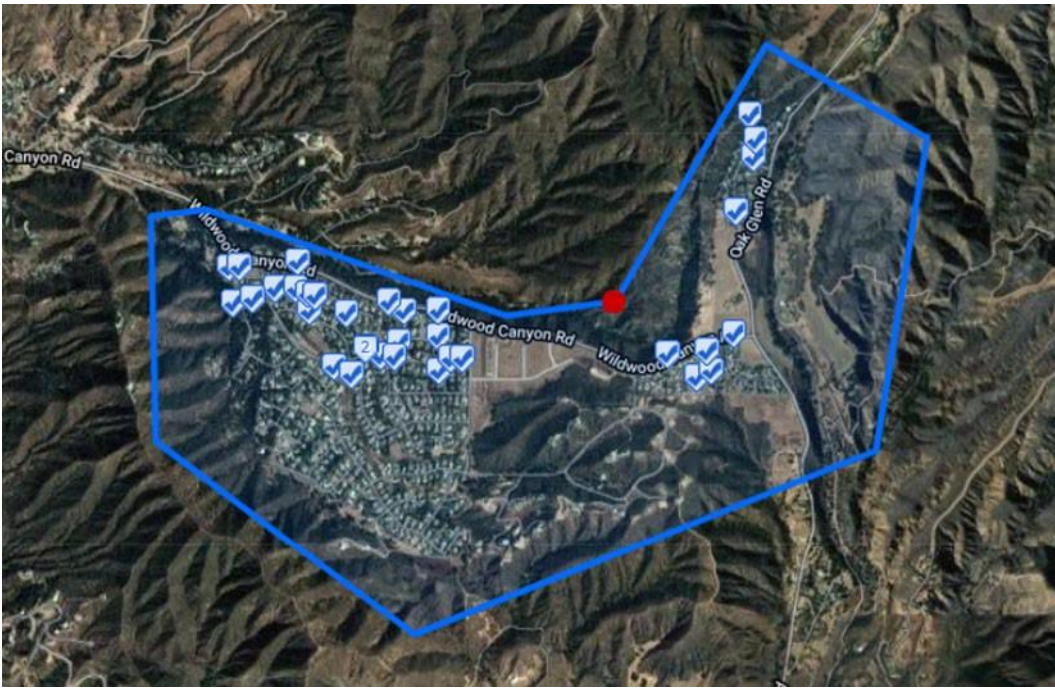
Resales by Plan Size

All 6 homes resold in Wildwood from 2019 to May 2021 had plan sizes ranging from 2000 to 3000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
2,000-3,000	6	100%	94	30,637 SF	\$579,500	2,558'	\$228.74
Total/Avg	6	100%	94	30,637 SF	\$579,500	2,558'	\$228.74

Hidden Meadows Resales

Resale data from January 2019 to May 2021 was obtained for homes in Hidden Meadows.



Resales by Year

From 2019 to 2020, the average resale price of a home in Hidden Meadows increased approximately +4% (+\$25,627).

From 2020 to May 2021 the average resale price of a home in Hidden Meadows increased approximately +6% (+\$41,354).

In the 2.5 years from January 2019 to May 2021, the average resale price of a home in this area of Yucaipa increased an average total of +10% (+\$66,981).

Year	# Resales	<u>Average</u> Days on Market	<u>Average</u>			
			Lot Size	Price	Size	Value Ratio
2019	12	79	23,045 SF	\$670,933	3,646'	\$193.31
2020	15	46	29,023 SF	\$696,560	3,334'	\$219.78
2021 (to May)	7	130	25,740 SF	\$737,914	3,561'	\$218.53
Total/Avg	34	75	26,237 SF	\$696,029	3,491'	\$210.18

Resales by Lot Size

Of the 34 homes resold in this area of Yucaipa from 2019 to May 2021, 79% (27) were on Lots from 20,000 to 40,000 SF, 12% (4) were on lots from 10,000 to 20,000 SF, and 9% (3) were on lots over 40,000 SF.

Lot Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
10,000-20,000	4	12%	126	18,795 SF	\$638,325	3,188'	\$212.64
20,000-40,000	27	79%	66	25,048 SF	\$699,507	3,541'	\$209.07
Over 40,000	3	9%	85	46,865 SF	\$741,667	3,445'	\$216.87
Total/Avg	34	100%	75	26,237 SF	\$696,029	3,491'	\$210.18

Resales by Plan Size

Of the 34 homes resold in Hidden Meadows from 2019 to May 2021, 41% (14) had plan sizes from 2000 to 3000 SF, 32% (11) had plan sizes from 3000 to 4000 SF, 12% (4) had plans from 4000 to 5000 SF, 9% (3) had plan sizes from 5000 to 6000 SF, 3% (1) had a plan size under 2000 SF, and 3% (1) had a plan size over 6000 SF.

Plan Size Range (SF)	# Resales	% Sales	Average Days on Market	<u>Average</u>			Value Ratio
				Lot Size	Price	Size	
Under 2000	1	3%	3	15,200 SF	\$356,000	1,371'	\$259.66
2000-3000	14	41%	43	27,966 SF	\$647,350	2,666'	\$244.09
3000-4000	11	32%	117	26,668 SF	\$710,200	3,593'	\$197.84
4000-5000	4	12%	101	21,925 SF	\$797,475	4,498'	\$177.70
5000-6000	3	9%	54	27,087 SF	\$848,000	5,485'	\$155.38
Over 6000	1	3%	99	23,040 SF	\$700,000	6,038'	\$115.93
Total/Avg	34	100%	75	26,237 SF	\$696,029	3,491'	\$210.18

Comparable Half Acre Lot Products in the Resale Market

In the local resale market, three sales on Oleander Avenue, east of Fremont Street, averaged \$645,000 for 2080 SF at \$310/foot on one-acre lots and two sales located east of Bryant Street averaged \$705,500 for 3231 SF at \$218/foot on 20,000 SF Lots.

It is assumed that a new 3200 SF home on a half-acre lot would be priced approximately \$100,000 more than a same size resale home (~\$800,000).

Project	Type	Price	Size	VR	Lot Size
<u>Oleander Avenue Resales (East of Fremont St)</u>					
35510 Oleander (Built: 1985)	1 Story 3 Bed	\$600,000	1,913'	\$313.64	54,885 SF
35607 Oleander (Built: 1984)	1 Story 4 Bed	\$645,000	2,010'	\$320.90	55,599 SF
35529 Oleander (Built: 1986)	2 Story 4 Bed	\$690,000	2,316'	\$297.93	55,756 SF
		\$645,000	2,080'	\$310.15	55,413 SF
<u>Shade Tree & Dry Creek Road Resales (East of Bryant St)</u>					
35438 Shade Tree (Built: 1999)	2 Story 4 Bed	\$701,000	3,050'	\$229.84	20,010 SF
35315 Dry Creek (Built: 1999)	1 Story 4 Bed	\$710,000	3,412'	\$208.09	20,025 SF
		\$705,500	3,231'	\$218.35	20,018 SF

Comparable One Acre Lot Luxury Estate Products in the Market

For comparison, two resales from 2021 of homes built in 2004 and 2015 averaged \$930,000 for 3988 SF at \$233/foot as follows:

Project	Type	Price	Size	VR	Lot Size
35816 Country Ridge (Built: 2004)	1 Story 5 Bed	\$900,000	3,776'	\$238.35	39,640 SF
10044 Coral (Built: 2015)	1 Story 4 Bed	\$960,000	4,200'	\$228.57	40,529 SF
		\$930,000	3,988'	\$233.46	40,084 SF

It is assumed at a 4000 SF Home in the Wine Country will sell for approximately \$70,000 more (\$1,000,000 vs. \$930,000) than a similar size home in the local Resale Market

APPENDIX D: YUCAIPA NEW HOME MARKET

Serrano Lake

Woodside Homes is building 144 Homes in Yucaipa, which will open for sale in Fall 2021.

Dave Lopez, Director of Sales and Marketing for Woodside Homes, has estimated the Base Prices on minimum 7000 SF Lots as follows:

Plan	Levels	Bed	Bath	Price	Size	VR
2	2	3-4	3	\$530,000	2,394'	\$221.39
3	2	3-4	2.5-3	\$545,000	2,172'	\$250.92
4	1	3-4	3	\$550,000	2,523'	\$217.99
5	2	3-5	3	\$570,000	2,697'	\$211.35
6	2	4-5	3-4.5	\$590,000	3,080'	\$191.56
				\$557,000	2,573'	\$216.46

According to Lopez, these prices are conservative as woodside Homes has been raising prices \$10,000 to \$15,000 with the opening of each phase in their Projects.



Serrano Lake



[MAP IT >](#)

COMING LATE FALL 2021 - JOIN OUR VIP INTEREST LIST FOR UPDATES - Our new community at Serrano Lake in Yucaipa combines five of our most popular home designs set in the picturesque natural foothills of the San Bernardino National Forest. And it is adjacent to a new public lake featuring walking trails, fishing, and scenic vistas! Whether you are downsizing or moving up and need a place to relax away from the hectic bustle of daily life, home here will make health and wellness a priority with connections to family activities and an abundance of walkable community conveniences. Lifestyle Solutions have been integrated into the wide array of open floorplans choices with three to five bedrooms and two to four baths. Choose from plans ideal for raising your kids, single-story designs with simplistic elegance, or homes packed with upgrades. Special features and options include "drop zones" with USB charging stations, home office/playroom/exercise room flex spaces, lofts, and offices with optional full bathrooms, an extra pantry, closet space, and enlarged garages.



Plan 2
From the \$500's
2 Story
3 to 4 Beds | 3 Baths
2,394 SF



Plan 3
From the \$500's
1 Story
3 to 4 Beds | 2.5 to 3 Baths
2,172 SF



Plan 4
From the \$500's
1 Story
3 to 4 Beds | 3 Baths
2,523 SF

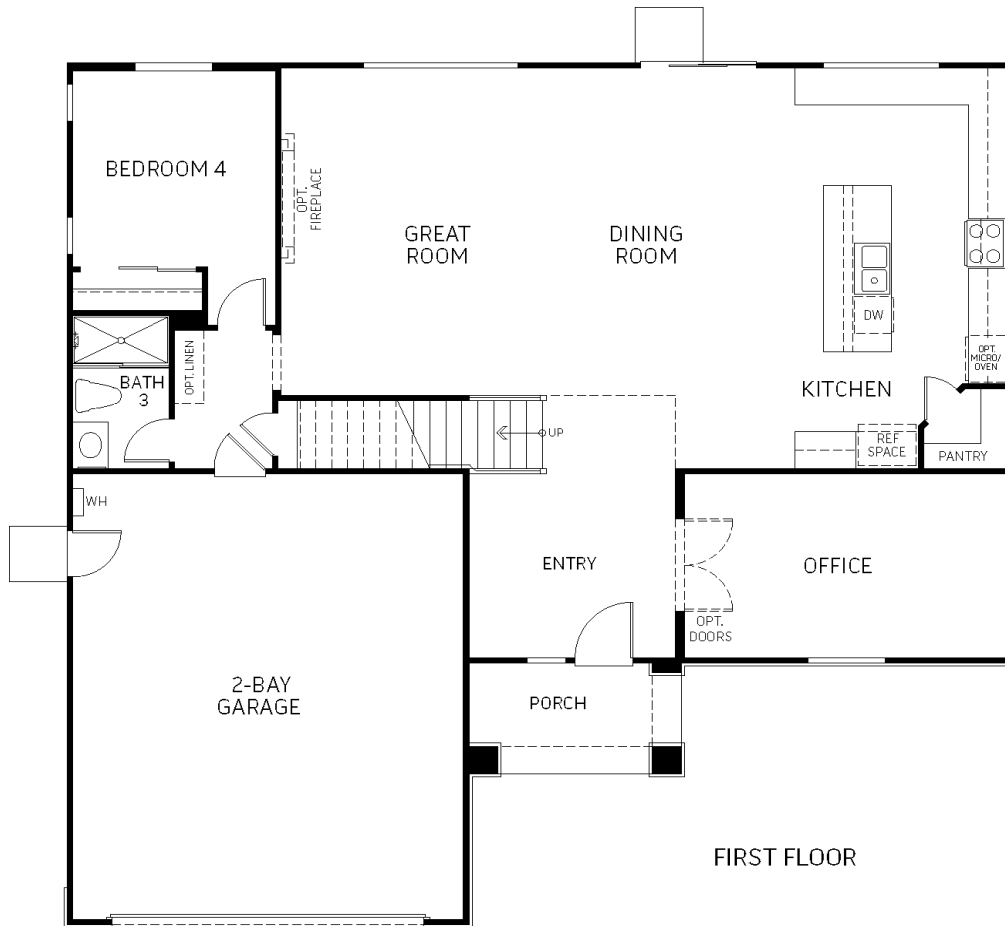
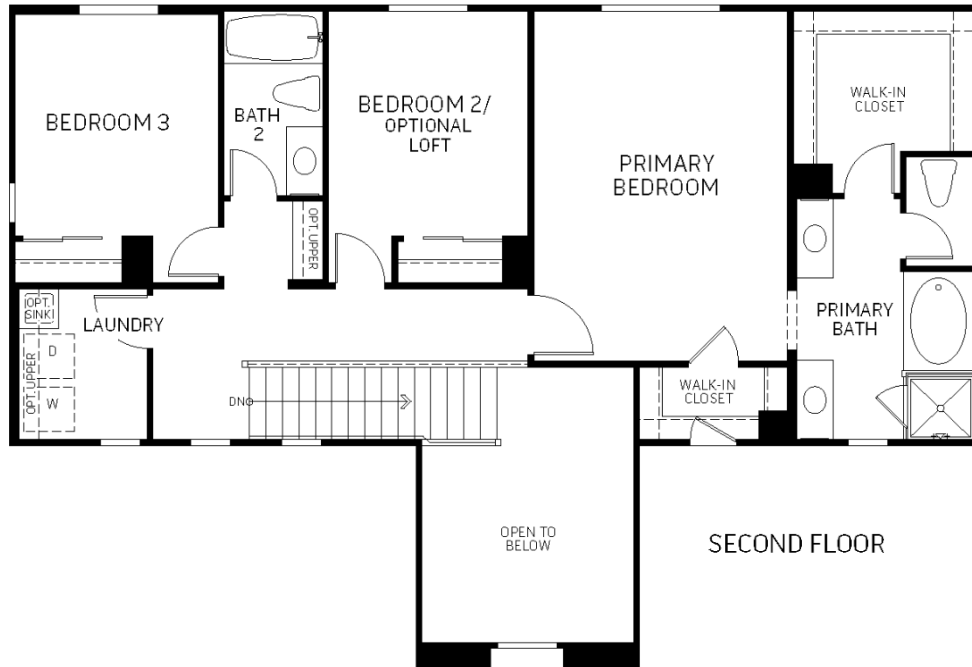


Plan 5
From the \$500's
2 Story
3 to 5 Beds | 3 Baths
2,697 SF

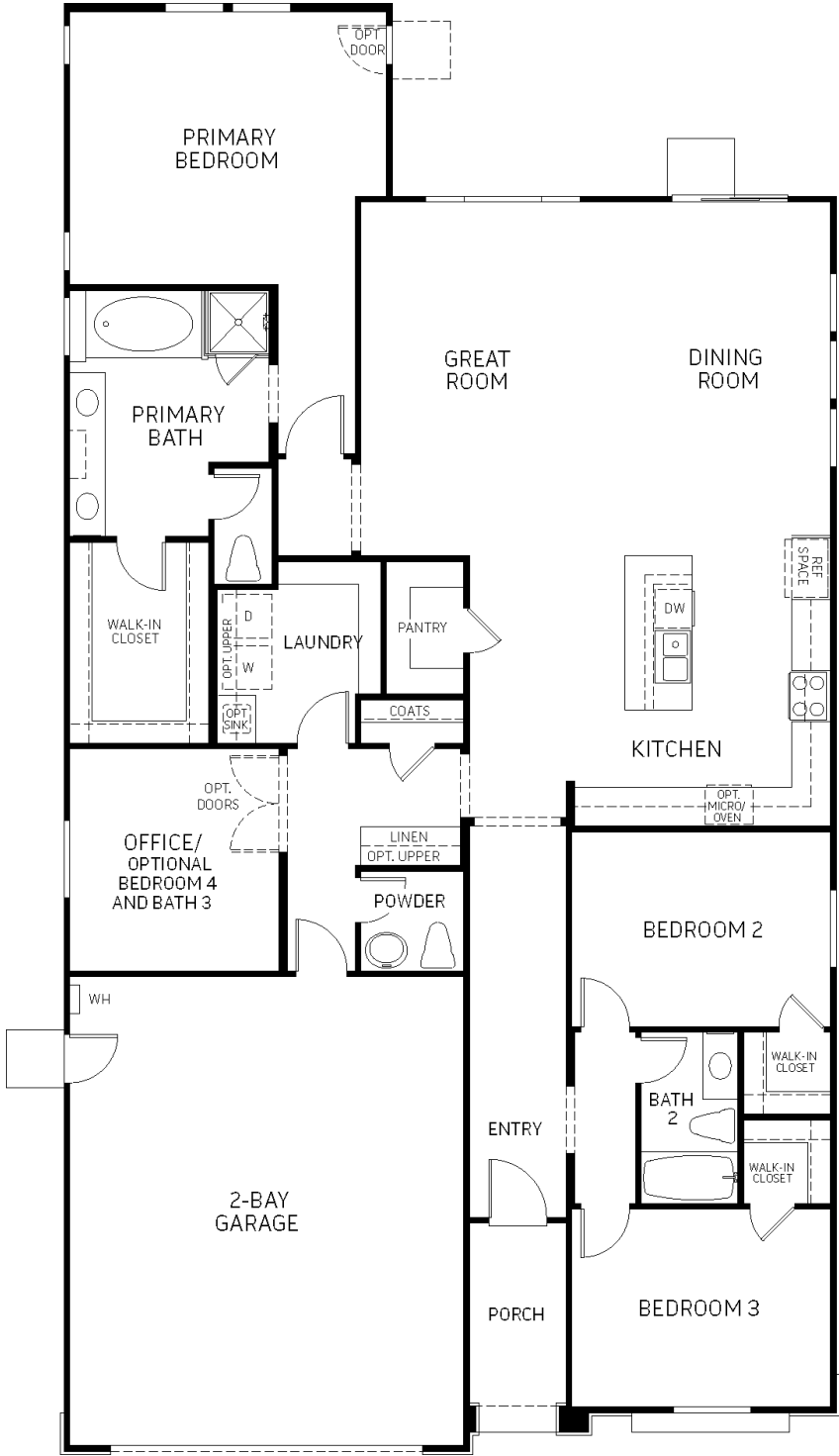


Plan 6
From the \$500's
1 Story
3 to 4 Beds | 3 Baths
2,523 SF

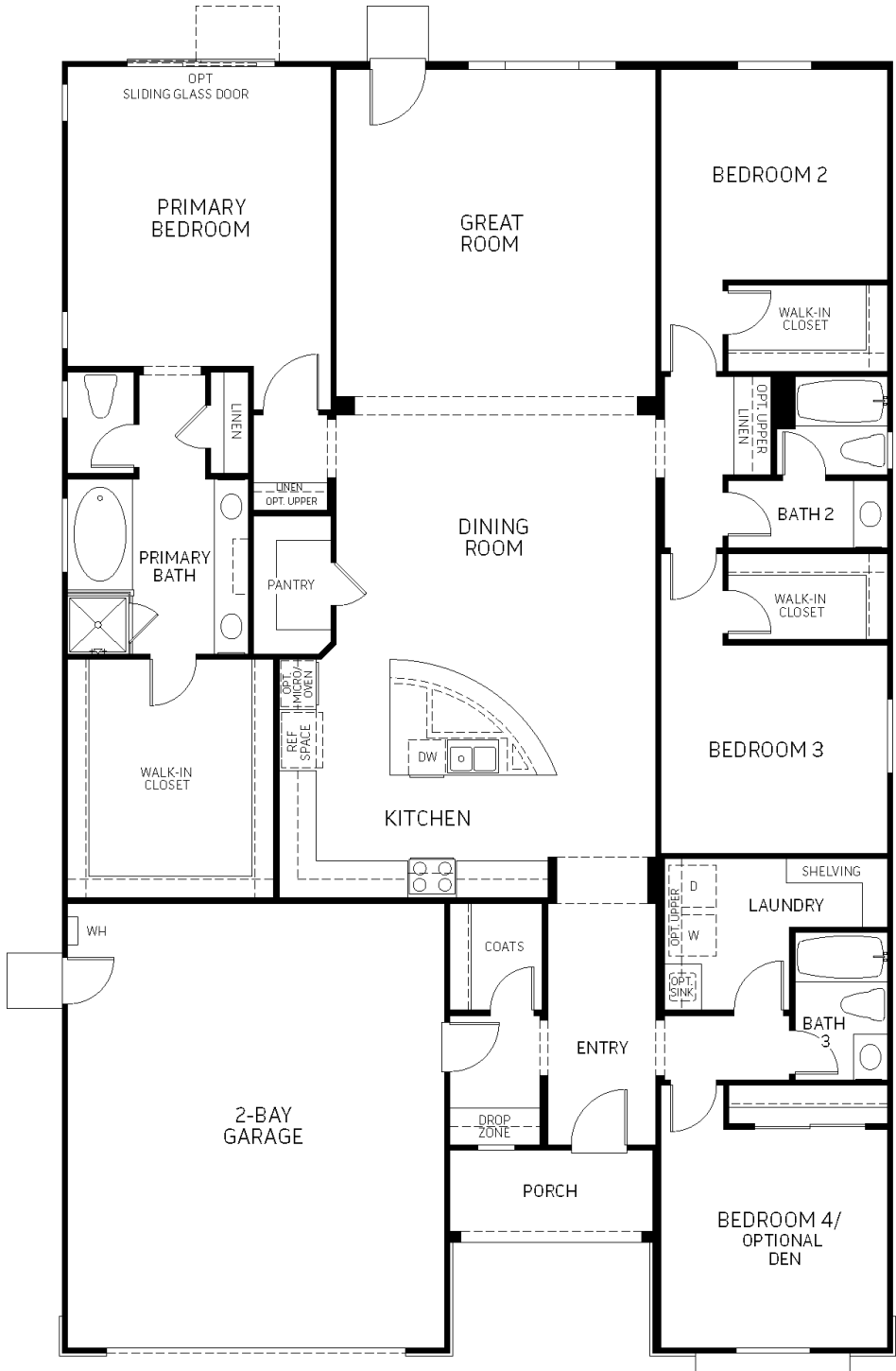
Plan 2 (2394 SF)



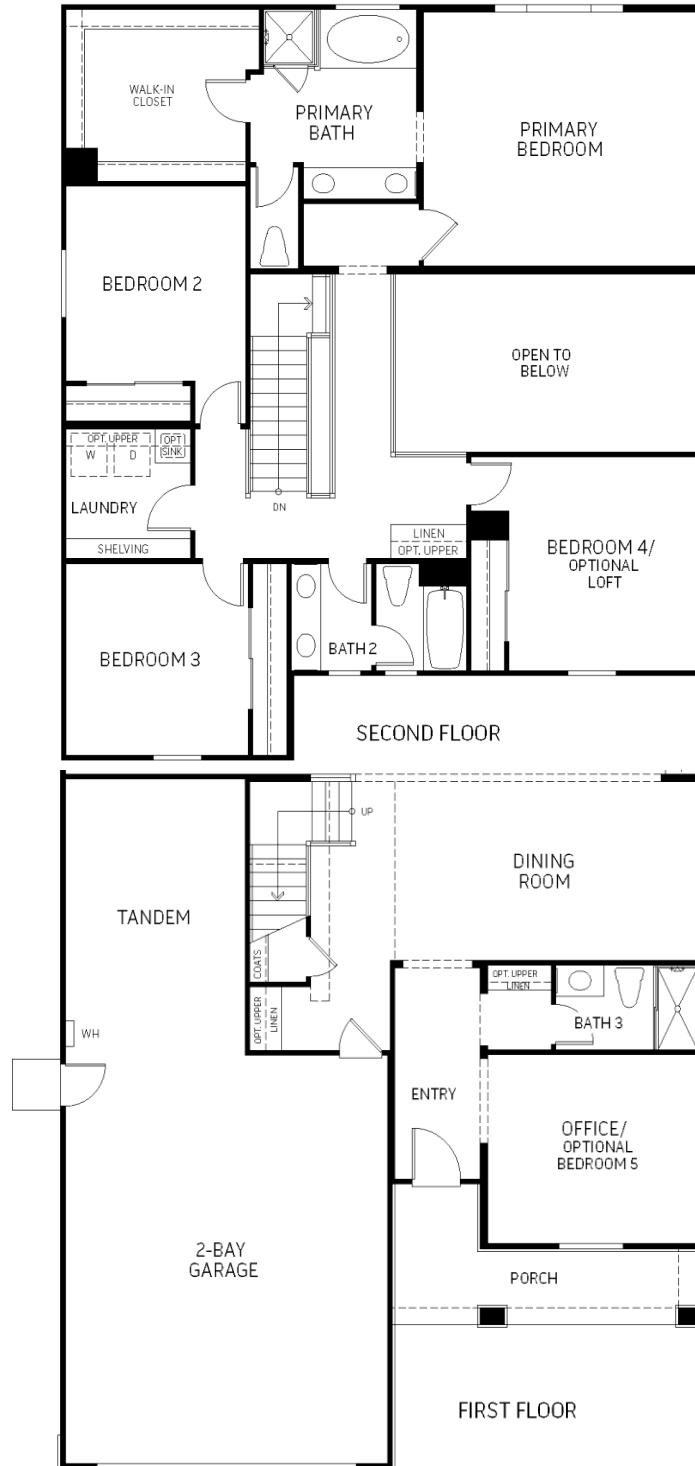
Plan 3 (2172 SF)



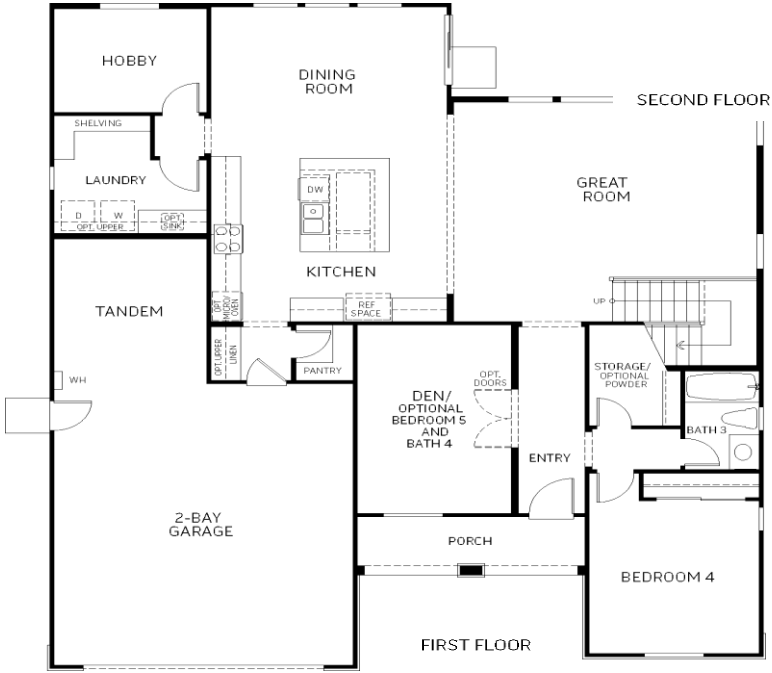
Plan 4 (2523 SF)



Plan 5 (2697 SF)



Plan 6 (2523 SF)



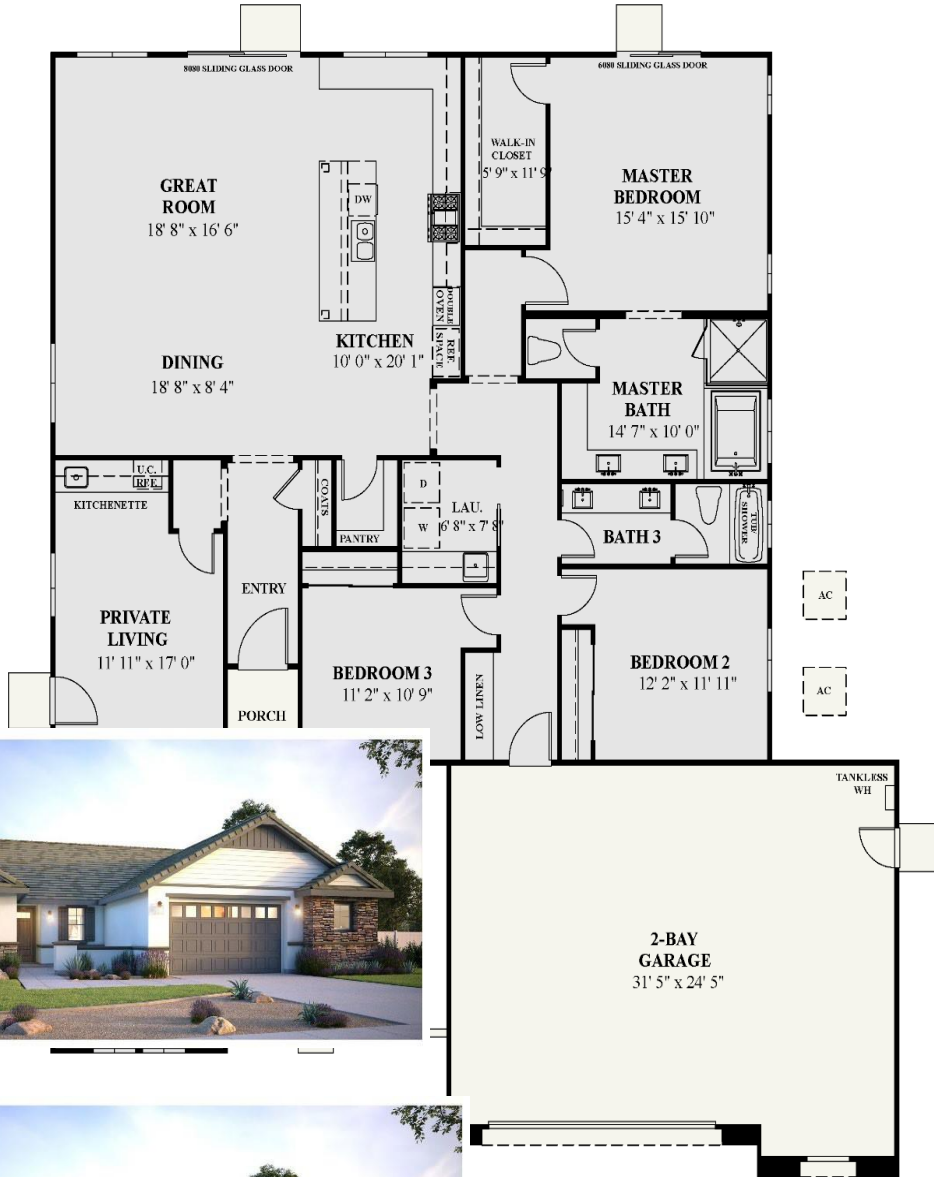
Pepper Tree Heights

Pacific Horizon Homes is building 22 Homes at Pepper Tree Heights in Yucaipa. The Project opened for sales in February 2021 and 17 Homes have been sold so far, despite the Models not being completed.

All three Plans are single story and on minimum half-acre/20,000 SF Lots with Plan Widths estimated at 60 to 65 feet. The Plans also feature Mother-in-Law Suites.

Plan	Levels	Bed	Bath	Price	Size	VR
1	1	4	3	\$662,500	2,458'	\$269.53
2	1	4-5	3	\$678,500	2,779'	\$244.15
3	1	4	3	\$696,500	2,949'	\$236.18
				\$679,167	2,729'	\$248.90

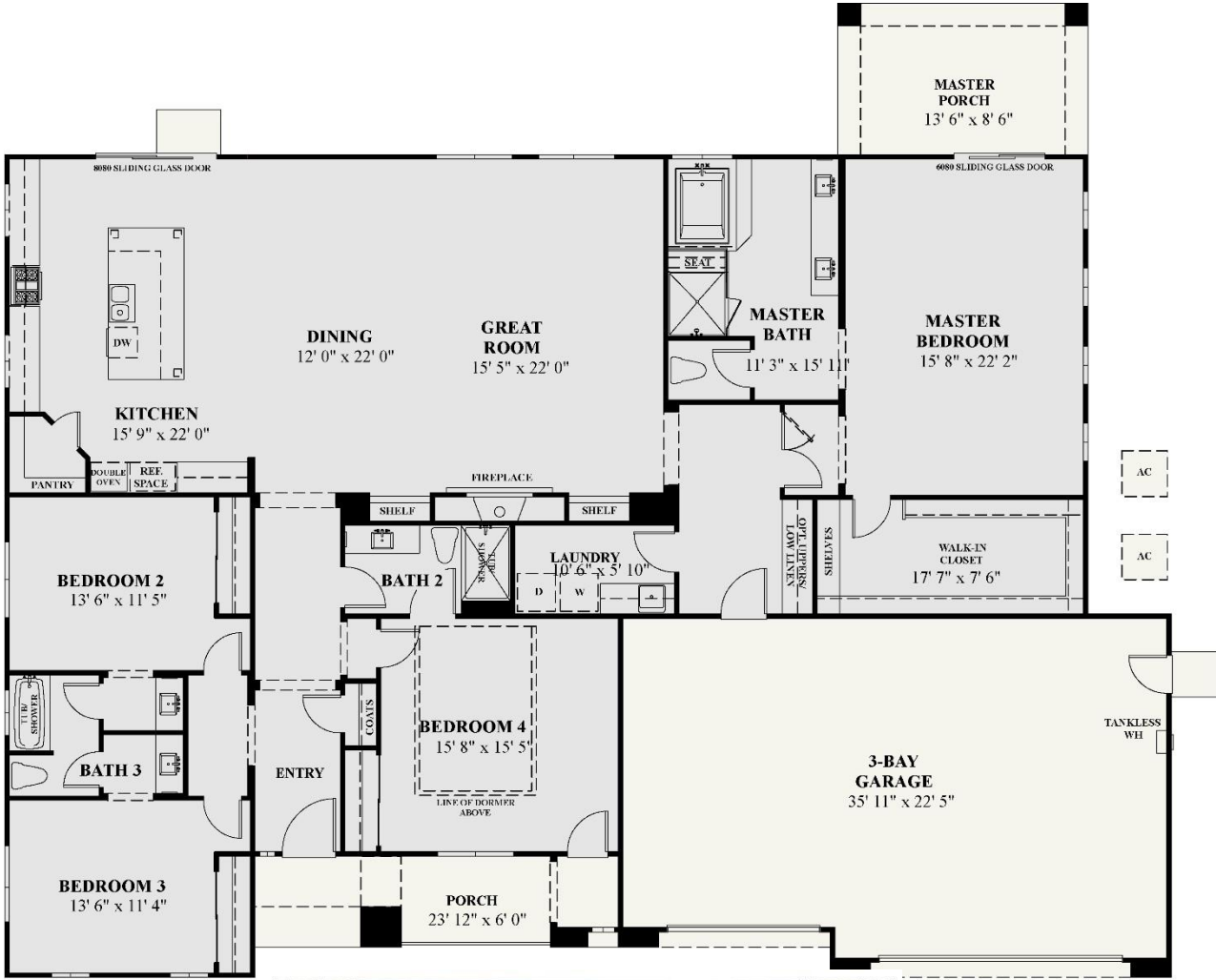
Plan 1 (2458 SF)



Plan 2 (2779 SF)

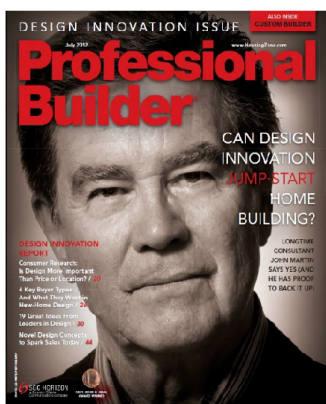


Plan 3 (2949 SF)



JOHN MARTIN

BACKGROUND AND EXPERIENCE SUMMARY



Founder & Principal of Martin & Associates, Market Analyst, Residential Product Programming Specialist and Strategic Planning Consultant to Land Owners, Community Developers and Home Builders. (1996 to present)

Senior Vice President of Residential Real Estate and Strategic Planning for Newhall Land, Owners and Developers of the Valencia Community in North Los Angeles County. (1991-1996)

Corporate Vice President for Marketing at the Irvine Company, Owners and Developers of Multiple Communities and Villages on the Irvine Ranch. (1986-1990)

Land Developer and Homebuilder as Division President and Owner. (1972-1985)

Marketing and Sales Vice President for the Mission Viejo Company, Developer of the 30,000 home Mission Viejo Community. (1968-1972)

Marketing and Sales Vice President for Homebuilders John Lusk, William Lyon, Irvine Pacific and J.M. Peters, with Research, Product Design, Marketing & Sales Responsibilities.

PRESENTATIONS AND HONORS

Presentations at Community Development and Housing Industry Conferences/Meetings and University Real Estate and Urban Planning Courses including: Urban Land Institute (ULI), Building Industry Association (BIA), National Association of Home Builders (NAHB), Sales and Marketing Council (SMC), 50+ Housing Council, American Planning Associations (APA, CCAPA), Pacific Coast Builders Conference (PCBC), UCLA, USC, UCI, Chapman, Cornell.

Creator, Coordinator, Moderator, and Speaker for an Urban Land Institute (ULI) OC/IE Industry Leaders Program on the Planning, Development, Marketing, and Management of Planned Communities, Urban Infill Projects and Residential Design, Fall 2010, Spring 2011, Winter 2012, Fall 2015, Spring 2016, Fall 2016, Fall 2017, and Fall 2018.

- 1970 First recipient of Tipton Award for Marketing Excellence in Southern California
- 1997 Legend of Residential Marketing, National Association of Home Builders
- 2008 Inducted into the California Building Industry Association Hall of Fame
- 2009 PCBC “Imagining the Future” Grand Award – Creating Multigenerational Living Environments
- 2010 Legend Award, ULI Community Development Council Spring Meeting, Boston
- 2012 Featured in Professional Builder Magazine, July 2012, Design Innovation Issue
- 2013 Keynote Speaker at PCBC Design Trends Forum, 50 Years of Gold Nugget Awards
- 2014 Created Webinar Series on Innovation in Community Planning and Residential Design
- 2015 Multiple Presentations on “Looking Back to Look Forward” in order to Learn from the Past and
- 2016 Invent Future Communities and Projects with Vision, Creativity and Innovation
- 2016 SAGE (Shaping Advancements in Generational Environments) 2016 Person of the Year Award by Building Industry Association Southern California (BIASC) 55+ Housing Council
- 2017 Lead Off Speaker for new Graduate Course at University of California Irvine Center for Real Estate
- 2018 at Paul Merage School of Business entitled “Practicum in Mixed Use Community Development”
- 2019 Distinguished Executive in Residence at the Center for Real Estate at the Paul Merage School of Business at UCI and Lecturer for 10-session Graduate Course, “Practicum in Planned Community and Mixed-Use Development.”

john@martin-associates.net