



**City of Yucaipa**  
Development Services Department

**California Environmental Quality Act –  
Notice of Availability of a Draft Supplemental  
Environmental Impact Report for the Wine Country  
Specific Plan**

DATE: December 5, 2023  
TO: State Clearinghouse, State Agencies, Responsible Agencies,  
Local and Public Agencies, Trustee Agencies, Interested Parties  
PROJECT: Wine Country Specific Plan Supplemental Environmental  
Impact Report (SEIR)  
LEAD AGENCY: City of Yucaipa  
PROJECT SPONSOR: City of Yucaipa  
REVIEW PERIOD: December 8, 2023, through January 22, 2024 (45 days)

**NOTICE IS HEREBY GIVEN** that the City of Yucaipa (City) has prepared a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Wine Country Specific Plan (State Clearinghouse No. 2022070240) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Yucaipa is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a Draft SEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft SEIR.

**NOTICE OF AVAILABILITY:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Draft SEIR will be available for a 45-day public review period from **Tuesday, December 8, 2023, through Monday, January 22, 2024**. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice no later than 45 days after receipt.

A copy of the NOA can also be accessed online at: <https://yucaipa.org/environmental-review/>, or viewed in-person at the Yucaipa Development Services Department at 34272 Yucaipa, Boulevard, Yucaipa, CA 92399.

**WRITTEN COMMENTS:** We ask that any person wishing to comment on the Draft SEIR provide written comments by the end of the public review period at 5:00 p.m., **Monday, January 22, 2024**, addressed to Benjamin Matlock, Planning Manager/City Planner, City of Yucaipa – Development Services Department, at [bmattlock@yucaipa.org](mailto:bmattlock@yucaipa.org), or by mail to the City of Yucaipa at the address above.

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

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

The project site consists of approximately 1,094 acres of primarily undeveloped land. Under the proposed WCSP, land uses would be split approximately 50/50, with residential uses on 547.4 acres and nonresidential uses on 546.2 acres. The proposed nonresidential land use designations include Agriculture, Riparian Area, and Water District at approximately 465.5, 73.6, and 7.1 acres, respectively. The Water District designation would apply to land owned by the Yucaipa Valley Water District and used for existing infrastructure. The residential use acreage would be divided into two groups; the “Villas” which would consist of 629 lots with a maximum buildout density of 4.3 dwelling units per acre (du/ac) where the minimum (net) lot size is 10,000 square feet, and the “Estates” which consist of 462 half-acre lots with a maximum buildout density of 2 du/ac. The Riparian Area would create a buffer between the proposed residential uses surrounding Wilson Creek and the creek habitat.

The 2016 Yucaipa General Plan designates the plan area as Rural Living (RL) with the Custom Home Overlay, which allows low-density rural residential development that is enhanced by special design standards. Single-family residential is the primary use, coexisting with open space and agriculture/agrarian uses. The maximum development gross density is one unit per acre, which would permit up to 1,091 single-family dwellings on the project site under the existing General Plan. Additionally, in July 2016, the City of Yucaipa City Council approved the Wilson Creek Estates (WCE) project, a phased tentative tract map (TTM 19974) to subdivide approximately 236 gross acres into 184 single-family lots, each with a minimum lot size of one gross acre, with two additional "Not A Part" lots for an existing private residence (Casa Blanca Ranch) and a water tank/pump station site owned and operated by the Yucaipa Valley Water District. The WCE property occupies the southern portion of the WCSP. Its western, eastern, and southern boundaries coincide with the WCSP boundaries. The northern boundary of this property would generally align with an extension of Fir Avenue (which terminates at Jefferson Street). Wilson Creek traverses the northern and central portion of the WCSP project area.

The WCSP would allow residential units at a higher net density while maintaining the effective gross one-acre density over the entire plan area and then balancing the remainder to create areas that specifically support viticultural uses and preserve open space features. The WCSP would allow a maximum of 1,091 residential units, which is the same total units permitted in the General Plan for the plan area. The breakdown of the residential units is shown below.

**Residential Units Breakdown**

Land Use Designation	Maximum Height (ft)	Lot Size	Density (DU/ac)	Lots	Percentage
Villas	35	10,000–14,000 SF	Maximum of 4.3	629	57%
Estates	35	Half Acre	Maximum of 2.0	462	43%
<b>Total</b>				<b>1,091</b>	<b>100%</b>

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

- Micro-wineries would be small-scaled wineries, greater than 2.5 acres in size, with the following permitted uses: tasting rooms, wholesale and retail sales, and art and merchandise sales in addition to the wine-making facility and vineyards.

- Artisan wineries would be greater than 5 acres in size; in addition to the micro-winery uses, artisan wineries would be permitted to operate bed-and-breakfast inns, picnic and dining areas, and restaurants.
- Boutique wineries would be greater than 10 acres in size and include all the permitted uses associated with micro- and artisan wineries. Boutique wineries are also permitted to include commercial kitchens, and small bungalow resorts.

For each category of winery, the accessory buildings and accessory uses would not occupy more than 25 percent of the gross lot area, with a minimum of 75 percent of the lot used specially for vineyards. Once the grapes have reached maturity for wine production, it is expected that no more than 50 percent of the fruit processed would be imported from outside the Yucaipa Valley American Viticultural Area.

Oak Glen and Jefferson would continue to provide connectivity to the WCSP area. Development in the area would also continue to be supported by Ivy and Carter, and new connections from all existing streets would create a complete roadway network supporting both neighborhoods and wineries. Oak Glen Road is a notable city scenic view corridor that borders the southern portion of the site. A 20-year development schedule is proposed for the 1,091 homes to proceed in five phases: (1) 313 dwelling units, (2) 37 dwelling units, (3) 316 dwelling units, (4) 197 dwelling units, and (5) 228 dwelling units. The project would strive for a 50/50 split of vineyards and riparian areas (nonresidential) to residential land per phase.

**ENVIRONMENTAL ISSUES:** Based on the analysis in the Draft SEIR, the City determined that implementation of the proposed project would result in significant and unavoidable impacts to air quality and greenhouse gas emissions.

**Date:** December 8, 2023

**Signature:**



Benjamin Matlock  
Planning Manager/City Planner