

Appendix I Public Service Letters

Appendices

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**PROPOSED YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN PROJECT
FIRE QUESTIONNAIRE**

A Supplemental EIR requires that information be updated to reflect updates in a proposed project and any changes in circumstances that could result in new or more severe environmental impacts. Please verify/respond to the following:

1. Please confirm whether Fire Station No. 1, 11416 Bryant Street, would be the first responder to the Wine Country Specific Plan (WCSP) project area. What would be the estimated response time? **Fire Station No.1 has the primary response for the WCSP. Depending on the location and factoring some undeveloped roads/gate accessed areas, response times for the WCSP would range from 5 to 13 minutes.**
2. The following fire station, equipment and staffing summary is included in the 2016 City of Yucaipa General Plan EIR. Please update this information as applicable:

UPDATED

Yucaipa Fire Stations

Station	Address	Equipment	Staffing Information
Yucaipa Fire Department			
Bryant Street Fire Station	11416 Bryant Street, Yucaipa, CA 92399	1 Front Line Type I Fire Engine 2 Front Line Type III Fire Engines (Staffed during declared Fire Season) 1 Type 6 Engine (cross-staffed) 1 Type 2 Tactical Water Tender (cross-staffed) 1 4x4 Rescue Side by Side	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified. Each Type III Engine will be minimum staffed at 3 person, 1 Captain or Engineer and 2 Firefighters (Type 1 staff used for cross-staffing of equipment)
Crafton Hills Fire Station	35664 Yucaipa Blvd., Yucaipa, CA 92399	1 Front Line Type I Fire Engine 1 Reserve Type I Fire Engine 1 Type 3 Fire Engine (Cross-staffed)	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified.
Wildwood Fire Station	34259 Wildwood Canyon Road., Yucaipa, CA 92399	1 Front Line Type I Fire Engine 1 Reserve Type I Fire Engine 1 Command Vehicle 1 Utility (Pick up)	3 person ALS municipally staffed Type I (1-Captain, 1-Engineer, 1-Firefighter) One will be paramedic qualified. 1 Battalion Chief

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Oak Glen Fire Station	11877 Oak Glen Road, Yucaipa, CA 92399	Unstaffed, No equipment	
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3. Are there any new planned stations, equipment or additional staffing that would serve the proposed WCSP project? **There is currently no plans of fire department infrastructure or additional staffing that would service the WCSP area.**

4. Are there any new funding sources (approved since 2016) that will be available to fund fire improvements and/or increase fire personnel? **There was a failed tax measure (Measure E) for additional fire department funding/staffing in 2019. We are currently seeking possible additional funding sources with nothing to fruition at this point.**

5. As with the existing General Plan land use designation, the WCSP would include up to 1,091 single family residences. Approval of the WCSP would also permit approximately 465 acres of agricultural use (vineyards) and up to 26 wineries as summarized below:
 - **Micro-wineries (12):** small wineries, less 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 (10):** would be less 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 (4):** 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.

Would existing and planned fire protection services be adequate to serve the new vineyard and winery land uses? If not, summarize any fire service improvement plans or expanded capacity (personnel, equipment) that would be required serve the vineyard and winery uses: **The WCSP Fire Study identifies a potential of an additional 541 calls per year due to WCSP impact. The study speculates the call volume for Station 1 to equate to Station 3's current call volume (without persistence forecasting for citywide growth and demand). Station 3 is currently severely under served due to other factors beside high call volume, some of these factors include high time on task and geographic location delays to local emergency rooms. The Yucaipa Fire Department provides primary paramedic service for the citizens and must provide full continuum of care to local emergency rooms on critical calls or in the event of BLS ambulance responding to incidents. These are not isolated occurrences but daily instances. The net result is a currently unacceptable department wide response time of almost seven minutes, a**

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delayed EMS response time has a direct correlation to decreased patient survival probabilities. As the Yucaipa Fire Chief I do not do not agree with the stated impact of the DUDEK study, we are currently in desperate need of additional staffing. Efforts to increase funding and staffing since 2019 have failed, station 1's Type 1 apparatus Yucaipa Fire Department Engine (CAL FIRE engines are not guaranteed to be in quarters at Yucaipa as they are for State Mission, not the City of Yucaipa and can not be planned on for YFD infrastructure needs) is frequently pulled into area 3, (over 10%+ of call volume above an already anticipated 10% citywide multi-unit out of primary area responses) that they shouldn't be with adequately staffed number of frontline YFD resources. The additional call volumes generated by annual increases (persistence forecasting), additional city growth and WCSP would provide an unacceptable strain on current YFD infrastructure. Yucaipa Firefighters have many additional duties and responsibilities besides emergency call response, many which they are not currently able to accomplish due to citywide demand. We have had a need for the last 4 years for the addition of a frontline piece of equipment (also identified in the Citygate Fire Department Strategic Plan). The funding for Medic Squad 553 has continuously failed. With the additional citywide growth in process and the WCSP and Freeway Corridor SP and beyond MS-553 an additional station with Type 1 (Possibly an interim Type 6 Medic Patrol or Medic Squad) would be needed to meet fire department response needs. The planning for additional station/equipment would need to be concurrent with planned growth and specific plans.

6. Please add any other comments you may wish to make regarding this project. **In my role as the Fire Chief with the responsibility as the Fire Code Official (in conjunction with the Fire Marshall), I want to review the Water Districts proposed plan for the entire WCSP to insure the feasibility of adequate water supply and reserve capacity for normal and emergency demands. Historically in the North Bench area YVWD is unable to supply water during large emergency incidents such as the Apple and El Dorado fires where water supply for firefighting equipment had to be obtained west of Bryant at the direction of the water district. Comments from Fire Marshall Craig Sanchez-** Section 5.3.1 Water Supply refers to CFC 903. I believe the intention is to refer to CFC 507, and should add Appendix 'B' & 'C'.


Also 5.1.1 Access roads refer to road standards of not less than 20', which the VHFHSZ in the municipal code is 26'.

The fuel modification zone map on the last page does not include the access roads. Brush clearance / modification should also be included along the access roads.

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FIRE QUESTIONNAIRE**

Response Prepared By:

Grant Malinowski

DocuSigned by:

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Fire Chief

Name

Title

Yucaipa Fire Department

10/5/2023

Agency

Date



November 8, 2022

Julie Landen, Captain
Steve Scovel, Lieutenant
Yucaipa Police Department
34144 Yucaipa Boulevard,
Yucaipa, CA 92399

Transmitted via electronic mail: yucaipa-city@sbcscd.org

Subject: Inquiry, Supplemental Environmental Impact Report for Yucaipa Valley Wine Country Specific Plan SEIR

Dear Captain Landen and Lt. Scovel:

PlaceWorks has been retained by the City of Yucaipa (City) to prepare a Supplemental Environmental Impact Report (SEIR) to the Yucaipa General Plan EIR for the Yucaipa Valley Wine Country Specific Plan (WCSP). We would appreciate your assistance in updating police protection service information and the potential impact of the WCSP on these services.

Project Description:

The project location and description are detailed in the attached Notice of Preparation (NOP). The 1093.6 acre site is located within the North Bench community. 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.

As with the existing General Plan, the proposed WCSP would allow development up to 1,091 residential units. In contrast to the existing General Plan, the WCSP would allow the development of vineyards and wineries. The primarily undeveloped land would include an approximate 50/50 split between residential uses and (547.4 acres) and nonresidential uses (546.2 acres). The proposed phased development would subdivide the land into lots (i.e., homes/estates) and nonresidential areas for vineyards, wineries, trails, and open space.

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.

A 12-year development schedule is proposed for the 1,091 homes to proceed in five phases. The development schedule for the vineyards and wineries would depend upon the market, but it is anticipated that buildout would occur over approximately 20 years.

Inquiry:

PlaceWorks would like to assess the adequacy of the Yucaipa Police Department's facilities and personnel to serve the WCSP. Attached is a brief questionnaire for you to fill out and return to us. We appreciate any additional comments and/or information you would like to provide regarding the proposed project, using additional sheets if necessary.



Please email your response to the questionnaire to JoAnn Hadfield, jhadfield@placeworks.com, by November 28, 2022. If you prefer, mail the completed questionnaire to the address in the footer of the first page of this letter, or fax it to (714) 966-9221. All responses will become part of the public record and will be included in the appendices of the SEIR.

If you have any questions or require further information, please feel free to email me. Thank you for your assistance.

Sincerely,

PLACEWORKS

A handwritten signature in blue ink, appearing to read "JoAnn C. Hadfield", written over a horizontal line.

JoAnn C. Hadfield
Principal, Environmental Services

**PROPOSED YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN PROJECT
POLICE QUESTIONNAIRE**

A Supplemental EIR requires that information be updated to reflect updates in a proposed project and any changes in circumstances that could result in new or more severe environmental impacts. Please verify/respond to the following:

1. Please confirm that the Yucaipa Police Department would serve the Wine Country Specific Plan (WCSP) project area and that service would be provided from the police station at

34144 Yucaipa Boulevard, Yucaipa, CA.

2. The General Plan EIR (2016) reflects a total of 33 sworn and 10 general positions in the Yucaipa Police Department. Please provide the current staffing for the Department:

43 Sworn, to include 1 Captain, 1 Lieutenant, 6 Sergeants, 3 Detectives and 33 Deputies

9 General Staff, including 1 Secretary, 4 Office Specialists, 3 Sheriff Service Specialists and 1 Motor Pool Specialist.

3. Are there any new planned stations, equipment or additional staffing that would serve the proposed WCSP project?

No

4. Are there any new funding sources (approved since 2016) that would be available to fund police improvements or an increase in personnel?

No

5. As with the existing General Plan land use designation, the WCSP would include up to 1,091 single family residences. Approval of the WCSP would also permit approximately 465 acres of agricultural use (vineyards) and up to 26 wineries as summarized below:

- Micro-wineries (12): small wineries, less 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.
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Would existing and planned police protection services be adequate to serve the new vineyard and winery land uses? Please indicate the type of service calls or service demands anticipated by the new proposed uses (vineyards/wineries)?

Potential Call for Service

PC 459 – Residential Burglary
PC 459 – Commercial Burglary
PC 459 – Vehicle Burglary
PC 594 – Vandalism
PC 273.5 – Domestic Violence
PC 647f – Public Intoxication
CVC 23152 – Driving Under the Influence
CVC 10851 – Vehicle Theft

The City of Yucaipa currently fields 33 Deputies to cover 54,739 residents which is one Deputy per 1658 residents. With the addition of 1091 additional single-family residences, that would increase the population by approximately 3120 citizens. This increase in population would equate to two Deputies needed to cover the additional call volume generated by the project.

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6. Please add any comments you may wish to make regarding this matter.

Response Prepared By:

Julie Brumm

Captain

Name

Title

San Bernardino County Sheriff

12/5/22

Agency

Date