

CITY OF



J.R. Allgower, Chair
Tony Hicks, Vice Chair
David Higginson, Commissioner
Donna Snodgrass, Commissioner
Lyle Vick, Commissioner
Richard Beck, Commissioner
Stacey Chester, Commissioner

AGENDA

Planning Commission Special Meeting

February 28, 2024

6:30 PM

Yucaipa City Hall - City Council Chambers
34272 Yucaipa Blvd., Yucaipa, California

Public Comment Via Mail or Email

Items must be submitted no later than three (3) business hours prior to the meeting at which the commenter seeks to provide comment. Public comment may be submitted via U.S. Mail to the City Clerk at 34272 Yucaipa Blvd., Yucaipa, CA 92399 or via email to publiccomment@yucaipa.gov. All mail and email correspondence will be archived, distributed to the Planning Commission, and retained as part of the public record; however, submissions will not be read out loud during the meeting. The subject line should specify "Public Comment-Planning Commission" and include the date of the meeting.

Written public comment submitted on non-agenda items and on specific agenda items will be made available to the public pursuant to the City of Yucaipa policy regarding the distribution of written public comments at City Council and Commission meetings, which may be accessed on the City's website at <https://yucaipa.gov/agendas-minutes/>. Individuals should be aware that comments provided, including personal information, may be disclosable pursuant to the California Public Records Act.

In-Person Public Comment

Public Comment at this Special Meeting will be limited to items on this agenda. Comments will be heard at the time that item is scheduled on the agenda.

Live stream/recording of City Council meetings:

Members of the public may watch city council meetings live at: <https://yucaipa.gov/live>.

Possible Live Stream Disruptions:

While the City of Yucaipa strives for uninterrupted streaming, technical issues may occasionally occur. We ask for your understanding and patience should there be any disruptions during the live broadcast. We will work diligently to resolve any issues promptly, however, please be advised that the City Council meeting may continue in person while such issues are resolved. Every attempt will be made for the meeting to be recorded and made available for viewing after its conclusion.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

The following Consent Agenda items are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Commissioner or staff member may request removal of an item from the Consent Agenda for discussion.

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

- A. Open Public Hearing
- B. Disclosure of Ex Parte Communications
- C. Staff Presentation
- D. Applicant/Representative Presentation (if necessary)
- E. Public Comments
- F. Applicant Rebuttal (if necessary)
- G. Public Hearing Closed
- H. Commission Discussion

1. **SUBJECT: YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN** (CASE NO. 24-015/GPA/SP): The 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 (Utility) 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 utility 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 Agricultural areas would allow for the establishment of vineyards and wineries, with three different types of wineries allowed: Micro, Artisan, and Boutique.

RECOMMENDATION: That the Planning Commission conduct a public hearing and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the City Council regarding the Yucaipa Valley Wine Country Specific Plan (WCSP) and the Final Supplemental Environmental Impact Report (SEIR).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the WCSP:

If the Planning Commission is in support of the WCSP, the following recommendation to the City Council is provided:

- 1) Adopt Resolution No. 2024-06, approving the Wine Country Specific Plan; certifying that the Final Supplemental Environmental Impact Report (SEIR) has been completed in compliance with the California Environmental Quality Act (CEQA); accepting the mitigation measures identified in the Final SEIR; adopting Findings of Fact; and adopting a Statement of Overriding Considerations; and
- 2) Approve first reading, by title only, as read by staff, of Ordinance No. 441, adopting the Wine Country Specific Plan and modifying the General Plan Land Use Map Figure CDL-3, Land Use Modification Overlay District to add the Wine Country Specific Plan within the 1,094 acre project area; and
- 3) Adopt the Findings as contained in the Agenda Report; and
- 4) Approve the Mitigation Monitoring and Reporting Program; and direct Staff to file a Notice of Determination.

Recommendation against the WCSP:

If the Planning Commission is not in support of the WCSP, the following recommendation to the Council is provided:

- 1) Direct Staff to prepare a Resolution to deny the approval of the Wine Country Specific Plan; and
- 2) Direct Staff to prepare Findings for denial, based on the Planning Commission's consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and
- 3) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the WCSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for City Council's final action.

ANNOUNCEMENTS

ADJOURNMENT

Notice Regarding Americans with Disability Act

The City of Yucaipa complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please call the City Clerk’s Department at (909) 797-2489, during normal business hours, at least 48-hours prior to the meeting. Notification 48 hours prior to the meeting will enable the city to make reasonable accommodations to ensure accessibility to this meeting.

CEQA STATEMENT:

Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA guidelines sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resource Code Section 21065.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Yucaipa to all or a majority of the City Council, less than 72 hours prior to that meeting, are available for public inspection at Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, during normal business hours.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the below decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

NOTICE REGARDING APPEALS

Appeals of a final action by the planning commission must be filed with the city clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

AFFIDAVIT OF POSTING

State of California }
County of San Bernardino } ss.
City of Yucaipa }

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 02/22/2024, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California
City of Yucaipa website www.yucaipa.gov

AVS
Ana V. Sauseda, CMC
City Clerk



2/22/2024

Remove by: 2/29/24