

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yucaipa Planning Commission will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the Planning Commission may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

DATE / TIME: Wednesday, February 28, 2024, at 6:30 P.M.

PLACE: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: City of Yucaipa

CASE NO: 24-015/GPA/SP: Wine Country Specific Plan

PROPOSAL: The Planning Commission will make a recommendation to City Council regarding 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. 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.

LOCATION: The 1,093.6-acre Wine Country Specific Plan 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.

ON FILE: Project information and documentation are on file in the City of Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, CA, and they will be available at www.yucaipa.gov prior to the public hearing. Materials regarding the project are also available on the City’s website at: <https://storymaps.arcgis.com/stories/8940ac733b0b431e98ee343e0c26b21e> or <https://yucaipa.gov/planning/>.

ENVIRONMENTAL DETERMINATION: The City of Yucaipa has prepared an Supplemental Environmental Impact Report (SEIR) for the City of Yucaipa Wine Country Specific Plan. The Final SEIR will include the Draft SEIR and responses to comments from the

Draft SEIR. The Draft SEIR and related environmental documents are available at: <https://yucaipa.gov/environmental-review/> and under the heading for the Wine Country Specific Plan. The Final EIR will also be made available at the aforementioned link. 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. As part of their review of the Specific Plan and related Final SEIR, the Planning Commission will be forwarding a recommendation to the City Council regarding the Wine Country Specific Plan and SEIR.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any further questions, please contact Benjamin Matlock, Deputy Director of Community Development at (909) 797-2489, ext. 261 (email: bmattlock@yucaipa.gov).



Benjamin J. Matlock, Deputy Director
Development Services Department

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