

LOCATED WITHIN
YUCAIPA VALLEY
*WINE COUNTRY
SPECIFIC PLAN*
CULTIVATING NEW OPPORTUNITIES



YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN

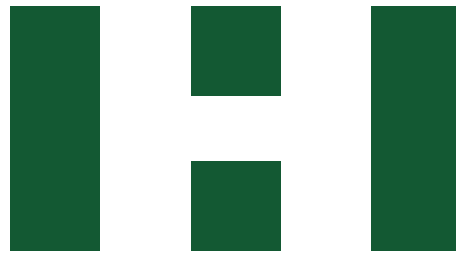
±9.69 ACRES | FOR POTENTIAL 10 ESTATE HOMES AND/OR WINERY + VINEYARDS, ETC.

North Bench Area | NEC Jefferson St & Carter Street, Yucaipa, CA 92399



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1

THE PROPERTY

Site Detail

Newly Approved (v. 2024) Wine Country Specific Plan

±9.69 Acres of land within the new SP that allows for a wide variety of uses. A developer could either do a strictly **residential project of multiple estate lots (up to ten [10] lots) and have ADU's** as well. Or a developer could do a project where the residential lots are **clustered onto a smaller portion** of the property and the remainder acreage could be used for **agricultural tourism**, i.e. a **winery or wine country-related uses**. The site could also be used one hundred (100%) percent for agricultural tourism. The land is located in the city's elevated neighborhood known as **North Bench** which has many homes **valued in the ranges of 800k thru \$1.2M+**. It is a very short drive to the **old town's brewery district, Oak Glen's famous apple orchards** and dozens of national retailers who are in newly-built retail centers throughout town.

LOCATION	Northeast Corner Of Carter St & Jefferson St
JURISDICTION	City of Yucaipa
ZIP CODE	92399
APN	0320-251-23-0000
ACREAGE	±9.69
ZONING	RL-1 (Min Lot Size 1 Acre)
SUB-ZONING	Yucaipa Valley Wine Country Specific Plan
LINK TO SP	https://yucaipa.gov/wp-content/uploads/dev_svcs/AVA/WCSP_2024.pdf? t=1716932446
POTENTIAL USES	Residential: Potential (10) Lots For Single Family Estates City may allow "clustering" the lots into smaller lot sizes to allow for the remainder land to be a winery-related use Agricultural Tourism: Wineries,Tasting Room, Restaurant,Events, Camping, Bungalow Style Hotel Accommodations, etc.
WATER & SEWER	Yucaipa Valley Water District

LISTING PRICE: \$550,000

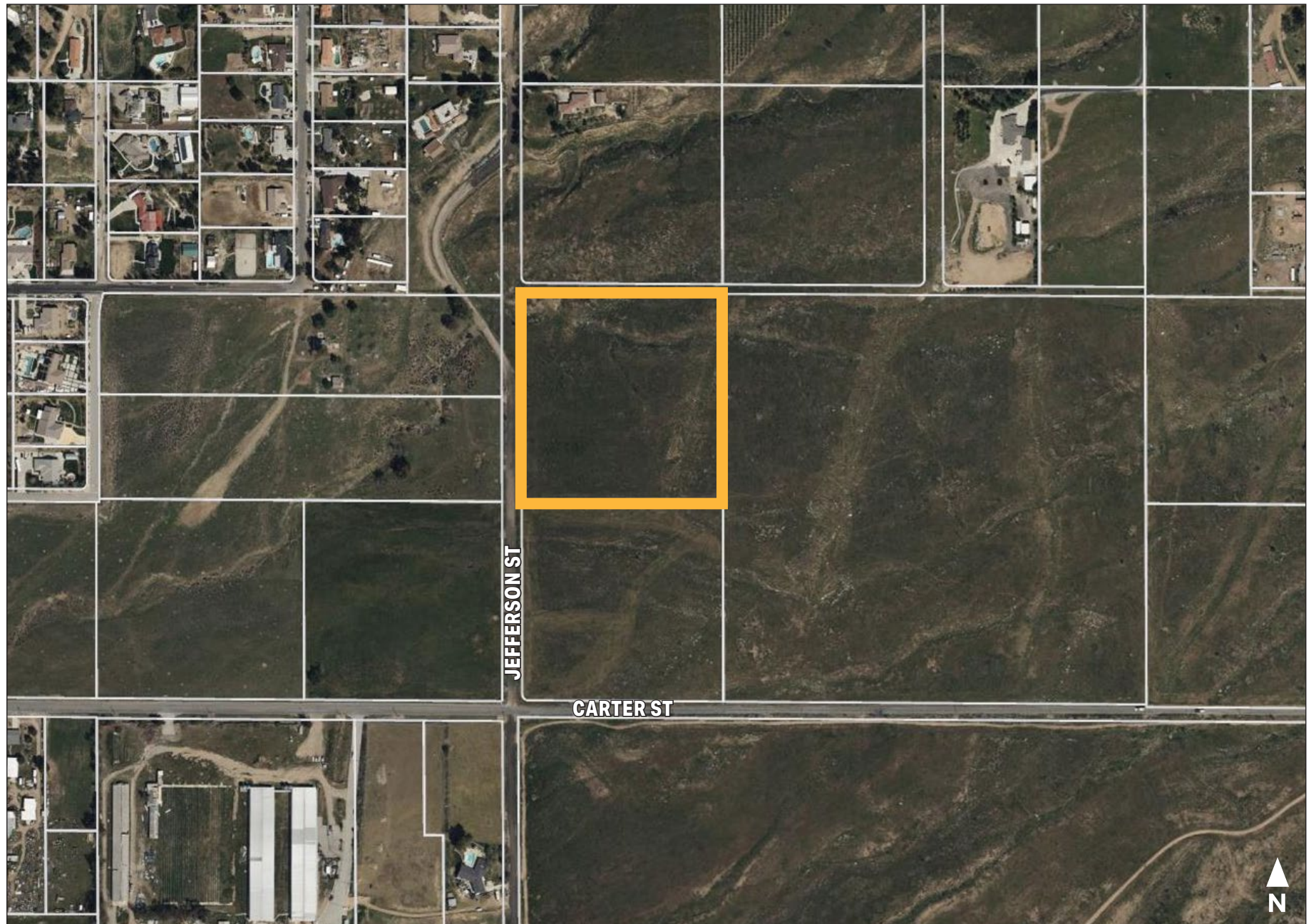




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SITE-RELATED EXHIBITS

Close-Up Aerial



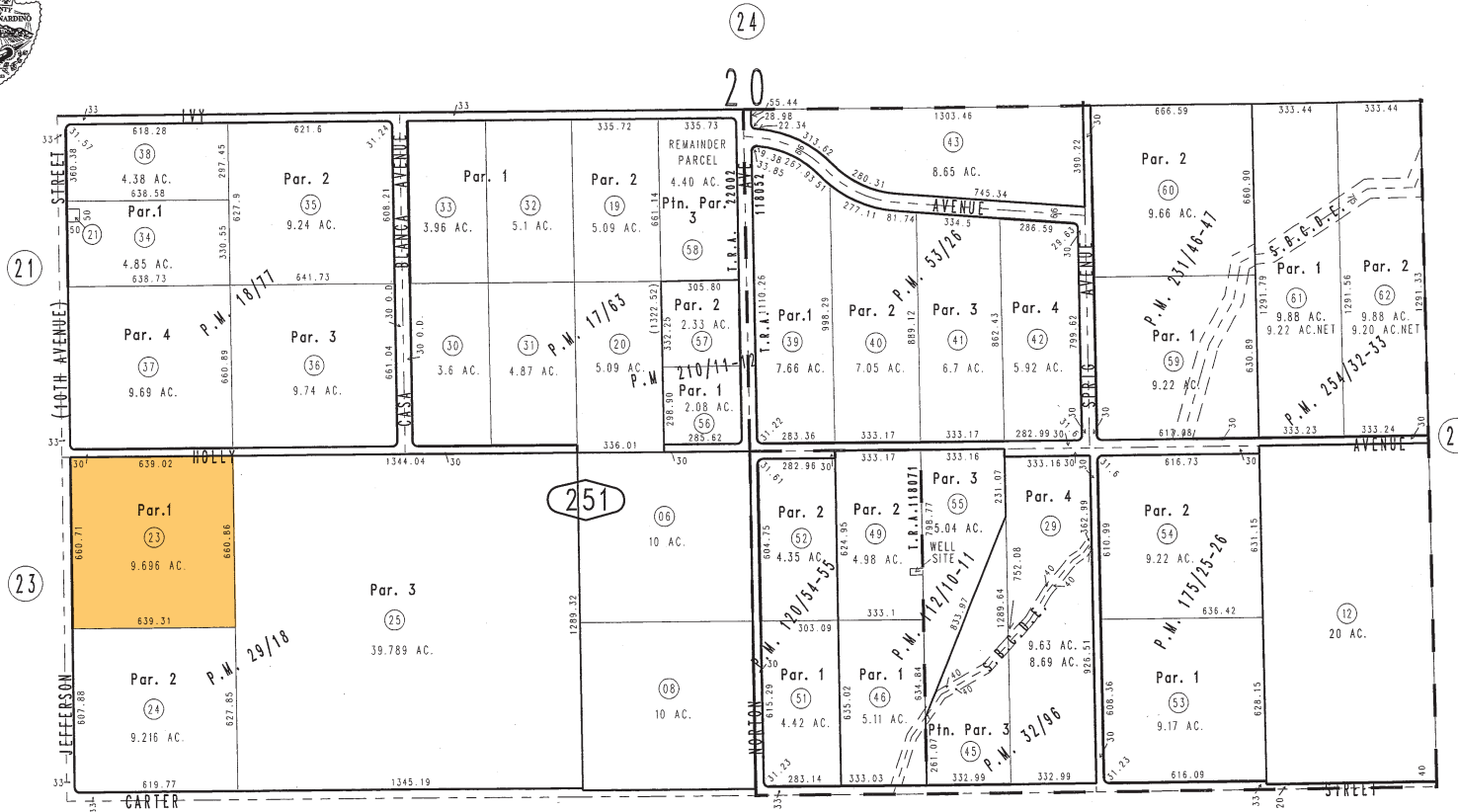
Assessor's Parcel Map

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Sec.20, T.1S.,R.1W., S.B.B.&M.

City of Yucaipa 0320-25
Yucaipa Joint Unified
Tax Rate Area
22002 118052 118071



Parcel Map No. 9130, P.M. 112/10-11
Parcel Map No. 5509, P.M. 53/26
Ptn. Parcel Map No. 3548, P.M. 32/96
Parcel Map No. 3249, P.M. 29/18
Parcel Map No. 1966, P.M. 18/77
Parcel Map No. 1907, P.M. 17/63

Parcel Map No. 17831, P.M. 231/46-47
Parcel Map No. 16570, P.M. 210/11-12
Parcel Map No. 14244, P.M. 175/25-26
Parcel Map No. 9769, P.M. 120/54-55

Parcel Map No. 19331, P.M. 254/32-33

Assessor's Map
Book 0320 Page 25
San Bernardino County

REVISED
05/15/20 KC

January 2005



Property Photos



Facing Northwest



Facing West



Facing Southwest



Facing South

Property Photos



Area Designated Schools

Source: GreatSchools.org

Ridgeview

Elementary School (K-5)

11021 Sunnyside Dr, Yucaipa, CA 92399

Tel (909) 790-3270

Yucaipa-Calimesa Joint
Unified School District

Park View

Middle School (6-8)

34875 Tahoe Dr, Yucaipa, CA 92399

Tel (909) 790-3285

Yucaipa-Calimesa Joint
Unified School District

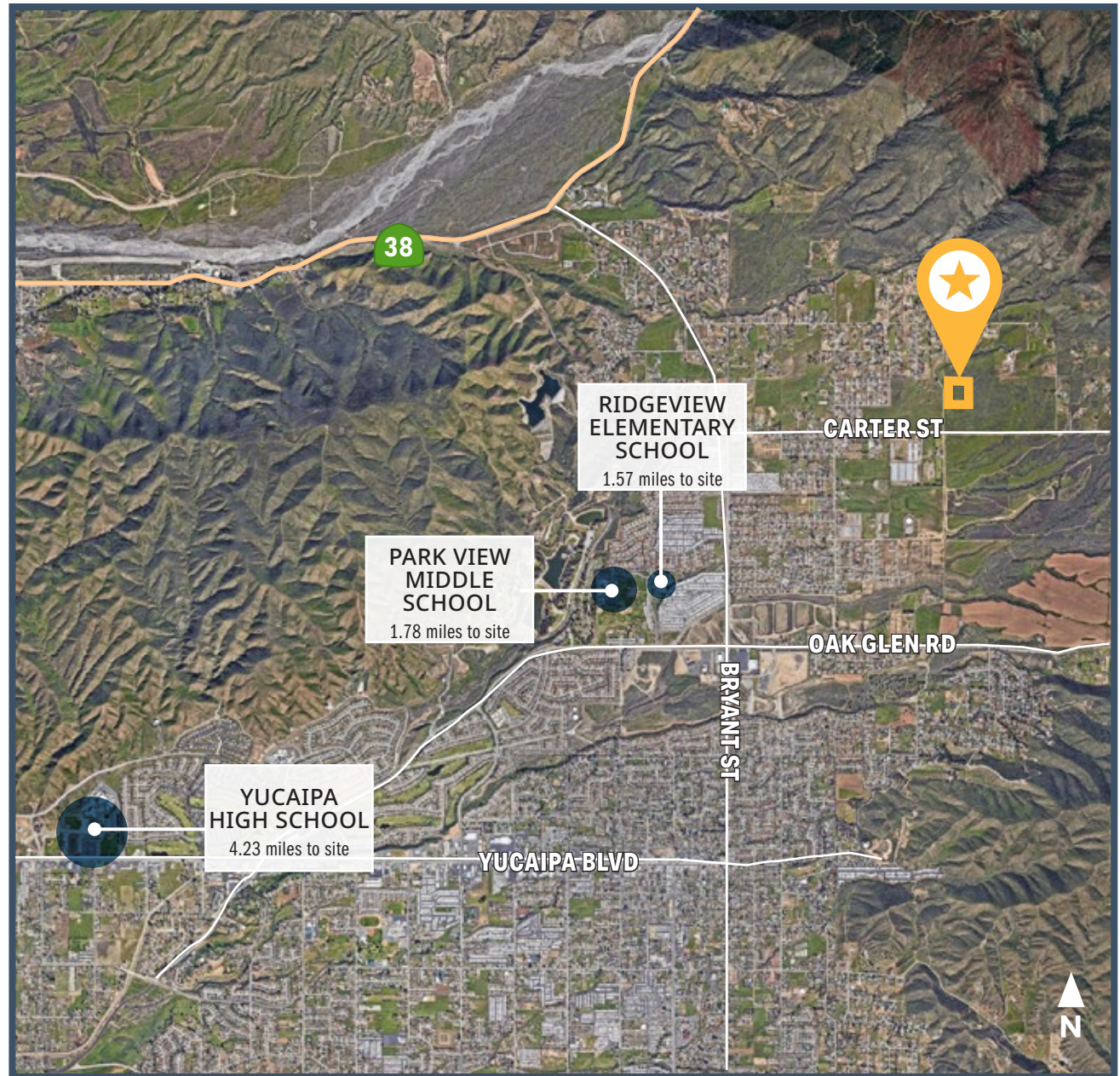
Yucaipa

High School (9-12)

33000 Yucaipa Blvd, Yucaipa, CA 92399

Tel (909) 797-0106

Yucaipa-Calimesa Joint
Unified School District



*School boundaries subject to change.



3

YUCAIPA VALLEY WINE COUNTRY SPECIFIC PLAN

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 one story (loft permitted).
- Maximum Building Footprint Site Coverage: 40 percent of net lot area.
- Single family dwelling units shall be no less than 2,500 square feet.

Figure 4-1 Land Use Illustrative



Figure 4-2 Residential Lot Size: Estates

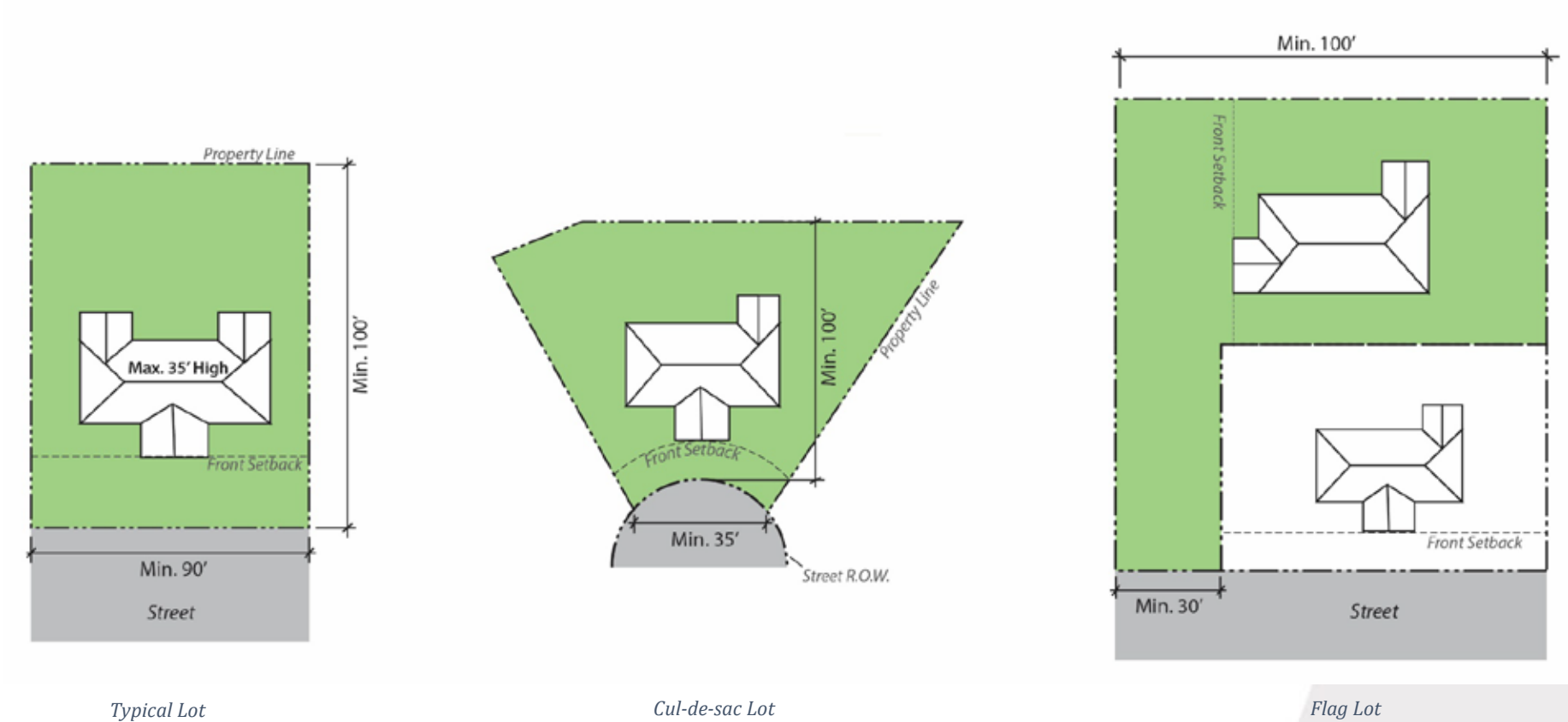
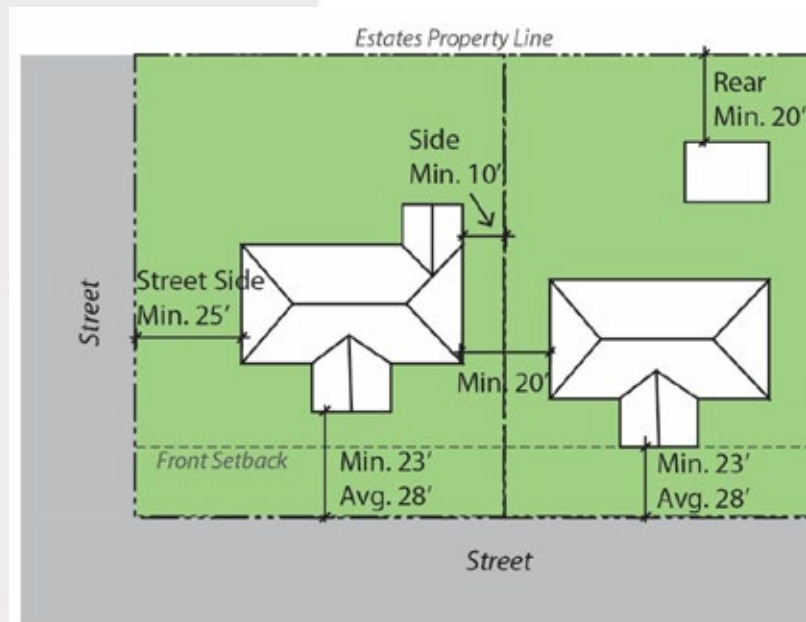


Figure 4-3 Residential Setbacks: Estates



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.

4.3 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. Where a winery proposes activities associated with a specific classification, a lot merger will be required to maintain the minimum lot size.

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. Other crop production and processing are also allowed as part of a winery. The following wineries are defined for purposes of this specific plan:

- **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 and other crop production 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,

Table 4-2 Permitted Uses by Type of Winery

Uses	Artisan Winery	Boutique Winery
Wine Making	P ⁴	P ⁴
Tasting Facilities	CUP ^{4,6}	CUP ^{4,6}
Wholesale / Retail Sale	P	P
Art / Merchandise Sales	P ⁴	P ⁴
Campground (may be permanent use with CUP)	TUP ⁴	TUP ⁴ or CUP
Picnic / Dining	P ⁴	P ⁴
Event (Marketing/Promotional)	CUP ⁴	CUP
Special Event Venues (75 Guests Max.)	CUP ^{3,4}	CUP ^{3,4}
Special Event Venues (150 Guests Max.)	—	CUP ^{3,4}
Commercial Kitchen	CUP ^{3,4}	P ^{3,4}
Distilleries	—	CUP ^{3,4}
Bed and Breakfast Inns (6 guest rooms Max.)	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 ⁴	P ⁴
Cannabis Cultivation	—	—

P Permitted Use

CUP Conditional Use Permit Required

TUP Temporary Use Permit Required

-- Use not allowed/ Prohibited

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 and shall be counted towards the maximum permitted residential units for the original site.⁶ A conditional Use Permit shall be reviewed by the City Council following a recommendation from the Planning Commission.

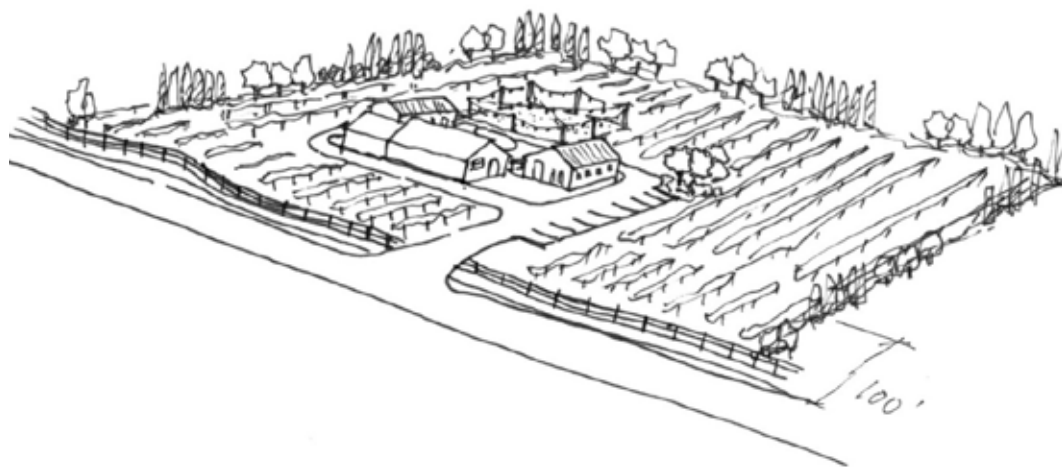
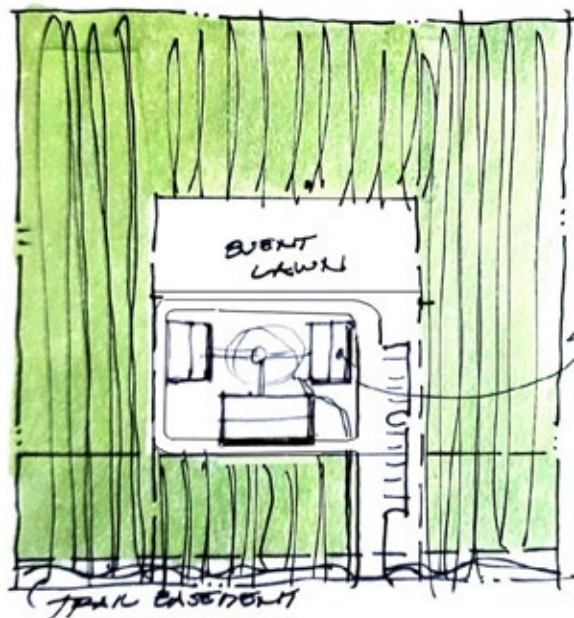
Table 4-3 Winery Development Standards by Type

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

NOTES:

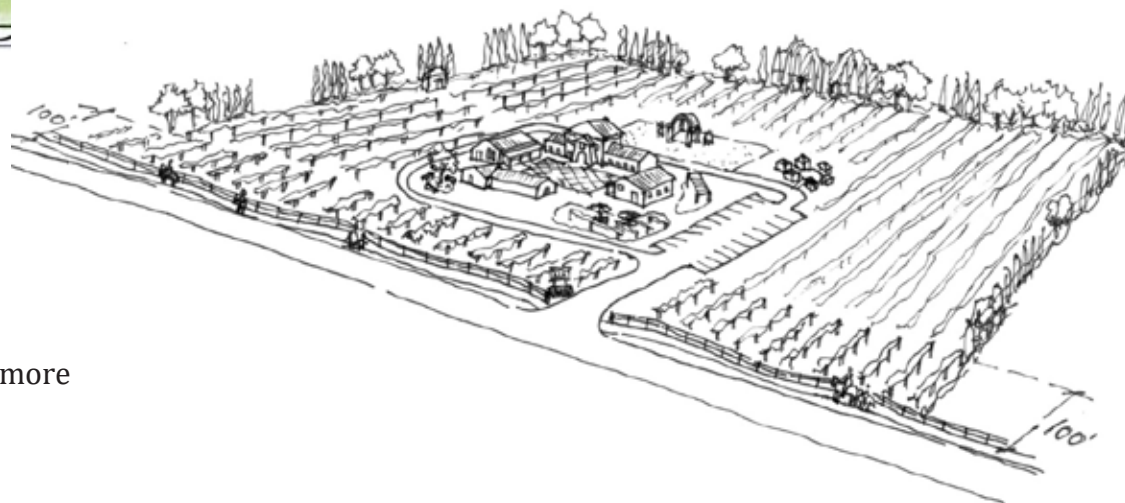
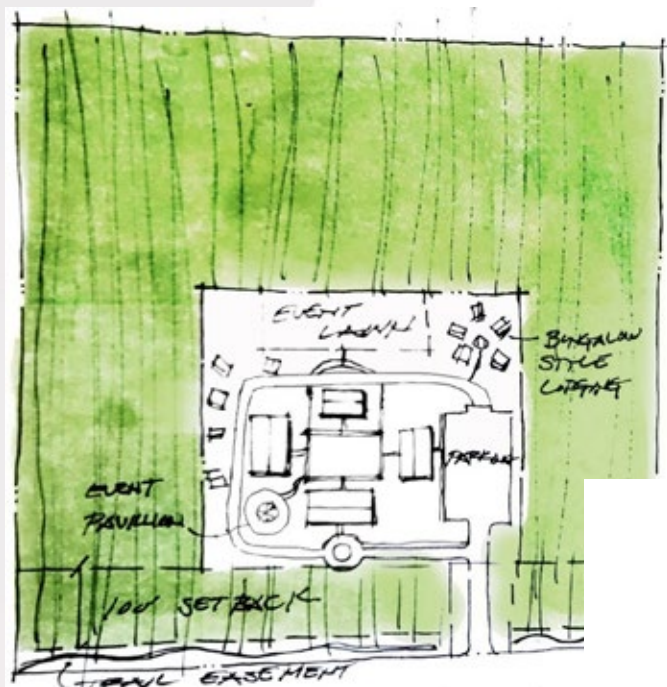
¹ Measured from the nearest property line to the public road.² From Oak Glen Road.³ From property line, see landscape requirements in Chapter 5, *Design Guidelines*.⁴ Permitted height may be increased pursuant to Development Code § 87.0405(c)

Figure 4-8 Artisan Winery Illustration



A midsize winery 5 acres or more

Figure 4-9 Boutique Winery Illustration



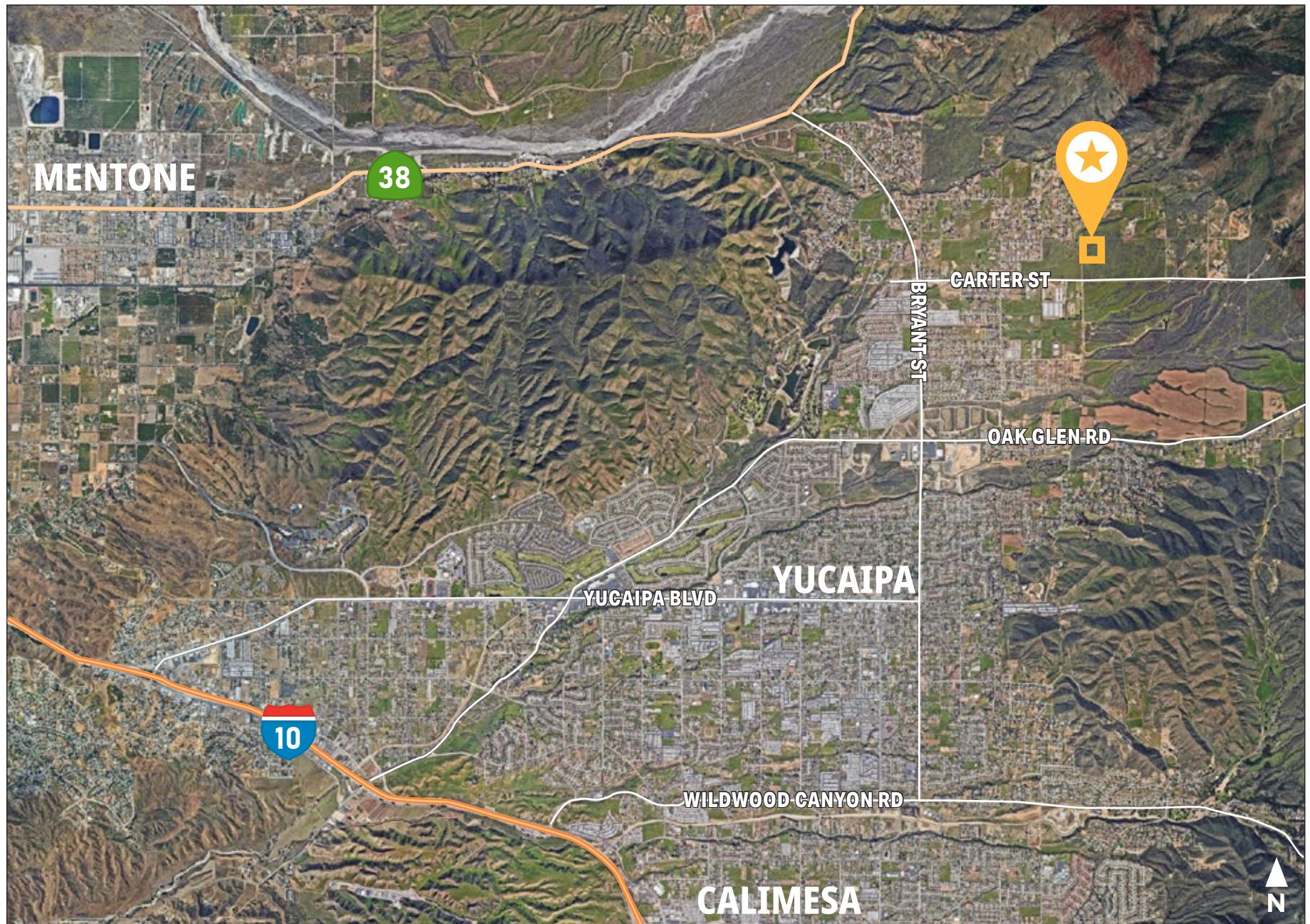
A large-scale winery of 10 acres or more



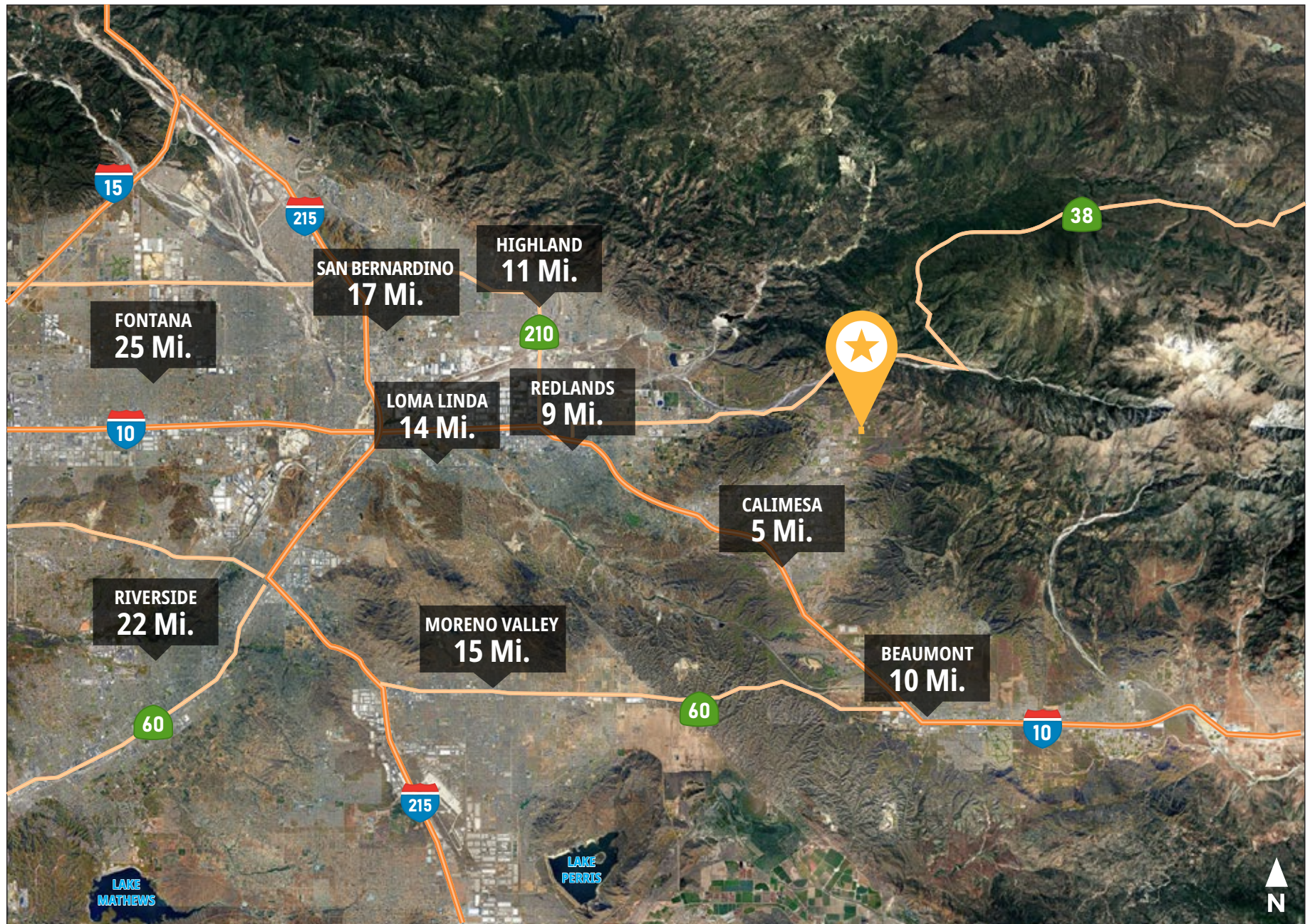
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AREA DATA

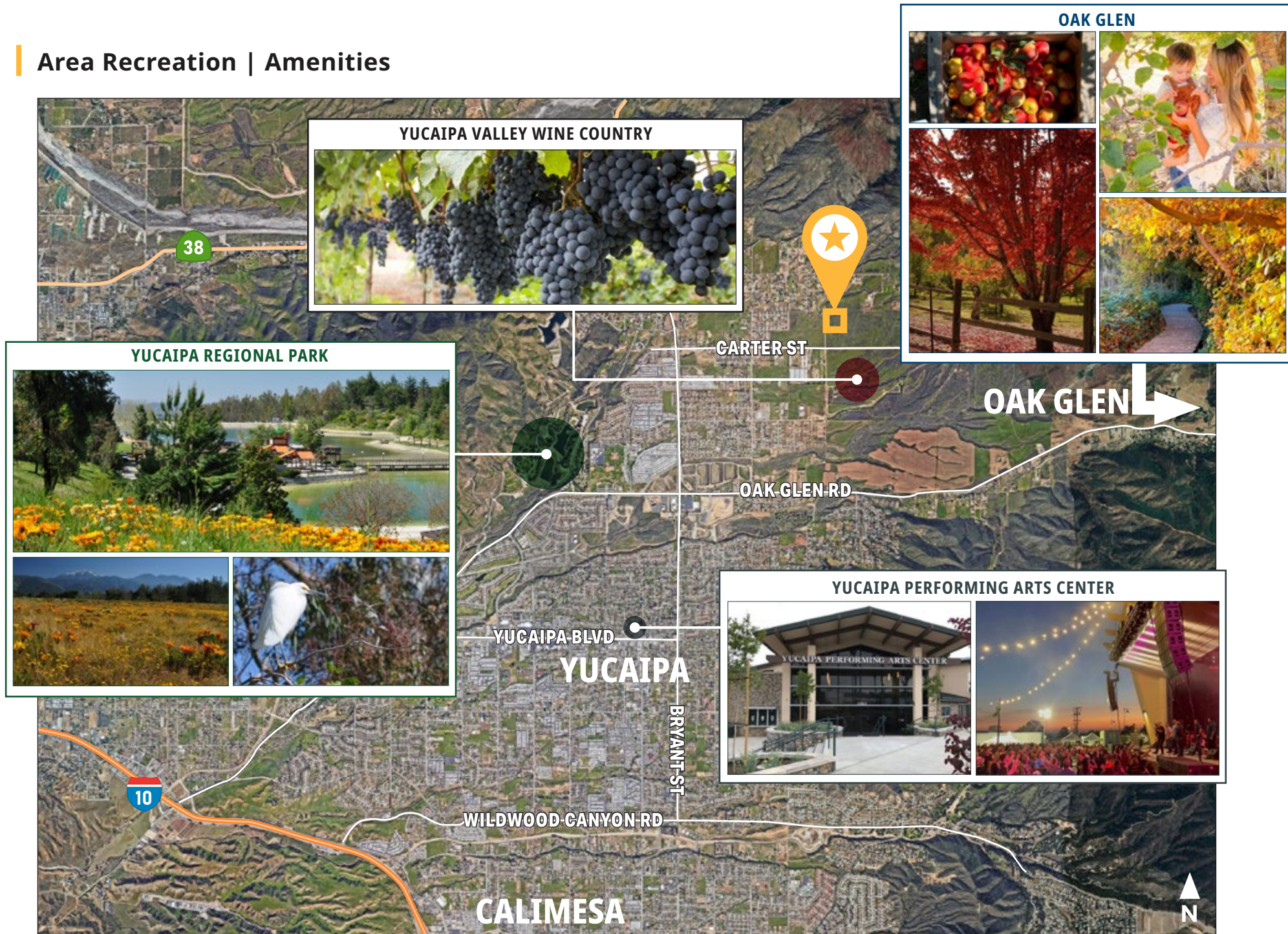
Vicinity Map (Micro)



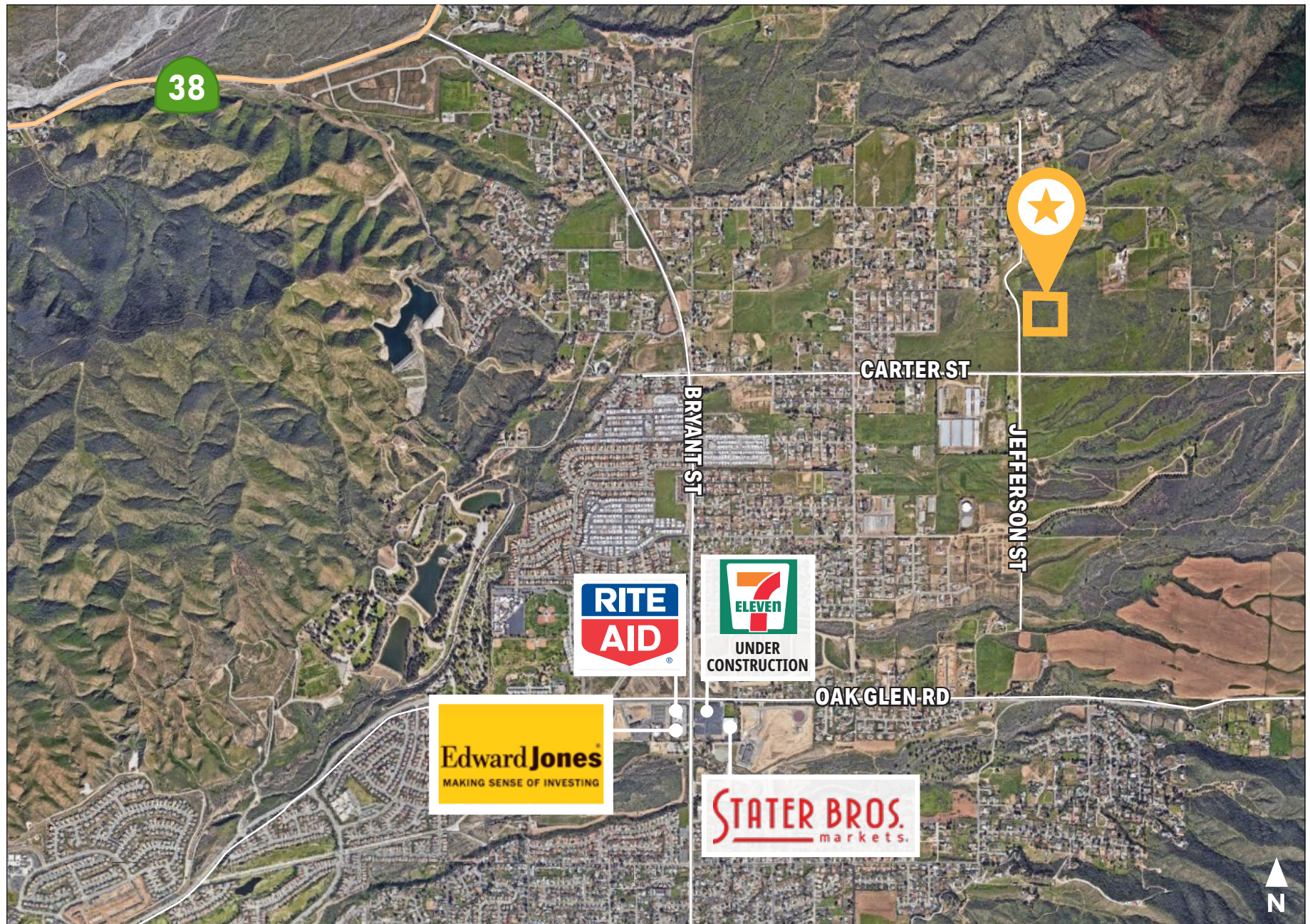
Vicinity Map (Macro)



Area Recreation | Amenities



Retail Exhibit – Local



Retail Exhibit – Greater Yucaipa Area





5

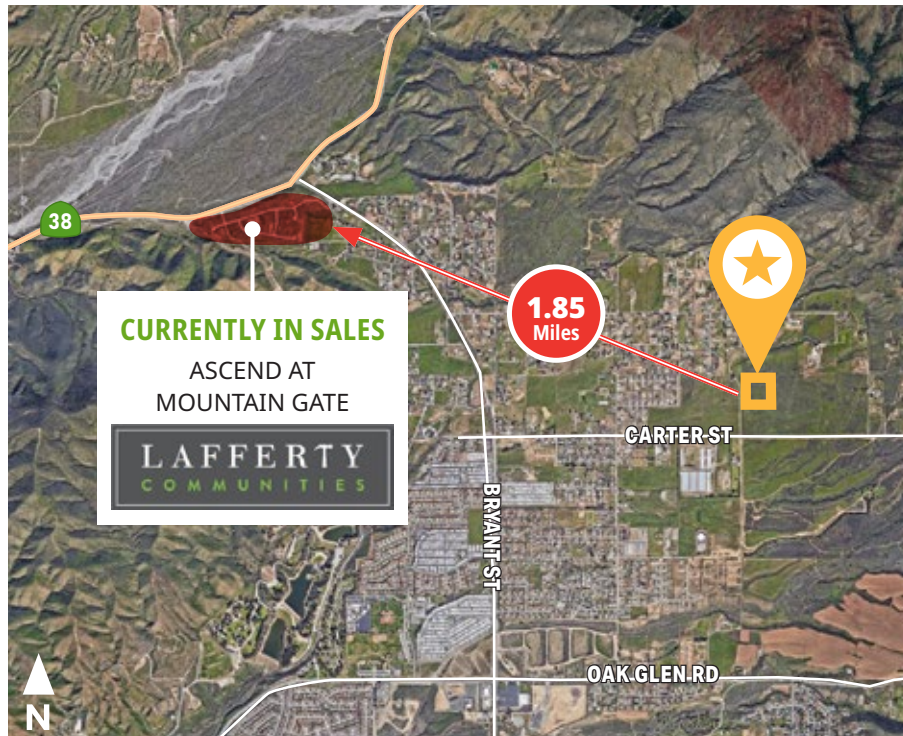
COMPARABLE SALES OF NEW CONSTRUCTION & RE-SALE SFR'S

Recent Re-Sales Of SFR's In Immediate Area

MAP NO.	SALE DATE	ADDRESS	PRICE	BED	BATH	LIVING SF	LOT SIZE	BUILT	\$/FT
1	04/30/25	35536 Sleepy Hollow Ln	\$1,000,000	4	3.5	2,731	21,780	2003	\$366
2	06/04/25	35626 Teriann Lane	\$1,020,000	4	3.5	3,912	51,960	1982	\$261
3	03/07/25	10946 Deer Valley Road	\$1,100,000	4	4	4,158	38,923	2002	\$265
4	03/12/25	11009 Plum View Lane	\$975,000	4	4.5	3,980	20,036	2001	\$245
5	01/24/25	10315 Fremont Street	\$900,000	4	3.5	3,776	31,102	2004	\$238
Averages			\$999,000	4	4	3,711	32,760	1998	\$275



Proximity To "Ascend At Mountain Gate" By Lafferty Homes



Project Details



- 47 Homes total in the community
- 2,594 - 3,917 square feet
- Outdoor Living Space
- 3-6 Bedrooms
- 2.5 -4.5 Bathrooms
- One and Two Story Homes

Price Range: \$950,000 - \$1,200,000





6

FINANCING

area. The CFD shall include, at a minimum, a default assessment mechanism that will be triggered if the City of Yucaipa is required to maintain or operate designated land for the designated purposes. The CFD and its related assessments must be structured and implemented in accordance with applicable state and local laws, and the owner must cooperate fully with the City in the formation or annexation into the CFD.

8. Prior to approval of recording of any final map, site plan or architectural review for any property engaging in commercial viticultural/agricultural activity, security in a form approved by the City Council shall be provided, including a bond and/or cash security, in an amount sufficient to remove any planted crops from the property.

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.

Public Safety Funding

Prior to approval of recording any final map, a Community Facilities District (CFD) or Fire Service Agreement (FSA) shall be approved and implemented to support the needs of the Yucaipa Fire Department and Yucaipa Police Department to serve the WCSP. In particular, the CFD or FSA shall address the equipment requirements related to an identified need for a Type 6 Medic Patrol or Medic Squad to adequately ensure Station 1 availability, as well as staffing capacity for public safety. The CFD or FSA shall be approved in cooperation with the Yucaipa Fire Department, City of Yucaipa Planning Department, and property owners (or residents if a CFD is approved requiring voter approval [greater than 12 property owners]). The parties may agree to an alternate funding mechanism from the options described above.

Disclaimer

The information contained in this offering material ("Brochure") is furnished solely for the purpose of a review by prospective purchaser of any portion of the subject property in the City of Yucaipa, County of San Bernardino, California ("Property") and is not to be used for any other purpose or made available to any other person without the express written consent of Scheel Dallape Inc. d/b/a The Hoffman Company ("The Hoffman Company"). The material is based in part upon information obtained by The Hoffman Company from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, The Hoffman Company, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Brochure was prepared by The Hoffman Company. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All assumptions are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.





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