

From: [Deb Davidson](#)
To: [Public Comment](#)
Subject: Public Comment for 4/17/2023
Date: Monday, April 17, 2023 9:24:24 AM

I, Deborah Davidson, OPPOSE the approval of the Serrano Estates Planned Development Project.

1. The housing is far too dense for a high-risk fire area, and redesignating the development as primarily senior housing only makes that worse.
2. The purpose for prioritizing the development of senior living homes is NOT to make it easier for developers to make a lot of money; it is to provide reasonably priced living facilities for seniors on a fixed income that provide access to public transportation, shopping, restaurants, and other facilities. Jamming million dollar homes into a small area in a remote field meets none of those goals.
3. The plan to have 51 homes exit from two streets that funnel into one street does not meet the requirement for secondary access. I have lived through difficult fire evacuations on the North Bench, and I can't even image what 51 high density homes will add to that picture.
4. The grapes planned to screen the block wall of the development (which will be built on higher ground) will only screen during the summer months; the winter months will show barren vines. In addition, pesticide drift will definitely impact the homes on Yucaipa Ridge when those vineyards are directly across the street. Even "green" pesticides should not be used that close to a residential area.
5. I am not convinced that the already very poor water pressure issues will be magically resolved, since we have only heard promises that it will be dealt with.
6. I don't know when the developer's EIR was done, but I have personally seen black bear, bobcat, mountain lion, kangaroo rat, white-tailed kite, cooper's hawk, red-tailed hawk, mariposa lily, short-eared owl, barn owl, great-horned owl, gray fox, western rattlesnakes, king snakes, and countless other species. I would much rather see this last open space on the North Bench preserved for the wildlife than to allow high density housing to encroach on their living and hunting grounds. However, I would still support development of custom homes that are on one acre lots that would be in keeping with the existing neighborhood.

In conclusion, this is not the direction that our elected government should be leading Yucaipa. It will set a dangerous precedent that will NOT keep the rural nature of Yucaipa alive. Please stick with the approved General Plan without making "overlay" exceptions.

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Deborah Davidson
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