

Benjamin Matlock

From: [REDACTED]
Sent: Thursday, March 9, 2023 7:28 PM
To: Benjamin Matlock
Subject: Comment on Case No. Case No. 22-150/PDP/FDP/TTM 20375

Dear Mr. Matlock,

As a resident with property adjacent to the Yucaipa Ridge development, I am speaking out regarding the project's review at Wednesday's planning meeting.

My husband grew up on a 300+ acre farm in northern Minnesota and I grew up in one of Wyoming's larger cities which is still considered small in the grand scheme of city size. Our first home purchase was in your standard, high density housing track which can be found anywhere throughout the Inland Empire. It was our desire for a more rural setting, similar to that which we both grew up with, in which to purchase our long term home. These properties are few and far between and it took us almost 2 years to find a rural setting with a reasonable plot of land. We have enjoyed the peace and tranquility of our current one acre home with a gorgeous view of the mountains for approximately 20 years. We believe the officials of Yucaipa should protect the unique, small town atmosphere that has drawn residents, like us, to this area.

The current neighborhood adjacent to the proposed tract 20375 is a minimum lot size of one acre, many with lots up to 5 acres, with custom and semi-custom homes establishing a unique and peaceful environment for residents looking to reside away from the dense, urban sprawl and crowds. Despite the concession by the developer to increase to mostly 20,000+ square foot lots, the proposal still creates a density not conducive to the rural atmosphere within this established community. The proposed density will adversely impact the rural atmosphere, space and openness that was once considered an important trait of this area.

Despite modifications, the proposed development still includes acreage to be designated for use by a vineyard for vineyards. It is still a concern that both the increased housing density and designated property use for business purposes will add significant traffic to rural roads not designed to support heavier traffic patterns, especially in cases of emergency such as fire evacuation which is a serious concern in this neighborhood. There is also a concern for water usage as some residents already struggle to receive proper water pressure.

The developer still has not sufficiently established that the "special provisions" are applicable in this situation. Stating a generic State Mandate without providing a population study for this specific area does not provide sufficient proof of need for "special provisions." Given the number of high density developments currently planned or underway in Yucaipa, I feel the developer needs to provide more evidence as to why this particular project qualifies under the state's "special provision." The minor adaptation of lot size still indicates that the developer, as suggested in the original development plan, is seeking a variance in lot size motivated by profit and not special circumstances.

The existing residents, many who have been living in this area for 30+ years, do not want this proposed, radical change to our area and way of life. If this project is approved, it will set a precedent for future developments to seek "special provisions" and destroy the rural character of our City. It is the duty of the City of Yucaipa planning agency to protect the interests of the long-term residents and retain the vision of our City already established by those who have come before them.

Please do not allow this project to proceed with the variances from the current zoning regulation of R1. This project should only be approved to be developed as minimum one acre lots as the original area development plan was laid out by City Planning members who cherished the rural character of our City and in their wisdom made provision to retain that character for future generations.

Please help us to preserve a simple and more peaceful way of life here in Yucaipa. Thank you.

Wendy and Allen Derosier

Existing, long-term residents living in close proximity to the proposed tract development 20375, have recently received notice of a revised development plan that **STILL** does not adhere to the established zoning minimum of one acre lots or larger. As with the previous plan submitted, established zoning for the Yucaipa Ridge area is being usurped in favor of profits to developers siting "special provisions."