

## Planning Commission Hearing 2/28/2024 WCSP

My name is Linda Bedford and I live on Carter Street.

When I attended meetings about the creation of the AVA in Yucaipa I was in favor of exploring the possibilities. I understand the hard work that has been put in to trying to create this dream. However, what the WCSP has morphed in to is **not** what was talked about in the early days. The VAPC guidelines from January 2021 stated that:

1. Support viticulture and the wine making industry in a way that protects the rural atmosphere of Yucaipa.
2. Honor the rights of existing property owners.

The current WCSP does neither of those things.

This plan goes against the Rural Living lifestyle that we, on the north bench are entitled to enjoy in the existing General Plan.

Downsizing the lots from RL1 to 10,000 square feet, isn't allowed in fire and flood zones to begin with. *although the city can change it.* Smaller lot sizes can be accomplished in other areas of the city that are not designated Rural Living. Building four houses per acre instead of one would quadruple traffic, air and light pollution to start with, plus it would make evacuating in times of fires, floods and other disasters that much more hazardous and potentially cost lives.

I also want to mention that the maps we saw are incomplete at best and misleading at the worst. More accurate maps were asked for but never provided.

I want it on the record that for the above reasons, as well as the reasons stated in my SEIR response, that I am against the current Wine Country Specific Plan.