

Maria Koolhoven

From: Public Comment
Sent: Wednesday, February 28, 2024 5:07 PM
To: Maria Koolhoven
Cc: Benjamin Matlock
Subject: FW: Yucaipa Valley Wine Country Specific Plan

Hi Maria,

Did you receive this email?

City of Yucaipa

••, CA

Office:

www.yucaipa.org



From: Mark & Kristin Matthis <[REDACTED]@yahoo.com>
Sent: Wednesday, February 28, 2024 3:03 PM
To: Public Comment <publiccomment@yucaipa.gov>
Subject: Yucaipa Valley Wine Country Specific Plan

Hello

I wanted to give my thoughts regarding this plan. We are long time Yucaipa residents who raised our family here. We purchased a business in Sonoma County CA and moved up there for 2 years. We had no idea that living and owning a business in a wine area would be so challenging. There are so many things that this plan does not have in place in advance to protect the community and the natural environment of the North Bench area. Vineyards have to be protected from freeze especially in the early spring when the vines are blooming, if the blooms freeze then no grapes will grow. To protect from the freeze large wind machines and water are used. In Sonoma county when these machines are being used there is a roar through the city and if you are living withing a vineyard like we were it is like being on a runway in front of a airplane. In addition sort term rentals are a large issue that needs to be addressed. I know short term rentals are not allowed in Yucaipa but there are some and have been for a long time. Although they are being addressed it takes a long time to address the issue. Living in a area with wineries will bring drunk/buzzed drivers to which we have first hand knowledge living withing a area like this. Living in Sonoma County and driving on the roads is very scary our family and employee's were at risk everyday. Social media and news were filled everyday with DUI accidents and death. 4 out of every 5 applicants at our business had at least 1 DUI in the last 5 years so these people are not perdomately out of town people but people from the community. If you look at a small city like Petaluma or Sebastopol in comparison to Yucaipa the DUI statistics are so much higher.

In Sept 2020 the Glass fire came roaring down the mountain from St. Helena on a Sunday night at 9pm our home was in the line of fire and we were evacuated. The area was much like the North Bench area with 2 ways out and one was blocked by fire already. We waited for over a hour just to get out of our neighborhood and onto the road and then another

hour sitting in traffic to get out of harms way. This would have normally taken 15 mins. Sitting there knowing the fire is coming and honestly getting out of the car and running might have been the only way out. Ultimately 15 homes in our neighborhood were lost that night and we were not allowed back in for over a week. This could happen on the North Bench and adding 1000's of people to the area on any given day is unsafe.

We ultimately sold our business to come back home to Yucaipa and were able to purchase a home on the North Bench where we had always dreamed of living just to find out 1 year later that we are facing the same issues we moved away from. The homes are inevitable but the business and traffic from people coming and going from those business is not what we moved up here for. We moved here for the open space, large lots, low crime, no traffic and no noise. We purchased our home for far more than it was worth and have spent a huge amount of money making it our own.

We are NOT in favor of commercial business of any kind on the North Bench or a change in the general plan reducing lot sizes to less than 1 acre.

The only way in or out to any of the open land is threw a existing residential street which is not safe for the volume. In addition speed bumps don't work the ones on Fir Ave are jumps and possibly more dangerous because now you have speed and bumps. The cost of buying a home in the plan area is going to be out of the market for the area.

If you can afford to pay over \$700k for a home and \$1000 a month for taxes in addition than you won't pick Yucaipa to buy or you will be buying a investment property that you will do short term rentals in.

A wine maker from Redlands admits he does not make much if any profit therefore the chance of up to 26 wineries lasting and not going bankrupt is not possible.

Our area of land is very small wineries need hundreds of acres each not as little as 2.5 acres.

Where are the visitors going to park because these lots are going to be way to small to have parking on them as well?

Homeowners and flood insurance is being canceled daily for the North Bench residents.

Sound is a issue not only by the machinery but the people visiting the businesses.

Thank you in advance for your consideration in not changing our North Bench way of life and threatening our biggest investments future.

Kristin Matthis