

4/16/2022

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Subject: Response to Community Member Regarding Large Daycare Request

We want to take an opportunity to respond to our fellow Banning Lewis Ranch Community Members and their concerns.

First, we'd like to address concerns that the home child care center violates HOA covenants. A variance was requested and approved by the HOA in September 2017.

Second, we totally understand concerns about traffic congestion and the safety of our neighborhood children going to and from school. The traffic impact will be minimal as there will only be 13 vehicles at most at any given time, with drop-off and pick-up occurring sporadically between 7am-8am and 3pm-5pm. Historically, we have families with more than one child attending care and families who walk their child to our home to further reduce traffic, and while we have the ability to take in up to 13 children, we do not intend to use the maximum license capacity.

Lastly, we don't intend to increase outdoor toys and other equipment as we have adequate items. We also have a shed where items are stored when not in use.

Sincerely,

Kevin and Courtney Kudrna

CPC CU 22-00054