

January 16, 2022

Ref: Case Number PL20220000150

North Bench Construction Project adverse impact on existing traffic patterns with solutions.

Sirs:

## **Overview**

In response to your call for comments, I submit the following items for your consideration:

1. Any additional traffic, regardless of the traffic impact report by the developer, will already exacerbate a dangerous traffic speed condition on Bryant St. Additional traffic will result in additional accidents. See Comments and Exhibits 1 - 8.
2. Days when non-resident tourists visit the snow already result in stopped traffic from State Highway 38 past the south end of Juniper St. Entering and exiting Bryant St. is difficult and sometimes fully blocked by non-moveable, non-residents. This issue has become much worse since Bryant St. is now open to Interstate 10 via Singleton Road.
3. Resolution will be installation of new traffic signals on Bryant to allow safe ingress and egress for new residents. This should be the responsibility of the developer.
  - a. Intersection of Juniper and Bryant, between Ivy and Topaz.
  - b. Intersection of Topaz and Bryant.
  - c. Intersection of Juniper and Bryant, between Ivy and Carter.

## **Comments**

I have lived at the intersection of Bryant Street and Ivy Avenue for approximately 5 years. During my residence, I have observed no less than seven high speed traffic incidents within viewing distance of the stop sign in front of my home. I am attaching Exhibits 1 through 7 to document some, but not all accidents. Exhibit 8 is a map of the area for reference.

I cannot address incidents that have occurred farther north or south of this location. I cannot address the severity of personal injury from any of these accidents. I cannot address the expense to the City of Yucaipa for emergency services.

Traffic on Bryant already exceeds the 50mph posted speed limit regularly. I have noted multiple instances of traffic exceeding 80mph passing my home. Southbound traffic slowed behind large trucks regularly passes on the uphill section of Bryant between State Highway 38 and the intersection of Topaz and Bryant. Other southbound traffic under acceleration to climb the hill, sometimes fail to release pressure on the accelerator when reaching the summit at Juniper and increase speed rapidly beyond the summit. Northbound traffic also fails to release accelerator upon approaching the summit.

Visibility on Bryant St. between Carter St. and Topaz St. is limited by terrain and road design. Bryant St. is cut through a hill between Carter St. and Ivy Ave. Bryant St. is curved and begins descent to State Highway 38 at Juniper St.

I believe that any additional traffic entering or exiting Bryant between Carter St. and Topaz St. will result in many additional accidents. Most residents of the North Bench residing on or near Ivy already avoid the intersection of Ivy and Bryant. They use either end of Juniper to enter and exit Bryant. My home has the distinction of being known as the 'Accident House.'

## **Resolution**

As a method of controlling the number of traffic incidents, I propose that the developer be responsible for the installation of three new signals on Bryant St.

I have walked Bryant St. from Topaz St. to the south intersection of Juniper and Bryant St. Due to limited range of visibility, I conclude that the first signal be installed at the intersection of Juniper and Bryant between Ivy Avenue and Topaz St. This is the closest and most logical location for new residents of the proposed construction project to enter and exit Bryant St. This location is visible from the Topaz/Bryant intersection to the north. It is the highest point between State Highway 38 and Oak Glen Road (as evidenced by the Redlands Bicycle Classic using this as the location for the 'King of The Hill' jersey.) It is visible from the south as far as 100 yards south of Ivy Avenue intersection with Bryant. This location allows drivers on Bryant the greatest distance to respond to the signal in both directions.

The second closest access location for the residents to enter and exit would be Topaz St. A signal at Topaz St and Bryant St. is visible from State Highway 38 to the north and Juniper St. to the south.

Both signals would slow the already fast traffic heading southbound on Bryant. Note that 4 of the 7 exhibits represent high speed traffic southbound on Bryant. The signals would also slow northbound traffic on the downhill stretch of Bryant.

The third location will be the intersection at the south end of Juniper St. and Bryant St. between Ivy Ave. and Carter St. This is the intersection already used by most residents on their way to Stater Brothers, downtown Yucaipa, and Interstate 10 access. It is an optional access point to Bryant for new residents.

## **Addendum**

Based purely on my observations while driving along Bryant, I also recommend that a signal be placed at the Carter intersection with Bryant, possibly replacing the third location mentioned in Comments section. A signal at Carter St. may also be needed due to the number of new homes being built east of Bryant St. and south of Carter St. This is not relevant to the current topic, but relevant to quality of life on the North Bench of Yucaipa.

Respectfully,

Michael Ball  
Yucaipa, CA 92399

Attachments: Exhibits 1 – 8

**Exhibit 1 – Excessive Speed**

April 9, 2020 Approximately 11:00 PM

Solo northbound vehicle failed to brake early enough to turn right onto eastbound Ivy. Struck my front wall. No skid marks due to rain. Excessive speed for the conditions.



**Exhibit 2 – Excessive Speed**

November 27, 2020 Approximately 9:30 AM

Solo Southbound vehicle veered off west side of Bryant between Juniper and Ivy. No skidmarks. Excessive speed and inattention.



**Exhibit 3 – Excessive Speed**

January 17, 2021, Approximately 5:30 PM

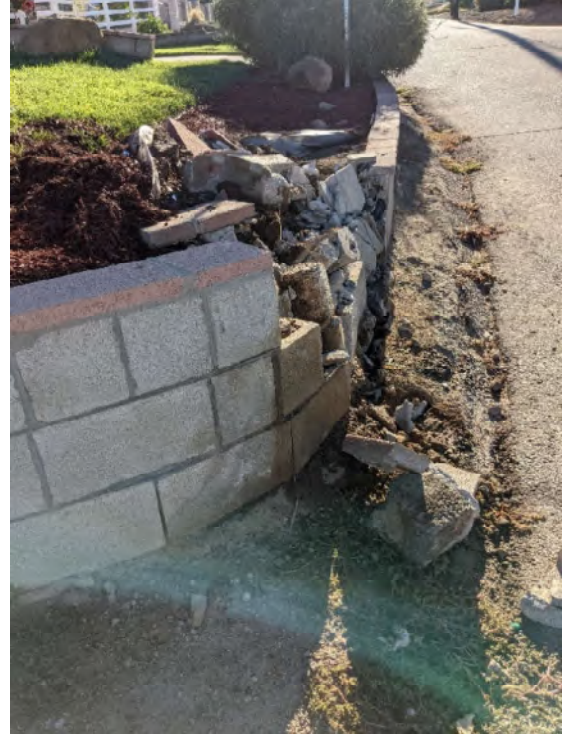
Solo Northbound vehicle veered off east side of Bryant at Ivy. Vehicle rearended a Northbound vehicle turning left. High speed Vehicle left skid marks from braking for extended range. Vehicle ended up in drainage ditch on east side of Bryant, within 4 feet of my west side fence. Excessive speed and inattention.



**Exhibit 4 Excessive Speed**

September 2, 2021, Approximately 5:00 PM

Solo Northbound vehicle veered off Bryant towards Ivy striking my front wall. Driver had no explanation for behavior. No skidmarks prior to hitting the wall. Significant damage to wall. Excessive speed and inattention.



**Exhibit 5 Excessive Speed**

April 28, 2022, Approximately 1:30 AM

Solo Southbound Vehicle over west side of Bryant into creek bed between Ivy and Juniper. High speed solo crash, no skid marks. Excessive speed and inattention.



**Exhibit 6 - Excessive Speed**

July 15, 2022, Approximately 8:00 PM

Solo southbound vehicle over west side of Bryant into creek bed between Ivy and Juniper. High speed, solo crash, no skid marks. Vehicle caught fire as I assisted solo driver from the vehicle. Excessive speed and inattention.





**Exhibit 7 Excessive Speed**

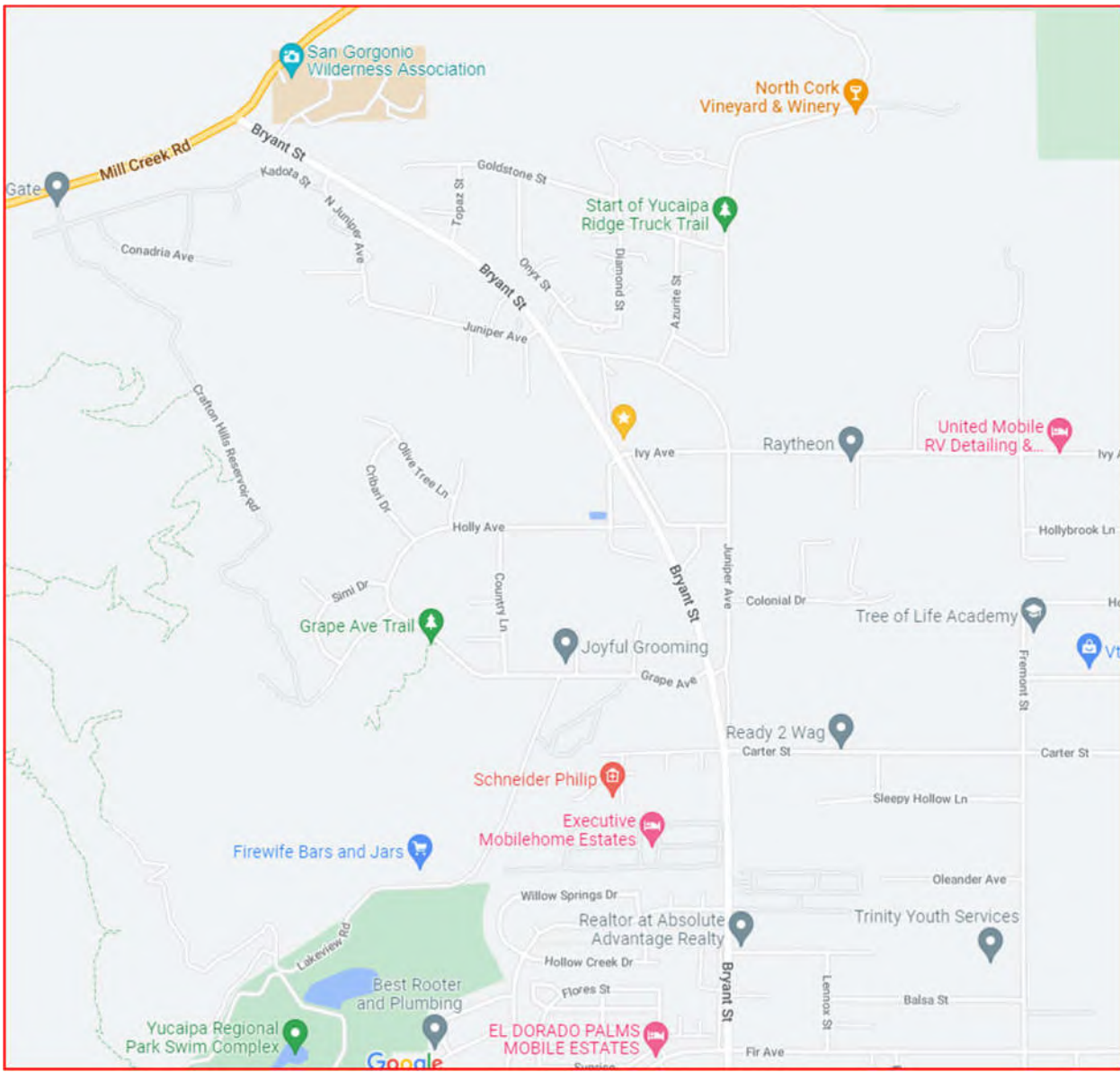
November 3, 2022, Approximately 3:45 PM

Motorcycle crash Southbound Bryant at Ivy St. Traffic slowed behind southbound vehicle turning left onto Ivy. Southbound motorcyclist attempted to pass traffic at high speed. Motorcycle impacted turning vehicle.



**Exhibit 8 - Area Map**

**The Yellow Tag with a Star is the location of my home.**



Documents From The City of Yucaipa:

Dated January 4, 2023

**CITY OF YUCAIPA PLANNING DIVISION  
PROJECT NOTICE**

DATE: January 04, 2023

CASE NUMBER: PL20220000150

APPLICANT: Yucaipa 52, LLC

PROPOSAL: Case No. 22-150 PDP/FDP/TTM 20375: A Planned Development project that includes a Preliminary Development Plan and Tentative Tract Map (TTM 20375)/Final Development Plan for the proposed Serrano Estates Project, which will establish 51 Single Family Residential lot, with 35 residential lots on parcels 20,000 square feet or greater, and 16 age-restricted lots to qualifying seniors on lots greater than 12,000 square feet, an additional numbered lot (52) for vineyards along Yucaipa Ridge Road, a remainder lot for vineyards and natural open space, and three lettered lots for open space and detention basins - Please note that this is a modified proposal from Case No. 20-136

LOCATION: Three parcels totaling 52 acres on the east side of Yucaipa Ridge Road, south of the City limits  
APN: 0320-161-08 and 09; 03201-81-28

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES: The development proposal listed above has been filed with the City Planning Division. You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than January 18, 2023. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant's name and case number indicated above. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Benjamin Matlock at (909) 797-2489, ext. 261. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via FAX to (909) 790-9203.

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

SEE ATTACHED PAGES 1-2 & EXHIBITS 1-3

SIGNATURE Michael Ball DATE 1/16/22 AGENCY HOMEOWNER

PRINT NAME Michael Ball ADDRESS 35160 IUV AVE

YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

cc: Surrounding Property Owners Yucaipa Valley Water District  
Fire Department Engineering Division  
Building & Safety Division

Dated April 17, 2023

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Yucaipa City Council will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the City Council may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

---

**HEARING DATE:** Monday April 17, 2023

**HEARING TIME:** 5:00 P.M. (or as soon as possible thereafter)

**HEARING AT:** 34272 Yucaipa Boulevard, Yucaipa City Hall

**APPLICANT:** Premium Land Development on behalf of Yucaipa 52, LLC

**PROPOSAL:** Case No. 22-150/PDP/FDP/TTM 20375: A Planned Development project that includes a Preliminary Development Plan and Tentative Tract Map (TTM 20375)/Final Development Plan for the proposed Serrano Estates Project, which will establish 51 Single Family Residential lots on parcels greater than 12,000 square feet and averaging over 20,000 square feet, of which 41 of the lots will be age restricted to those over 55, several lettered lots for water quality basins, and a combined 12-acre area as part of a "Lot 52" and remainder lot that would include space for vineyards, and 13 acres of permanent open space, located on three existing parcels totaling 52 acres along the east side of Yucaipa Ridge Road.

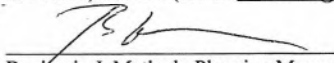
**LOCATION:** The eastern edge of Yucaipa Ridge Road, directly south of the City limits to unincorporated San Bernardino County. APNs: 0320-161-08, 09, and 28

**ON FILE:** Project information and the environmental documentation is on file in the Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, and it will be available on the City's web page at [www.yucaipa.org](http://www.yucaipa.org).

**ENVIRONMENTAL DETERMINATION:** An Initial Study/Mitigated Negative Declaration and supplemental Additional Analysis has been prepared and the Planning Agency of the City of Yucaipa has determined that revisions in the project have been made by (or agreed to by) the project proponent, or that appropriate standard measures and procedures exist, and therefore, the project will not have a significant effect on the environment. The Planning Commission has recommended adoption of a Mitigated Negative Declaration in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

**PLEASE NOTE** that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues that you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the City Council at, or prior to, the public hearing.

**ALL INTERESTED PERSONS** are invited to attend said hearing and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any further questions, please contact Benjamin Matlock at (909) 797-2489, ext. 261 (email: [bmattlock@yucaipa.org](mailto:bmattlock@yucaipa.org)).

  
Benjamin J. Matlock, Planning Manager/City Planner  
Department of Development Services