

1. Housing development is expected to continue in Yucaipa based on stewardship of the City Council, taking into consideration the needs of the population and the environment. It's a complex relationship to say the least. The booming of "cookie-cutter" housing developments is everywhere in Yucaipa and vicinity
2. Residential zoning ordinances in the North bench of Yucaipa have discouraged such traditional designs by requiring **minimum lot sizes, uniform road frontage and lot setbacks, specific road standards**, etc...
3. Studies have shown that overcrowding from overdevelopment contributes not only to excessive traffic, noise, light and environmental pollution, but also contributes to psychological illnesses like frustrations, depression in the local population which, in turn, have a bearing on people's behavioral response.
4. THE CALIFORNIA HOME ACT Senate Bill 9 (pertaining to increase housing in urban areas) effective January 1, 2022. That very Senate Bill created to address California's housing crisis, clearly states that **building or modifications to a property need to be in keeping with the look of the neighborhood**. This bill prohibits the development of small subdivisions and prohibits lot splits on adjacent parcels **to prevent investor speculation**.  
The proposed development at hand is definitely not in keeping with the "look of the neighborhood"  
Moreover this bill **emphatically excludes** cities with **very high fire hazard severity zones** from being obligated to promote real estate development in those zones.
5. To the point: Does the 52 acres proposed for the Yucaipa Ridge development, complies with the intent of the legislature? Is it proposed for the express need of the population or the environment? I think not! A tight cluster of 51 units shoehorned over approximately 12.75 acres [555390 square feet] is a disaster waiting to happen in

case of a fire or earthquake as there are no escape routes **east, north or south of the project!** Only a short and tight meandering westward from Crystal street to Azurite street to Juniper street to Bryant street. **This development represents a danger to the adjacent properties of the North Bench in case of emergencies like fires or earthquakes,** It is therefore **rationally inconceivable** as it is proposed unless the zoning of the area is maintained and the number of units is decreased by two third.