

From: Pierre Assaf

To: Ben Matlock city planner at bmatlock@yucaipa.org  
Re: Case No.22-150/PDP/FDP/TTM 20375

Dear Mr. Matlock

This letter is to request that the City Council of Yucaipa deny the planned Serrano Estates Project Case No 22-150 as re-drafted. I noted that the current development plan has been accepted by the planing commission in its latest iteration.

Even though it is by far, better than the previously submitted plan, it's still unacceptable for the following reasons:

- It is at odd with the General Plan vision of the City of Yucaipa as drafted and accepted by the citizenry in 2016. It is "ipso facto" inconsistent with the rural aspect of the north bench and disregards the Yucaipa City Ordinance 84.0320<sup>1</sup>
- Even though the combined parcels of the planned Serrano Estates amount to 52 acres, the land suitable for building, amounts to about 12 acres due to earthquake fault zoning. So even if the RL-1 Zoning is disregarded or changed to ½ acre lots, the maximum density would amount to 24 units.
- The purpose of the Alquist-Priolo Earthquake Fault Zoning Act<sup>2</sup> is to regulate development near active faults so as to mitigate the hazard of surface fault rupture. The stated intent of the Act is to "...provide policies and criteria to assist cities, counties, and state agencies in the exercise of their responsibility to prohibit the location of developments and structures for human occupancy across the trace of active faults." There is causality between earthquake fatalities and occupant density reported in books and research papers<sup>3</sup>
- Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas. The North Bench including the proposed development site, happens to be in that zone according to The Office of the State Fire Marshal (OSFM)<sup>4</sup> A reasonable building density in this "zone" protects life and property. This is in addition to applying measures of fire prevention and assuring access and egress of firefighters. Several Insurance companies, notably State Farm no longer offer Home Insurance in Yucaipa. As a 40 plus years customer of State Farm, I am allowed to keep my Home Insurance as long as I agree to pay an additional \$2,000.00 per year. How is an average family will be able to insure an \$800,000 building in a "very high fire hazard zone" and high house density area?
- There are no exit roads eastward of the project, making the entire Serrano development confined to a virtual Cul-de-sac that can be a death trap in case of fires or earthquakes.
- None of the Assembly Bills cited during the STATE HOUSING LAW TRAINING justify implementing a project that the majority of Yucaipa citizens reject because of the negative impact on their life style and well-being. The impact of such a project is expected to cause increased vehicular traffic, noise and air pollution as well as

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1 [https://library.qcode.us/lib/yucaipa\\_ca/pub/municipal\\_code/item/development\\_code-division\\_4-chapter\\_3-84\\_0320](https://library.qcode.us/lib/yucaipa_ca/pub/municipal_code/item/development_code-division_4-chapter_3-84_0320)

2 <https://www.conservation.ca.gov/cgs/documents/publications/special-publications/>

3 <http://cidbimena.desastres.hn/pdf/eng/doc8513/doc8513-6.pdf>

4 <https://osfm.fire.ca.gov/>

accidents resulting from inadequate access roads to and from the area. Citizens of Yucaipa also worry about crowding. Crowding has a potential damaging effect on mental health and increases physiological stress. Scientific literature has demonstrated a linear correlation of increased population due to urbanization of cities, with crime rates<sup>5</sup>.

- No senior citizens in their right mind, would consider living in a crowded, expensive, bedroom community without access to public transportation and without proximity to available health care. As a senior, I would not rely on the ambiguous Fair Housing Act of California to secure me a shelter or the help of the national Housing and Urban Development Department to avoid homelessness.

I encourage and expect economic development of Yucaipa. I lived here with my family for over 40 years when most of my peers lived in Redlands and Loma Linda. I chose Yucaipa because it embodies "Middle America" with its quite, slow pace, friendly neighbors and stunning vistas. We built our home when Yucaipa was still unincorporated. I watched over 4 decades, the city grow with vibrant energy guided by the wise stewardship of the City Council. I beseech the current elected members to carefully weigh the pros and the cons before making decisions that appear appeasing to politicians and lucrative to eager money flush developers. Economic Development has many facets. It is a complex step by step evolution rather than a hasty revolution. Slow, adaptive judicious planning will benefit us all as well as the next generation of Yucaipa citizens.

Thank You!

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5 Luís M. A. Bettencourt [lbett@lanl.gov](mailto:lbett@lanl.gov), José Lobo, Dirk Helbing, +1, and Geoffrey B. West Authors Info & Affiliations Edited by Elinor Ostrom, Indiana University, Bloomington, IN, and approved March 6, 2007  
Chang, Yu Sang and Choi, SungSup and Lee, Jinsoo and Jin, Won Chang, Population Size vs. Number of Crime - Is the Relationship Super-Linear? (August 2, 2013). International Journal of Information and Decision Science(2018), Vol. 9, No. 1, pp. 26-39, Available at SSRN: <https://ssrn.com/abstract=2305136> or <http://dx.doi.org/10.2139/ssrn.2305136>