Petition to Protect the North Bench from High-Density Development and Preserve the Rural Living Standards and One-Acre Minimum Lot Size

The culture and current zoning (rural living (RL-1)) of the North Bench of Yucaipa, the gateway to historic Oak Glen, is threatened by recent proposals to allow high-density cluster housing on quarter-acre lots. These plans threaten the culture and lifestyle of the beautiful North Bench and will pave the way for higher density developments throughout the North Bench and the rest of the city of Yucaipa.

Developers and some members of the City Council and Planning Commission support the high-density developments with the lure of set aside land for open space and vineyards. However, there are no plans or guarantee that those set aside uses will remain as such. Like Ontario, Orange County and other communities, with increasing land prices or lack of water, those vineyards and open spaces will eventually be bulldozed and redeveloped. If high density developments are allowed now, the die will be cast and the road paved for the complete urbanization of the historic North Bench District, with its attending transportation gridlock, water rationing, etc.

We, the undersigned concerned citizens, call upon the City of Yucaipa to honor and require new development to honor the specific zoning standards set forth in Yucaipa Municipal Code 84.0320 Rural Living which include:

- maximum housing density of one dwelling per acre (this standard is in addition to the minimum lot size of one-acre gross),
- minimum lot dimensions,
- maximum building coverage,
- · minimum building setbacks, and
- allowable rural land uses on each lot that include crops, orchards, and farm animal husbandry including large animals.

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