

Sent: Tuesday, March 14, 2023 4:33 PM

To: Public Comment <PublicComment@yucaipa.org>; Justin Beaver <jbeaver@yucaipa.org>; Matt Garner <mgarner@yucaipa.org>; Jon Thorp <jthorp@yucaipa.org>; Chris Venable <cvenable@yucaipa.org>; Bobby Duncan <bduncan@Yucaipa.org>; Benjamin Matlock <bmatlock@yucaipa.org>

Subject: Proposal for Serrano Estates Project

Hello, City of Yucaipa Representatives,

I would like to request, if it would be possible, that a slide of the City organizational chart be available for the Planning Commission meeting tomorrow, as I would like to refer to it. Thank you so much.

In accepting the positions as representatives or employees of the City, you put aside your own desires and agreed to represent the residents of Yucaipa. The General Plan is in place as one of the things the residents entrusted you with to uphold. Whenever any developer presents plans for a project which doesn't abide by the General Plan, there should not be any consideration of their proposal contrary to what we as the residents know as the guidelines for developments. We trust you to stand for us and uphold that Plan, whether we are available to speak at a Planning or Council meeting or not.

The plan presented by Premium Land Development ignores the General Plan and so you must reject it as well because we the citizens of Yucaipa have stated, through the acceptance of the General Plan and repeatedly since this has been proposed, that we oppose anything that does not follow the General Plan. The General Plan is put into place for a reason that has already been decided. It clearly states this area is zoned for 1 house per 1 acre. It does not make provisions an average of homes. The Plan is very clear. Therefore, it

is the decision of the residents that needs to be abided by and directs your vote as representatives, not your own desires or opinions directing you to vote contrary to what the residents want. As long as the General Plan is in place, that is to be understood as the clear indication of what the desire of the citizens of Yucaipa is.

The discussion of the development proposal should end simply based on the above, however, additionally, at the recent meeting you, Justin Beaver, held with the residents of North Bench, it was brought up that Premium Land Development had outstanding violations/fines owed to the City of Yucaipa. You stated you were not aware of that, that you were concerned it was not brought to your attention by City personnel, that this was problematic (as you had just stated that EVERYONE must abide by the law no matter...), and that you would look into this and follow up on it. No one else is given a green light with these violations overshadowing them. Premium Land Development must not be allowed to continue with this or any other project with this not settled.

This proposed development does not align with SB 9 in several aspects:

- SB 9 only applies to urbanized areas. The North Bench is zoned agricultural and is a rural area.
- SB-9 requires owner-occupancy on lots proposed for splitting and does not apply to multi-lot developments.
- SB 9 specifically excludes areas of high fire hazard severity. This area has twice in recent years suffered wildfires that required evacuations.

There are many other concerns with this project, again, none of which even need to be named beyond the fact that has been already stated, that it does not abide by the General Plan, but other concerns are significant as well:

- Seniors in a complex built for them this far from town and the amenities they need, let alone the distance this further puts them from medical facilities in case of an emergency should completely strike that part of the plan, not to mention the concerns with evacuating them in case of another wildfire.
- The traffic already is problematic on Bryant, not to speak of the couple exits through the existing residential area that lies between the proposed development and Bryant. How could this even remotely be considered?
- Every one of the homeowners in the North Bench, and specifically those who surround the proposed development, purchased their homes with an understanding of the General Plan and what that allowed for them and others, including empty land around them. It is absolutely not acceptable to allow a developer who has the interest only of profit for himself (as a resident who spoke personally with Craig Heaps revealed he stated when asked why he was pushing for this project this way rather than following the General Plan--his answer was "profit") to proceed with his plans and negatively affect the value of the homeowners in this area. These people (as are all of the citizens of Yucaipa) are at the top of the City organizational chart. They are your who you answer to, whose concerns you need to listen to and then vote accordingly.

I pray that each of you will operate according to the organizational structure and listen to the citizens of Yucaipa and follow the General Plan. Thank you for your service.

Sincerely,

Irmgart Mitchell
North Bench Resident