

August 12, 2022

Re: Comments on Tentative tract no. 20375
Case No. 20-136/PDP/TTM 20375

We believe the elected officials of the City of Yucaipa should protect the Yucaipa citizens and the Yucaipa rural atmosphere.

The entire area west of the proposed tract 20375 is developed with one acre lots and larger. Area in the foothills north of the tentative tract has large homes with very large lots of five acres or more. All the existing homes in this area are custom built, not tract homes as proposed.

The existing rural atmosphere, space and openness will be adversely impacted by the proposed tract, which consists of approximately 51 lots, as small as 12,00 sf, with an average of 14,500sf. The developer is proposing to put 51 lots on 23 acres of the 52 acre tentative tract parcel. Some of the remaining acreage will be planted possibly with vineyards and trees.(NO GUARANTEE)
According to the developer, the reason for such small lots is profitability. The developer says it is too expensive to build homes on one acre lots; even though the area is planned for one acre lots. Most of us in this open space one acre lot neighborhood have lived here for 20 years or more.

The developer states there are "special provisions" in the Yucaipa City regulations that allows reducing the minimum one acre lot size planned for this area, to benefit the developer to achieve the desired profit margin.

If 23 acres is developable, it should be developed as minimum one acre lots; whether the profit dollars are less or not. What is being proposed is nothing but an ordinary housing tract without concern for the designated planning established for the area.

This rural atmosphere does not want this proposed radical change to our area and way of life. Because of the drastic change of acreage per lot, the people of this entire surrounding area should have been notified of this proposed project. Many of us were not notified and caught by surprise by this violation of the established area planning. If this project is approved as proposed, it will set a precedent for future undesirable "special provisions" developments

Safety NOTE: As stated by the developer, this development will increase the traffic on Yucaipa Ridge Road, through the existing neighborhood, Juniper ave to Bryant, by **400 trips a day from these 51 homes**. That is a massive amount of vehicles traveling an area that has no infrastructure to handle it. I have serious safety concerns for current residents who live and walk these routes as rural pathways. I urge the Yucaipa Planning Commission to see this development as not what is best for the citizens of Yucaipa and to adhere to the Commission's visions of the past to keep the area 1 home 1 acre.

John and Annette Carlo

July 5, 2022

RE: Comments on tentative tract no. 20375

We believe the elected officials of the City of Yucaipa should protect the Yucaipa citizens and the Yucaipa rural atmosphere.

The entire area west of the proposed tract 20375 is developed with one acre lots and larger. Area in the foothills north of the tentative tract has large homes with very large lots of five acres or more. All the existing homes in this area are custom built, not tract homes as proposed.

The existing rural atmosphere, space and openness will be adversely impacted by the proposed tract, which consists of approximately 51 lots, as small as 12,700 sf, with an average of 14,500 sf. The developer is proposing to put 51 lots on 23 acres of the 52 acre tentative tract parcel. Some of the remaining acreage will be planted possibly with vineyards and trees. According to the developer, the reason for such small lots is profit dollars. The developer says it is too expensive to build homes on one acre lots; even though the area is planned for one acre lots. Most of us in this open space one acre lot neighborhood have lived here for 20 years or more.

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For & Holly [Signature]

RECEIVED
AUG 13 2022
CITY OF YUCAIPA

July 5, 2022

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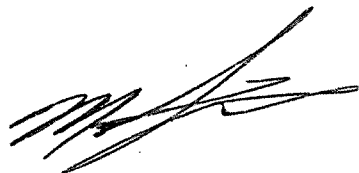
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A handwritten signature in black ink, appearing to be 'M. J. ...', located at the bottom center of the page.

RECEIVED
AUG 15 2022

CITY
OF
YUCAIPA

Benjamin Matlock

From: Jennifer Crawford
Sent: Monday, August 15, 2022 9:41 AM
To: Benjamin Matlock; Fermin Preciado, P.E.
Subject: Fwd: North Bench project - Case No. 20-136/PDP/TTM 20375

FYI

Sent from my iPhone

Jennifer Crawford
Assistant City Manager / City Clerk
City of Yucaipa
City Hall • 34272 Yucaipa Blvd • Yucaipa, CA 92399
Office: [909-797-2489](tel:909-797-2489) Ext. 236
www.yucaipa.org



Begin forwarded message:

From
Date: August 12, 2022 at 1:31:29 PM PDT
To: Ray Casey <rcasey@yucaipa.org>, Jennifer Crawford <jcrawford@yucaipa.org>
Cc:
Subject: North Bench project - Case No. 20-136/PDP/TTM 20375

Hi Ray, Jennifer,

Happy Friday!

I understand that the August 17 City Council meeting will discuss the Yucaipa Ridge Development Project and the Planning Agency of the City of Yucaipa determined the development will not have an impact on the environment.

Unfortunately I will be traveling next week and will be unable to attend the meeting. I hope the city council will consider the impact building a significant number of homes (51) on such a small parcel (11 acres) will have on the current residents, the roads, schools, and traffic patterns for those of us that currently live in the area.

Please do not get me wrong, I am all for the growth of our wonderful community. I would like to see homes built on larger parcels of land to help our community continue to have a country and horse property feel. I would not be writing you if the planned construction was for 11 homes on 11 acres as I believe that is inline with what all North Bench residents have come to love about Yucaipa.

I hope the City Council will keep in mind that the residents of Yucaipa rely on them to uphold our high standards by keeping the North Bench beautiful and not turning it into a Fontana or Beaumont. I do hope the City Council will stop the development and hold future developers accountable for building homes on larger properties

Thank you for your time and have a wonderful weekend.

Sincerely,
Rob

Robert Bly

Benjamin Matlock

From: Sunday, August 14, 2022 9:07 PM
Sent: Benjamin Matlock; Fermin Preciado, P.E.; Katrina Kunkel
To: Benjamin Matlock; Fermin Preciado, P.E.; Katrina Kunkel
Subject: Case # 20-13/PDP/FDP/TTM 20375 - additional comments
Attachments: 8.14.22 letter to city.pdf; 22.06.16 letter to city.pdf; Preliminary COA 20-136 PDP FDP TTM 20375.pdf

Ben, Fermin & Katrina,

I've had a chance to review the Conditions of Approval and have attached some additional comments. I appreciate the extra RW required on Yucaipa Ridge Road, however, it is unclear as to the alignment and width of the RW as it continues to the north. I did not see any corresponding conditions requiring 26' pavement to be within the 40' RW. It appears they are still using the easement pavement for their road. I would appreciate you looking at my comments, especially in relation to the road improvements and see if they might be incorporated.

I've also attached my June letter, just for your reference. I apologize for the length of this letter and I hope you will review it and give it consideration.

Thank you,
Patty

--

Patricia Ingram



Virus-free www.avg.com

8/14/2022

City Of Yucaipa
Planning Dept
Attn.: Ben Matlock
Sent via EMAIL

Re: Case # 20-13/PDP/FDP/TTM 20375
Yucaipa Ridge Road 51 SFR lots

Mr. Matlock,

Thank you for sending over the Conditions of Approval. Without a corresponding updated Tentative Tract Map it is difficult to follow some of the conditions and review changes. Unfortunately, I will be out of town for the Planning Commission Meeting on August 17, 2022. Therefore, I would appreciate you providing the Planning Commissioners and Council Members a copy of this letter as well as the June 14th letter I sent, also attached.

You will hear from many about the incompatibility of this project with the neighborhood. I bring to your attention three main Goals from the Yucaipa General Plan 2021-2029 Housing Element:

Goals and Policies – Yucaipa General Plan 2021-2029 Housing Element

HN-1.6 Neighborhood Identity. Recognize, preserve, and enhance neighborhood character through adherence to design, development, and other standards in the municipal code, overlay districts, and specific plans

HN-2.4 North Bench and Wildwood Canyon. Require new residential development in the North Bench and Wildwood Canyon **to be consistent with the rural character** of those areas and ensure that they provide high-quality housing opportunities that leverage the unique setting of those areas.

HN-3.6 Compatibility. Require that residential development and rehabilitation projects are compatible with the character of their neighborhood, comply with municipal code standards, and follow appropriate site planning and project design practices.

This project meets none of these goals.

In reviewing the Conditions of Approval and the original Map sent to me by your department in June, 2022 the major concerns I still have include:

- **The RW width and alignment of Yucaipa Ridge Road RW, north of Quartz street.** As the existing road leaves the west boundary, this should extend to 50 foot wide RW minimum with slope rights and follow the current pavement alignment.
- **The pavement width of Yucaipa Ridge Road between Quartz Street and the proposed cul de sac to the north.** This should meet the fire department minimum of at least 26 feet of paving (Condition 23) within the developer's 40 feet of half width RW. The TTM cross section needs to be changed to reflect the RW and road widths in conditions.
- **What is the status of the Remainder Lot?** This is unclear in Conditions and no updated map. It is not clear if this is a commercial lot, residential lot or Open Space.
- **This design is not compatible with the surrounding lot sizes.** It should remain 1 acre lots as zoned. This is the most northerly portion of Yucaipa with 1 acre lots immediately to the west and south, with 2.5 acres minimum lots to the north west and immediately adjacent to the north are 40 acre minimum lots. 12,000 sf lots with the required improvements such as sidewalks, curb and gutter do not blend in with the surrounding properties.

Other concerns and questions relate directly to specific conditions of approval. I will attempt to convey these questions noting the Conditions of Approval Number.

1. This states there will be 51 single family lots and "various planning areas". Those planning areas are unclear without a map to reference. Are age restricted lots providing developer with a density bonus? If not why have them, if so, how much bonus? What about the remainder parcel its use & restrictions?
2. I believe the minimum lot size should be 1 acre as zoned
5. Conditions of Approval for YVWD not provided for review. This is important as this area is all on septic and the impact of the construction of sewer to the neighborhood could be critical to know. The existing houses are also in a low water pressure area.
9. The geology trenches that were made 15-20 years ago were never backfilled and the existing terrain should be reviewed for problems that may need to be fixed as these trenches appear dangerous.
15. The lots as proposed do not meet the code for large animals
18. This note regarding "no further subdivision" should be on the CDP- What about the remainder parcel?

19. What has the project proponent identified as use and trips for the Remainder Parcel, Agricultural and open space areas? There have been many versions of the use of the open space and agricultural lots presented to the community.

23. Road width – Yucaipa Ridge Road between Quartz Street and the cul de sac should be 26' wide within the 40' half width RW. The easement adjacent to the west line is not adequate for public use. The street cross section should be updated.

42. Slope Rights need to be included on Yucaipa Ridge Road to North boundary

70. Are there off site interests that need to be acquired?

72. Where Yucaipa Ridge Road leaves the Westerly property line, north of Quartz St. the RW should be widened to 50 feet minimum plus slope easements. **Suggested new condition:**

72. A forty foot (40') grant of easement is required to provide a half width right-of way of 40 feet on Yucaipa Ridge Road and extend to fifty (50) feet wide minimum from the proposed cul de sac north of Quartz Street to the North Property line. The 50 foot minimum RW shall be centered on and follow the existing pavement alignment and extend Northwesterly to the North and West property line.

73. Please clarify if 28 feet of pavement is for the portion north of Quartz street. Without an updated map showing the street cross sections this is unclear. The improvement level for this area does not include sidewalks normally. Due to the extremely small size of these lots, concrete improvements eliminate the rural life style of the area. (see goals above)

90. Is the Remainder lot a lettered lot now?

95. Does the developer get a density bonus for the age restricted lots? If so, how much? Why would you consider this in a rural area?

I know this is a lengthy letter and I appreciate the time you have taken to review it. I hope there are suggestions and comments that will be taken into consideration.

Sincerely,

Patricia Ingram

CITY OF YUCAIPA
AUG 16 2022
RECEIVED

City of Yucaipa

Ben Matlock -Planning Manager

Mr. Matlock and City Council,

As you are aware, Premium Land Development is proposing a housing tract on Yucaipa Ridge Road, which is currently zoned at one-acre minimum lots.

Premium Land Development wants the Yucaipa Planning Commission and the City of Yucaipa to reduce the current lot size to accommodate their financial wants.

The homes surrounding this proposed housing tract are on large lots of one acre or greater, as are most homes in the North Bench. I am staunchly opposed to this rezoning the North Bench, for the following reasons:

- A zoning change allowing tiny lots is inconsistent with the North Bench neighborhoods, thus creating a negative anomaly and adversely impacting quality of life in the area.
- The profits of a developer and landowner should not outweigh the legitimate concerns of neighboring homeowners. The land was knowingly purchased as one-acre minimum lots and that's how it must stay.
- The rural living of the North Bench must be protected, once projects such as this are approved it sets a precedence that the zoning guidelines in Yucaipa are easily manipulated to the financial advantage of developers.
- Developers can still make great profits building homes on the currently zoned lot size.

The City of Yucaipa prides itself on its preserving its rural charm and thoughtful growth, we need to uphold the zoning ordinances as they stand.

Respectfully,

8-15-2022

Silvio F. Hoshok

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OF
YUCAIPA

AUG 16 2022

City of Yucaipa
Ben Matlock
Planning Manager
Mr. Matlock and City Council.

RECEIVED

As you are aware Premium Land Development is proposing a housing tract on Yucaipa Ridge Road, which is currently zoned at one-acre minimum lots. The proposed tract consists of 13,430 to 15,000 square foot lots, with large homes on each lot. The proposal is to build 51 tract homes on approximately 24 acres.

Premium Land Development wants the Yucaipa Planning Commission and the City of Yucaipa to reduce the current lot size to accommodate their needs.

The custom homes surrounding this proposed housing tract are on large lots, as are most homes in the North Bench. Thus, maintaining the rural atmosphere and open space that we, and the city, are so proud of.

I am staunchly opposed to this project, for the following reasons:

- To change zoning allowing small lots would be inconsistent with the North Bench neighborhoods, thus creating a negative anomaly.
- Other homeowners and I purchased our homes specifically so not be surrounded by small-lot tract homes and the dense population that accompanies such tracts.
- This development would negatively affect the value of surrounding homes as "cookie cutter" tract homes are far less desirable than the current large-lot custom homes.
- Should rezoning be approved it would set a precedence that Yucaipa is now open to cramming tract homes on tiny lots in our rural areas.
- There are plenty of properties available for track homes in Yucaipa, currently zoned for such tracts.
- Our precious open spaces in the North Bench must be protected, rezoning would have a profoundly negative affect on the entire community as we would become just another ugly suburban city.

The Yucaipa I know prides itself on its open spaces while continuing to maintain the charm of semi-rural living. Allowing one developer to build a dense tract of homes in a rural neighborhood is not conducive to the vision of Yucaipa as I know it to be.

Thank you for your time.

YUCAIPA
OF
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City of Yucaipa
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Planning Manager
Mr. Matlock and City Council,

RECEIVED

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Thank you for your time,

Erin C Perez

8-5-2022

CITY
OF
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2022 8 6 11:17

City of Yucaipa
Ben Matlock
Planning Manager
Mr. Matlock and City Council,

RECEIVED

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Thank you for your time.

Glenn Suvieg

8-5-22

AUG 16 2022

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City of Yucaipa
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Planning Manager
Mr. Matlock and City Council,

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Premium Land Development wants the Yucaipa Planning Commission and the City of Yucaipa to reduce the current lot size to accommodate their needs.

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Thank you for your time,

Holly Warner

8/4/22

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YUCAIPA

City of Yucaipa
Ben Matlock
Planning Manager

AUG 16 2022

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RECEIVED

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Darrien Perez

8-5-2022

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CITY

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City of Yucaipa
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Planning Manager
Mr. Matlock and City Council,

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Thank you for your time,

Darlene Hashke

8.5-2022

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Rachelle Cuevas

8-5-22