

2/15/2026

Dear Mr. Fish,

My name is Lukasz Czerwinski and I write on behalf of more than thirty (30) households, representing approximately ninety percent (90%) of the residents residing on Canyon Terrace Drive and the immediately adjacent streets neighboring the Wakeland Housing and Development Corporation's proposed Camino Terrace Project in Jurupa Valley, California.

Our community has serious and ongoing concerns regarding both the safety of our existing neighborhood and the well-being of any future residents of Assessor's Parcel Numbers 185-460-001, 185-470-001, and 185-470-002.

We recently became aware that, in April 2025, our neighborhood's Fire Hazard Severity Zone (FHSZ) designation was reclassified from "High" to "No Hazard." On behalf of the affected residents, we respectfully request clarification as to the objective data, methodology, and evidentiary basis relied upon in support of this two-tier downgrade.

This reclassification raises substantial concerns given the surrounding circumstances. Several cul-de-sac communities located on the northeastern side of the same hillside—including Lakeside Drive, Ridgeline Drive, Sundance Drive, and Pebblewood Court—remain designated, or have been upgraded to, "Very High" Fire Hazard Severity Zones. These neighborhoods share substantially similar terrain, topography, vegetation, fuel conditions, fire history and frequency, as well as climate and weather patterns with Canyon Terrace Drive.

Moreover, Canyon Terrace Drive is located along the southwestern-facing slope of the hillside, an orientation that is subject to pronounced wind acceleration during Santa Ana wind events. As a result, wind conditions in our community are frequently more severe than those experienced by the northeastern-facing neighborhoods referenced above, thereby materially increasing wildfire spread potential. The severity of these wind events is evidenced by documented roof damages to local residences over the past five years, with repairs requiring installation methods exceeding local code standards, including approximately thirty-three percent (33%) additional fasteners to ensure adequate wind resistance.

Further, CAL FIRE's publicly accessible Fire Perimeter Map continues to depict Canyon Terrace Drive and Assessor's Parcel Numbers 185-460-001, 185-470-001, and 185-470-002 within a High Fire Hazard Perimeter. While the mapping tool may prioritize larger wildfire events, our hillside has experienced multiple fire incidents undocumented on Cal FIRE's website, including fires in 2003 and 2024 and a wind-driven fence fire in 2018. These incidents demonstrate an ongoing and recurring fire risk pattern. The absence of catastrophic loss is attributable to rapid emergency response and resident intervention—not the absence of hazard.

Additionally, Southern California Edison continues to treat our community as a high fire risk area. Over the past two years, residents have experienced more than fourteen (14) Public Safety Power Shutoff (PSPS) events, including a prolonged shutdown lasting nearly one week in 2025 due to

elevated fire danger associated with Santa Ana winds. This continued classification by the utility provider further calls into question the basis for the recent FHSZ downgrade.

Beyond wildfire concerns, the proposed high-density development presents additional public safety issues. The Camino Terrace Project site currently lacks a secondary means of egress, with both proposed access points feeding into Canyon Terrace Drive, a cul-de-sac. The roadway itself has an approximate grade of sixteen percent (16%). The addition of two new outlets at that grade appears inconsistent with the California Highway Design Manual (HDM), which restricts intersections at grades of this magnitude due to significant operational and safety risks. Standard recommended maximum grades for intersections are substantially lower, often within the eight to nine percent (8–9%) being the upper limit.

Further, the proposed site design raises potential concerns under the Americans with Disabilities Act (ADA). Accessible routes are limited to a maximum running slope of five percent (5%), and ramps are limited to eight and one-third percent (8.33%). The currently proposed access configuration appears incompatible with these established accessibility standards.

Next, the proposed parking allocation appears insufficient for the project's density. Predictable overflow parking onto Canyon Terrace Drive and Camino Real would impair emergency vehicle access and materially increase evacuation risk during wildfire events—particularly given the single-cul-de-sac configuration.

We respectfully request a detailed explanation of the April 2025 Fire Hazard Severity Zone reclassification and formally request reconsideration and reinstatement of the prior “High” Fire Hazard Severity Zone designation pending a transparent review of the underlying data.

For the record, our community recognizes and supports the need for additional housing in Jurupa Valley. However, the currently proposed high-density configuration, in conjunction with the Fire Hazard Severity Zone downgrade, presents multiple material safety concerns, with wildfire risk being paramount.

We appreciate your prompt attention to this matter and look forward to your response.

Respectfully,

Lukasz Czerwinski

On behalf of the Residents of Canyon Terrace Drive and adjacent Communities