

Maria Morris

From: Lukasz Czerwinski <[REDACTED]>
Sent: Thursday, February 19, 2026 2:35 AM
To: david.ying@hcd.ca.gov
Cc: Brian Berkson; Maria Morris; Chris Barajas; Armando Carmona; Guillermo Silva; Veronica

Subject: [REDACTED]
Community Response - Camino Terrace Project Proposal, Notices of Violations
4/24/2025, 6/24/2025, Jurupa Valley, CA
Attachments: Response to Deputy Director Mr. David Zisser from Residents of Jurupa Valley CA -
2-18-2026.pdf

Dear Mr. Zisser,

My name is Lukasz Czerwinski, and I write on behalf of the residents of Canyon Terrace Drive and the immediately adjacent streets in Jurupa Valley, California, which are located in close proximity to the proposed Camino Terrace Project by Wakeland Housing and Development Corporation.

Please find attached our formal community response regarding the Notices of Violation issued to the City Council of Jurupa Valley on April 24, 2025, and June 24, 2025.

This correspondence serves as formal notice of substantial and ongoing concerns related to public health, fire safety, emergency access, evacuation capacity, and compliance with applicable state and local safety standards affecting Assessor's Parcel Numbers 185-460-001, 185-470-001, and 185-470-002.

Residents have a reasonable and well-founded belief that approval and development of the proposed project, in its current configuration, would create foreseeable and potentially unavoidable adverse impacts to public safety — both for existing residents and for future occupants of the development.

Our concerns are not speculative. They are grounded in objective data, historical fire activity, utility risk assessments, topographical constraints, and applicable fire and transportation safety standards.

We would also like to clearly and respectfully state that our community is not opposed to affordable or low-income housing. Many of us, myself included, were raised in similar high-density housing environments and understand firsthand the importance of safe, stable, and accessible housing opportunities. We recognize and appreciate Wakeland Housing and Development Corporation's longstanding commitment to serving lower-income families and acknowledge the value of its mission.

Our position is not one of opposition to affordable housing, but rather concern regarding the proposed location and current site configuration of this particular project. We believe that both existing residents

and future residents deserve a development plan that fully accounts for safety, infrastructure capacity, and emergency preparedness.

We would welcome the opportunity to host you or a member of your team for an on-site visit so that you may better understand the community's concerns from a firsthand, ground-level perspective.

Thank you for your time and consideration.

Sincerely,

Lukasz Czerwinski

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

Jurupa Valley, California

February 18, 2026

Via Formal Correspondence

Assistant Deputy Director

Mr. David Zisser

Local Government Relations and Accountability

**Re: Notice of Potential Public Health and Safety Violations – Camino Terrace Project
(Wakeland Housing and Development Corporation)**

Related to Correspondence Dated April 24, 2025 and June 24, 2025

City of Jurupa Valley, California

Addressees:

Brian Berkson, Mayor

Chris Barajas, Mayor Pro Tem

Armando Carmona, Councilmember

Guillermo Silva, Councilmember

Veronica Sanchez, Councilmember

City of Jurupa Valley

8930 Limonite Avenue

Jurupa Valley, CA 92509

FORMAL NOTICE AND COMMUNITY RESPONSE

Dear Mr. Zisser:

I am Lukasz Czerwinski, and I submit this correspondence on behalf of the residents of Canyon Terrace Drive and the immediately adjacent streets in Jurupa Valley, California, located in direct proximity to the proposed **Camino Terrace Project** by Wakeland Housing and Development Corporation.

This letter serves as formal notice of substantial and ongoing concerns relating to public health, fire safety, emergency access, evacuation capacity, and compliance with applicable state and local safety standards affecting Assessor's Parcel Numbers 185-460-001, 185-470-001, and 185-470-002.

The residents reasonably believe that approval and development of the proposed project, as presently configured, would create foreseeable, adverse, and potentially unavoidable impacts to public safety — both for existing residents and for future occupants of the proposed development.

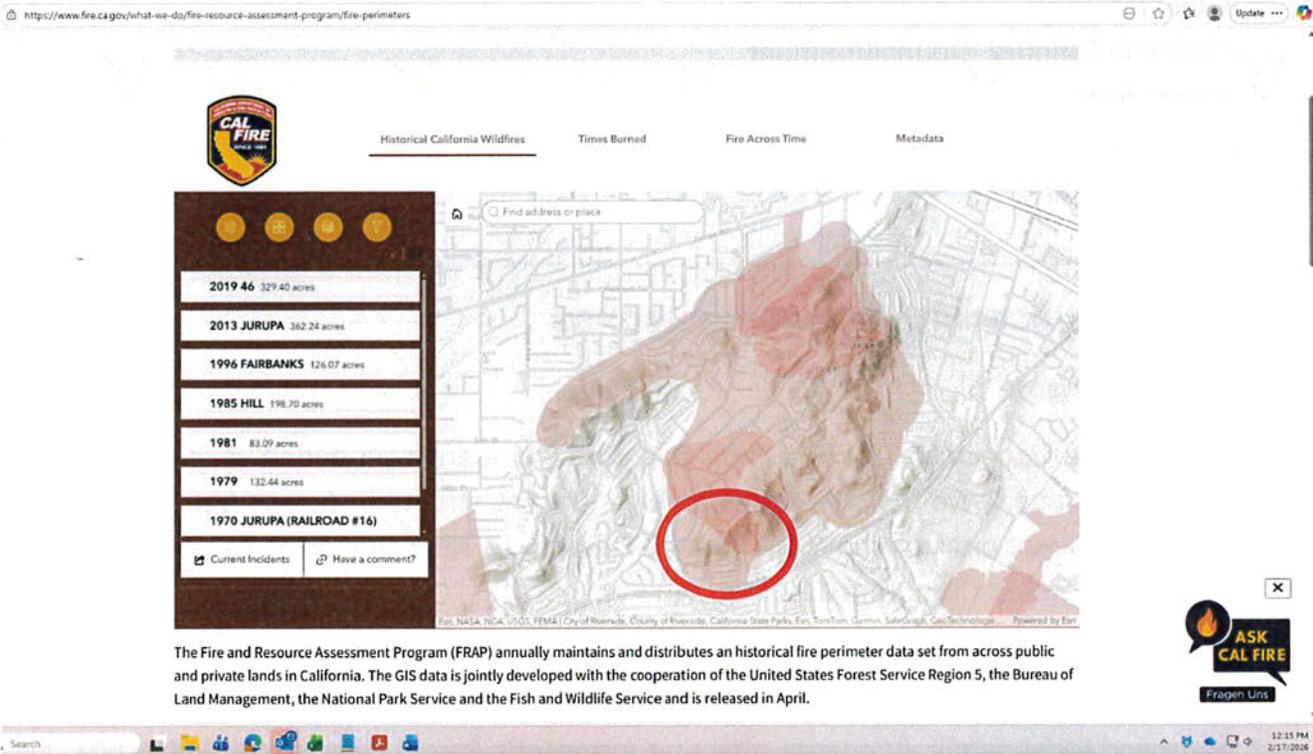
Our concerns are not speculative. They are grounded in objective data, historical fire activity, utility risk assessments, topographical conditions, and applicable fire and transportation safety standards.

I. FIRE HAZARD DESIGNATION AND RISK CONDITIONS

A. CAL FIRE - Fire Perimeter Classification

As of February 18, 2026, CAL FIRE's publicly accessible Fire Perimeter Map continues to depict Canyon Terrace Drive and the subject parcels within a **High Fire Hazard Perimeter**.

This designation is material and directly relevant to land use decisions impacting life safety and emergency response planning, especially when taking into consideration topography and a cul-de-sac nature of the neighborhood.



https://www.fire.ca.gov/what-we-do/fire-resource-assessment-program/fire-perimeters

CAL FIRE
Historical California Wildfires | Times Burned | Fire Across Time | Metadata

2019 46	329.40 acres
2013 JURUPA	382.24 acres
1996 FAIRBANKS	126.07 acres
1985 HILL	198.70 acres
1981	83.09 acres
1979	132.44 acres
1970 JURUPA (RAILROAD #16)	

Current Incidents | Have a comment?

Find address or place

ASK CAL FIRE
Fragen Uns

The Fire and Resource Assessment Program (FRAP) annually maintains and distributes an historical fire perimeter data set from across public and private lands in California. The GIS data is jointly developed with the cooperation of the United States Forest Service Region 5, the Bureau of Land Management, the National Park Service and the Fish and Wildlife Service and is released in April.

12:15 PM
2/17/2026

B. Southern California Edison (SCE) Fire Risk Classification

Southern California Edison continues to treat the area as a **High Fire Risk Zone**, as evidenced by:

- Approximately Fourteen (14) Public Safety Power Shutoff (PSPS) events and warnings within the past three years, with a nearly week-long power outage in 2025 attributable to wildfire risk mitigation protocols.

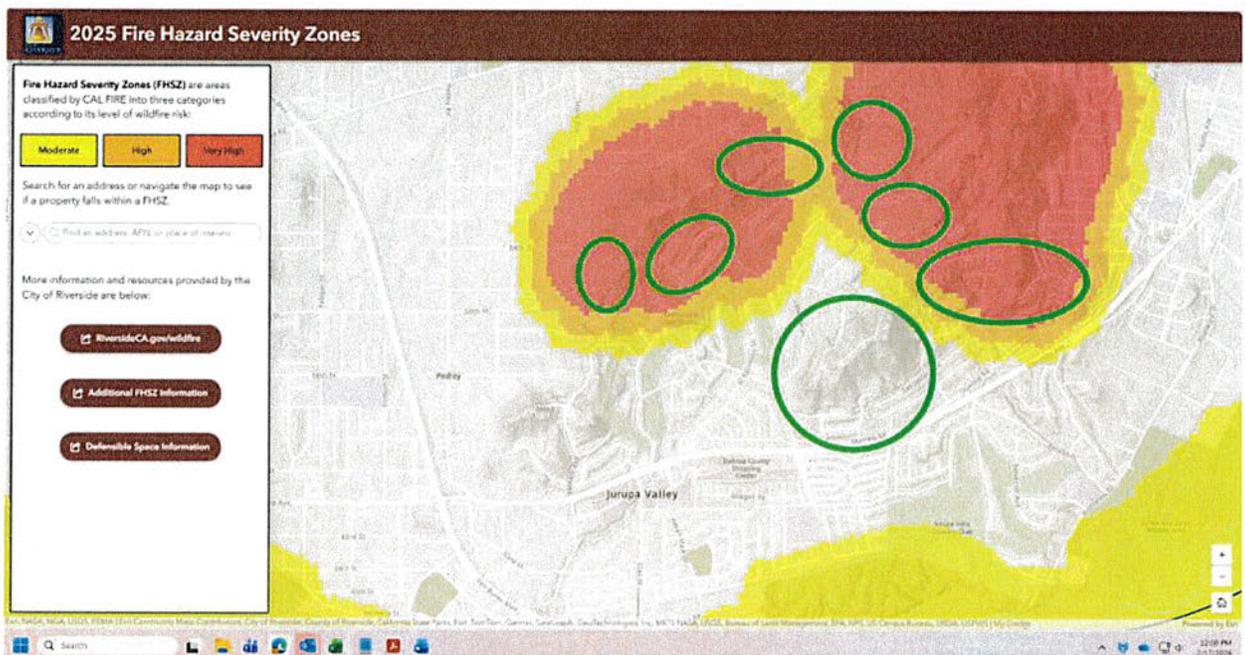
These utility determinations are risk-based and independently confirm elevated fire danger conditions in the subject area.

C. Inconsistencies in 2025 Fire Hazard Severity Zone (FHSZ) Mapping

For decades, the neighborhood was classified as a **High Fire Hazard Severity Zone (FHSZ)**.

In March 2025, updated maps reclassified the area from “High” to “No Hazard.” This reclassification raises serious and unresolved concerns for the following reasons:

1. Adjacent hillside communities — including Lakeside Drive, Ridgeline Drive, Sundance Drive, and Pebblewood Court — remain designated as “Very High.”



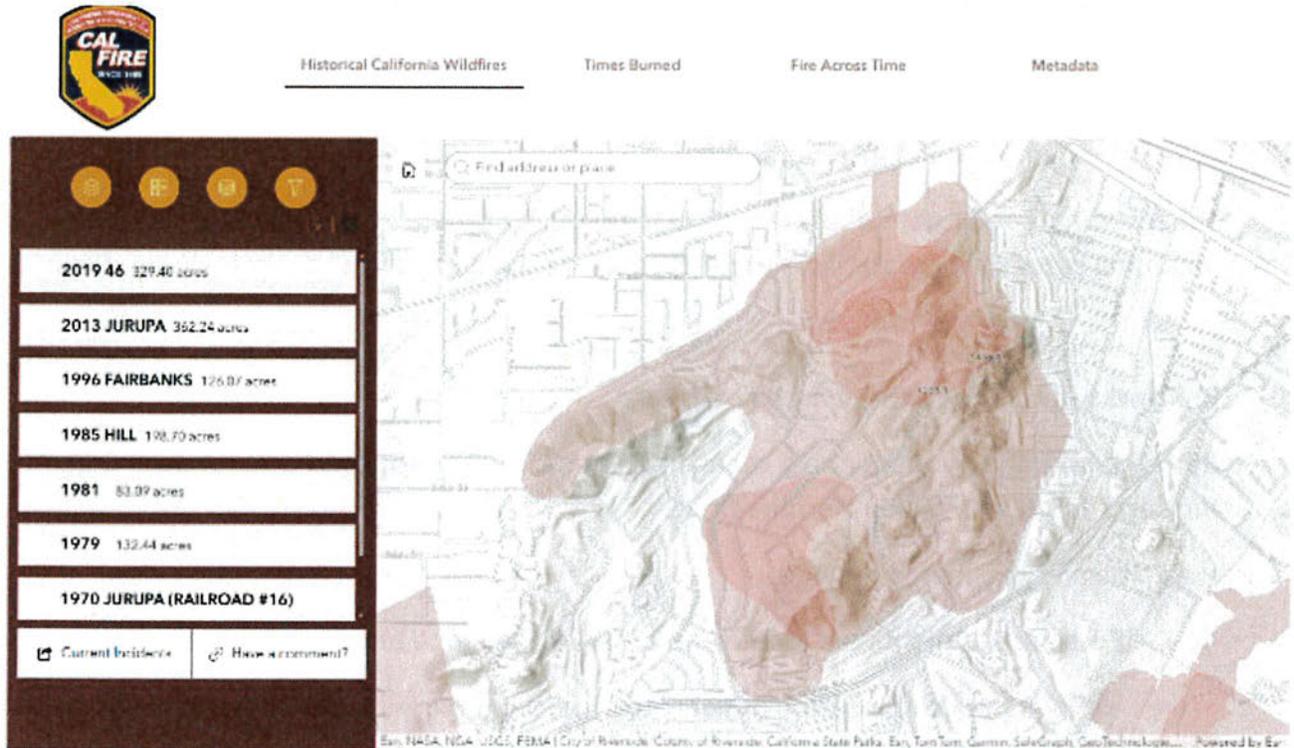
Document from the California Department of Forestry and Fire Protection (CAL FIRE) website, updated in March 2025, depicting our community as designated within both High and Very High Fire Hazard Severity Zones. The image identifies nearby communities with similar terrain, vegetation, slope gradients, and fire history (circled in green with a red background) that remain designated as High to Very High Fire Hazard Severity Zones. In contrast, our community (circled in green without a red background) is not designated within a fire hazard severity zone.

2. These neighborhoods share materially similar:
 - o Terrain characteristics
 - o Vegetation density
 - o Slope gradients
 - o Historical fire exposure
3. Canyon Terrace Drive is situated on a southwestern-facing slope historically subject to intensified Santa Ana wind patterns and wind tunneling effects.
4. CAL FIRE's Fire Perimeter Map continues to depict the subject parcels within a High Fire Hazard Perimeter.

A formal appeal has been submitted to Riverside County Fire Chief Robert Fish requesting reassessment of the downgrade, as residents respectfully question whether the FHSZ reclassification was conducted with sufficient environmental, wind-pattern, and topographical analysis.

D. Documented Fire History

Although mapping tools may prioritize large-scale wildfire events, the hillside has experienced multiple documented fire incidents, including:



- A 2003 fire event
- A 2018 wind-driven fence fire
- A 2024 fire incident

The absence of catastrophic structural loss is attributable to rapid emergency response and resident intervention — not the absence of hazard.

The pattern of recurring ignition events demonstrates persistent and material wildfire exposure risk.

II. EMERGENCY ACCESS AND EGRESS DEFICIENCIES

A. Fire Apparatus Access Requirements

California fire code standards for high-density, multistory residential structures generally require:

- Fire apparatus access roads on all sides of the structure; and
- A minimum unobstructed width of approximately 24–28 feet.

The current configuration of the proposed development raises substantial concerns regarding compliance with these requirements, as the access width is grossly insufficient.

B. Primary and Secondary Means of Egress

Both the primary and secondary means of egress for the proposed project discharge onto the same roadway: Canyon Terrace Drive.

Material safety concerns include:

- Both access points are located on a 16% grade slope and less than 50 feet apart.
- Neither entry/exit location appears to meet the minimum width standards applicable to high-density structures.
- The use of a single roadway for both ingress and egress during an emergency event significantly increases evacuation risk.

These conditions create foreseeable evacuation bottlenecks during wildfire events or other emergency scenarios.

C. Intersection Grade and Transportation Safety Standards

Both proposed access points form T-intersections along Canyon Terrace Drive, which is situated on a 16% grade.

According to:

- The California Highway Design Manual; and
- The American Association of State Highway and Transportation Officials (AASHTO) guidelines,

Approach grades at intersections should generally not exceed **6%**. Steeper grades:

- Impair stopping distance on downgrades
- Reduce vehicle acceleration capacity on upgrades
- Increase collision risk
- Complicate fire apparatus maneuverability
- Create hazardous evacuation conditions

While AASHTO acknowledges that geographic constraints may sometimes necessitate deviation, 6% remains the recommended maximum grade for safe intersection design.

The existing and proposed 16% grade materially exceeds this standard and presents a demonstrable safety concern.

III. Americans with Disabilities Act (ADA) Accessibility Concerns

The proposed configuration of pedestrian access along Canyon Terrace Drive raises substantial concerns under the **Americans with Disabilities Act (ADA)** and related accessibility standards. The project appears to rely on sidewalk infrastructure situated along a 16% roadway grade.

Under established ADA design standards:

- Accessible routes are limited to a maximum running slope of **5%**;
- Ramps are limited to a maximum slope of **8.33% (1:12 ratio)**;
- Cross-slopes and transitions must maintain stable, level landings to ensure safe maneuverability.

A sidewalk running parallel to a 16% grade would materially exceed allowable ADA slope thresholds unless fully reengineered with compliant ramp segments, landings, and grading modifications. The current configuration appears incompatible with these federally mandated accessibility requirements.

This issue is particularly significant given that the proposed development is intended to serve, among others, disabled veterans and mobility-impaired residents. Approval of a project design that fails to provide compliant accessible routes may expose the City and approving agencies to liability under federal civil rights law.

IV. Cul-de-Sac Configuration, Parking Deficiencies, and Emergency Access Impairment

For many residents inhabiting the end of the street, Canyon Terrace Drive functions as a single-access cul-de-sac with no secondary outlet. The proposed development would substantially increase residential density along this constrained roadway.

Based on the project's density and available on-site parking allocation, predictable overflow parking onto Canyon Terrace Drive and Camino Real is foreseeable. Such overflow conditions would:

- Narrow usable roadway width;
- Impair fire apparatus maneuverability;
- Obstruct emergency vehicle staging;
- Exacerbate evacuation bottlenecks during wildfire events; and
- Increase risk exposure in a high fire hazard environment.

In a wildfire or emergency scenario, roadway obstruction within a single-cul-de-sac configuration presents amplified life-safety risks due to the absence of alternative egress routes.

V. CONCLUSION AND REQUEST FOR REVIEW

Given:

- The continued CAL FIRE High Fire Perimeter designation,
- Independent SCE fire risk classification,
- Historical wildfire activity,
- Apparent emergency access deficiencies,
- Significant intersection grade deviations from recognized safety standards,
- Violation of Americans with Disabilities Act (ADA),
- Emergency access obstructions due to potential overflow parking at cul-de-sac portion of Canyon Terrace Drive,

The residents respectfully request:

1. Immediate project denial in current configuration.
2. A comprehensive independent fire safety review.
3. Verification of compliance with California Fire Code and emergency access requirements.
4. Re-evaluation of evacuation modeling under realistic wildfire conditions.
5. Formal explanation of the 2025 FHSZ downgrade and reconciliation with ongoing high-risk classifications.
6. Suspension of future project approvals pending resolution of these material safety concerns.
7. Once addressed, subsequent community review.

The issues raised herein implicate life safety, municipal liability exposure, and compliance with established state safety standards. The community seeks transparency, technical review, and lawful adherence to public safety obligations.

We appreciate your prompt attention to this matter.

Respectfully submitted,

Lukasz Czerwinski

On behalf of the Residents of Canyon Terrace Drive
Jurupa Valley, California

Maria Morris

From: Lukasz Czerwinski [REDACTED]
Sent: Thursday, February 19, 2026 3:00 AM
To: Brian Berkson; Maria Morris; Chris Barajas; Armando Carmona; Guillermo Silva; Veronica Sanchez
Cc: [REDACTED]
Subject: Today's City Council Meeting

Dear Mayor Berkson and Members of the Jurupa Valley City Council,

In light of the potential litigation referenced by the Department of Housing and Community Development, Division of Housing Policy Development, our community has made every effort to provide objective, fact-based evidence in response to Mr. David Zisser's letter dated June 24, 2025.

The letter states, in relevant part:

“First, to deny a housing development project for specific, adverse impacts on public health or safety, a local government must make written findings, based on a preponderance of evidence in the record, that there is a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions. In its denial resolution, the City does not demonstrate in its written findings that there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households. For example, for the Canyon Terrace pedestrian crossing, the City could condition its approval on sidewalk improvements. Doing so would likely mitigate any potential health or safety risks.”

With this framework in mind, the residents have carefully documented multiple public safety concerns supported by applicable codes, historical fire data, infrastructure limitations, and site-specific conditions. Our intention is not to create obstacles, but to ensure that any decision made by the City is supported by a complete and accurate record of material safety considerations.

We respectfully urge you and your legal counsel to give due consideration to the documented safety issues outlined in our submission. The evidence presented reflects substantial concerns regarding emergency access, evacuation capacity, and compliance with established public safety standards. Approval of the project in its current configuration may expose the City to legal and financial risk should it be determined that applicable state or federal safety standards were knowingly compromised.

We wish to reiterate that our community is not opposed to affordable housing. We recognize the critical need for safe and accessible housing opportunities for low- and moderate-income families and deeply respect the mission of organizations working toward that goal. Our position is focused specifically on

ensuring that this project, if approved, is configured in a manner that adequately protects both existing residents and future occupants.

Councilmember Carmona,

Our community recalls your public comments during prior City Council meetings expressing enthusiasm for this project and support for increased density. We respect your commitment to addressing housing needs within Jurupa Valley.

We sincerely hope that the detailed safety analysis and objective documentation provided have offered additional context for consideration. We respectfully ask that you carefully review the attached materials and stand with the community in prioritizing public safety by reconsidering the project in its current configuration.

We appreciate your time, your service to the City, and your thoughtful consideration of these concerns.

Sincerely,

Lukasz Czerwinski

On behalf of Concerned Residents of Canyon Terrace Drive, Helmcrest Drive, Mountain Shadow Drive, Winncliff Drive, and Skyview Road.