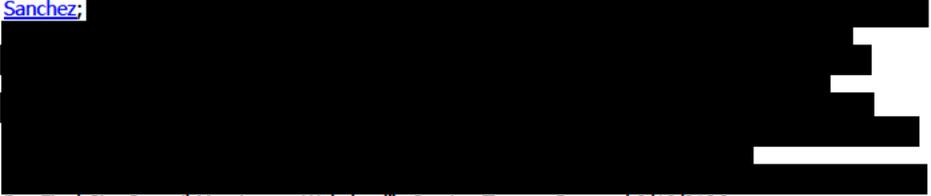


From: [Lukasz Czerwinski](#)
To: [Jerry and Kanya Chrisco](#)
Cc: [Julian Granada](#); [Maria Morris](#); [Brian Berkson](#); [Chris Baraias](#); [Armando Carmona](#); [Guillermo Silva](#); [Veronica Sanchez](#);

Subject: Re: Final City Council Meeting re. Wakeland's Camino Terrace Proposal 2/19/2026
Date: Monday, March 16, 2026 6:53:35 AM

Good morning Maria,

Could you please acknowledge the receipt of community's request below (email from Lukasz Czerwinski with 6 postulates to Mayor Berkson and City Council dated Mar 11, 2026, at 10:15 PM)?

Thank you,
Lukasz

On Thu, Mar 12, 2026 at 5:12 PM Jerry and Kanya Chrisco <thechriscos@gmail.com> wrote:
Dear Mayor Berkson and Jurupa Valley City Council,

Thank you for everything you do for Jurupa Valley. I would like to expand on concerns raised by my neighbors regarding the FHSZ maps for two purposes: protecting potential future residents of Camino Terrace Apartments and protecting our existing community (including the assisted living facility for older adults, Savant of Jurupa Valley).

On February 23, 2026, I spoke with Assistant Fire Marshal (AFM) Kylie Tillema by phone and later received a [follow-up email from her on February 26, 2026](#). I have also requested additional information from the State through the Director and Fire Chief of CAL FIRE regarding the development of the FHSZ maps. Specifically, I asked for the criteria used to move our area from a Very High Severity Zone and for the factors Riverside County's CAL FIRE used in its technical review to maintain our designation below Moderate Severity despite our historical classification and hazard characteristics. I have not yet received responses to these inquiries.

I would like to highlight several issues I have identified that I also raised with CAL FIRE, as they have implications for city planning and public safety.

First, AFM Tillema stated that the FHSZ map is used as "...a tool to guide development and help us ensure that we condition developments appropriately within Wildland-Urban Interface areas" (see attached email dated February 26, 2026). In the same email, she noted the following regarding the Camino Terrace project (emphasis added):

Later the maps changed and **the project is no longer in the applicable FHSZ** however no changes have been made to the site since the change (in other words, because they are no longer in a FHSZ the developer did not resubmit and ask to change the site to be less restrictive). **Some of the items**

conditioned are based on code requirements at the time of building plan submittal, so some of the Wildland-Urban Interface construction requirements may change.

This indicates that the Camino Terrace project **may ultimately be constructed under standards applicable to areas classified below Moderate Severity**. Because the physical and environmental characteristics of our area have not become less hazardous since the zone reclassification, this creates a risk that construction standards may not align with the site's actual fire hazard (see discussion below regarding the reliability of data used in the FHSZ mapping process).

Second, the following excerpt comes from an email I sent to CAL FIRE on March 10, 2026 ([see the full email string](#)). While reviewing the Fire Protection Plan submitted to the City and CAL FIRE by Wakeland—prepared by a Certified CEQA Wildland Fire Consultant—I identified the database likely used to assess fire severity hazards. I focused specifically on wind speed data because during my February 23, 2026 phone conversation, AFM Tillema explained that the Eaton Fire escalated due to hurricane-level wind speeds and used the Eaton Fire example as a tool to indicate our area would not be subject to the same issues (written documentation of the call is available upon request). However, the CAL FIRE weather station possibly used for this analysis is located in an area that experiences lower wind speeds than Jurupa Valley, particularly compared to our location. I have clearly documented that the weather station used for our area **dangerously underestimates wind speeds by over 100 mph**. Here is the excerpt:

... a resident received the Camino Terrace Apartments Fire Protection Plan, dated March 17, 2022, using a public data request. I found on page 5 it states, “Fire agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger.” The report goes on to state it uses the Clark RAWS. Thus, I accessed RAWS public-use dataset online and examined the nearest RAWS to our community's location. [Clark RAWS is indeed the closest, operable RAWS](#) (see the added marker on the linked map for our community's location in relation to Clark RAWS). However, it is 11 miles from my home, using a straight-line distance measured in Google Earth.

I compared the Clark RAWS data to some of the Visual Crossing data I provided in prior emails, the latter of which I previously documented uses a weather station approximately a mile from my home. When I did this, I found vastly different readings, which align with my experiences, my community's experiences, and with the geographical differences between the two areas. I will describe the findings below.

I cross-checked Visual Crossing with Clark RAWS historical data for many dates where we had higher winds and consistently found they differed. I would like to draw your attention to two that are typical of what I observed. The first is a lesser extreme wind event on January 22, 2022. According to Visual Crossing, the sustained wind was [20 mph with gusts of 63 mph](#) on January 22, 2022. Clark RAWS showed roughly similar mean [wind speeds of 25 mph](#) with **significantly lower maximum gusts of 41 mph**. Moreover, I also examined two dates with more extreme wind speeds that I cross-

referenced with my calendar as having events that occurred on incredibly windy days. The Visual Crossing data show November 11-12, 2022 saw [sustained wind speeds of 111 mph on the 11th with gusts of 134 mph on the 12th](#). Clark RAWS shows [mean wind speeds not exceeding 13 mph](#) on the 11th and [gusts of no more than 19 mph](#).

Third, the issues discussed above, along with the additional points contained in my attached email correspondence with CAL FIRE—which I ask that you review in full—provide strong evidence that the current FHSZ designation affecting my community, the proposed Camino Terrace Apartments site, and the assisted senior living facility Savant of Jurupa Valley on El Palomino warrants further review. All of these areas are currently classified as below Moderate Severity, despite the regular fires affecting them (e.g., Savant of Jurupa Valley experiences fires nearly every year immediately adjacent to its location) and characteristics in common with nearby Very High Severity zones.

Residents of these areas—my community, the proposed Camino Terrace Apartments, and Savant of Jurupa Valley—include individuals who fall within federally protected classes requiring heightened consideration, including veterans, persons with disabilities, persons of color, older adults, women, and/or children, etc. Approving a project while a significant public safety concern remains unresolved risks exposing these populations to harm, particularly if construction requirements are reduced after project approval, as CAL FIRE indicated may occur (see email dated February 26, 2026). **Once a project is approved and built under less restrictive standards, correcting those deficiencies later becomes extremely difficult.**

For these reasons, I respectfully request that these concerns be fully addressed prior to project approval to ensure the safety of future residents while also protecting our existing community and the residents of Savant of Jurupa Valley. Given how rapidly wildfires have spread in California in recent years—particularly under hurricane-force wind conditions—considering the risk to nearby communities is both reasonable and necessary.

Fourth, I want to reiterate that throughout my communications with various agencies and offices **I have consistently expressed support for affordable housing**, including at the intersection of Camino Real and Canyon Terrace. My concerns are not about the existence or planned development of affordable housing, but about ensuring that it is planned in a way that protects residents' safety and provides access to basic necessities.

I am concerned about this issue in part because of my own background. I grew up in extremely low socioeconomic conditions—for example, four people sleeping in one bed, living without indoor plumbing in a camping trailer, and showering outdoors using a solar bag. Affordable housing could have made a meaningful difference for my family. Because of this experience, I have taken a strong interest in this project and in ensuring that future residents are not placed in circumstances that create additional hardship or risk.

My concerns include logistical challenges that may limit residents' ability to access basic necessities—such as purchasing essential items like a blanket or accessing employment (see my letter dated November 16, 2025)—due to transportation limitations, as well as the potential safety risks associated with fire hazards at the site. I want to emphasize to the City Council that I support a project that provides adequate parking and transportation access, is ADA compliant, and incorporates protections appropriate for the fire risks that our area

faces.

I also want to acknowledge and commend the City's approval and planning of the affordable housing development at the corner of Camino Real and Jurupa. Based on its location and design attributes, it appears to incorporate the types of supportive features that my neighbors and I are requesting for the Canyon Terrace project (e.g., access to reasonable transportation). Ensuring similar standards across projects will help promote fairness, safety, and equitable treatment for residents, including those within federally protected classes.

Best,

Kanya Chrisco

[REDACTED]
[REDACTED]
[REDACTED]

On Wed, Mar 11, 2026 at 11:07 PM Julian Granada <juliangranada@jurupa.com> wrote:

Dear Mayor Berkson and Members of the City Council,

You may remember me from the recent council meetings where I spoke during public comment regarding the Camino Terrace project. My name is Julian Granada and I am a resident of Jurupa Valley. I appreciate the opportunity the Council has given residents to share our concerns throughout this process.

After reviewing the project materials and listening to the public hearings, I remain very concerned about the wildfire safety planning for this development. If you remember my public comments; this is my greatest concern as it even chokes me up talking about it.

One issue that stood out to me is that the fire protection analysis appears to assume wind speeds of about 60 miles per hour when modeling wildfire conditions. Anyone who has lived in this region knows that Santa Ana wind events often exceed that. We have all experienced conditions where winds are far stronger than 60 miles per hour during major fire weather events. Those are exactly the conditions when the most dangerous and fast moving fires occur.

Because of this, several residents have tried to better understand how

these wind conditions were factored into the fire protection analysis. In conversations that residents have had while asking questions about the project, it became clear that there may still be uncertainty about how extreme Santa Ana wind events were incorporated into the modeling assumptions. Given how important those wind conditions are to wildfire behavior in Southern California, it would be reassuring to many residents if the wildfire modeling assumptions and wind scenarios were reviewed carefully to ensure they reflect the kinds of conditions we actually experience here.

Another concern involves how wildfire behavior is evaluated on steep terrain. Fires on slopes are widely known to travel faster and more aggressively as heat rises uphill and preheats vegetation above the flame front. The hillside conditions surrounding this project area make this an important factor that deserves careful consideration.

There are also concerns about ember driven fire spread. Many of the most destructive fires in California spread through embers that travel ahead of the flame front and ignite new fires. Our own hillside has already experienced a recent fire that was started by wind carried embers. Because of that history, it is important that the fire protection planning fully account for ember exposure and not only direct flame spread.

Another issue raised by residents is that portions of the fire safety planning appear to rely on vegetation conditions being maintained on neighboring parcels outside the project boundary. Long term vegetation maintenance on land that is not controlled by the project itself can be difficult to guarantee over time, and this raises questions about how those assumptions are being incorporated into the safety analysis.

I also want to respectfully ask the City to continue looking closely at the recent Fire Hazard Severity Zone reclassification that reduced the fire hazard level in this area. Many residents were surprised by that change and appeals have already been submitted asking for a review. Under

California law, CAL FIRE develops the Fire Hazard Severity Zone maps and has the authority to revise or increase those classifications if updated analysis shows a greater level of wildfire hazard. Local governments can also request that CAL FIRE reevaluate an area or adopt stricter hazard classifications when local conditions justify it. Because the safety analysis for this project relies in part on that designation, it would be appropriate for the City to encourage CAL FIRE to take another careful look at whether the current classification accurately reflects the wildfire risk in this neighborhood.

I understand that there has been discussion about state housing laws such as AB 2162 and the Housing Accountability Act. As residents we also understand that these laws do not completely remove the City's responsibility to evaluate real public health and safety concerns. Local governments still retain the ability to apply objective safety standards and to address situations where a project could create a specific and serious risk to public health or safety.

I would also respectfully note that when serious safety concerns are raised and clearly documented in the public record, it is important that they receive thorough review. Ensuring that those concerns are carefully evaluated before a final decision is made helps protect both the residents of the community and the City itself.

My hope is simply that the Council takes the time to make sure that the fire safety analysis, evacuation access, and hazard classification truly reflect the real conditions our community faces.

We all want responsible housing and a safe community at the same time. I respectfully ask that these issues receive careful attention before any final decisions are made regarding the Camino Terrace project.

Thank you for your time and for your service to the residents of Jurupa Valley.

Sincerely,

Julian Granada

Jurupa Valley Resident

On Mar 11, 2026, at 10:15 PM, Lukasz Czerwinski
<czerwinski@jurupa-valley.com> wrote:

Dear Mayor Berkson,

As indicated in my last week's e-mail, I am writing on behalf of concerned community members to address the summary of 14 public safety code violations as well as several statements made by the City Attorney, Mr. Peter Thorson, during his closing remarks.

The community believes that additional legal and procedural considerations remain available to the City prior to rendering a final decision, and that several significant public concerns raised during the 2/19/2026 hearing were not addressed in the summary provided by Mr. Thorson to the City Council.

1. Potential Litigation by Wakeland and the State (HCD)

Mr. Thorson indicated that there was a high probability that Wakeland Housing and Development, potentially in coordination with the California Department of Housing and Community Development (HCD), would initiate litigation against the City of Jurupa Valley.

Community's fact-check review and legal assessment suggest that such a conclusion is not necessarily supported by the current record. The two HCD technical correspondence letters referenced by Mr. Thorson - dated April 24, 2025 and June 24, 2025 - assert that the project qualifies as a "use by right" under AB 2162. However, at the time those letters were issued, the City had not yet presented the numerous public health and safety concerns that have since emerged through the public hearing process. Those letters have no legal merit as of now.

As of the December 18, 2025 and February 19, 2026 hearings, multiple potential violations of applicable public health and safety standards have been identified by community members and subject-matter professionals. To date, Wakeland has not demonstrated feasible or adequate mitigation measures addressing these concerns. Under AB 2162, projects may be denied where there is a demonstrable conflict with objective public health and safety standards. Accordingly, the legal certainty of a successful challenge under AB 2162 is far from established.

2. Estimated Cost of Litigation

Mr. Thorson further suggested that potential litigation would impose significant financial burdens on the City.

While litigation costs are always a relevant consideration, it is also important to recognize that municipalities commonly maintain general liability and public officials liability insurance policies that provide defense coverage in matters of this nature. Such policies frequently include insurer-provided counsel and predetermined deductibles, substantially limiting the direct financial exposure to the municipality. As such, the presumption of extraordinary legal costs may not fully reflect the range of available risk-management mechanisms typically available to public entities.

3. Omission of Key Public Comments

The City Attorney's summary did not incorporate or address several substantive public comments presented during the February 19 hearing. These included concerns related to potential ADA compliance issues, highway safety manual violations, fire code considerations, and alternative site access configurations raised by multiple speakers - specifically the proposal to utilize ingress and egress from Camino Real while bypassing Canyon Terrace Drive. These issues were presented as objective safety considerations and warrant further evaluation.

4. Scope of the City's Legal Authority

The community also remains concerned that the legal analysis presented to the Council appeared to frame the City's authority as constrained primarily by state housing legislation. However, state laws - including AB 2162 and CA Gov Code 65651- do not override legitimate and demonstrable public health and safety concerns grounded in objective standards. Where such standards are implicated, local jurisdictions retain the authority to deny or require modification of a proposed development.

The community respectfully requests clarification regarding the **specific statutory provisions** that would allegedly expose the City to liability should it act to address documented safety concerns.

5. Wakeland's Declined Opportunity for Rebuttal

During the February 19th 2026 hearing, the project applicant was expressly provided an opportunity by the Mayor to respond to public testimony. Wakeland's CEO declined to utilize that opportunity. This fact was not reflected in the City Attorney's closing remarks.

Given the number and seriousness of the safety concerns raised during the hearing - including potential ADA compliance issues and other regulatory considerations - many residents found it deeply concerning that the applicant chose not to address these matters in an open public forum. Equally troubling is that the City Attorney did not consider the applicant's refusal to respond to be material to the Council's deliberations and therefore omitted it from his summary.

Furthermore, throughout the public hearing process related to the Camino Terrace proposal, Wakeland has repeatedly demonstrated a pattern of selectively addressing only those issues that were administratively convenient

while declining to meaningfully respond to several substantive public safety concerns raised by the community. These include, among others, fire code compliance issues, wildfire-related safety considerations, and ADA accessibility concerns. These unresolved matters were likewise absent from the City Attorney's final deliberative summary.

6. Fire Hazard Severity Zone (FHSZ) Reclassification Concerns

Finally, several speakers raised concerns regarding the 2025 Fire Hazard Severity Zone (FHSZ) reclassification affecting the project area. Community members presented evidence questioning the basis for the apparent two-level downgrade of fire severity within the neighborhood and noted that residents have submitted appeals to the Riverside County Fire Department and other agencies. These concerns, which may directly relate to the project's safety review, were not addressed during the City Attorney's summary or the final deliberation.

Notably, Mayor Pro Tem Chris Barajas was the only member of the Council to explicitly raise these concerns during his closing remarks. His statement acknowledged the seriousness of the FHSZ designation issue and the community's ongoing appeal regarding the reclassification. The community believes this issue warrants further legal and technical review, as it may materially affect the safety analysis applicable to the proposed development.

Given the complexity and significance of these legal and public safety issues, the community respectfully requests that the City consider obtaining an independent legal review or second opinion from outside counsel prior to issuing a final determination. The community believes that such additional review would help ensure that all relevant legal authorities and public safety considerations are thoroughly evaluated.

The residents of Jurupa Valley remain committed to constructive engagement with the City and appreciate the Council's continued attention to the safety and well-being of the community.

Respectfully,
Lukasz Czerwinski

On Thu, Mar 5, 2026 at 11:10 PM Lukasz Czerwinski

<czerwinski@jurupa-valley.com> wrote:

Dear City Council,

It was a pleasure to watch tonight's city council meeting online.

I have summarized the public safety concerns and comments from the February 19, 2026, public hearing, as well as the correspondence received leading up to that meeting. I hope this summary provides greater transparency and is easy to interpret (please see attached excel file).

I will send a follow-up email this weekend to address the city attorney's closing comments from the February 19 hearing, as we believe there are further options to be explored before final decision is made.

Thank you.

Best regards,

Lukasz Czerwinski