

Maria Morris

From: Pam Waller [REDACTED]
Sent: Monday, February 2, 2026 7:55 PM
To: Brian Berkson; Chris Barajas; Armando Carmona; Veronica Sanchez; Guillermo Silva; Rod Butler; Maria Morris; Laura Shultz; Arleen Pruitt; Uriel De La Torre; Christobal Rosales; Michael Flad
Subject: Land-Use Concerns and Support for RV & Self-Storage Proposal in Mira Loma

Dear Mayor and Members of the Jurupa Valley City Council,

I am writing to express concern regarding land-use decisions in Mira Loma and to urge consideration of a practical solution that directly addresses the impacts of rapid residential overdevelopment within our city.

The proposed RV and self-storage facility represents a low-intensity, compatible land use designed to meet an identified and growing need in Jurupa Valley. This project does not add residents, does not increase school enrollment, does not strain public utilities, and does not generate the daily traffic associated with residential or retail development. Instead, it provides a controlled, legal solution for RV and trailer storage that helps alleviate existing pressure on surrounding neighborhoods.

The need for this type of project is driven by the scale of residential development already approved in the surrounding area. The Vernola project alone introduces approximately 1,700 new homes, and if the Diversified Pacific project proceeds, it adds another 130 to more than 220 units, with the potential for even greater density. This growth is occurring in an area already experiencing congested streets, limited on-street parking, and a serious lack of storage options for both residents and local businesses.

At the current pace of development, Mira Loma will soon be hard-pressed to accommodate basic storage and legal parking needs. The consequences are already visible: RVs and trailers stored in residential neighborhoods, overcrowded streets, and increased traffic without corresponding infrastructure improvements. These are not hypothetical concerns they are existing conditions that will intensify as additional housing comes online.

This proposal is not an objection to housing. Housing is necessary. However, responsible planning requires acknowledging that growth must be supported by complementary uses and infrastructure that address its impacts. The proposed RV and self-storage facility fulfills that role by providing essential storage and parking capacity without introducing additional population or service demands.

From a land-use perspective, the site is appropriate for this type of development. It is removed from established residential neighborhoods, located near major transportation infrastructure, and suited for uses that can be designed to accommodate periodic stormwater flows without placing people at risk. The project avoids placing permanent structures in areas required for drainage conveyance and complies with all applicable local regulations.

In addition, this project keeps economic activity within Jurupa Valley. Without adequate local storage options, residents and businesses are often forced to use facilities outside the city, taking sales tax revenue, property tax revenue, and local spending with them. This facility ensures those dollars remain in

our community, supporting local jobs, strengthening the tax base, and contributing to municipal resources that benefit all residents.

In closing, this proposal does not exacerbate the challenges Jurupa Valley is facing it addresses them directly. It offers a responsible use of constrained land, relieves neighborhood impacts created by overdevelopment, and retains economic benefits that would otherwise leave the city. I respectfully urge the City Council to give this proposal serious and favorable consideration.

Thank you for your time and continued service to the Jurupa Valley community.

Sincerely

Pamela Waller

Resident