

February 5, 2026

**TO:** Members of the Jurupa Valley City Council

**RE:** PUBLIC HEARING TO CONSIDER MASTER APPLICATION (MA) NO. 20269: GENERAL PLAN AMENDMENT (GPA) NO. 21001, CHANGE OF ZONE (CZ) NO. 21001, TENTATIVE PARCEL MAP (TPM) NO. 39001, CONDITIONAL USE PERMIT (CUP) NO. 21001, AND SITE DEVELOPMENT PERMIT (SDP) NO. 21002 TO ALLOW A RECREATIONAL VEHICLE (RV) AND SELF-STORAGE FACILITY ON A 86.8-ACRE SITE LOCATED SOUTHEAST OF I-15 AND 68TH STREET (APNS: 152-060-006, 152-060-007, 152-070-008, 152-060-009, & 152-020-010).

In lieu of a spoken public comment at tonight's meeting, please accept this written statement on the above referenced matter.

The City of Jurupa Valley in the year 2015 started to create a General Plan (GP). A very well laid out plan was then adopted in 2017 that states "The 2017 General Plan will be the primary tool to guide the development and character of Jurupa Valley....". Additionally, it states "The 2017 General Plan focuses on preserving the small town character and the semi-rural equestrian nature of Jurupa Valley. This new emphasis is reflected in some of the new "big ideas" of the General Plan, including an "Equestrian Lifestyle Protection Overlay" that includes special land use and mobility provisions, expanded protection for residential areas to prevent conflicts with industrial land uses; and an emphasis on "Mobility Corridors" to help meet the needs of all travel modes and protect the area's semi-rural character, including pedestrians, bicyclists, equestrians and public transit users.". The GP is a guide to be used and applied in situations exactly like this.

The matters that stand out as a concern are the equestrian overlay, open space and floodplain, each having their own definitions and interplay into the resolutions before you. An equestrian overlay by definition is to protect and preserve and sometimes to promote a rural character within an urban setting. In most cases, these overlays supersede standard zoning regulations. Open space by definition is an area that is set aside and protected for conservation, recreation, etc. And a floodplain is rather self-explanatory; at some point it will flood.

Please understand that I do not live anywhere near the proposed development site. I am not a horse owner or part of the equestrian community in this city. I have no knowledge of the developer. I do have very serious concerns about the approval of the resolutions on this matter. The three issues of the equestrian overlay, open space conservation and floodplain should be enough to cause the council to deny these resolutions. This area was given these designations for a reason and those reasons should not be ignored.

As a person that wants to see responsible development of land in the city and the city to prosper economically, land use and designations such as those already applied to the parcels should not be disregarded just for the sake of development. I respectfully request that the council consider these issues in discussion of the resolutions and ultimately vote NO on the three resolutions before you this evening.

Thank you for your time and consideration of my comments on these matters.

Maureen McCormick