



Supplemental Staff Report

DATE: FEBRUARY 19, 2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ROD BUTLER, CITY MANAGER
BY: JOE PEREZ, ASSISTANT CITY MANAGER / COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: AGENDA ITEM NO. F
**RESOLUTION OF DENIAL FOR I-15 SELF STORAGE PROJECT
(MA20269)**

RECOMMENDATION

That the City Council adopt Resolution No. 2026-11 entitled:

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), CHANGE OF ZONE APPLICATION NO. CZ 21001 TO CHANGE THE ZONE OF A PORTION OF THE SITE FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) THAT SOUGHT TO PERMIT THE DEVELOPMENT OF 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, AND 152-020-010) (MA NO 20269)

SITUATION

On February 16, 2026 Staff received an email from the attorney for the Applicant objecting to the findings for denial of the Temporary Parcel Map 39001 for the Project. The City Attorney reviewed the objections and determined that the findings are adequate but recommends additional language in Section 3(j) to confirm the Council's intent. The changes are marked with underline and strike out in Attachment 2.

Prepared by:



Joe Perez
Assistant City Manager/Community
Development Director

Reviewed by:



Susan Paragas
Finance Director

Reviewed by:



Peter M. Thorson
City Attorney

Submitted by:



Rod B. Butler
City Manager

Reviewed by:



Michael Flad
Assistant City Manager

Attachment:

1. Revised Resolution No. 2026-11
2. Revised Resolution No. 2026-11 with changes marked



RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), CHANGE OF ZONE APPLICATION NO. CZ 21001 TO CHANGE THE ZONE OF A PORTION OF THE SITE FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) THAT SOUGHT TO PERMIT THE DEVELOPMENT OF 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, AND 152-020-010) (MA NO 20269)

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. **Project.** Steve Galvez (the “Applicant”) has applied for Master Application No. 20269 (“MA” No. 20269) which consists of 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 permit the development of 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, and 152-020-010) (the “Project”). Although the Project site is 86.8 acres in size, the RV and self-storage facility would have only operated on 14.27 acres of the Project site. The remainder of the Project site would remain open space.

(a) The Applicant sought approval of General Plan Amendment No. 21001 to amend the General Plan land use designation of a 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) as shown on Exhibit “A.”

(b) The Applicant sought approval of Zone Change No. 21001 to rezone an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP), as shown on Exhibit “B.”

(c) The Applicant sought approval of Tentative Parcel Map No. 39001 for the creation of a two-lot commercial subdivision.

(d) The Applicant sought approval of Conditional Use Permit No. 21001 to permit the construction of a mini-warehouse (commonly known as self-storage) in the C-1/C-P zone.

(e) The Applicant sought approval of SDP No. 21002 to establish recreational vehicle storage in the C-1/C-P zone and monumentation signage.

Section 2. **Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for Master Application (MA) No. 20269 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On July 9, 2025, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the July 9, 2025 hearing, the Planning Commission provided direction to staff to prepare a resolution approving the Project. On August 13, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing and did not receive any public comments. Because Commissioners Newman and Rosales were absent on August 13, 2025 meeting, the Planning Commission continued the hearing to August 27, 2025 to allow the opportunity for a majority vote on the Project.

(c) On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025 to allow for the re-circulation of the Mitigated Negative Declaration.

(d) On November 12, 2025, the Planning Commission held a continued public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on the Project. At the conclusion of the November 12, 2025 hearing, the Planning Commission closed the public hearing, and adopted Resolution 2025-20 by a 3-2 vote recommending that the City Council approve the Project.

(e) On February 5, 2026, the City Council held a duly noticed public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the proposed Project. At the conclusion of the February 5, 2026 public hearing, the City Council denied the Project by a 5-0 vote.

(f) Under Section 15270 of the State CEQA Guidelines (14 CCR § 15270), the California Environmental Quality Act (“CEQA”) does not apply to projects which a public agency rejects or disapproves. This section shall not relieve an applicant from paying the costs for a CEQA document such as an initial study, mitigated negative declaration or the mitigation monitoring and reporting program prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

Section 3. **Legislative Findings.** The City Council of the City of Jurupa Valley does hereby further find, determine and declare that:

(a) Retaining the current General Plan land use designation of OS-R (Open Space Recreation) for the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

(b) Amending the General Plan land use designation of the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) would be adverse to the health, safety and general welfare of the City and its residents.

(c) Retaining the current Zone of Watercourse, Watershed, and Conservation Areas (W-1) for an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

(d) Rezoning an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP) would be adverse to the health, safety and general welfare of the City and its residents.

(e) Open space, watercourse, watershed, and conservation areas are valuable assets and resources of the City and its residents. The Property is adjacent to the Santa Ana River and its open space areas.

(f) There are many parcels in the City designated for commercial uses by the General Plan and the Zoning Map to meet the needs of the residents of the City.

(g) The proposed General Plan Amendment involves a change, in or conflict with, the Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component designations in the General Plan.

(h) The proposed General Plan Amendment would not contribute to the purposes of the General Plan and would be detrimental to them.

(i) The proposed General Plan Amendment is not required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the City.

(j) The proposed Tentative Parcel Map cannot be approved unless the General Plan Amendment and Zone Change for the Project are first approved because it is not consistent with the existing General Plan land use designation for the properties.

1) The proposed Tentative Parcel Map is part of an integrated Application including the General Plan Amendment, Zone Change, Conditional Use Permit and Site Development permit that is designed to create a new 11.556 acre parcel to be used for commercial retail purposes, including a self-storage facility.

2) As stated in Sections 3(a) through (g) above, the City Council finds that amending the General Plan land use designation of the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) and rezoning the 11.556-acre site from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP) would be adverse to the health, safety and general welfare of the City and its residents and that retaining this land use designation and zoning is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

3) Creation of the new 11.556 acre parcel would divide property ownership and responsibilities for maintenance of the open space, watercourse, watershed and conservation areas.

(k) The Conditional Use Permit and Site Development Permit cannot be approved unless the General Plan Amendment and Zone Change for the Project are first approved.

Section 4. **Denial of Master Application No. 20269.** The City Council of the City of Jurupa Valley hereby denies Master Application No. 20269, which includes General Plan Amendment No. 20269, Change of Zone No. CZ 21001, Tentative Parcel Map No. 39001, Conditional Use Permit No. 21001, and Site Development Permit No. 21002. The Assistant City Manager/Director of Community Development, or his designee, is hereby directed to send a true, correct and complete copy of this Resolution to the Applicant at the Applicant’s address shown on the Application.

2-18-26

Section 5. **Certification.** The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 19th day of February, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris, CMC
City Clerk

2-18-26

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-11 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MARIA MORRIS
CITY CLERK

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DENYING GENERAL PLAN AMENDMENT 21001 (GPA21001) TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE SITE FROM OS-R (OPEN SPACE RECREATION) TO COMMERCIAL RETAIL (CR), CHANGE OF ZONE APPLICATION NO. CZ 21001 TO CHANGE THE ZONE OF A PORTION OF THE SITE FROM WATERCOURSE, WATERSHED, AND CONSERVATION AREAS (W-1) TO GENERAL COMMERCIAL (C-1/CP), TENTATIVE PARCEL MAP NO. 39001 (TMP 39001), CONDITIONAL USE PERMIT 21001 (CUP21001), AND SITE DEVELOPMENT PERMIT 21002 (SDP21002) THAT SOUGHT TO PERMIT THE DEVELOPMENT OF 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, AND 152-020-010) (MA NO 20269)

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES RESOLVE AS FOLLOWS:

Section 1. **Project.** Steve Galvez (the “Applicant”) has applied for Master Application No. 20269 (“MA” No. 20269) which consists of 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 permit the development of 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, and 152-020-010) (the “Project”). Although the Project site is 86.8 acres in size, the RV and self-storage facility would have only operated on 14.27 acres of the Project site. The remainder of the Project site would remain open space.

(a) The Applicant sought approval of General Plan Amendment No. 21001 to amend the General Plan land use designation of a 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) as shown on Exhibit “A.”

(b) The Applicant sought approval of Zone Change No. 21001 to rezone an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP), as shown on Exhibit “B.”

(c) The Applicant sought approval of Tentative Parcel Map No. 39001 for the creation of a two-lot commercial subdivision.

(d) The Applicant sought approval of Conditional Use Permit No. 21001 to permit the construction of a mini-warehouse (commonly known as self-storage) in the C-1/C-P zone.

(e) The Applicant sought approval of SDP No. 21002 to establish recreational vehicle storage in the C-1/C-P zone and monumentation signage.

Section 2. **Procedural Findings.** The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) The application for Master Application (MA) No. 20269 was processed including, but not limited to, a public notice in the time and manner prescribed by State law and Jurupa Valley Ordinances.

(b) On July 9, 2025, the Planning Commission of the City of Jurupa Valley held a duly noticed public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. At the conclusion of the July 9, 2025 hearing, the Planning Commission provided direction to staff to prepare a resolution approving the Project. On August 13, 2025, the Planning Commission of the City of Jurupa Valley held a public hearing and did not receive any public comments. Because Commissioners Newman and Rosales were absent on August 13, 2025 meeting, the Planning Commission continued the hearing to August 27, 2025 to allow the opportunity for a majority vote on the Project.

(c) On August 27, 2025, the Planning Commission held a public hearing and continued this item to November 12, 2025 to allow for the re-circulation of the Mitigated Negative Declaration.

(d) On November 12, 2025, the Planning Commission held a continued public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on the Project. At the conclusion of the November 12, 2025 hearing, the Planning Commission closed the public hearing, and adopted Resolution 2025-20 by a 3-2 vote recommending that the City Council approve the Project.

(e) On February 5, 2026, the City Council held a duly noticed public hearing on the Project at which time all persons interested in the Project had the opportunity and did address the City Council on the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the proposed Project. At the conclusion of the February 5, 2026 public hearing, the City Council denied the Project by a 5-0 vote.

(f) Under Section 15270 of the State CEQA Guidelines (14 CCR § 15270), the California Environmental Quality Act (“CEQA”) does not apply to projects which a public agency rejects or disapproves. This section shall not relieve an applicant from paying the costs for a CEQA document such as an initial study, mitigated negative declaration or the mitigation monitoring and reporting program prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

Section 3. **Legislative Findings.** The City Council of the City of Jurupa Valley does hereby further find, determine and declare that:

(a) Retaining the current General Plan land use designation of OS-R (Open Space Recreation) for the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

(b) Amending the General Plan land use designation of the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) would be adverse to the health, safety and general welfare of the City and its residents.

(c) Retaining the current Zone of Watercourse, Watershed, and Conservation Areas (W-1) for an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

(d) Rezoning an approximately 11.556-acre site (APN 152-060-006 & 152-060-007) from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP) would be adverse to the health, safety and general welfare of the City and its residents.

(e) Open space, watercourse, watershed, and conservation areas are valuable assets and resources of the City and its residents. The Property is adjacent to the Santa Ana River and its open space areas.

(f) There are many parcels in the City designated for commercial uses by the General Plan and the Zoning Map to meet the needs of the residents of the City.

(g) The proposed General Plan Amendment involves a change, in or conflict with, the Riverside County Vision, General Planning Principles set forth in General Plan Appendix B, or Foundation Component designations in the General Plan.

(h) The proposed General Plan Amendment would not contribute to the purposes of the General Plan and would be detrimental to them.

(i) The proposed General Plan Amendment is not required to expand basic employment job opportunities (jobs that contribute directly to the city's economic base) and that would improve the ratio of jobs-to-workers in the City.

(j) The ~~Conditional Use Permit~~[proposed Tentative Parcel Map, and Site Development Permit](#) cannot be approved unless [the General Plan Amendment and Zone Change for the Project are first approved because it is not consistent with the existing General Plan land use designation for the properties.](#)

[1\) The proposed Tentative Parcel Map is part of an integrated Application including the General Plan Amendment and, Zone Change, Conditional Use Permit](#)

and Site Development permit that is designed to create a new 11.556 acre parcel to be used for commercial retail purposes, including a self-storage facility.

2) As stated in Sections 3(a) through (g) above, the City Council finds that amending the General Plan land use designation of the 11.556-acre site (portions of APNs 152-060-006 & 152-060-007) from OS-R (Open Space Recreation) to Commercial Retail (“CR”) and rezoning the 11.556-acre site from Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/CP) would be adverse to the health, safety and general welfare of the City and its residents and that retaining this land use designation and zoning is necessary and appropriate to preserve the health, safety and general welfare of the City and its residents.

3) Creation of the new 11.556 acre parcel would divide property ownership and responsibilities for maintenance of the open space, watercourse, watershed and conservation areas.

(k) The Conditional Use Permit and Site Development Permit cannot be approved unless the General Plan Amendment and Zone Change for the Project are first approved.

Section 4. **Denial of Master Application No. 20269.** The City Council of the City of Jurupa Valley hereby denies Master Application No. 20269, which includes General Plan Amendment No. 20269, Change of Zone No. CZ 21001, Tentative Parcel Map No. 39001, Conditional Use Permit No. 21001, and Site Development Permit No. 21002. The Assistant City Manager/Director of Community Development, or his designee, is hereby directed to send a true, correct and complete copy of this Resolution to the Applicant at the Applicant’s address shown on the Application.

[2-18-26](#)

Section 5. **Certification.** The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Jurupa Valley on this 19th day of February, 2026.

Brian Berkson
Mayor

ATTEST:

Maria Morris, CMC
City Clerk

[2-18-26](#)

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF JURUPA VALLEY)

I, Maria Morris, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Resolution No. 2026-11 was duly adopted and passed at a meeting of the City Council of the City of Jurupa Valley on the 19th day of February 2026, by the following vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MARIA MORRIS
CITY CLERK

Document comparison by Workshare 10.0 on Wednesday, February 18, 2026
11:31:59 AM

Input:	
Document 1 ID	iManage://RWGDM1/RWGIMAN1/3215841/1
Description	#3215841v1<RWGIMAN1> - Resolution Denying MA 20269, I-15 Self Storage
Document 2 ID	iManage://RWGDM1/RWGIMAN1/3215841/2
Description	#3215841v2<RWGIMAN1> - Revised Resolution Denying MA 20269, I-15 Self Storage 2-18-26
Rendering set	Standard no moves

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	16
Deletions	3
Moved from	0
Moved to	0
Style changes	0
Format changes	0
Total changes	19