

**Maria Morris**

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**From:** Dave Para [REDACTED]  
**Sent:** Thursday, February 19, 2026 3:12 PM  
**To:** Reynaldo Aquino; Erika Soriano  
**Cc:** Rod Butler; Joe Perez; CityClerk-WebContact  
**Subject:** Support for Resolution No. 2026-11 – Denial of GPA21001 / MA20269

Honorable Mayor and Council Members:

I am writing as a resident to express my support for Resolution No. 2026-11 denying General Plan Amendment 21001 and related entitlements associated with MA20269.

The Council's action is consistent with the February 2024 adopted General Plan and is supported by the Plan's Land Use, Conservation and Open Space, and Economic Sustainability elements. The denial preserves internal consistency within the General Plan and advances adopted public health, safety, and welfare objectives.

### **1. Protection of the Santa Ana River Corridor and Open Space Designations**

The General Plan identifies the Santa Ana River as:

"a significant recreational, habitat, and visual resource" that offers "outstanding value in the area of drainage, flood control, water conservation, and natural habitat conservation/restoration."

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The Plan explains that these functions are reinforced through recreation and open space designations and related policies.

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The subject property is adjacent to the Santa Ana River corridor. Retaining the OS-R (Open Space–Recreation) land use designation and W-1 zoning is consistent with the General Plan's express recognition of the River and associated open space areas as major environmental and community assets.

The Conservation and Open Space Element further provides that it:

"promotes public health and safety by redirecting development away from areas subject to geologic hazards, flooding, and fires."

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Maintaining OS-R and W-1 designations advances that adopted policy framework.

### **2. Internal Consistency of the General Plan**

The Land Use Element states that its goal is:

"to use land to maintain and enhance Jurupa Valley's unique, small-town character ... while promoting economic opportunities and prosperity for all."

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The adopted land use inventory identifies acreage designated as Open Space–Recreation (OS-R) as having no residential or commercial buildout capacity in the City's land use modeling framework.

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Converting designated OS-R land to Commercial Retail would alter the adopted land use structure and create tension between the Land Use and Conservation elements. The Council's finding that the proposed amendment conflicted with the General Plan's Foundation Component and policy framework is therefore supported by the Plan's integrated structure.

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Maintaining the existing designation preserves internal consistency, which is a fundamental requirement of general plan law.

### **3. Commercial and Economic Policy Context**

The General Plan designates substantial acreage for Commercial Retail, Commercial Tourist, Commercial Neighborhood, Business Park, Light Industrial, and Heavy Industrial uses.

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The Economic Sustainability Element discusses strategies to expand and diversify the City's economic base within the framework of these designated commercial and industrial areas.

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The General Plan Advisory Committee discussion identifies opportunity sites along established freeway and commercial corridors.

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Given the adopted land use inventory and identified commercial corridors, the Council's determination that converting OS-R land was not necessary to meet economic objectives is supported by the General Plan record.

**4. Public Health, Safety, and Welfare Findings**

Resolution No. 2026-11 finds that retaining the OS-R land use designation and W-1 zoning is necessary to preserve the health, safety, and general welfare of the City and its residents.

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Those findings align directly with the Conservation and Open Space Element's purpose of directing development away from environmentally sensitive and hazard-prone areas.

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The Council's action reflects a legislative determination grounded in adopted General Plan policy. Preserving designated open space adjacent to a significant river corridor is consistent with the City's adopted long-term planning framework.

**Conclusion**

The February 2024 General Plan represents the City's most current policy judgment regarding land use, conservation, and economic development. The Council's denial of GPA21001 maintains consistency with that adopted framework, protects identified environmental resources, and preserves the integrity of OS-R and W-1 designations.

For these reasons, I respectfully support Resolution No. 2026-11 and the City's decision to deny the requested General Plan Amendment and related approvals.

Respectfully submitted,

Dave Para

Resident of Riverbend Community, City of Jurupa Valley



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