

3/5/2026

Public Hearing A

Correspondence 2

**Maria Morris**

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**From:** Pam Waller [REDACTED]  
**Sent:** Monday, March 2, 2026 3:48 PM  
**To:** Brian Berkson; Chris Barajas; Armando Carmona; Veronica Sanchez; Guillermo Silva; Rod Butler; Michael Flad; Maria Morris; Laura Shultz; Arleen Pruitt; Uriel De La Torre; Christobal Rosales; George Ruiz  
**Subject:** Oppose Master Application No. 22248 – Protect District 2’s Rural and Equestrian Community

Mayor and Members of the City Council  
Jurupa Valley City Council  
City of Jurupa Valley

Dear Mayor and Members of the City Council,

I respectfully submit this email as my formal opposition to Master Application No. 22248, including Resolution Nos. 2026-14 and 2026-15 and Ordinance No. 2026-04, which would rezone approximately 33 acres from PUD-01 to PUD-02 and approve 232 residential units plus 24,000 square feet of commercial development under the proposed Wineville Marketplace Village Project.

I am sorry that I will not be able to attend this meeting, as I will be out of state. Please include this correspondence in the official record for the March 5, 2026 City Council Meeting, Agenda Hearing Item #A.

This decision is not a routine land use matter. It is a defining moment for District 2. Approval of this project would mark the beginning of the end of our semi-rural and equestrian community as we know it.

District 2 has long been defined by larger lots, open space, agricultural activity, and safe equestrian access. Residents deliberately chose this area for its rural setting and horse-friendly environment. The Equestrian Lifestyle Protection Overlay was intended to preserve trail connectivity, buffers, and compatible land uses. Rezoning from PUD-01 (low intensity) to PUD-02 (higher density mixed residential/commercial) introduces a level of development that conflicts with those protections and fundamentally alters community expectations.

Once higher density zoning is established, the rural framework that protects equestrian use is structurally weakened.

Limonite Avenue and Wineville Avenue already serve equestrian riders and horse trailers, school traffic, and daily commuters. Adding 232 homes and commercial activity will significantly increase daily vehicle trips, creating measurable safety risks for riders, pedestrians,

and schoolchildren. Increased congestion will also compromise emergency response times. These rural corridors were not designed to function as high-density circulation routes.

Additionally, the City is actively working to add a designated truck-route map to the General Plan's Mobility Element to meet state requirements, which will formally identify freight corridors through residential and rural areas and Limonite Ave is highlighted on that map. This further underscores that this roadway is already under pressure from increasing heavy vehicle use. Expanding residential and commercial density along a corridor that is simultaneously being positioned to accommodate more truck traffic compounds infrastructure wear, safety risks, and long-term roadway degradation.

Infrastructure concerns remain unresolved. Much of the surrounding area developed prior to modern standards. Roads, water lines, sewer systems, and fire infrastructure were not engineered for dense residential and commercial expansion. Critical questions remain regarding water pressure and fire suppression capacity, hydrant adequacy, sewer system flow capacity, and the timing of system inspections or upgrades. Approving rezoning without verified infrastructure readiness places existing residents at risk.

Local schools and public services will also feel the impact. An influx of hundreds of new residents will increase enrollment pressures, traffic congestion near campuses, and demand for emergency services. These consequences are foreseeable and long-term.

The Final Environmental Impact Report acknowledges significant and unavoidable impacts, including traffic congestion, noise, visual change, and loss of semi-rural character. Adoption of a Statement of Overriding Considerations would allow those impacts to proceed despite their acknowledged significance. When unavoidable impacts include degradation of safety and rural identity, approval sends a clear message about what is being prioritized.

Rezoning to PUD-02 also establishes a new development baseline. Under evolving state housing and CEQA streamlining laws, intensified zoning may limit future local discretion and accelerate additional high-density proposals. This project is not isolated it sets a trajectory. Incremental zoning changes compound over time, eroding open space, fragmenting trails, and steadily diminishing compatibility with equestrian and agricultural uses.

This is where Jurupa began. Our rural and equestrian community is what put Jurupa on the map. Long before development pressures, District 2 and the heritage of Mira Loma defined the identity of this City. Our open spaces, horse properties, agricultural roots, and semi-rural character are not incidental; they are foundational.

In closing, Mayor Berkson, Councilman Silva, Councilman Sanchez, and Councilman Barajas you owe it to District 2, the gateway to Jurupa Valley, to vote **NO** on any zone change associated with this project.

Councilman Silva you owe it to our community to vote **NO**. Leadership is not only about accommodating growth; it is about protecting the character, safety, and heritage of the residents who entrusted you with representation.

Do not allow this project to become the beginning of the end for a community that has preserved the equestrian and rural heritage of Mira Loma for generations.

Mira Loma deserves thoughtful leadership.

Mira Loma deserves protection.

Mira Loma deserves better.

Please do not let this project become the closing chapter in the story of the community that built Jurupa Valley from the very beginning.

Vote **NO** on the zone change.

Sincerely,

Pamela Waller

District 2 Resident