

3/5/2026
Public Hearing A
Correspondences 6

March 05, 2026

Public Comment – Opposition to PUD-02 Rezoning

Master Application No. 22248 (Wineville Marketplace Village Project)

Dear Mayor and Members of the City Council,

I am writing as a District 5 resident to respectfully oppose the requested rezoning from PUD-01 to PUD-02 associated with Master Application No. 22248 (Wineville Marketplace Village Project).

Although the project site lies within District 2, the implications of this rezoning extend beyond a single district. Changes to Planned Unit Development zoning establish precedent for how rural and semi-rural land uses may be treated throughout Jurupa Valley, including Districts 1 through 5.

After reviewing the staff report, a key planning concern becomes clear. The report itself acknowledges that residential development could already occur under the existing PUD-01 zoning and General Plan Medium High Density Residential designation. In fact, the report explains that baseline development could reach approximately 202 units, and that state density bonus laws could potentially allow additional units beyond that amount depending on project structure.

If comparable residential density may already be achievable under existing zoning frameworks and state housing law, then the policy justification for rezoning the property from PUD-01 to PUD-02 becomes unclear. Rezoning should not be undertaken lightly, particularly where the underlying General Plan already provides a pathway for residential development.

Additionally, the project site lies within the Equestrian Lifestyle Protection Overlay area, where compatibility with rural and animal-keeping uses is an important planning objective for the City. Increasing residential intensity through rezoning before the City completes its

ongoing evaluation of animal-keeping and rural overlay policies risks undermining those efforts.

Given that the site is located within the Equestrian Lifestyle Protection Overlay, any zoning change that increases residential intensity should be evaluated with particular caution to ensure that long-standing equestrian access, trail connectivity, and rural land-use compatibility are not incrementally eroded over time.

The Environmental Impact Report also identifies environmental impacts that remain significant and unavoidable, requiring adoption of a Statement of Overriding Considerations if the project is approved.

Finally, from a land-use governance perspective, approving a rezoning when the underlying General Plan and existing zoning framework already allow similar development potential raises questions of planning consistency and administrative necessity. Zoning changes should generally be supported by clear policy objectives rather than simply facilitating a particular project configuration.

For these reasons, I respectfully request that the Council deny the requested rezoning or continue the hearing until broader policy questions regarding rural land-use compatibility and animal-keeping protections are fully evaluated.

Thank you for your consideration and for your service to the residents of Jurupa Valley.

Respectfully,

Pete Delmatoff.

District 5 Resident

Jurupa Valley, California

Maria Morris

From: Elizabeth Torres <[REDACTED]>
Sent: Sunday, March 8, 2026 5:51 PM
To: Maria Morris
Subject: Re: Please Support Agenda Item Number 17A for Jurupa Valley

I'm sorry I just seen this email. This was not me who sent you that email. I don't know how they got a hold of my email and how they got a hold of it . So sorry for the inconvenience

Sincerely
Elizabeth Torres

On Tue, Dec 9, 2025, 9:12 AM Maria Morris <mmorris@jurupavalley.org> wrote:

Good morning,

Thank you for your correspondence. It will be distributed to the City Council and made part of the record.

Have a great day!!



Maria Morris, CMC | City Clerk

CITY OF JURUPA VALLEY T: 951.332.6464 ext. 172
8930 Limonite Avenue, Jurupa Valley, CA 92509

mmorris@jurupavalley.org | jurupavalley.org

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From: Liz Torrez -- via civiclick.com <constituent@civiclick.com>
Sent: Saturday, December 6, 2025 5:01 AM

Maria Morris

From: Karen Harrison [REDACTED]
Sent: Saturday, March 7, 2026 5:20 PM
To: Maria Morris
Subject: Vote NO on the PUB TWO proposal

Hello Mr. Morris,

Please listen to the Jurupa Valley community and vote NO on the PUB TWO

Keep our community PUB ONE

Regards,
Karen Harrison

[Yahoo Mail: Search, Organize, Conquer](#)