



## Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Jurupa area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Jurupa Land Use Plan, Figure 3, depicts the geographic distribution of land uses within the area. The Plan is organized around 24 area plan land use designations. These land uses derive from, and provide more detailed direction than, the four General Plan Foundation Component land uses: Agriculture, Rural, Open Space and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed uses in the Jurupa Area Plan represent a full spectrum of designations that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; and current zoning. The result of these considerations is shown in Figure 3, that portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Jurupa Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

## LAND USE CONCEPT



*The extensive heritage of rural living continues to be accommodated in areas committed to that lifestyle, and its sustainability is reinforced by strong open space and urban development commitment provided for in the RCIP Vision.*



*-RCIP Vision*

The Jurupa Area Plan provides for substantial areas devoted to rural and equestrian uses, as allowed by the Very Low Density Residential designation. The land use plan also allows for traditional urban residential densities as reflected by the Low Density and Medium Density Residential designations. Complementing these residential land uses are several Commercial Retail corridors, two Community Centers, several scattered Open Space-Conservation and Recreation areas, large chunks of Open Space-Conservation Habitat land in the Santa Ana River corridor and the Jurupa Mountains, and an abundance of employment opportunities within the Light Industrial and Business Park designations along Interstate 15, State Route 60, and Van Buren Boulevard. Mining uses are also identified within the Jurupa Mountains.

To help provide a focus for this entire sector of the County, the Community Center designation is applied at two strategic locations: adjacent to the Pedley Metrolink station on Limonite Avenue and Van Buren Boulevard, and within the