



- JUR 4.5 Provide special consideration for parking through the establishment of a shared parking program designed specifically for the Rubidoux Village Policy Area as outlined in the County Land Use Ordinance.
- JUR 4.6 Require projects adjacent to residential lots to provide mitigation measures so as to buffer the impacts of the commercial development from the residential uses. These mitigation measures shall include, but not be limited to, landscaping, noise berms, and operation hours.
- JUR 4.7 Permit modification of development standards stated in the design workbook for architectural features when a project applicant can demonstrate that, due to the design of the existing building(s) and/or structure(s), it would be infeasible architecturally or in engineering to incorporate the specific architectural design(s). Modifications shall be subject to the approval of the Director of the County Economic Development Agency, with the concurrence of the Planning Director.

Mission Boulevard

Vacant and/or aging buildings along with numerous vacant lots are scattered throughout many of the commercially designated commercial corridors in Jurupa, including those along Mission Boulevard in Glen Avon. This policy area is intended to facilitate optimum development of these infill properties and stimulate economic development of the communities served by Mission Boulevard.

Policies:



- JUR 5.1 Adhere to policies found in the Redevelopment Plan for the Jurupa Valley Project Area.
- JUR 5.2 Consider allowing the development of housing on vacant and underutilized nonresidential parcels along the Mission Boulevard corridor.
- JUR 5.3 Provide incentives for lot consolidation and other strategies to promote cohesive, unified planning of development.

Santa Ana River Corridor

The Santa Ana River is an integral part of the County’s multipurpose open space system. It includes the Santa Ana River Trail, a national recreation trail designated within this corridor that, if completed, will incorporate 110 miles of trail system from San Bernardino County in the north to Orange County in the south. Beyond that, it is the centerpiece of a massive, 2,650-square mile watershed that involves major portions of three counties. The river drains southwest toward Prado Dam, and serves as a prominent natural buffer between Jurupa and the Cities of Riverside and Norco. Several natural and channelized