



- 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



drainage courses connect with the river. In addition to their fundamental water related functions, these watercourses provide corridors through developed land and link open spaces together. Among other things, this is what allows wildlife to move from one open space to another without passing through developed land. The following policies preserves and protects this important watershed.

Policies:



JUR 6.1 Protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the Multiple Species Habitat Conservation Plans section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element.



A watershed is the entire region drained by a waterway that drains into a lake or reservoir. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include combinations of forests, glaciers, deserts, and/or grasslands.

The Santa Ana River watershed, which receives an average annual rainfall of about 13 inches, covers over 2,650 square miles of widely varying terrain.

JUR 6.2 Require development, where allowable, to be set back from the top of bluffs an appropriate distance in order to protect the natural and recreational values of the river and to avoid public responsibility for property damage that could result from soil erosion or floods.

JUR 6.3 Encourage future development that borders the Policy Area to design for common access and views to and from the Santa Ana River.

JUR 6.4 Minimize the disruption of sensitive vegetation and species.

JUR 6.5 Preserve areas subject to erosive flooding in a natural state.

JUR 6.6 Encourage recreation development, such as parks and golf courses, along the river banks above and out of erosive flooding areas.

JUR 6.7 Establish trails and related facilities for riding, hiking, and bicycling for the entire reach of the river connecting to the state- and nationally-designated Orange County and San Bernardino Santa Ana River trails and with the countywide system of trails.

JUR 6.8 Provide for recreational trail use under bridge structures crossing the river, where feasible.

JUR 6.9 Require private development along the river to provide for riding, hiking, and biking trails and for connection to the countywide system of trails.

JUR 6.10 Require the placement and design of roads to be compatible with the natural character of the river corridor.

JUR 6.11 Coordinate with the California Department of Transportation (CalTrans) on future freeway expansions to ensure compatibility with the natural character of the river corridor.



Santa Ana River in Jurupa







Prado Basin with I-91 in foreground

- JUR 6.12 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design, and landscaping to take advantage of the scenic character of the river and to avoid destruction of natural values.
- JUR 6.13 Discourage utility lines within the river corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the river.
- JUR 6.14 Prohibit recreational uses that restrict stream flows in the river in order that such flows will be adequate year round for the maintenance of fish and wildlife.
- JUR 6.15 Participate in the regional planning of the Santa Ana River through the Santa Ana River Watershed Planning Authority and the Santa Ana River Watershed Group.
- JUR 6.16 Require the replacement of ponds lost during the development of dairy lands.

Flabob Airport Influenced Policy Area

Flabob Airport has enjoyed a long and storied history in the Jurupa area, and continues to serve an important role providing aviation services and community events for local residents. In order to minimize land use conflicts with adjacent uses, much of the area surrounding the airport is designated as low density.

Policies:

- JUR 7.1 Should the airport discontinue flight operations, staff shall review the Flabob Study Area to determine appropriate amendments to the Jurupa Area Plan Land Use Map.
-  JUR 7.2 Each land use proposal within the imaginary approach surfaces areas or areas of additional safety concern, as depicted in the Flabob Airport Land Use Plan, shall be evaluated for its appropriateness within these hazardous areas.
-  JUR 7.3 Allow residential development with a 2-1/2 acre minimum lot size, agricultural uses, and limited industrial and commercial land uses within the areas of additional safety concern as indicated in the Flabob Airport Land Use Plan.
-  JUR 7.4 Require future construction in the vicinity of Flabob Airport to be consistent with County of Riverside Master Plan for Airports.
-  JUR 7.5 Enforce the Flabob Airport Land Use Plan within the airport influenced areas, as depicted on Figure 4, Policy Areas, and