



In addition to serving as the primary drainage channel for stormwater runoff from the Highgrove study area to the Santa Ana River, the Springbrook Wash also provides wildlife habitat and opportunities for wildlife movement. Riversidean Sage Scrub vegetation, as well as riparian vegetative communities, have been identified as likely to occur along the banks of the Springbrook Wash. Riversidean Sage Scrub vegetation also has been indicated on lands designated as Rural Mountainous in this Plan. Hilly or steeply sloping lands in Riverside County and other southern California counties are prime areas for the occurrence of coastal sage scrub vegetation. Certain protected wildlife species, including the coastal California Gnatcatcher, can inhabit coastal sage scrub vegetation.

The Area Plan includes policy language to ensure that future development applications would implement appropriate mitigation measures for wildlife habitat reduction that they cause. Also, plan policies prevent any undue alteration of the Springbrook Wash during the site preparation process. Furthermore, easements acquired during the development review process to implement regional multi-purpose trails, as depicted in the Trails and Bikeways Plan, will provide Highgrove residents future access to these natural features in as unspoiled condition as is practicable.

Community Plan Goals

Based on the above community concerns and issues, the following goals apply to the Highgrove community:

- a. To encourage a varied future pattern of development that will promote greater economic self-sufficiency in Highgrove.
- b. To identify existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property values.
- c. To enhance the Highgrove community's ability to respond to changing future development conditions through flexible planning policies within the Special Planning Area identified in Highgrove.
- d. To recommend future infrastructure improvements necessary to provide for adequate public facilities and services for the Highgrove Community Policy Area.
- e. To help sustain Highgrove's rural character as the community develops in the future.
- f. To safeguard the Box Springs Mountains and the Springbrook Wash from development impacts that would diminish their value as fish and wildlife habitat or as natural areas for public enjoyment.

Special Planning Area (SPA)

Special Planning Area (SPA) is an overlay designation applied to the eastern half of the Highgrove Community Policy Area. These lands stretch from Mount Vernon Avenue westward to the Gage Canal, and roughly from Mount Vernon Avenue eastward to the Box Springs Mountains. The vast majority of property owners within the Highgrove Agricultural Preserve # 1 have satisfied their contract terms to release their holdings from preserve status. Implicitly, these land owners have sought a different General Plan designation to be able to develop their property in urban uses. Given that the Hunter Park industrial area



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within the City of Riverside will be a major future employment generator for this vicinity, the adjacent unincorporated area has been identified as a good location for housing some of that potential work force.

The predominant current residential density between Michigan Avenue and Mount Vernon Avenue is 1/2 -acre size lots, the maximum allowable density in the absence of sewer service. The undeveloped areas of SPA south of Spring Street and immediately east of Mount Vernon Avenue would be included in the Very Low Density Residential Land Use Designation. In the future, if adequate sewer service, road capacity, and other infrastructure can be provided concurrently with the impacts of new development to support greater densities, then the project proponent can request such through a General Plan amendment.

The undeveloped areas of SPA further east of Mount Vernon Avenue are mostly bordered by Rural Mountainous designated lands to the north and to the south. A designation of Rural Residential, 5-acre-minimum, is proposed, a density that recognizes the development constraints of severe slopes and problematic drainage that exist at various locations. In the future, if adequate sewer service, road capacity, and other infrastructure can be provided concurrently with the impacts of new development to support greater densities, then the project proponent can request such through a General Plan and Foundation Component amendment.

The designation of this SPA overlay area simply indicates that it is not the intent of this plan to rule out future nonresidential development of unincorporated area parcels adjacent to the Hunter Park industrial area. Industrial, warehouse, or office uses are considered the most appropriate uses for property located with regional access and possessing job creation potential complementary to that of the Hunter Park area. In the future, developers assembling such parcels would need to provide focused studies addressing traffic, sewer service provision, and, as applicable, flooding issues, and would require the approval of a General Plan amendment. A project proponent can also request a future General Plan amendment for commercial uses in SPA, given evidence of sufficient demand to support it. Local serving commercial uses at an appropriate location could be a possible adjunct to a major future residential area.

Policies:

HAP 1.1 Development applications shall incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The intent is to provide visual and other buffering that will sustain the traditional rural sense of place that has long defined Highgrove.

HAP 1.2 Development applications shall include strategies for minimizing vehicle trips generated within a project's boundaries.

- a. Wherever possible, the developer shall provide on-site amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance.





- b. The developer shall link these amenities to scenic recreational and transportation corridors (local corridors designated in this plan's SPA policies offering multiple transportation and recreation options) in an effort to connect to known existing and planned area trip generators.
- c. In order to implement scenic recreational and transportation corridors and any regional trails proposed to connect thereto, development applicants shall provide easements for public access along a project's perimeter or within or along areas of the project otherwise traversed by rights-of-way dedicated to the public use.
- d. Designate the following as scenic recreational and transportation corridors:
 - (1) Pigeon Pass Road, from Mount Vernon Avenue to its terminus in the vicinity of the closed Highgrove Landfill.
- e. Development applications that incorporate designated scenic recreational and transportation corridors within their project boundaries shall construct or cause to be constructed the following recreational and transportation amenities for the use and enjoyment of the general public, according to current applicable Riverside County standards:
 - (1) A combination Class I bikeway and jogging trail.
 - (2) An equestrian path.
 - (3) Adequate vegetative or other buffering features between the above facilities to increase their attractiveness, to promote privacy, and to reduce any potential conflicts between uses.

HAP 1.3

Development applications that propose more intense residential uses than otherwise allowed at locations within the Rural Residential base category shown in the Highgrove Area Plan Land Use Plan, must satisfy the following, in addition to those policies specified under the appropriate residential density category above:

- a. If a project area is greater than 40 acres in size, then a specific plan application must be submitted.
- b. Near natural open space amenities like the Box Springs Mountains and the Springbrook Wash, clustering of dwelling units shall be encouraged to promote protection of scenic values and provision of recreational open space.



The minimum lot size to be allowed in a cluster development shall be 7,200 square feet.

- HAP 1.4 Development applications for commercial or industrial projects at locations within the Rural Residential base category shown in the Highgrove Area Plan Land Use Plan must satisfy the following requirements, in addition to those specified under the "Commercial" or "Industrial" policies described in the Local Land Use Policies section.
- a. The project shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the impacts on adjacent residential uses.
 - b. Approval of a General Plan and Foundation Component amendment is required.

General Policies

Administrative

Policies:

- HAP 2.1 The Land Use Plan associated with the Highgrove Community Policy Area determines the location, extent, density, and intensity of land uses.
- HAP 2.2 The Highgrove Community Policy Area constitutes a portion of the Riverside County General Plan. In addition to the Highgrove Community Policy Area, all countywide policies, objectives, programs, and standards in the Riverside County General Plan apply in the determination of General Plan consistency for a land use development proposal.
- HAP 2.3 Prior to approval of any proposed amendments that would permit more intense usage of a specific site, findings must be made that:
- a. The existing level of public facilities and services available to serve the project is adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future; and
 - b. The proposed land use designation is compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities.
- HAP 2.4 Continue collaborative jurisdictional efforts with surrounding jurisdictions for the long-range planning of the Highgrove community.