



important to pursuing an eventual connection to the Santa Ana River.)

- b. A Class II facility on Mount Vernon Avenue, from Main Street to Palmyrita Avenue.
- c. A Class II facility on California Avenue, from Center Street to the City of Riverside's incorporated limits.
- d. A Class II facility on Iowa Avenue, from Main Street to the City of Riverside's incorporated limits.
- e. A Class II facility on Main Street, from Michigan Avenue to Mount Vernon Avenue.
- f. A Class II facility on Michigan Avenue, from Main Street to Spring Street.
- g. A Class II facility on Spring Street, from Michigan Avenue to Mount Vernon Avenue.

HAP 4.5

Diamond-shaped warning signs indicating "Warning: Horse Crossing" or depicting the equivalent international graphic symbol shall be installed where practicable at locations where regional or community trails as described in the Highgrove Community Plan trails policies cross public roads with relatively high amounts of traffic. Priority should be given to Center Street, Pigeon Pass Road, and roadways with more than two striped lanes. At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle, and pedestrian (i.e., non-motorized) traffic.

Local Land Use Policies

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

Urban Residential Development

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of Medium High Density Residential (MHDR), Medium Density Residential (MDR), and Low Density Residential (LDR).

High Density Residential (HDR) includes medium to high density apartment development, ranging from 14 to 20 dwelling units per acre. HDR is not



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specifically allocated for any location within the Highgrove Community Policy Area.

MHDR includes four-plex residential and low to medium density apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet.

LDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The LDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, MDR, and LDR designations:

Policies:

- HAP 5.1 Additional HDR, MHDR, or MDR residential uses shall be located within Highgrove's western urban core. HDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. MHDR or MDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all HDR, MHDR, and MDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 HDR, MHDR, MDR, and LDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.

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- HAP 5.4 LDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All VLDR, LDR, MDR, MHDR, and HDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.
- HAP 5.6 All subdivisions proposing development at LDR, MDR and MHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- a. The project shall be located within one-half mile of a future Highgrove transit station site.
 - b. The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
 - c. The project's residential component shall have a maximum residential density of 20 dwelling units per acre (HDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights-of-way or other significant noise sources.
 - d. The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
 - e. Approval of a specific plan application is required.



Rural Density Residential Development

The suburban residential ranch style homes in Highgrove occur roughly between Michigan Avenue and Mount Vernon Avenue, providing shelter for people who enjoy aspects of a rural lifestyle with the convenience of close proximity to urban amenities. Within this suburban area is located the existing concentration of Very Low Density Residential (VLDR). VLDR allows residential development at densities ranging from 0.4 to 2 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 2 ½ acres down to about ½ acre.

The extent of Highgrove lying east of Mount Vernon Avenue is largely orange grove land where the topography is well-drained and slightly sloping. However, this long-standing rural area is also composed of lands with severe slopes or unusual drainage features. These features could be left in their existing state to help preserve the natural character of this part of Highgrove. If development is to incorporate such features, the Planning Department will require specific plan development applications for large development projects, to allow appropriate environmental and other analyses of project impacts. Rural Residential is an appropriate land use designation for the immediate future, given the area's lack of roads and other infrastructure. Rural Residential allows residential development at densities ranging from 0.1 to 0.2 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 10 acres down to 5 acres.

The following policies shall apply to all new development in VLDR and RR designations:

Policies:

- HAP 6.1 Adequate and available water resources must exist to meet the demands of the proposed land use. Water service shall be provided by the water distribution system of the Riverside Highland Water Company or by private wells. If private wells are to be utilized, water quality testing will be required by Riverside County.

- HAP 6.2 If sewer service is not available, subsurface sewage disposal systems may be utilized. Adequate soil percolation conditions must exist to meet the demands of the proposed land use. The preparation of a soils feasibility report which adequately evaluates soil percolation and/or a special feasibility boring report will be required in order for the County of Riverside to evaluate the adequacy of on-site soils for installation of subsurface sewage disposal systems.



Commercial

Policies:

- HAP 7.1 All commercial land uses must comply with the siting and access criteria for commercial uses included in the Land Use and Circulation Elements.
- HAP 7.2 Commercial development requires a full range of public services, including adequate and available circulation (including location on a paved road), community water service, sewage disposal, and utilities. Use of subsurface sewage disposal systems may be authorized by the County of Riverside; however, commercial facilities may be required to be connected to a community (District) sewer system if the County of Riverside determines that such connection is necessary to provide for the public life and property.
- HAP 7.3 The use of common driveways for ingress and egress shall be encouraged where feasible along the property lines of parcels planned for commercial development.
- HAP 7.4 Commercial land uses shall be designed to ensure compatibility with adjacent land uses.

Industrial

Policies:

- HAP 8.1 All new industrial land uses must comply with the siting and access criteria for industrial uses included in the Land Use and Circulation Elements.
- HAP 8.2 Industrial development shall be compatible with adjacent land uses. To achieve compatibility, industrial development projects may be required to include mitigation measures necessary to avoid or minimize project impacts on adjacent uses. Such mitigation may include muffler systems, insulation, block walls, berms, landscaping, additional setbacks and/or wall and landscaping combinations, or other requirements recommended in conjunction with any project-related noise and environmental studies.
- HAP 8.3 Night lighting is permitted for security purposes in industrial areas; however, such lighting shall be hooded and directed to avoid glare and direct illumination of adjacent properties. Night lighting shall comply with any applicable provisions of the Ordinance of the County of Riverside Regulating Light Pollution (Ordinance 655).



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- HAP 8.4 Development applications for industrial projects that are adjacent to Highgrove Elementary School or presumably near enough to impact it must satisfy the following requirements:
- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local streets shall be permitted.
 - b. No off-site parking along adjacent local streets shall be permitted.
 - c. Adequate pedestrian safety measures shall be incorporated into the development design.
 - d. An acoustical study shall be commissioned to identify any project impacts and appropriate mitigation measures to be implemented.
 - e. Adequate perimeter boundary treatments to enhance security and to promote attractive views of the project shall be provided.
- HAP 8.5 Development applications for industrial projects that are adjacent to residentially developed parcels must satisfy the following requirements:
- a. Vehicular access shall be limited to General Plan roadways. No access to adjacent local street segments primarily serving existing residential uses shall be permitted.
 - b. No off-site parking along adjacent local street segments primarily serving existing residential uses shall be permitted.
 - c. Any portion of the project's perimeter that is adjacent to existing residential uses shall be buffered with landscaping, berms, additional setbacks or other features necessary to reduce the visual or other impacts on those residential uses.
 - d. Adequate pedestrian safety measures shall be incorporated into the development design.
 - e. Project proponents shall commission noise and other appropriate environmental studies of impacts when a project site is adjacent to existing residential uses, or when the nature of the use proposed creates a presumption of such impacts.
- HAP 8.6 Development applications for industrial projects located easterly of the Union Pacific rail line and southerly from Center Street shall provide for the construction of Industrial



Collector roadways to provide access from such developments to Center Street and/or other higher classification roadways. Particular attention shall be given to the development of an Industrial Collector generally along the alignment of California Avenue between Center Street and the City of Riverside.

Open Space and Conservation

Rural Mountainous Areas

Policies:

HAP 9.1 Allowable land uses shall be as specified for Rural Mountainous in the Land Use Element of the Riverside County General Plan.

HAP 9.2 The minimum size for any new lot which falls entirely within the Rural Mountainous designation is 10 acres. In considering the division of properties smaller than 20 acres in area located partially within and partially outside the Rural Mountainous designation, the County of Riverside may approve creation of lots smaller than 10 acres in area which are partially within and partially outside the Mountainous Areas designation, provided that the building pad and access driveway for each such lot are located entirely outside the Rural Mountainous designation and entirely outside areas of 25% or greater slopes.

HAP 9.3 Any development proposal located within or partially within the Rural Mountainous designation must provide a slope analysis and a comprehensive soils report and percolation study in order to determine appropriate lot sizes, grading requirements, and locations of building pads, driveways, and access roads. Development applications located on the edge of the designation may be accompanied by more detailed topographic data to further define the 25% slope line.

Agricultural Areas

Policies:

HAP 10.1 In accordance with protections granted agricultural lands under the State's Williamson Act, the Highgrove Community Policy Area provides only future land use designations for cultivated land still encumbered by local preservation contracts (i.e., still within the Highgrove Agricultural Preserve), but does not and cannot provide a future zoning designation.

HAP 10.2 Agricultural land within the Highgrove Agricultural Preserve is restricted to those uses specified for "Agriculture" in the