



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



Land Use Element and Multipurpose Open Space Element of the Riverside County General Plan.

HAP 10.3 For agricultural areas which retain the "Agriculture" designation in the Highgrove Community Policy Area, allowable land uses shall be as specified for "Agriculture" in the General Plan Land Use and Multipurpose Open Space Elements..

Open Space-Conservation Areas

Policies:

HAP 11.1 Primary allowable land uses shall be open space and recreational uses. Limited resource development is permitted if allowed by park authorities.

OTHER POLICY AREAS

March Air Reserve Base-Influence Policy Area


The former March Air Force Base is located southwest of the Highgrove area and has a significant impact on development in the southern portion of the Highgrove area. This facility was established in 1918 and was in continual military use until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. The facility is now governed by a four-party Joint Powers Authority that has plans to transform March into a highly active inland cargo port. Much of its 6,500-acre expanse is dedicated to an active cargo and military airport. To accomplish this, a number of focused ordinances and policies guide land uses and development here. These policies are detailed in the General Plan of the March Joint Powers Authority and the March Inland Port Air Cargo Development Plan as well as in selected Federal Aviation Administration (FAA) documents. Their intent is to protect flight paths and minimize impacts to residents and employees of the affected area.

Policies:

HAP 12.1 Enforce provisions of the General Plan of the March Joint Powers Authority and the March Inland Port Air Cargo Development Plan as well as selected Federal Aviation Administration (FAA) regulations within the airport influenced areas as depicted on Figure 4, Policy Areas.

Specific Plans

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area

 *The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.*