



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.



being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in Highgrove, for the one specific plan area located within Highgrove. Policies related to any listed specific plan can be obtained at the Riverside County Planning Department.

Table 3: Adopted Specific Plans in Highgrove ¹

Specific Plan	Specific Plan #
Gateway Center	250

¹ Source: Riverside County Planning Department.