



Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Highgrove area, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character, and features of this unique area. The Local Land Use Policies section provides a host of policies to address those land use issues relating specifically to the Highgrove planning area.

LOCAL LAND USE POLICIES

Design Guidelines

With increasing growth and development pressures facing many unincorporated areas in western Riverside County, the County has previously identified the need to establish a set of specific design criteria for development in this area and throughout the Fifth Supervisorial District to ensure that quality development occurs in this portion of the County. In 2001, the County prepared and adopted the Design Standards and Guidelines for Development in the Third and Fifth Supervisorial Districts.

Policies:

HAP 13.1 Require development to adhere to standards detailed in the Design Standards and Guidelines for Development in the Fifth Supervisorial District.