

Arlington Heights Greenbelt History

Riverside Public Utilities Department

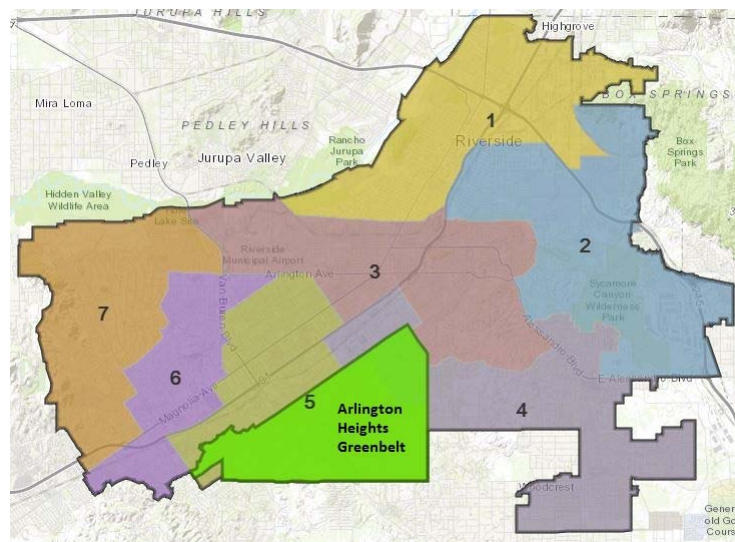
Agricultural Water Rates Task Force
May 24, 2018

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Arlington Heights Greenbelt Vicinity Map



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Greenbelt Area History

1. 1883 - City of Riverside incorporated.
2. Arlington Heights (Greenbelt) part of original City limits.
3. Currently Riverside's largest neighborhood
4. Covers portions of Wards 4 and 5
5. ~ 5,200 total acres in Arlington Heights
6. ~ 4,600 acres are preserved agricultural lands

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Greenbelt Citrus History

1. Parent Navel Orange Trees acquired from Brazil
2. Gage Canal was key factor in establishment of successful citrus industry
3. Abundance of available land and water, along with ideal soils and climate for Navel Orange species created thriving industry and economy
4. Area was largest navel orange producer in the world

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Greenbelt Water History

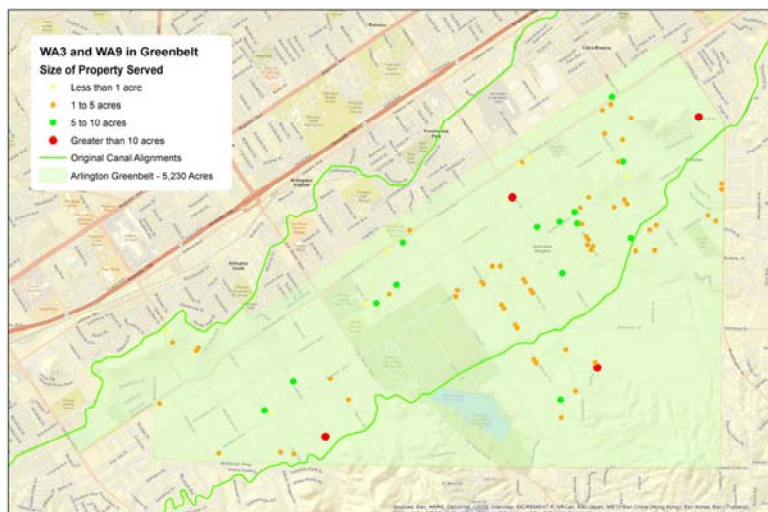
1. Mathew Gage's innovative vision delivered water and wealth to Greenbelt, via Gage canal.
2. Completion of Canal in 1890 provided water to citrus groves
3. Water added substantial value to land at the turn of the century
 - a. \$5/acre for barren land.
 - b. \$100/acre when water was available.
 - c. \$500/acre when water rights were purchased.
 - d. \$1,000/acre when producing citrus were present.

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WA-3 / WA-9 Customers in Greenbelt



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Voter Initiatives To Protect Greenbelt

1. Proposition R (1979) - Passed by voter majority
 - a. Passed to protect agricultural resources (greenbelt), hillsides, ridgelines and arroyos
 - b. Reduced housing density in greenbelt (one residence/5 acres)
 - c. Limited activities that "destroy the city's remaining citrus groves and agricultural land"

Voter Initiatives To Protect Greenbelt

2. Measure C (1987) supplemented Proposition R
 - a. Further limited growth and development in the greenbelt and hillsides/arroyos
 - b. To "*preserve, protect and promote*" agricultural character
 - c. "*Ensure Gage Canal water is reserved for agricultural use as the highest priority*"
 - d. Encouraged assistance be provided to family farms
 - e. Requires voter majority to modify measure

Related Efforts To Protect Greenbelt

1. 1990 - Victoria Avenue Forever formed
 - a. Dedicated to the preservation and beautification of Victoria Avenue
2. 1993 - Citrus State Historic Park opened to public
3. 2000 - Victoria Avenue added to the National Park Services' National Register of Historic Places
4. 2003 - Victoria Avenue Design Guidelines
 - a. Adopted to maintain aesthetics along Victoria in conjunction with new development (3 rows of citrus, new homes facing Victoria Ave, etc.)

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Land Use In Greenbelt

1. Current Zoning - RA-5 - Residential Agricultural
2. Minimum lot size - 5 acres; allows for one single family residence per lot
3. Permits agricultural activities that preserve character of greenbelt
4. Current General Plan Designation - A/RR - Agricultural/Rural Residential

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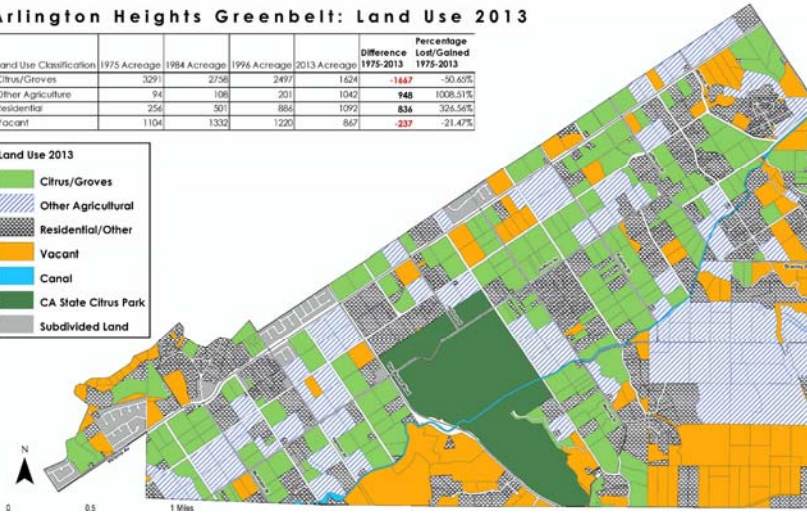
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Greenbelt Land Use Map

Arlington Heights Greenbelt: Land Use 2013

Land Use Classification	1975 Acreage	1984 Acreage	1996 Acreage	2013 Acreage	Difference 1975-2013	Percentage Lost/Gained 1975-2013
Citrus/Groves	3291	2756	2497	1624	-1667	-50.65%
Other Agriculture	94	106	201	1042	948	1008.51%
Residential	256	501	886	1092	836	326.56%
Vacant	1104	1332	1220	867	-237	-21.47%

Land Use 2013	
	Citrus/Groves
	Other Agricultural
	Residential/Other
	Vacant
	Canal
	CA State Citrus Park
	Subdivided Land



Land Use	1975 (acres)	2013 (acres)
Citrus/Groves*	3291	1624
Other Ag	94	1042
Residential	256	1092
Vacant Land	1104	867

*250 total acres at the Citrus Park with 193 acres planted in citrus

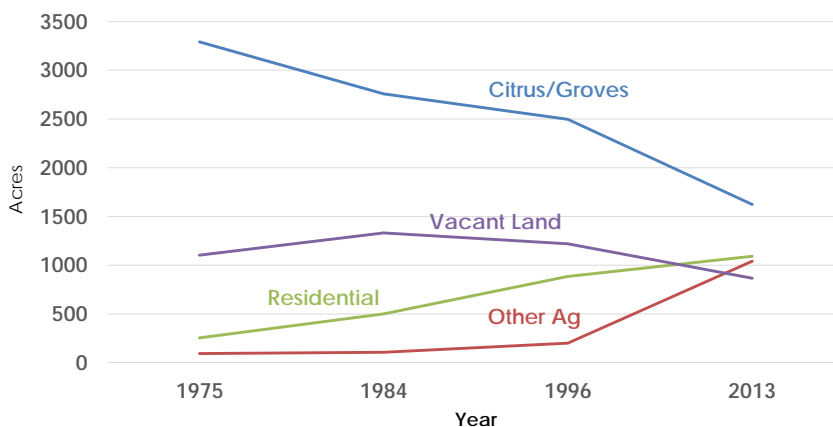
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Trends In Land Use

Greenbelt Land Use Trends, 1975-2013



Land Use	% Change (1975-2013)
Citrus/Groves	-51%
Other Ag	1009%
Residential	327%
Vacant Land	-21%

Grove Ownership	2013 Acres (%)
Private Citrus	1,374 (85%)
Citrus Park	250*(15%)
Total	1624

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General Plan 2025

1. Objective LU-6: Retain functional agricultural areas within Riverside, particularly within the greenbelt area, while allowing for sensitive, low intensity residential uses.
 - Policy LU-6.1 - Enforce and adhere to the protections for agricultural areas set forth in Proposition R and Measure C
 - Policy LU-6.2 - Preserve the viability of the Gage Canal to enable continued agricultural and citricultural uses within the City

General Plan 2025

1. Objective LU-6 (cont'd):
 - Policy LU-6.3 - Protect and maintain the Arlington Heights Greenbelt agricultural character through adherence with applicable provisions of the Subdivision and Zoning Codes in addition to Prop R and Measure C
 - Policy LU-6.4 - Review development within agricultural areas to encourage efficient land use and facilitate long-term perpetuation of citrus stock

General Plan 2025

2. Objective LU-13: Protect Victoria Avenue from any development or other potential changes contrary to its status as a major historic and community asset.
 - Policy LU-13.3 - Adopt strong measures to protect Victoria Avenue’s signature landscaping

General Plan 2025

3. Objective LU-38: Preserve and enhance Arlington Heights’ major cultural-historical and environmental amenities, including citriculture, arroyos, hillsides, Victoria Avenue and the Gage Canal, while providing opportunities for residential development that is sensitive to the neighborhood’s heritage.
 - Policy LU-38.2 - Encourage property owners to preserve citrus groves through the development of proactive programs.

Ron Loveridge - First Hand Perspective

1. Over 32 years of public service
2. Former Riverside Mayor (1993 to 2012)
3. Former Riverside Councilman (1979 to 1993)
4. Director, UCR Center for Sustainable Suburban Development

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Where Are We Today?

1. Agricultural activities in the Greenbelt are different than the past (less citrus, more nurseries and farms, drip irrigation)
2. Browning of Greenbelt was impetus for GrowRIVERSIDE movement
3. ~ 900 acres currently vacant awaiting agricultural opportunities
4. Area has potential to become future urban agricultural hub
5. Will take awareness, vision, innovation, application and support to keep Greenbelt "green"

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Recommendation

That the Agricultural Water Rates Task Force receive a presentation regarding the history of the Arlington Heights Greenbelt.