



Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Two policy areas have been designated within the REMAP, *the Anza Valley Policy Area and the Idyllwild/Pine Cove Village Tourist Area*. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Anza Valley Policy Area

The Anza Valley Policy Area encompasses the high elevation, rural Anza Valley and the mountainous areas immediately bordering it along California Highway 371, and includes the unincorporated communities of Anza and Terwilliger, as well as the Cahuilla and Ramona Indian Reservations. The Anza Valley Policy Area also contains one subunit, the Anza Rural Village Overlay (ARVO), which is the community core of the Anza Valley area.

During 2005, a series of community meetings were held in Anza by the Anza Valley Municipal Advisory Council (AVMAC) to develop a community statement of Anza Valley's identity and lifestyles and its future development needs. That statement, known as the Anza Vision and Goals, was subsequently endorsed by the Riverside County Board of Supervisors on February 28, 2006. Through that document, the community expressed this vision: "Anza shall continue to develop as a rural community that fosters a safe lifestyle, and promotes the feel and sociability of a small ranch town." In addition to statements of a vision and goals, that document also contains a community expression of desired policies, design elements, and needed community facilities and services, both private and public. Also, the document contains many implementation details that are intended to be carried out in the future through the zoning ordinance, design guidelines, and other measures.

The policies herein are based on the Anza Vision & Goals and additional community input provided later. The policies primarily address community land use and infrastructure issues in the Anza Rural Village Overlay area, but also apply more generally to the entire Anza Valley Policy Area. Policies that apply particularly to the ARVO area are noted accordingly.

Policies:

REMAP 1.1 In recognition of the history of the Anza area and the lifestyles of the residents of the Anza Valley, promote an overall rural agricultural and ranching "small town" character for the community, and promote a high-quality rural-oriented quality of life for its residents.



- a. *Promote the viability of existing rural lifestyles, and the continued development of rural residences, ranches, and farms in the community, consistent with local constraints affecting future development that are posed by limited local natural resources and infrastructure.*
- b. *Promote the development of sustainable small scale, mixed use, pedestrian-inviting village nodes in the community's core, the Anza Rural Village Overlay area, instead of continuing the pattern of strip development along Highway 371.*
- c. *In recognition of Anza Valley's relative remoteness from other communities, promote in the Anza Rural Village Overlay area the development of a sufficient variety of medical, retail, light industrial, civic, and other services necessary to locally meet a wide variety of the community's most important needs.*
- d. *Provide for an adequate range of housing options in the Anza Valley area, particularly in the Anza Rural Village Overlay area, to meet the needs of a wide range of residents' ages, incomes, and lifestyles.*
- e. *Promote safety-conscious design features for vehicle, equestrian, and pedestrian traffic along Highway 371 and the other roads in the community. In future village nodes in the Anza Rural Village Overlay area, design business streets and other main access roads so that they are perpendicular to, or radiate from Highway 371, or are arranged in other patterns that promote both highway safety and vibrant business areas.*
- f. *Prepare and implement community design guidelines for new development that evoke the Anza Valley's history as a small, agricultural and ranching community. Some important subjects that should be considered for inclusion in the design guidelines include: i. provisions for some on-street parking, ii. an efficient road system to provide good access throughout the community, iii. "dark skies" lighting standards, iv. a "ranch" style architectural theme, v. the avoidance of walls and gated projects, vi. the preservation of natural streams and other prominent natural features, vii. the use of contour grading in hilly and mountainous areas, and viii. the protection of places important in the history and prehistory of the community.*
- g. *Provide for parks, equestrian trails, and other recreation facilities that improve the quality of rural living in the community, and that attract visitors and encourage tourism in the area.*
- h. *New development shall bear a fair-share amount of the costs required to provide for community facilities and*



services. To the maximum degree possible, any start-up costs, maintenance fees, etc. associated with new facilities will be apportioned to those in the community who benefit directly from them. For higher intensity development in the Anza Rural Village Overlay area, collective wastewater treatment, water supply, and water recycling are necessary services to support development, and, as development occurs, the County will promote the establishment of the appropriate public entity or entities for the delivery of those services. The range of services provided by any such entities should be limited to water supply and wastewater treatment and recycling, unless other types of services are desired by the local community.

- i. Require that higher intensity new development in the Anza Rural Village Overlay area provide for high quality wastewater treatment, conserve and recycle water, reduce storm water runoff, use renewable sources of energy, improve solid waste disposal and recycling, and protect the community's rural character and natural environment.*

REMAP 1.2

Manage Anza Valley's finite groundwater supply to ensure that an adequate amount of safe water will always be available for existing users and to accommodate the community's future needs and growth.

- a. Promote the continued monitoring of groundwater quality and pollution from septic systems, agricultural fertilizer, farm waste, solid waste, toxic waste, and other sources, and develop measures to protect water quality.*
- b. Promote continued intensive monitoring of groundwater quantity through the measurement of groundwater levels and dynamics by the U.S.G.S. and other others with the capability of such monitoring, and develop and maintain an adequate database of local groundwater conditions, through the use of observation wells on public, private, and Indian Reservation lands, and ensuring public access to the database. The County will continue to work with the Water Master of the Santa Margarita Watershed and major water users in the community to achieve the most accurate and complete reporting of annual water consumption.*
- c. Continue the pursuit of grants and other sources of funding, and funding and in-kind services from the U.S.G.S., to prepare a comprehensive ground water basin study for the Anza Valley area.*
- d. To effectively manage water supplies, establish strict standards for water conservation and wastewater recycling and the reduction of surface runoff, and promote the use of native, high desert, low water-*



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consumptive, drought-tolerant landscaping materials in accordance with the Riverside County Water Efficient Landscape Requirements Ordinance (Ordinance No. 859), and, where feasible, additional measures that go above and beyond the requirements of the ordinance.

- e. Wherever it is anticipated that new development would use more water than has been historically used by existing land uses on the property involved, require groundwater or alternative studies, as needed, to ensure that adequate water will be available. Permit new development to the extent that groundwater and recycled water supplies are able to sustain both existing development and new development.*
- f. Encourage the formation of the appropriate public entity (community services district or other public entity) in the Anza Rural Village Overlay area, and, once established, require new village intensity development to be annexed to it. New septic tanks will be discouraged if the potential for connections to a sewage system exists. New development with high water consumption or high sewage generation characteristics will be required to be annexed to it. A public entity such as a CSD would also be able to facilitate the pursuit of funding for a comprehensive groundwater study for the entire local groundwater basin. The public entity would also have the ability to provide collective water storage for more effective and more aesthetically pleasing fire protection water storage facilities.*

REMAP 1.3 Create a strategy to support local economic development and increase the Anza Valley's quality of life and community sustainability.

- a. Utilize "smart growth" planning, particularly in the Anza Rural Village Overlay area as a key element of economic development and environmental stewardship in Anza.*
- b. Encourage village neighborhood projects in the Anza Rural Village Overlay area through financial incentives, expedited review by the County, and other incentives.*
- c. During the next 5-year General Plan review cycle, and prior to funding a new water study, permit the development of sustainable, small scale nodal village development within the Anza Rural Village Overlay area, provided that relevant groundwater availability, treatment, and recycling studies and plans demonstrate that the village nodes would be sustainable in regard to the long-term needs of both the village nodes and the overall Anza Valley community.*
- d. Promote Anza Valley's potential as a "destination hub," offering rural recreational activities, and providing a*



base for visitor enjoyment of other important destinations in Anza Valley's broader vicinity, including the Temecula wine country, Diamond Valley Lake, Idyllwild, Garner Valley, and the desert communities.

- e. Explore ways of obtaining matching funds, grants, and low interest loans to promote: i) alteration or renovation of existing buildings within the Anza Rural Village Overlay area in compliance with "ranch themed" architectural standards; ii) redevelopment of blighted properties in Anza, including those within the ARVO, in compliance with the "ranch themed" architectural standards, and iii) development of community services, facilities, and infrastructure.*



Idyllwild Village

Idyllwild/Pine Cove Village Tourist Area

The Idyllwild/Pine Cove Village is surrounded by national forest and wilderness areas and has developed as a mountain resort with single family homes, bed and breakfasts, motels, campgrounds, cultural/educational uses, and mixed use centers. There are opportunities to participate in activities such as backpacking, hiking, rock climbing, and horseback riding in the immediate vicinity of both communities. This remote setting requires a variety of uses serving both the permanent and vacationing populations. The intent of this policy area is to apply a method that would allow community serving amenities at higher densities or intensities than prescribed by the plan if certain criteria are met. It is essential that application of this policy not be allowed to change the basic character of the community.

Policies:

- REMAP 4-1 2.1 Allow such uses as motels, hotels, bungalow courts, bed and breakfasts, recreational vehicle parks, professional offices, curio shops and restaurants. These uses may adjoin commercial and residential areas if compatible. Densities may vary depending on local conditions and in accordance with the following:
- a. Maximum density for motels and hotels, kitchenettes, and RV parks is 15 units per acre devoted to temporary residential use
 - b. Maximum densities can only be attained if a number of design criteria are met. Such factors as the amount of open space retained, the height of cut and fill slopes, and the provision of adequate year-round off-street parking must be met.

- REMAP 4-2 2.2 Given the water shortages that the Idyllwild/Pine Cove area experiences during drought years, the commercial extraction of water from springs or streams within groundwater basins that provide water supply in the Idyllwild/Pine Cove area for use beyond the boundaries of the Idyllwild/Pine Cove Village Tourist Area could have a significant effect on the ability of water purveyors to provide domestic water service to the community. Therefore, any such proposal to extract or bottle water for consumption may be expected to have a significant effect on the environment, as defined by the California Environmental Quality Act.



REMAP = Riverside Extended Mountain Area Plan Policy



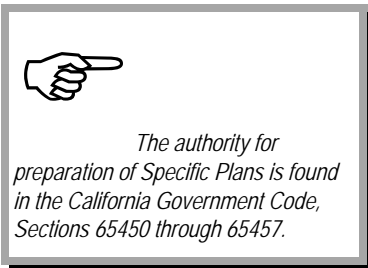
Rural Village Overlay Study Areas

Large areas in the vicinity of Aguanga and Rader Junction, and the Twin Creek Ranch area, have been identified as Rural Village Overlay Study Areas. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final boundaries of one or more Rural Village Overlays, which may be larger or smaller than the Study Areas depicted on the Area Plan map.

Policies:

REMAP 2.1: Commercial uses, small scale industrial uses, and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Areas, to the extent permitted by zoning and as allowed within Rural Village Overlay areas.

Specific Plans



Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual 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 being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

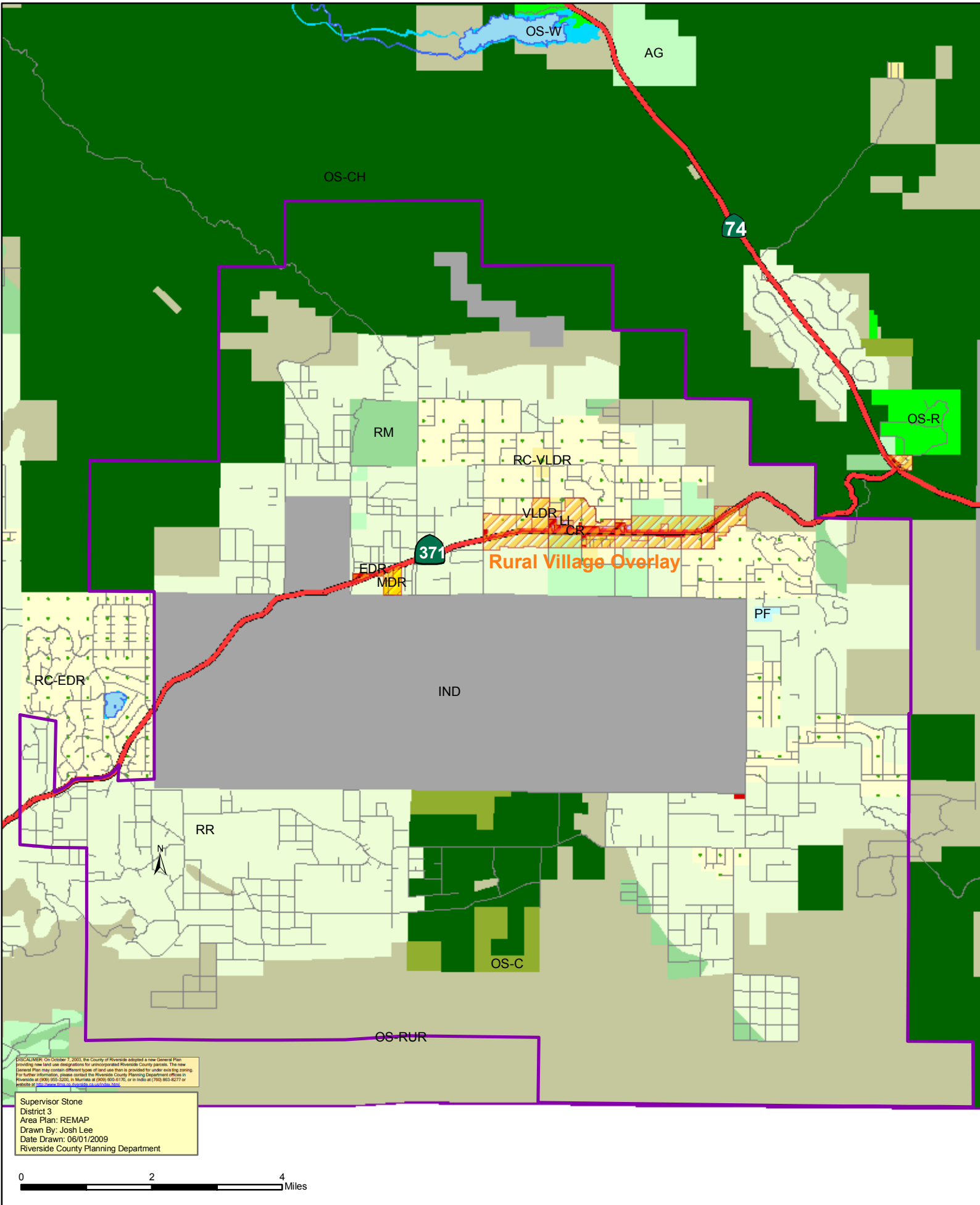
Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. There is one adopted specific plan in the Riverside Extended Mountain Area Plan, Specific Plan No. 124 (Red Mountain Springs). This specific plan is determined to be a Rural Community Specific Plan.

Table 3: Adopted Specific Plans in REMAP ¹

Specific Plan	Specific Plan #
Red Mountain Springs	124

¹ Source: County of Riverside Planning Department.

Proposed Anza Valley Policy Area Boundary



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, in Murietta at (951) 820-4170, or in Indio at (760) 863-4277 or website at www.riversidecountyplanning.com.

Supervisor Stone
District 3
Area Plan: REMAP
Drawn By: Josh Lee
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Riverside County Planning Department

