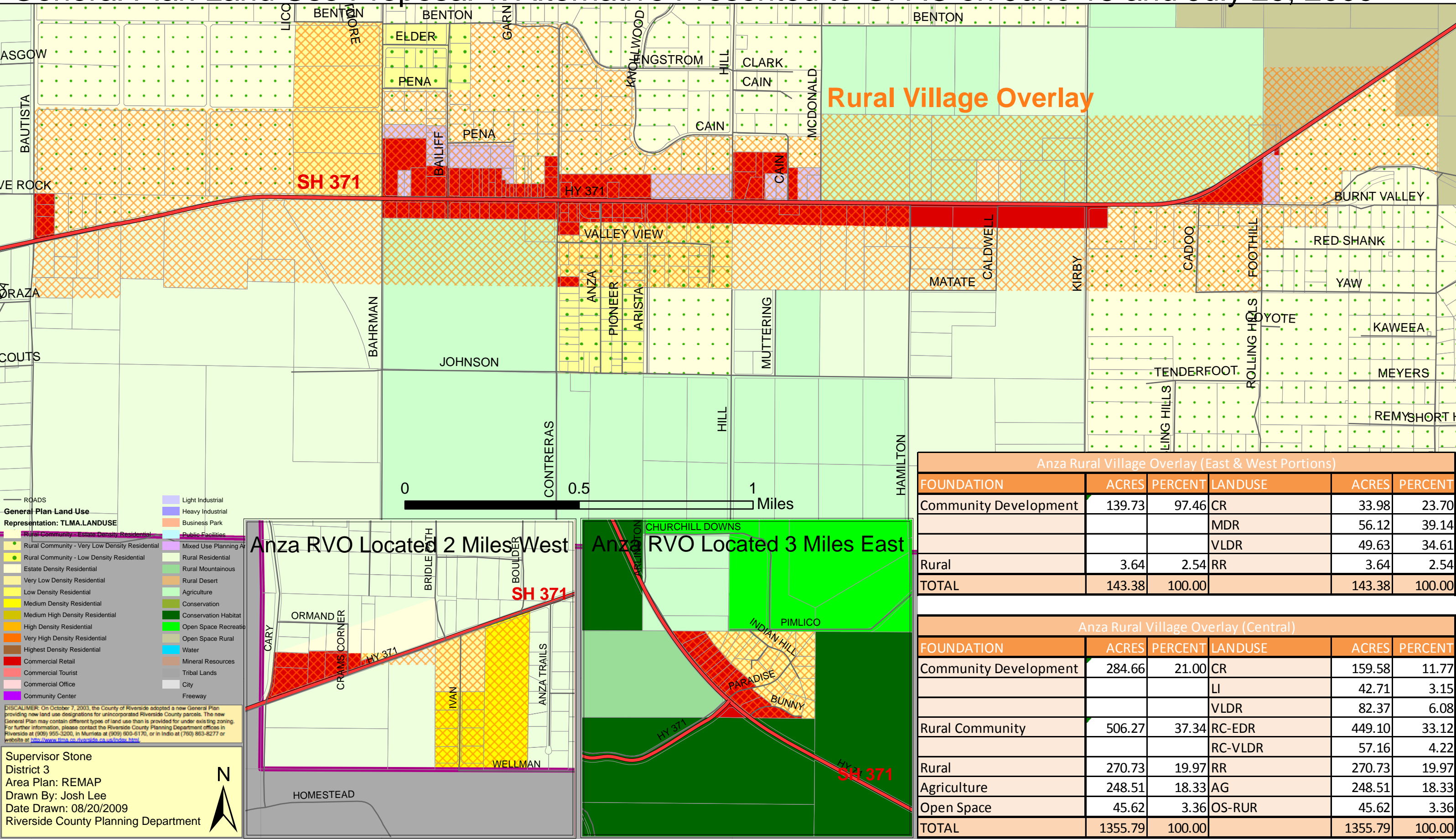


# Anza Rural Village Overlay (RVO):

General Plan Land Use Proposal 1: Alternative Presented to GPAC on June 18 and July 29, 2009



Rural Village Overlay

SH 371

HY 371

Anza RVO Located 2 Miles West

Anza RVO Located 3 Miles East

0 0.5 1 Miles

- ROADS
- General Plan Land Use Representation: TLMA.LANDUSE
- Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
  - Mixed Use Planning Area
  - Rural Residential
  - Rural Mountainous
  - Rural Desert
  - Agriculture
  - Conservation
  - Conservation Habitat
  - Open Space Recreation
  - Open Space Rural
  - Water
  - Mineral Resources
  - Tribal Lands
  - City
  - Freeway

DISCLAIMER: On October 7, 2003, 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/ndm.html>.

Supervisor Stone  
District 3  
Area Plan: REMAP  
Drawn By: Josh Lee  
Date Drawn: 08/20/2009  
Riverside County Planning Department



Anza Rural Village Overlay (East & West Portions)					
FOUNDATION	ACRES	PERCENT	LANDUSE	ACRES	PERCENT
Community Development	139.73	97.46	CR	33.98	23.70
			MDR	56.12	39.14
			VLDR	49.63	34.61
Rural	3.64	2.54	RR	3.64	2.54
<b>TOTAL</b>	<b>143.38</b>	<b>100.00</b>		<b>143.38</b>	<b>100.00</b>

Anza Rural Village Overlay (Central)					
FOUNDATION	ACRES	PERCENT	LANDUSE	ACRES	PERCENT
Community Development	284.66	21.00	CR	159.58	11.77
			LI	42.71	3.15
			VLDR	82.37	6.08
Rural Community	506.27	37.34	RC-EDR	449.10	33.12
			RC-VLDR	57.16	4.22
Rural	270.73	19.97	RR	270.73	19.97
Agriculture	248.51	18.33	AG	248.51	18.33
Open Space	45.62	3.36	OS-RUR	45.62	3.36
<b>TOTAL</b>	<b>1355.79</b>	<b>100.00</b>		<b>1355.79</b>	<b>100.00</b>



## *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 and the Cahuilla and Ramona Indian Reservations.*

*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 to potential future village-type development in the core area of the community. Policies that apply particularly to the overall community and to village-type development are listed separately below. .*

### **Policies Applying to the Entire Anza Valley Policy Area:**

**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. *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.*
- c. *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.*
- d. *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.*

#### *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-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.*

### *REMAP 1.3*

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

- a. 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.*
- b. 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.*

### *REMAP 1.4*

*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.*

- a. 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.*



- b. 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.*
- c. 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.*
- d. 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.*

#### ***Policies Applying to Village-type development:***

*REMAP 1.5 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 1.6 Utilize "smart growth" planning, particularly in the Anza*



*Rural Village Overlay area as a key element of economic development and environmental stewardship in Anza.*

- a. Encourage village neighborhood projects in the Anza Rural Village Overlay area through financial incentives, expedited review by the County, and other incentives.*
- b. 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.*
- c. 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.*
- e. Limited, village-type development is permitted in the Anza Valley. Village-type development includes commercial, industrial, and higher-volume customer public and quasi-public uses (such as schools), residential uses exceeding 2 dwelling units per acre, and uses necessary to support them, that are planned in an integrated, pedestrian-inviting, mixed-use pattern.**
- e. In order to provide optimal opportunities for both pedestrian and vehicle connectivity between village areas and surrounding rural areas within the Anza Valley Policy Area, future village development may only occur in and around village nodes located at or near the intersections of California Highway 371 and General Plan-designated Bautista Road and Hill Street (Major Highways) and Bahrman, Contreras, and Kirby Roads (Secondary Highways).**
- f. In general, no individual village area with a single node (commercial/public facility core) may exceed 125 acres, and no village area having a design featuring multiple nodes or “linear” nodes (i.e. a “main street”-type of commercial/public facility development) shall exceed 200 acres. Village nodes shall be designed so as to provide sole or primary vehicle access, wherever feasible, from streets that intersect with California Highway 371 and other streets, and not directly from**



## County of Riverside General Plan

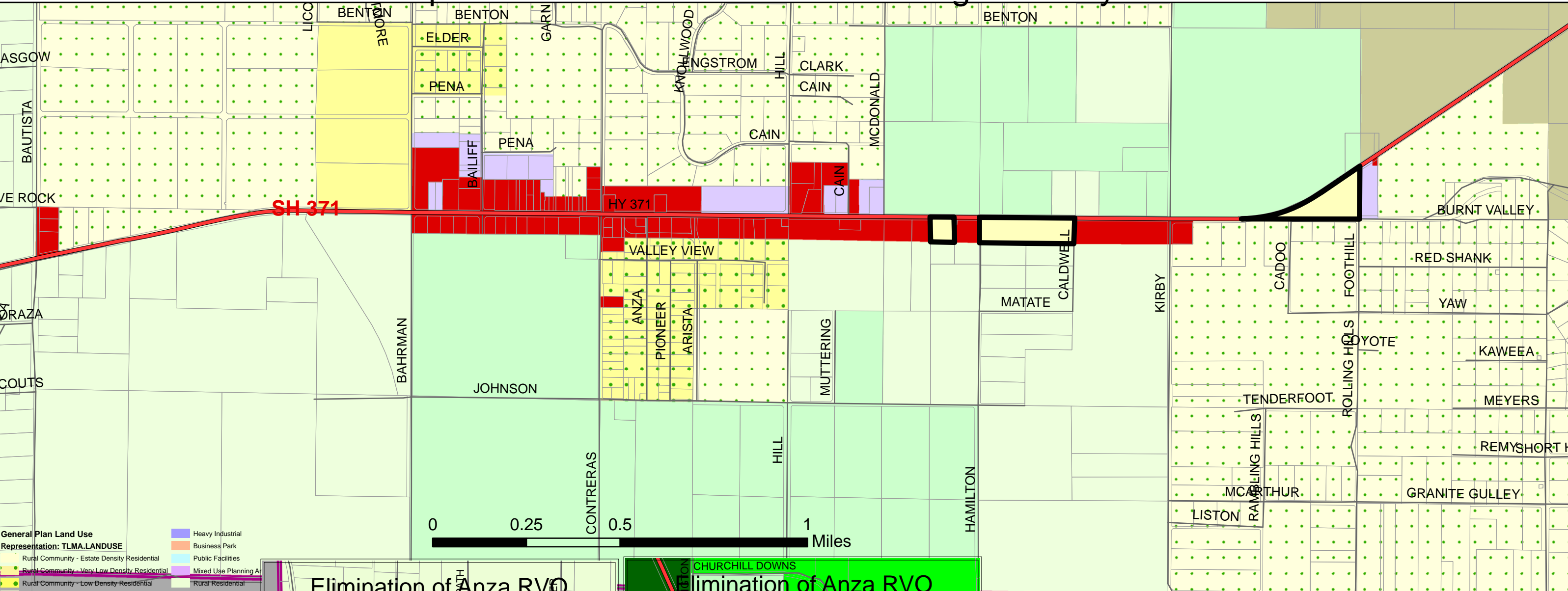
**DRAFT** Riverside Extended Mountain Area Plan (REMAP) *September 3, 2009*

**the highway itself, except for emergency access/egress, only, if recommended by the Fire Department and approved by Caltrans.**

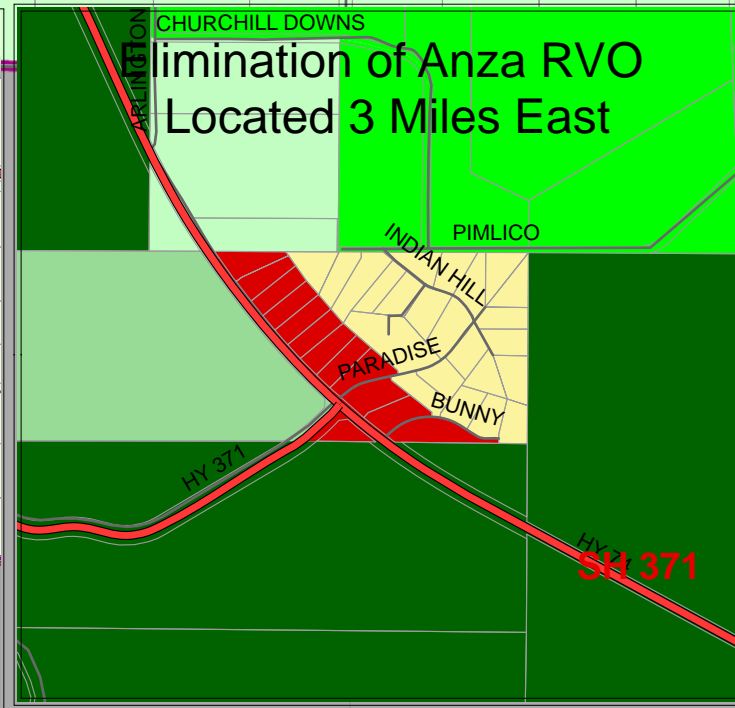
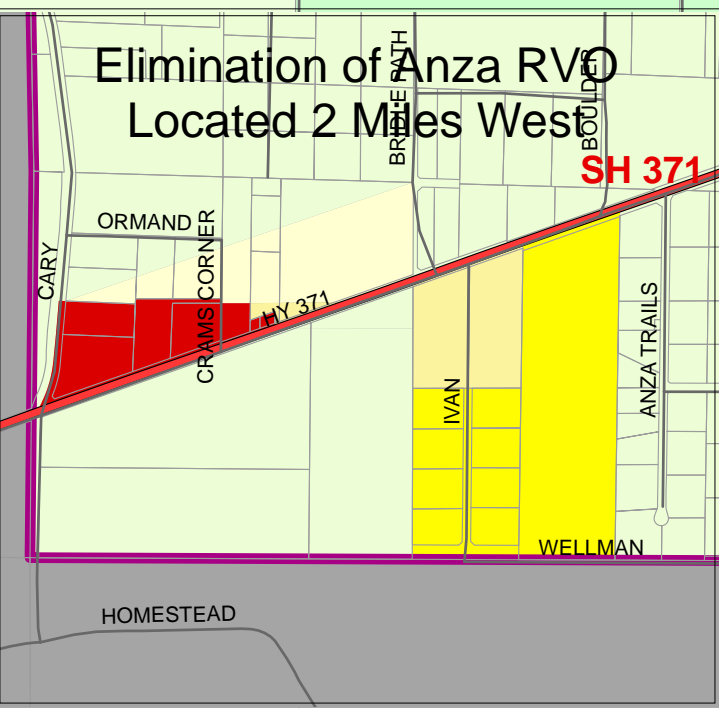
**Village areas shall be limited to areas currently designated with Community Development Foundation Component land use designations, but may include additional, adjacent areas where density increases occur due to transfers of density from elsewhere within the Anza Valley Policy Area. All density transfer operations shall be in conformance with any countywide policies or ordinances governing such operations that are hereinafter adopted by the Board of Supervisors.**

- g. Village areas shall be designed so that relatively high customer/user volume uses are located at and near village nodes, and so that primary parking areas and village-type density residential uses are located within one-quarter mile of the center of village nodes.**
- h. Village development may be approved by the County and developed through a wide variety of procedures, whether through specific plans that cover most or all of a village area, or incrementally through individual, single use development applications, provided that the overall integrity of the village concept as described herein is maintained.**

# Anza Rural Village Overlay (RVO): General Plan Land Use Proposal 2: Alternative with Rural Village Overlay Eliminated



- General Plan Land Use Representation: TLMA.LANDUSE**
- Rural Community - Estate Density Residential
  - Rural Community - Very Low Density Residential
  - Rural Community - Low Density Residential
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Very High Density Residential
  - Highest Density Residential
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
  - Mixed Use Planning Area
  - Rural Residential
  - Rural Mountainous
  - Rural Desert
  - Agriculture
  - Conservation
  - Conservation Habitat
  - Open Space Recreation
  - Open Space Rural
  - Water
  - Mineral Resources
  - Tribal Lands
  - City
  - Freeway



Anza Rural Village Overlay Land Use Changes					
FOUNDATION	ACRES	PERCENT	LANDUSE	ACRES	PERCENT
Community Development	284.66	21.00	CR	135.60	10.00
			LI	42.71	3.15
			VLDR	82.37	6.08
Rural Community	506.27	37.34	CD-EDR	23.98	1.77
			RC-EDR	449.10	33.12
Rural	270.73	19.97	RC-VLDR	57.16	4.22
			RR	270.73	19.97
Agriculture	248.51	18.33	AG	248.51	18.33
Open Space	45.62	3.36	OS-RUR	45.62	3.36
<b>TOTAL</b>	<b>1355.79</b>	<b>100.00</b>		<b>1355.79</b>	<b>100.00</b>

Supervisor Stone  
District 3  
Area Plan: REMAP  
Drawn By: Josh Lee  
Date Drawn: 08/20/2009  
Riverside County Planning Department



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## Policy Areas

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### **POLICY AREAS**

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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 and the Cahuilla and Ramona Indian Reservations. The Anza Valley Policy Area also contains one subunit, the area within the Anza Rural Village Limit Boundary, 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. First and foremost, the policies address community land use and infrastructure issues in the larger Anza Valley Policy Area, but more focused policies apply within the Anza Rural Village Limit Boundary. Policies that apply to each area are described separately below. .*

#### **Policies Applying to the Entire Anza Valley Policy Area:**

**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. *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.*
- c. *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.*
- d. *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.*

*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-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.*

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

- a. 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.*
- b. 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, compliance with the "ranch themed" architectural standards, and iii) development of community service facilities, and infrastructure.*

***Policies Applying only Within the Anza Rural Village Limit Boundary:***

**REMAP 1.4** *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.*

- a. In recognition of Anza Valley's relative remoteness from*



## County of Riverside General Plan

**DRAFT** Riverside Extended Mountain Area Plan (REMAP) **September 3, 2009**

*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.*

- b. 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.*
- c. 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.*
- d. 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 1.5**

*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 1.6 Utilize “smart growth” planning, particularly in the Anza Rural Village Overlay area as a key element of economic development and environmental stewardship in Anza.*
- a. Encourage village neighborhood projects in the Anza Rural Village Overlay area through financial incentives, expedited review by the County, and other incentives.*
  - b. 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.*
  - c. 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.*
  - d. Village-type development is permitted only within the Anza Rural Village Limit Boundary. Village-type development includes commercial, industrial, and higher-volume customer public and quasi-public uses (such as schools), residential uses exceeding 2 dwelling units per acre, and uses necessary to support them, that are planned in an integrated, pedestrian-inviting, mixed-use pattern.**
  - e. In order to provide optimal opportunities for both pedestrian and vehicle connectivity between village areas and surrounding rural areas within the Anza Valley Policy Area, future village development shall occur in and around village nodes located at or near the intersections of California Highway 371 and General Plan-designated Bautista Road and Hill Street (Major Highways) and Bahrman, Contreras, and Kirby Roads (Secondary Highways).**
  - f. No individual village area with a single node (commercial/public facility core) may exceed 125 acres, and no village area having a design featuring multiple nodes or “linear” nodes (i.e. a “main street”-type of commercial/public facility development) shall exceed 200 acres. Village nodes shall be designed so as**



to provide sole or primary vehicle access, wherever feasible, from streets that intersect with California Highway 371 and other streets, and not directly from the highway itself, except for emergency access/egress, only, if recommended by the Fire Department and approved by Caltrans. A grand total of 400 acres is permitted to be developed in any combination of one or more village areas within the Anza Village Limit Boundary. This 400 acre total includes the approximately 285 acres of land currently with land use designations in the Community Development Foundation Component.

However, the total acreage of permissible village development may be increased above 400 acres through the transfer of density from either within the Anza Rural Village Limit Boundary or from within the remainder of the Anza Valley Policy Area to either a proposed new village area or to expand the area of an existing or previously approved village area. No village development occurring as a result of density transfer operations may take place outside of the Anza Village Limit Boundary. All density transfer operations shall be in conformance with any countywide policies or ordinances governing such operations that are hereinafter adopted by the Board of Supervisors.

- g. Village areas shall be designed so that relatively high customer/user volume uses are located at and near village nodes, and so that primary parking areas and village-type density residential uses are located within one-quarter mile of the center of village nodes.
- h. Village development may be approved by the County and developed through a wide variety of procedures, whether through specific plans that cover most or all of a village area, or incrementally through individual, single use development applications, provided that the overall integrity of the village concept as described herein is maintained.



## Policy Areas

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#### ***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 and the Cahuilla and Ramona Indian Reservations. The Anza Valley Policy Area also contains one subunit, the area within the Anza Rural Village Limit Boundary, 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 generally address the entire Anza Valley Policy Area, and in a more focused way for the area within the Anza rural Village Limit Boundary. The policies that apply to each of these areas are listed separately below. .*

#### **Policies Applying to the Entire Anza Valley Policy Area:**

*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. 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.*
- c. 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.*
- d. 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.*

#### *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-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.*

*REMAP 1.3*

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

- a. 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.*
- b. 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.*

**Policies Applying only to the area within the Anza Rural Village Limit Boundary:**



*REMAP 1.4 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.*

- a. 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.*
- b. 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.*
- c. 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.*
- d. 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 1.5 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 1.6 Utilize “smart growth” planning, particularly in the Anza Rural Village Overlay area as a key element of economic development and environmental stewardship in Anza.*

- a. Encourage village neighborhood projects in the Anza Rural Village Overlay area through financial incentives, expedited review by the County, and other incentives.*
- b. 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.*
- c. 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.*
- d. Village-type development is permitted only within the Anza Rural Village Limit Boundary. Village-type development includes commercial, industrial, and higher-volume customer public and quasi-public uses (such as schools), residential uses exceeding 2 dwelling units per acre, and uses necessary to support them, that are planned in an integrated, pedestrian-inviting, mixed-use pattern.*
- e. In order to provide optimal opportunities for both pedestrian and vehicle connectivity between village areas and surrounding rural areas within the Anza Valley Policy Area, future village development shall occur in and around village nodes located at or near the intersections of California Highway 371 and General Plan-designated Bautista Road and Hill Street (Major Highways) and Bahrman, Contreras, and Kirby Roads (Secondary Highways).*



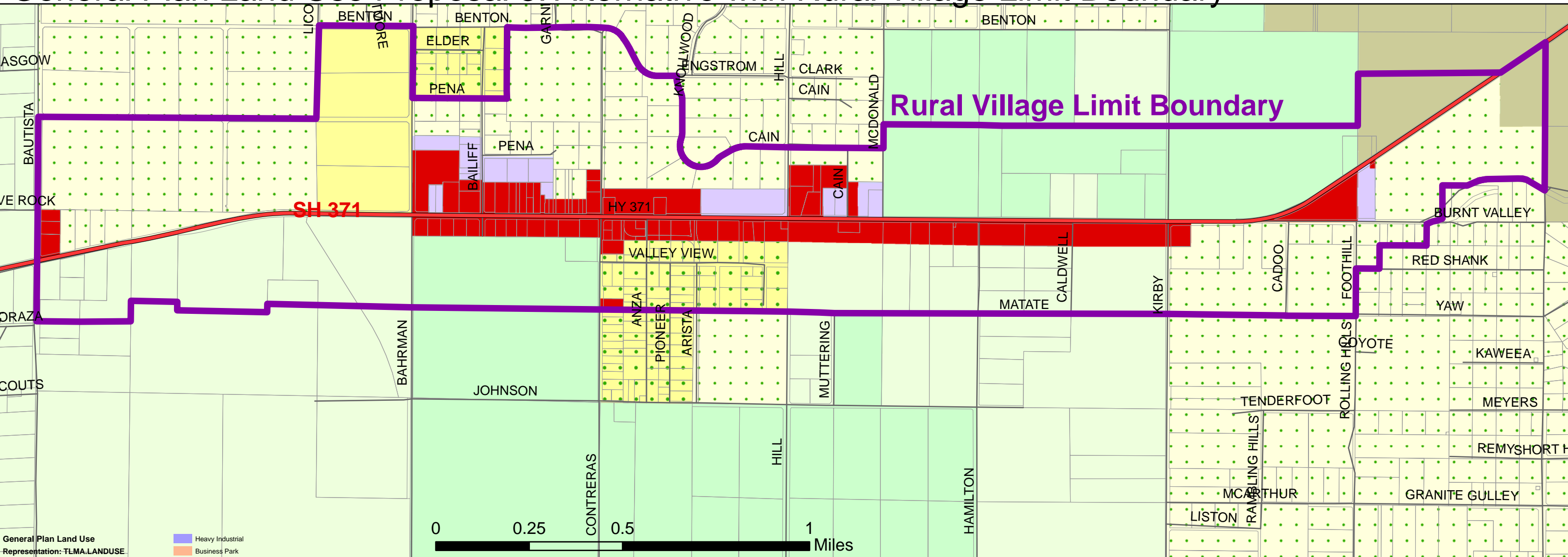
- f. In general, no individual village area with a single node (commercial/public facility core) may exceed 125 acres, and no village area having a design featuring multiple nodes or “linear” nodes (i.e. a “main street”- type of commercial/public facility development) shall exceed 200 acres. Village areas exceeding the acreages specified above may be approved provided that all components of the proposed village areas are determined to contribute to viable, integrated walkable villages. Village nodes shall be designed so as to provide sole or primary vehicle access, wherever feasible, from streets that intersect with California Highway 371 and other streets, and not directly from the highway itself, except for emergency access/egress, only, if recommended by the Fire Department and approved by Caltrans. A ~~grand~~ total of 400 acres is permitted to be developed in any combination of one or more village areas within the Anza Village Limit Boundary, in addition to the ~~This 400-acre total includes the~~ approximately 285 acres of land currently with land use designations in the Community Development Foundation Component.*

*However, the size of any village area may be increased above 125 acres or 200 acres, whichever is applicable, and the total acreage of permissible village development inside the Anza Rural Village Limit Boundary may be increased above ~~685~~ 400-acres through the transfer of density from either within the Anza Rural Village Limit Boundary or from within the remainder of the Anza Valley Policy Area to either a proposed new village area or to expand the area of an existing or previously approved village area. No village development occurring as a result of density transfer operations may take place outside of the Anza Village Limit Boundary. All density transfer operations shall be in conformance with any countywide policies or ordinances governing such operations that are hereinafter adopted by the Board of Supervisors.*

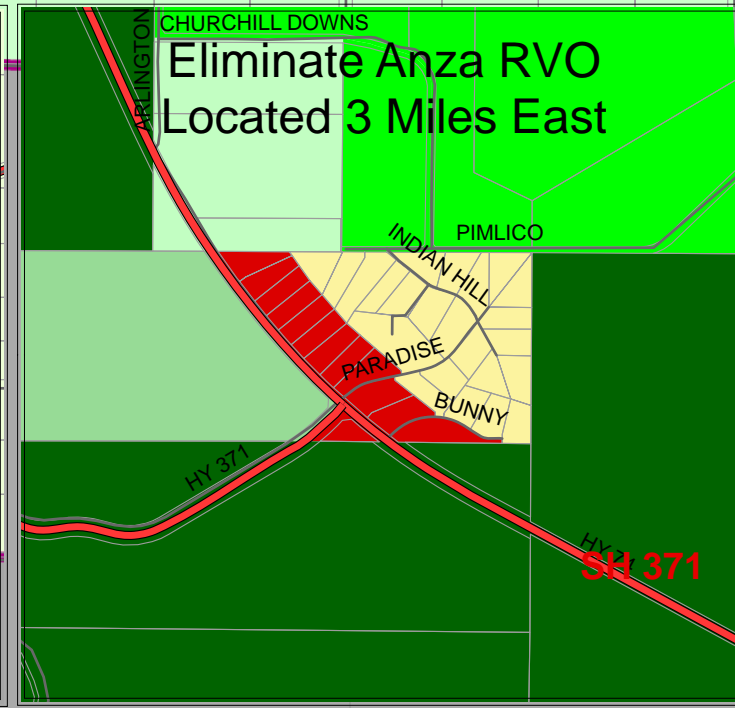
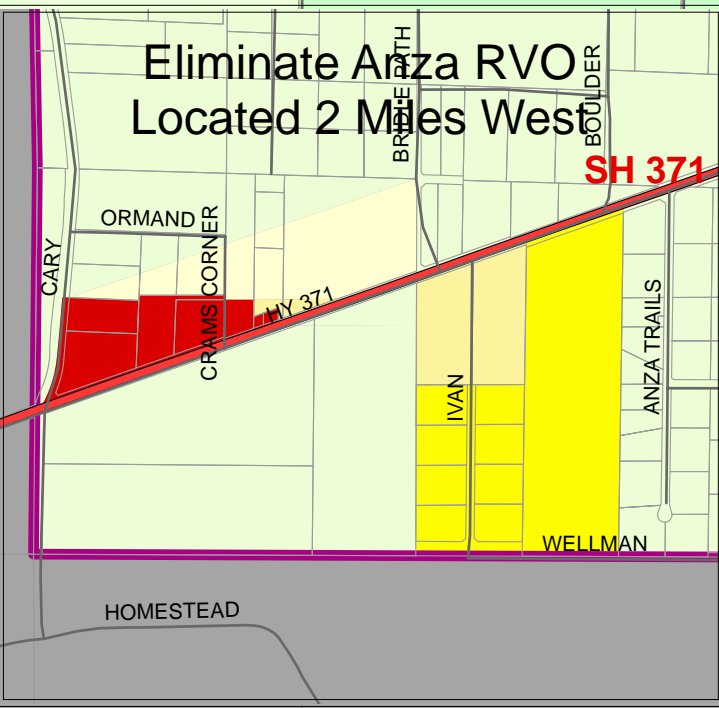
- g. Village areas shall be designed so that relatively high customer/user volume uses are located at and near village nodes, and so that primary parking areas and village-type density residential uses are located within one-quarter mile of the center of village nodes.*
- h. Village development may be approved by the County and developed through a wide variety of procedures, whether through specific plans that cover most or all of a village area, or incrementally through individual, single use development applications, provided that the overall integrity of the village concept as described herein is maintained.*

# Anza Rural Village Overlay (RVO):

## General Plan Land Use Proposal 3: Alternative with Rural Village Limit Boundary



- General Plan Land Use Representation: TLMA.LANDUSE**
- Rural Community - Estate Density Residential
  - Rural Community - Very Low Density Residential
  - Rural Community - Low Density Residential
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Very High Density Residential
  - Highest Density Residential
  - Commercial Retail
  - Commercial Tourist
  - Commercial Office
  - Community Center
  - Light Industrial
  - Heavy Industrial
  - Business Park
  - Public Facilities
  - Mixed Use Planning Area
  - Rural Residential
  - Rural Mountainous
  - Rural Desert
  - Agriculture
  - Conservation
  - Conservation Habitat
  - Open Space Recreation
  - Open Space Rural
  - Water
  - Mineral Resources
  - Tribal Lands
  - City
  - Freeway



Anza Rural Village Limit					
FOUNDATION	ACRES	PERCENT	LANDUSE	ACRES	PERCENT
Community Development	284.66	21.00	CR	159.58	11.77
			LI	42.71	3.15
			VLDR	82.37	6.08
Rural Community	506.27	37.34	RC-EDR	449.10	33.12
			RC-VLDR	57.16	4.22
Rural	270.73	19.97	RR	270.73	19.97
Agriculture	248.51	18.33	AG	248.51	18.33
Open Space	45.62	3.36	OS-RUR	45.62	3.36
<b>TOTAL</b>	<b>1355.79</b>	<b>100.00</b>		<b>1355.79</b>	<b>100.00</b>

Supervisor Stone  
 District 3  
 Area Plan: REMAP  
 Drawn By: Josh Lee  
 Date Drawn: 08/20/2009  
 Riverside County Planning Department



DISCLAIMER: On October 7, 2003, 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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/tdm.html>.