

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Supervisor Jeff Stone

**SUBMITTAL DATE:** February 7, 2006

**SUBJECT:** ANZA COMMUNITY VISION AND GOALS

**RECOMMENDED MOTION:**

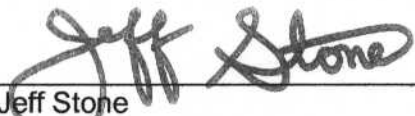
That the Board of Supervisors join me in: 1) congratulating the Anza MAC and the community of Anza for developing the Anza Community Vision and Goals (Attachment A); 2) endorse the vision and goals, and direct that all County agencies and departments use them for the purpose of guidance in future land use planning, road improvements, and the provision of community facilities in Anza; and 3) direct the Planning Department to initiate an amendment to the Riverside County General Plan to incorporate the vision and goals, and include any additional policies that may be needed to ensure that the vision and goals can be implemented effectively.

**BACKGROUND:**

The Anza Municipal Advisory Council (AMVAC) and many local residents and other persons interested in the future of the Anza Valley have worked together cooperatively and tirelessly over the past several months to create the attached vision statement and goals for the future development of their community. Their efforts are hereby recognized, and are truly commendable - good government starts with the direct involvement of individual citizens and their collective efforts to work together as a community. This dedication in developing the Anza Community Vision and Goals is an outstanding example of accomplishment in grassroots community involvement in the community planning process. The Anza Vision and Goals provide a clear statement to County government, other public agencies, and developers about the community's desires for the future character and amenities of Anza.

*The Vision statement: 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* summarizes the community's interest in permitting development, provided that it occurs in harmony with and respects the character, lifestyles, and public needs and of the historically rural community.

To ensure the long-term viability of the Anza Vision and Goals, the Riverside County General Plan will need to be amended. Therefore, the Planning Department is directed to initiate the General Plan Amendment. As part of the process of amending the General Plan, members of the Anza community and other public agencies will have additional opportunities to comment on the Anza Community Vision and Goals before they are formally incorporated into the General Plan.

  
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Jeff Stone  
Supervisor  
Third District

JS:vc

## ANZA COMMUNITY VISION AND GOALS

November 15, 2005

### COMMUNITY VISION STATEMENT

*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.*

This document is the culmination of months of cooperative effort between the residents of the Anza Community, the Anza Valley Municipal Advisory Council (AVMAC), and two facilitators from the Riverside County Planning Department. Mr. Robert Johnson, Director of Planning, and Mr. Jerry Jolliffe, Deputy Director donated many hours of their extensive experience to this effort.

With their guidance, this document was prepared to respond to the many challenges of new development and growth. It voices the interests of the community contained within the five Goals that represent the filter through which new development in Anza must pass.

The AVMAC wishes to thank all the residents who took the time to contribute. Your presence at our workshops, emails, and phone calls created this document.

We also want to thank the newspapers that publicized our meetings.

With our deepest gratitude,  
ANZA VALLEY MUNICIPAL ADVISORY COUNCIL  
Jackie Spanley, Nancy Swanson, Elena Mafla, Gordon Lanik, Kevin Short

## HOW THE ANZA VISION AND GOALS WERE BORN

November 15, 2005

In 2003 the County finalized the Riverside County Integrated Project (RCIP).

The purpose of the plan was to establish guidelines for the development of the entire county, including Anza that seemed ready to explode with growth. Many developers and landowners were planning projects.

Both long time residents and newcomers had great concerns about the availability of water and infrastructure for this building activity. Initially some residents wanted no change at all and others wanted to have planned and controlled growth because it was coming with or without the approval of the community.

The RCIP established an area from Bautista Road to Burnt Valley Road along Highway 371, which was called the Anza Village Overlay. The overlay includes both sides of the highway, in an irregular shape, which allows more density and variety of commercial uses. This is the area that the Anza Vision statement primarily applies to, but outlying areas are also included under specific goals.

Beginning in March of 2005, our community was asked to participate with the County and design our future. The Anza Valley Municipal Advisory Council (AVMAC) invited developer groups and landowners to share their plans. Meetings were held at the Community Hall to discuss what the residents wanted. Mr. George Spiliotis, from the Local Agency Formation Commission (LAFCO), was invited to explain government agencies available to unincorporated areas such as Anza as it grows in population. Through the ensuing months, the AVMAC made every effort to obtain the basic background that would allow the community to arrive at an informed consensus of priorities and goals.

**From this, the “Anza Community Vision and Goals” document became a reality.**

# ANZA COMMUNITY VISION & GOALS

November 15, 2005

## COMMUNITY VISION STATEMENT

*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.*

- GOAL 1: Obtain a new comprehensive groundwater basin study for the Anza/Terwilliger Valleys, to be performed by United States Geological Survey.
- A. Maintain a balanced water basin.
  - B. Allow only as much new development as can be sustained by annual ground water recharge.
  - C. Ensure water rights are secured.
    - a) Provide a wastewater treatment facility to serve the village overlay area including infrastructure for the use of reclaimed water for landscape irrigation.
    - b) Ensure that septic systems do not result in groundwater pollution.
    - c) Provide adequate solid waste disposal/recycling.
- GOAL 2: Require new development to provide its fair share of needed community facilities and services.
- A. Roads:

Circulation Phasing Plans shall be prepared for all major new developments in the Anza Valley and will include: Mitigation of road impacts identified in the project Circulation Phasing Plan that includes both on and off site improvements created by the project.
  - B. New development shall pay for needed new community facilities including capital construction. On-going operations and maintenance shall be provided where appropriate.
  - C. Encourage joint usage of facilities between County and non-County service providers where appropriate.

- D. Community facilities needed to support new development will be constructed concurrent with, or in advance of, the demand for them.
- E. Identify Federal, State, and County funds to improve Anza.
- F. Explore various mechanisms to fund construction of required major and minor community facilities, including:
  - a) Individual developers.
  - b) Public or private reimbursement agreements.
  - c) Developer Impact Fee (DIF) credits where applicable.
- G. Community facilities and services necessary to serve Anza may include:
  - a) Parks and recreation facilities: regional, community and/or local parks, pools, trails for pedestrians, joggers, bicyclists and equestrians, urban open space and areas for the protection and conservation of wildlife.
  - b) Sheriff/public safety protection facilities and emergency response teams.
  - c) Schools.
  - d) Water and sewer infrastructure, electrical transmission and distribution systems, natural gas facilities, telecommunications facilities and libraries.
  - e) Community identity facilities including landscaped medians, enhancement of historical and scenic features, and public art.
  - f) A cemetery.
  - g) Public Health Facilities.

GOAL 3: Preserve Anza as a small ranch oriented village.

- A. Require a unified ranch architectural theme for all new commercial/business development within the village center including:
  - a) Down lit streetlamps with a ranch theme and dark sky requirements.
  - b) Sign standards in context with a ranch architectural theme.
  - c) Sidewalks that look like boardwalks.
  - d) High desert appropriate landscaping.
- B. Ensure the construction of streets and highways that are sensitive to the rural lifestyle of Anza:

- a) utilize traffic control/calming techniques on Hwy 371 with:
  - 1. Left turn pockets.
  - 2. Medians.
  - 3. Stop Lights.
  - 4. Safe pedestrian/equestrian crossings
- b) Pave and maintain rural streets surrounding the village center.
- D. Maintain the rural lifestyle outside of the village core.
  - a) Maintain current zoning as shown on the Riverside County Integrated Project Map.

- GOAL 4: Integrate needed community services into village centers.
- A. Promote a village center that is separated from Highway 371. Village Center should be either perpendicular to, or parallel to Hwy 371.
  - B.** Contain village development within the Hwy 371 overlay area. Limit building heights to 3 stories and incorporate mixed uses including:
    - a) A main street with small park which may include a bandstand, etc.
    - b) Shops on the first floor, offices or apartments above (mixed use).
    - c) Diversion roads to make downtown more user-friendly and divert traffic from within the village center.
    - d) Small to medium size anchors (grocery, entertainment, etc.).
    - e) Townhouses with rear access garages.
    - f) Senior and Assisted Care Housing.
    - g) Playgrounds for children.
    - h) Youth and Senior Entertainment facilities.
    - i) No large subdivisions.
    - j) Restrict Off Road/Highway Vehicles.
    - k) On-street parking (with parking lots in middle of block).
    - l) Civic uses (i.e., library, community hall, museum, post office) facilities for Paramedics, Fire and Sheriff Departments.
    - m) Network of streets with no cul-de-sacs.

- n) Discourage walls surrounding residential neighborhoods.
- o) Do not allow gated communities in the village Center.
- p) Prohibit shipping containers, portable storage bins, and truck trailers in the village center.
- q) Encourage the development of hotels, motels and inns, restaurants, cafes and bistros.
- r) Provide community connectors including meandering trails that accommodate pedestrian, equestrian and bicycle uses.
- s) Provide medical facilities including: Doctors, dental, optometry and other health services
- t) Urgent care.
- u) Rural health clinic.

GOAL 5: Promote & Protect Anza's rural heritage.

- A. Preserve Anza's agrarian landscape by maintaining:
  - a) Active farms.
  - b) Existing parcel development as shown on the Riverside County Integrated Project Map.
  - c) Open space parks.
  - d) Significant vistas.
  - e) Natural stream channels.
- B. Promote Anza as a destination hub by:
  - a) Identifying and protecting Anza's unique natural and historical landmarks.
  - b) Promoting local history.
  - c) Creating festivals symbolic of history and culture of Anza Valley
  - d) Developing eco-tourism industry
  - e) Enhancing the existing visitor center/museum
  - f) Developing outdoor oriented tourist activities, such as equestrian activities, hiking, and fishing
  - g) Promoting Anza's position as a hub for the surrounding region, with the wine country, Diamond Valley Lake, Idyllwild the desert, and other locations in the region around us