



Policy Areas

A policy area is a portion of a planning area that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the policy areas are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

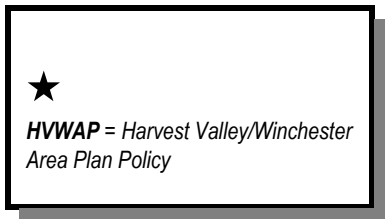


An aerial view of the Hemet Ryan Airport

Four policy areas have been designated within the Harvest Valley/Winchester planning area. They are important locales that have special significance to the residents of this part of the County, or will have when their development potential is realized. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Harvest Valley/Winchester planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. 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.

Hemet Ryan Airport Influenced Policy Area

The Hemet Ryan Airport is an active airport located just outside of the Harvest Valley/Winchester planning area in the City of Hemet. The northeastern section of the Harvest Valley/Winchester planning area falls under this airport’s Airport Influenced Policy Area. The Airport Influenced Policy Area depicts an area where a number of ordinances and policies apply that are intended to preserve the integrity of the airport and surrounding land uses. The Federal Aviation Administration (FAA) and Riverside County impose restrictions on the uses and height of proposed development in the vicinity of the Hemet Ryan Airport.



Policies:

- HWWAP 1.1 Enforce the Hemet Ryan Airport Land Use Plan and the policies in the Airport section of the General Plan Land Use Element for the purposes of protecting life and property in the vicinity of the Hemet Ryan Airport.