



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

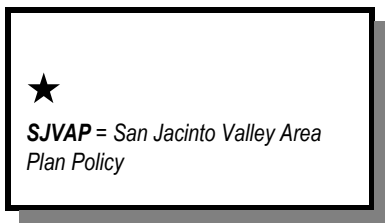
Five Policy Areas have been designated within the San Jacinto Valley Area Plan. They are important locales that have special significance to the residents of this part of the County, or will have when their development potential is realized. Many of these policies derive from citizen involvement over 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 San Jacinto Valley 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 decision 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.

East Hemet/Valle Vista Communities

This urbanized area is located east of the City of Hemet and southeast of the City of San Jacinto. Its position at the edge of both urbanization and natural areas requires special policies to ensure appropriate development where warranted, community edge treatment, and preservation of natural character.

Policies:

- SJVAP 1.1 Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access.



Maze Stone

This Rural Residential area is nestled at the edge of the Lakeview Mountains. Its scenic, rural character should be maintained.

Policies:



- SJVAP 2.1 Maintain particular attention to the Foundation Component designation and Certainty System procedures/findings with respect to the Rural Residential designation in the Maze Stone area. Reference the Rural section of the General Plan Land Use Element.