



A **Community of Interest (COI)** is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

UNIQUE COMMUNITIES

The Banning Bench Unincorporated Community

Located immediately north of the City of Banning on one of the natural mesas is the community known as Banning Bench. This community lobbied for and received an Unincorporated Community (UC) designation from the Local Agency Formation Commission (LAFCO) because of the desire to retain its rural character and to remain in unincorporated territory.

Cherry Valley Unincorporated Community

This community is located in the north-central portion of the Pass between the Cities of Calimesa and Banning. Cherry Valley is a charming community distinguished by and named after a concentration of cherry orchards. It is a rural residential community dominated by agricultural and animal-keeping uses. Cherry Valley is designated by LAFCO as an Unincorporated Community in order to preserve this existing rural character. Little San Geronio and Noble Creeks, which eventually flow into San Timoteo Creek, carve a course through the middle of this community. Bogart County Park and portions of the San Bernardino National Forest in the San Bernardino Mountains are nearby. Two man-made features reinforce the identity of this community: the Noble Creek Community Center, which contains a community building and playing fields; and the Highland Springs Resort, a popular conference retreat with a picturesque lodge and convenient connections to surrounding natural features via trail systems.

Cabazon



The dinosaur monuments in Cabazon are a local icon and an interesting tourist stop.

Cabazon is located in the far eastern portion of the Pass, immediately east of the City of Banning. This community contains a small concentration of low density residential, commercial, and tourist uses along Interstate 10. Cabazon is designated as a Community of Interest (COI) by LAFCO and is generally bounded by Marin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. A popular shopping center, the Desert Hills Factory Outlet Mall, the Cabazon dinosaur monuments, the Morongo Gaming Facility, and Hadley's Fruit Market are located here. The San Geronio River and its tributary creeks through Millard Canyon, Deep Canyon, and Lion Canyon provide seasonal water flows. Due to the surrounding steep terrain and low lying position, Cabazon is prone to hazardous flooding.