



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 are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Six policy areas have been designated within The Pass Area Plan. In some ways, these policies are even more critical to the sustained character of the 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. 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.



Banning Municipal Airport

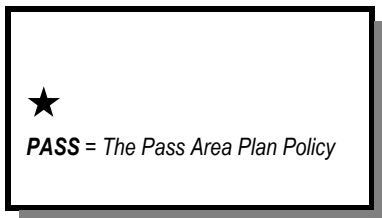
Banning Municipal Airport Influenced Policy Area

The Banning Municipal Airport, located in the City of Banning, adjacent to Interstate 10, impacts unincorporated territory. In order to preserve the integrity of the airport as well as the nearby uses, a number of ordinances and policies affect the land uses and development in this policy area. The Federal Aviation Administration and the County impose restrictions on the uses and height of proposed development in the vicinity of the airport.

Policies:



- PASS 1.1 Enforce the Banning Municipal Airport Land Use Plan within the airport influenced areas, as depicted on Figure 4, Policy Areas, and the Airports section of the General Plan Land Use Element for the protection of life and property in the vicinity of the Banning Municipal Airport.



Banning Bench

North of the City of Banning and east of Cherry Valley lies the Banning Bench Unincorporated Community, a rural residential enclave. The existing lots in this area are typically one acre or larger. The underlying Very Low Density Residential land use designation allows lots that are a minimum of one-half acre. Not only would this lot size not be in character with the rural atmosphere of the area, it would necessitate a level of public services and infrastructure that could overburden the existing systems. For instance, access to the Banning Bench is limited which, given increased development, could impact the ability to provide emergency services. To ensure the community of Banning Bench retains its desired rural character, the Banning Bench Policy Area requires a minimum lot size of one acre.