



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

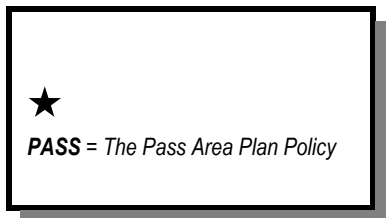
Banning Municipal Airport Influenced Policy Area

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.



Policies:

- PASS 2.1 Require a minimum lot size of one acre within the Banning Bench Policy Area for areas designated as Very Low Density Residential.

Cherry Valley

Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences.

The existing residential lots in this area are typically one acre or larger. The underlying Very Low Density Residential land use designation, which is the predominant designation in the area, allows lots to be a minimum of one-half acre. Not only would development at 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. In addition, given the flood hazards in the area, the smaller lots would likely increase the potential impact of a storm event. Reinforcing this rural character and limiting growth are the lack of a community sewer system, limited local circulation network, and limited fire protection services.

Scattered throughout the community, and especially focused along Beaumont Avenue, are commercial and higher density residential uses. The intent of the Cherry Valley Policy Area is to maintain the predominantly rural nature of this area while allowing existing uses that are of a higher density to remain legal conforming uses. The policy area applies only to the Very Low Density Residential land use, though the boundaries encompass the entire Cherry Valley area. The following policies have been created to ensure that the community size and character are preserved.

Policies:

- PASS 3.1 Require a minimum lot size of one acre for property that is designated as Very Low Density Residential within the Cherry Valley Policy Area.
- PASS 3.2 Encourage local serving commercial development along Beaumont Avenue within the Cherry Valley Policy Area.
- PASS 3.3 Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley area by using existing flood control easements and underutilized road rights-of-way.

Cabazon

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides of Interstate 10, excluding the Morongo Indian Reservation. The boundaries of the policy