



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