



## County Gravel Pit

A County gravel pit is located in the northern portion of this planning area. The primary activity here in the near future will be the continued extraction of decomposed granite. Eventually, the site will be reclaimed and either used as a park/permanent open space area or sold for rural residential development at a density not to exceed that of the adjacent land use designation.

### **Policies:**



MVAP 2.1 Allow for the conversion of the Riverside County Gravel Pit to an alternative use consistent with the provisions of the Reclamation Plan as filed with and approved by the County of Riverside, and as may be amended from time to time.

## One-Acre Minimum Lot Size

The northeastern portion of Mead Valley has traditionally been considered rural in nature. This character is reinforced by large residential lots of at least one acre. The Very Low Density Residential land use designation allows lots as small as one-half acre, which would not be appropriate in this location nor in keeping with the area’s rural character. The One-Acre Policy Area limits the minimum size of residential lots to one-acre.

MVAP 3.1 Require a minimum lot size of one acre for property designated as Very Low Density Residential within the One-Acre Policy Area to ensure the preservation of rural character of the area.

## Specific Plans



*The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.*

Specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development. These tools are a means of addressing detailed concerns that conventional zoning cannot do.

Specific Plans are identified in this section because detailed study and development direction is provided in each plan. Please refer to Table 3, Adopted Specific Plans in the Mead Valley Area Plan, for the two specific plans covered by the Mead Valley Area Plan. Policies related to any listed specific plan can be referenced at the County of Riverside Planning Department.