

Rural Land Division Analysis

Mee Mee Mine, LLC

PLN-2024-19114

APN	Zoning	General Plan	GIS Acres	Assessor Lot Size	Description		Notes
					Improved	Vacant	
308-271-001	RA-5-M	RR(5)	15.69	13.5	Improved		Subject parcel
308-241-031	RA-5-M	RR(5)	0.89	0.7	Improved		
308-241-010	RA-5-M	RR(5)	0.97	0.965	Improved		
308-241-009	RA-5-M	RR(5)	0.4	0.398	Improved		
308-241-024	RA-5-M	RR(5)	0.66	0.655	Improved		
308-241-025	RA-5-M	RR(5)	7	6.996	Improved		
308-261-042	RA-5-M	RR(5)	5.17	5.171		Vacant	
308-261-039	RA-5-M	RR(5)	1.92	1.916	Improved		
308-261-041	RA-5-M	RR(5)	3.38	3.383	Improved		
308-261-040	RA-5-M	RR(5)	2.6	2.602	Improved		
308-261-011	RA-5-M	RR(5)	1	1.002	Improved		
308-261-007	RA-5-M	RR(5)	2.25	2.2		Vacant	
308-261-034	RA-5-M	RR(5)	11.3	11.296	Improved		
308-261-055	RA-5-M	RR(5)	5.73	5.725	Improved		
308-261-052	RA-5-M	RR(5)	6.08	5	Improved		
308-261-054	RA-5-M	RR(5)	3.61	3.614	Improved		
308-261-053	RA-5-M	RR(5)	3.68	4.9	Improved		
308-261-002	RA-5-M	RR(5)	12.48	12.481	Improved		
308-261-048	RA-5-M	RR(5)	3.74	2.5	Improved		
308-261-049	RA-5-M	RR(5)	3.08	3.082	Improved		
308-261-046	RA-5-M	RR(5)	5.21	5.207	Improved		
308-261-058	RA-5-M	RR(5)	10.98	11.06	Improved		
308-261-056	RA-5-M	RR(5)	5.85	5.06		Vacant	
308-261-057	RA-5-M	RR(5)	3.23	5.07	Improved		
308-261-036	RA-5-M	RR(5)	24.31	27		Vacant	
308-261-035	RA-5-M	RR(5)	3.06	3.01	Improved		
308-261-006	RA-5-M	RR(5)	1.55	1.545		Vacant	Vacant Land, Subject to Exemption (church)
308-261-004	RA-5-M	RR(5)	2.29	2.291	Improved		Public Land, Schools, Non Taxable Entities
			5.2896	5.2975	23	5	
			avg	avg	82%	18%	

ERAP 3.31 Rural Development

A. General Requirements

3.31 - 30250(a): . Land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

B. Rural Subdivision Requirement

1- No division of land planned for rural exurban, rural residential, agricultural general, or commercial timberlands shall be approved unless at least fifty percent of the parcels in similar use in the Planning Area of the subject parcel, outside the Urban Limit Line, have been developed. The average density of new development created by the policies of Chapter 4 and the designations of the land use maps, which are based on:

a. The average size of parcels planned for the same use within the neighborhood of the subject parcel. Average usually means the arithmetic mean, although the mode may be used when very many parcels are of a common size and a very few parcels skew the mean to create an average atypical of the size of surrounding lots.