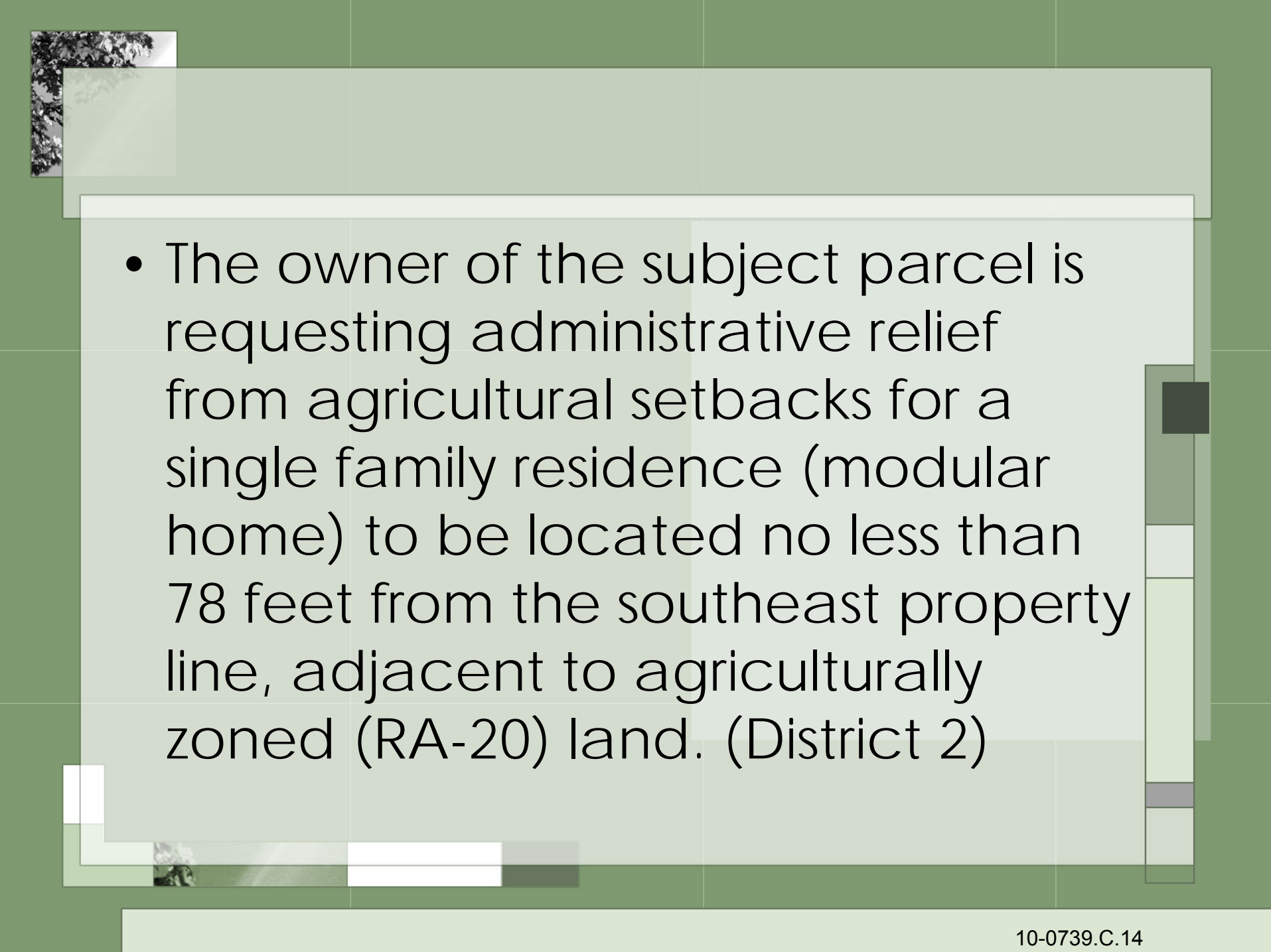




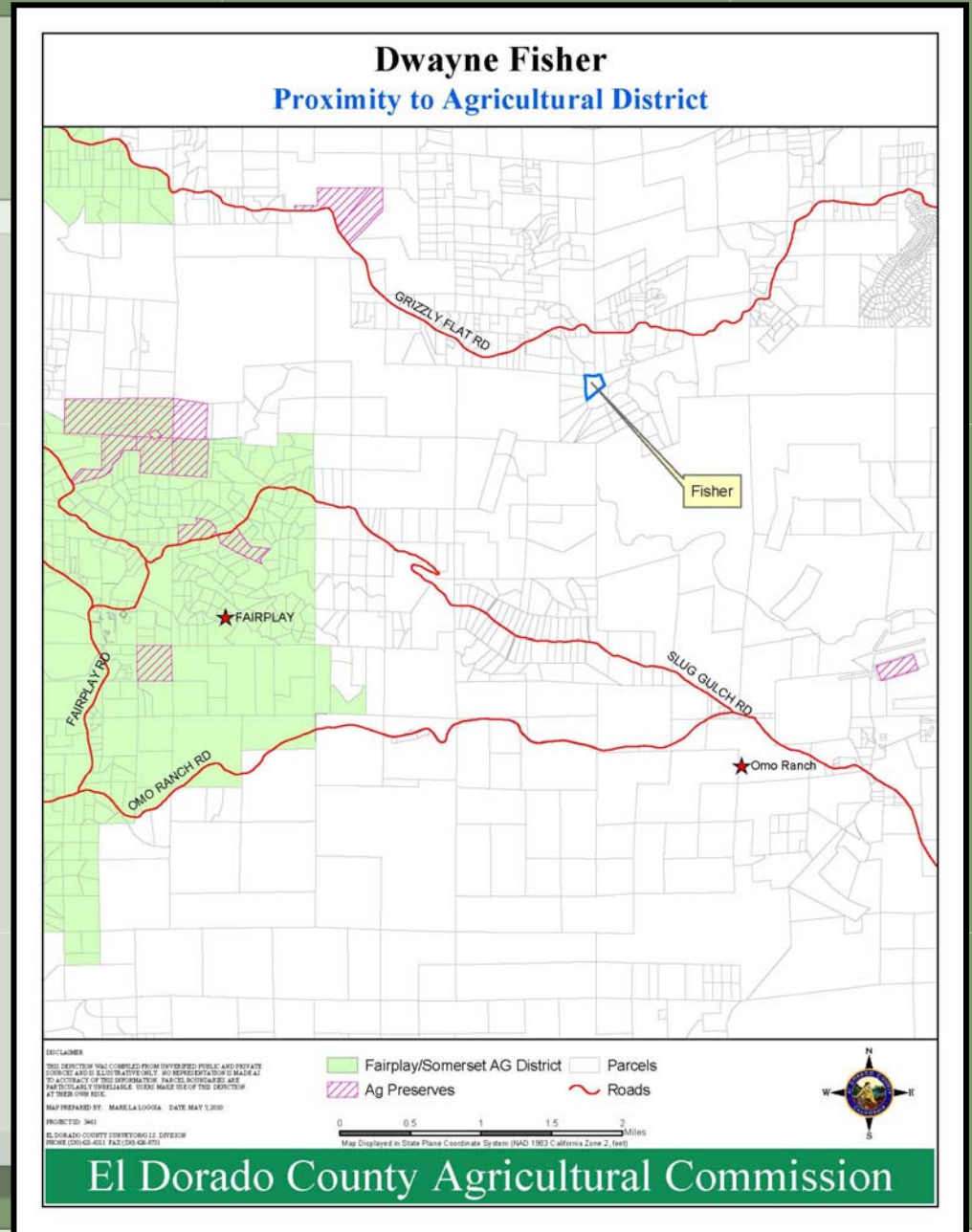
V. Fisher;  
APN 041-740-31

Request for  
Administrative Relief  
from an Agricultural  
Setback

- 
- The owner of the subject parcel is requesting administrative relief from agricultural setbacks for a single family residence (modular home) to be located no less than 78 feet from the southeast property line, adjacent to agriculturally zoned (RA-20) land. (District 2)



The subject parcel is not located within an Ag District and is in the Grizzly Flat area.

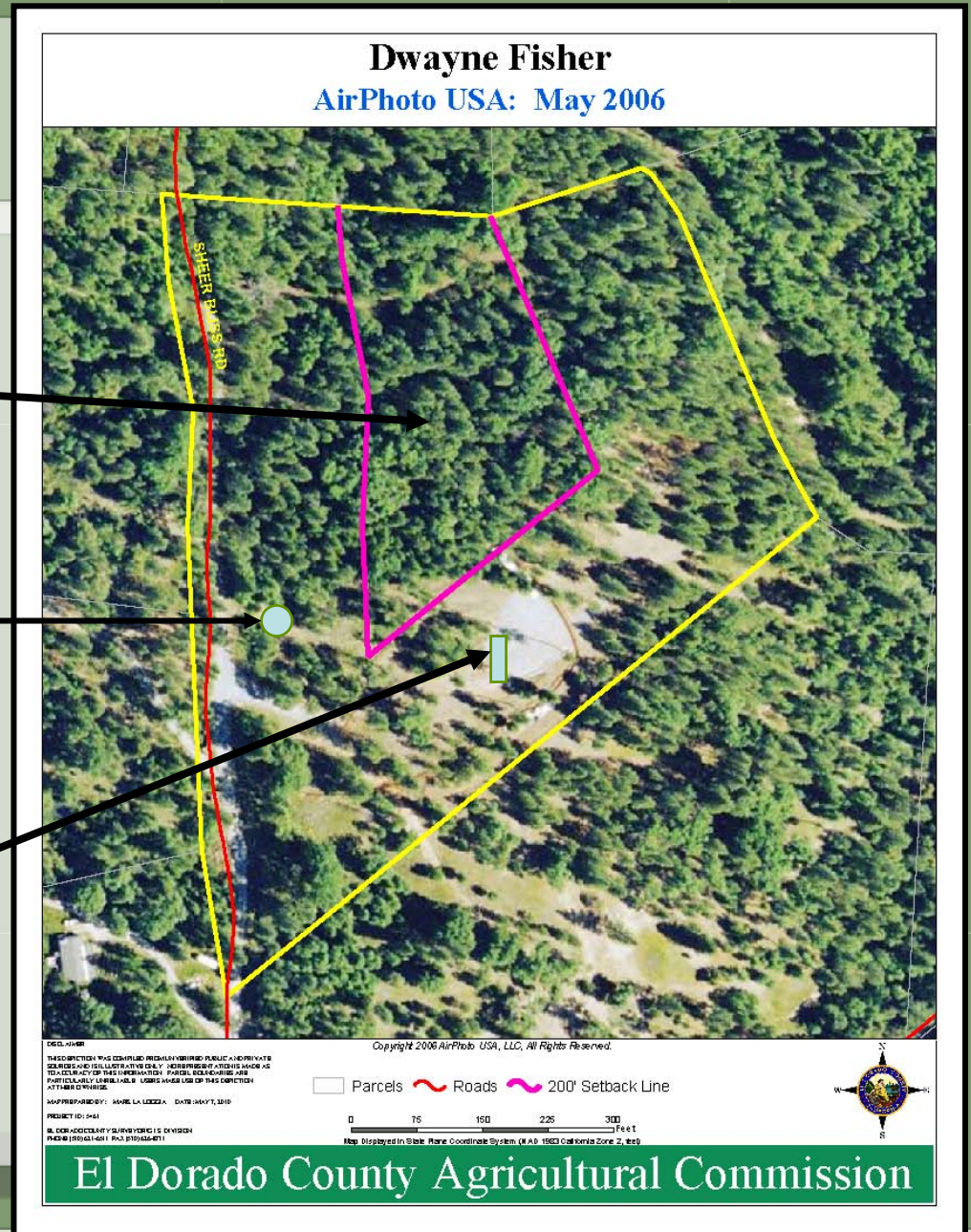




Area outside of 200 foot agricultural setbacks...

Pond...

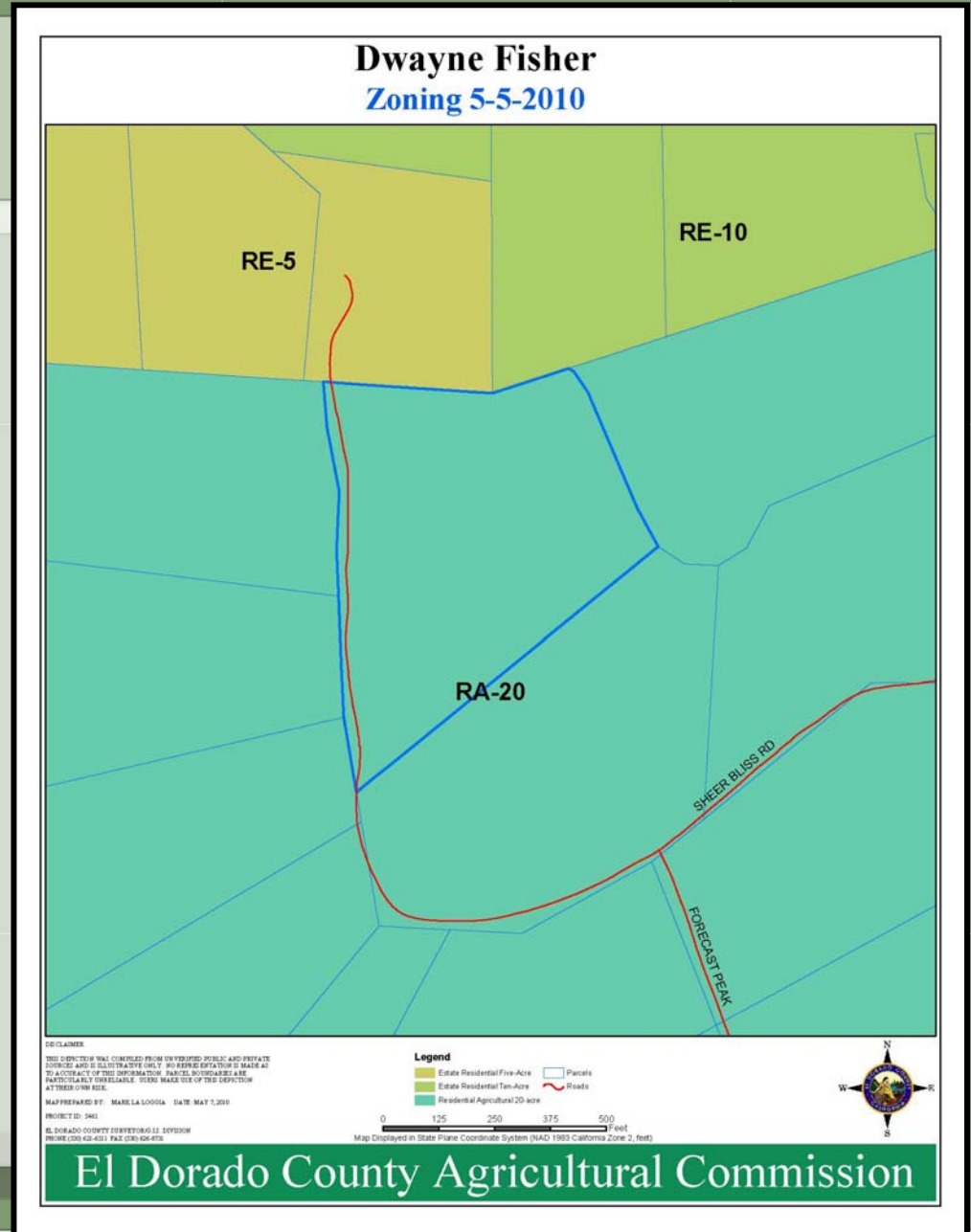
Approximate location of Modular...



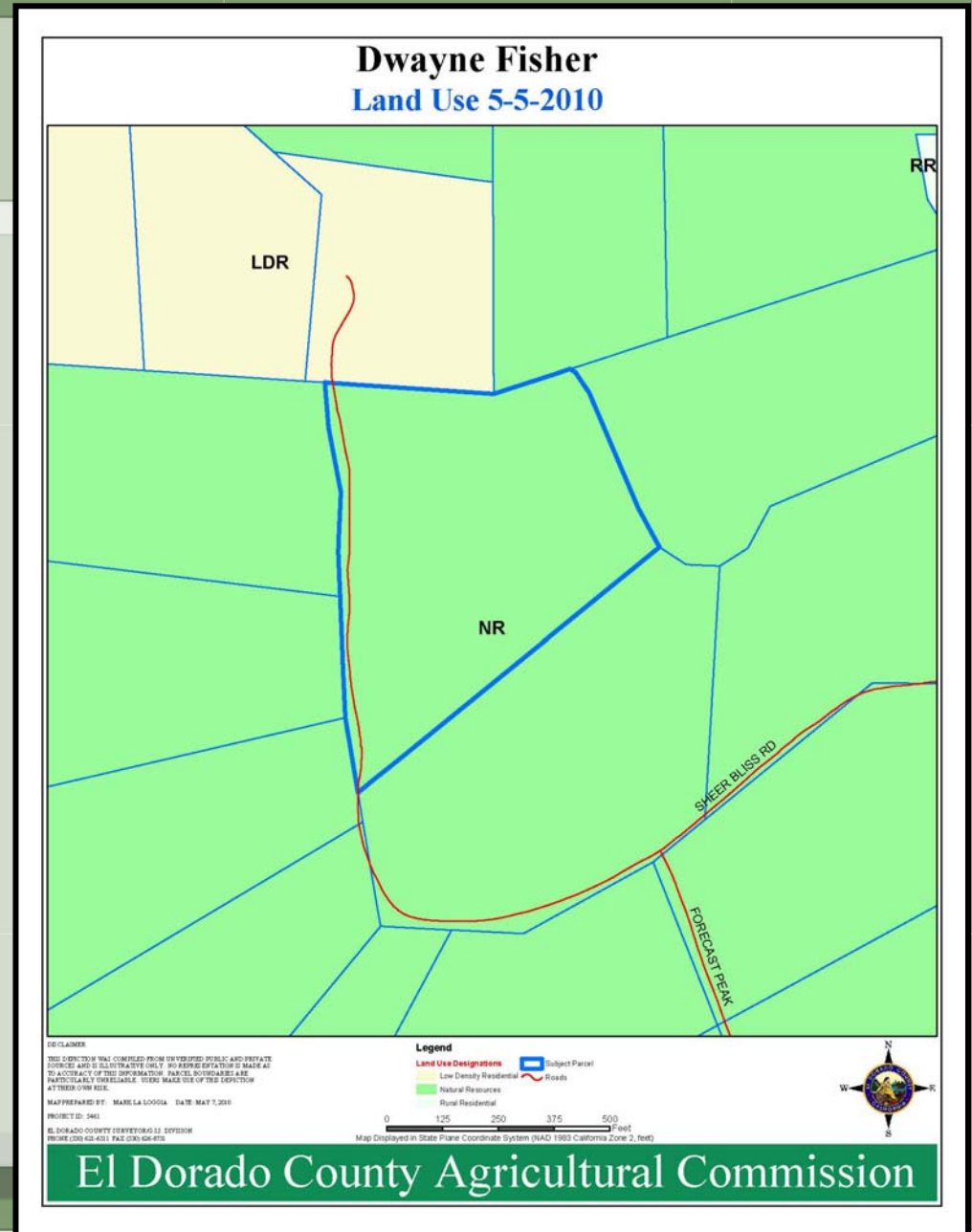


Parcel zoning is Residential Agricultural – Twenty Acre.

Subject parcel and surrounding RA-20 parcels are ten acres in size.



The subject parcel and majority of surrounding parcels have a Natural Resource land use designation.

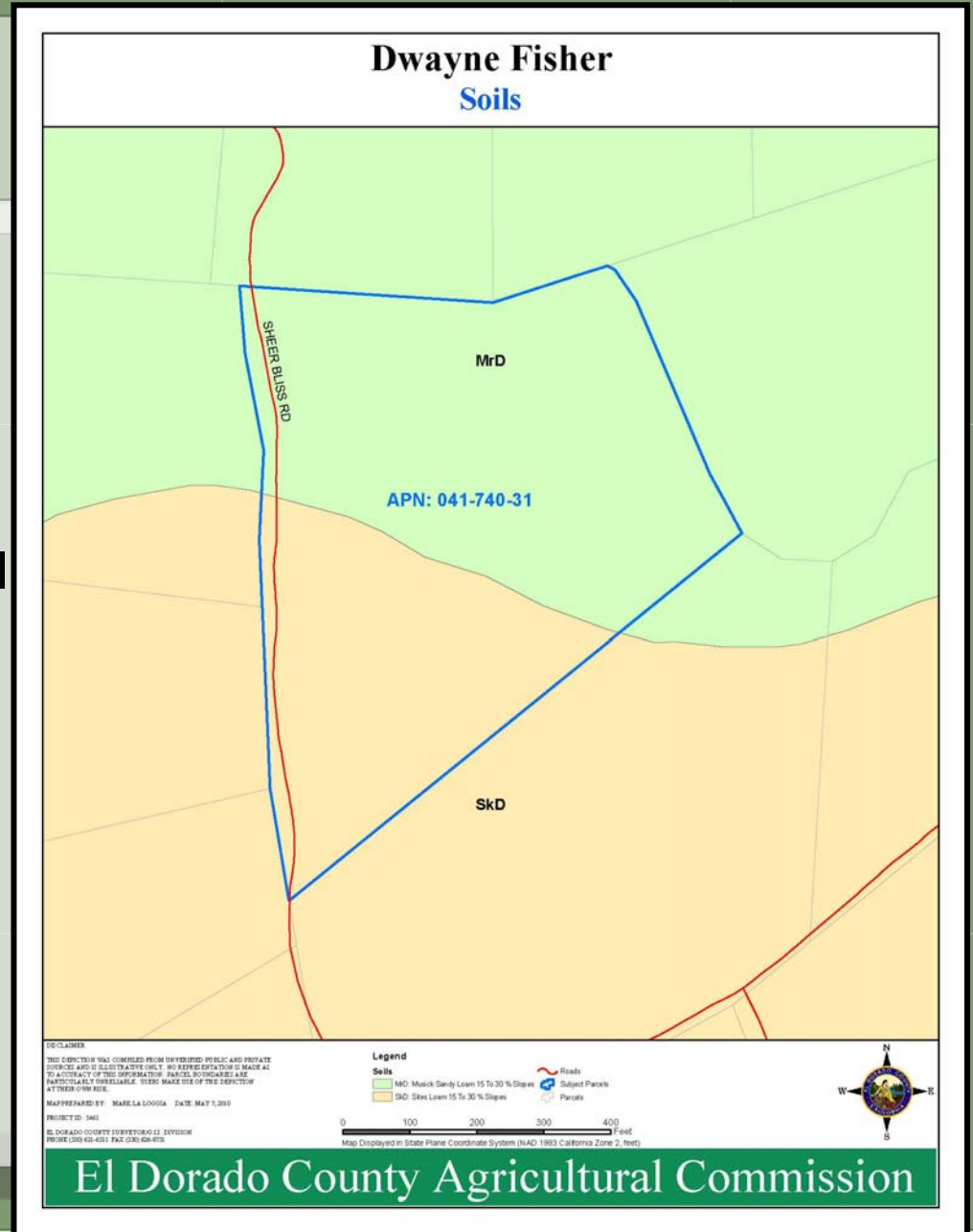




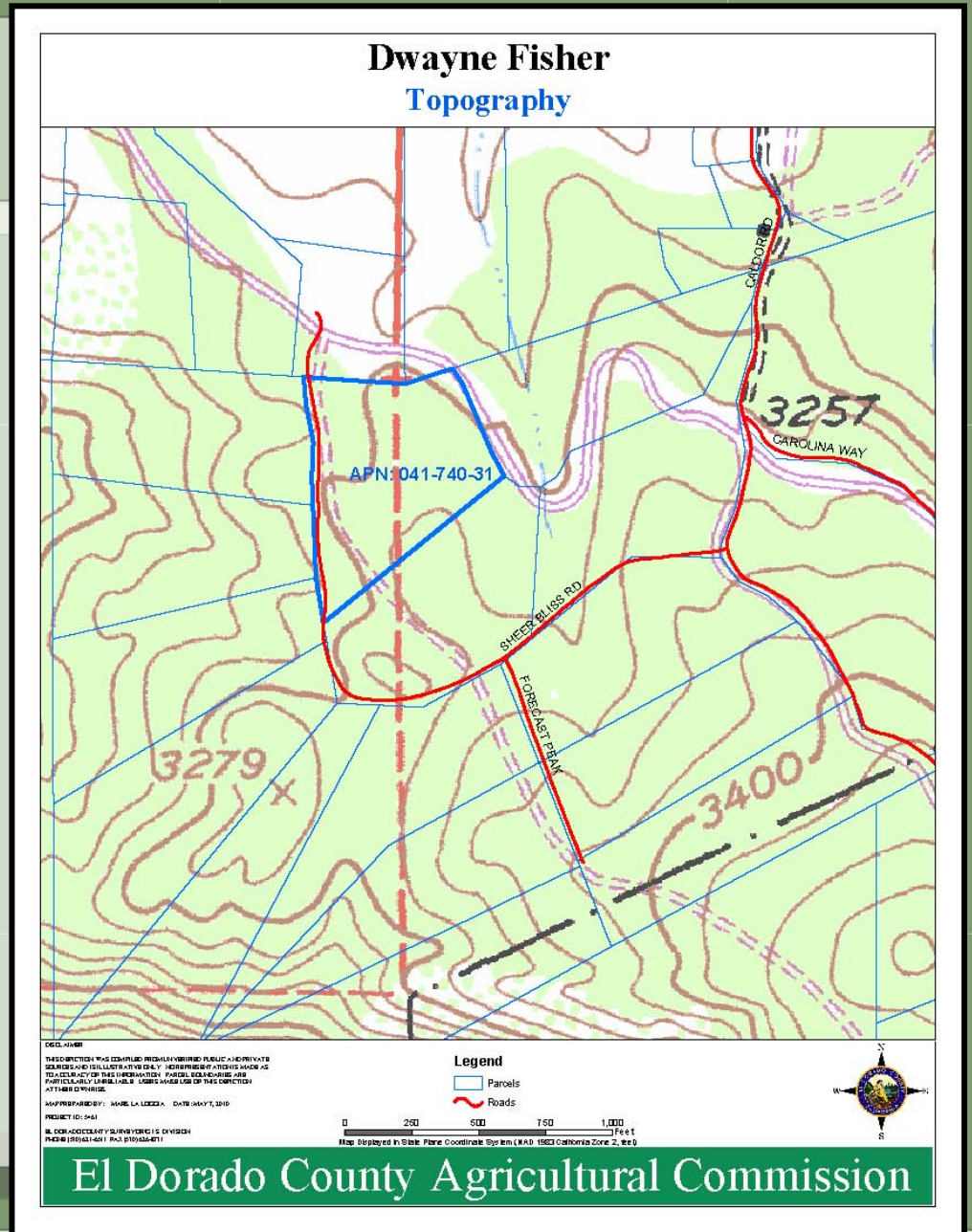
## Soil Types:

**MrD: Musick Sandy Loam  
15 to 30% Slopes, a  
Class VI "Choice" soil**

**SkD: Sites Loam, 15 to 30%  
Slopes, a Class IV  
"Choice" soil**




Approximate elevation  
of parcel = 3200 feet.








## Findings required for agricultural setback relief by the Agricultural Commission:

- If it can be demonstrated that a natural or man-made barrier exists, such as; topography, roads, wetlands, streams, utility easements, swales, etc.. OR
  - Three of the four of the following exists:
    - a) **No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;**
    - b) **The proposed non-compatible structure is located on the property to reasonably minimize the potential negative impact on the adjacent agriculturally zoned land;**
- 



# Findings Continued:

- c) Based on the site characteristics of the subject parcel and the adjacent agriculturally zoned land including, but not limited to, topography and location of agricultural improvements, etc, the Commission determines that the location of the proposed non-compatible structure would reasonably minimize potential negative impacts on agricultural use; or
  
  - d) There is currently no agricultural activity on the agriculturally zoned parcel adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel.
- 



Sheer Bliss Road





Driveway entrance to subject parcel





Modular and well house...





05/18/2010





RA-20 parcel to the south





RA-20 parcel to the south





RA-20 parcel to the south





Pond...





Looking towards area outside of 200 foot ag setbacks...pond to right.





View from Sheer Bliss Rd., looking east at subject parcel (north of driveway)





# Staff Recommendation:

- *Staff recommends DENIAL of Dwayne Fisher's request for administrative relief of agricultural setbacks as staff cannot make the findings that the Commission is required to make by Resolution No. 079-2007 and adopted by the Board of Supervisors on April 17, 2007.*
- *If the requested reduction cannot meet the administrative criteria, an application may be made to the Board of Supervisors for administrative relief, within 10 days of the decision. Such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.*