

CAN I GET AN AGRICULTURAL EXEMPTION??

As-Built (Existing) Structures

- Was the structure built before 1986?
- Was the parcel three acres or more at the time the structure was constructed?
- Can the age of the structure be verified by Assessor's records, photos, or notarized affidavit?
- Is there an agricultural use on the property? {see §17.02.055 }
- Does the current use of the structure meet the definition for agriculture building ?
{see §17.02.105 }

New Structures

- Is the parcel zoned for agriculture uses (*zoning & General Plan*)? Does the parcel fall into the classifications and minimum parcel size requirements of Table 17.06.060 of the current zoning code?
- Is there a full-time ranching or farming operation on this property?
- Will the structure be used specifically and solely for the uses described in §17.02.055?

****If you were able to mark off all the boxes under the category that applied, you *may* be able to get an agricultural exemption.**

Requirements to Submit

- ✓ Ag exemption application (*completed in full*)
- ✓ Site Plan (*must reflect what is currently existing on the property. See plot plan handout for required information*)
- ✓ Floor plan of building including any receptacles & outlets (if there is electricity in the building, a fee will be collected for the electrical permit and a final inspection will be scheduled once the agriculture exemption is approved).
- ✓ Copy of the Assessor's records (*with proof highlighted*); or photos (*material must be authentic*); or a neighbor's notarized affidavit which can place the structure in its current location prior to 1986. (*for as-built structures only*)
- ✓ A non-refundable application fee (*see application*)

{§17.02.105 **Building, agricultural** }

"Agricultural building" means a detached structure designed and constructed to house farm implements or supplies, hay, grain, poultry, livestock, or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, packaged or sold; nor shall it be a place frequented by the public. "Agricultural building" does not include any structure which is used primarily for the storage of nonagricultural items. Prior code §5.01.080(A)(12)) Amended 9/6/94.

{§17.02.055 **Agriculture** } "Agriculture" shall be defined to include the following: The preparation and tilling of the soil conducive to horticulture and viticulture activities including, but not limited to, the growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain, and similar food and fiber crops. Agriculture shall include row; field; tree; and nursery crop cultivation of open fields or greenhouse crops of ornamental and nursery plant materials for wholesale or retail sales; but does not include retail nurseries. The raising and breeding of livestock, farming, dairying, beekeeping, and other animal husbandry activities customarily incidental to these uses. Mushroom farming and aquaculture. Incidental cleaning, grading, packing, polishing, sizing, and similar preparation of crops which are grown on the premises, but not including agricultural processing. Temporary or seasonal sales and promotion, incidental storage of crops which are grown, or animals which are raised on the property. Agriculture service uses such as and similar to spraying and harvesting which are designed to aid and directly support the primary agricultural uses on the property. Agriculture shall not include agricultural processing.(Amended June 4, 2002)

Table 17.06.060
MINIMUM ACREAGE FOR LAND DIVISIONS

Agricultural Area	Current Primary Use	Designation on General Plan	Minimum Acreage Required
Sacramento River	Field Crops	A-C	40
	Orchard Crops	A-C	40
	Nursery Stock	A-C	40
	Irrigated Pasture	A-C	120
	Grazing	A-G	760
Fall & Pit Rivers	Field Crops	A-C	40
	Nursery Stock	A-C	40
	Irrigated Pasture	A-C	120
	Grazing	A-G	760
Eastern Upland	Grazing	A-G	760
	Irrigated Pasture	A-C	160
Western Upland	Grazing	A-G	760
	Irrigated Pasture	A-C	160
Goose Valley	Irrigated Pasture	A-C	160
Burney Creek Valley	Irrigated Pasture	A-C	160
Cayton Valley	Irrigated Pasture	A-C	160
Hat Creek Valley	Irrigated Pasture	A-C	160

COUNTY OF SHASTA
DEPARTMENT OF RESOURCE MANAGEMENT
 1855 Placer Street, Suite 103, Redding, CA 96001

Agriculture Building Exemption

BP # _____

Assessor's Parcel No.: _____ Area: _____ Property size: _____
 Job location/Street address: _____
 Owner's name: _____ Phone no.: () _____
 Mailing address: _____ City: _____ State: _____ ZIP: _____

OWNER/APPLICANT MUST FURNISH AN 8 1/2" X 11" SIZE PLOT PLAN, FLOOR PLAN, AND LOCATION/ DIRECTIONAL MAP. AS-BUILT STRUCTURES REQUIRE COPY OF ASSESSOR'S RECORDS

Structure to be built by: Owner Other (Please specify builder): _____
 Are there any other buildings, mobile homes, garages, etc. on this parcel? Yes No
 Will there be electricity in the building? Yes No
 Will there be plumbing in the building? Yes No
 Is this the first building on the property? Yes No
 Proposed usage will be: (Please be specific) _____

DESCRIPTION OF TYPE OF CONSTRUCTION:

Type of roof:		Type of foundation:	
Type of siding:		Type of frame work:	
Size/width:	Length:	Height:	

I certify that according to the above Code section that I am exempt and I understand that if I or my successors should ever change occupancy, add, remodel, or in any way deviate from the above description, a building permit will be required and the entire building will have to be brought up to current building code standards.

Signature of owner: _____ Date: _____

FOR OFFICE USE ONLY

Amount paid \$	Receipt #	Date:
Zoning:		General Plan:
Related projects:		
Comments: _____ _____ _____		

1. Is structure used exclusively for agriculture? Yes No
2. Does a building permit need to be obtained? Yes No

Comments: _____
 Signed: _____ Building Division Date: _____
 Signed: _____ Planning Division Date: _____

SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT

1855 Placer Street, Suite 103, Redding, California 96001

PLOT PLAN INSTRUCTIONS

AN ACCURATE PLOT PLAN WILL HELP SHORTEN THE REVIEW TIME OF YOUR PROJECT

The purpose of a plot plan is to establish a clear record of the use of property. It may be helpful to think of how the property would look if you were flying above it and represent this on paper. You might start with an assessor's plat map (copies available at the assessor's office) for a detailed outline of your property.

An 8½" x 11" size paper works well for drawing the property outline. Once the property outline is drawn, please draw what is existing and proposed for the property. Try to keep size proportionate, write in distances to show location, and label the use of all existing or proposed structures (such as house, mobilehome, garage, or barn).

Make sure the following is shown on the plot plan:



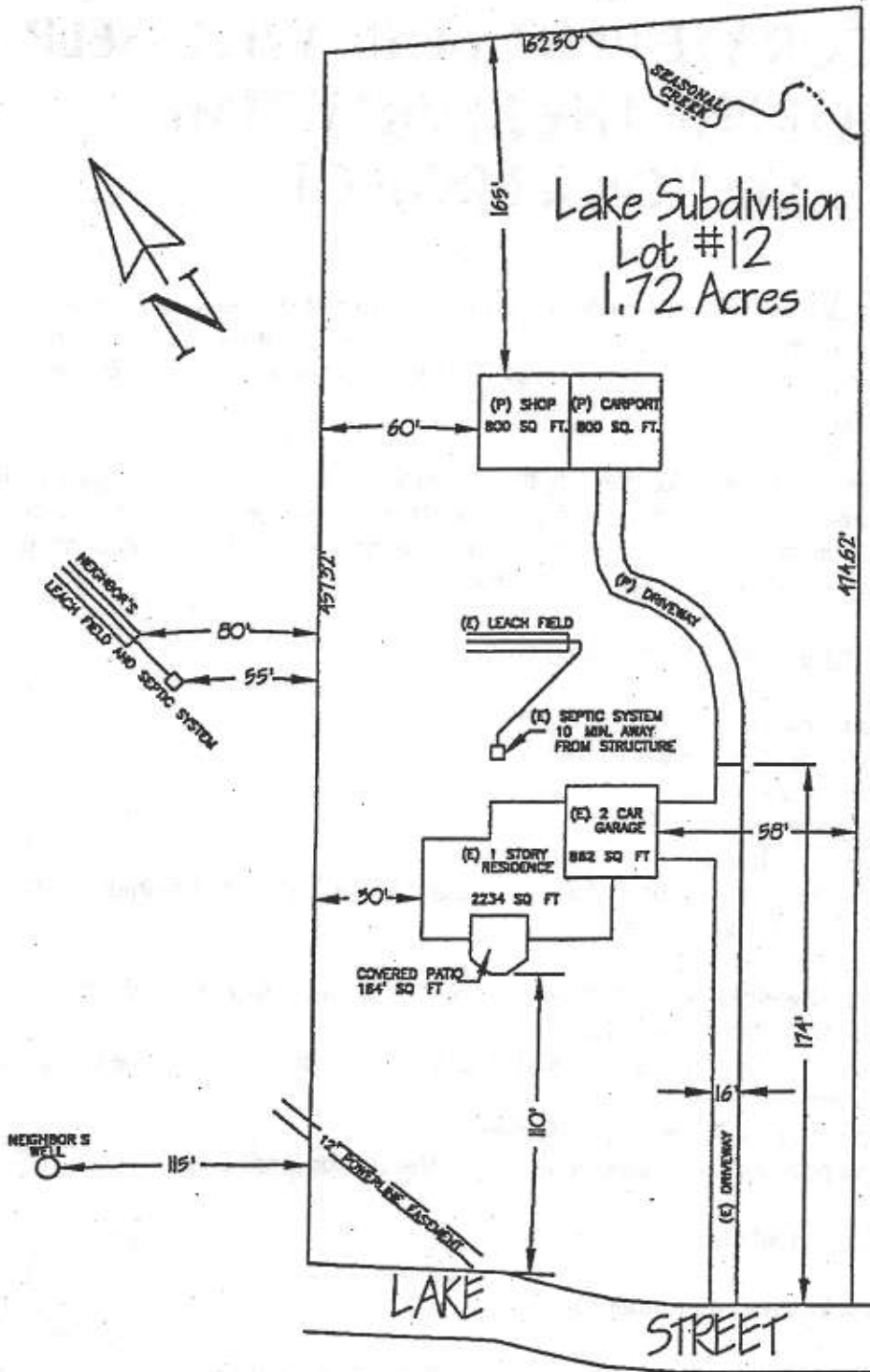
1. Property owner's name
2. Assessor's parcel number for the property
3. North arrow and scale
4. Acreage of property
5. Square footage of buildings
6. Indicate whether there are mobilehomes or houses and indicate whether there is a garage attached to the house and list the size
7. Easements shown and labeled
8. Septic system and well location, both existing and proposed. Also show the distance to the neighbor's septic system and well
9. Roads and driveways shown and labeled, list length and width (used for Fire Department and Public Works)
10. Drainages and waterways shown and labeled.
11. Location of soil profile pit and percolation test holes (for proposed septic systems)

On the back of this page is an example to review.

Please ask for help if you have any further questions.

Note: If your project involves grading, please provide a slope cross-section.

PLOT PLAN EXAMPLE



PLOT PLAN

(E) = EXISTING
(P) = PROPOSED

SCALE 1" = 50'

A.P. #000-000-00

OWNER: TOM SMITH

Prepared by: _____
Date prepared: _____

Water supplied by
_____ Water District

Also, show distances to property line from your neighbor's septic system, leach field, and well