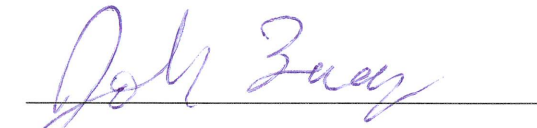


NARRATIVE REGARDING PROFIT FROM FARM USE

Based on the soils and because it is classified as class V, the subject area is unable to be farmed for profit for farming or livestock. Also, there are no water rights available. I have lived there for 45 years and the subject parcel has never been employed in farm use, because there hasn't been enough water to even consider farming that area.

NARRATIVE ABOUT THE IMPACT TO THE ACCEPTED FARM OR FOREST PRACTICES ON SURROUNDING LANDS DEVOTED TO FARM OR FOREST USE

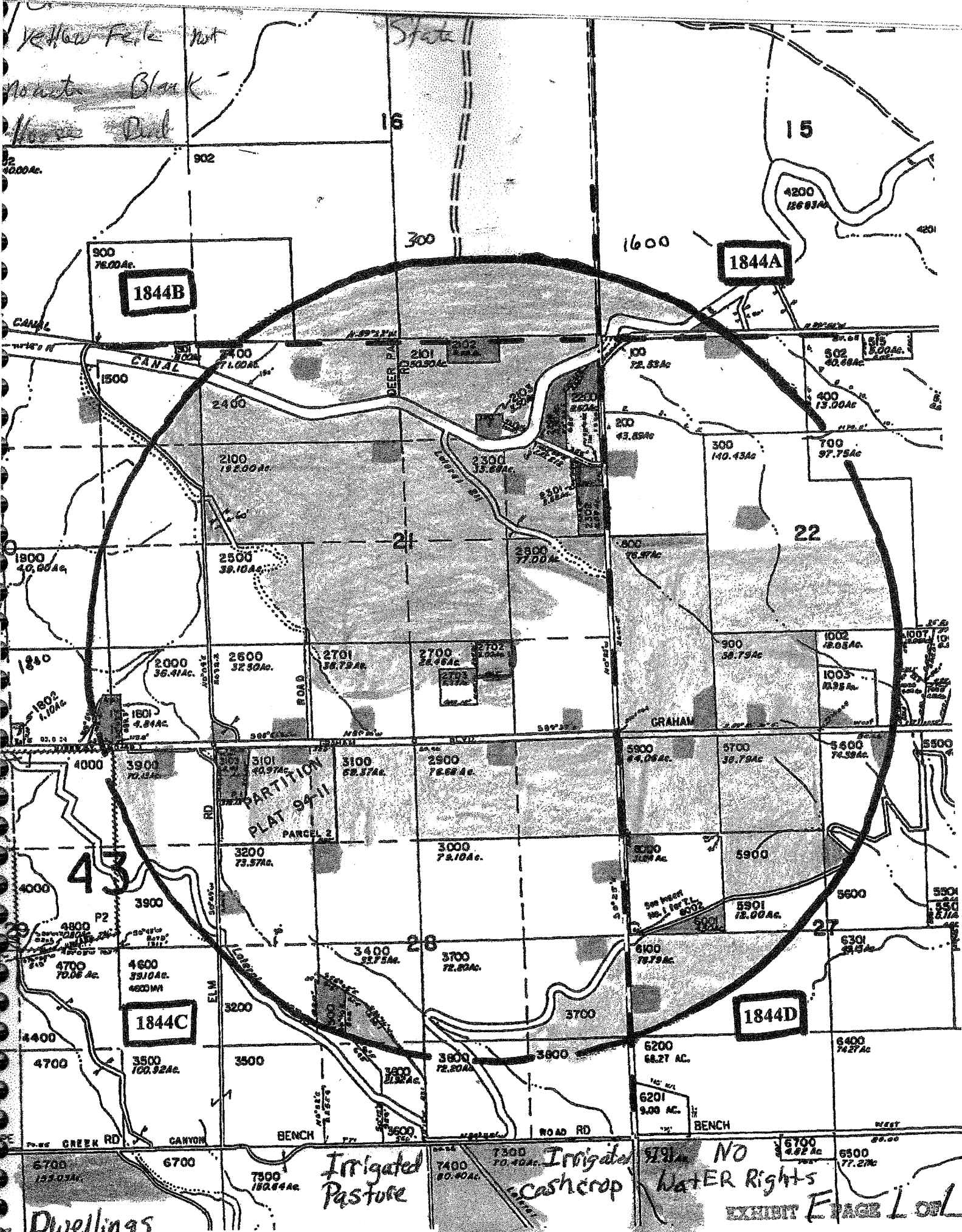
Materials included that were presented in a previous land use application, depict the impact on the study area. I consider that my proposal will not now, or in the future interfere with established farm practices. The area supports a combination of pasture and forage grounds under production, as well as a substantial amount of lands immediately to the north of the parcel which lands lack water rights. The agricultural uses on neighboring properties successfully coexist with the rural residential development located along much of Graham Blvd. My proposal will not material alter the stability of the overall land use pattern.

  
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John Zuegger

Review of the official soils data for Applicant's property as provided by the Natural Resources Conservation Service reveals the following: Applicant's parcel consist of primarily soils class 35B (Virtue Silt Loam, 2 to 5 % slopes) and 11B (Frohman Silt Loam, 2 to 5 % slopes).

These soil types correspond to Soil Classifications IV e for the 11E (Frohman Silt Loam, 2 to 5 % slopes) and III e for the (Virtue Silt Loam, 2 to 5 % slopes).

- B. Areas Generally in Parcels of Twenty (20) Acres or Larger: There are several ways to define the "area" under consideration. The area of consideration could be a certain radius of properties around the subject property in the same zoning district, which in this case is EFU. Based upon a radius of one (1) mile (Similar to the Sweeten Test) the "Area of consideration" does contain parcels of or exceeding twenty (20) acres. See Exhibit "B". The subject parcel is 28.46 acres in size. The present Agricultural designation is consistent with the EFU designation.
- C. Lands Having the Highest Agricultural Capabilities: Goal (3) Policy (2): Lands having the highest agricultural capabilities are to be given the greatest protection – Class I having the highest Capability and Class VI having the lowest Capability. The subject property is classified as primarily soils class 35B (Virtue Silt Loam, 2 to 5 % slopes) and 11B (Frohman Silt Loam, 2 to 5 % slopes). Applicant's review of the subject property would indicates that the majority of the subject property is soils Classification 11B (Frohman Silt Loam, 2 to 5 % slopes - Soil Classifications IV e). See Exhibits "C" and "D".



Yellow Feels not mounted  
Black House Dial

1844B

1844A

1844C

1844D

PARTITION PLAT 94-11  
PARCEL 2

Irrigated Pasture

Irrigated Cashcrop

NO WATER Rights

EXHIBIT PAGE 1 OF 1

Dwellings

