



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

July 16, 2007

TO: Supervisor Helen Baumann, Chair, District II
Members of the Board of Supervisors

FROM: William J. Stephans *WJS*
Agricultural Commissioner/Sealer of Weights and Measures

SUBJECT: **WAC 06-07 & Z 06-32/ROBERT, MARGOT AND STEVEN SCHARPF**

Below are the staff recommendations regarding the agricultural setbacks for the adjacent properties to the Williamson Act Contract application for Robert, Margot and Steven Scharpf.

1. Cheryl Johnson: 6985 Kona Dr., APN 084-200-14 (10 acres)
 - No listed phone number, sent letter 7/3/07
 - Property is zoned RE-10, Land Use is RR, AG District = No
 - Ag staff conducted site visit on 7/13/07.
 - Currently on the property, there is one house and a horse pasture.
 - There maybe future plans to build a second home on the property within the proposed 200 foot setback, for mother, K. Adams, who currently owns the property next door.
 - **Recommend a 50 foot agricultural setback for APN 084-200-14.**

2. Kathleen Marie Adam: 7220 Quartz Hill Rd., APN 084-200-16 (10 acres)
 - No listed phone number, sent letter 7/3/07
 - Property is zoned RE-5, Land Use is RR, AG District = No
 - Was concerned at planning meeting in December 2006
 - Ag staff conducted site visit on 7/13/07 and met with owner, Kathleen Adam.
 - There is currently one house with an attached garage that sits within the proposed 200 foot setback, on the property. The house is approximately 168 feet from the property line.
 - Owner is planning on selling property in the future and does not want extra restrictions placed on her property which could reduce the selling points of her property.
 - A 20 year old orchard exists within the proposed 200 foot setback, between the house and the southern property line.
 - **Recommend a 50 foot agricultural setback for APN 084-200-16.**

3. Randy & Joyce Hansen: Granite Hill Vineyards, APN 084-200-11,12 (30 & 10 acres)
 - Left message 6/27/07 at 9:36 am, sent letter 7/3/07
 - Properties are zoned RE-5, Land Use is RR, Ag District = No
 - Ag staff conducted site visit on 7/13/07.
 - Parcel 084-200-11 consists of an agricultural operation (an existing vineyard).
 - Parcel 084-200-12 is also planted in grapes and meets Criteria 2. b): "The subject parcel has a width to length ratio of greater than 1 to 3 and the longer of the boundary measurements abut the adjacent proposed agricultural zoned land"
 - **Recommend a 50 foot agricultural setback for APN 084-200-12.**

4. Julian & Laura Butler: 2540 Seeforever Ct., APN 084-200-50 (5 acres)
 - Ag staff conducted site visit w/Mr. Butler on 6/29/07 at 3:30 pm.
 - The parcel is 5 acres; Mr. Butler has future plans of building a granny flat within the 200 foot setback. He agreed with a 50 foot setback. Mosquito Rd. also acts as a buffer.
 - Property is zoned RE-5, Land Use is RR, AG District = Yes
 - **Recommend a 50 foot agricultural setback for APN 084-200-50.**

5. Marilyn Beaver: 2550 Seeforever Ct., APN 084-200-49 (5 acres)
 - Left message 6/27/07 at 9:58 am.
 - Property is zoned RE-5, Land Use is RR, AG District = Yes
 - Was concerned at planning meeting in December 2006.
 - Ag staff conducted site visit on 7/13/07.
 - Property would qualify for 50 foot setback approval by Director of Development Services, as property is 5 acres and bordered by Mosquito Rd.
 - **Recommend a 50 foot agricultural setback for APN 084-200-49.**

6. David, Gloria, William & Lois Evraiff: 2055 Prosperity Ln., APN 084-220-06 (10 acres)
 - No listed phone number, sent letter 7/3/07
 - Property is zoned RE-10, Land Use is RR, AG District = Yes
 - Ag staff conducted site visit on 7/13/07. Met with owner, David Evraiff.
 - Property currently has 2 residential units. Owner stated that proposed 200 foot setback would probably not affect them. Owner, David Evraiff, did not have any objections.
 - **Recommend a 200 foot agricultural setback for APN 084-220-06.**

7. Dale & Mary Hall: 8625 Mosquito Rd., APN 084-220-10 (10 acres)
 - Unable to reach by phone, sent letter 7/3/07
 - Property is zoned RE-10, Land Use is RR, AG District = Yes
 - Ag staff conducted site visit on 7/13/07. Met with owners.
 - There is currently one house on the property.
 - Owners did not have any objections to the project or proposed 200 foot setback
 - **Recommend a 200 foot agricultural setback for APN 084-220-10.**

8. Brian Keating: 8600 Mosquito Rd., APN 084-220-14 (6.225 acres)
 - Unable to contact by phone, sent letter 7/3/07
 - Property is zoned RE-5, Land Use is RR, AG District = Yes
 - Ag staff conducted site visit on 7/13/07.
 - Proposed 200 foot setback would restrict use on almost half of property.
 - **Recommend a 50 foot agricultural setback for APN 084-220-14.**

9. Joseph & Mary Keating: 8680 Mosquito Rd., APN 084-190-06, -07 (15.16 & 26.98 acres)
 - No listed phone number, sent letter 7/3/07
 - Properties are zoned RE-5, Land Use is RR, AG District = Yes
 - Ag staff conducted site visit on 7/13/07. Met with owners Mary Keating and Joseph Keating.
 - Owners are against the proposed restrictions (200 foot setbacks) on their properties.
 - A portion of parcel 084-190-06 is buffered from the proposed Ag zoning to the north, by an existing reservoir which may also require a 100 foot setback pursuant to General Plan Policy 7.3.3.4 – “Until standards for buffers and special setbacks are established in the Zoning Ordinance, the County shall apply a minimum setback of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands.”
 - Parcel 084-190-06, currently has one house on it.
 - Parcel 084-190-07 does not currently have any residential structures.
 - **Recommend no special agricultural setback proximate to the existing pond (northern property line) and a 50 foot agricultural setback on the eastern property line for APN 084-190-06.**
 - **Recommend no special agricultural setback on the northern property line because General Plan Policy 7.3.3.4 requires a 50 foot setback from intermittent streams which exists on the northern property line for APN 084-190-07.**

Scharpf

WAC06-0007/Z06-0032

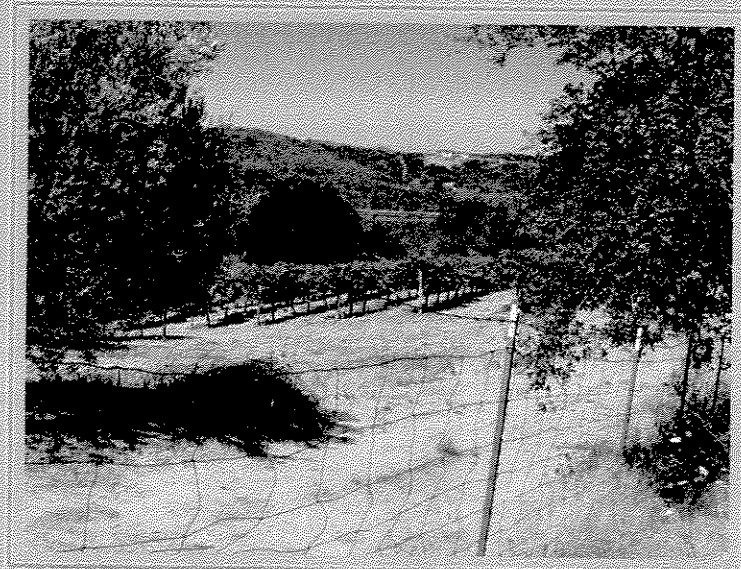


Above: entrance to
Scharpf property

Right: view of Quartz Hill
Vineyard and reservoir, looking
southwest from Quartz Hill Rd.



Above: view of parcel 084-200-13
from Quartz Hill Rd.



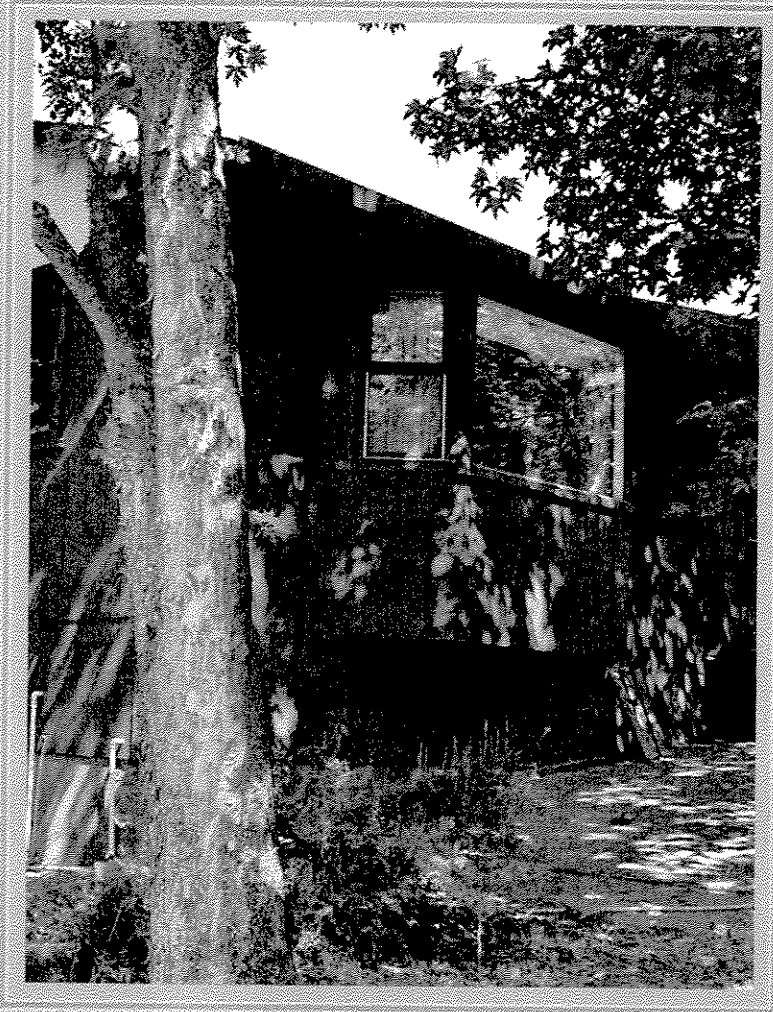
C. Johnson – Item 1
APN 084-200-14



Hilltop in background of photo is parcel.

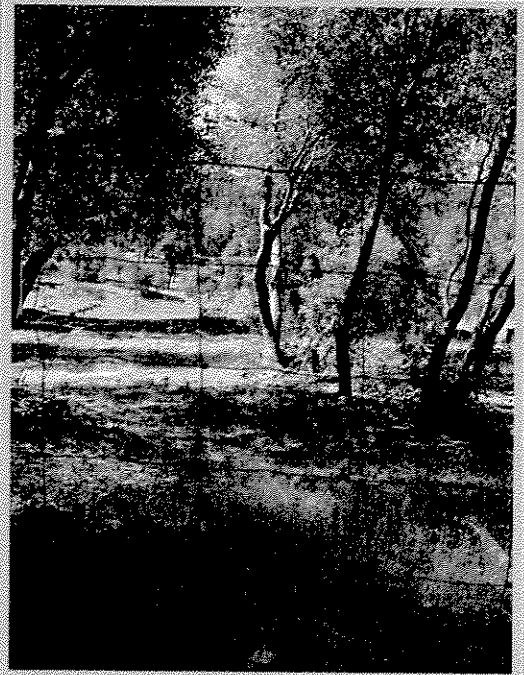
K. Adam - Item 2

APN 084-200-16



Above: house is within
200' setback

Right: view of orchard, that sits
within proposed 200' setback,
between southern property line
and house.

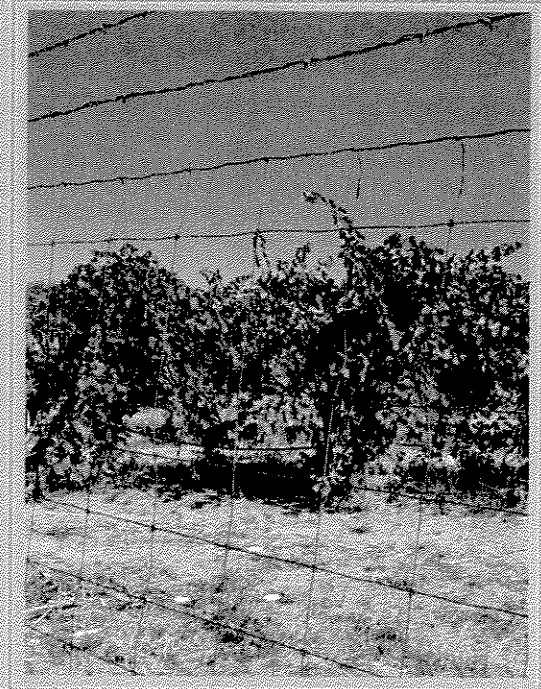


Above: view of southern property
line w/vineyard beyond.



Granite Hill Vineyard - Item 3

APN's 084-200-11, -12



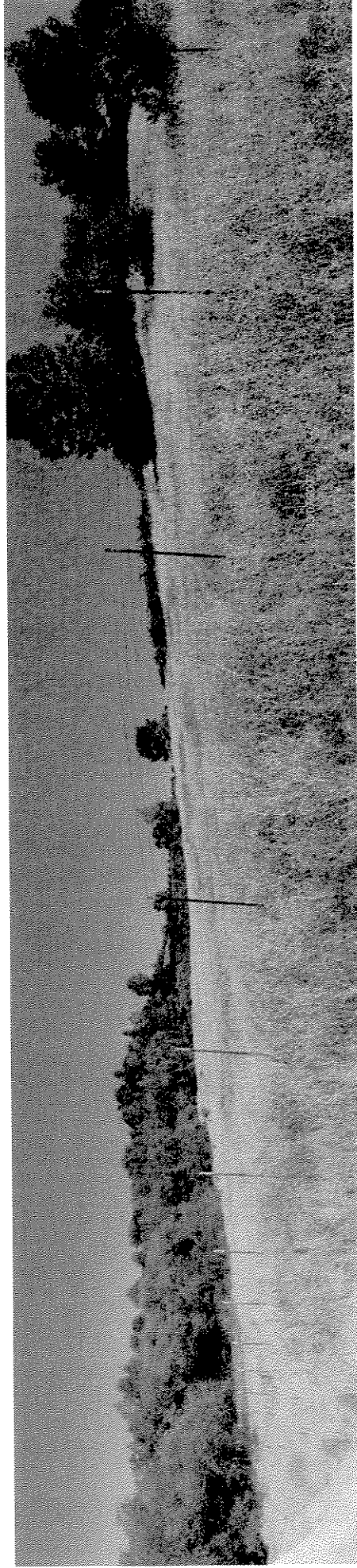
Above: vineyard on APN 084-200-12

Above: corner of Quartz Hill and Mosquito Rd.

Right: southwest corner of vineyard on APN 084-200-12. Parcel meets Administrative Relief Criteria 2.b). Staff recommends 50' setback.



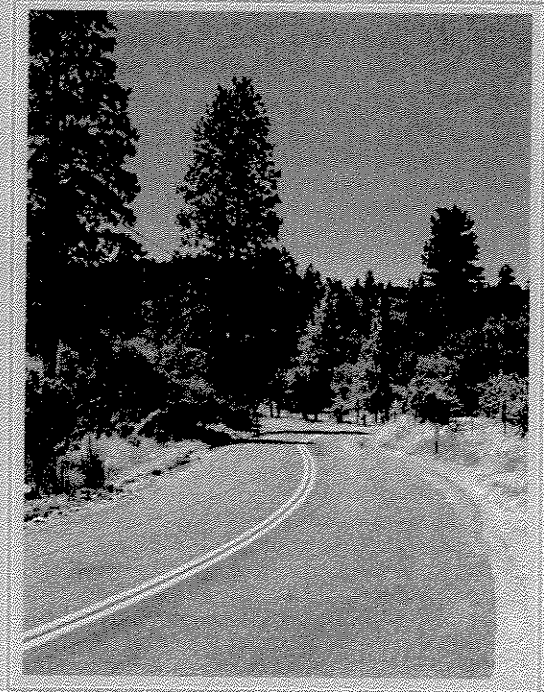
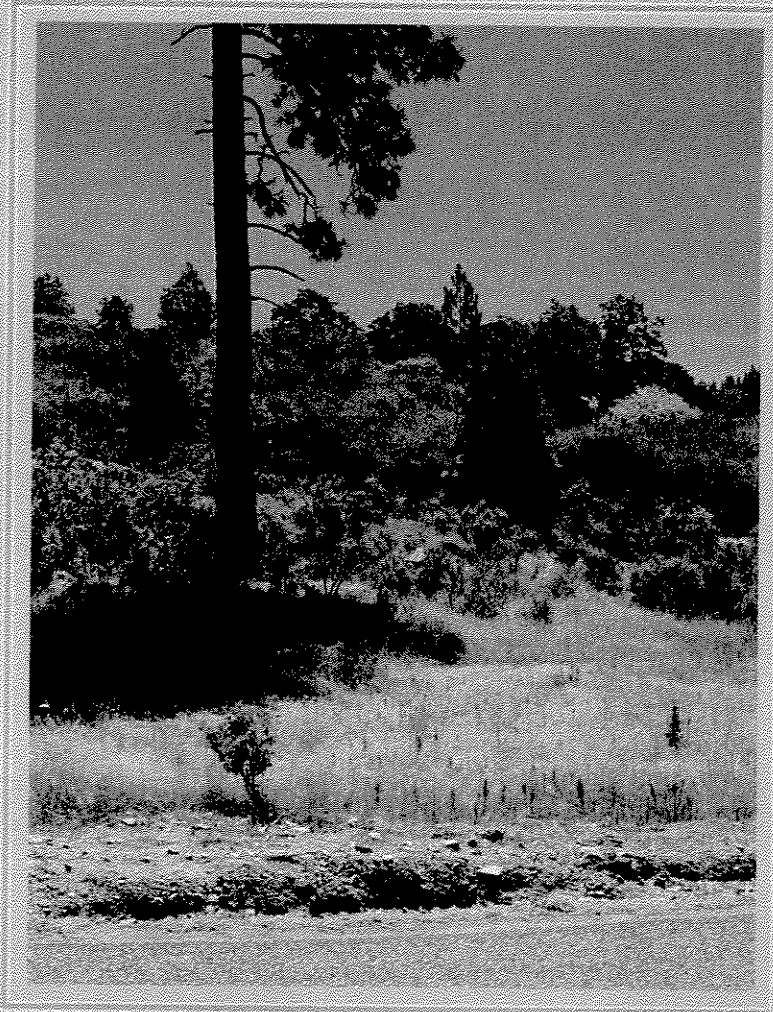
Granite Hill Vineyard – Item 3
APN's 084-200-11, -12



Foreground: Parcel 084-200-12
Background: Vineyard on parcel 084-200-11

J. Butler - Item 4

APN 084-200-50



Above: Parcel on left side of Mosquito Rd.; Scharpf vineyard on right.

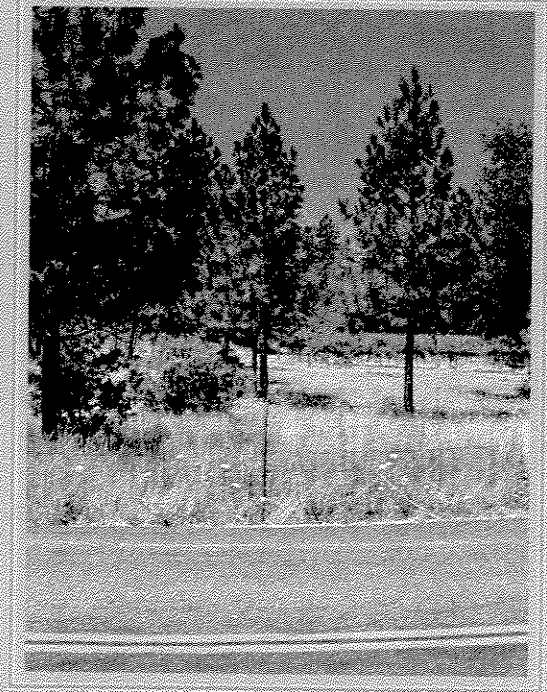
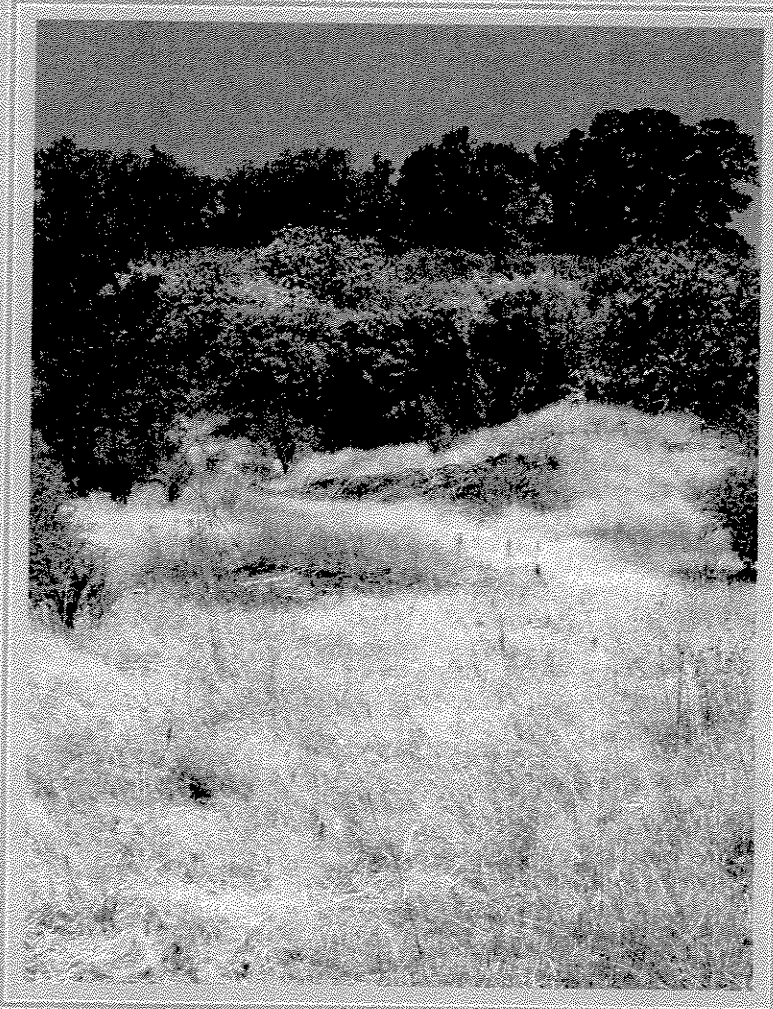
Above: area of parcel to be affected by setback

Right: Scharpf vineyard in foreground; Butler property in background. Property is 5 acres. Staff recommends 50' setback.



M. Beaver - Item 5

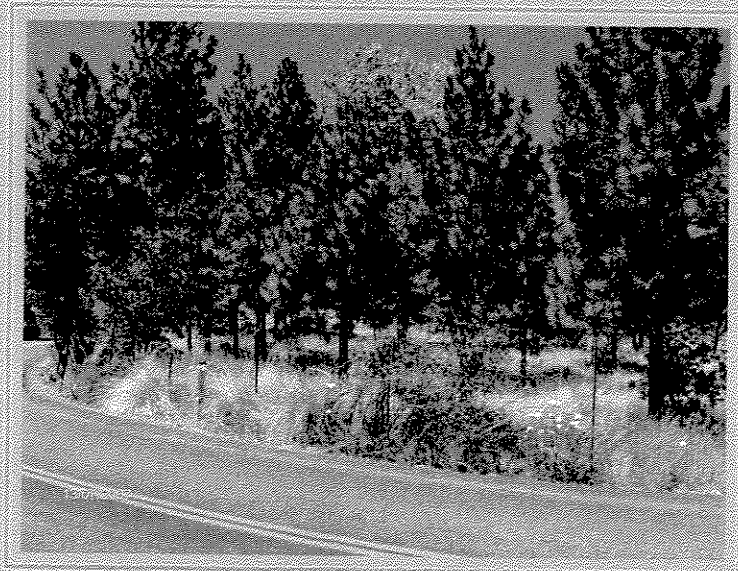
APN 084-200-49



Above: Scharpf's property directly across from APN 084-200-49

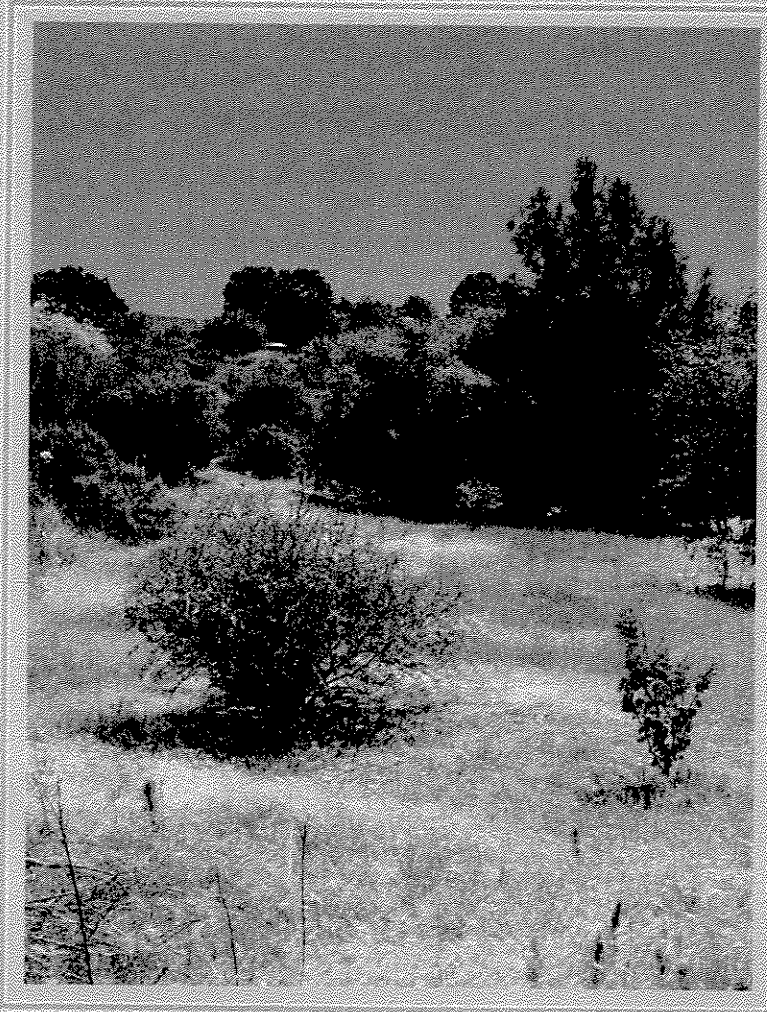
Above: area of parcel to be affected by setback

Right: Scharpf property across from APN 084-200-49. Mosquito Rd. is between properties. Staff recommends 50' setback.



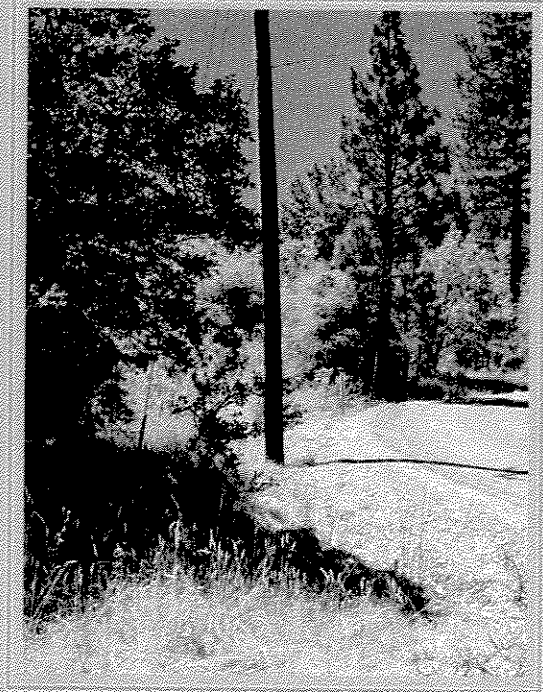
Evraiff - Item 6

APN 084-220-06



Above: area to be affected by 200' setback

Right: area of parcel to be affected by 200' setback. There are currently 2 residential units on property. David Evraiff did not have any objections to setback, during site visit on 7/13/07.

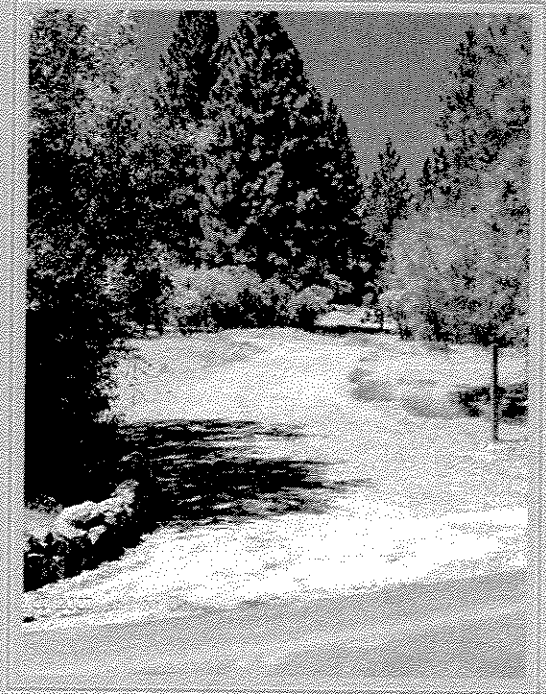


Above: parcel's western property line. Follows Mosquito Rd.



Hall - Item 7

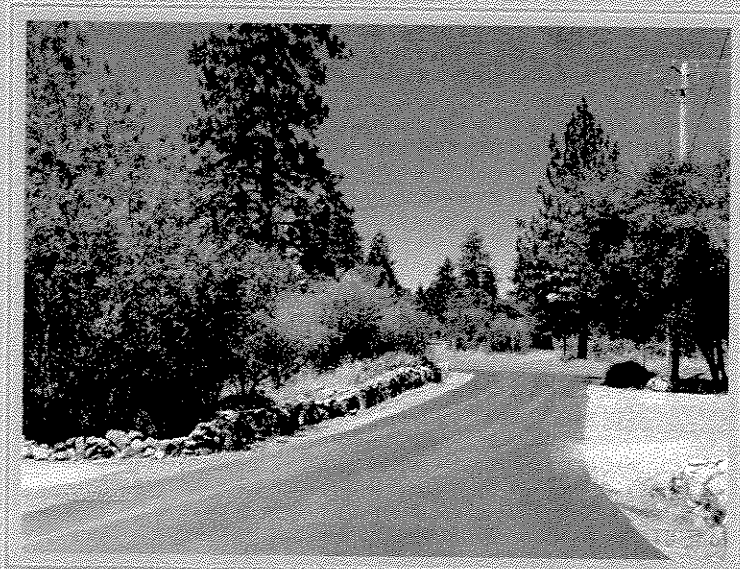
APN 084-220-10

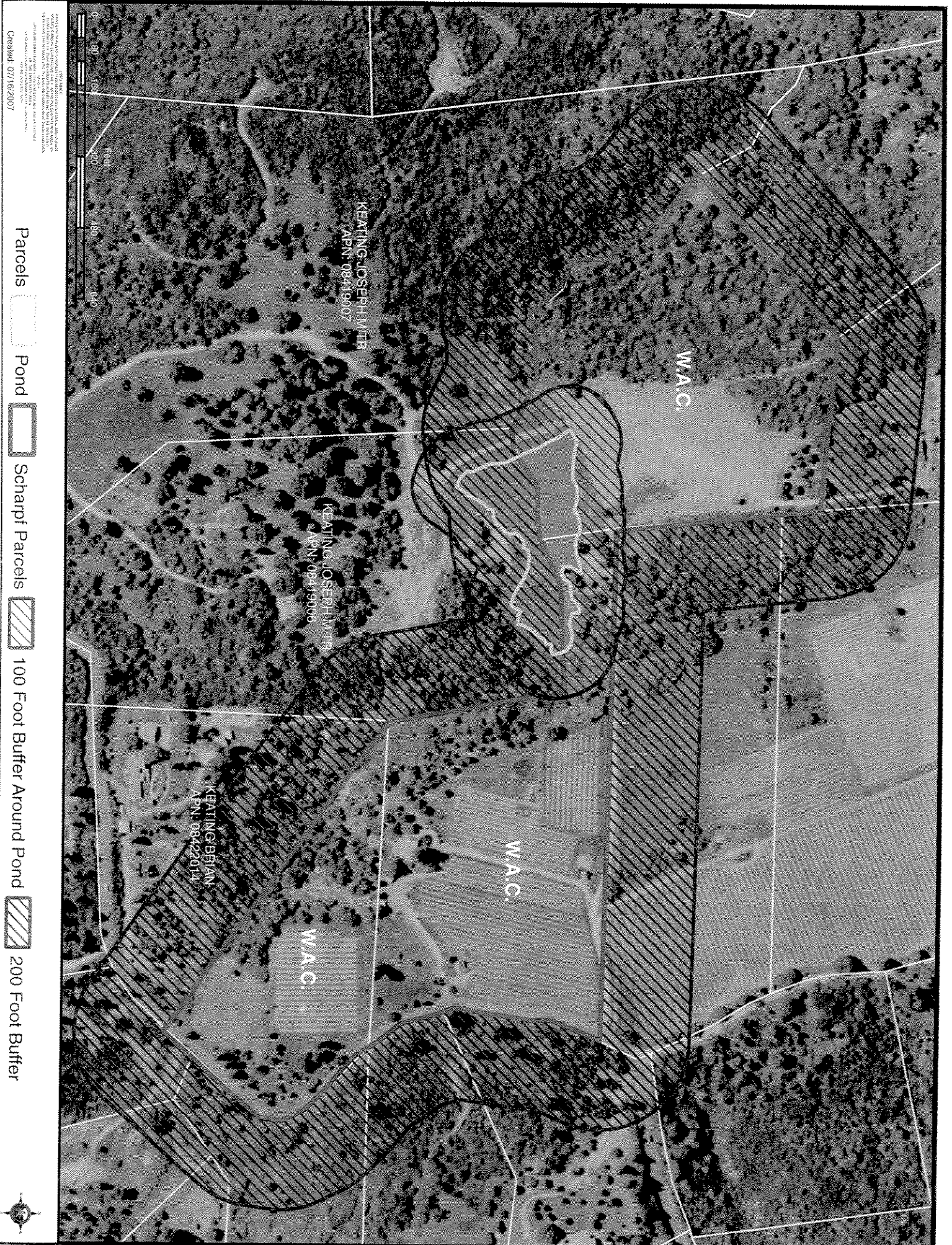


Above: area of property affected by 200' setback.

Above: APN 084-220-07 affected by setback

Right: photo shows Prosperity Ln with Hall's property to the left and Scharpf's property in the background (across Mosquito Rd).





KEATING-JOSEPH M/TH
APN: 08419007

KEATING-JOSEPH M/TH
APN: 08419006

KEATING-BRIAN
APN: 08422014

W.A.C.

W.A.C.

W.A.C.

Parcels

Pond

Scharpf Parcels

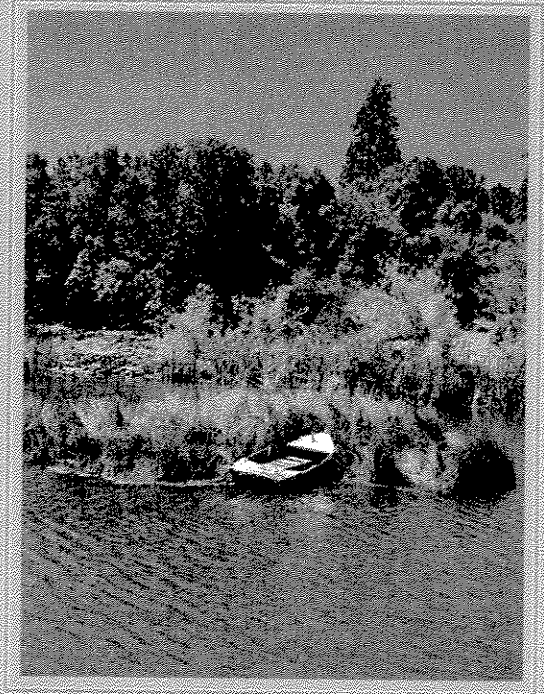
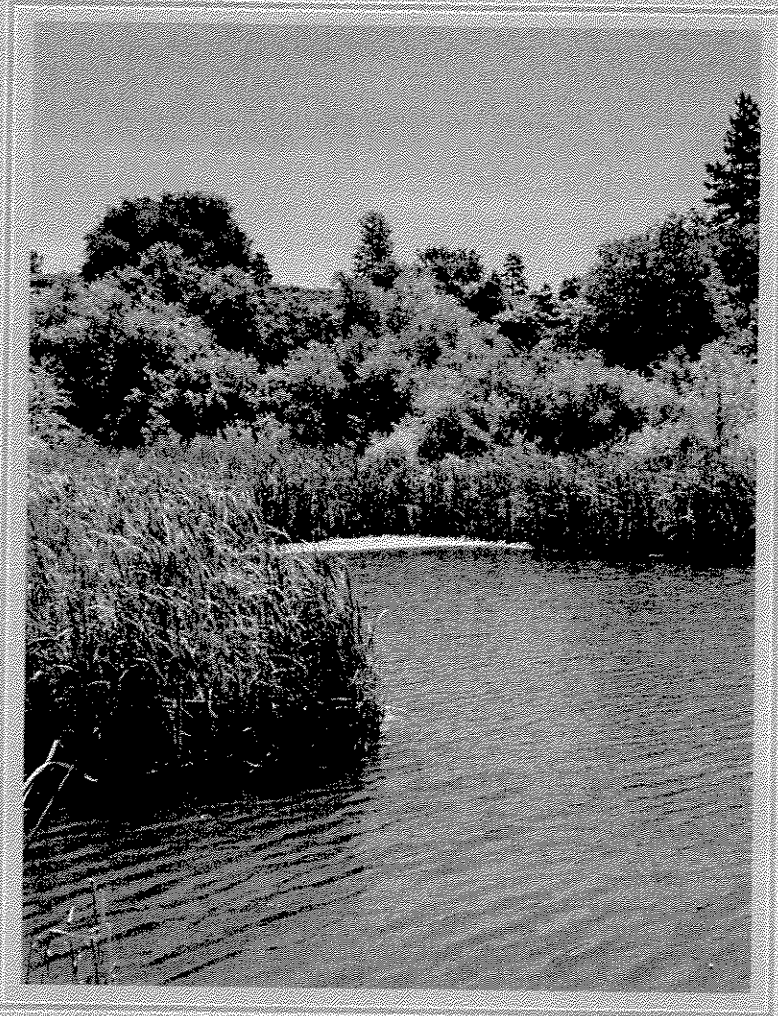
100 Foot Buffer Around Pond

200 Foot Buffer

Created: 07/16/2007

Keating - Item 9

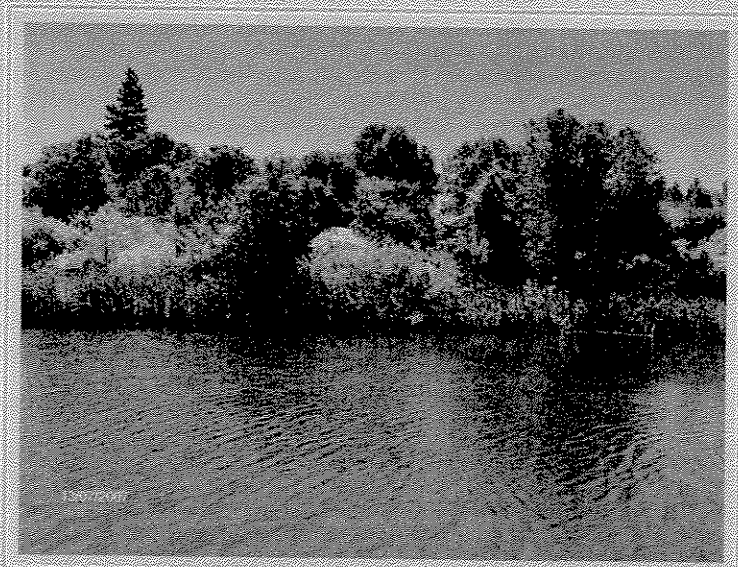
APN 084-190-06



Above: area across pond to be affected by setback

Above: APN 084-190-06

Right: Area to be affected by setback is along the south shore of the reservoir. The property may have a 100' setback from the edge of the pond.



Keating – Item 9
APN 084-190-06, -07



Area to the left of the dam and across the pond is APN 084-190-06
Area to the right of the dam and hillside is APN 084-190-07