



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

August 10, 2007

TO: Helen Baumann, Chair, District 2
Board of Supervisors

FROM: Bill Stephans
Agricultural Commissioner/Sealer

SUBJECT: WAC 06-0014 & Z 06-0039/GREG AND SHARON BAIOCCHI

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
AUG 10 2007

2007 AUG 10 AM 11:59

Below are the staff recommendations regarding the agricultural setbacks for the adjacent properties to the Williamson Act Contract application for Greg and Sharon Baiocchi.

1. Elaine Hoyt: 2201 Hidden Ranch Rd., APN 046-061-38 (5 acres)
 - Property is zoned RE-10, Land Use is AL, Ag District = Yes.
 - Ag staff conducted site visit on 7/24/07.
 - There is one house on the property.
 - Ag staff spoke to Ms. Hoyt on 7/6/07 at 2:19 pm. As her parcel is 5 acres or less, the Development Services Director may approve a reduction in the required agricultural setback of up to seventy-five percent, subject to the concurrence of the Agricultural Commissioner. This would be a 50 foot setback. Ms. Hoyt's residence is currently 30 to 50 feet from her eastern property line and a 200 foot setback would deem her property "unbuildable". Ms. Hoyt stated that she would be agreeable with a 50 foot setback.
 - **Recommend a 50 foot agricultural setback for APN 046-061-38.***
2. Bryan and Suzanne McIntire: 2200 Hidden Ranch Rd., APN 046-061-27 (41.64 acres)
 - No listed phone number, sent letter 7/6/07
 - Property is zoned AE, Land Use is AL, Ag District = Yes.
 - Ag staff conducted site visit on 7/24/07.
 - Walnut orchard would be in 200 foot setback.
 - As of 7/30/07, there has been no response to the letter sent on 7/6/07 by the Agriculture Department, from the McIntires.
 - **Recommend a 200 foot agricultural setback for APN 046-061-27.**
3. Lone Nielsen & Kellie Lewis: 2101 Hidden Ranch Rd., APN 046-520-25 (10 acres)
 - Property is zoned RE-10, Land Use is AL, Ag District = Yes.
 - Ag staff spoke to Ms. Lewis on 7/6/07. She is against the principle of the 200 foot setback but stated that they did not have any immediate plans to construct anything within that area. She was not against the 10 acre buffer that is required around Ag zoned lands.

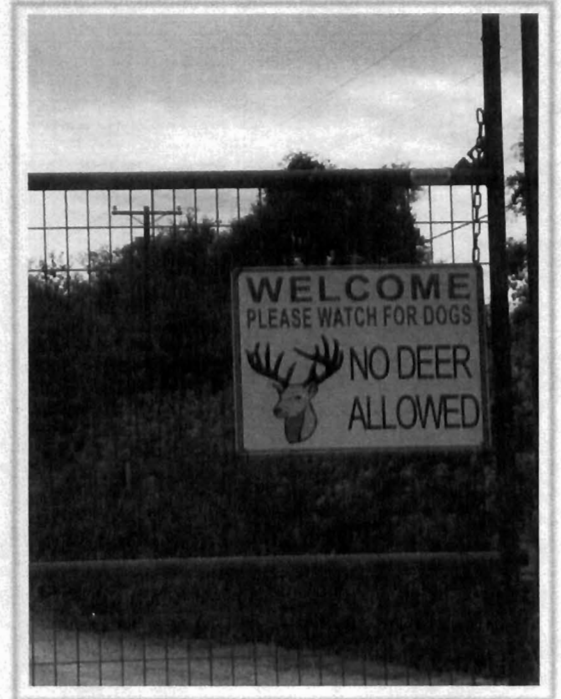
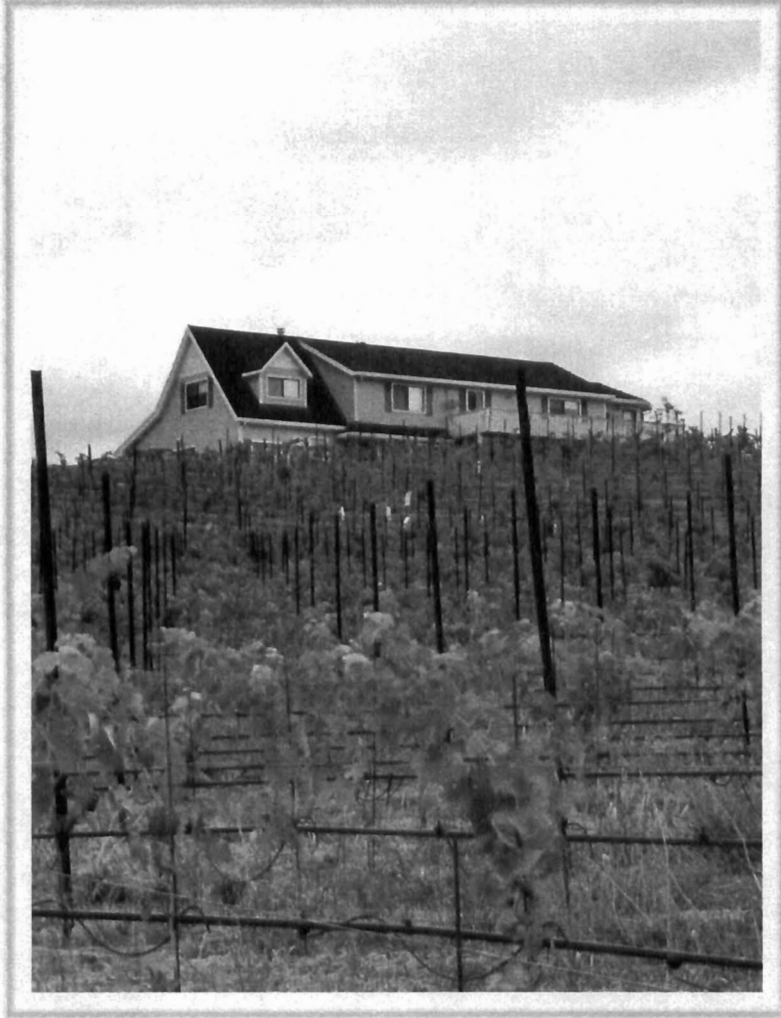
- Ag staff conducted site visit on 7/24/07. The area that would be affected by a 200 foot agricultural setback, is adjacent to the Baiocchi's driveway, a couple of horse pastures, and a riding arena. The Baiocchi's agricultural operation would have little or no affect on this parcel's adjacent lands.
 - **Recommend a 50 foot agricultural setback for APN 046-520-25.***
4. Ede Riesenhuber: 2081 Hidden Ranch Rd., APN 046-520-24 (30.41 acres)
- No listed phone number, sent letter 7/6/07
 - Property is zoned RE-10, Land Use is AL, Ag District =Yes.
 - As of 7/30/07, the Agriculture Department has not received a response from the property owner.
 - Ag staff conducted site visit on 7/24/07. There is one house, a detached garage, and outbuildings on the property. The eastern portion of the parcel that would be affected by the 200 foot agricultural setback, contains an intermittent stream. The southwest corner of the Baiocchi's property contains the intermittent stream and a pasture for livestock.
 - **Recommend a 200 foot agricultural setback for APN 046-520-24.**
5. Stephen Quattrocchi: 2381 Apache Pass, APN 046-520-19 (10.52 acres)
- No listed phone number, sent letter 7/6/07
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - As of 7/30/07, the Agriculture Department has not received a response from the property owner.
 - Ag staff conducted site visit on 7/24/07. The intermittent stream crosses the northeast corner of the property (the corner adjacent to the Baiocchi's property). The southwest corner of the Baiocchi's property contains the intermittent stream, a pasture for livestock, and no agricultural operation.
 - **Recommend a 50 foot agricultural setback for APN 046-520-19 because General Plan Policy 7.3.3.4 requires a 50 foot setback from intermittent streams.***
6. Thomas, Patricia, Jeffrey, & Ricki Goepfert: 2409 Apache Pass, APN 046-520-09 (10.16 acres)
- No listed phone number, sent letter 7/6/07
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - Received letter from Ricki Lynn Goepfert on July 16, 2007, stating that the family has plans to build a single family residence with a pool, in the area affected by the 200 foot agricultural setback.
 - Ag staff conducted site visit on 7/24/007. NE corner of property has a pond/reservoir that would require a 100 foot setback (pond/reservoir lies within the 200 foot setback area). There is also the intermittent stream that runs along the northern property line, bordering the southern property line of the Baiocchi's parcel. The southwestern portion of the Baiocchi's parcel also contains the livestock pasture and no agricultural operation.
 - **Recommend 50 foot agricultural setback proximate to the existing pond (northeast corner of property) and an agricultural setback from the remaining northern property line as General Plan Policy 7.3.3.4 requires a 50 foot setback from intermittent streams.***

7. Jeffrey, Ricki, Thomas & Patricia Goepfert: APN 0046-520-11 (10.03 acres)
 - No listed phone number, sent letter 7/6/07
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - Received letter from Ricki Lynn Goepfert on July 16, 2007, stating that the family has plans to build a single family residence, a swimming pool and spa, within the area affected by the 200 foot agricultural setback.
 - Ag staff conducted site visit on 7/24/07. NW section of property has pond/reservoir that would require a 100 foot setback (pond/reservoir lies within the 200 foot setback area). The northeast portion of the parcel is adjacent to the Baiocchi's southeast corner of their property, which is planted in grapes. The northeast portion of the Goepfert's property slopes down from the Baiocchi's property and is lined in pines and shrubs. The eastern property line has a PG&E easement.
 - **Recommend a 50 foot agricultural setback for APN 046-520-11.***
8. William & Alexandra Burke: 3033 Little Spur Rd., APN 094-200-21 (10 acres)
 - Unable to contact by phone, sent letter 7/6/07
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - As of 7/30/07, the Agriculture Department has not received any response from the property owners, regarding the letter sent on 7/6/07.
 - Ag staff conducted site visit on 7/24/07. 200 foot agricultural setback would minimally affect the western portion of the property. Western property line has a PG&E easement. There is currently only one house on the property.
 - **Recommend a 200 foot agricultural setback for APN 094-200-21.**
9. Craig Hall & Lisa Tavano-Hall: 4144 Rontree Ln., APN 094-150-05 (13.71 acres)
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - Spoke to Lisa Hall on 7/6/07. She stated that she and her husband do not have any issues with the 200 foot setback. Their house sits along their eastern property line, away from the pending setback on the western side of their property.
 - **Recommend a 200 foot agricultural setback for APN 094-150-05.**
10. Alleyne Mary Peirce: 4065 Rontree Ln., APN 094-150-06 (13.25 acres)
 - Left message on 7/6/07 at 1:57 pm
 - Property is zoned RE-10, Land Use is RR, Ag District = Yes.
 - As of 7/30/07, the Agriculture Department has not received any response from the property owner.
 - Ag staff conducted site visit on 7/24/07. 200 foot agricultural setback will affect SW corner of property. The southwest corner of the property is wooded and steep. A third of the affected area already has a 200 foot setback from the AE zoned property to the west.
 - **Recommend a 200 foot agricultural setback for APN 094-150-06.**

*Staff recommends that each adjacent property owner receiving a reduced agricultural setback comply with Resolution No. 079-2007 Exhibit A of the Board of Supervisors pertaining to the adoption of the Criteria and Procedures for Administrative Relief from Agricultural Setbacks. Section B.5 requires the following action: "In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback".

Baiocchi

WAC 06-0014/Z 06-0039



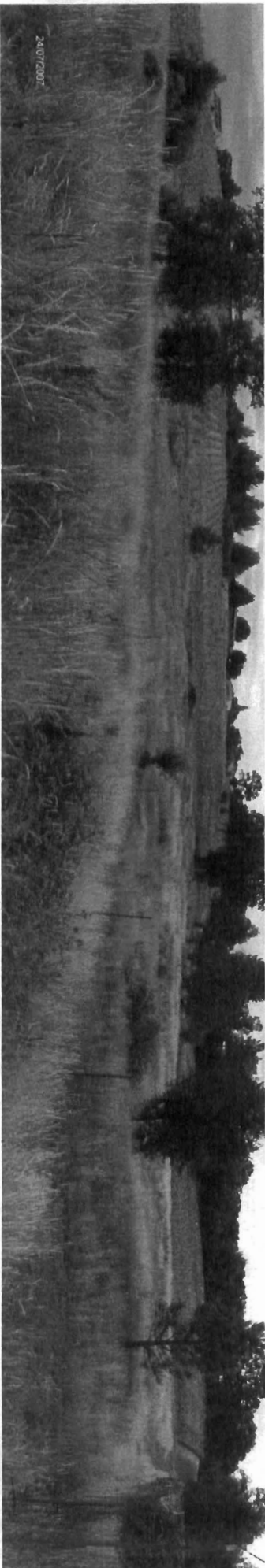
Above: entrance to Baiocchi property. APN 046-061-37. Total acreage is 35.2

Above: view of Baiocchi vineyard

Right: view of Baiocchi vineyard looking south. Vineyard consists of a total of 12 planted acres.



The Baiocchi Vineyard
APN 046-061-37



View of Baiocchi vineyard from southern property line.

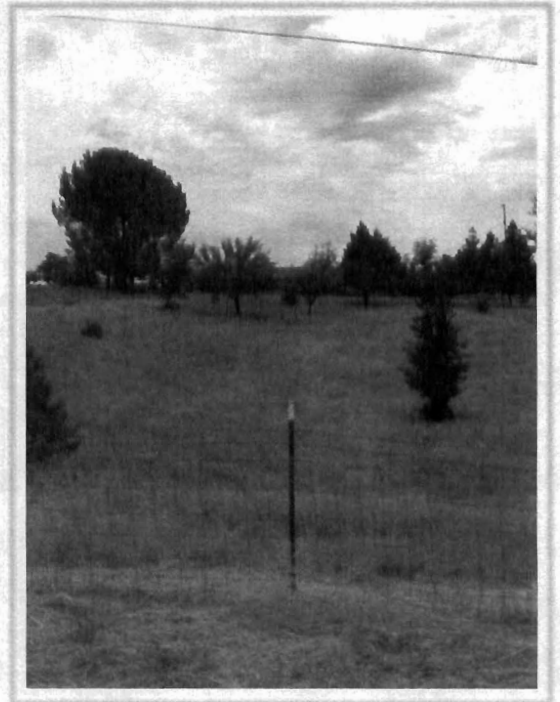
E. Hoyt - Item 1

APN 046-061-38



**Above: E. Hoyt's house
and Baiocchi's vines**

Right: road between existing AE zoned parcel to the right and E. Hoyt's parcel to the left. Ms. Hoyt already has a 200 foot setback along her northern property line from the AE zoned parcel to the north.

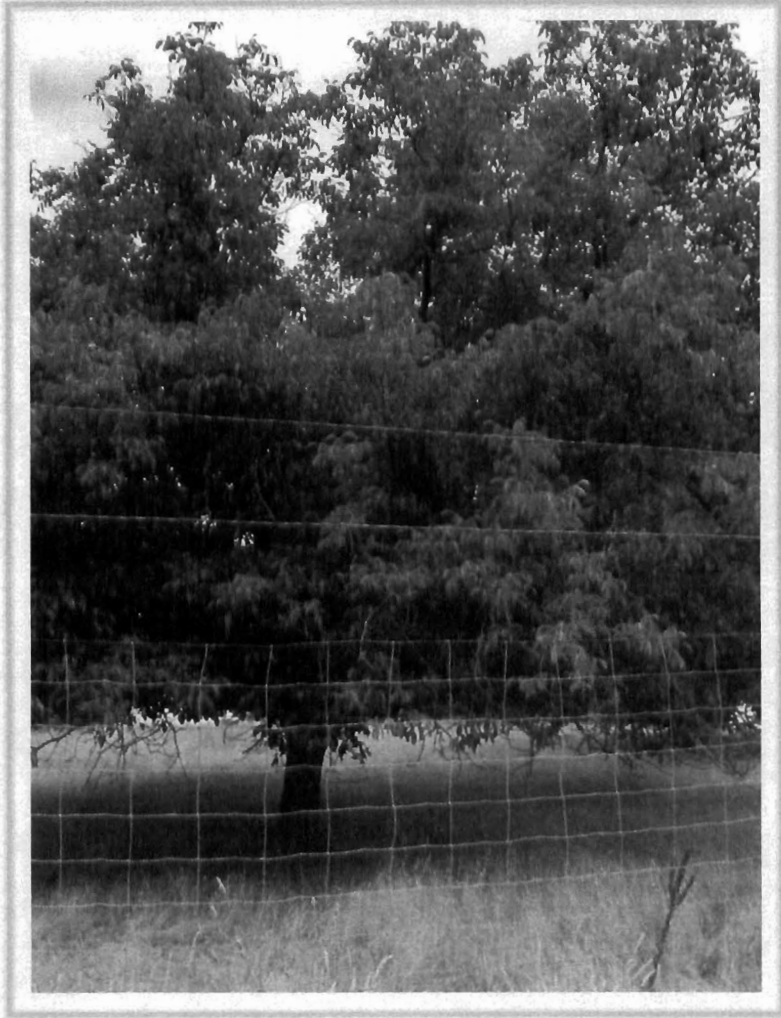


**Above: northern portion of
property. Property is 5 acres**

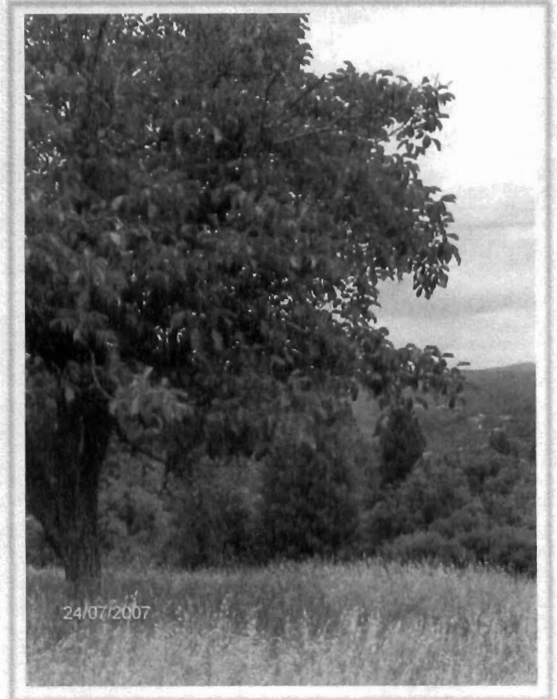


McIntire - Item 2

APN 046-061-27

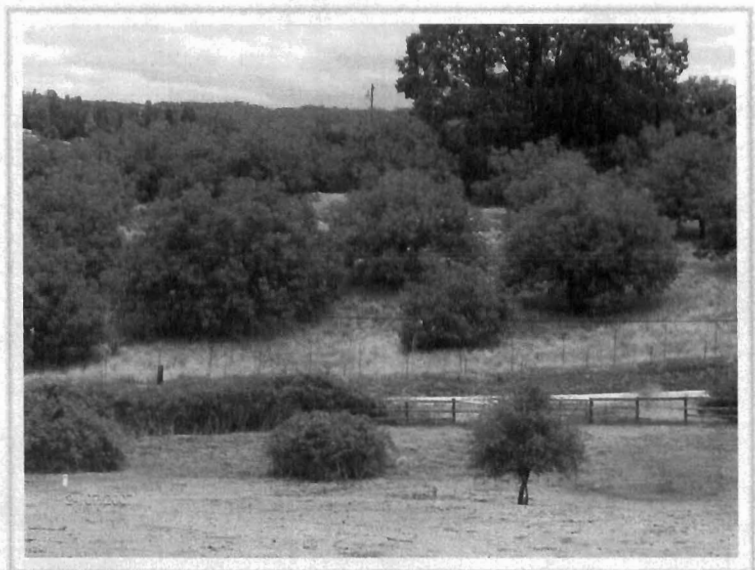


Above: walnut tree



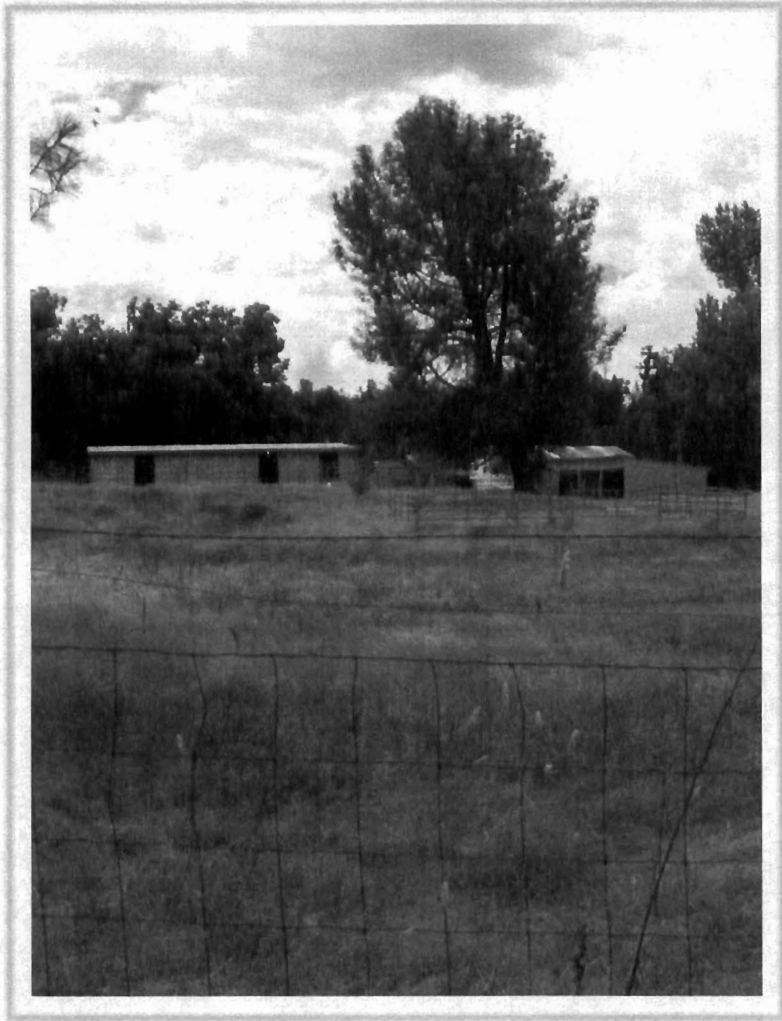
Above: area of orchard across from NE portion of Baiocchi property

Right: walnut orchard on AE zoned parcel not currently in a Williamson Act Contract. Walnut orchard is in proposed 200 foot setback. McIntire parcel is north of Baiocchi property.



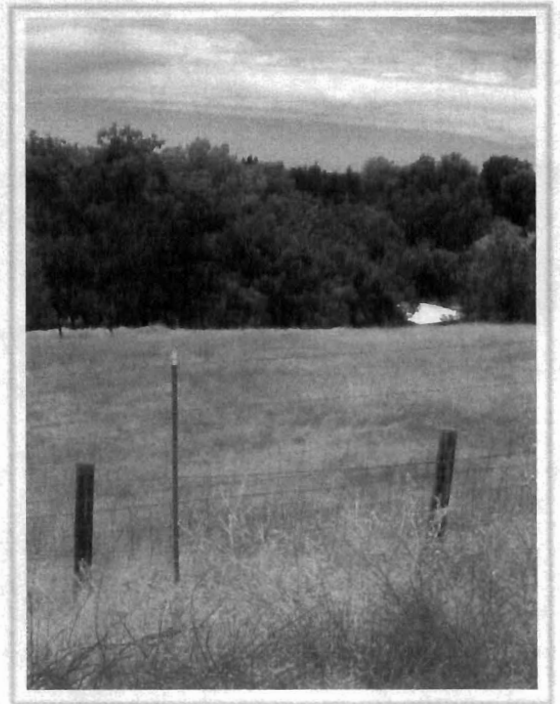
Nielsen and Lewis - Item 3

APN 046-520-25

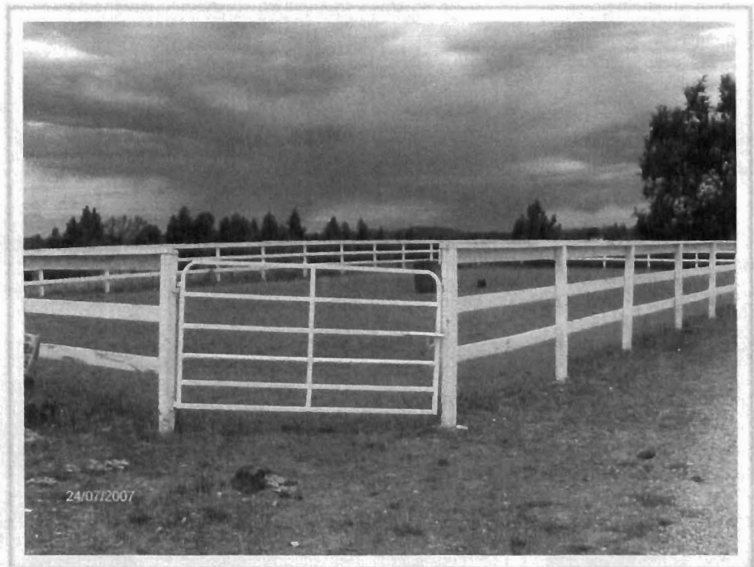


Above: outbuildings on property

Right: the Baiocchi's driveway and riding arena (shown right) parallels the shared property line with APN 046-520-25.

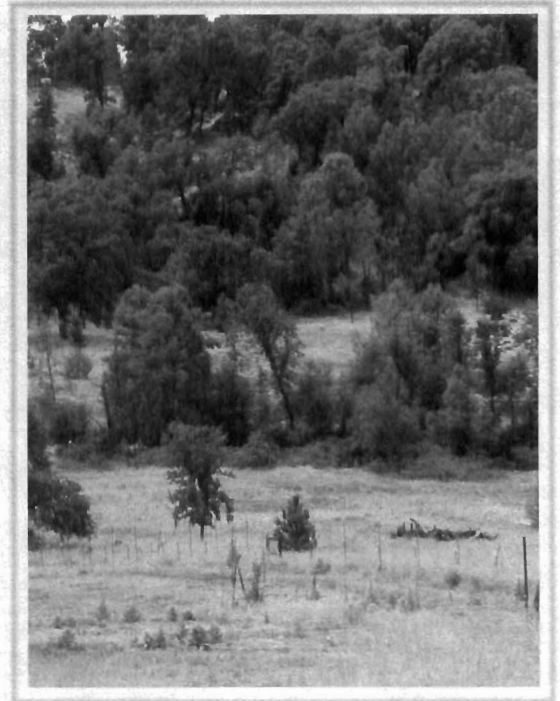
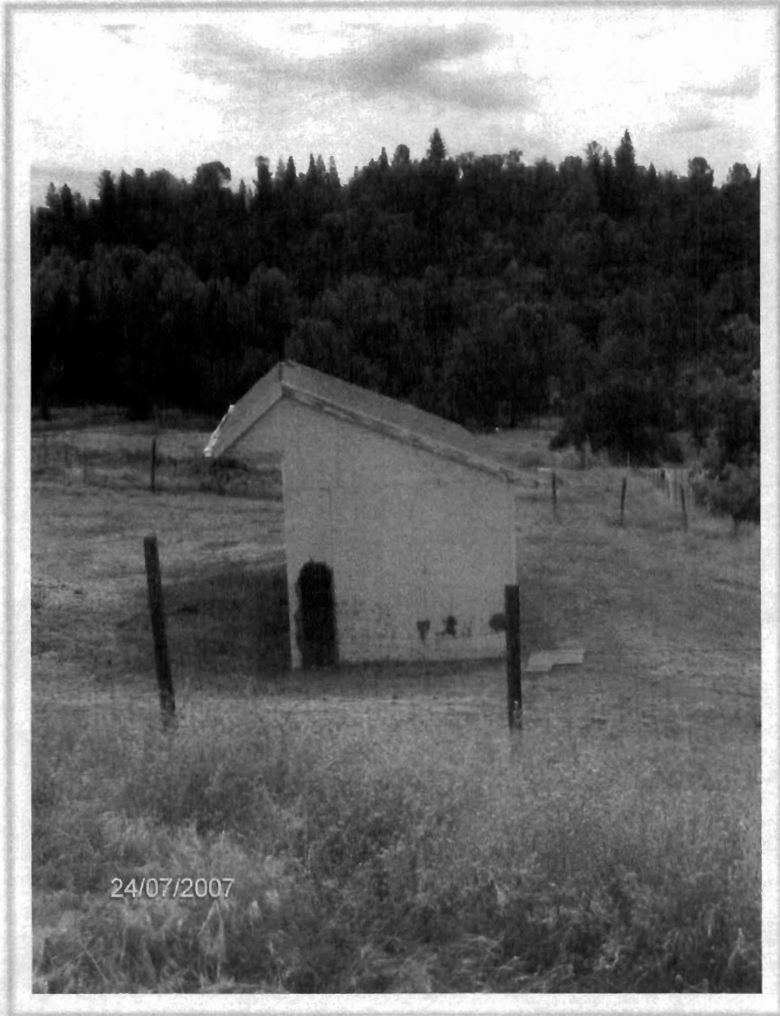


Above: area of property affected by 200 foot setback. House is among oaks.



Riesenhuber - Item 4

APN 046-520-24



Above: trees is foreground follow
intermittent stream

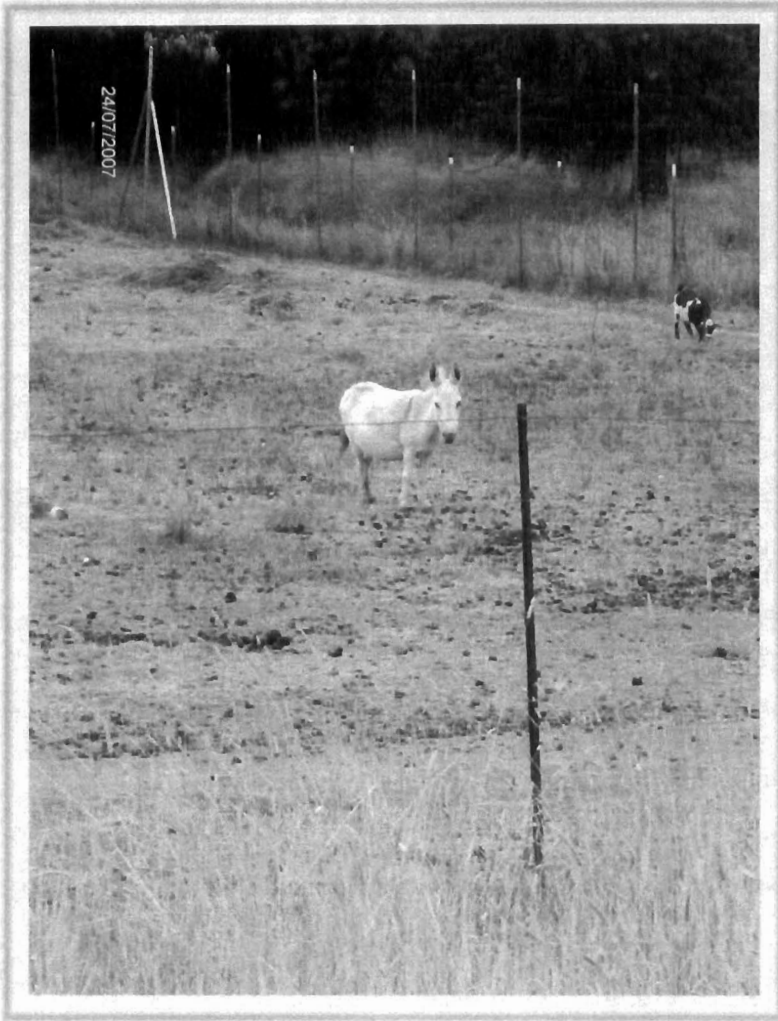
**Baiocchi's horse corral
next to APN 046-520-24**

Right: trees in foreground follow
intermittent stream



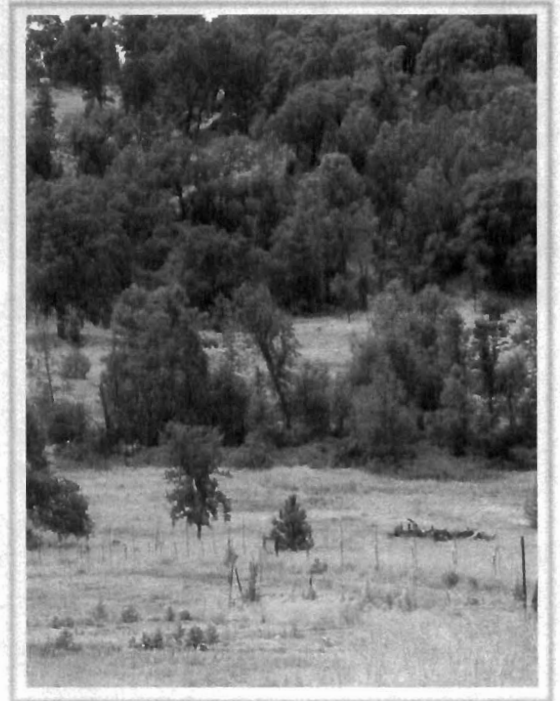
Quattrocchi - Item 5

APN 046-520-19



**Above: goat and donkey
pasture at SW corner**

Right: property is on hillside.
The intermittent stream crosses
the NE corner of APN 046-520-
19, and the SW corner of the
Baiocchi's property.

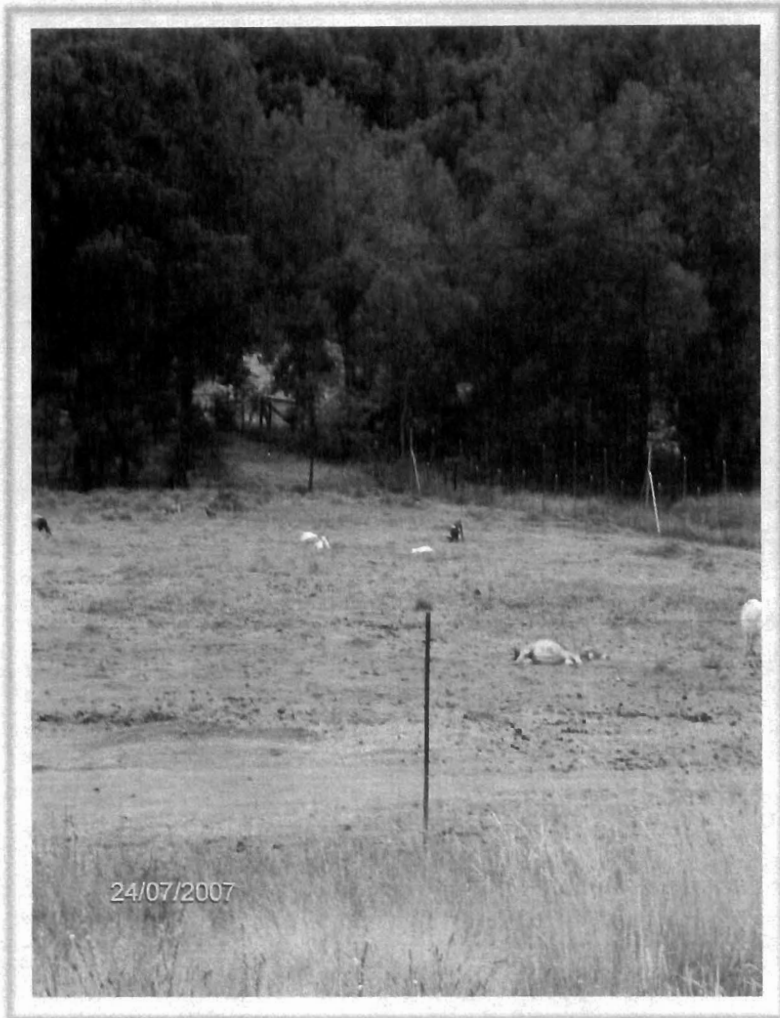


**Above: parcel is on hillside and is
adjacent to the SW corner of the
Baiocchi's property**



Goepfert - Item 6

APN 046-520-09



**Above: livestock pasture
at Baiocchi's SW corner**

Right: the Baiocchi's pasture,
containing the intermittent
stream, borders the northern
and northeastern property line
of APN 046-520-09

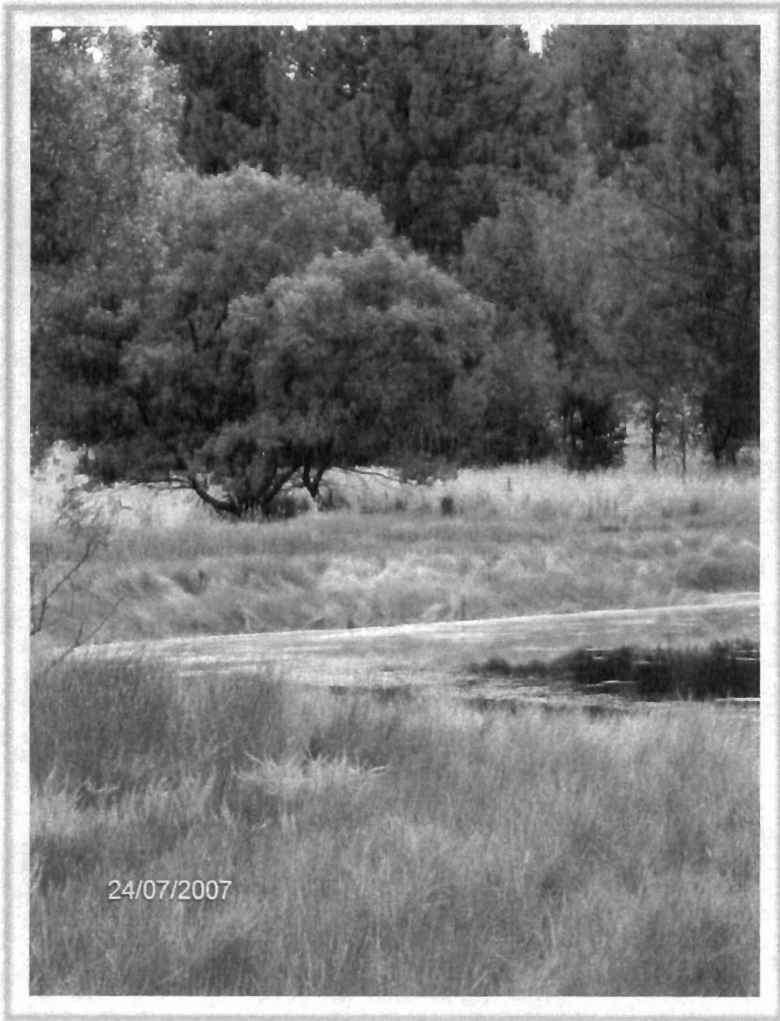


**Above: intermittent stream bed
between vineyard and APN 046-
520-09**



Goepfert - Item 7

APN 046-520-11



Above: eastern edge of Goepfert's pond

Right: proposed building site within the 200 foot setback and east of the pond. Northeastern property line is bordered by pines and shrubs and slopes downhill from Baiocchi's vineyard.

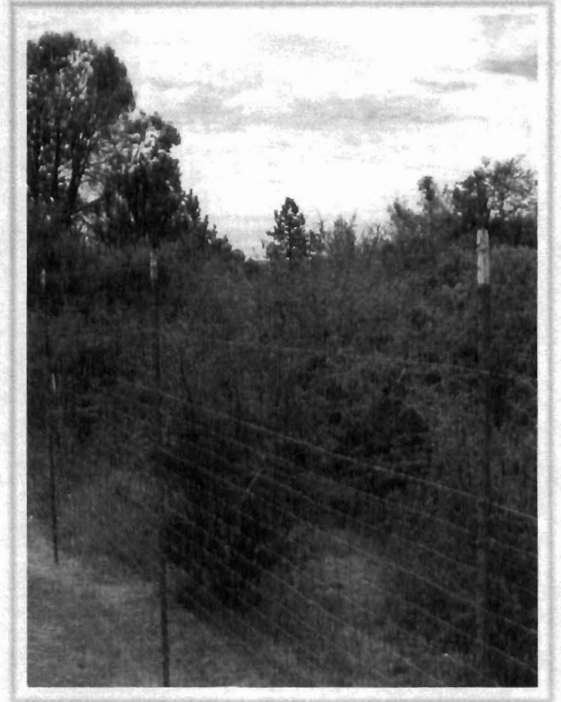


Above: Goepfert's pond, looking south from Baiocchi's fenceline.



Burke - Item 8

APN 094-200-21



Above: corner contains thick shrubbery, pines and oaks

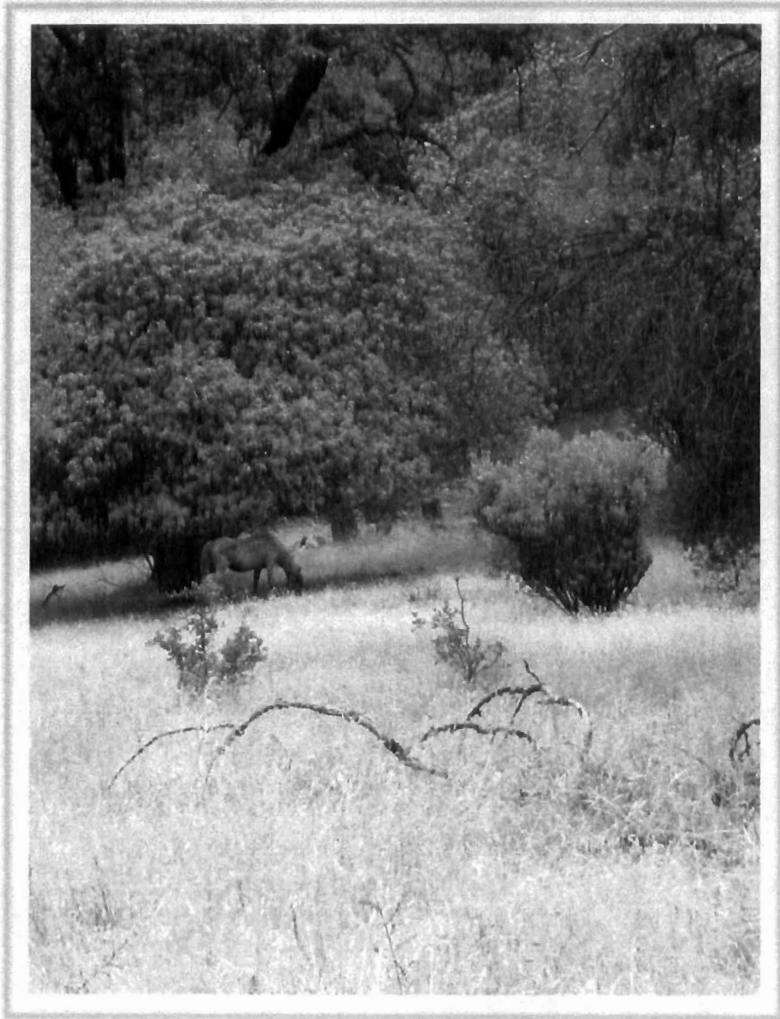
Above: corner adjacent to APN 094-200-21

Right: Baiocchi's vineyard adjacent to shared corner with APN 094-200-21



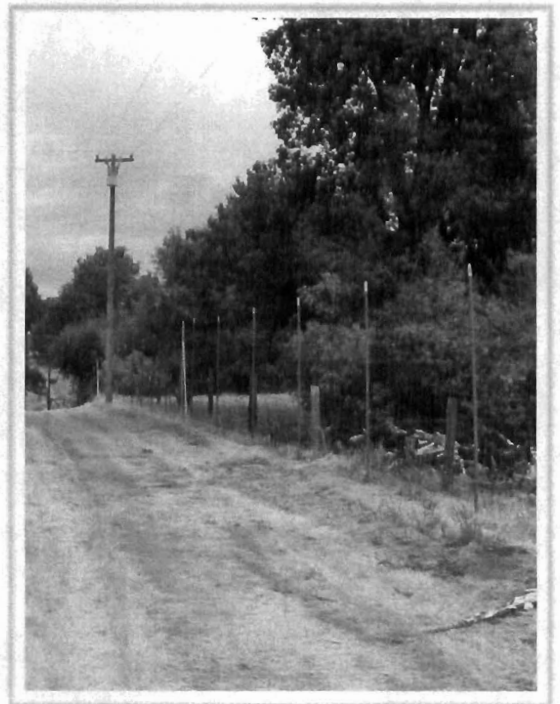
Hall - Item 9

APN 094-150-05



Above: Hall's property adjacent to Baiocchi

Right: parcel 094-150-05 adjacent to Baiocchi. Home is among trees in background.

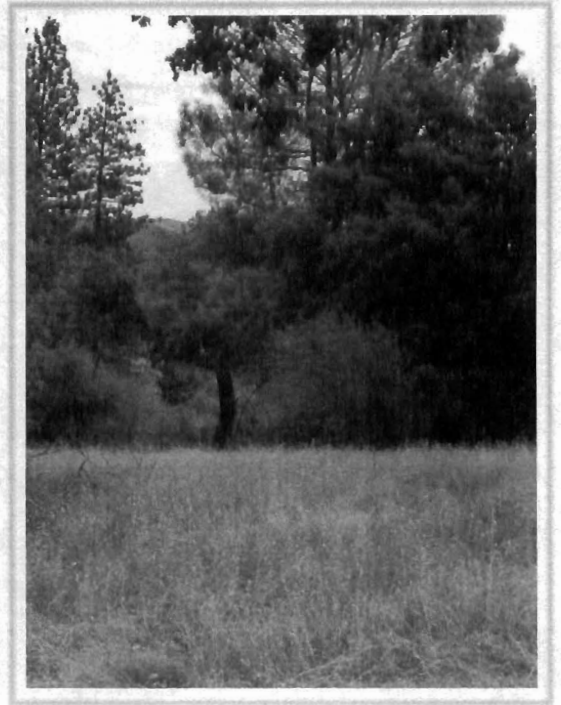


Above: shared property line between Baiocchi and APN 094-150-05



Peirce - Item 10

APN 094-150-06



Above: land slopes down hill
where tree line begins

Above: APN 094-150-06
is 13.25 acres

Right: Baiocchi's Northeast
corner adjacent to APN 094-
150-06





Pond
 Seasonal Stream
 200 Foot Buffer
 50 Foot Water Buffer
 Parcels

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Map B



UNIVERSITY OF CALIFORNIA COUNTY OF SAN DIEGO
 COUNTY OFFICE OF THE CLERK OF SUPERIOR COURT
 1500 LA JOLLA VILLAGE CENTER DRIVE, SUITE 200
 SAN DIEGO, CALIFORNIA 92161
 Created: 09/02/2007