

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: JUNE 9, 2015

ITEM 1 - PUBLIC HEARING – REQUEST FOR ZONE CHANGE IN CONJUNCTION WITH BOUNDARY LINE ADJUSTMENT NO. 2015-001 FROM THE “AG,” EXCLUSIVE AGRICULTURE DISTRICT AND “A,” AGRICULTURAL DISTRICT TO THE “AG-B5,” EXCLUSIVE AGRICULTURE DISTRICT AND THE “A-B5,” AGRICULTURAL DISTRICT WITH “-B5” COMBINING DISTRICT (NO FURTHER LAND DIVISIONS). APNs: 014-160-023 & 014-160-026.

APPLICANT: Ken Deaver

SUPERVISORIAL DISTRICT: 5

LOCATION: 21643 Shenandoah School Road, near the intersection with Shenandoah Road, in the Shenandoah Valley.

- A. DESCRIPTION:** This application is a request for a Zone Change to accommodate a Boundary Line Adjustment. The applicant proposes to adjust the parcels such that the “A” zoned parcel is reduced from 21 acres to 10 acres. The 11-acre difference would be combined with the 77-acre “AG” zoned parcel, creating an adjusted parcel of 88 acres.

The current and proposed General Plan designations for the area are A-G, Agricultural - General, which has 40-acre development density. The total acreage involved in the Boundary Line Adjustment is 98 acres, which accommodates only two parcels (with a 40-acre density). To prevent the BLA from creating the potential for the adjusted 88-acre parcel being divided in the future, thereby establishing three lots, the “-B5” combining district will prevent further divisions of the parcels.

- B. STAFF REVIEW:** Staff has no technical objections to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors along with the adoption of a Notice of Exemption. The Board of Supervisors’ action would become effective upon recordation of the Boundary Line Adjustment. The boundaries of the existing parcels will be the zoning boundaries for the “AG-B5” and “A-B5” districts.

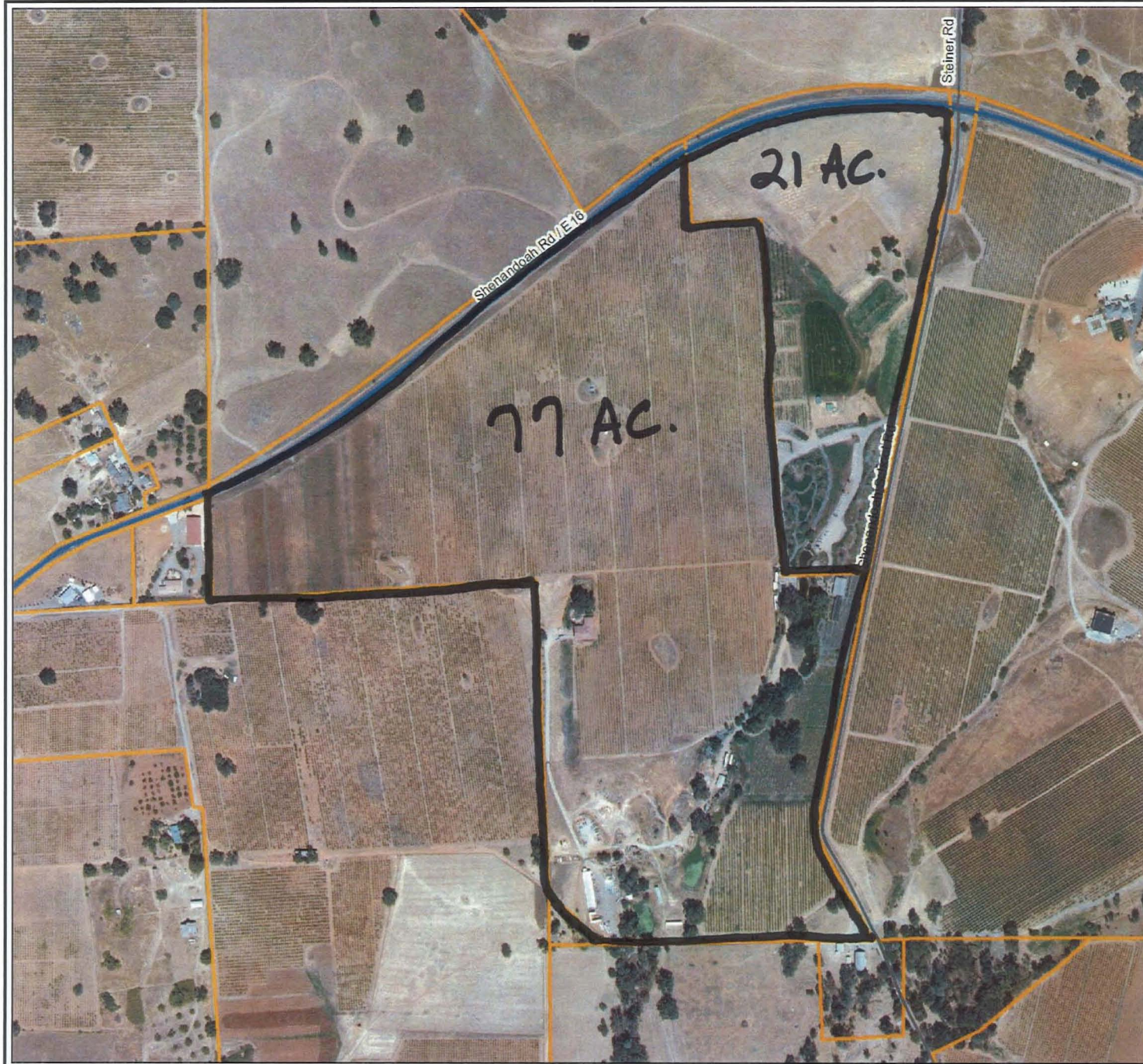
Both parcels are included in the Use Permit for the Amador Flower Farm (UP-05;6-8). Upon approval of the Boundary Line Adjustment, all of the Amador Flower Farm operations would be included in the adjusted 88-acre parcel. Approval of the Boundary Line Adjustment and Zone Change will not affect the Conditions of Approval for the Amador Flower Farm because the various activities authorized by the Use Permit specifically correspond to the approved site plan.

- C. PLANNING COMMISSION ACTION:** The first action of the Planning Commission should be a decision on the adequacy of the environmental document, proposed to be a Notice of Exemption (Categorically Exempt per Section 15183) because the zone change is consistent with the current and proposed General Plan designations for the area. Next,

the Commission must make a recommendation on the Zone Change to the Board of Supervisors.

D. FINDINGS: If the Planning Commission recommends approval of this project, the following findings are recommended for adoption:

1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
2. A review of the proposal was conducted by staff who, through their own research, found that the Zone Change will not have a significant effect on the environment and is Categorical Exempt from CEQA per Section 15183. Therefore, a Notice of Exemption will be adopted and filed with the County Recorder.



- Cities and Communities
- Transportation
- Roads
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
 - Parcels

CURRENT LAYOUT



1" = 519 ft

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Notes

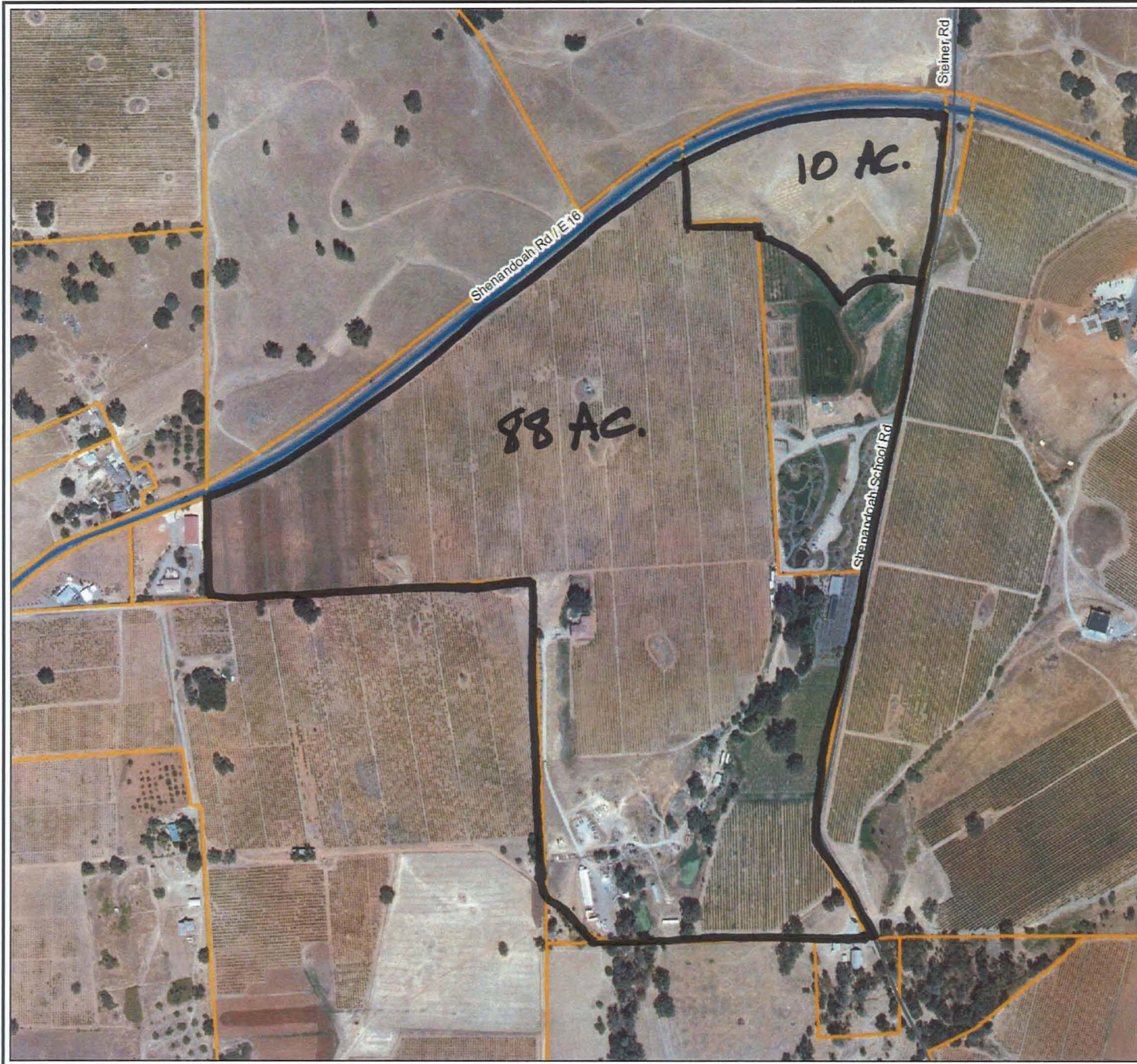


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June 4, 2015



● Cities and Communities

Transportation

Roads

- One Way Road
- Primary Road
- Secondary Road
- County Route
- State Highway
- Unimproved Road

Administrative Boundaries

- City Limits
- Amador County Boundary
- Parcels

PROPOSED B.L.A.



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Notes



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