

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: MAY 9, 2017

ITEM 4 - PUBLIC HEARING – Request for Zone Change for a portion of a parcel involved in a Boundary Line Adjustment from the “R1A,” Single-family Residential and Agricultural district to the “AG,” Exclusive Agricultural district in conjunction with a request to include recently acquired 545 acres into the existing California Land Conservation Act contract.

APPLICANT: Timothy and Jill Curran

SUPERVISORIAL DISTRICT: 2

LOCATION: 1000 Cook Road, Ione, CA, approximately 1.5 miles west of Dave Brubeck Road (portion of APN 005-170-014)

- A. DESCRIPTION:** This application is a request for a Zone Change to accommodate a recent Boundary Line Adjustment. The BLA transferred approximately 545 acres from Greenrock Ranch Lands, LLC, to the Currans’ 257-acre parcel, which is included in California Land Conservation Act contract #232, and is therefore zoned “AG.” The Zone Change will provide consistent zoning on the adjusted acreage of the Curran parcel.
- B. STAFF REVIEW:** A review of the Zone Change was conducted by staff who found the project will not have a significant effect on the environment and is Categorically Exempt according to Sections 15183 (Projects Consistent with an Adopted General Plan) and 15317 (Open Space Contracts or Easements) of the State CEQA Guidelines. A Notice of Exemption will be filed with the County Recorder.
- 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 Categorical Exemption. Next, the Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.
- D. FINDINGS:** If the Planning Commission recommends approval of this project, the following findings (1-2) 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, through their own research, who found that the Zone Change would not have a significant effect on the environment and is Categorically Exempt according to Sections 15183 and 15317 of the State CEQA Guidelines, and a Notice of Exemption will be filed with the County Recorder.

NOTES and LEGEND

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 SET ON THIS SURVEY
 - DENOTES FOUND 3-1/2" STEEL FENCE POST, AFFIXED TAG PLS 3570
 - DENOTES FOUND 2" ALUMINUM CAP STAMPED SAC CO/AMADOR CO LS 3725-LS 5032 PER 52-M-48
 - DENOTES FOUND 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 PER 63-M-3
 - ⊗— DENOTES FOUND 1/2" PIPE TAGGED LS 2423 AT WITNESS CORNER PER 63-M-3
 - () DENOTES RECORD DATA PER 63-M-3
 - ()^a DENOTES RECORD DATA PER RANCHO ARROYO SECO SURVEY BY J.C. BOYD DATED JULY, 1917
 - ()^b DENOTES RECORD DATA PER 52-M-48
- BASIS OF BEARINGS IS REFERRED TO A TIE BETWEEN FOUND MONUMENTS AS SHOWN ON 52-M-48, THE BEARING OF WHICH IS N 00°36'47" W.

RECORD of SURVEY BOUNDARY LINE ADJUSTMENT

for GREENROCK RANCH LANDS, LLC a Delaware limited liability company 20060015247

and TIMOTHY M. CURRAN and JILL L. CURRAN 1999007801

BEING A PORTION OF THE RANCHO ARROYO SECO COUNTY OF AMADOR, STATE OF CALIFORNIA

February, 2017

TOMA & ASSOCIATES INC. ENGINEERING - SURVEYING - PLANNING 41 Summit Street, Jackson, CA 95642 (209) 223-0156

Scale: 1" = 600'

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF THOMAS SWETT IN DECEMBER OF 2016. DATE: FEBRUARY 27, 2017

CIRO L. TOMA P.L.S. 3570 MY LICENSE EXPIRES 6-30-2018



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 17th DAY OF March, 2017.

STEVEN A. ZANETTA PLS 6245 AMADOR COUNTY SURVEYOR MY LICENSE EXPIRES 3-31-2018



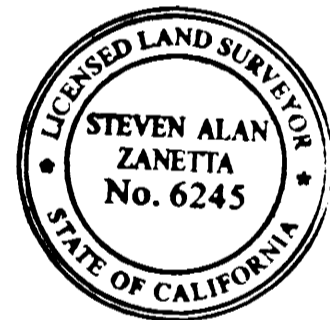
COMPLIANCE CERTIFICATE

THIS BOUNDARY LINE ADJUSTMENT IS IN COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE, AND ANY APPLICABLE ORDINANCE ENACTED PURSUANT THERETO.

THIS ADJUSTMENT MUST BE COMPLETED IN ALL ASPECTS BY THE 16th DAY OF FEBRUARY, 2018. THE EXCHANGE OF DEEDS OR COMPLIANCE CERTIFICATES MUST BE RECORDED BEFORE THE ABOVE DATE PER ORDINANCE No. 1445, CHAPTER 17.89 OF THE AMADOR COUNTY CODE.

DATE: March 17, 2017

STEVEN A. ZANETTA PLS 6245 AMADOR COUNTY SURVEYOR MY LICENSE EXPIRES 3-31-2018



RECORDER'S STATEMENT

FILED THIS 22nd DAY OF March, 2017 AT 10:38 A.M. IN BOOK 65 OF MAPS AND PLATS AT PAGE 7 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.

FEE: \$100 pd. filed

INSTRUMENT No.: 2017-0002151

KIMBERLY L. GRADY AMADOR COUNTY RECORDER

BY: DEPUTY

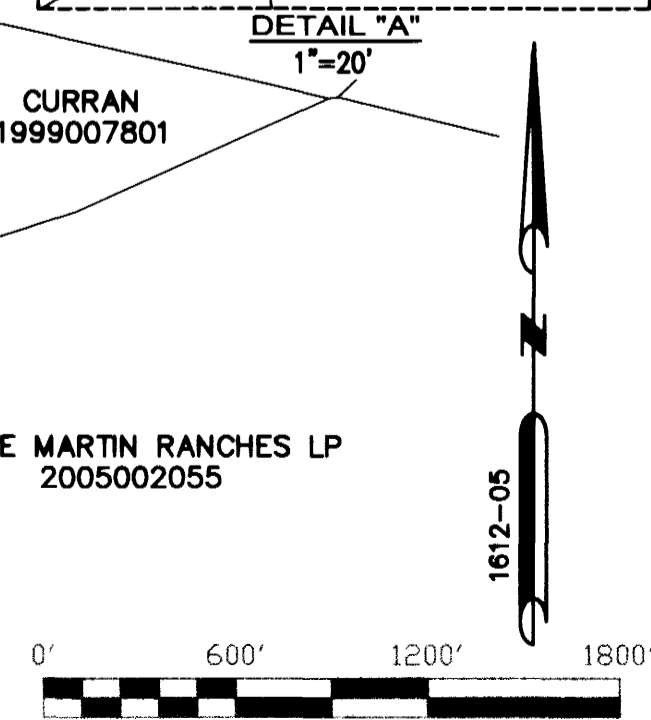
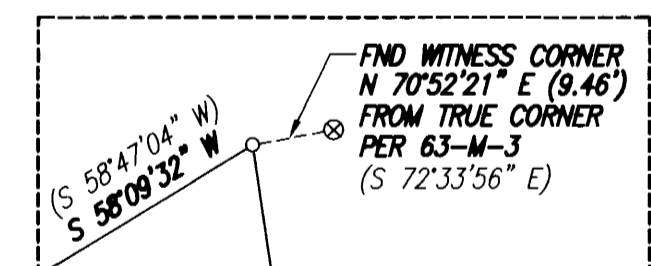
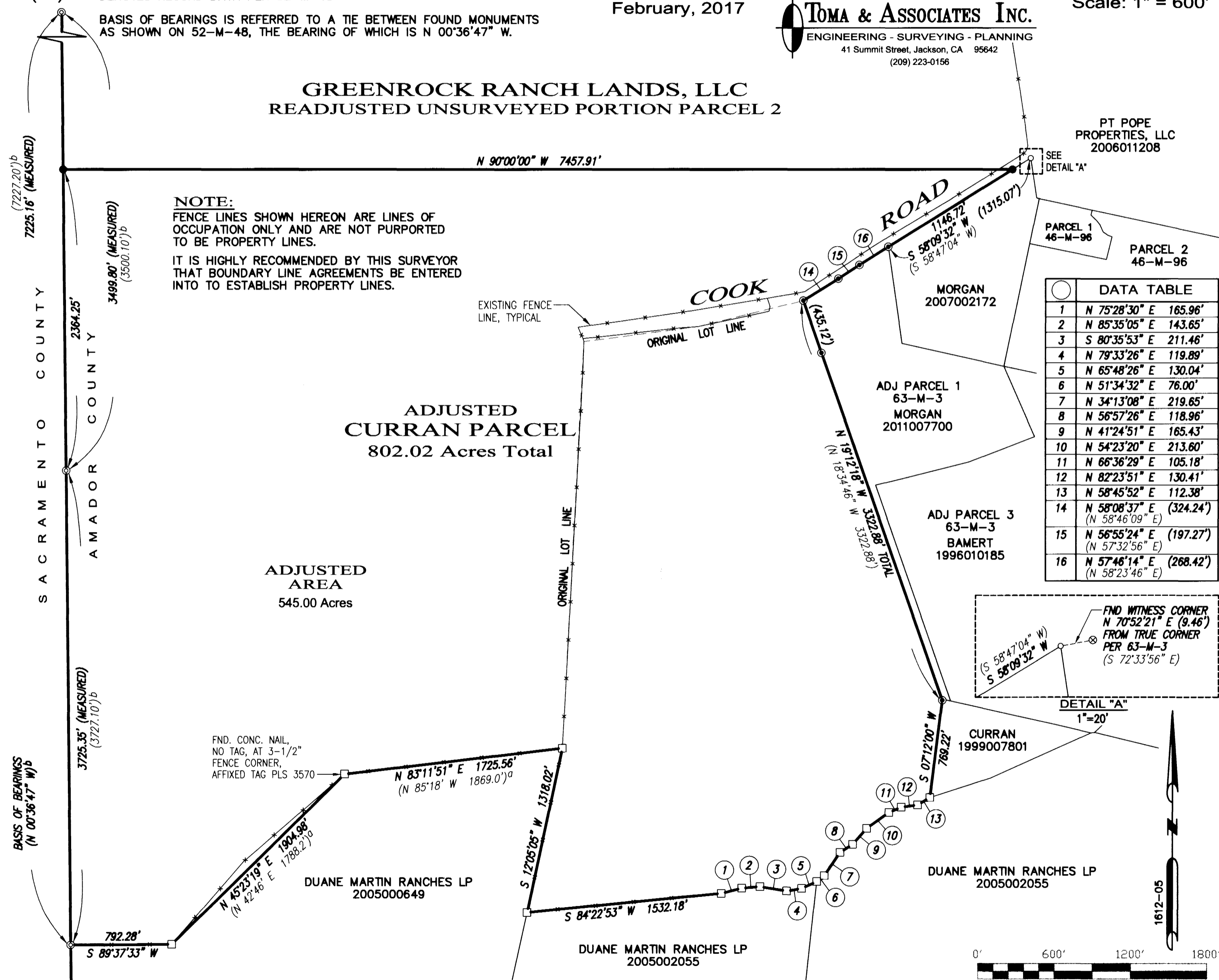
OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY DELINEATED HEREON, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

TIMOTHY M. CURRAN

JILL L. CURRAN

GREENROCK RANCH LANDS, LLC a Delaware limited liability company by William B. Bunce, Managing Partner



NOTE: FENCE LINES SHOWN HEREON ARE LINES OF OCCUPATION ONLY AND ARE NOT PURPORTED TO BE PROPERTY LINES. IT IS HIGHLY RECOMMENDED BY THIS SURVEYOR THAT BOUNDARY LINE AGREEMENTS BE ENTERED INTO TO ESTABLISH PROPERTY LINES.

SACRAMENTO COUNTY AMADOR COUNTY

BASIS OF BEARINGS (N 00°36'47" W)^b

65 M 7