

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: JUNE 13, 2017

ITEM 1 - 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'

GREENROCK RANCH LANDS, LLC
READJUSTED UNSURVEYED PORTION PARCEL 2

SACRAMENTO COUNTY
AMADOR COUNTY

NOTE:

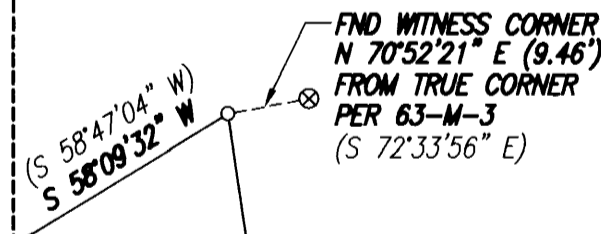
FENCE LINES SHOWN HEREON ARE LINES OF OCCUPATION ONLY AND ARE NOT PURPORTED TO BE PROPERTY LINES.

IT IS HIGHLY RECOMMENDED BY THIS SURVEYOR THAT BOUNDARY LINE AGREEMENTS BE ENTERED INTO TO ESTABLISH PROPERTY LINES.

ADJUSTED CURRAN PARCEL
802.02 Acres Total

ADJUSTED AREA
545.00 Acres

NO.	BEARING	DISTANCE
1	N 75°28'30" E	165.96'
2	N 85°35'05" E	143.65'
3	S 80°35'53" E	211.46'
4	N 79°33'26" E	119.89'
5	N 65°48'26" E	130.04'
6	N 51°34'32" E	76.00'
7	N 34°13'08" E	219.65'
8	N 56°57'26" E	118.96'
9	N 41°24'51" E	165.43'
10	N 54°23'20" E	213.60'
11	N 66°36'29" E	105.18'
12	N 82°23'51" E	130.41'
13	N 58°45'52" E	112.38'
14	N 58°08'37" E	(324.24')
15	N 56°55'24" E	(197.27')
16	N 57°46'14" E	(268.42')



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
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
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
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: \$10.00 pd. filed

INSTRUMENT No.: 2017-0002151

Kimberly L. Grady
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
TIMOTHY M. CURRAN

Jill L. Curran
JILL L. CURRAN

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





Planning Department <planning@amadorgov.org>

Fwd: Curran Zone Change Notice

1 message

Thomas Swett [REDACTED] >
To: Planning Department <planning@amadorgov.org>


Fri, May 12, 2017 at 10:10 AM

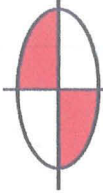
Dear Planning Commissioners:

On behalf of Greenrock Ranch Lands, LLC, I would like to express our support for the Curran's pending application for a zone change and inclusion of additional lands in their Williamson Act contract. The Currans have been good neighbors to us and our operations and their application is completely compatible with our adjacent land uses and those of the lone Valley in general. Thank you for your time.

Sincerely,

Thomas M. Swett, Esq.
Project Manager
AMADOR RANCH ASSOCIATES, LLC
P.O. Box 1730 - 3740 Highway 104
lone, CA 95640
[REDACTED]

 Amador Public Hearing 6-13-17.pdf
414K



TOMA & ASSOCIATES, INC.
ENGINEERING- SURVEYING- PLANNING

February 27, 2017

Amador County Planning Department
Attn: Chuck Beatty
810 Court Street
Jackson, CA 95642

**Re: Application for Zone Change to finalize Boundary Line Adjustment
Curran / Greenrock Ranch Lands, LLC
APNs 005-170-003 and 005-170-014**

Dear Chuck,

Attached is an application for a zone change to finalize Boundary Line Adjustment No. 2017-002.

Tim and Jill Curran will acquire "Adjusted Area 545.00 Acres" from Greenrock Ranch Lands, LLC, as shown on the final map, and are proposing a zone change from "R1-A" to "AG" per memo from Planning Department dated February 3, 2017.

Please let me know if you need any additional information.

Best Regards,

Gina Waklee
Toma and Associates
[REDACTED]

Encl: BLA map



**PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER**

810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- ✓ 1. A. Name of ^{APPLICANT} Property Owner TIMOTHY M. CURRAN/JILL L. CURRAN
 Mailing Address 1000 COOK ROAD
LONE, CA 95640
 Phone Number [REDACTED]
- B. Name of ^{PROPERTY OWNER} Applicant GREENROCK RANCH LANDS, LLC ATTN: TOM SWETT
 Mailing Address PO BOX 1730
LONE, CA 95640
 Phone Number [REDACTED]
- C. Name of Representative TOMA & ASSOCIATES
 Mailing Address 41 SUMMIT STREET
JACKSON, CA 95642
 Phone Number [REDACTED]
- ✓ 2. Assessor Parcel Number(s)
- ✓ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- 4. Letter of authorization if landowner is being represented by another party.
- ✓ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department for the purpose of aiding in drawing of the plot plan.
- ✓ 6. Copy of deed(s) to property.
- ✓ 7. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 8. Filing fee of \$ [REDACTED] (see attached schedule of fees).
- 9. Application Form to be signed at the time of project presentation in the Planning Department.

Environmental Information Form

Page 2

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 2/28/17

[Signature]
(Signature)

For Owner

ENVIRONMENTAL SETTING:

29. The existing site conditions are dominated by open rangeland with scattered, dis-contiguous oak woodlands. The property has historically been and is currently being used exclusively for cattle grazing and recreation. There are no structures of any kind on the subject property.

30. The land uses surrounding the project are agricultural in nature and consistent with the requested zone change. The subject property borders a large agricultural preserve to the west, the Owner's substantial holdings to the north, agricultural lands with the Jackson Valley Irrigation District to the south, and the Applicant's property to the east. Residential development in the area is scattered and consists primarily of rural residences that support the agricultural uses of the surrounding properties.

31. There are no known shafts, tunnels, airshafts, or hazardous excavations upon the property.