

**ORDINANCE NO. 1573**

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. N-183 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "PD," PLANNED DEVELOPMENT DISTRICT TO THE "R1," SINGLE FAMILY RESIDENTIAL DISTRICT IN CONJUNCTION WITH TENTATIVE SUBDIVISION MAP NO. 102 BY FREDERICK W. PETERSEN.

The Board of Supervisors of the County of Amador, State of California, do ordain:

SECTION I. Recitals of Fact.

**WHEREAS**, Chapter 19.68 (Amendments) of the Amador County Code provides for a procedure to amend Title 19 (Zoning) or to rezone property in Amador County; and

**WHEREAS**, rezoning requires an ordinance amending Sectional Zoning District Maps established in accordance with Section 19.20.020 of Title 19 (Zoning); and

**WHEREAS**, all notices and public hearings mandated by the State Planning Law and Title 19 (Zoning) of the Amador County Code have been adhered to by the Amador County Planning Commission and Board of Supervisors; and

**WHEREAS**, the Board of Supervisors adopts this ordinance with the findings contained in the pertinent Board minutes and because the public necessity, convenience, and general welfare require such an amendment.

SECTION II. Section 19.20.020 of the Amador County Code is amended by amending Sectional Zoning District Map No. N-183 (Z.C. No. 01;9-1) to change the zoning from the "PD," Planned Development District and "C1-X," Retail Commercial and Office District (with a Special Use Combining District), to the "R1," Single Family Residential District, on that certain real property described as: being located and being described in Book 443 at Page 174, Official Records of Amador County and specifically that parcel described in Attachment A, which is attached hereto.

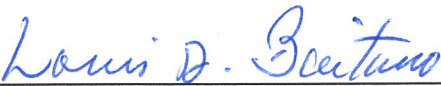
SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective upon recordation of the final map.

The foregoing ordinance was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 16th day of September 2003, by the following vote:

AYES: Louis D. Boitano, Mario Biagi, Rich F. Escamilla, Richard M. Forster, and Richard P. Vinson

NOES: None

ABSENT: None

  
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Chairman, Board of Supervisors

# Attachment A

## REVISED VESTING TENTATIVE SUBDIVISION MAP No. 102 PETERSEN RANCH

BEING A PORTION OF THE NE 1/4 SECTION 5 AND  
THE NW 1/4 SECTION 4, T. 6 N., R. 12 E., M. D. M.,  
COUNTY OF AMADOR, STATE OF CALIFORNIA  
199600072

**TOMA & ANDERSON**  
LICENSED LAND SURVEYORS - PLANNERS  
41 Summit Street, Jackson, CA 95642  
(209) 223-0156

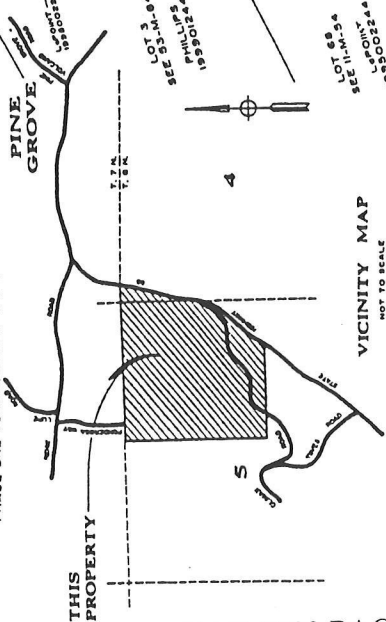
Revised  
May, 2003

Scale: 1" = 200'

Contour Interval: 5'

### NOTES:

1. OWNER / DEVELOPER: FREDERICK W. PETERSEN  
P.O. BOX 1129  
PINE GROVE, CA 95663
2. SURVEYOR: TOMA & ANDERSON  
LICENSED LAND SURVEYORS  
41 SUMMIT STREET, JACKSON, CA 95642  
(209) 223-0156
3. A. P. N.: 35-010-134
4. DEED REFERENCE: 443-O.R.-174
5. ZONING: EXISTING AND PROPOSED: RI-A
6. GENERAL PLAN: EXISTING AND PROPOSED: A-1
7. SIZE: 141222 ACRES DIVIDED INTO 56 LOTS, MINIMUM LOT SIZE IS 1.0 ACRE.
8. WATER: PINE GROVE COMMUNITY SERVICE DISTRICT
9. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS
10. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
11. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
12. SPECIAL DISTRICTS: THIS PROPERTY LIES WITHIN THE AMADOR FIRE PROTECTION DISTRICT AND THE PINE GROVE COMMUNITY SERVICE DISTRICT.
13. ROADS: ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND OFFERED FOR DEDICATION, DRAINAGE STRUCTURES AND CULVERTS SHALL BE PLACED WHERE NECESSARY AS DETERMINED BY THE IMPROVEMENT PLANS.
14. EASEMENTS: THERE WILL BE A 5' PUBLIC UTILITY EASEMENT (PUE) ON EACH SIDE OF ALL INTERIOR LOTS AND A 20' DRAINAGE EASEMENT ALONG ALL DRAINAGE COURSES. THERE WILL BE A 20' DRAINAGE EASEMENT ALONG ALL DRAINAGE COURSES.
15. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (P.G. & E.). CABLE TELEVISION WILL BE SERVED BY VOLCANO COMMUNICATIONS CO. UTILITIES WILL BE PLACED UNDERGROUND.
16. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS. PHASE ONE TO INCLUDE LOTS 1, 2, 25 THRU 56 (19 LOTS TOTAL) IN PHASE ONE.



VICINITY MAP  
NOT TO SCALE

