

## **ORDINANCE NO. 1725**

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAPS NO. B-18 AND F-75 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "R1-A," SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT TO THE "M," MANUFACTURING DISTRICT FOR THE EDWIN CENTER NORTH PROJECT SITE.

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 Maps No. B-18 and F-75 (Z.C. No. 11;6-1) to change the zoning from the "R1-A," Single-Family Residential-Agricultural District, to the "M," Manufacturing District, on that certain real property being approximately 138.65 acres located on the south side of State Route 104 just west of the Michigan Bar Rd. junction about 1.5 miles west of the City of Ione and specifically that parcel described in Attachment A, which is attached hereto and is more particularly described as:

A parcel of land lying within the County of Amador, State of California, and also being within those certain parcels of land delineated and designated "EDWIN LANDS, LLC UNSURVEYED ADJUSTED PARCEL 3", "ADJUSTED GREENROCK RANCH LANDS, LLC AREA WEST OF UNION PACIFIC RAILROAD 453.88 Acres", "ADJ. GREENROCK RANCH LANDS, LLC AREA No. 1 EAST OF UPRR 11.24 Acres" and "ADJ. GREENROCK RANCH LANDS, LLC AREA No. 2 EAST OF UPRR 5.83 Acres" upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for EDWIN LANDS, LLC, a Delaware limited liability company and GREENROCK RANCH LANDS, LLC, a Delaware limited liability company", and recorded in the office of the Amador County Recorder in Book 62 of Maps and Plats at Pages 99 thru 101; said parcel of land being more particularly described as follows:

Beginning at a point on the Northerly line of the hereinabove referred to "ADJUSTED GREENROCK RANCH LANDS, LLC, AREA WEST OF UNION PACIFIC RAILROAD 453.88 Acres", from which point the Northwest corner thereof bears South 89°19'36" West 2,975.96 feet distant; thence, from said point of beginning,

Course No.

- (1) North 16°23'46" West 977.65 feet; thence
- (2) North 24°28'21" West 1,824.95 feet; thence
- (3) North 64°43'20" East 239.73 feet to a point on the Southerly line of State Highway 104; thence, along said Southerly line of Highway 104,
- (4) South 68°46'23" East 887.75 feet; thence
- (5) South 08°46'32" East 31.18 feet; thence
- (6) South 68°46'23" East 20.00 feet; thence
- (7) North 51°13'46" East 31.18 feet; thence
- (8) South 68°46'23" East 1,248.82 feet; thence
- (9) South 08°46'32" East 31.18 feet; thence
- (10) South 68°46'23" East 20.00 feet; thence
- (11) North 51°13'34" East 31.18 feet; thence
- (12) South 68°46'23" East 1,724.41 feet; thence
- (13) South 08°46'23" East 31.18 feet; thence
- (14) South 68°46'19" East 20.00 feet; thence
- (15) North 78°46'44" East 50.37 feet; thence
- (16) along the arc of a curve to the right, having a radius of 4944.99 feet, through a central angle of 10°35'57", for an arc length of 914.76 feet; thence
- (17) South 02°05'02" West 31.13 feet; thence
- (18) South 57°47'08" East 30.01 feet; thence
- (19) North 62°26'00" East 31.13 feet; thence
- (20) along the arc of a curve to the right, having a radius of 4940.00 feet, through a central angle of 1°12'47", for an arc length of 104.60 feet; thence
- (21) South 56°10'23" East 942.54 feet; thence
- (22) South 03°49'36" West 31.18 feet; thence
- (23) South 56°10'12" East 30.00 feet; thence
- (24) North 63°49'37" East 31.18 feet; thence
- (25) South 56°10'25" East 165.46 feet; thence
- (26) along the arc of a curve to the left, having a radius of 3060.00 feet, through a central angle of 7°08'02", for an arc length of 380.99 feet; thence, leaving said Southerly line of State Highway 104,
- (27) South 31°33'41" West 110.08 feet; thence
- (28) North 87°49'32" West 1,094.41 feet; thence
- (29) South 58°31'03" West 114.28 feet to a point on the Easterly line of the Union Pacific Railroad lands; thence, along said hereinabove referred to Easterly line of the Union Pacific Railroad lands,
- (30) North 31°28'57" West 1,341.18 feet; thence, leaving said Easterly line of the Union Pacific Railroad lands,
- (31) North 68°58'04" West 792.63 feet to a point on the Northerly line of the hereinabove referred to "ADJUSTED GREENROCK RANCH LANDS, LLC AREA WEST OF UNION PACIFIC RAILROAD 453.88 Acres" parcel of land; thence, along said Northerly line
- (32) South 77°05'31" West 935.40 feet; thence
- (33) South 00°00'00" East 984.71 feet; thence
- (34) South 89°19'36" West 1,607.63 feet to the point of beginning, and containing 138.65 acres of land, more or less.

The basis of bearing for the legal description above is referred to the hereinabove referenced official map recorded in Book 62 of Maps and Plats at Pages 99 through 101.

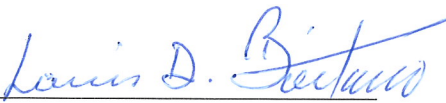
SECTION III. This ordinance shall be published within fifteen days after the date hereof in a newspaper of general circulation printed and published in the County of Amador, State of California, and shall become effective thirty days after the date hereof.

The foregoing ordinance was duly passed and adopted at a regular session of the Board of Supervisors of the County of Amador, held on the 9th day of October, 2012, by the following vote:

AYES: Supervisors Boitano, Forster, Novelli and Plasse

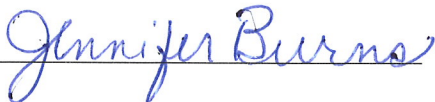
NOES: None

ABSENT: Supervisor Oneto

  
\_\_\_\_\_  
CHAIRMAN, Board of Supervisors

ATTEST:

JENNIFER BURNS, Clerk of the  
Board of Supervisors, Amador County,  
California

By   
\_\_\_\_\_

ATTACHMENT A  
 EDWIN CENTER NORTH  
 ZONE CHANGE TO "M," MANUFACTURING DISTRICT

EDWIN CENTER NORTH  
 138.65 Acres

62-M-99  
 ADJUSTED RANCHO LANDS, LLC  
 AREA WEST OF UNION PACIFIC RAILROAD  
 453.88 Acres

NW CORNER "ADJUSTED GREENROCK  
 RANCH LANDS, LLC AREA WEST OF  
 UNION PACIFIC RAILROAD 453.88 ACRES"  
 PER 62-M-99

TILE N 89°19'36" E  
 2975.96'

POINT OF  
 BEGINNING

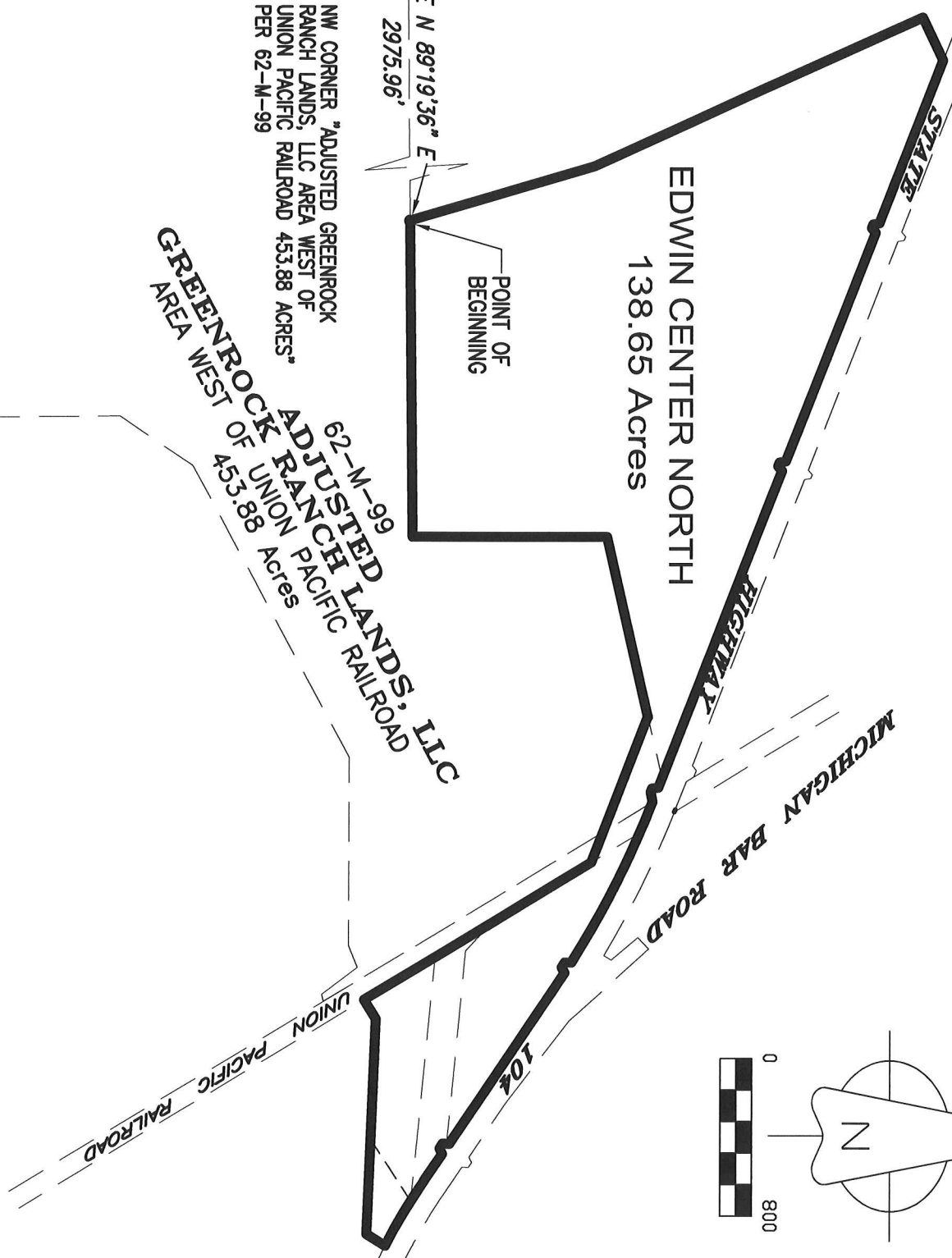


EXHIBIT MAP  
 EDWIN CENTER NORTH  
 BEING A PORTION OF THE RANCHO ARROYO SECO  
 AMADOR COUNTY, CALIFORNIA

**Toma & Associates Inc.**  
 ENGINEERING - SURVEYING - PLANNING  
 41 Summit Street, Jackson, CA 95642  
 (209) 223-0156

REVISIONS  
 BY

DATE: 10.10.2012  
 SCALE: 1" = 800'  
 DRAWN BY: GMMW  
 JOB NO.: 1210-02  
 SHEET

1

OF 1 SHEETS