

ORDINANCE NO. 1838

AN ORDINANCE AMENDING SECTIONAL ZONING DISTRICT MAP NO. J-133 PURSUANT TO SECTION 19.20.020 OF THE AMADOR COUNTY CODE BY REZONING CERTAIN REAL PROPERTY FROM THE "R1A," SINGLE-FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE "AG," EXCLUSIVE AGRICULTURAL DISTRICT

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. J-133 (Zone Change ZC-22;6-1 Oneto) to change the zoning from the "R1A," Single-family Residential and Agricultural District to the "AG," Exclusive Agricultural District, on those certain real properties being approximately 281.58 acres located at 8869 Tonzi Rd., Ione, CA, and specifically described in Exhibit A, which are attached hereto.

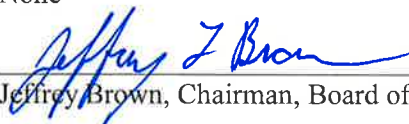
SECTION III. This ordinance or a summary thereof shall be published in the manner prescribed in Government Code Section 25124 and shall become effective upon recordation of the California Land Conservation Act contract on the subject parcel or thirty days after the date hereof, whichever period is greater.

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 13th day of June, 2023, by the following vote:


AYES: Jeffrey Brown, Brian Oneto, Patrick Crew, Frank U. Axe, Richard Forster

NOES: None

ABSENT: None



Jeffrey Brown, Chairman, Board of Supervisors

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


Deputy

**“EXHIBIT A”
LEGAL DESCRIPTION**

All that real property situated in the State of California, County of Amador, described as follows:

PARCEL ONE:

A parcel of land situated in the County of Amador, State of California, and lying within Sections 2 and 3, Township 6 North, Range 10 East, Mount Diablo Meridian, and being "ADJUSTED COMPLIANCE PARCEL 8 130.29 Acres", as shown and so designated upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for J. ETHEL CECCHETTINI, Surviving Trustee of the Cecchettini Trust dated April 24, 2001", and filed for record in the office of the Recorder of Amador in Book 66 of Maps and Plats at Pages 46 and 47, and said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of the hereinabove referred to Adjusted Compliance Parcel 8, and thence, from said point of beginning, along the North line thereof, North 89° 34' 07" East 2,900.02 feet to the Northeast corner of said Adjusted Compliance Parcel 8, being also a point in the centerline of a Fifty (50.00) foot wide Access and Public Utility Easement; thence, along the East line of said Adjusted Parcel 8, and the centerline of said Access and Public Utility Easement, South 32° 47' 52" East 12.71 feet; thence, along the arc of a curve to the right, having a radius of 400.00 feet, through a central angle of 15° 04' 19", for an arc length of 105.22 feet; thence South 17° 43' 33" East 345.29 feet; thence, along the arc of a curve to the left, having a radius of 250.00 feet, through a central angle of 23° 36' 04", for an arc length of 102.98 feet; thence South 41° 19' 37" East 188.65 feet; thence South 36° 39' 05" East 251.57 feet; thence, along the arc of a curve to the right, having a radius of 500.00 feet, through a central angle of 10° 19' 37", for an arc length of 90.12 feet; thence South 26° 19' 28" East 101.60 feet; thence, along the arc of a curve to the right, having a radius of 500.00 feet, through a central angle of 16° 39' 05", for an arc length of 145.31 feet; thence South 09° 40' 22" East, 101.90 feet; thence, along the arc of a curve to the left, having a radius of 250.00 feet, through a central angle of 29° 32' 35", for an arc length of 128.91 feet; thence South 39° 12' 58" East 86.02 feet to the Southeast corner of said Adjusted Compliance Parcel 8, being also a point in the centerline of Tonzi Road; thence, along the South line of said Adjusted Parcel 8, and the centerline of Tonzi Road, South 47° 43' 01" West 327.70 feet; thence, along the arc of a curve to the right, having a radius of 400.00 feet, through a central angle of 29° 26' 19", for an arc length of 205.52 feet; thence South 77° 09' 21" West 172.66 feet; thence, along the arc of a curve to the right, having a radius of 500.00 feet, through a central angle of 17° 28' 56", for an arc length of 152.56 feet; thence North 85° 21' 43" West 437.70 feet; thence, along the arc of a curve to the right, having a radius of 2,000.00 feet, through a central angle of 01° 26' 52", for an arc length of 50.54 feet; thence North 83° 54' 50" West 103.20 feet; thence, along the arc of a curve to the left, having a radius of 300.00 feet, through a central angle of 16° 10' 35", for an arc length of 84.70 feet; thence South 79° 54' 31" West 31.77 feet; thence, along the arc of a curve to the left, having a radius of 900.00 feet, through a central angle of 08° 53' 37", for an arc length of 139.70 feet; thence South 71° 00' 54" West 184.57 feet; thence, along the arc of a curve to the right, having a radius of 202.00 feet, through a central angle of 37° 08' 45", for an arc length of 130.96 feet; thence North 71° 50' 24" West 49.69 feet; thence, along the arc of a curve to the right, having a radius of 2,000.00 feet, through a central angle of 04° 27' 58", for an arc length of 155.90 feet; thence, North 67° 22' 26" West 144.43 feet; thence, along the arc of a curve to the left, having a radius of 385.00 feet, through a central angle of 11° 00' 08", for an arc length of 73.93 feet; thence North 78° 22' 34" West 46.49 feet; thence, along the arc of a curve to the right, having a radius of 300.00 feet, through a central angle of 13° 56' 45", for an arc length of 73.02 feet; thence North 64° 25' 46" West 136.14 feet; thence, along the arc of a curve to the left, having a radius of 218.00 feet, through a central angle of 35° 24' 18", for an arc length of 134.71 feet; thence South 80° 09' 54" West 32.40 feet; thence, along the arc of a curve to the right, having a radius of 600.00 feet, through a central angle of 05° 53' 25", for an arc length of 61.88 feet; thence South 86° 03' 18" West 94.43 feet; thence, along the arc of a curve to the left, having a radius of 800.00 feet, through a central angle of 09° 01' 45", for an arc length of 126.07 feet; thence South 77° 01' 33" West 557.25 feet; thence, along the arc of a curve to the right, having a radius of 700.00 feet, through a central angle of 02° 33' 54", for an arc length of 31.34 feet to the Southwest corner of the

hereinabove referred to Adjusted Compliance Parcel 8; thence, leaving Tonzi Road, and along the West line of said Adjusted Compliance Parcel 8, North 03° 25' 49" West 1,766.97 feet to the point of beginning.

Reserving therefrom a non-exclusive easement for road and public utility purposes, over, under and across that portion of said land lying within that certain "50' Access and PUE over existing Driveway" as shown and delineated upon "Record of Survey Boundary Line Adjustment for J. Ethel Cecchettini, surviving trustee of the Cecchettini Trust dated April 24, 2001" filed for record June 12, 2020 in Book 66 of Maps and Plats, Page 46, Amador County Records,

APN: 011-040-033-000 and a portion of APN: 011-050-028-000

PARCEL TWO:

A non-exclusive easement for road and public utility purposes, over, under and across that portion of said land lying within that certain "50' Access and PUE over existing Driveway" as shown and delineated upon "Record of Survey Boundary Line Adjustment for J. Ethel Cecchettini, surviving trustee of the Cecchettini Trust dated April 24, 2001" filed for record June 12, 2020 in Book 66 of Maps and Plats, Page 46, Amador County Records.

PARCEL THREE:

An easement for public utilities lying within Section 34, Township 7 North, Range 10 East, Mount Diablo Meridian, County of Amador, State of California, and being on, over, under and through a strip of land the uniform width of Thirty (30,00) feet, and being also within Adjusted Compliance Parcel 13, and the centerline of which is more particularly described as follows:

Beginning at a point on the North line of the herein above referred to Section 34 and Adjusted Compliance Parcel 13, from which point the Northeast corner thereof bears North 89° 32' 34" East 1132.98 feet distant; thence, from said point of beginning, South 08° 39' 27" East 2,954.25 feet; thence South 58° 13' 14" East 541.01 feet; thence South 49° 06' 26" East 218.31 feet to the Easterly line of said Compliance Parcel 13.

The basis of bearing for this description is referred to the North line of said Section 34 as shown upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for J. ETHEL CECCHETTINI, Surviving Trustee of The Cecchettini Trust dated April 24, 2001, and filed for record in the office of the Recorder of Amador County in Book 66 of Maps and Plats at Pages 46 & 47.

Together with:

The land referred to herein below is situated in the County of Amador, State of California, and is described as follows:

PARCEL ONE:

A parcel of land situated in the County of Amador, State of California, and lying within Section 34, Township 7 North, Range 10 East, Mount Diablo Meridian, and being "ADJUSTED AMADOR CREEK PARCEL", as shown and so designated upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for J. ETHEL CECCHETTI Ni; Surviving Trustee of the Cecchettini Trust dated April 24, 2001", and filed for record in the office of the Recorder of Amador on June 30, 2021 in Book 66 of Maps and Plats at Pages 86, Amador County Records.

PARCEL TWO:

A non-exclusive easement for road and public utility purposes, over, under and across that portion of said land lying within that certain "50' Access and PUE over existing Driveway" as shown and delineated upon "Record of Survey Boundary Line Adjustment for J. Ethel Cecchettini, surviving trustee of the Cecchettini Trust dated April 24, 2001" filed for record June 12, 2020 in Book 66 of Maps and Plats, Page 46, Amador County Records.

Portion of 008-330-039-000 (Previously Portions of 008-330-024-000 & 008-330-028-000)