

Recording requested by:
BOARD OF SUPERVISORS
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BOARD OF SUPERVISORS

**BEFORE THE BOARD OF SUPERVISORS OF THE
COUNTY OF AMADOR, STATE OF CALIFORNIA**

IN THE MATTER OF:

RESOLUTION APPROVING VARIANCE TO)
COUNTY CODE §17.28.060 EASEMENTS, AND)
§17.28.064 REQUIRED AVERAGE DEPTH TO)
WIDTH RATIO OF ALL LOTS UNDER TWENTY)
ACRES, FOR LOTS ON AMENDED TENTATIVE)
SUBDIVISION MAP #139 (VENTOSO COLLINA))
(APN 040-030-094) – REQUESTED BY RAYMOND
BRUSATORI

RESOLUTION NO. 16-046

BE IT RESOLVED by the Board of Supervisors of the County of Amador, State of California, that said Board does hereby approve a request for variances from County Codes §17.28.060 Easements, which requires easements to be located along property lines for proposed lots 4 and 5 on Amended Tentative Subdivision Map #139; and §17.28.064 Required average depth to width ratio of all lots under twenty acres, which requires the average depth of each lot under twenty acres to be no more than three times the average width for proposed lot 1 on Amended Tentative Subdivision Map #139 (see Attachment "A").

The foregoing resolution was duly passed and adopted by the Board of Supervisors of the County of Amador at a regular meeting thereof, held on the 12th day of April, 2016, by the following vote:

AYES: John Plasse, Louis D. Boitano, Richard M. Forster, Lynn A. Morgan and Brian Oneto

NOES: None



John Plasse, Chairman, Board of Supervisors

VESTING
TENTATIVE SUBDIVISION MAP No. 139
VENTOSO COLLINA

ALSO BEING A PORTION OF THE SW 1/4 SECTION 8, T. 6 N., R. 11 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



February, 2016

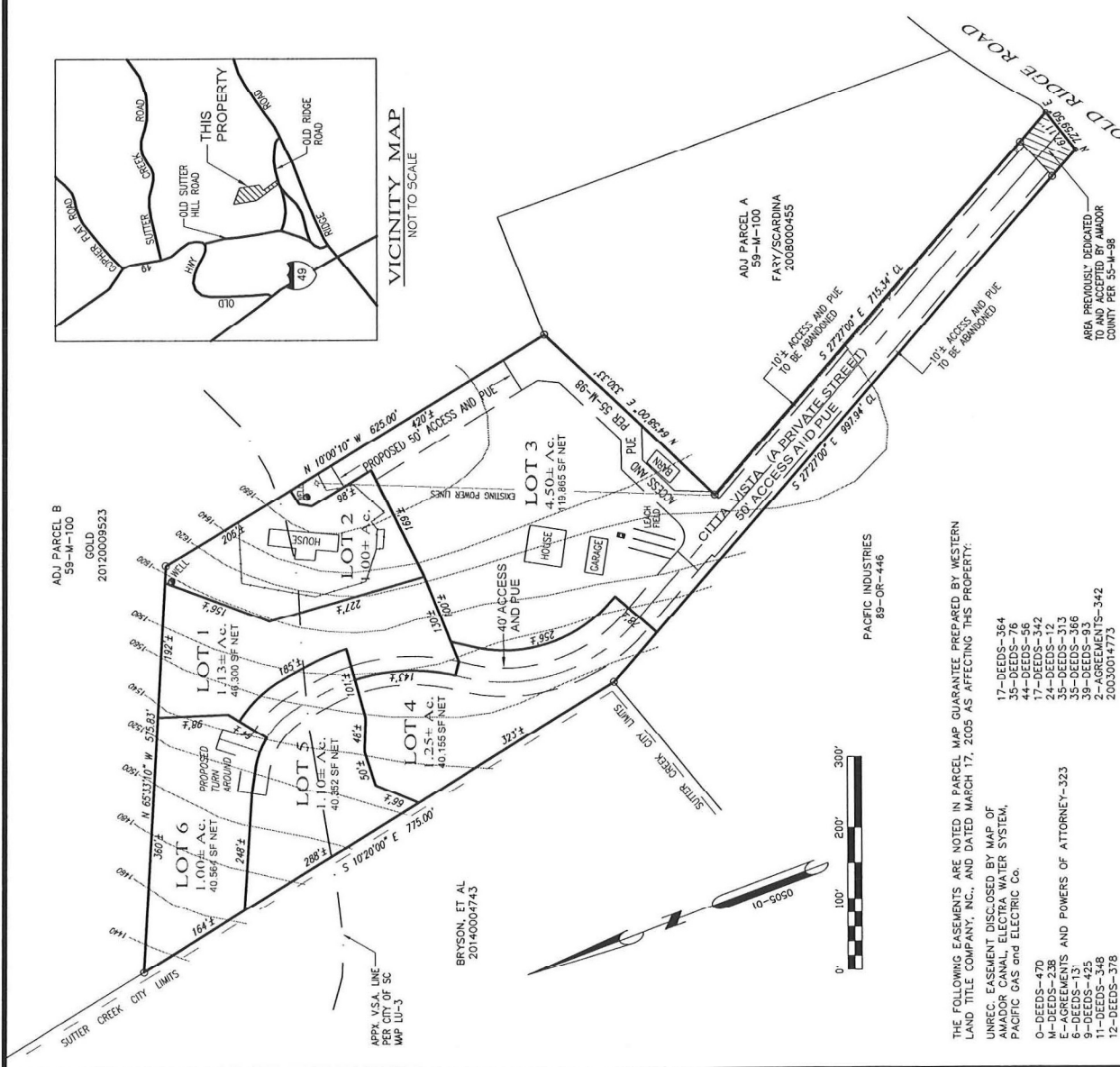
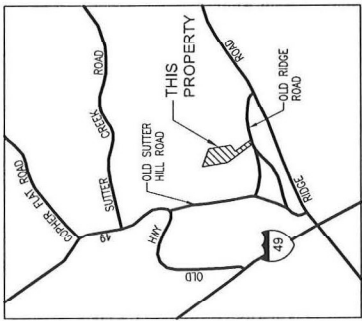
Scale: 1" = 100'

Contour Interval: 20'

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER:
RAYMOND and BARBARA BRUGATOR
PO BOX 755
755 K. CA 95665
(209) 247-0286
2. SURVEYOR:
TOMA & ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET 95642
(209) 233-1156
3. A.P.N.:
040-030-093 AND 040-030-094
4. ZONING:
R-5
5. GENERAL PLAN:
2003-000270
6. DEED REFERENCE:
RESIDENTIAL
7. PROPOSED USE:
AMADOR WATER AGENCY WATER SYSTEM
8. WATER:
INDIVIDUAL SEPTIC SYSTEMS
9. SEWAGE DISPOSAL:
AMADOR COUNTY WATER DISTRICT
10. FIRE PROTECTION:
AMADOR COUNTY UNITED SCHOOL DISTRICT
11. POWER:
POWER WILL BE SERVED BY P.G. and E.
12. UTILITIES:
TELEPHONE WILL BE SERVED BY S.T.C.
13. EASEMENTS:
PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS:
THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A FIVE FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A TEN FOOT SETBACK FROM ALL DRAINAGE COURSES. DRAINAGE STRIP LINES WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS:
AMADOR FIRE PROTECTION DISTRICT AND AMADOR WATER AGENCY
16. PHASING:
FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FLINGS.
17. FLOOD ZONE:
THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN "ZONE X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
18. MINIMUM LOT SIZE:
MINIMUM LOT SIZE WILL BE 1.0 ACRE.
19. ROADS:
CITTA VISTA WILL BE BUILT TO PRIVATE ROAD STANDARDS.
20. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FLING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
21. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
22. THIS PROJECT DOES NOT BE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.

- △ REVISED 8.28.2005
- △ REVISED 1.23.2006
- △ REVISED LOT BNDY 7.21.2015
- △ REVISED LOT BNDYS 12.15.15
- △ REVISED LOT BNDYS/RW 1.20.2016
- △ REVISED LOT RW/PH 2.15.2016



- THE FOLLOWING EASEMENTS ARE NOTED IN PARCEL MAP GUARANTEE PREPARED BY WESTERN LAND TITLE COMPANY, INC., AND DATED MARCH 17, 2005 AS AFFECTING THIS PROPERTY:
- UNREC. EASEMENT DISCLOSED BY MAP OF AMADOR CANAL, ELECTRA WATER SYSTEM, PACIFIC GAS and ELECTRIC Co.
 - 0-DEEDS-470
 - 1-DEEDS-323
 - 2-DEEDS-348
 - 3-DEEDS-378
 - 4-DEEDS-348
 - 5-DEEDS-348
 - 6-DEEDS-348
 - 7-DEEDS-348
 - 8-DEEDS-348
 - 9-DEEDS-348
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 - 16-DEEDS-348
 - 17-DEEDS-364
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