



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

APPLICATION REFERRAL

TO:

Ione Band of Miwok Indians**	Building Department
Buena Vista Band of Me-Wuk Indians**	County Counsel
Washoe Tribe of Nevada and California**	Surveying Department
Shingle Springs Band of Miwok Indians**	Amador Transit
CDFW, Region 2	Undersheriff
Cal Fire	Amador Water Agency
Caltrans, District 10	ACTC
Transportation and Public Works Department	Airport Manager
Environmental Health Department	AFPD
Waste Management/Air District	

DATE: September 16, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: **Request for a Variance (V-19;9-1) from County Code §19.24.040, "R1," Single-family Residential zoning district regulations, which requires a 25-foot building setback from the front property line. The applicants propose to install a ground-mounted solar photovoltaic system within 20 feet of the front property line. (APN: 036-180-014)**

Applicant: Brandon Gonzales, Jordan Lykins, for Victoria Bauer
Property Owner: Victoria Bauer
Supervisory District: 4
Location: 10994 Clinton Bar Rd. Pine Grove, CA 95665

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will **review the application for completeness and staff recommendations** during its regular meeting on **Wednesday, September 25, 2019, at 3:00 p.m.** in Conference Room "A" of the County Administration Building, 810 Court Street, Jackson, California. Additional TAC meetings to prepare conditions of approval and make recommendations to the Planning Commission will be scheduled for a later date.

Staff anticipates that this project will not have a significant effect on the environment and shall be determined to be Categorical Exempt from CEQA per Section 15305 of the State CEQA Guidelines under Minor Alterations in Land Use Limitations.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation



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PRE-APPLICATION INFORMATION AND CHECKLIST FOR A VARIANCE REQUEST

Application for a Variance request shall include the following:

1. Letter of application explaining purpose of request, description of variance, and other pertinent information.
2. Letter of authorization if landowner is being represented by another party.
3. Submit a plot plan (max 11"x17") of parcel showing location of project in relation to property lines and any other structures that are on the property. 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; **see plot plan guidelines attached.**
4. Copy of deed(s) to property.
5. Completed Environmental Assessment Form.
6. Filing fee of \$ 682.00
7. Application Form to be signed at the time of project presentation in the Planning Department.

NOTE: IT IS TO YOUR BENEFIT TO BE AS SPECIFIC AS POSSIBLE WITH YOUR APPLICATION INFORMATION.

NOTE: *Pursuant to County Code Section 19.52.060 B., "In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void."*

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: Victoria Bauer Groundmount Solar

Date Filed: 9-13-19 File No. _____

Applicant/ _____

Developer Jordan Lyhons Landowner Victoria Bauer

Address 8200 Hwy 193 Zardsen Valley Address 10994 Clinton Bar Rd

Phone No. (530) 334-0676 Phone No. _____

Assessor Parcel Number(s) 036180014000

Existing Zoning District R-2

Existing General Plan RR

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies _____

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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

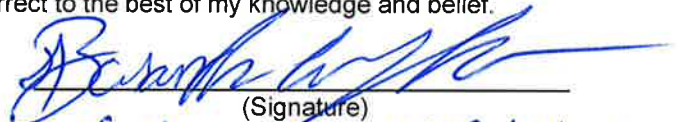
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 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: ~~9-19~~ 9-13-19 _____


(Signature)
For Gold Rush Energy Solutions



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**Chapter 19.52
VARIANCES**

Sections:

- 19.52.010 When permitted.
- 19.52.020 Application.
- 19.52.030 Public hearings.
- 19.52.040 Action by planning commission.
- 19.52.050 Action by board of supervisors.
- 19.52.060 Revocation.
- 19.52.070 Effect.

19.52.010 When permitted.

Where practical difficulties, unnecessary hardships or results inconsistent with the purpose and intent of this title may result from the strict application of certain provisions thereof, variance may be granted as provided in this chapter, but in no case shall a variance be approved to allow a change in the use of land or buildings. (Ord. 351 §13(part), 1962).

19.52.020 Application.

Application for variance shall be made in writing on a form prescribed by the planning commission and shall be accompanied by the required fee, no part of which shall be returnable to the applicant and by statement, plans and other evidence showing:

- A. That any variance granted shall be subject to such conditions as will assure that the adjustment thereof authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situate;
- B. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. (Ord. 898 §3, 1982).

19.52.030 Public hearings.

A public hearing shall be held on any application for a variance. The planning commission shall give notice thereof as required by California Government Code Section 65090 et seq., as may be amended or renumbered. (Ord. 1701 §2, 2010; Ord. 351 §13.2, 1962).

19.52.040 Action by planning commission.

After conclusion of the public hearing, the planning commission shall make a written finding of facts whether the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought and whether such variance shall be in harmony with the general purposes of this title. Such written finding of facts shall be submitted to the board of supervisors. (Ord. 351 §13.3, 1962).

19.52.050 Action by board of supervisors.

The board of supervisors shall consider the variance application within sixty days after receipt of the planning commission report and if the board of supervisors finds that the qualifications under Section 19.52.020 apply to the land, building or use for which variance is sought, and that such variance is in harmony with the general purposes of this title, said board shall grant such variance. The board may designate such conditions in connection with the variance as it may deem necessary to secure the purposes of this title and may require guarantees and evidence. (Ord. 351 §13.4, 1962).

19.52.060 Revocation.

A. In any case, where the conditions of granting of a variance have not or are not complied with, the planning commission shall give notice to the permittee (of intention to revoke such variance) at least ten days prior to a hearing thereon. After conclusion of the hearing, the planning commission may revoke such variance. Such revocation shall be subject to confirmation by the board of supervisors.

B. In any case, where a variance has not been used within one year after a date of granting thereof, then without further action by the planning commission or board of supervisors, the variance granted shall be null and void. (Ord. 351 §13.5, 1962).

19.52.070 Effect.

No building or zoning permit shall be issued unless in accordance with the conditions and terms of the variance granted. (Ord. 351 §13.6, 1962).





Sept 11, 2019

To Whom it may Concern,

I have attached here a Deviation Application for Victoria Bauer at 10994 Clinton Bar Rd in Pine Grove, within Amador County's jurisdiction. We are requesting to deviate from the thirty foot setbacks required to be in place from property boundaries for a ground mounted solar system. Her parcel is much too small to accommodate these setbacks and in order to build, we will need to deviate. *and zoning variance*

I have also attached a map of the project as well as site plans to scale, providing the locations of the proposed deviation, and the required deposit of \$750 in the form of a check,

Please reach out to me directly, should you require any other documentation at this time as well as when approval is granted for this project.

Thank you,

A handwritten signature in black ink, appearing to read "Emily Neumann".

Emily Neumann | Project Manager

www.goldrushenergy.com

Cell: 916.365.1389 | Office: 866.55.POWER

4911 Windplay Dr Suite 4 | El Dorado Hills, Ca 95762





**AUTHORIZATION TO ACT
AS AGENT**

To whom it may concern:

I, Jordan Lykins, Owner of Gold Rush Energy solutions hereby authorize Brandon Gonzales to act as my agent in obtaining building permits for the installation of Photo-voltaic systems.

A handwritten signature in black ink, appearing to be "Jordan Lykins", written over a horizontal line.

Jordan Lykins - Owner

8/27/19

Date



REVISED 10/11/2017

AMADOR COUNTY BUILDING DEPARTMENT PERMIT APPLICATION PART I

County Administrative Center 810 Court Street Jackson, California 95642 Telephone: (209) 223-6422 Facsimile: (209) 223-6637 Website: www.co.amador.ca.us

Note: Applications are accepted in person, Applications or Plans are NOT accepted via fax, mail or email. The office hours are 8:00 a.m. to 4:45 p.m. Monday through Friday. On the last business day of the month, the office closes at 3:00 p.m.

OWNER: Victoria Bauer

PHONE: (209) 257-1481 EMAIL:

MAILING ADDRESS: 10994 Clinton Bar Rd., Pine Grove, Ca 95665

CONTRACTOR: Jordan Lykins - Gold Rush Energy Solutions LICENSE NUMBER: 1014971

PHONE: (530-334-0676) EMAIL: admin@goldrushenergy.com

MAILING ADDRESS: 4911 Windplay Dr. #4 El Dorado Hills, CA 95762

APPLICANT:

PHONE: () - EMAIL:

CONTACT: [] Owner [] Contractor [] Applicant VIA: [] Email [] Phone

MANUFACTURED HOME? YES [] NO [] GRADING? YES [] C/Y _____ NO [] COMMERCIAL? [] YES

PROJECT LOCATION: 10994 Clinton Bar Rd., Pine Grove, Ca 95665

SCOPE OF WORK: Solar GROUND Mount System 8.82 KW; 28 PV Modules

DRIVING DIRECTIONS (GATE CODE? ANIMALS?)

APN: 036180014000 Acres Stories

Occupancy: Construction Type: Building Height

VALUATION: \$ 25,986.30 Square Footage: Snow Load

REC'D BY: [Signature] DATE: 9/13/19

PLAN P/C \$ 56.00 BLD P/C: \$

TOTAL P/C \$ DUE AT ISSUE: \$

ISSUE BY: DATE:

Application / Permit #

OFFICE USE ONLY

Table with 3 columns: Fees, Clearances, Deferred. Rows include Traffic, C & D, School, Facility, Parks, Fire, Plan, EH, PW, Fire, PUD, HCD, Part II, Truss, Energy, Engineer, Plot, Sprinkler.

Clearance Sheet (For Office Use Only)

Public Sewer/Water Clearance:

Public Sewer (Plan Submittal Clearance: _____) (Clearance to Issue) _____
 Public Water (Plan Submittal Clearance: _____) (Clearance to Issue) _____

Planning Department:

*Plan Submittal Clearance Kurt Ruml Date 9/13/19

Notes _____

Flood Zone? Yes No ALUC Referral? Yes No

Zoning R1 Parcel Size 1.04 (acres) General Plan Density RR

Specify Use new solar

Use Permit Required? Yes No (See COA's) Commercial: Square Footage -

Parking Spaces Required - Ratio - Cal Trans Notified? Yes No

*Building Permit Clearance to Issue _____ Date _____

Environmental Health Department:

*Plan Submittal Clearance _____ Date _____

Septic Permit# 11920 Date Issued _____ Date Finaled 6-24-10 #Bedrooms 1/1

Well Permit# public Date Issued _____ Date Finaled _____

Water System? Yes No Possible → *EHS Review _____

Hazardous Materials? Yes No Possible → *EHS Review _____

Food Facility? Yes No Possible → *EHS Review _____

Comments _____

*Building Permit Clearance to Issue J. Dinkler Date 9-13-19

Public Works Clearance:

Grading Permit: Exempt Required Permit _____ Rough Grade Insp. Date Passed: _____

Encroachment: Existing Required Permit N/A Due Paid _____

Deviation: N/A Required Permit# D00234 Due Paid- #26758018

15.30-Advised/Handout: Yes No

C & D Deposit: Exempt Required-Amount \$ _____ Due Paid _____

Traffic Impact Fee: Exempt Required-Amount \$ _____ Due Paid _____

*Building Permit Clearance to Issue P. Sperry Date 9/13/19

Fire District:

Commercial:

Plan Submittal _____

Plan Clearance _____

Impact Fee Receipt Number _____

*Building Permit Clearance to Issue _____

Residential:

Impact Fee Receipt Number N/A

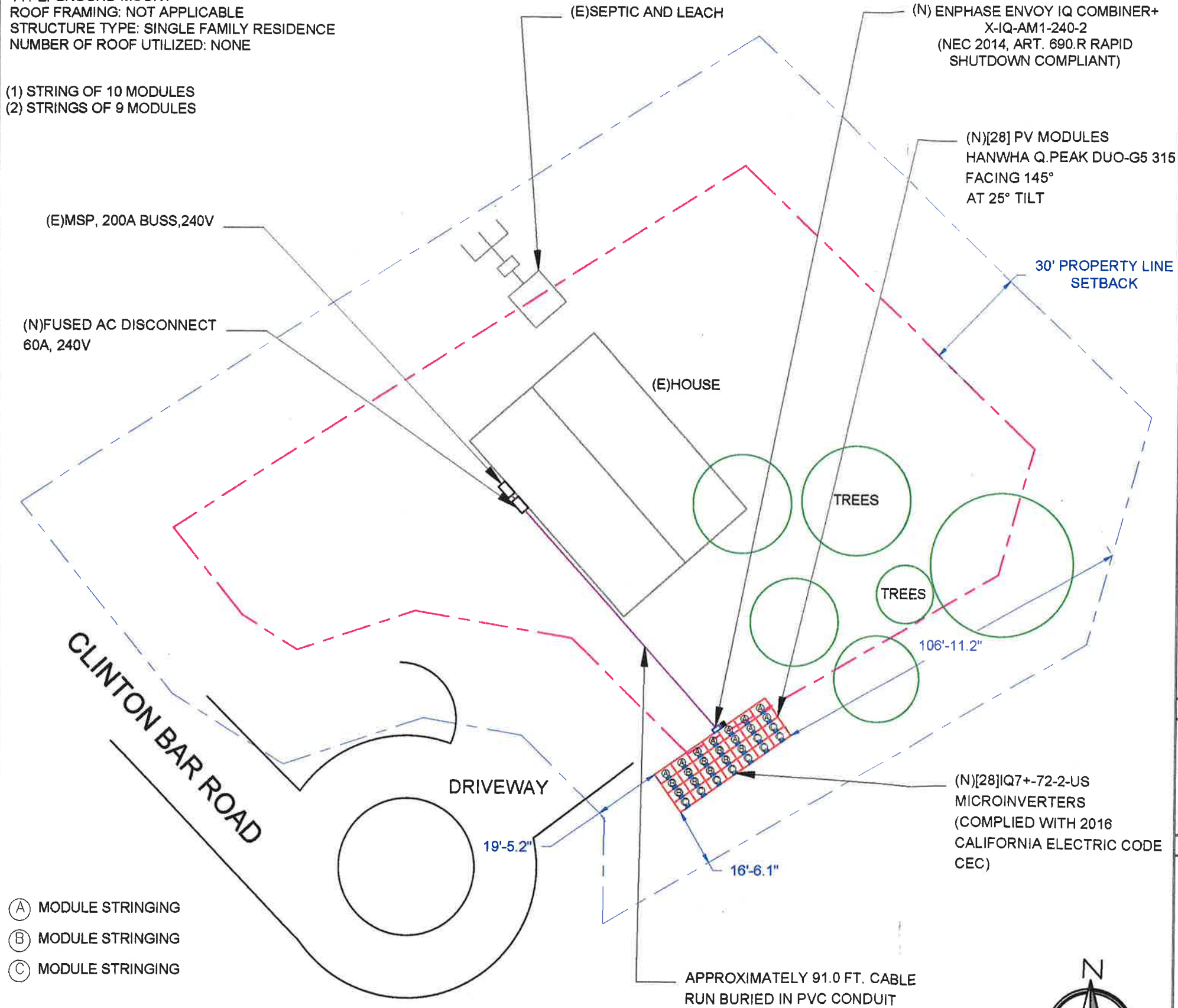
15.30 Water Tank Required: Yes No

15.30 In-Lieu Fee Receipt Number _____

*Building Permit Clearance to Issue _____ Date 9/13/19

MODULE DIM: 66.3" X 39.4"
 MODULE WEIGHT: 41.2 LBS
 TYPE: GROUND MOUNT
 ROOF FRAMING: NOT APPLICABLE
 STRUCTURE TYPE: SINGLE FAMILY RESIDENCE
 NUMBER OF ROOF UTILIZED: NONE

- (1) STRING OF 10 MODULES
- (2) STRINGS OF 9 MODULES

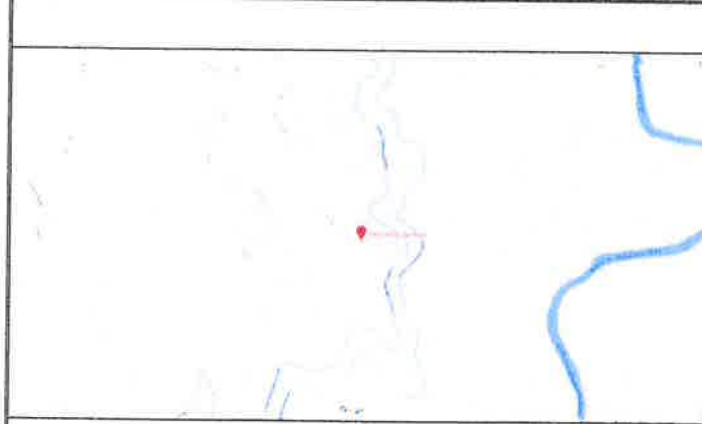


- (A) MODULE STRINGING
- (B) MODULE STRINGING
- (C) MODULE STRINGING

1 PHOTOVOLTAIC INSTALLATION PLAN
 SCALE: 1/32" = 1'-0"



VICINITY MAP



8200 HWY 193, GARDEN VALLEY, CA, 95633 - PH. (530)334-0676 - LIC. # 1014971

OWNER:
 VICTORIA BAUER

PROJECT LOCATION:
 10994 CLINTON BAR RD.,
 PINE GROVE, CA 95665

CONTRACTOR:
 GOLD RUSH ENERGY SOLUTIONS
 JORDAN LYKINS
 SCL# 1014971
 8200 HWY. 193
 GARDEN VALLEY, CA. 95633
 530-334-0676

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE INSTALLATION OF (28) PHOTOVOLTAIC MODULES WITH AND (28) MICRO INVERTERS. PV MODULES WILL BE GROUND MOUNTED USING IRON RIDGE RAILS.

THE ATTACHMENT SYSTEM IS SPECIFICALLY DESIGNED TO WITHSTAND 110MPH WIND LOADS AND SEISMIC LOADS ON EXISTING ROOFTOPS. REFER TO CODE COMPLIANT INSTALLATION MANUAL FOR DETAILED INFORMATION AND WATER PROOFING SPECIFICATIONS.

SHEET INDEX

SHEET NO.	INDEX NO.	DESCRIPTION
01	T-1	TITLE SHEET
02	M-1	PV LAYOUT PLAN
03	M-2	FRAMING PLAN
04	E-1	SINGLE LINE DIAGRAM
05	D-1	PV MODULE DATASHEET
06	D-2	INVERTER DATASHEET
07	D-3	COMBINER DATASHEET
08	D-4	RACKING DATASHEET
09	D-5	SPAN TABLE DATASHEET
10	D-6	FIRE RATING DATASHEET
11	L-1	WARNING PLACARDS

PROJECT JURISDICTION

PREPARED FOR
 CITY OF COUNTY: AMADOR
 ADDRESS: 810 COURT ST.
 CITY, STATE, ZIP: JACKSON, CALIFORNIA 95642
 PHONE NO: +1 209-223-6422

CODE COMPLIANCE

PROJECT TO COMPLY WITH THE FOLLOWING CALIFORNIA CODE OF REGULATIONS, TITLE 24:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE

INSTALLATION TO COMPLY WITH ARTICLE 690 OF THE 2016 CEC.

PV SYSTEM INFORMATION

MODULE	QTY.	MICRO INVERTER	RACKING	TILT	AZIMUTH	DC POWER RATING
HANWHA QCELL 315W	28	ENPHASE IQ7+-72-2-US	IRON RIDGE XR-1000	25°	145°	8.82kW

PROJECT NAME:

VICTORIA BAUER

BUILDING PLAN IN CONFORMANCE WITH ZONE DISTRICT FOR PROPI

approved
 036-180-014 9/13/19

REVISION

NO.	DESCRIPTION	DATE

APN: 036180014000

LOT SIZE: 1.04 ACRES

DWELLING: 1,936 SQFT

DRAWN BY: DARVMN BEDANIA

CHECKED BY:

DATE: 12 SEPTEMBER 2019

SHEET NAME: TITLE PAGE

T-1

SCALE: AS SHOWN



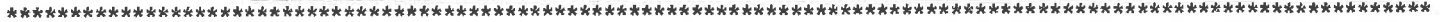
AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT
PERMIT APPLICATION PART II
CONTRACTOR

810 Court Street
 Jackson, CA 95642
 PHONE: (209) 223-6422
 FAX: (209) 223-6637
 WEBSITE: www.amadorgov.org
 EMAIL: building@amadorgov.org



Site Address: 10994 Clinton Bar Rd., Pine Grove, Ca 95665

Scope of Work: Solar Installation: Roof Mount - 8.82 KW; 28 PV Modules



LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class(s): C-10, B **License Number:** 1014971 **Todays Date:** 9/12/19

Contractor Signature: 

Clearly Print Contractor's Name: Jordan Lykins

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

 I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier State Compensation Insurance Fund **Policy Number** 922480119 **Expiration** 01/20/2020

 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provision of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 9/12/19 **Contractor Signature** 

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ **Lender's Address:** _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the county relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements. I certify that I have read this application and state that all information is correct. I agree to comply with all county ordinances and state laws relating to building construction and hereby authorize representative(s) of this county to enter upon the abovementioned property for inspection purposes.

Date: 9/12/19 **Contractor Signature:** 

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEES. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

Property Detail

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **036-180-014-000** Use Description: **RESIDENTIAL**
 Parcel Status: **ACTIVE**
 Owner Name: **BAUER SIGURD E & VICTORIA J**

Mailing Address: **10994 CLINTON BAR RD PINE GROVE CA 95665-9676**
 Situs Address: **10994 CLINTON BAR RD PINE GROVE CA 95665-9227 H003**
 Legal
 Description: **LOT 29 PINE ACRES UNIT #7B**

ASSESSMENT

Total Value: \$329,781	Use Code: RI	Zoning:
Land Value: \$161,999	Tax Rate Area: 052008	Census Tract: 4.02/1
Impr Value: \$167,782	Year Assd: 2019	Improve Type:
Other Value:	Property Tax: \$3,421.38	Price/SqFt: \$147.21
% Improved 50%	Delinquent Yr	
Exempt Amt: \$7,000	HO Exempt?: Y	

SALES HISTORY

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	04/21/2010	07/08/1998		05/04/2010
Recorded Doc #:	2010R002871	1998R006195		2010R003193
Recorded Doc Type:	GRANT DEED			
Transfer Amount:	\$285,000			
Sale 1 Seller (Grantor):	STERMING ALICE C			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

PROPERTY CHARACTERISTICS

Lot Acres: 1.040	Year Built: 1969	Fireplace:
Lot SqFt: 45,302	Effective Yr: 1970	A/C: CENTRAL
Bldg/Liv Area: 1,936		Heating: CENTRAL
Units:	Total Rooms: 5	Pool:
Buildings:	Bedrooms: 2	
Stories: 1.0	Baths (Full): 2	Park Type:
Style:	Baths (Half):	Spaces:
Construct:		Site Inflnce:
Quality: 6.0	Garage SqFt:	
Building Class:		Timber Preserve:
Condition: GOOD		Ag Preserve:
Other Rooms:		

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

Sigurd E. Bauer

10994 CHMOTON BAR ROAD
PIPE GROVE CA 95666



Amador County Recorder

Sheldon D. Johnson

DOC- 2010-0003193-00

Check Number 7508

REQD BY VICTORIA BAUER

Tuesday, MAY 04, 2010 15:35:31

Ttl Pd \$13.00

Nbr-0000193818

CT1/R1/1-3

Space Above This Line for Recorder's Use Only

A.P.N.: 036-180-014-000

File No.: ()

INTERSPOUSAL TRANSFER GRANT DEED

(Excluded from Reappraisal under California Constitution Article 13A 1 et seq.)

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$

This conveyance is solely between spouses and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to Section 11930 and/or 11911 et seq. of the Revenue and Taxation Code.

This is an Interspousal Transfer and not a change in ownership under Section 63 of the Revenue and Taxation Code, and transfer by Grantor(s) is excluded from reappraisal as a creation, transfer, or termination, solely between the spouses of any co-owner's interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sigurd E. Bauer a married man as his sole and separate property**

hereby GRANTS to **Sigurd E. Bauer and Victoria J. Bauer, Husband and Wife as Community Property with Right of Survivorship**

the following described property in the Unincorporated Area of , County of **Amador**, State of **California**:

See Exhibit A attached hereto for legal description.

Dated: 05/04/2010

Sigurd E. Bauer

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT A

PARCEL ONE:

LOT 29 OF PINE ACRES, UNIT NO. 7B, AS SHOWN ON THAT CERTAIN MAP DATED MARCH 11, 1966 AND RECORDED IN BOOK 1 OF SUBDIVISION MAPS, MAP 100 THROUGH 105 INCLUSIVE, AMADOR COUNTY RECORDS.

PARCEL TWO:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH STEEL ROD TAGGED L.S. 2902, FOUND MARKING THE MOST NORTHERLY CORNER OF "LOT 29" OF "PINE ACRES UNIT NO. 7(B)", OF THE OFFICIAL MAP OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 1 OF SUBDIVISION MAPS AT PAGE 100 O; THENCE FROM SAID POINT OF BEGINNING SOUTH 47 DEGREES 31' 48" EAST 159.38 FEET TO A 1/2 INCH STEEL ROD SET AND TAGGED L.S. 2902; THENCE SOUTH 13 DEGREES 11' 11" WEST 66.57 FEET TO A SIMILAR 1/2 INCH ROD; THENCE SOUTH 55 DEGREES 33' 02" WEST 61.67 FEET TO A SIMILAR 1/2 INCH STEEL ROD; THENCE SOUTH 62 DEGREES 46' 56" WEST 98.40 FEET TO A 3/4 INCH STEEL ROD TAGGED L.S. 2902 FOUND MARKING THE SOUTHEAST CORNER OF SAID "LOT 29"; THENCE, ALONG THE EAST BOUNDARY OF SAID "LOT 29", NORTH 08 DEGREES 07' 01" EAST 254.87 FEET TO THE POINT OF BEGINNING.



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**Planning Departments Fees Payment Confirmation (Ref #:
26758506)**

PLC: Amador County
A002LX 810 Court Street
Jackson, California 95642
For: Planning Departments Fees

Date: 09/13/2019 18:09 EDT

TRANSACTION INFORMATION

First Name:	Calvin	Transaction Reference #:	26758506
Last Name:	Van Dam	Transaction Date/Time:	09/13/2019 18:09 EDT
Telephone No:	(530)334-0676		
Mailing Address:	8200 Highway 193 Garden Valley, Ca 95633		
Apn:	036-180-014		

BILLING INFORMATION

Name:	Jordan Lykins
Address:	8200 Highway 193
City, State Zip:	Garden Valley, Ca 95633
Phone #:	(530)334-0676
Card #:	xxxx-xxxx-xxxx-2839

PAYMENT INFORMATION

Approval #:	08314G
Payment Amount:	\$682.00
Service Fee:	\$15.35
Total Amount:	\$697.35

The service fee is not refundable.

ATTENTION CARDHOLDER

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Planning Departments Fees Payment Confirmation (Ref #: 26758585)

PLC: Amador County
A002LX 810 Court Street
Jackson, California 95642
For: Planning Departments Fees

Date: 09/13/2019 18:22 EDT

TRANSACTION INFORMATION

First Name:	Calvin	Transaction Reference #:	26758585
Last Name:	Van Dam	Transaction Date/Time:	09/13/2019 18:22 EDT
Telephone No:	(530)334-0676		
Mailing Address:	8200 Highway 193 Garden Valley, Ca 95633		
Apn:	036180014		

BILLING INFORMATION

Name:	Jordan Lykins
Address:	8200 Highway 193
City, State Zip:	Garden Valley, Ca 95633
Phone #:	(530)334-0676
Card #:	xxxx-xxxx-xxxx-2839

PAYMENT INFORMATION

Approval #:	06826G
Payment Amount:	\$50.00
Service Fee:	\$1.13
Total Amount:	\$51.13

The service fee is not refundable.

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