



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

APPLICATION REFERRAL

TO:

Amador Air District	Shingle Springs Band of Miwok Indians**
Building Department	Calaveras Band of Mi-Wuk Indians**
County Counsel	Chicken Ranch Rancheria of Me-Wuk Indians**
Environmental Health Department	Jackson Rancheria Band of Miwok Indians**
Surveying Department	United Auburn Indian Community of the Auburn Rancheria**
Transportation and Public Works Department	Nashville Enterprise Miwok- Maidu-Nishinam Tribe**
Waste Management Department	Washoe Tribe of Nevada and California**
Sheriff's Office	Ione Band of Miwok Indians**
Amador Fire Protection District	Buena Vista Band of Me-Wuk Indians**
Amador County Transportation Commission	US Forest Service
Amador Transit	Volcano Communications
Amador Water Agency	
Cal Fire	
CHP	
Caltrans, District 10	
CDFW, Region 2	
Amador LAFCO	

DATE: October 26, 2020
FROM: Chuck Beatty, Planning Department
PROJECT: Requests for:

- 1) A Zone Change from the R1-A, Single Family Residential and Agricultural District, to the PD, Planned Development District for APN 026-060-018 (application #ZC-20;10-1); and
- 2) A Use Permit for an event venue and vacation rental for APN 026-060-018 (application #UP-20;10-2).

Owner/Applicant: Thomas and Barbara Jean Hoover

Supervisory District: 3

Location: 43300 Highway 88, Kirkwood. Highway 88 encroachment is located 1.5 miles west of Mormon Emigrant Trail; the specific project site is approximately two miles east of Highway 88 via private access easement.

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 during its regular meeting on **Thursday, November 12, 2020 at 3:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**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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APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- 1. A. Name of Property Owner Thomas R.'Tom' and Barbara Jean 'BJ' Hoover
 Mailing Address 135 Schober Ave. Jackson CA 95642
 Phone Number 209-223-0718
- B. Name of Applicant Same
 Mailing Address Same
 Phone Number Cell 209-419-0717
- C. Name of Representative Same
 Mailing Address Same
 Phone Number Same

- 2. Assessor Parcel Number(s) Exhibit D
- 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.** Exhibit C
- 4. Letter of authorization if landowner is being represented by another party.
- 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan. Exhibit G
- 6. Copy of deed(s) to property. Exhibit F
- 7. Completed Environmental Information Form and Indemnification Agreement. Exhibit A
- 8. Filing fee of \$_____ (see attached schedule of fees).
- 9. Application Form to be signed at the time of project presentation in the Planning Department.



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
810 Court Street • Jackson, CA 95642-2132
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E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:



1. Complete the following:

Name of Applicant Thomas Hoover

Mailing Address 135 Schober Ave. Jackson CA 95642

Phone Number 209-223-0718 or 209-419-0717

Assessor Parcel Number 026-060-018

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER Vacation rental/events venue



2. Attach a letter explaining the purpose and need for the Use Permit. *Exhibit C*



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office). *Exhibit F*



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office). *Exhibit E*



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction. *Exhibit G*



7. Planning Department Filing Fee:	\$ <u>4,474.00</u>
Environmental Health Review Fee:	\$ <u>720.00</u>
Public Works Agency Review Fee:	\$ <u>500.00</u>



8. Complete an Environmental Information Form. *Exhibit A*



9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Hoover's HideOut

Date Filed: 10-08-2020 File No. _____

Applicant/ Developer Thomas R Hoover Landowner Tom and BJ Hoover

Address 43300 Highway 88 Kirkwood Address 135 Schober Avenue Jackson CA 95642

Phone No. 209-419-0717 Phone No. 209-223-0718

Assessor Parcel Number(s) 026-060-018

Existing Zoning District Single Family Residential - Agricultural (R1-A)

Existing General Plan Open Recreation (O-R)

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 _____

Amador County: Conditional Use Permit, Building Permits,

Environmental Health Permits

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

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


- | | | |
|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING *Exhibit B*

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 October 8, 2020


 (Signature)
 For Hoover's HideOut

Environmental Setting

29. All on-site improvements are currently in place, as further described in Exhibit C: Project Narrative and shown on Exhibit G: Plot Plan. No new improvements are proposed under the Use Permit Application.

The project site is primarily characterized by granitic rock formations, with small pockets of conifer trees. A seasonal creek traverses the project site in a north-south direction.

30. There is one additional residential structure on the adjacent 40-acre parcel near the north side of the lake. The subject property is surrounded on three sides by US Forest Service land, with Tragedy Creek southwest of the site.

There is known obsidian flake area north of the subject property near Tragedy Creek on Forest Service land.

31. There are no known mine shafts, tunnels, air shafts, or open hazardous excavations on the subject property or in the project vicinity.

* * * *

INDEMNIFICATION

Project: Hoover's HideOut

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):


Signature

Signature



43300 Highway 88
Kirkwood, CA

Project Narrative

Purpose

The HideOut at Kirkwood currently operates as a Vacation Rental By Owner (VRBO), and as an events venue. The project site is zoned Single Family Residential – Agricultural (R1-A) and has been partially permitted by Amador County. The purpose of the Rezoning Application is to change the zoning on the subject property from R1-A to Planned Development (PD). The PD zoning district is consistent with the underlying General Plan Land Use Designation of Open Recreation (O-R). The purpose of the Conditional Use Permit Application is to bring all of the on-site activities under one discretionary permit issued by Amador County.

In support of the Rezoning and Use Permit Applications, a detailed project description is as follows:

Overview

The HideOut is located at 43300 State Highway 88 (Assessor Parcel Number 026-060-018) and within the El Dorado National Forest on 40-acres of private land at an elevation of 7,200 feet. The facility is used for a vacation home (through VRBO); and on-site events including summer weddings, winter activities, and special events. The HideOut's peak season is June through October for summer vacations and events, and from January to April for winter activities and vacations.

The peak season of June to October will accommodate up to two events per week for up to 35 events total per peak season. The events/vacations are rented out for extended stays. There are currently two packages offered: a midweek (Monday through Thursday); or a weekend (Thursday through Monday).

Rental Description

During a rental of any of the above, the property is rented only to that group. The group then invites its attendees and only those invited are on the property during their stay. The HideOut began as a VRBO rental location and has kept the same principles to date. Guests can hire and invite vendors such as food, beverage, photographers, florists, DJ's, etc. The HideOut does not provide any of these items in our packages. A representative from The HideOut is always onsite during any rental to manage the property. Groups can invite guests for their wedding event with a maximum of 220 guests' total. The average wedding size is 130-150 attendees.

Amenities at The HideOut

On-site amenities are as follows (refer to Exhibit G - Plot Plan for locations):

- Main Lodge is 5,000 square feet with 5 bedrooms and 5½ bathrooms for guests (detailed description below);
- Multi-Purpose Building (Saloon) is 2,400 square feet with one bathroom, a dry bar, and kitchenette downstairs; plus two sleeping areas upstairs for guests (detailed description below);
- Exterior restroom facilities – three restrooms near the reception area, one restroom at the wedding site, and 1½ restrooms at the camping site;
- 700 square foot Bunk House includes a prep kitchen for vendors use, as well as a storage area for guests or vendors use. The kitchen has a stove, deep-double bay stainless steel sink for cleanup and multiple stainless-steel countertops. There is also one bathroom for vendors use;
- Pole Barn (Dance Hall) is a 2,100 square foot, large open sided building with a concrete floor for the purposes of entertainment including, dinners, dancing, wedding ceremonies;
- Outside concrete dance floor 16 feet by 20 feet;
- Outside wood chipped reception area with overhead lighting;
- Parking in a large meadow area with sufficient room to park 130+ vehicles;
- One acre spring fed lake;
- Six person Hot Tub located behind the saloon (winter use only);
- 6 person Sauna located behind the saloon (winter use only);
- Large Soaking Tub located in the granite above the lake with gated access from the second floor of the Lodge;
- Designated target practice area; and
- Self-guided hiking trail on and around the property.

Winter activities include cross country skiing, snowshoeing, snowmobiling, downhill skiing, and self-guided and guided touring.

Camping onsite is by invitation only. No hookups provided. Camping is in an open meadow.

Detailed Building Descriptions

Main Lodge

- Five individual bedroom suites that include a full bathroom, heated with temperature controlled propane fireplace. (three bedrooms located on ground floor, two bedrooms located on second floor);
- A single half-bath on ground floor;
- Two kitchens that include one cooktop, one wall mounted oven, one freestanding oven with cooktop, one propane refrigerator, one electric double door refrigerator, one propane chest freezer, and two sinks;
- Dining room (+/-200 square feet);
- Living room (+/-900 square feet);
- Loft area upstairs (+/-500 square feet); and
- Laundry room upstairs.

Multi-Purpose Building (Saloon)

- Downstairs area is open for recreational uses including: pool table, air hockey table, dry serving bar, darts, checkers, card games, etc.;
- One full bathroom on ground floor;
- One kitchenette that includes a propane refrigerator, an oven with cooktop, and one sink;
- One bedroom upstairs; and
- Loft area upstairs with additional three beds and sitting area.

Additional Onsite Sleeping Quarters

Between the Lodge and Saloon, 16-20 adults are allowed to sleep in the two buildings. Up to 30 adults are allowed to camp onsite. Camping is only allowed during event package rentals. During vacation rentals, a maximum of 16 adults are allowed to stay overnight on site. Camping is by RV, tent, or other.

Hours of Operation

Activities are allowed from 6:00 AM to 2:00 AM during the summer peak season of June to October, with flexibility by request.

Amplified sound is allowed on Tuesday and Saturday nights from 6:00 PM to 2:00 AM during the peak summer season, with flexibility for additional days or hours by request.

Water

Potable water is provided by an on-site well that produces 100 gallons per minute. There is a 1,500 gallon storage tank located onsite. The well pump produces +/- 15 gallons per minute.

Electrical Power

Electricity is provided on-site by the use of generators with battery backup system. There are two diesel powered generators on-site that are used one at a time. One generator is a 12kw and the other is a 20kw. Currently there are two fuel storage tanks on-site that each hold 400 gallons of diesel in single wall metal tanks. Generators and storage tanks are located within enclosed buildings, so they are protected from any weather elements including winter. Diesel tanks also have a containment tank under them in case of a leak.

Sewage Disposal

All on-site wastewater is taken care of by County approved septic systems.

Parking on site

- There is a large meadow area for guest parking that accommodates +/- 130 vehicles (roughly the size of a football field); and
- Handicap parking is located behind the Dance Hall, or adjacent to the Lodge on concrete pavers.

Fire Protection

- Dry fire hydrants are located on each side of the lake so that a fire engine can hook up and utilize the lake water for fire suppression;
- Lake size is roughly 1 to 2 million gallons;
- The HideOut irrigates the surrounding vegetation throughout the summer;
- Large open areas provide clearance from structures;
- Roadway from highway to the project site averages 20-feet wide; and
- The subject property is surrounded by granite on three sides, with a lake on the fourth side.

Solid Waste

- All trash and garbage is collected weekly by ACES Waste Services. During the peak season, a minimum 4-yard dumpster is located adjacent to the highway and trash from on-site is hauled out daily.
- All waste oil is transported to ACES Pine Grove facility for proper disposal.

Access

The access road from State Highway 88 to the project site is provided by a 50-foot wide easement 1.5 miles in length, through both private and public lands. The roadway is composed of a combination of road base, gravel, and highway grind out material that has been placed to provide a reliable surface to drive on. Wide spots or turnouts are located all along the road to allow cars to pass each other without issue. Refer to Exhibit H – Access Road, showing road widths at regular intervals. The road is not cleared of snow during the winter, during which time, a snowcat or snowmobiles are utilized to gain access to the subject property.

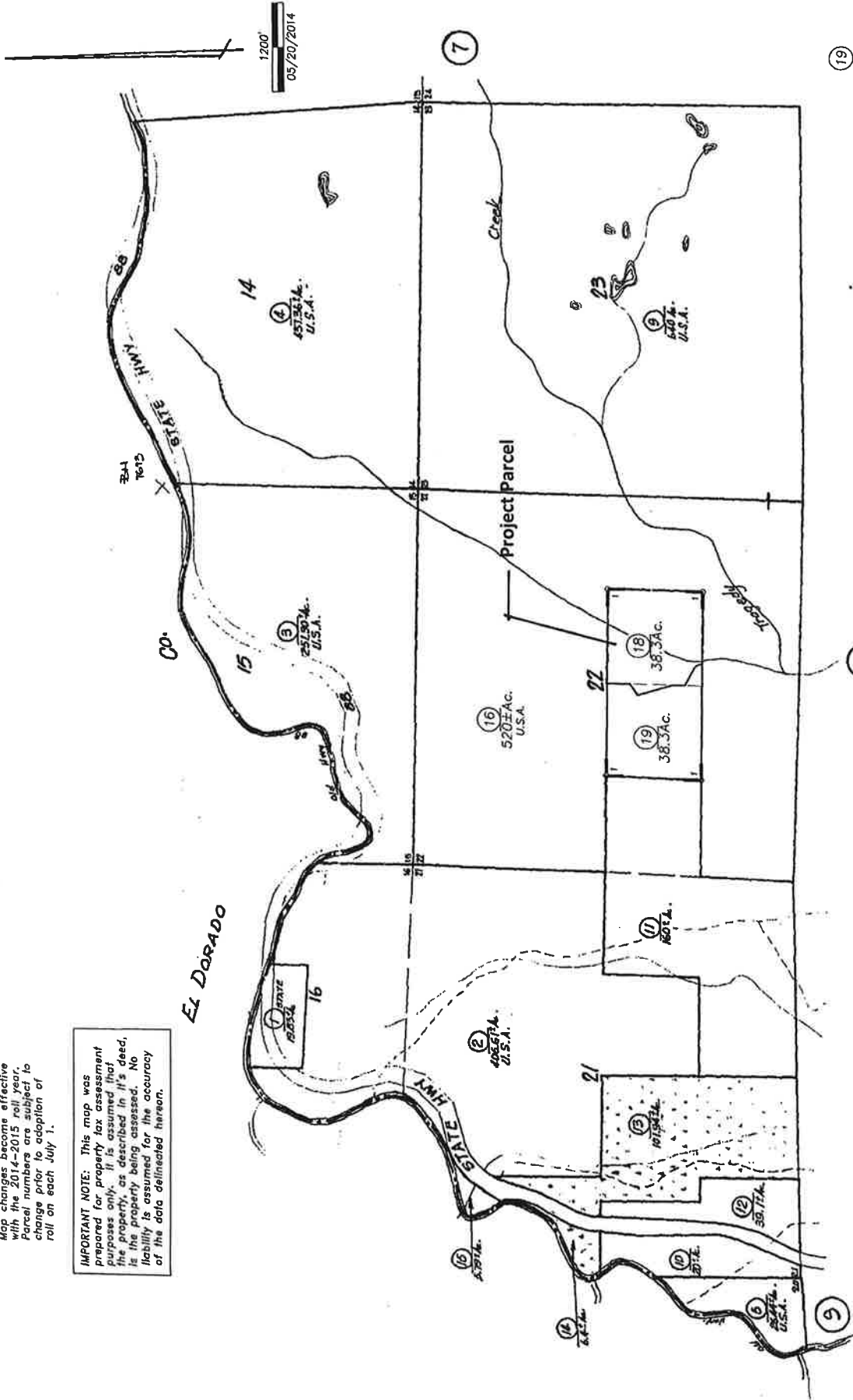
* * * *

26-06

T. J. N., R. 16 E., M.D.B. & M.

Map changes become effective with the 2014-2015 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.



Assessor's Map Bk. 26, Pg. 06
County of Amador, Calif.

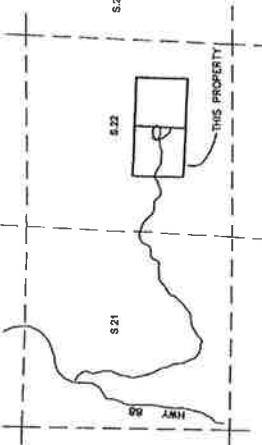
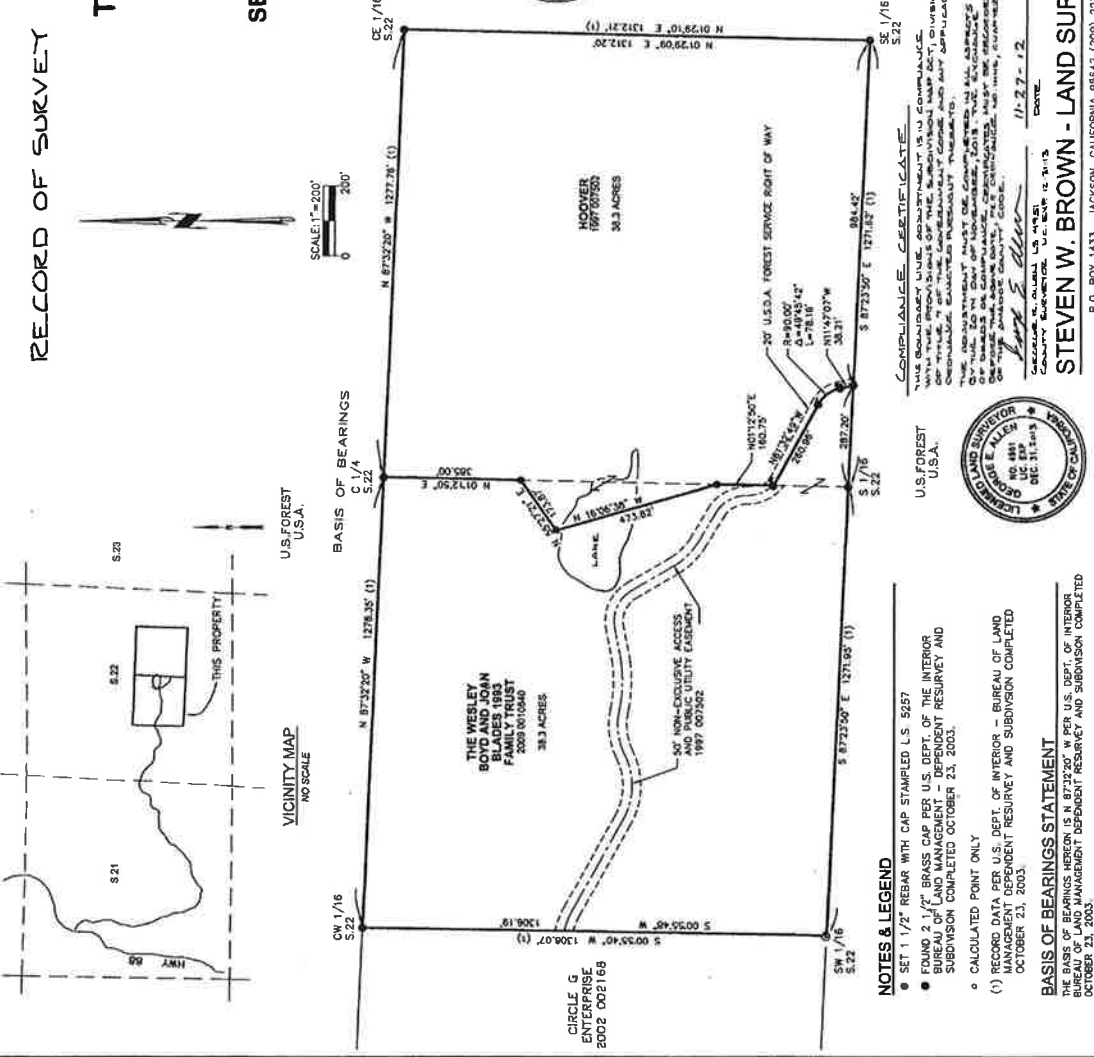
R.M. Bk. 33, Pg. 96 R.S.D.A. Forest Service
R.M. Bk. 50, Pg. 82 (9/17/97)
R.R.M. Bk. 63, Pg. 51 (11/20/2012)

Assessor Parcel Map

RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

FOR THOMAS R. AND BARBARA JEAN HOOVER AND THE WESLEY BOYD AND JOAN BLADES 1993 FAMILY TRUST BEING A PORTION OF THE SW 1/4 & SE 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 16 EAST, M.D.B. & M. OF AMADOR COUNTY, CALIFORNIA

SCALE: 1"=200' NOVEMBER 2010



U.S. FOREST U.S.A.

BASIS OF BEARINGS C 1/4 S 22

CW 1/16 S 22

DC 1/16 S 22

N 87°32'20" W 1277.76' (1)

S 00°55'40" W 1204.07' (1)

N 01°28'09" E 1312.20' (1)

N 85°57'17" E 1278.35' (1)

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OWNER'S STATEMENT

THE UNDERSIGNED BEING THE OWNERS OF THE PROPERTY DELINEATED HEREON DO HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THOMAS R. HOOVER
BARBARA JEAN HOOVER
THE WESLEY BOYD AND JOAN BLADES 1993 FAMILY TRUST

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF THOMAS R. HOOVER IN NOVEMBER 2010.

STEVEN W. BROWN L.S. 5257
NOV 23, 2011
DATE

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS 23RD DAY OF NOVEMBER 2010.

GEORGE E. ALLEN L.S. 4851
NOV 23, 2011
DATE

RECORDER'S STATEMENT

FILED THIS 23RD DAY OF NOVEMBER 2010 AT 10:35 AM IN BOOK 53 OF MAP AND PLATS AT PAGE 51 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.

FEES: \$102.00 pd. filed INSTRUMENT NO. 2010-0010799
SHELDON D. JOHNSON
AMADOR COUNTY RECORDER

SCALE: 1" = 200' NOVEMBER 2010 W.O. 3182.3



COMPLIANCE CERTIFICATE
THIS MAP MEETS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AND THE PUBLIC UTILITIES CODE AND ANY APPLICABLE REGULATIONS.

STEVEN W. BROWN L.S. 5257
NOV 23, 2011
DATE

GEORGE E. ALLEN L.S. 4851
NOV 23, 2011
DATE

STEVEN W. BROWN - LAND SURVEYING
P.O. BOX 1433, JACKSON, CALIFORNIA 95842 (209) 223-1061

NOTES & LEGEND

- SET 1 1/2" REBAR WITH CAP STAMPED L.S. 5257
- FOUND 2 1/2" BRASS CAP PER U.S. DEPT. OF THE INTERIOR BUREAU OF LAND MANAGEMENT - DEPENDENT RESURVEY AND SUBDIVISION COMPLETED OCTOBER 23, 2003.
- CALCULATED POINT ONLY
- RECORD DATA PER U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY AND SUBDIVISION COMPLETED OCTOBER 23, 2003.

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS HEREON IS N 87°32'20" W PER U.S. DEPT. OF INTERIOR BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY AND SUBDIVISION COMPLETED OCTOBER 23, 2003.

Order No.
Escrow No. 102175-RK
Loan No.

3

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF
FIRST AMERICAN TITLE CO.
at 30 Min. Past 2 P M

SEP 18 1997

Official Records
Amador County, California

\$ 12.00 Recorder

+ 10.00 SMF

SPACE ABOVE THIS LINE FOR RECORDER

WHEN RECORDED MAIL TO:

THOMAS R. HOOVER
BARBARA JEAN HOOVER
135 Schober Avenue
Jackson, CA 95842

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$93.51
Computed on the consideration or value of prop
Computed on the consideration or value less
remaining at time of sale.

The undersigned Grantor,
Signature of Declarant or Agent determining

GRANT DEED

APN: 26-060-008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DEAN KENNEDY and MARY R. KENNEDY, Trustees of THE KENNEDY FAMILY TRUST date
hereby GRANT(S) to

THOMAS R. HOOVER and BARBARA JEAN HOOVER, husband and wife, as Community
the real property in the unincorporated area
County of Amador, State of
as

SEE "EXHIBIT A" CONSISTING OF ONE PAGE, ATTACHED HERETO AND MADE A PAR

Dated August 11, 1997

Dean Kennedy
DEAN KENNEDY, TRUSTEE OF THE K
TRUST dated June 28, 1991

STATE OF CALIFORNIA }
COUNTY OF AMADOR } ss.

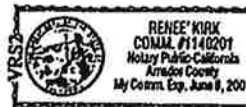
Mary R. Kennedy
MARY R. KENNEDY, TRUSTEE OF
FAMILY TRUST dated June 28, 1991

On September 17, 1997 before
me, Renee Kirk, Notary Public

personally appeared
DEAN KENNEDY and
MARY R. KENNEDY

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature *Renee Kirk*
Renee Kirk



AMADOR COUNTY

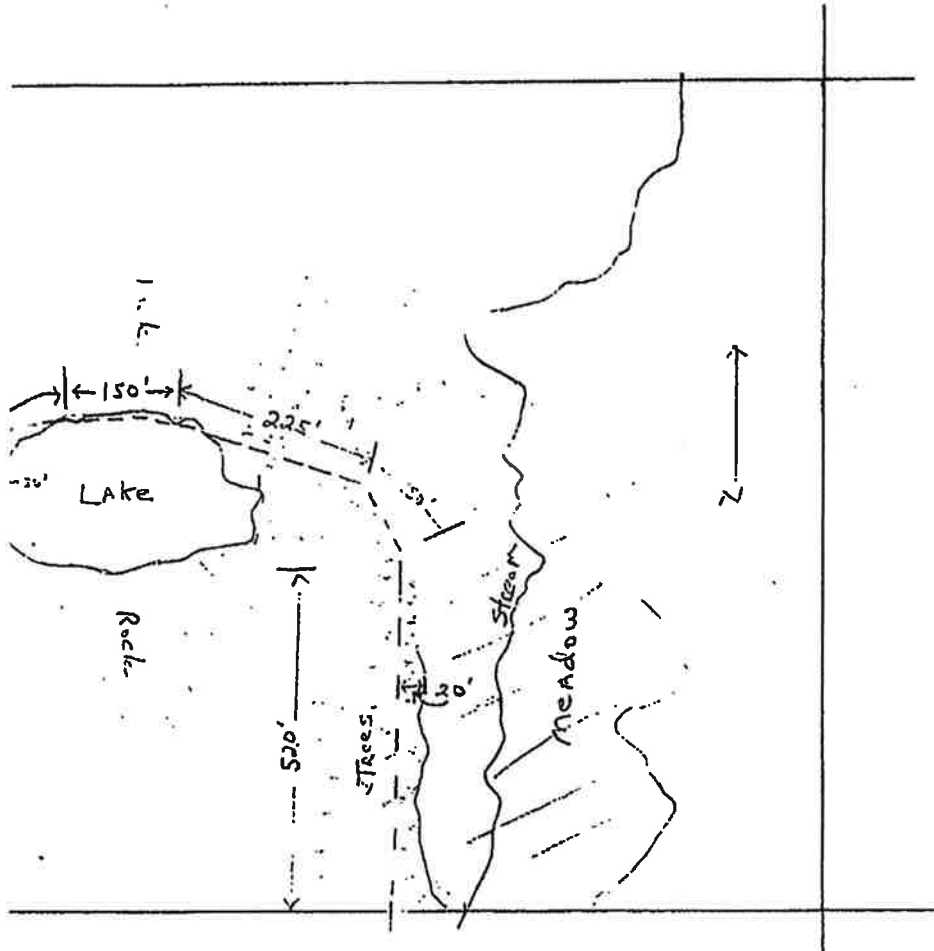
"EXHIBIT A"

**THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 16 EAST, M.D.B. & M.**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
PUBLIC UTILITY PURPOSES 50 FEET IN WIDTH IN THE LOCATION OF THAT
CERTAIN STRIP OF LAND SHOWN AND DESIGNATED AS "CENTERLINE PROPOSED
50' ACCESS & UTILITY EASEMENT" ON RECORD OF SURVEY FOR DEAN KENNEDY
FILED FOR RECORD IN THE OFFICE OF THE AMADOR COUNTY RECORDER ON
SEPTEMBER 17, 1997, IN BOOK 50 OF MAPS AND PLATS AT PAGE 82.**

**RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP
9 NORTH, RANGE 16, EAST, M.D.B & M. FOR INGRESS, EGRESS AND PUBLIC
UTILITIES 20 FEET IN WIDTH IN A LOCATION SHOWN ON ATTACHED "EXHIBIT
B".**

"Exhibit B"



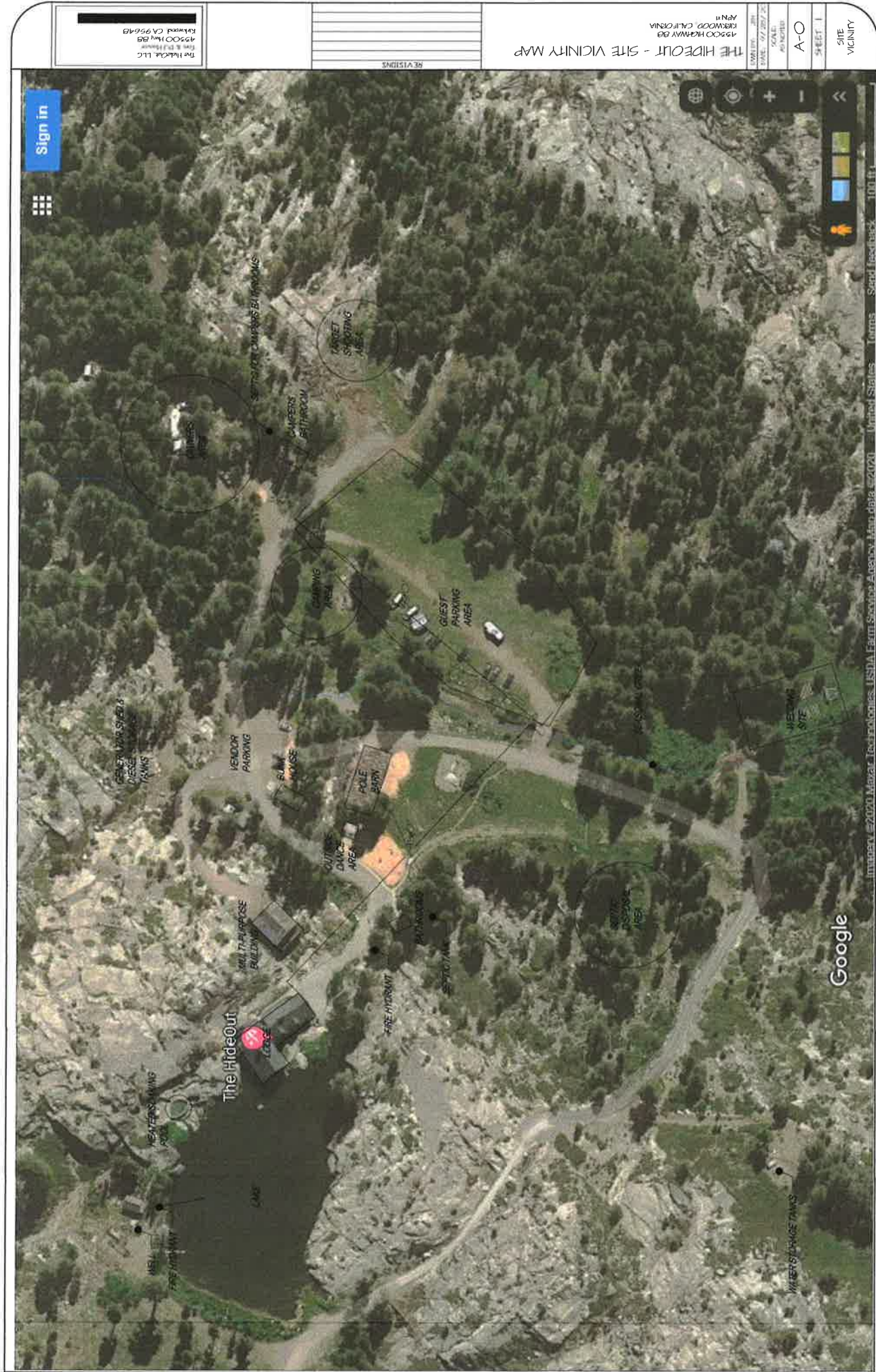
EASEMENT - - - - -

COMMENTS: TRUE PROPERTY BOUNDARIES ARE NOT KNOWN FOR THIS PROPERTY -

Section 22, T9N., R16E

END OF DOCUMENT

MAP NOT TO SCALE



REVISIONS

NO.	DATE	DESCRIPTION

THE HIDEOUT - SITE VICINITY MAP
 19500 HEAVY RD
 IRVING, CALIFORNIA 92614

SCALE:
 AS NOTED

SHEET: 1
 A-0

THE HIDEOUT, LLC
 49500 Hwy 99
 P.O. Box 1544
 Redwood, CA 95649

Plot Plan

