



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto: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:** December 3, 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 **Wednesday, December 16, 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  
 Telephone: (209) 223-6380  
 Website: www.amadorgov.org  
 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: \$ 4,474.00  
 Environmental Health Review Fee: \$ 720.00  
 Public Works Agency Review Fee: \$ 500.00



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

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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.

\* \* \* \*

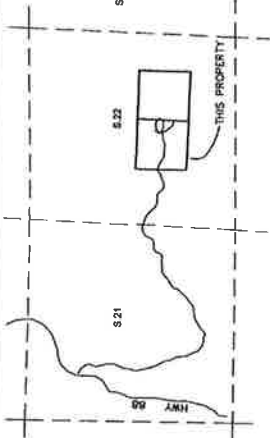


RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

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

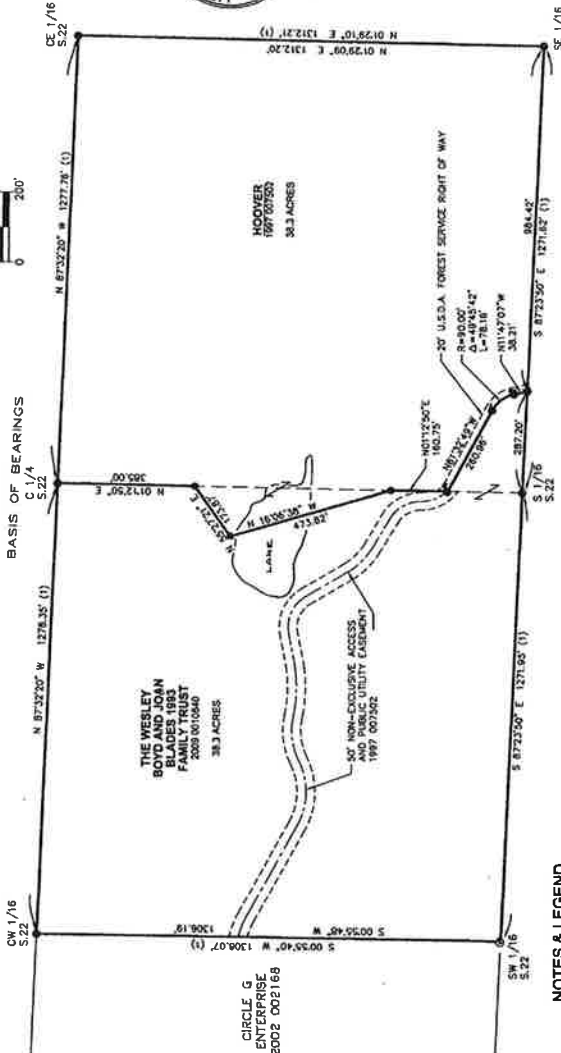
BEING A PORTION OF THE SW 1/4 & SE 1/4 OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 16 EAST, M.D.B. & M. OF AMADOR COUNTY, CALIFORNIA

SCALE: 1"=200' NOVEMBER 2010



VICINITY MAP NO SCALE

U.S. FOREST U.S.A.



BASIS OF BEARINGS C 1/4 S 22

DC 1/16 S 22



SCALE: 1"=200'

HOOPER 1997 00500 38.3 ACRES

THE WESLEY BOYD AND JOAN BLADES 1993 FAMILY TRUST 2009 0010640 38.3 ACRES

CIRCLE G ENTERPRISE 2002 002169



U.S. FOREST U.S.A.

OWNER'S STATEMENT

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

Signature of Thomas R. Hoover and Barbara Jean Hoover.

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.

Signature of Steven W. Brown, Surveyor No. 1257, dated November 23, 2011.

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.

Signature of George E. Allen, County Surveyor No. 4851, dated November 23, 2011.



RECORDER'S STATEMENT

FILED THIS 20TH DAY OF NOVEMBER 2010 AT 10:35AM IN BOOK 53 OF MAP AND PLATS AT PAGE 51 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR.

Signature of Sheldon D. Johnson, Recorder, dated November 23, 2010.

COMPLIANCE CERTIFICATE

THIS MAP MEETS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AND THE CONSTITUTION OF THE STATE OF CALIFORNIA.

Signature of Steven W. Brown, Surveyor No. 1257, dated November 23, 2010.

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. 9257
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.

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

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.

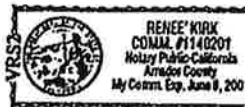
*Mary R. Kennedy*  
MARY R. KENNEDY, TRUSTEE OF  
FAMILY TRUST dated June 28, 1991

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"**

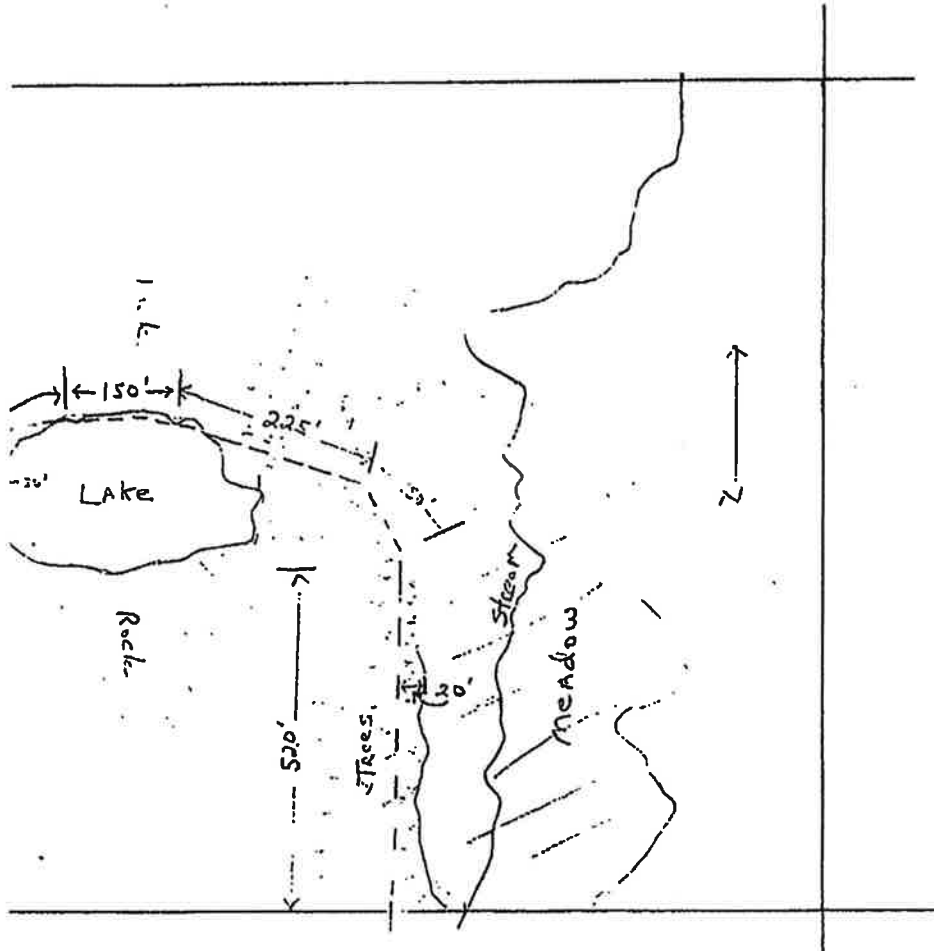
**THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 9 NORTH, RANGE 16 EAST, M.D.B. & M.**

**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







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## 20201112 ACTAC Information re. Hoover's Hideout

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John Munn <jrmunn@sbcglobal.net>  
To: planning@amadorgov.org

Mon, Nov 9, 2020 at 4:32 PM

Please forward the attached letter to members of the Amador County Technical Advisory Committee for their information prior to the Nov. 12, 2020, ACTAC meeting discussion of agenda item #2 regarding Hoover's Hideout. I have also attached a duplicate of the letter from DFW that includes the original location and site photographs. The crossing looks nice in the summertime, but doesn't come close to meeting requirements for passing the 100 year flow, allowing passage of aquatic organisms, or other concerns as described in DFW's letter.

John Munn

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### 2 attachments



**20201108 ACTAC Ltr.pdf**  
266K



**20200720 DFW to Hoover-NOV Final.pdf**  
2385K

**John R. Munn, Jr.  
2811 Almeria St., Davis, CA 95616  
530-753-7529 phone & fax**

November 8, 2020

To: Amador County Technical Advisory Committee (ACTAC)  
Attn: Members  
810 Court Street  
Jackson, CA 95642

Re: Hoovers' Hideout – Item #2 on Nov. 12, 2020 Meeting Agenda

Dear ACTAC Members:

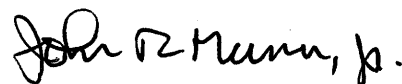
This is to inform you about access complications in getting to and from Hoovers' Hideout that I don't see described in the current applications for a zoning change and a use permit. The roadway to Hoovers' Hideout is on an easement crossing property that I own, which fronts on Highway 88. This section of the roadway includes both its entry from Highway 88 and a crossing over Corral Flat Creek. I believe the following qualifies as "other pertinent information."

Although I am not certain whether item 4. of the Application Procedure for Use Permit applies to easements, there has been no consent requested for the traffic increase that the described use would allow.

Caltrans has recently determined that the roadway leading to the Hideout does not have access to or from Highway 88, which is a controlled access highway in this area. In their words, Caltrans "found no supporting documentation that would allow access to SR88 to your [meaning my] property at this location." This entry was installed before I owned the property. A copy of my letter to Caltrans that explains this situation in more detail is enclosed for your information.

Another complication is an unapproved crossing that was installed last October (2019) over Corral Flat Creek without my knowledge or consent. The California Department of Fish and Wildlife (DFW) has reviewed this crossing and issued a Notice of Violation that requires it to be removed. Also enclosed for your information is a copy of the DFW letter providing this Notice.

Sincerely,



John R. Munn, Jr.



**John R. Munn, Jr.**  
**2811 Almeria St., Davis, CA 95616**  
**530-753-7529 phone & fax**

October 13, 2020

To: Mr. Dennis Agar, Caltrans District 10 Director  
1976 E. Dr. Martin Luther King Jr. Blvd.  
Stockton, CA 95205

Re: Access to Highway 88

Dear Mr. Agar:

I am writing to find out if Caltrans knows of any deed, agreement, or permit for access to Highway 88 at or close to post mile 57.55R? I am not referring to access points described in a deed between George Allen and the State of California in 1961. Instead, this is at the intersection of an easement that is south and east of Highway 88 and was granted to Dean Kennedy in 1997 by previous property owners. It is visible on Google Earth images. The deed for this easement was signed by the previous owners, but was not signed by anyone representing the adjacent right-of-way owned by the State of California. I acquired this property in 2014; and if the State has approved access for the easement granted to Mr. Kennedy, I would like to get a copy of, or at least a reference to, the document providing access.

When the right-of-way for Highway 88 in this area was granted by George Allen (the grantor) to the State of California (the grantee) in 1961, the deed specified that:

This conveyance is made for the purposes of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights of access, appurtenant to grantor's remaining property, in and to said freeway.

Excepting and Reserving, however, to the grantor, his successors or assigns, the right of access to the freeway over and across courses numbered twelve (12), eighteen (18), twenty-five (25) and thirty (30) of the above described 25.69 acre parcel of land.

The courses referred to above include three 20 foot wide access points along the boundary of my property. Since then, the classification of this part of Highway 88 has been changed from a "freeway" to an access controlled highway. However, none of the access points identified above coincide with the Highway 88 intersection of the easement granted to Mr. Kennedy, and I have not been able to locate any document either changing the location of these deeded access points or granting an additional access point.

In 1985, I inquired about a driveway encroachment for property on the other side of Highway 88 from the easement granted to Mr. Kennedy. This would have provided both more convenience and better sight distance than the existing entrance. My request was denied with the following statement contained in a letter from Mr. John R. Sandman, who was then the Caltrans Acquisition Branch Chief:

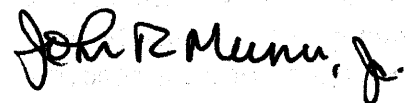
We are most apologetic for conveying to you the impression that access could be established directly from your property to Highway 88. Access control is something that we jealously protect in spite of the many requests we receive similar to yours.

If this policy has changed, I remain interested in gaining access for the property I was asking about in 1985.

Caltrans did approve a temporary encroachment permit for "repaving" at the intersection of Highway 88 with the easement granted to Mr. Kennedy. This permit (No. 1006-6RM-0634, a copy obtained from a Caltrans public records search is enclosed) states that there would be "No change in use of the existing break in this access controlled highway." However, the location of this repaving project was not included as one of the access points in the 1961 deed, which were paved, and the State Highway Map included with the permit does not contain the permitted project location. Instead, the map included with the repaving permit highlights one of the access points listed in the 1961 deed that is located approximately 1300 feet south of the permitted repaving project. I was also surprised that the State Highway Map included with the permit was stamped as coming from the Eldorado National Forest instead of a Caltrans copy. I have not been able to determine whether this map and photos that were enclosed with the permit were provided by Caltrans or by the project submitter.

As stated above, please let me know if there is any deed, agreement, or permit for access across the State of California owned right-of-way to Highway 88 at or close to post mile 57.55R, and whether there is now a process to provide a driveway encroachment or access across the State of California right-of-way on an access controlled highway.

Sincerely,



John R. Munn, Jr.



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
North Central Region  
1701 Nimbus Road, Suite A  
Rancho Cordova, CA 95670-4599  
916-358-2900  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**

July 20, 2020

Thomas Hoover  
135 Schober Avenue  
Jackson, CA 95642

**Subject: Notice of Violation of Fish and Game Code Section 1602 and 5650**

Dear Mr. Hoover:

On June 18, 2020, the California Department of Fish and Wildlife (Department) Wildlife Officer Kaitlin Blagg and Environmental Scientists Ian Boyd and Ian Ralston, visited the property at 43300 Highway 88, Amador County, CA 95646 (APN 026-060-013-000) (Attachment A). During the site visit, they observed that a series of five (5) high density polyethylene (HDPE) culverts and one (1) corrugated metal pipe (CMP) culvert were installed, within an unnamed stream, and secured in place with a substantial amount of concrete and crushed gravel (located at latitude 38.60995, longitude -120.21653). Additional observations included road widening around the crossing and deposition of sediment, rocks, and boulders just upstream of the crossing on each bank of the creek (Attachment B). The Department cannot locate a notification for this activity in its records and has determined that the work described was completed in violation of Fish and Game Code section 1602 and 5650.

Fish and Game Code section 1602 requires a person or entity to notify the Department before: 1) substantially diverting or obstructing the natural flow of a river, stream, or lake; 2) substantially changing the bed, channel, or bank of a river, stream, or lake; 3) using any material from the bed, channel, or bank of a river, stream, or lake; and/or 4) depositing or disposing of debris, waste, material containing crumbled, flaked, or ground pavement where it may pass into a river, stream, or lake.

Fish and Game Code 5650(a)(6) prohibits the placement of any substance or material in, permit to pass into, or where it can enter waters of the state that is deleterious to fish, plant life, mammals, or bird life.

In this case, the Department has determined that notification was required because the activities substantially obstructed the natural flow of stream, substantially changed the bed, channel, and bank of a stream, and deposited material that is deleterious to fish where it may pass into a stream. In order to address this violation, you will need to immediately stop all work associated with this crossing if you have not done so already; complete a Lake or Streambed Alteration Notification package; and submit the complete package, notification fee, and a copy of this notice to Ian Boyd, Environmental Scientist to the above address within 35 days after the date of this letter. The notification package should describe the work that has already been done as well as the work necessary to return the stream to the state it was in prior to the crossing being constructed, including.



Thomas Hoover

July 20, 2020

Page 2 of 7

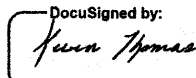
at minimum, removing concrete, crushed gravel, earthen material, and culverts that were placed within the stream and disposing them in a legal manner. Meanwhile, if you have not already done so, you must immediately take measures to stabilize the loose soil adjacent to the stream to prevent erosion. This could include installing straw wattles around the edges of the disturbed area and seeding the disturbed area with a locally native grass seed mix.

After the Department receives the notification and fee, it will process the notification and issue a draft Streambed Alteration Agreement (Agreement) as described in Fish and Game Code sections 1602 and 1603.

The Department is providing this notice to inform you about the requirements of Fish and Game Code section 1602 and the need to notify the Department before conducting remediation activities and any additional future activities subject to Fish and Game Code section 1602. You can find the Lake or Streambed Alteration Notification Form, the fee schedule, and the notification instructions and guidance at <https://www.wildlife.ca.gov/Conservation/LSA/Notify-CDFW>.

If you have any questions regarding this letter, please contact Ian Boyd, Environmental Scientist at (916) 932-3035 or by email at [ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
A2A0A9C574C3445...

Kevin Thomas  
Regional Manager

#### **Attachments**

Attachment A. Location Map

Attachment B. Photo Documentation

ec: Wildlife Officer Kaitlin Blagg, [kaitlin.blagg@wildlife.ca.gov](mailto:kaitlin.blagg@wildlife.ca.gov)  
Lieutenant Stacey Lafave, [stacey.lafave@wildlife.ca.gov](mailto:stacey.lafave@wildlife.ca.gov)  
Ian Boyd, [ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov)  
Ian Ralston, [ian.ralston@wildlife.ca.gov](mailto:ian.ralston@wildlife.ca.gov)  
Jennifer Garcia, [jennifer.garcia@wildlife.ca.gov](mailto:jennifer.garcia@wildlife.ca.gov)  
Billie Wilson, [billie.wilson@wildlife.ca.gov](mailto:billie.wilson@wildlife.ca.gov)  
*California Department of Fish and Wildlife*



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
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July 20, 2020

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Thomas Hoover  
July 20, 2020  
Page 2 of 7

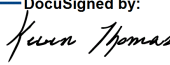
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Sincerely,

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Kevin Thomas  
Regional Manager

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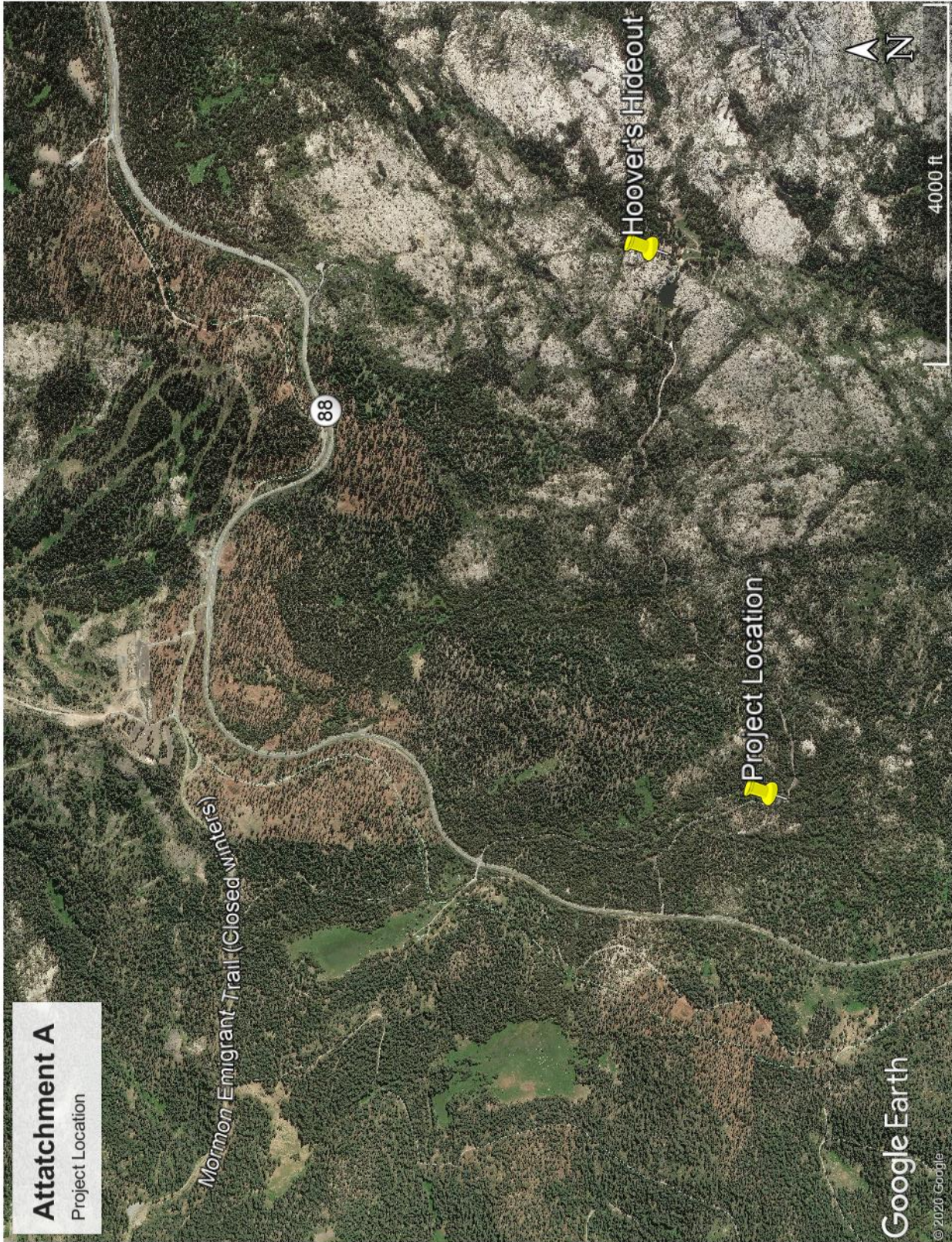
Attachment A. Location Map  
Attachment B. Photo Documentation

ec: Wildlife Officer Kaitlin Blagg, [kaitlin.blagg@wildlife.ca.gov](mailto:kaitlin.blagg@wildlife.ca.gov)  
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Ian Boyd, [ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov)  
Ian Ralston, [ian.ralston@wildlife.ca.gov](mailto:ian.ralston@wildlife.ca.gov)  
Jennifer Garcia, [jennifer.garcia@wildlife.ca.gov](mailto:jennifer.garcia@wildlife.ca.gov)  
Billie Wilson, [billie.wilson@wildlife.ca.gov](mailto:billie.wilson@wildlife.ca.gov)  
*California Department of Fish and Wildlife*



Thomas Hoover  
July 20, 2020  
Page 3 of 7

### Attachment A: Location Map





Thomas Hoover  
July 20, 2020  
Page 4 of 7

### Attachment B: Photo Documentation



Photo 1. Concrete surface of constructed crossing with estimated 1,350 cubic feet of concrete; photo direction – east; June 18, 2020.



Photo 2. Overview of the constructed crossing with three 18-inch HDPE culverts, two 12-inch HDPE culverts, and one 18-inch CMP culvert; photo direction – south; June 18, 2020.



Thomas Hoover  
July 20, 2020  
Page 5 of 7



Photo 3. Inlet of 18-inch diameter HDPE culvert incased in concrete and adjacent culverts; photo direction – south; June 18, 2020.



Photo 4. Inlet of 12-inch diameter HDPE culvert incased in concrete and adjacent culverts; photo direction – south; June 18, 2020.



Thomas Hoover  
July 20, 2020  
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Photo 5. Outlet of 18-inch diameter HDPE culvert incased in concrete and adjacent culverts. Measured culvert is set approximately 13 inches above the streambed; photo direction – north; June 18, 2020.



Photo 6. Inlet of 18-inch diameter CMP culvert backfilled with compacted soil and crushed gravel; photo direction – south; June 18, 2020.



Thomas Hoover

July 20, 2020

Page 7 of 7



Photo 7. Inlet of 18-inch diameter CMP culvert and loose soils and rocks placed on the left bank of the stream; photo direction – northwest; June 18, 2020.



Photo 8. Loose boulders and rocks placed on the right bank of the stream; photo direction – southeast; June 18, 2020.





Chuck Beatty <cbeatty@amadorgov.org>

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## Hide Out FD Comments

1 message

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**Patrick Chew** <pchew@amadorgov.org>  
To: Chuck Beatty <CBeatty@amadorgov.org>

Thu, Nov 12, 2020 at 2:07 PM

Chuck, the following below are some of the big-ticket items that the applicant will need to address. I would be more than happy to meet with them, go over the items, and provide some directions and interpretation on the fire code. These requirements below would be required in any other part of the Country since the code sections below are also mentioned in the International Fire Code

1. According to the California Fire Code, Section 503.1.1, all structures shall be within 150 feet from a fire department access road. An access road is defined in the International Fire Code of at least 20 clear widths within 150 feet from structures. If this cannot be met, mitigation shall be required subject to the approval of the fire department.

2. The required fire flow for the protection of this premise is 1,500 gallons per minute with 20 pounds residual water pressure in accordance with the adopted California Fire Code. This water supply is based on the location that the structures are of combustible construction and none of the buildings are protected by an automatic fire sprinkler system. A change in the conditions may alter the required fire flow.

3. For the minimum fire flow requirements noted above, the Fire Code also indicates that the duration of water supply for operational use shall be at least two hours. If a water source is not available at this location, other means to supply and/or store the volume of water shall be installed. If this cannot be met, mitigation shall be required subject to the approval of the fire department.

4. In accordance with the California Fire Code, Section 903.1.2.1, all structures where the consumption of alcohol is in use and the determined occupancy load exceed 100 persons; the building shall be protected by an approved automatic fire sprinkler system subject to the approval of the fire department.

5. In accordance with Section 510 of the California Fire Code, emergency responder radio coverage is required regardless of locations and topography. Provide detail as to how emergency responders are to be contacted during an event at this location. A detailed emergency and evacuation plan shall be provided. Routine training shall be performed and documented for review from this department.

6. This facility shall develop a fire evacuation and safety plan in accordance with Section 404 of the California Fire Code. According to this section of the code, a minimum of one

staff member identified as the Crown Control Manager shall be responsible for contacting the emergency responders if an incident were to occur. A detailed plan including but not limited to records of routine drills and training shall be kept on the premises; and made available upon request from this department. Frequency of evacuation drills shall be in accordance with Section 405 of the CFC, 2019 Edition and Title 19, Division 1.

--

*Patrick Chew*  
Deputy Fire Marshal  
**Amador Fire Protection District**  
[810 Court Street](#)  
[Jackson, CA 95642](#)  
Cell 209-304-2250  
Office 209-223-6391  
Fax 209-223-6646  
[www.amadorfire.org](http://www.amadorfire.org)

"This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."



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**RE: PT 2020-0507 FW: Project Application Referral - HideOut at Kirkwood**

1 message

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**Ralston, Ian@Wildlife** <Ian.Ralston@wildlife.ca.gov>

Thu, Nov 12, 2020 at 2:52 PM

To: "cbeatty@amadorgov.org" <cbeatty@amadorgov.org>, Amador County Planning Department <planning@amadorgov.org>

Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>

Hello Mr. Beatty,

Thank you for the opportunity to comment on the proposed Zone Change and Use Permit for The Hideout (Project). The proponent Thomas Hoover proposes to bring all of his on-site activities under one discretionary permit issued by Amador County.

The California Department of Fish and Wildlife (CDFW) has the following comments that may help to guide the direction of the Project proponent.

CDFW is responding as a **Trustee Agency** for fish and wildlife resources, which holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) The Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law (Fish & G. Code, § 86) of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required. CDFW also administers the Native Plant Protection Act, Natural Community Conservation Program, and other provisions of the Fish and Game Code that afford protection to California's fish and wildlife resources.

CDFW has identified potential impacts relating to fish and amphibian species, as well as impacts associated with increased vehicular traffic through the area. CDFW recommends that the Amador County Planning Department consider the following potential impacts in its capacity as Lead Agency under CEQA:

1. Please be advised that CDFW issued a Notice of Violation (NOV) to Mr. Hoover on July 20, 2020 in response to an unauthorized cemented culvert stream crossing constructed on the easement leading to The Hideout. If the nature of the crossing is to be made a condition of approval for the zone change and use permit, please consider that in order to address the NOV, Mr. Hoover is required to remove the cemented culvert and return the stream to its original state as a simple low-water crossing.
2. CDFW is concerned about potential impacts to the CA state listed Sierra Nevada Yellow-legged Frog (*Rana sierrae*) (SNYLF). Recent CDFW surveys have demonstrated that SNYLF are present throughout Tragedy Creek, which is located approximately 200 meters from the southeast corner of the property. An unnamed tributary runs directly through The Hideout and connects to Tragedy Creek less than 1 kilometer below the property. The tributary contains suitable habitat

for SNYLF, creating potential for impacts to occur if SNYLF exist on site. Please clarify if the subsequent use of The Hideout will include additional activities that could result in potentially significant impacts to SNYLF. Please note that if subsequent use of The Hideout could result in significant impacts to SNYLF, a CEQA analysis should be conducted prior to the approval of the zone change and use permit. Additionally, please be advised that if a Project may have the potential to result in "take," as defined in the Fish & G. Code, section 86, of a State-listed species, an Incidental Take Permit (ITP) or a consistency determination (Fish & G. Code, §§ 2080.1 & 2081) may be required prior to starting Project activities.

CDFW recommends that the Project undergo an Initial Study (IS) under CEQA, which will include a complete environmental assessment of the existing biological conditions within the Project area, including, but not limited to, the type, quantity, and locations of the habitats, flora, and fauna. Maps and information regarding any survey efforts should be included within the IS. Any surveys of the biological conditions and related environmental analysis should be completed by qualified personnel with sufficient experience in the work performed for the Project. To identify a correct environmental baseline, the IS should include a complete and current analysis of endangered, threatened, candidate, and locally unique species potentially present in or near the Project area. CDFW recommends placing special emphasis on evaluating the presence and status of sensitive habitats and any biological resources that are rare or unique to the area.

The IS should identify all the areas under CDFW's regulatory authority per section 1602 of the Fish & G. Code. These areas include all perennial, intermittent, and ephemeral rivers, streams, and lakes, including ponds and drainages, in the State, and any habitats supported by these features, such as wetlands and riparian habitats. If these habitat features are found within the Project limits or its vicinity, the IS should identify any potential impacts to these resources. The IS should include a delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed Project, including an estimate of impact to each habitat type. Please note that the CDFW definition of wetlands, as well as extent of the habitat features, differ from other agencies, such as the U.S. Army Corps of Engineers or the Regional Water Quality Control Board. The IS should identify the different jurisdictional areas present within the Project limits under each agency. If it is determined that the Project would impact areas under CDFW's jurisdiction, the IS must propose mitigation measures to avoid, minimize, and mitigate impacts to these resources.

CDFW appreciates the opportunity to comment on the Project's Application Referral, and requests that Amador County considers CDFW's comments as planning continues. If you have any questions pertaining to these comments, please contact me at (916) 817-0434 or [ian.ralston@wildlife.ca.gov](mailto:ian.ralston@wildlife.ca.gov).

**Ian Ralston**

Environmental Scientist

Habitat Conservation Planning Branch

North Central Region – Region 2

*California Department of Fish and Wildlife*

[1701 Nimbus Road](#)

[Rancho Cordova, CA 95670](#)

(916) 817-0434

*\*As a part of a broader effort by the California Natural Resources Agency and CDFW to go paperless, CDFW will begin accepting electronic notifications for Standard Lake and Streambed Alteration Standard Agreements through CDFW's new online Environmental Permit Information Management System (EPIMS), effective August 1, 2020. As CDFW transitions to EPIMS, CDFW will continue to accept paper notifications for Standard Agreements through August 31, 2020. All notifications for Standard Agreements received on or after September 1, 2020 need to be processed through EPIMS. For more information about EPIMS, or if you need help completing your online notification, please visit the CDFW's EPIMS website at: <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>*

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**From:** Amador County Planning Department <[planning@amadorgov.org](mailto:planning@amadorgov.org)>  
**Sent:** Tuesday, October 27, 2020 1:01 PM  
**To:** Chuck Beatty <[cbeatty@amadorgov.org](mailto:cbeatty@amadorgov.org)>  
**Subject:** Project Application Referral - HideOut at Kirkwood

**Warning:** This email originated from outside of CDFW and should be treated with extra caution.

Please see the attached application referral for a Zone Change and Use Permit for The HideOut at Kirkwood.

The application will be reviewed for completeness on **Thursday, November 12, 2020** at 3:00 PM by the Technical Advisory Committee, in the Board Chambers in the Amador County Administration Center, located at [810 Court St., Jackson, CA 95642](#).

Amador County Planning Department  
[810 Court Street](#)  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)