

File Number: V-23-0002  
Date Received: 9-7-2023

Receipt No.: 49084  
Amount: 239

**RECEIVED**

**APPEAL FORM**

(For more information, see Section 130.52.090 of the Zoning Ordinance)

SEP 07 2023

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please refer to the fee schedule or contact the Planning Department for appeal fee information. **EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT**

APPELLANT Sun Ridge Meadow Homeowner Association  
ADDRESS 5680 Bryant Road, Shingle Springs, CA 95682  
DAYTIME TELEPHONE 916-799-2584

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT Adam Savakus, President, Sun Ridge Meadow HOA  
ADDRESS Same as above  
DAYTIME TELEPHONE Same as above

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Reasons for appeal include, without limit:

- 1) The Commission erred in approving the CCUP and variance because the applicant does *not* qualify for a variance from the 1,500 foot school/school bus stop setback required by Cannabis Ordinance section 5.B;
- 2) Significant environmental concerns prevent the adoption of a Mitigated Negative Declaration, and a full Environmental Impact Report is required;
- 3) Due to numerous errors in facts and law, the application is not consistent with General Plan Policies 2.2.5.21, 5.1.2.1, 5.2.1.2, 5.7.1.1, 6.5.1.2/6.5.1.7, C-Xe, TC-Xf, TC-Xg; nor is the application consistent with County Code Sec. 130.41.200.5.B, D, E or I (Cannabis Ordinance).

Additional background and analysis of these issues shall be submitted after this appeal has been lodged.

Relief requested: Deny Variance V23-0002 and CCUP20-004. In the alternative, vacate the Mitigated Negative Declaration and require a full Environmental Impact Report.

DATE OF ACTION BEING APPEALED August 24, 2023

[Signature]  
Signature

SEP 7, 2023  
Date



**Cash Register Receipt**  
County of El Dorado

**Receipt Number**  
**R49088**

DESCRIPTION	ACCOUNT	QTY	PAID
<b>ProjectTRAK</b>			<b>\$239.00</b>
<b>V-A23-0002</b>	<b>Address: 6914 SOUTH SHINGLE RD</b>	<b>APN: 087021057</b>	<b>\$239.00</b>
<b>APPEALS FEES</b>			\$239.00
ALL APPEALS	3720200 0240	0	\$239.00
<b>TOTAL FEES PAID BY RECEIPT: R49088</b>			<b>\$239.00</b>

**RECEIVED**

SEP 07 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Date Paid: Thursday, September 07, 2023

Paid By: Sun Ridge Meadows Homeowner Association

Cashier: ERM

Pay Method: CHK-PLACERVILLE 2025

You can check the status of your case/permit/project using our online portal etrakit <https://edc-trk.aspgov.com/etrakit/>

Your local Fire District may have its' own series of inspection requirements for your permit/project. Please contact them for further information. Fire District inspections (where required) must be approved prior to calling for a frame and final inspection through the building department.

Due to the large number of structures destroyed in the Caldor Fire, it is anticipated that there will be a large number of applications for building permits in the burn area after fire debris and hazardous materials have been cleaned up. Building permits in the Caldor Fire area will not be issued until after a property has been cleared of fire debris and hazardous materials as a result of the Caldor Fire. Even if a property has been cleared of fire debris and hazardous materials or never had any fire debris and hazardous materials, it does not mean that there are no other health hazards or dangers on the property, including dangers resulting from fire-damaged or hazard trees. Property owners and residents must do their own investigation to determine whether there are any other health hazards or dangers on the property. The issuance of a building permit for the property does not accomplish this task. A building permit is a ministerial action requiring only limited review by the County to ensure that the structure meets all applicable building standards. In most zones, an individual is allowed by right to construct a residence after receiving a building permit that only requires conformity to building standards. The building permit is issued based on information supplied by the applicant without independent investigation by the County of the property or potential health hazards or dangers. Given the limited scope of enforcement, it is not possible for the County to identify potential health hazards or dangers that are not directly associated with the permitted structure. The applicant is in a position to inspect the property, identify potential health hazards or dangers, and tailor the application to avoid any potential health hazards or dangers.



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SEP 07 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Sun Ridge Meadow Homeowners' Association  
5680 Bryant Road  
Shingle Springs, CA 95682

September 6, 2023

To Whom It May Concern:

Mr. Adam Savakus is the president of the Sun Ridge Meadow Homeowners Association (SRMHOA). In this capacity, Mr. Savakus is authorized to act on behalf of the SRMHOA in any and all matters, and in any way, in which he is legally able to do so.

Sincerely yours,



Adam Savakus

President,

Sun Ridge Meadow Homeowners' Association