

File Number: ADM-A25-0001
Date Received: 3-3-2025

Receipt No.: 58930
Amount: \$450.

APPEAL FORM

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

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Steve Viani
ADDRESS 2014 Equestrian Way Pilot Hill, CA 95664
DAYTIME TELEPHONE 916-952-8503

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

AGENT N/A
ADDRESS _____
DAYTIME TELEPHONE _____

PLANNING DEPARTMENT
RECEIVED
MAR - 3 AM 1:08

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.)

Appealing PC approval of ADM24-0020
1. No notice provided to us regarding this case despite letter to Todd Young and conversations w/ Shawn Herrold - Applicant statement of no adverse comments by neighbors is incorrect
2. Application by 2370 owners shows same 60ft non-exclusive easement as our deed. This limits our use of our property because we do not have access to BLM and the American River.
Equestrian Way is not Mr. Leasure's private driveway. He has a driveway off Equestrian Way.
See attached 3/3/25 letter.

DATE OF ACTION BEING APPEALED 2/14/25


Signature

3/3/25
Date

Viani Engineering
2014 Equestrian Way
Pilot Hill, CA 95664
Phone: 916-952-8503
Steve@vianiengineering.com

Viani Engineering

March 3, 2025

El Dorado County Planning and Building Department
2850 Fairlane Ct,
Placerville CA 95667

Attn:
bldgdept@edcgov.us
planning@edcgov.us
cdacode.enforcement@edcgov.us
cerissa.deitchman@edcgov.us
Robert.peters@edcgov.us
Karen.L.Garner@edcgov.us
BOSFOUR@service.govdelivery.com

Subject: Administrative Permit ADM24-0020 - NOTICE OF DECISION

Ms. Deitchman:

A few days ago, our neighbors, the Chapmans, passed along the County's decision to grant an administrative permit to the owner of 2370 Equestrian Way allowing the illegal gate to remain. You should be aware that on July 26, 2021, I memorialized a conversation I had with Mr. Todd Young, EDC Code Enforcement concerning the illegal gate and the request to have Equestrian way kept open as we have a deeded easement that allows access to the American River. According to Mr. Young, he needed to see if there were 3 or more people affected by the illegal gate; I document over 20. Along with my neighbor, the Chapmans, there are at least two of us on the Salmon Falls side of the gate plus many others on Boulder Bump, Hound Hollow and on the myriad of roads in those hills. However, I was not notified of the sham action performed by the County without proper notice given to use as affected parties and with deeded easements. Finally, after nearly 50 years as an Engineer, I am surprised the County could make such a widespread decision without providing the customary and statutory 30-day notice of administrative action regarding any part of this process. To accept the owners of 2370 Equestrian Way assertion of no neighbor complaints in pure negligence on the part of the County.

When my parents purchased the property in the 1980's. they were assured that they would have access to Equestrian Way and the American River. My reading of the deed and associated easements indicates the same conclusion. As a Civil Engineer, licensed to perform surveying, I cannot comprehend how the County can take property rights without due process and cause. You are allowing the owners of 2370 Equestrian Way to limit our use of this non-exclusive easement; his use is non-exclusive as well!

.....

2025 MAR -3 AM 11:11
RECEIVED
PLANNING DEPARTMENT

Your letter indicates that the Project Materials for this permit may be viewed on Etrakit. As a Contractor user of Etrakit, I am familiar with the use of this site. Upon inspection of the public portion of the site, it only shows that the administrative permit application was deemed incomplete in April 25, 2024. The Contractor portion, not Accessible to the public, shows a different picture. Upon reading the application, it clearly shows the 60-foot-non-exclusive easement from Salmon Falls to the 2370 property. Why have you allowed him to close his gate is closed right now and deny our Easement access; this gate has been closed periodically over the last two months. It is ludicrous to expect us to file an appeal when there is an incorrect application and pay a fee??? For what!

We demand an immediate cessation of the steamrolling of your approval. If you had bothered to consult Mr. Youngs's files or speak with Shawn Herrold, both would have informed you of our concerns. Your actions are reprehensible and possibly illegal. In conversations with Mr. Herrold last year, he indicated the County was soliciting demolition bids as the gate and overhead structure would be removed. Why would the County approve a 12-foot gate on a 60-wide non-exclusive easement that is clearly marked on 2370 Equestrian Way incomplete application? When we had fires on Equestrian Way, the firetrucks could not pass through the gate and access was obtained over a neighboring property. A gate on Equestrian Way affects everyone, and violates our easements.

We have consulted an attorney and your actions are contrary to the legally given easements that came when our property, which was purchased by my parents in the 1980's.

We want this illegal action stopped and a complete application required from the owner for us to review and respond to each point raised in the application.

This illegal action will have economic ramifications for us that we cannot tolerate and we will file for injunctive relief as well as costs and fees incurred.

We need to meet tomorrow to stop this injustice. You have my email and my phone number is 916-952-8503.

Sincerely,

Steven P. Viani

Steven P. Viani P.E.
Civil Engineer C30965 exp. 3/31/26

CC: Karen E. Viani



Cash Register Receipt

County of El Dorado

Receipt Number
R58930

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$450.00
ADM-A25-0001	Address: 2370 EQUESTRIAN WAY	APN: 104080029	\$450.00
APPEALS FEES			\$450.00
ALL APPEALS	3720200 0240	0	\$450.00
TOTAL FEES PAID BY RECEIPT: R58930			\$450.00

2025 MAR -3 AM 11:09
RECEIVED
PLANNING DEPARTMENT

Date Paid: Monday, March 03, 2025
Paid By: Steve Viani
Cashier: ERM
Pay Method: CHK-PLACERVILLE 8475



You can check status of your Permit/Project/Case using e-TRAKit at <https://edc-trk.aspgov.com/etrakit/> or using the above QR code. You must create an account to see reviews and inspections.

Your local Fire District may have it's 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.

Printed: Monday, March 3, 2025 10:45 AM

