

File Number: DR-A21-0004  
Date Received: 12/20/2021

Receipt No.: E11203  
Amount: \$239.<sup>00</sup>

**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 Jim Dilligham  
ADDRESS 3389 Mira Loma Dr.  
DAYTIME TELEPHONE 530 677-0900

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

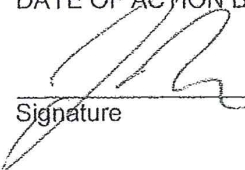
AGENT \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DAYTIME TELEPHONE \_\_\_\_\_

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.)

Design review approval without proper notification given to neighboring properties. Also requires community design review to make certain all improvements proposed ~~are~~ within standards for sidewalks, curbs, gutters, landscape, lighting, signage, drainage, fire life safety.

DATE OF ACTION BEING APPEALED 12/8/21

  
Signature

12/16/21  
Date



Matthew Aselage <matthew.aselage@edcgov.us>

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## Bean Barn Appeal Follow-Up

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jdillingham@dz-engineering.com <jdillingham@dz-engineering.com>

Tue, Dec 28, 2021 at 12:24 PM

To: Matthew Aselage <matthew.aselage@edcgov.us>

Cc: Dave Spiegelberg <dave.spiegelberg@edcgov.us>, Dani Dillingham <ddillingham@dz-engineering.com>

Hi Mathew,

Thank you for checking in.

The reason for my appeal is to make sure the design accounts for design review athletics for both the small shack and the future proposed office building. Also it needs to address the current drainage problems on the lot plus comply with the storage requirements for storm water capture so the current drainage mess does not become worse. It is a mess in from of that property every time it storms. Because I have had to comply with the rare plant requirements on my projects and this project falls into the rare plant survey requirements I would expect this survey to be completed and reviewed by the county similar to what happens to all commercial lots and for me also it has been residential lots. I would also like the traffic study to account for the traffic line and see if it would spill out onto the road creating a dangerous situation at the intersection. I would also like to have the traffic study analyze the effects of the project on traffic turning left onto Cameron Park drive from Mira Loma going North. I think this would show the longest wait time at the intersection. I can wait there for a good 5 minutes at times to turn left to go towards Green Valley Road.

I would expect to see site improvements that included sidewalk curb and gutter plus lighting and a signage that follows sign guidelines and is reviewed by design review. These are standard items for a commercial development. If the future office building is part of the approval I expect this to go to the planning commission for final approval instead of the pathway its currently on. This is a significant corner and should be properly vetted to make sure the development improves the location with a properly designed site.

Let me know if you can share the proposed design documents with me so I can see if these items have been addressed. If I had been invited to the design review for the project I would have brought up all these above concerns. I wish I did not have to do this appeal process but I feel like I was blindsided by the rush to administratively approve this.

Thanks,

Jim Dillingham, P.E.

D&Z Engineering

3389 Mira Loma Drive

Cameron Park, CA 95682

530-677-0900

[www.dz-engineering.com](http://www.dz-engineering.com)

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**Cash Register Receipt**  
County of El Dorado

**Receipt Number**  
**E11203**

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$239.00
DR-A21-0004	Address: 3408 MIRA LOMA DR	APN: 083132001	\$239.00
APPEALS FEES			\$239.00
ALL APPEALS	3720200 0240	0	\$239.00
<b>TOTAL FEES PAID BY RECEIPT:E11203</b>			<b>\$239.00</b>

Date Paid: Wednesday, December 22, 2021

Paid By: Jim Dillingham

Cashier: EPRS

Pay Method: ONLINE CREDIT 49537S|564417002

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.