

A court order to install a separate gate at a separate location on the property was issued in 1983, but the gate was removed by Pacific Gas & Electric (PG&E) for electric pole access. All business regarding this gate is a civil issue between the applicant and PG&E.

The project is located at Assessor's Parcel Number (APN) 071-100-007, a two-acre property zoned Single-Family Residential Two-Acre (R2A), located at 3060 Triple Seven Road, in the Rural Center of the Cool area, approximately 227 feet southeast of the intersection with Georgetown Road, Supervisorial District 4.

Section 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects) of the El Dorado County Zoning Ordinance does not require notification for Administrative Permits for Gates; however, Planning Division staff determined that the proposed project is similar to the Administrative Permit requirements for Fences, Walls and Retaining Walls. Therefore, the 500-foot notification requirements for Administrative Permits for Fences, Walls and Retaining Walls were utilized for this project. Pursuant to Section 130.51.050.1 of the El Dorado County Zoning Ordinance, Administrative Permits are either required to have a 500-foot notification, 100-foot notification, or no notification, based upon Administrative Permit type. The initial Notice of Decision letter, providing notification for the approval of ADM25-0026, was mailed to all property owners within a 500-foot radius on November 25, 2025.

Section 130.30.090.C (Gates – Residential Subdivisions) of the El Dorado County Zoning Ordinance allows gates across non-County maintained road(s) within a residential subdivision consisting of two (2) or more lots with approval of an Administrative Permit when the following criteria are met: 1) the gate will not impede public access to a public resource, such as a public park, or interfere with existing or planned traffic circulation patterns; and 2) the project conforms to the standards of Subsection D (Design Standards for Gated Developments).

Administrative Permits are a ministerial, staff-level review with Director approval and appealable to the Planning Commission. Administrative Permit ADM25-0026 was approved on December 5, 2025. Administrative Permits are a ministerial project and are statutorily exempt from the California Environmental Quality Act (CEQA) per Section 15268 of the CEQA Guidelines. As a ministerial project, only adopted standards may be applied.

Appeals Filed

On December 11, 2025, one (1) appeal was submitted in a timely manner. Appeal ADM-A25-0003 (Attachment A), by Kirk Brelsford, was submitted appealing the Director's approval of Administrative Permit ADM25-0026/3060 Triple Seven Road Gate. As stated in Appeal ADM-A25-0003, the appellant is appealing the project due to concerns over adequate access to his property.

Staff Response

Below is a summary of staff’s response to the concerns stated in the submitted appeal.

Resident Access

The appellant states that the gate will impede access to his property.

Staff Response: The proposed gate includes a vehicle entrance, along with a pedestrian entrance. The vehicle entrance is 15 feet wide, and two (2) inches thick. The pedestrian entrance is five (5) feet tall and two (2) inches thick. This meets the criteria of Section 130.30.090.D.8. of the El Dorado County Zoning Ordinance requiring one (1) pedestrian access at the gated entrance. Planning Division staff does not regulate federal standards in the American Disabilities Act (ADA).

All property owners behind the gate will be given access to the electronic gate with a code, and it will not impede access to their properties.

SUPPORT INFORMATION

Attachments to Staff Memo

- Exhibit A.....Aerial Map
- Exhibit BSite Plans & Elevations
- Exhibit CSite Visit Photos
- Exhibit D.....Record of Survey
- Exhibit EApproval Letter