



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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February 26, 2026

Ann Gualtieri
3060 Triple Seven Road
Cool, CA 95614

RE: **Request for Administrative Approval - Administrative Permit ADM25-0026**
Assessor's Parcel Number **071-100-007-000**

On December 5, 2025, El Dorado County Planning Division completed its review of Administrative Permit Application ADM25-0026 and recommends approval of the proposed project based upon the following Findings for Approval and subject to the Compliance Standards found below:

Background

Administrative Permit, ADM25-0026, requests to permit a gate in the road easement at 3060 Triple Seven Road. The subject parcel is zoned Two-Acre Residential Single-Family (R2A) and is under the General Plan Land Use Designation Medium-Density Residential (MDR). El Dorado County Zoning Ordinance Section 130.30.090.C (Gates, Residential Subdivisions) allows the proposed gate with an approved Administrative Permit when 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 the project conforms to the standards of Subsection D (Design Standards for Gates Developments).

As proposed, the project complies with El Dorado County Zoning Ordinance Section 130.30.090 (Gates) for Residential Subdivision establishment of gates with no deviations that would require a Conditional Use Permit. The gate will not prohibit free access/egress to and from the site for residents, and conforms to the standards of Subsection D. The project meets the required design standards for gated developments and was approved by El Dorado County Department of Transportation (DOT) and El Dorado County Fire Protection District (Fire).

FINDINGS

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Statutes and Guidelines 15268. Ministerial Projects, Ministerial projects are exempt from the requirements of the California Environmental Quality Act (CEQA). Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable law and ordinances.
- 1.2 Section 130.52.010 of the Zoning Ordinance states, “The issuance of an Administrative Permit shall be a ministerial project pursuant to CEQA”.

2.0 GENERAL PLAN CONSISTENCY FINDINGS

- 2.1 The Administrative Permit for a new residential subdivision gate is consistent with the MDR land use designation and El Dorado County General Plan. The project and required improvements have been designed in conformance with the applicable policies of the General Plan and is hereby consistent with the General Plan.

3.0 ZONING FINDINGS

3.1 The project is consistent with Section 130.30.090.C.

El Dorado County Zoning Ordinance Section 130.30.090.C (Residential Subdivisions) allows the proposed gate with an approved Administrative Permit when all the following 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 Gates Developments).

Rationale: The gate will not prohibit free access/egress to and from the site and will not prevent access for residents, and conforms to the standards of Subsection D.

3.2 The project is consistent with Section 130.30.090.D.

130.30.090.D states design standards shall be required in the design of gated developments.

Rationale: As proposed, the project complies with El Dorado County Zoning Ordinance Section 130.30.090.D. Design Standards with no deviations that would require a Conditional Use Permit.

3.3 The project is consistent with Section 130.52.010.A.2.

Section 130.52.010.A.2. states an Administrative Permit shall comply with the following standards: a) The structure(s) or use(s) are in compliance with the applicable zone provisions, standards or requirements of this Title, any applicable specific plans, or any other regulations

adopted by the County through ordinance or resolution; and b.) The structure(s) and use(s) are in compliance with requirements and conditions of previously approved entitlements, such as Minor and Conditional Use Permits, or variances, if applicable.

Rationale: As proposed, the project is consistent with Section 130.52.010.A.2. of the El Dorado County Zoning Ordinance with no deviations that would require a Minor and Conditional Use Permit, or variance.

COMPLIANCE STANDARDS

Planning Division

1. This Administrative Permit application is based upon and limited to compliance with the project description, and approved Site Plan. Any deviations from the project description, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require changes to these approvals, including but not limited to the requirement for a Conditional Use Permit in compliance with Section 130.52.021, further review by all applicable agencies and/or the environmental setting. Failure to comply with the above-described approval will constitute a violation of permit.

ADM25-0026 authorizes and establishes a gate across a non-county-maintained road at on Triple 7 Road in Cool, California.

2. Design and location of gates shall be consistent with Title 12 (Streets, Sidewalks, and Public Places) of the County Code of Ordinances.
3. Road widths and gate openings shall conform to the minimum requirements of Title 14 Fire Safe Regulations.
4. At least one lane in each direction shall provide a minimum of 14 feet of unobstructed vertical clearance.
5. Gates shall be equipped with an emergency access lock system (approved by the fire department) that shall consist of a padlock in series on manual gates or a key switch on automatic gates. Automatic gates shall also be equipped with a receiver to allow remote activation by emergency vehicles to the satisfaction of the Sheriff's Department and the applicable fire department. Automatic gates shall be equipped with a mechanical release and a loop system to keep the gate open as long as traffic is passing through and shall be designed to remain in the unlocked position during a power failure.
6. Gated entrances shall be designed in compliance with the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document as to approach distance between the gate and the road in order to accommodate vehicular stacking, and between the gated entrance and the gate controller to allow vehicles to turn around within the driveway without backing onto the adjacent road.

7. Where entrance gates will create a dead-end road in excess of 150 feet in length, an area shall be provided along said road to allow fire trucks and equipment to turn around. The gradient of the road shall be level enough to allow for safe parking of the emergency vehicle when it is necessary to exit the vehicle for manual gate activation.
8. “Anti-directional” devices at gated entrances and exits, such as metal spikes that can cause tire damage, are prohibited.
9. A maintenance agreement shall be established and recorded for the gated development. The agreement shall identify, and at all times keep in effect, a legal entity responsible for maintaining the gates and associated features.
10. The gate must be built at least 16 feet wide.
11. The gate code must be posted and visible on the gate post or adjoining fence for public access.

El Dorado County Fire Protection District / Diamond Springs-El Dorado Fire Protection District

12. The gate and associated access control features shall be installed in accordance with California Fire Code (CFC) §503.6 and the El Dorado County Regional Fire Protection Standard #B-002 (Automatic & Manual Gates on Fire Access Roadways & Driveways, Rev. 02-21-2019) Compliance with this local standard is a requirement of approval.
13. The gate shall provide a minimum unobstructed clear width of 14 feet and a vertical clearance of not less than 13’6” (thirteen-feet, six-inches) [amended in the 2025 local fire code ordinance down from 15’ as referenced in this standard], per Standard #B-002 §A.2.
14. The gate shall be inset a minimum of 30 feet from the edge of the roadway/driveway start to prevent stacking and allow vehicles to stop clear of traffic while the gate is operating (§A.3).
15. All automatic gates shall be equipped with a Fire District-approved Knox emergency override system (§A.4). The gate shall also automatically open and remain open during power failure (§A.9).
16. Solar PV and battery components shall be installed in accordance with CFC §1204 (PV systems) and CFC §1206 (Energy Storage Systems, as applicable), and the California Electrical Code.
17. Plans for the installation of automatic gates on fire apparatus access roadways shall be submitted to the Fire District for approval prior to installation (Standard #B-002 §C.1). The gate shall not be placed into service until final inspection and approval by the Fire District.
18. The property address shall be posted and visible from Triple Seven Road in accordance with CFC §505.

El Dorado County Office of County Surveyor

19. All boundary monuments disturbed during project construction shall be reset by a Professional Land Surveyor or Qualified Engineer as defined by Section 8771 of the California Business and Professions Code (Land Surveyors Act).

If you have any questions regarding this letter please contact the project planner, Spencer McKenna at (530) 621-5821 or at spencer.mckenna@edcgov.us.

Sincerely,
KAREN L. GARNER
Planning and Building Department Director

By: Spencer McKenna, Assistant Planner
Planning Division