



EL DORADO COUNTY CODE ENFORCEMENT UNIT

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

bldgdept@edcgov.us

PLANNING

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CODE ENFORCEMENT UNIT

2850 Fairlane Court, Placerville, CA 95667

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cdacode.enforcement@edcgov.us

May 01, 2020

ALL ABOUT EQUINE ANIMAL RESCUE
2201 FRANCISCO DR #140-174
EL DORADO HILLS, CA 95762

Re: CE20-0198

COUNTY OF EL DORADO, CA
APN: 07105156

NOTICE TO CORRECT Construction without a permit

An inspection was made at the above referenced site on 4-30-20. The following observations were made:

1. Gate

County Ordinance 130.30.070 Gates - The placement of gates across county-maintained rights-of-way shall be prohibited. An Administrative Permit is required for placing gates across non-county maintained roads or private driveways entering residential and nonresidential development."

Two gates across the road one on the east and west sides of the property.

Failure to abate the violation(s) or establish an approved abatement schedule in writing by 6/4/2020 may result in the issuance of an Administrative Citation with associated fines and fees. If you wish to request more time, please respond to this letter in writing or Contact Code Enforcement Officer Todd Young at 530-621-5850 stating the reason that the additional time is necessary and provide an outline of your intended plan and time frame to abate the violation(s). The Code Enforcement Officer will review your request and advise you of your findings.

If the responsible person receives an Administrative Citation and fails to make a timely request for an administrative hearing (procedure set for in section 09.02.390 of the County Code) on the

imposition of the administrative penalty, the penalty shall be final. The violation may also be referred to the District Attorney's Office for possible further action. In any case the Notice to Correct may be recorded with the County Recorder per County Ordinance 09.02.150, if the violation(s) are not abated within 30 days. This is not a lien but will produce a flag during a title search and is done to protect prospective buyers per County Ordinance 09.02.140.

Building department information and appointments can be made by calling 530-621-5315.

Sincerely,



TODD A YOUNG
Code Enforcement Officer
Code Enforcement Unit

- C. **Residential Subdivisions.** An Administrative Permit shall be required to establish gates across non-county maintained road(s) within a residential subdivision consisting of two or more lots, including condominium developments. An Administrative Permit to establish gates shall not be approved unless the Director finds all of the following:
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) below in this Section.
- D. **Design Standards for Gated Developments.** The following standards shall be required in the design of gated developments. Deviation from these standards shall require a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title, except where conditions are included in a development plan permit or other project conditions.
1. All Administrative Permits shall be subject to review by the Department of Transportation and the local fire district.
 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. One pedestrian access shall be provided at each gated entrance to a residential or non-residential development. This requirement does not apply to a gate to a single family residence.
9. “Anti-directional” devices at gated entrances and exits, such as metal spikes that can cause tire damage, are prohibited.
10. Unless already provided for in the recorded Covenants, Conditions & Restrictions (CC&Rs) for the property or subdivision, 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.

130.30.100 *Reserved*