

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** February 19, 2014  
**Item No.:** 5.a.  
**Staff:** Mel Pabalinas

**SPECIAL USE PERMIT**

**FILE NUMBER:** S13-0016/West Valley View Village Unit 3A/3B Entry Gates

**APPLICANT:** Standard Pacific Homes

**AGENT:** CTA Engineering and Surveying

**REQUEST:** Allow installation of entry gates into West Valley View Village Units 3A and 3B subdivision

**LOCATION:** Southwest area of Blackstone Parkway and Royal Oaks Drive in West Valley View portion of the Valley View Specific Plan Area; Supervisorial District 1 (Exhibit A)

**APN:** 118-350-57 and 118-350-34

**ACREAGE:** 4.59

**GENERAL PLAN:** Adopted Plan- Valley View Specific Plan (AP-VVSP) (Exhibit B)

**ZONING:** Estate Residential-Two-acre minimum (ER-2) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt under CEQA Section 15303(e)  
(New Construction or Conversion of Small Structures)

**RECOMMENDATION:**

1. Certify the project to be Categorically Exempt in accordance with CEQA Section 15303(e); and
2. Approve Special Use Permit S13-0016 subject to Conditions of Approval in Attachment 1 and Findings in Attachment 2

**BACKGROUND**

West Valley Village Units 3A and 3B is a part of the West Valley Village (aka. Blackstone) within the Valley View Specific Plan, master planned residential community in El Dorado Hills (Exhibit E). Current Blackstone villages, including Units 1, 18, and 8 have been designed with entry gates along Blackstone Parkway, a major public collector road in the community. All internal roads within these villages are privately owned and maintained by the Blackstone Homeowner Association (HOA) (Exhibit F). The entry gate improvements in these villages were approved as part of Improvement Plans and recorded on Final Maps. Residential construction in Units 3A and 3B is currently underway.

West Valley Village Units 3A and 3B were not originally approved with entry gates. In addressing this concern, the applicant received approval for a revised Improvement Plans incorporating the necessary improvements for the entry gates (Exhibit G). Gates are not specifically identified as allowed uses in the specific plan, unless designed and approved as part of the subdivision. Provisions not identified in the specific plan default to the Zoning Ordinance, which, under Section 17.14.155(E), "Fences shall not be permitted within road easement or County road right-of-way". Gates have been similarly defined as a fence. A Special Use Permit for gates is required subject to specific findings in the code.

## **ANALYSIS**

**Project Description:** The request is for a Special Use Permit to allow the installation of two entry gates for West Valley Village Units 3A and 3B. The gates are located at the intersections of Candlewood Drive with Blackstone Parkway and Sageberry Lane with Royal Oaks Drive (Exhibit H). Candlewood Drive and Sageberry Lane are privately owned and maintained internal roads within the subdivisions while Blackstone Parkway and Royal Oaks Drive are the main collector roads in the Blackstone.

The entry gates have been designed according to the Blackstone Design Guidelines and will conform to the existing gates in other Blackstone villages. The gates improvements include a standard turnaround bulb and a pilaster with a key pad in the center. The gates measure approximately 38-foot wide and minimum of 6-foot tall. A separate pedestrian gate is also proposed with each entry gate (Exhibit I). Maintenance and operation of these gates shall be funded by the HOA.

The special use permit has been reviewed by affected agencies, including the El Dorado Hills Fire Department (EDHFD), Transportation Division (TD), and County Surveyor's Office. Agency comments have been included as recommended conditions of approval including a requirement for automatic gates according to EDHFD Gate Standard B-002 and recordation of easement for the gate improvements granted to the HOA (Exhibit J).

## **ENVIRONMENTAL REVIEW**

This project is deemed Categorical Exempt from the requirements of CEQA pursuant to Section 15303(e) of the CEQA Guidelines stating that the proposed gates are deemed small structures and would not have environmental effects. Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

## **SUPPORT INFORMATION**

Attachments to Staff Report:

Attachment 1 .....Conditions of Approval  
Attachment 2.....Findings

Exhibit A .....Location Map  
Exhibit B .....Assessor’s Parcel Map  
Exhibit C.....General Plan Land Use Map  
Exhibit D.....Zoning Map  
Exhibit E .....West Valley Village/Blackstone Map (Existing and  
Proposed Gates)  
Exhibit F.....Approved Revised Improvement Plan  
Exhibit G.....Site Plan for Units 3A and 3B Entry Gates  
Exhibit H.....Elevation Plan for Units 3A and 3B Entry Gates  
Exhibit I.....Agency Comments

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**Special Use Permit S13-0016/West Valley Village Units 3A and 3B Entry Gates  
Zoning Administrator/February 19, 2014**

### PROJECT DESCRIPTION

1. This Special Use Permit approval is based upon and limited to compliance with the project description and following hearing Exhibits:

Exhibit G..... Site Plan for Units 3A and 3B Entry Gates

Exhibit H..... Elevation Plan for Units 3A and 3B Entry Gates

Any deviations from the project description, exhibits, or Conditions of Approval set forth below shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

Allow installation of entry gates into West Valley View Village Units 3A and 3B subdivision.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

### Planning Services Division

2. The applicant shall pay all outstanding Development Services and Noticing fees prior to issuance of any permits or initiation of use.
3. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval by El Dorado County.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

4. Within 60 days of the approval of the special use permit, the applicant shall record an easement for the entry gate improvements including affected roadway, landscape planter area, and curb and gutter in benefit of the Homeowner's Association. A copy of the recorded document shall be provided to Planning Services Division as proof of the transaction.

**El Dorado Hills Fire Department**

5. Building permit plans for the installation of the entry gates and related improvements shall be verified for conformance with applicable fire code standards including EDHFD Gate Standard B-002. Conformance with this requirement shall be verified prior to issuance of building permit.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Special Use Permit S13-0016/West Valley Village Units 3A and 3B Entry Gates Zoning Administrator/February 19, 2014**

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 pursuant to *Section 66472.1* of the *California Government Code*:

#### **CEQA**

This project is deemed Categorical Exempt from the requirements of CEQA pursuant to Section 15303(e) as the proposed gates are deemed small structures and would not have environmental effects. Pursuant to Resolution No. 240-93, a \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

#### **General Plan**

West Valley Village Unit 3A and 3B are within West Valley Village, which is a part of the Valley View Specific Plan. The subdivision development and design are subject to applicable standards of the West Valley Village, Valley View Specific Plan, and established design guidelines in Blackstone. Entry gates conform to the Blackstone design criteria.

#### **Zoning**

Installation of the gates complies with the applicable codes in the Zoning Ordinance, Building Codes, and Fire Codes. Installation of these gates will not be detrimental or injurious to the general public, and would ensure safety and welfare of the residents of the subdivision.