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WTF Ordinance Revision discussion 02-22-24 + Variance

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To: Planning Department <planning@edcgov.us>

Dear Planning Commission,

I apologize for the brevity of these comments on the Wireless Telecommunication Facility (WTF) Ordinance Revision. I'm off to Tahoe to work essentially next 11 days... Sadly I will miss the Workshop on 22nd as I work 8-2 that day... Here is an e-mail with my major concerns.

Pretty Simple:

- 1 mile radius notice. They talk about the "1st Mile"... As Picard would say, "Make it SO!"
 - Announced Balloon demonstration of location and height on 2 if not 3 days including a weekend.
 - If a school is w/in that radius, "Constructive Notice" to ALL PARENTS of all students.
- Meaningful Alternative analysis for location(s). PROVE they actually contacted landowners, including Certified Letters, Site visit and a letter of their consent or rejection.
- Fall-over setback in ALL Zones!
- Take "Aesthetics" seriously in CEQA Review and Testimony regarding "is it bad for the neighborhood" Findings for CUPs.
- Recognition of the devaluation of nearby properties as to the FACT that property will not sell as soon as one w/out a tower nearby (recognizing they will have to hold on longer and/or drop asking price, BUT that some person will eventually buy it).

These 5 simple requirements will eliminate 90% of the issues that come up.

Please note that much of this has already been done and implemented in Amador County. The City of So Lake Tahoe has a decent Ordinance. No need to re-invent the wheel.

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