

PC 2-22-2024
4

WTF Ordinance Revision discussion 02-22-24 + Variance

Ken Greenwood <kg@d-web.com>

Fri 2/16/2024 12:39 AM

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.

Ken Greenwood

Straight Shot Consulting

530-306-6390

kg@d-web.com

PC 02/22/2024
ITEM #3
3 PAGES

RE: Public Workshop for Zoning Ordinance Amendments

Jeff Kernen <jkernen@edhcsd.org>

Fri 2/16/2024 4:15 PM

To: Planning Department <planning@edcgov.us>

Cc: Tom R. Purciel <tom.purciel@edcgov.us>

📎 1 attachments (133 KB)

EDHCSD Sign Ordinance Zoning Update Comment Letter.pdf;

Hello-

Please see the attached comment letter from EDHCSD regarding the upcoming February 22, 2024, Planning Commission Public Workshop.

Thank you,



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

Jeff Kernen, MCRP

Principal Planner

1021 Harvard Way, El Dorado Hills, CA 95762

Direct Phone: (916) 614-3214

jkernen@edhcsd.org | www.edhcsd.org

February 16, 2024



County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
planning@edcgov.us

Re: Zoning Ordinance Amendments (Title 130 of the County Ordinance Code) – Chapter 130.36 (Signs)

El Dorado County Planning Commissioners and Planning Department Staff,

Per your February 9, 2024, Notice of Public Workshop, the Title 130 Zoning Ordinance Update includes focused updates to four areas: 1) Cameron Park Sign Standards, 2) Signs, 3) Communication Facilities (cell towers), and 4) Oak Resources Conservation, and will be run as a package. El Dorado Hills Community Services District (District) is very pleased that the Board of Supervisors directed staff to update the Title 130 Zoning Ordinances. The District has reviewed the draft language released on February 9, 2024, and has written this letter to provide feedback to the Planning Commission and Long-Range Planning staff.

The District serves a unique role in El Dorado County not only providing amazing park and recreation services, but also the face of local government for the more than 50,000 residents of El Dorado Hills. District locations like El Dorado Hills Community Park (Community Park) act as a hub of activity and information, serving as a frequent community gathering place. It would be a great benefit to the community to relay messages through a digital sign that fits within the County's standard digital sign design guidelines. Community Park's site at Harvard Way and El Dorado Hills Blvd is centrally located in the community and would be a perfect location for a community digital sign.

The District has pursued a digital sign with El Dorado County, through various actions, for over 15 years. Most recently, District staff have been in contact with County Planning staff regarding our needs and following this long ordinance update process. County staff are familiar with our needs, but the draft language proposed thus far does not address this situation. .

The District believes this is the right time to address this community need. There are potentially multiple ways to edit and/or adjust ordinance language in order to accomplish the District's goal. A couple potential avenues are:

Add Section to **Sec. 130.36.060 - Community Sign Program** that applies to Public Agencies disseminating information. This could be Section E. Public Agency Signs. Sample suggested language would be as follows:

E. Public Agency Signs. Public agency sign programs shall establish a means for public agencies to disseminate community information, such as those offered by the many special districts throughout the County. Individual approval shall follow the Community Sign Program approval guidelines in Section 130.36.060. Freestanding signs shall conform with the following standards:

1. Sign Type. The public agency signs shall be limited to monument signs.
2. Area. Public agency signs shall not exceed 96 square feet in sign area.
3. Height. Signs shall not exceed 12 feet in height.
4. Illumination. Signs may be internally or externally illuminated, including electronic (digital) signs.

Alternatively, edits can be made to **Table 130.36.070.1d – Community Region Area Signage Standards for Permanent On-Site Signs** in the RF Zone District row that give an option for Freestanding signs to have additional allowance if a Public Agency. Added language could read: 1 Illuminated (including electronic) sign per parcel: 96 sf max area, 12 ft max height.

We look forward to working with the Planning Staff, the Planning Commission, and the Board of Supervisors. If you have any questions or comments, please contact me directly at (916) 614-3214 or jkernen@edhcsd.org

Sincerely,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District (EDHCSD)

cc: Tom Purciel, Senior Planner, County of El Dorado, Long Range Planning