

From: [Gina Kathan](#)
To: [Annette Huse](#)
Cc: [Julie Moss-Lewis](#)
Subject: FW: Section 17.25.210--Telecommunications Facilities
Date: Monday, April 1, 2024 11:37:53 AM

Annette,

Please make this email accessible to the public by posting on County website; and

- Copy & distribute to the Planning Commission at 4/03/24 special meeting of the Planning Commission
 - Below is the opinion of one Planning Commissioner and not the consensus of the entire Planning Commission
 - The suggested amendments below must be open for discussion before consideration

Thank you,

Gina Kathan
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From: Timothy Laddish <TLaddish@calaverascounty.gov>
Sent: Saturday, March 30, 2024 8:04 PM
To: Julie Moss-Lewis <JMoss-Lewis@calaverascounty.gov>; Michelle Plotnik <mplotnik@calaverascounty.gov>
Subject: Section 17.25.210--Telecommunications Facilities

Julie and Michelle--

In an attempt to save time in our telecommunications discussion on Wednesday, I've typed out some proposed changes.

Is there any way these can be provided to Gina before the morning of the meeting, without impinging on the Brown Act? She will need to forward them to Martha.

A.6.b.3 (p. 156): add "structure," between "supporting" and "tower" in the third line.

B.1(P.157): add ", esthetics or noise production" between "dimensions" and "of" in the fifth line. [See C.7.a for review.]

B.1, B.2 and B.4 (p. 157): Replace with a new B.2: "***Non-exempt Facilities.*** A Conditional Use Permit is required for all facilities in residential zones. Stealth facilities, in which the antenna is effectively concealed as an architectural or natural feature, are permitted with an Administrative Use Permit in nonresidential zones. Non-stealth facilities are permitted in nonresidential zones subject to Conditional Use Permit approval." Renumber subsection B accordingly.

C.1.a (p. 157): Add second sentence: "In residential zones, facilities shall be set back from all property lines a minimum distance equal to the height of the system or the setback of the zone, whichever results in a greater setback." [Compare proposed 17.25.230.A.1 (p. 166), pertaining to wind energy systems.]

C.3.c (p. 159): delete the word "Conditional" in the second line.

C.4 (p. 159): Insert "and noise" between "visual" and "impacts" in the third line.

C.4.c (p. 159): Delete or revise. (A straight antenna would be better than adding 15 feet of ersatz building.)

C.4.d (p. 159): insert, "shall have their sound dampened and" between "generators," and "shall" on the fourth line. On the same line, replace "or" with "and/or."

C.4.e (p. 160): add to end: "and/or from any existing private adjacent residence or business."

C.5.b (p. 160): add to end: "Landscaping shall be irrigated and maintained for the life of the facility. Site facilities shall be maintained in good working order and good appearance, free from debris, including parts broken off from any part of the facility."

C.7.a (pp. 160-61): Revise last sentence to read, "The applicant and/or the permittee(s) shall submit information, and the director shall review it and make a determination, as to whether good faith has been exercised and whether the requirements of subsection 17.25.210.B.1 have

been satisfied." [Neither the existing proposal nor this recommended substitute specifically provides for review of the Director's determination; what review was intended for the existing draft proposal?]

C.7.d (p. 161): Insert the word "technologically" between "when" and "feasible" on the first line.

D.1.c (p. 161): Insert the word "technologically" between "any" and "feasible."

Clearly, appropriate changes need to be made to table entries on pp. 20, 30, 40, 47 and 52.

I hope this makes the Commission's review of proposed section 17.25.210 more efficient.

To further facilitate things, before Wednesday I would welcome any suggested changes to these proposals from either or both of you.

Tim