



**El Dorado Hills**  
**Area Planning Advisory Committee**  
 1021 Harvard Way  
 El Dorado Hills, CA 95762

2009 Board

Chair

John Hidahl

Vice-chairman

Norm Rowett

Secretary/Treasurer

Alice Klinger

Kathy Prevost

July 12, 2009

Jonathan Fong  
 Project Planner  
 2850 Fairlane Court  
 Placerville, CA 95667

**Subject: S 03-0035 R-2 - Rolling Hills Christian Church**

The El Dorado Hills Area Planning Advisory Committee met July 8, 2009 to review the request: A request for a revision to special user permit...for the Rolling Hills Christian Church. The revision would approve an internally illuminated double-sided reader board sign.

On February 12, 2009, APAC sent a letter on a previous sign request from the Rolling Hills Christian Church (a copy of that letter follows).

The consensus of APAC was and remains that the El Dorado County Sign ordinance needs updating to include the conditions/constraints for which signboards can be used in residential areas. Residential area signage needs additional constraints (i.e. hours of operation, illumination levels in the evening and nighttime, frequency at which the sign message can be changed-once/hour vs. 5-second revisions). Signage in residential areas needs to subtly provide useful information to the passing motorist as opposed to the distractions of "commercial advertising."

If you have any questions or comments regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,

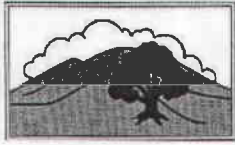
John Hidahl  
 Chairman

cc: Dave Pratt, Planning Commissioner District 2  
 Ray Nutting, Supervisor District 2  
 El Dorado County Planning Department  
 APAC Read File

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 PLANNING DEPARTMENT

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

EXHIBIT I



**El Dorado Hills**  
Area Planning Advisory Committee  
1021 Harvard Way  
El Dorado Hills, CA 95762

2008 Board  
Chair  
John Hidahl  
Vice-chairman  
Norm Rowett  
Secretary/Treasurer  
Alice Klinger  
Kathy Prevost

February 12, 2009

El Dorado County Planning Services  
Jonathan Fong  
2850 Fairlane Court  
Placerville, CA 95667

**Subject: S 03-0035 R-2 Rolling Hills Christian Church**

Jonathon,

The El Dorado Hills Area Planning Advisory Committee met February 12, 2009 to review the request: for a revision to special use permit...The revision would approve a sign program for the church site. The vote resulted in a tie (3 in favor, 3 opposing). The overall consensus was that the El Dorado County Sign ordinance needs to be updated to include the conditions/constraints for which electronic sign boards can be used in residential areas. Residential area signage needs to have numerous additional constraints (i.e. hours of operation, illumination levels in the evening and night time, frequency at which the sign message can be changed-once/hour vs. 5 second revisions). The point is that electronic signage in residential areas needs to subtly provide useful information to the passing motorist as opposed to the distractions of "commercial advertising." Comments from both groups are outlined below.

Comments from the group that conditionally supports the LED sign:

If the special use permit is properly conditioned by County and public complaints/comments reviewed on at least an annual basis by County, then the Church should be allowed to have the electronic sign board. Several public agencies including the EDH Fire Department, the EDH Community Services district as well as other non-profit organizations (Churches) have a desire to inform the community of key matters/events happening locally that could positively influence their safety, health or overall well being. To unilaterally recommend the denial of the use of modern electronic signboards to communicate important messages does not best serve the greater good of the community. This group has placed their confidence in County Development Services, our Planning Commission, and our Board of Supervisors to apply the proper conditions and reviews on this special use permit to minimize any negative residential community impacts, and to take action to update the County Sign ordinance to impose a specific set of standard conditions/constraints for the use of this type of signage.

Comments from the group that voted in non-support of the LED sign:

Rolling Hills Church has applied for a revision to a special use permit to erect an illuminated sign in front of the church on White Rock Road. The 24 square foot active screen of the sign would be illuminated by LEDs (light emitting diodes) and may be programmed to show a changing display of text and pictures. The sign would be located at the main entry to the church property and across the street from an entrance to Stonebriar, a residential neighborhood.

One-half of the members of the Committee are concerned that an active illuminated advertising sign near a residential neighborhood that has few street lights would not be consistent with the county's stated rural dark skies environment policy, and thus voted to not support the application. They feel that the application does not fall into a category that has been thoroughly examined. They are concerned that supporting this application would be setting a precedent that may have serious unintended consequences, since no statutes appear to directly address this application. However, County policy, as set forth in the General Plan and the County Code, seems to discourage the erection of such an active illuminated sign.

The General Plan's vision for future growth in the County includes the goal to maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.

Objective 2.8.1 of the County General Plan, Lighting Standards, calls for providing standards, consistent with prudent safety practices, for the elimination of high intensity lighting and glare.

Policy 2.8.1.1 of the General Plan states that development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

County Code 17.16.070, Lighting, provides that lighted signs shall not be blinking and shall be controlled so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones. (Prior code Section 9430(l)(7)).

County Code 17.14.170, Outdoor Lighting, provides that it is the policy of the County that the creation of artificial light and glare be controlled to the extent that unnecessary and unwarranted illumination of an adjacent property be prohibited. The creation of light or glare by any person in violation of this Section shall constitute a public nuisance.....

If you have any questions or comments regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,

John Hidahl  
Chairman

cc: John Mac Cready, Planning Commissioner District 2  
Ray Nutting, Supervisor District 2  
APAC Read File

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future