

Good Morning:

I attended the Planning Commission meeting on April 28 and the cell phone tower part of of this story is fairly accurate while the Bass Lake Hills Specific Plan (BLHSP) leaves a lot to be desired. The Planning Commission approved, as suggested by the EDH Area Planning Advisory Committee, that not only will the developer be responsible for the realignment of Country Club Drive to Bass Lake Road in the vicinity of City Lights they also will be conditioned to complete Morrison Road to Hollow Oak with the completion of the 24th home in Bell Ranch. The developer does not plan to complete Bass Lake Road as a divided road from the realigned Country Club Road to Hollow Oak nor build bike paths or sidewalks.

This improvement will be conditioned to another project when it comes forward.

The intersection of Country Club Road and Bass Lake Road will be signaled and the old Country Club Road will become a bike trail. However, they will not build bike paths or sidewalks on the realigned Country Club Road as stated in the PFFP (Public Facilities Financing Plan) and original Conditions of Approval. This will be conditioned to another project as it comes forward.

The Highway 50 interchange and Bass Lake Road will be improved in phases based on Traffic Studies drawn by the developer. If the Traffic Studies do not indicate a need for the improvements the developer will pay Traffic Impact Mitigation fees (TIM fees) to the county. This could conceivably leave the county on the hook for paying for the new interchange. Also, we are in Zone 8 and unless otherwise designated, the fees may be used for other improvements deemed more necessary. For instance, this is what happened to the developer fees paid for Bass Lake Road improvements when WoodRidge was built.

Originally, these developments were designated to provide interim improvements to the Highway 50/Bass Lake Road interchange as well to be completed concurrent with the three projects.

By changing the concurrency of the infrastructure originally designated to be completed by the first three projects (Project 1A - Critical Mass) in the BLHSP, other off site improvements which will be conditioned to future projects are as follows: the completion of Bass Lake Road medians; most of Silver Dove Road; the School site improvements, water, sewer (however, Buckeye School District does not need a school now); construction of part of the Park n' Ride/the 2 acre property will be purchased. The Sports Park will be completed by the EDHCSD and the developer will pay fees (CSD has purchased the property already).

All of the above changes are deemed to be minor by the Planning Department and therefore, there are no plans to modify the BLHSP or PFFP although they state they will update the figures in the PFFP. The Development Agreements are due to expire later this year.

I am currently aware of only one future project in the BLHSP, Bass Lake North, which is currently in process.

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Mosquito cell tower gets go-ahead signal

By [Dawn Hodson From page A1](#) | May 06, 2016

Over some objections, a new cell tower in Mosquito/Swansboro was approved by the El Dorado County Planning Commission at its April 28 meeting.

The Verizon tower was an unpopular addition with neighboring residents when a hearing was first held in August 2015; a large number showed up to complain about noise coming from the generator, the risk of fire posed by the tower, possible damage to the road during construction and general disruption to their peaceful community on One Eye Creek Road.

Mark Lobaugh, who represents Verizon, was back last week with a new proposal that he said addresses many of the residents' concerns.

The tower is now located 100 feet due east of where it had originally been proposed. The relocation means a tower 10 to 15 feet higher than the original but Lobaugh assured the planners the new tower will be well-screened by the forest and will be color-matched to surrounding vegetation.

The tower will also no longer have a generator and instead will rely on batteries for back-up power.

The changes did nothing to assuage the concerns of many of the same residents. Loretta Webb complained the prospect of a cell tower is causing her to be both depressed and anxious. She said she fears she and her family would be trapped if there was a fire, with the tower falling in the road and blocking all access out of the area.

Marty Desmond also worried about fires and suggested the tower be located farther north with a water storage facility built nearby.

Rich Wanner criticized the biological study for the project, saying there are bald eagles in the area that would be disturbed by the cell tower.

Other residents worried the cell tower would negatively impact their property values.

Lobaugh said the Mosquito Fire Protection District approved Verizon's plans and the local fire marshal supports the project because it improves communication with residents and firefighters. In response to fears of the cell tower being a fire source, Lobaugh said it is mostly made of non-flammable material. Even if the cell tower fell, it would not block the road, he added.

The commission approved the cell tower 4-0 with Commissioners Rich Stewart, Brian Shinault, Jeff Hansen and James Williams voting for it. Commissioner Gary Miller was absent. Included in the approval was the proviso that a fire prevention plan be in place and brush must be cleared prior to construction.

Bass Lake Hills Specific Plan

The planners also approved revisions and one-year extensions of subdivision maps for three different housing developments, all of which are included in the Bass Lake Hills Specific Plan.

Submitted by BL Road, LLC, a 114-unit residential development called Hawk View and 113-unit called Bell Ranch are to be constructed in El Dorado Hills. The third, 54-unit development will be built in the Cameron Park area.

Most of the testimony focused on traffic improvements tied to the developments, with particular attention to Bass Lake Road and Country Club Drive.

Speaker after speaker urged approval of the projects so road improvements are made. Safety issues, in particular, were mentioned because of the heavy traffic on Bass Lake Road. Others discussed their frustrations trying to enter Bass Lake Road from Country Club Drive.

El Dorado County Planning Services Director Roger Trout told commissioners that planned improvements to the roads are more about improving traffic flow rather than safety as there is no indication the roads are particularly hazardous.

The commission went on to approve the revisions and time extensions for the three subdivisions on a 4-0 vote.

All the items are appealable to the El Dorado County Board of Supervisors.