

Double Eagle Ranch Property Owners Association

October 3, 2024

Good afternoon Planner Stockton,

Double Eagle Ranch Property Owners Association (“DERPOA”) appreciates the opportunity to provide comment on the proposed Derma Cell Tower project UP 24-13 (“Project”) located at 1135 Watertrough Road in Clearlake Oaks. The Project is located within the boundaries of Double Eagle Ranch POA, however, the proposed parcel is not a member of DERPOA and does not contribute toward the maintenance of the roads as required by the CCRs.

Watertrough Road is a private road which is solely maintained by DERPOA members through annual dues collected in accordance with the CCRs. This Project is proposing to use Watertrough Road for ingress and egress. The distance from Hwy 20 to the Project site is **3 miles**. At this time, there have been no requests for easement from the applicant nor have any easements been granted to Derma Cell Tower or other entities.

The RFR provided does not stipulate the type and weight of the equipment that will be necessary for the Project. Watertrough Road is not capable of handling heavy loads without it causing significant damage at the expense of DERPOA members.

After reviewing the comment submitted from CalFire Assistant Chief Mike Wink on September 23, 2024 and the requirements pertaining to road standards (weight limits, width, turnouts, etc), this is a significant concern for DERPOA members. DERPOA does not have the capacity to bring Watertrough Road up to the standards as recommended by CalFire for this project.

Double Eagle Ranch POA respectfully requests that a thorough review of the proposed access via Watertrough Road for the Derma Cell Tower be completed and for the applicant provide any documentation pertaining to a legal right to an easement. Should it be found that the applicant does have a legal easement, then the burden of bringing the ingress/egress up to CalFire standards shall fall on the Project and not on the DERPOA members.

Respectfully,

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