



March 28, 2016 | Posted by [Dawn Hodson](#)

Commission delays development decisions

The El Dorado County Planning Commission's March 24 meeting was one of delay.

Continued after several hours of testimony were requests for time extensions on three tentative subdivision maps in the Cameron Park/El Dorado Hills area that are due to expire later this year.

Called the Hawk View project, the Bell Ranch project and the Bell Woods project, all are within the Bass Lake Hills Specific Plan. The developer on all three projects is BL ROAD, LLC.

Of particular interest to those testifying at the meeting were plans by the developer to realign Country Club Drive and to make other road improvements. Residents complained the intersection of Country Club Drive and Bass Lake Road is practically at gridlock and numerous other improvements are needed on Bass Lake Road to improve safety.

The developer has proposed realigning Country Club Drive from Bass Lake Road to Morrison Road and realigning Country Club Drive east of Tierra De Dios Drive. A new traffic signal is to be constructed at the Bass Lake Road/Country Club (realigned) intersection. Other intersection improvements include one through lane and one 200-foot-long right turn pocket on the northbound approach, one through lane and one 300-foot-long left turn pocket on the southbound approach and one through lane and 300-foot-long left turn pocket on the westbound approach. In addition, the park-and-ride site would be acquired, but would not be constructed.

Several speakers asked that the road improvements be done before more homes go in.

Residents supported the time extensions requested by the developer.

When it came to a vote, the commissioners were split on whether to proceed or not with Commissioners Gary Miller and Jeff Hansen voting to approve the time extensions and Commissioners Rich Stewart and James Williams voting to wait until there is additional community input from the Area Planning Advisory Committee.

With Commissioner Brian Shinault missing and no way to break the deadlock, the commission voted to continue the item to the April 28 meeting.

At Stewart's request, the commission also received an update on the Silva Valley interchange, which is expected to be completed and open sometime in June.

The Planning Commission also welcomed Commissioner Jeff Hansen to his second meeting. Appointed by Supervisor Brian Veerkamp to fill the remainder of Tom Heflin's term, Hansen is a resident of Camino and a lawyer.

Hansen said he was interested in serving on the commission as a good way to get involved in the same way he was in the Bay Area.

Hansen said he previously served on a utility board of directors for a number of years but hasn't served on any other planning commissions.