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October 22, 2013

Board of Supervisors  
El Dorado County  
330 Fair Lane  
Placerville, CA 95762

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BOARD OF SUPERVISORS  
EL DORADO COUNTY

RE: Wilson Estates Development Plan

Dear Members of the Board:

My name is Pat Kriz. I have lived in El Dorado Hills since 1973, when we built our house in Ridgeview Village #1. I have served on the Buckeye Union School District Board of Trustees, the El Dorado County Grand Jury, the California School Governance and Management Commission, and the boards of numerous non-profit school and community organizations working to improve El Dorado Hills, El Dorado County, and the State of California. And I continue to do so.

El Dorado Hills was never intended to be a “rural community.” Much to the surprise of some of our newer residents and property owners, El Dorado Hills was designed originally to be a community of 120,000 people, according to the original Gruen plan of 1962. Much has changed since those original plans were made, but the intent was always to develop this community to be a thriving collection of villages – full of homes, retail and service businesses, schools, parks, sports fields, nature areas and trails, and organized entertainment venues with all the amenities.

The Wilson Estates development interests me because it is part of the “community area” of El Dorado Hills in the Green Valley corridor, which is being developed and growing to fulfill the original idea of a community with all the necessary services and amenities. Plus I have known Ann Wilson as a generous friend and neighbor for 43 years, and I remember when she purchased this parcel along Green Valley Road in 1989 for future development. This project has been a long time in the planning, cost many thousands of dollars, and required enormous patience and stamina. In my opinion the result is a high quality, well planned small development of 49 parcels which meets all the requirements of the EDC General Plan and Measure Y, which I support.

I have viewed the property, read through some of the documents and reviewed the tentative map. Although I am not an expert on land use and General Plan issues, here is what I have determined:

1. All Measure Y requirements have been or are being met by mitigation and improvements.
2. The property has been designated High Density Residential since 1996 and meets all the requirements of the General Plan.

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3. Infrastructure, including water, fire hydrants, and sewer with EID, will meet all County codes and requirements.
4. 90% of the living Oak Tree Canopy will be preserved and protected.
5. The Malcolm Dixon Road Traffic Circulation Plan includes the “Wilson Estates new connector to Green Valley Road” as a key component, which will alleviate traffic on the historic bridges and increase access for emergency vehicles.
6. A “turn lane” will be created on Green Valley Road at the site of this connector entrance, which will enhance safe ingress and egress.
7. A masonry sound barrier wall along Green Valley Road will be properly constructed, landscaped and maintained by the designation of a Landscaping Parcel.
8. The engineer and owner have redesigned the project specifically to address the concerns of adjoining parcel owners and neighbors, allowing extensive set backs and larger parcel sizes next to those concerned.
9. The property is less than one mile from the Safeway Shopping Center and other businesses at the corner of Green Valley Road and Francisco Drive, which provides easy access in less than a five minute drive to the stores.
10. Schools are readily available and serve all grade levels within three miles of the property.
11. The property to be developed is adjacent to and compatible with the developed LDS church property on Green Valley Road, which is a major transportation corridor in El Dorado County.
12. Wilson Estates will be a highly desirable addition to quality housing in El Dorado County, compatible in every way with the nearby established developments of Sterlingshire, Highland Hills, and Highland Estates along Green Valley Road.

In every way, this new development of Wilson Estates seems to be carefully planned, well placed, and beautifully designed to become an asset in our community of El Dorado Hills.

Please vote to approve Wilson Estates as submitted in the tentative map today.

Respectfully yours,

Patricia Kriz