

#36

October 22, 2013

# LATE DISTRIBUTION

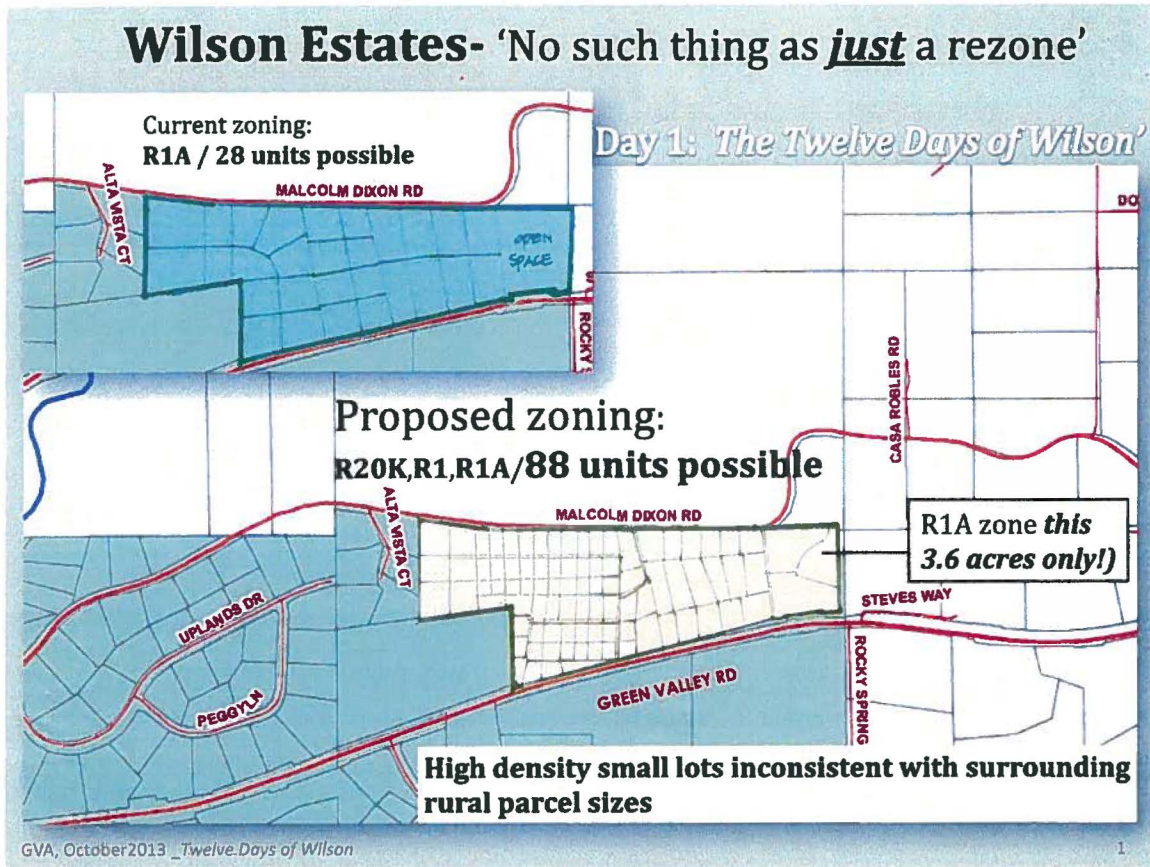
DATE 10-22-13 @ 1:45 p.m. from Dave Crosariol

Dear Chairman Briggs and Members of the Board of Supervisors:

For your information and because we have received very little correspondence on the project except for the "12 Days of Wilson" I have chosen to respond to their claims and as such have embodied them below; Day 1 thru 12. Please take some time to review responses as they will comprise the main theme of my presentation to your Board at tomorrow's hearing. Craig is responding to the Letter from the attorney in Auburn. As always I will be happy to answer any questions.

## The 12 Days of Wilson

### DAY 1



A map that is attempting to imply that we can manage to place 88 units on Wilson Estates by simply cramming them into our proposed zones; the zones that we 'self-imposed' to provide extraordinary assurance that what we have proposed to build is what will be built.

**"If approved, would like the map to be tied to property so it couldn't be changed to high density"**

*John Garcia from the PC Minutes*

**Moreover it should be noted that he thanked Mr. Crosariol for meeting with the residents and addressing their concerns by modifying some aspects of the project**

*PC Minutes*

**"The applicant's agent has worked well with the residents to address their concerns and if approved, ensure that the TM conditions are married to the sale of the property"**

*Bill Welty from the PC Minutes*

**"Just a quick note to check in. No comments from the neighborhood on these latest maps. Everyone is thrilled that you used the new connector road. Still bummed with the Malcolm Dixon access but I see with the Sterlingshire bunch how limited your options are. The general thought is no building would be best but if there has to be a plan, this one isn't too terrible. They just want to make sure that this plan sticks if the Wilsons elect to sell. All are still very fearful of that HD designation and cumulative traffic."**

*May 1, 2012 e-mail from Kelly Garcia to David Crosariol*

**Note: David Crosariol did not submit the map until he received final comments from Kelly Garcia and her neighbors**

**"Seems like we're becoming old friends and neighbors through all the development meetings, presentations, discussions..... But I just wanted to thank you and your firm for working with the local community. I suspect you often wonder if we're appreciative of your time and efforts... Indeed, we are. Your presentation last night was extraordinary. Blew us away!"**

*March 13, 2012 Relevant Excerpt from an e-mail from Bill Welty to David Crosariol*

**Mr. Crosariol presented the proposed subdivision layout to the GVC Alliance (as it was beginning to form)**

**Hey Dave...**

**Apologies for the drama on the Wilson thing.**

**Bottom-line for the "resistance" is the absolute terror that what is being proposed, despite your investment of time, money, patience and efforts, is mere window dressing; that is, the t-map will expire, the property will be sold, Wilson's will walk, and the new owners will propose greater density and will have the zoning and designation rights to do it. Bring on the bulldozers.**

**...And setting a precedent for other developments in the area, like Dixon.**

**The various groups in the region want/need some assurance that "openness" is protected at the level of R1A (one home per acre) or even something like what is proposed for the Wilson Project.. Clearly, no one trusts that the GP or it's processes offer much protection in this regard..**

**This is still America; but, is there a point of negotiation whereby the Wilson Project plan commits, "warrants" that the plan is THE plan. That regardless of the designation of HDR or zoning of R1, the number of homes will in perpetuity be limited to 1.6 per acre, or 49 homes.**

**The BOS could make this a condition of approval.**

**May solve some issues.**

**Thanks for listening Dave.**

*January 30, 2013: an e-mail from Bill Welty to David Crosariol*

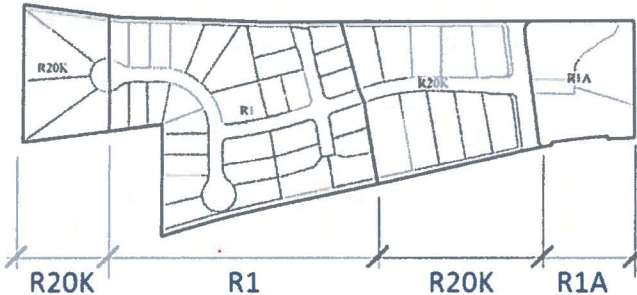
**The opponents under 'Day 1' produced a map that shows a possible 88 units. This map does not respect any of the subdivision design standards nor does it reflect any required road rights of way. It is simply make-believe to say the least. The 49 lot map that is before the BOS accurately accounts for all of the subdivision design standards, site constraints, access, and road rights of way. The zones that were placed on the map cannot be effectively re-subdivided into a denser configuration without a rezone request to accompany it. Moreover, Wilson Estates is a straight sub-division and a simple re-zone and is in full compliance with Policy 2.2.5.4.**



## Day 2

# The 2nd Day of Wilson's..... ' **Do the Math** '

As proposed...



R20K/3 acres.....6 parcels

R1/13 acres.....63 parcels

R20K/8 acres.....16 parcels

R1A/3.6 acres.... 3 parcels

**Total: 88 parcels possible**

This project does not meet the requirements of a Planned Development per the General Plan\*, including the **30% open space provision.**

\*General Plan Policy 2.2.5.A: "All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district."

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Our response relates to Day 1. The opponents have asserted that Wilson Estates violated GP Policy 2.2.5.4 by not doing a Planned Development and by not providing the requisite 30% Open Space as a result. Their claim is based on the premise that the project has a potential to create 88 Lots thereby requiring a PD. They cite **Policy 2.2.5.4.:**

**Policy 2.2.5.4** All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district. However, in no event shall a project require the application of the Planned Development combining zone district if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High-Density Residential.

Note that the opponents cited the Policy in their "**12 days**" but **intentionally omitted** the second part of the Policy wherein it waives the PD requirement if *all of the following are true:*

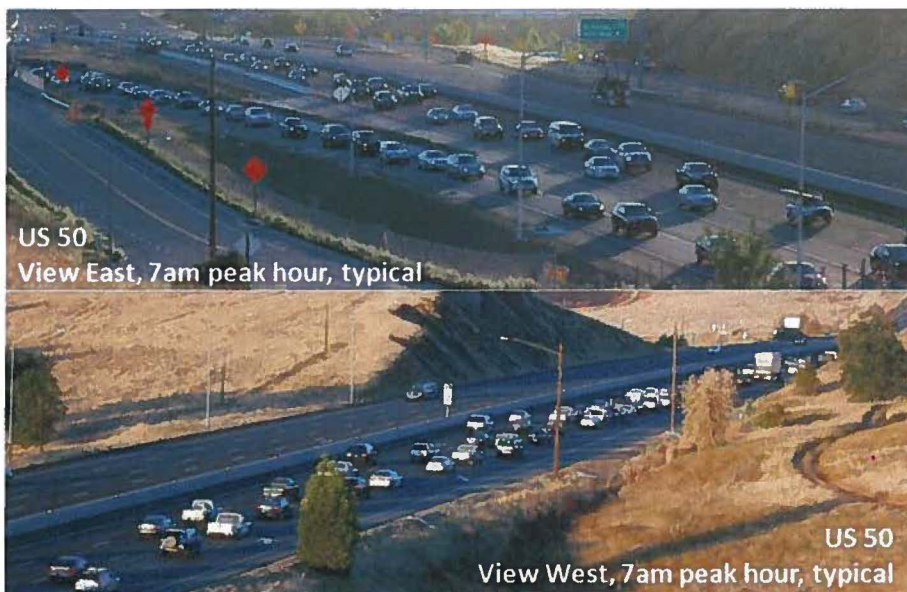


- The project does not require a General Plan Amendment: **TRUE**
- The project has an overall density of two units per acre or less: **TRUE**
- The project is designated High-Density Residential: **TRUE**

One can only determine that the omission was intentional and was designed to mislead their neighbors as well as the public.

## DAY 3

### The 3rd Day of Wilson's..... ' **Measure Y is the Law** '



**16,000 more homes coming, not counting Wilson**

<https://docs.google.com/viewer?e=v&pid=sites&srcid=ZGVmYXV5dGRvbWFpbmVibnZhbGxleXUvYWRhbGxpYW5lZDxneDo0ZWJlOTVIMGVVYjQ5M2Y1>

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On the day 3 they cite Measure Y. Wilson Estates is compliant with Measure Y. We asked our Traffic Engineer to respond specifically to the assertions that APAC cited in their October 12, 2013 letter:

**Please review the attached KHA letter (inserted into Day 12). It clearly shows that Wilson Estates does indeed comply with Measure Y.**

**Measure Y Compliance is the overriding issue. Wilson Estates has proven that it is in compliance with Measure Y.**

***Editorially speaking the opponents are employing a photograph of US 50 and claiming that the traffic shown in the photo is "typical". My guess is that there was a traffic accident that morning as is occasionally the case. Given the intentional disinformation information that has been displayed over the 1<sup>st</sup> two days I would tend to dismiss the photo as "more of the same".***

## DAY 4

# The 4th Day of Wilson's... 'Aesthetic impact'



Before  
GV Corridor view of Wilson property

**"mitigated".**

Environmental Checklist/Discussion of  
Impacts  
Z11-0007/TM11-1504 Wilson Estates  
Page 6

Soundwall & landscape  
mitigation, proposed



After  
wall pictured: Rolling Hills Subdivision, also by Wilson project proponent

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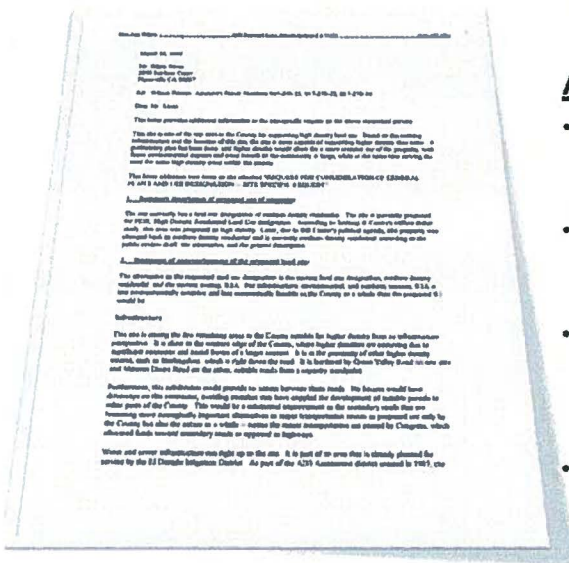
One word.....nonsense. Kelly Garcia took a photo of the worst example possible; a neighborhood that she previously lived in called Rolling Hills Estates. The wall shown is located 8' off of the Green Valley Road Right of Way; leaving very little room for any kind of landscaping.

**Wilson Estates on the other hand has designated a separate Landscape Parcel adjacent to Green Valley Road and has included a landscaping plan and an architecturally themed masonry wall in its application. This ensures that the Wilson Estates project will take its place along among the other well planned and visually pleasing perimeter elements that are characteristic of the El Dorado Hills Community and the El Dorado Hills CSD published guidelines. It is important to note that the Wilson Estates property must include noise mitigation because the entire property lies within the GP defined MAXIMUM POTENTIAL NOISE CONTOUR for Year 2025 Green Valley Road. A sound wall is therefore a required noise mitigation regardless of lot size.**



## DAY 5

# The 5th Day of Wilson's... 'The Site Specific Request'



Link:

<https://docs.google.com/viewer?a=v&pid=sites&rcid=2GVmYXsdGRvbWfPbnxncmVlbZhbGxleXlvYWRhbGxpYXV5ZjZlbnE0ovYWIOM2hMTY0YmI3NGO2>

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The change from *medium* to *high* density residential was via a form submitted to Planning Services in 1995 - no EIR analysis; no public review.

### According to the application:

- Creek/oaks would be included in 12 acres of open space, leaving them untouched
  - **Reality: This open space is not proposed.**
- No substantial trees would be impacted
  - **Reality: Removal of many oaks of significant size is proposed**
- Proximity to Sterlingshire makes HDR okay
  - **Reality: Sterlingshire is 'medium' density (not 'high') and Wilson is not adjacent to it.**
- The site is suitable because of the infrastructure available
  - **Reality: no water, no sewer, inadequate roads & schools**
- No substantial opposition from the neighbors.
  - **Reality: Not true then. Not true now.**

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The opponents point to a site specific request that the Wilson family made to support their request for high density residential on their land. *Again, the opponents have knowingly conspired to mislead their neighbors and the public:*

1. The reality is that the applicant proposed a PD and included over 30% open space in the original application. This however was unacceptable to the neighborhood because employing the Open Space meant that the resulting lot sizes had to be smaller; so in response the applicant revised their application and proposed larger lots <50 (see Day 2 response) so that they could propose the larger lots that the neighbors preferred (see Day 1 response)
2. The reality is that 90% of the oak tree canopy is preserved; the project will designate building envelopes on the lots that contain oak trees per COA 12.
3. The reality is that Sterlingshire has 11 lots that are under ½ acre (13%) and 32 lots that are barely over ½ (39%) acre in size. Of the remaining 40 lots 30 (36%) are under an acre. Highland Hills and Highland View are both zoned R20K. Wilson by comparison and much less constrained has 17 lots effectively ½ acre (35%), 29 lots under ½ acre (59%), and 3 lots over 1 acre (6%); hardly out of character.
4. The reality; Note the "colored water and sewer exhibit".



5. The reality; embodied in the e-mails from the neighbors that are displayed in the Day 1 response. Also notable is that Kelly and John Garcia purchased their lot 6 months *after* the General Plan vote; the HDR was hardly a surprise nor an imposition.



## DAY 6

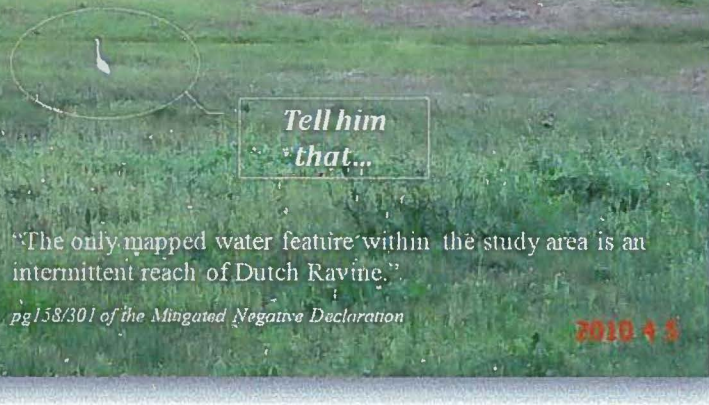
# The 6th Day of Wilson's..... 'Erroneous Environmental Review: One'

### Great Egret

The great egret is listed by CDFG as a special animal. This bird usually forages alone in shallow open water and wetlands for fish, amphibians, and aquatic invertebrates. The species has recovered from historic persecution by plume hunters, but destruction of wetlands especially in the West where colonies are few and widely scattered, poses a current threat. Great egrets prefer breeding habitat in or near open waters and wetlands.

**The required nesting and foraging habitat is not present."**

*pg 170/301 of the Mitigated Negative Declaration*



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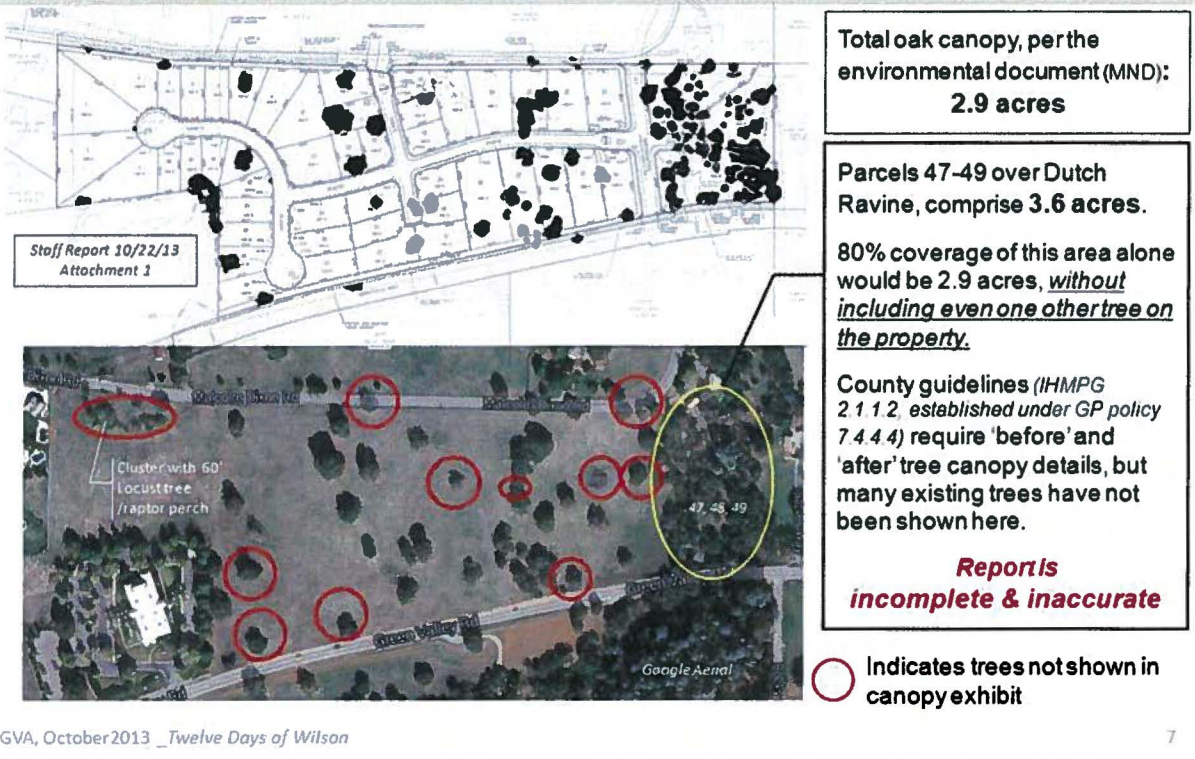
Assuming first that the picture showing the egret wasn't photo-shopped, what does it have to do with the Wilson Estates project? It is not even on the property, the water feature is not on the property; an irrelevant argument meant only to mislead the public.

### Facts:

Mitigation Measures BIO 1 (raptors), BIO 2 (streambed), BIO 3 (buffer), and BIO 4 (water quality) have been placed on the Wilson Estates Project to ensure protection of Biological Resources.

## DAY 7

# The 7th Day of Wilson's..... 'Erroneous Environmental Review: Two'



The opposition once again knowingly and willingly attempting to mislead the public with regard to trees. When applying the published guidelines [Interim Interpretive Guidelines for EDC GP Policy 7.4.4.4:

**Trees subject to canopy retention and replacement** – Policy 7.4.4.4 is intended to apply exclusively to retention and replacement of oak tree canopy within oak woodlands. All oak trees, of all sizes, are included in the measurement of oak canopy.

So.....what did we do?

1. We obtained the best and most recent aerial photography
2. We mapped the canopy of the oak trees; as carefully as possible thereby distinguishing it from other species; digger pines, locust trees, buckeye, etc.
3. We carefully distinguished between actual tree canopy and shadows that were cast by the trees
4. We physically surveyed the location of individual trees that were not determined to be dead diseased and dying
5. We digitized the mapped canopy and determined it to be 2.9 acres
6. We omitted the individual trees relating to the Malcolm Dixon Road Circulation Plan (separate project) approved previously
7. We applied the requirements as laid out in the guidelines for policy 7.4.4.4

And.....What did they do?



1. Included shadows
2. Included all tree species
3. Included individual trees that were omitted as a result of the Malcolm Dixon Road Circulation Plan (separate project)
4. Included the dead diseased and dying

Finally, overstating the canopy could result in the allowable removal of *even more* canopy. Once again misinformation, disinformation, misleading statements; a common theme and pattern.....



## DAY 8

# The 8th Day of Wilson's..... 'Your neighborhood school'

**OBJECTIVE 5.8.1: SCHOOL CAPACITY:** Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

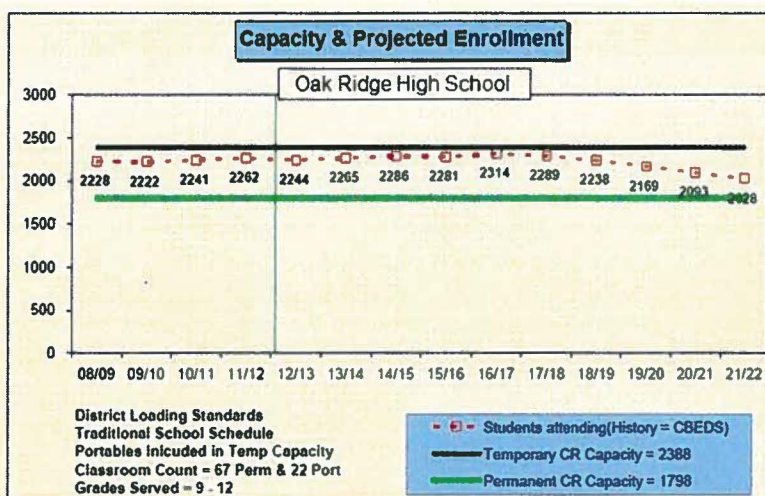
### Oakridge High School is **impacted**

Permanent Class Room (CR) Capacity has been exceeded *without* approving additional subdivisions.

Wilson teens would not be accommodated within their district. 'Mitigation' could possibly be bussing, but buses have yet to be added, and capacity has been exceeded for at least 4 years now.

**Do Not Rezone**  
**Respect the General Plan**

### El Dorado Union High School District 2011-2012 Demographic Study



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### Schools They Say:

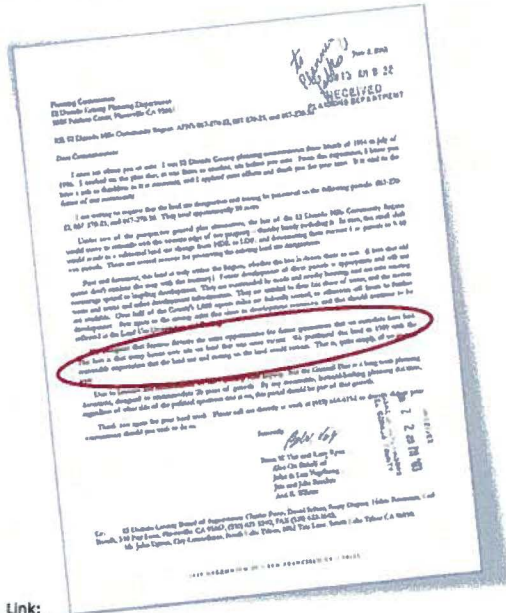
1. Oak Ridge High School is impacted
2. Wilson teens would not be accommodated within their District

### We Say:

1. They have no idea as to whether or not Oak Ridge can accommodate the teens generated by Wilson Estates
2. Both Rescue School District and the El Dorado Union High School District received the proposed application and neither district responded with concerns about the project proposal
3. School fees are collected at the time of Building Permit
4. Temporary classrooms are a tool that schools use to respond to fluctuations in enrollment
5. Rescue School District is, in fact, experiencing declining enrollment; we verified this with the District Superintendent.

**DAY 9**

**The 9th Day of Wilson's...  
'What's good for the goose'**



Link: <https://docs.google.com/viewer?as=glid=site&slide=7GVmYVsdGRvWfFobnsmvIbnZhbGxleUvYWRhbGxvYV5lZkxmeDp0Mm10M2F1MTM0ZD1wNjZl>

Brian Viet letter, 6/2/03, on behalf of the Wilson's and several others, requesting to retain the HDR (high density residential) land use designation granted in the '96 General Plan via a Site Specific Request form. *Note: In 1989, this land was actually MDR (medium density) with R1A zoning. They were disingenuous then, they're disingenuous now*

**In their words:**

*"We purchased this land in 1989 with the reasonable expectation that the land use and zoning on the land would remain. That is, quite simply, all we request now."*

**To that, we would say:**

*Exactly!* Residents buying land on Malcolm-Dixon Rd with Wilson's parcels zoned as R1A had reasonable expectations of enjoying their rural setting into the future.

**No Double Standard! - maintain the rural character we moved here for.**

**-NO REZONE!**

- They trot out an old Brian Veit letter.....

**The Facts:**

1. The voters voted in favor of the General Plan
2. The Garcia's knew the property was HDR when they bought their property
3. The requested rezone complies with the General Plan
4. The subdivision design has kept to the low side of the density range
5. The subdivision as designed is not out of character with the general area inside the Community Region
6. Their words embodied in numerous e-mails, PC minutes, and various meetings have translated into the current design for Wilson Estates



**DAY 10**

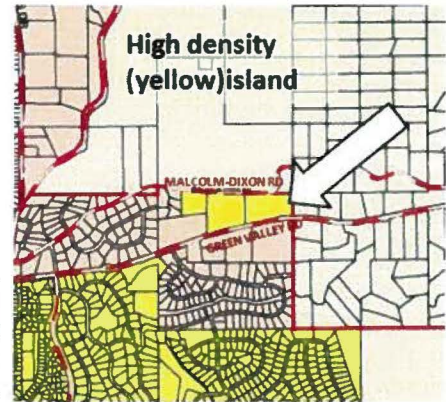
The 10th Day of Wilson's.....  
**'Inappropriate land use designation'**

**Policy 5.2.1.11:** The County shall direct new development to areas where public water service already exists.

- Water and sewer are NOT on site, contrary to the site specific change request (day 5!)

**Policy 2.1.1.2:** Community Regions must "... provide and maintain appropriate transitions ..." at Community Region boundaries.

- Rezoning places high density R1 adjacent to low density RE5; the transition zoning is eliminated.



**REMOVE from the Community Region and return to the MDR designation**

**DENY the REZONE**

**They Say:**

Water and sewer are NOT ONSITE

**We Say:**

Again, refer to the water and sewer map. Once more, in an attempt to mislead, they continue to interpret things in the way that they want to in order to avoid the actual objective reality; that being that Sewer and Water are available to serve Wilson Estates without question

**They Say:**

Re-zoning places high density R-1 adjacent to low density RE-5; the transition zoning is eliminated





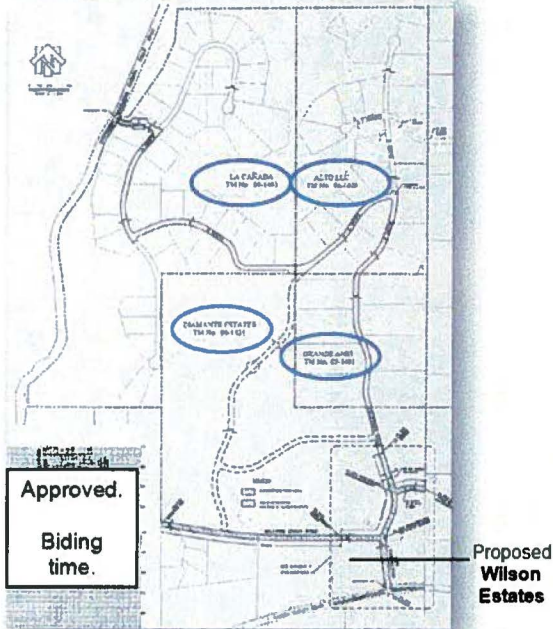
**Our Response:**

This photo-shopped picture is just another indication of the disinformation being fomented and is to be frank an affront to the process.

Wilson Estates transitions along its west and east boundaries and provides a landscape corridor that is coupled with deep lots so that there is more than 200' from the interior roadway to Malcolm Dixon Road. Proposed residences will take their access off of the interior roadways and that will result in a significant distance from Malcolm Dixon Road to the rears of the future homes. Malcolm Dixon Road will have a 3-rail ranch fence. *"Suggestion: 3 slat white fencing on Malcolm Dixon frontage with landscaping to preserve and accentuate the rural appeal" – Kelly Garcia via e-mail March 5, 2012.*

**DAY 11**

The 11th Day of Wilson's...  
**'Wilson as Gateway'**



Four projects north of Wilson's, poised to resubmit applications for higher density...

***Just waiting for BOS approval on Wilson's, to know that disregard of General Plan policies and public concerns is okay.***

We've got news: *It is not okay.*

***NO REZONE.***

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**Wilson as a Gateway**

Suggesting that the 4 projects [RURAL REGION] are going to use Wilson Estates as some sort of springboard to high density development

**OUR RESPONSE:**

**Misinformation  
Disinformation  
Irresponsible  
Disingenuous  
Fear Mongering  
Irrelevant to Wilson Estates**

**DAY 12**

The 12th Day of Wilson's...  
**'Because of Measure Y you must Deny'**

- **Measure Y is being violated**
- **The General Plan is being disregarded**
- **County residents' pleas are unheard**

*For all of the reasons previously listed....*

***Do Not Approve this Rezone***

*Because of Measure Y You Must Deny*

**They Claim:**

- Measure Y is being violated

**Our Response:**

- We asked our traffic engineer to respond to these assertions specifically with regard to Wilson Estates. Their correspondence letter is **completely based on facts and hard data.**





Kimley-Horn  
and Associates, Inc.

October 17, 2013

Mr. David Crosariol  
CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, California 95742

Re: Response to Comments  
Wilson Estates, El Dorado County, California

■  
Suite 200  
11919 Foundation Place  
Gold River, California  
95670

Dear Mr. Crosariol:

As requested, I am writing to provide responses to comments offered by the El Dorado Hills Area Planning Advisory Committee (APAC) in their letter<sup>1</sup> dated October 12, 2013, pertaining to the above referenced project.

#### Background

The traffic impact analysis for this project was originally scoped by the County in November 2010<sup>2</sup> with a finalized study prepared by our office in March 2011<sup>3</sup>. Due to revisions in the project layout and the number of residential lots, we subsequently prepared a supplemental traffic impact analysis in May 2012<sup>4</sup>. Our responses to the APAC comments in this correspondence are largely based on the analyses documented in these two previously completed technical studies.

#### The Project and Measure Y

*The APAC comment letter states that the "project traffic impacts violate Measure Y." Furthermore, as pertains to General Plan policy TC-Xa-3, the comment letter cites Caltrans regarding LOS F conditions along US-50 between the County line and the El Dorado Hills/Latrobe Road Interchange.*

As you are aware, per Measure Y (General Plan Policy TC-Xa), "1. Traffic from single-family residential subdivision development projects of five or more parcels of land shall not **result in, or worsen, Level of Service F** (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. 2. The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Services F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors."

<sup>1</sup> Letter from John Hildahl, APAC Chairman, to Roger Trout, El Dorado County Planning Services Executive Secretary, October 12, 2013.

<sup>2</sup> *Scope of Work ADH TS Wilson Estates Memorandum* from Abhi Parikh, Dowling Associates, Inc., to Eileen Crawford, El Dorado County DOT, November 9, 2010.

<sup>3</sup> *Final Traffic Impact Analysis, Wilson Estates (WO#38)*, Kimley-Horn and Associates, Inc., March 3, 2011.

<sup>4</sup> *Supplemental Traffic Impact Analysis for Wilson Estates (WO#38)*, Kimley-Horn and Associates, Inc., May 3, 2012.

■  
TEL 916 868 5800  
FAX 916 868 0885



The aforementioned traffic analyses prepared for this project demonstrate that the proposed project does not result in, or worsen, Level of Service F traffic congestion during weekday, peak-hour periods. As documented on Page 20 and 21 of the March 3, 2011, traffic study, the project contributes 10 or more trips to three intersections that were determined to operate at Level of Service F without the addition of the project during both Existing (2010) and Existing plus Approved Projects (2015) Conditions. All three of these Level of Service F conditions were determined to be mitigated to Level of Service D or better through the completion of County/Caltrans funded improvements, or by the application of project specific mitigation, thereby satisfying the requirements of Measure Y by not "resulting in" Level of Service F conditions.

Per Condition of Approval 34<sup>5</sup>, the project "shall provide a signal cycle length optimization design for Green Valley Road at El Dorado Hills boulevard/Salmon Falls Road." It is important to note that since the time of our report, the County pursued and was awarded a grant to improve traffic conditions along Green Valley Road. Inherent to the grant improvements are traffic signal timing enhancements and modernization. According to the County<sup>6</sup>, "CIP #73151 (Green Valley Signal Interconnect) is currently at 90% complete plans. It is anticipated to be release for bid/construction in the Spring of 2014." It is likely that the requirements of Condition of Approval 34 will be satisfied by CIP #73151.

As pertains to US-50 Level of Service F conditions, Caltrans confirmed in a letter to the County<sup>7</sup> that "the portion of the segment from the County Line to the El Dorado Hills Boulevard Interchange operates at LOS F during the peak hour." In an Interoffice memorandum within the County's Community Development Agency<sup>8</sup>, County staff clarify that "Highway 50 is currently shown as LOF F in an a.m. peak hour at the El Dorado Hills Blvd. westbound on-ramp to the County line." General Plan Policy TC-Xe clarifies that a development project is determined to "significantly worsen" conditions on a county road or state highway by increasing traffic by two percent during the a.m. peak hour, p.m. peak hour, or daily, or by adding 100 or more daily trips, or by adding 10 or more trips during the a.m. peak hour or the p.m. peak hour. According to the aforementioned technical analyses, based on the number of project trips assigned to the US-50 Interchange with El Dorado Hills Boulevard/Latrobe Road, the project does not "significantly worsen" conditions along the westbound on-ramp facility and, therefore, can be considered to be consistent with the requirements of Measure Y.

<sup>5</sup> Attachment 4 to the October 22, 2013, Development Services Division Staff Memo to the Board of Supervisors regarding Z11-0007/TM11-1504/Wilson Estates: Revised Rezone Request and Lot Layout.

<sup>6</sup> Email from Eileen Crawford to Dave Crosariol, September 6, 2013.

<sup>7</sup> Letter from Jody Jones, Caltrans District 3 Director, to Kimberly Kerr, Acting Director El Dorado County Community Development Agency, September 25, 2013.

<sup>8</sup> Interoffice Memorandum from Claudia Wade to Board of Supervisors, September 23, 2013.





**Green Valley Road Segment Levels of Service**

*The APAC comment letter states that the Green Valley Road segments between Francisco Drive and Silva Valley Parkway average approximately 25,000 car trips per day according to DOT's 2011 numbers.*

According to published DOT traffic count data<sup>9</sup>, the Green Valley Road segment 200 feet west of Francisco Drive has a total Average Daily Traffic (ADT) of 26,835 (January 2012). The Green Valley Road segment 300 feet west of Silva Valley Parkway has a total ADT of 14,431. As a result, the subject segments of Green Valley Road average 20,633 ADT using published 2012 count data. It is worth noting that if these two segments' daily volumes were used to determine their respective existing Levels of Service, according to Table 5.4-1 of the County's May 2003 *General Plan Environmental Impact Report (EIR)*, both segments operate at acceptable LOS D or E.

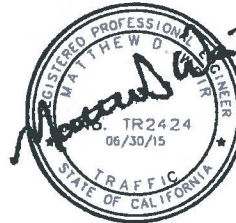
Please contact me at (916) 859-3617 if you have any questions or require additional information.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Matthew D. Weir, P.E., T.E., PTOE  
PE No. C70216 & TR2424



<sup>9</sup> <http://edcapps.edcgov.us/dot/trafficcounts.asp>

**They Claim:**

- The General Plan is being disregarded

**Our Response:**

- I refer you to the unbiased staff report and the General Plan Findings. The project does in fact meet all of the Goal, Objectives, and Policies outlined in the General Plan. To state otherwise is simply incorrect to say the least.

**They Claim:**

- County residents' pleas are unheard

**Our Response:**

- This is offensive: we/ the applicant redesigned our project in response to neighborhood concerns. We engaged in numerous meetings, exchanged many e-mails, presented our draft maps and did not submit them until we had a reasonable assurance of neighborhood buy-in. The evidence contained in copious e-mails, APAC meetings (voted twice for it before voting against ss soley on sss), Green Valley Alliance Meetings, the Planning Commission Minutes and Unanimous approval, the unbiased Mountain Democrat Article. Nothing has changed since the PC meeting; other than two attempts by us to assuage fears that we would obtain our approval and our rezone and then engage in the old 'bait and switch' to real high density. No, we self-imposed a rezone request that precludes such an event to the maximum extent practicable.

**Wilson Estates Can Be Summarized by the Key Points and Related Facts Listed below:**

**WILSON ESTATES  
EL DORADO COUNTY**

**KEY POINTS**

- **Wilson Estates is not a General Plan Amendment and has been designated HDR since 1996; re-affirmed by the voters in 2004**
- **Wilson Estates amounts to only a 1% increase in peak hour traffic trips on Green Valley Road; well within Measure Y Criteria**
- **Wilson Estates is entirely consistent with the existing General Plan and has absolutely no effect on LUUPU**
- **Wilson Estates *is indeed* located in an area where there is a sufficient level of infrastructure including available sewer and water**

**RELATED FACTS**

- The project has been designed to accommodate high quality custom homes in character with the surrounding neighborhoods
- Large nearly 1 acre lots were incorporated adjacent to existing residences with expanded 50' setbacks along the westerly boundary
- The proposed rezone to R-20K assures that the large nearly 1 acre lots will remain as proposed. Moreover, any changes to the map that would serve to increase the density of the project would require another rezone



application that takes away the commonly held argument that the developer, once he receives a rezone, will simply 'toss the TM aside' and propose a real high density project.

- The Engineer re-designed the project and worked with neighbors throughout the development of the proposed plan. The e-mail correspondence that we received from John and Kelly Garcia on May 1, 2012 and included as **Attachment A to this Project Fact Sheet** provides evidence in support of this claim. Moreover, the revised rezone request is designed to provide assurances to voiced concerns that the plan 'will stick' if the Wilson family were to sell.
- Wilson Estates is a key component of the approved **Malcolm Dixon Traffic Circulation Plan**; the 'new connection' to Green Valley Road is designed into the project
- The **Malcolm Dixon Traffic Circulation Plan** *serves to reduce* the traffic trips on to Malcolm Dixon Road west of the approved projects thereby *reducing* impacts to those residents and to the two resident described 'historic bridges' between Salmon Falls and Uplands Drive.
- A traffic study scoped by the County and their consultant recommended three mitigation measures; all three are programmed and financed or are presently being constructed.
- The Sterlingshire intersection (Loch Way and Green Valley Road) accident rate is less than that required for an agency to take corrective action based on information that was provided by County staff.
- Similarly, the Mormon Church intersection has not had an accident reported in three years
- The plan has been designed to save 90% of the existing oak tree canopy

**We ask that after considering our proposal and our responses to neighborhood concerns, and that based on the evidence contained in the staff report including, findings, mitigation measures, and the conditions of approval that the Board votes to approve the Wilson Estates tentative Map.**

**ATTACHMENT A**

**Dave Crosariol**

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**From:** John & Kelley [bugginu@sbcglobal.net]  
**Sent:** Tuesday, May 01, 2012 1:28 PM  
**To:** Dave Crosariol  
**Subject:** RE: Wilson Estates

Dave,

Just a quick note to check in. No comments from the neighborhood on these latest maps. Everyone is thrilled that you used the new connector road. Still bummed with the Malcolm Dixon access but i see with the Sterlingshire bunch how limited your options are. The general thought is no building would be best but if there has to be a plan, this one isn't too terrible. They just want to make sure that this plan sticks if the Wilsons elect to sell. All are still very fearful of that HD designation and cumulative traffic.

One of the neighbors saw a surveyor on the Wilson property today directly behind our house and asked me if there had been a change? Can you advise? Separating off that acre for us right? Come and see the tree this week. It is magnificent.

Hope you had a nice spring break.

Kelley & John

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**From:** dcrosariol@ctaes.net [mailto:dcrosariol@ctaes.net]  
**Sent:** Wednesday, April 04, 2012 2:07 PM  
**To:** bugginu@sbcglobal.net  
**Subject:** RE: Wilson Estates

Yes and thanks.

**David R. Crosariol, P.E.**

**cta** Engineering & Surveying

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**From:** John & Kelley [mailto:bugginu@sbcglobal.net]  
**Sent:** Wednesday, April 04, 2012 2:02 PM  
**To:** Dave Crosariol  
**Subject:** RE: Wilson Estates

Dave,

Thanks for the definition. I will review with the group. Is it ok to send to my immediate group of neighbors?

Overall, the design is much improved from where we started. I will get back to you with any comments I receive. Still want first right of refusal on Lot number 2.

Thank you for all of your hard work and consideration.

Kelley & John

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**From:** dcrosariol@ctaes.net [mailto:dcrosariol@ctaes.net]  
**Sent:** Wednesday, April 04, 2012 1:39 PM  
**To:** bugginu@sbcglobal.net  
**Subject:** RE: Wilson Estates

**ATTACHMENT A**

Kelley,

Yes, I mean a gated community. In order to have the option to gate I must make it a part of the project description. Yes both access points would be gated. Just gating MDR is not an option. The Wilson Estates residents would have the ability to go either way. The traffic engineer must do an addendum to his report that will be derived from this new design. Predicted trip distribution is his purview, not mine. I am interested to see what his findings will be.

Can I assume that you and your neighbors can support this new design?

**David R. Crosariol, P.E.**

**cta** Engineering & Surveying

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**From:** John & Kelley [mailto:bugginu@sbcglobal.net]  
**Sent:** Wednesday, April 04, 2012 12:00 PM  
**To:** Dave Crosariol  
**Subject:** RE: Wilson Estates

Dave,

Thank you for keeping us in the loop. By definition are privacy gates the same as a GATED Community? Both access points are gated? Perhaps traffic on to Malcolm Dixon Road could be discouraged by just gating access at MDR and leaving the new connection at the access road open.

Kelley and John

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**From:** dcrosariol@ctaes.net [mailto:dcrosariol@ctaes.net]  
**Sent:** Wednesday, April 04, 2012 11:40 AM  
**To:** bugginu@sbcglobal.net  
**Cc:** cpeach@ctaes.net  
**Subject:** Wilson Estates

Hello Kelly; John,

Attached is the most recent layout that is the basis for our revised Tentative Map that will be submitted to El Dorado County planning. From your last e-mail you pointed out some negatives that I have copied and **added in red below**. After giving the comments serious consideration I offer the following responses:

Entry onto Malcolm Dixon Road

I decided to retain this; note that I will be proposing privacy gates. In order to preclude it I would have had to access the new connector and place the westerly connection on to GVR. The westerly connection was dismissed due to concerns of safety. Moreover I cannot achieve a cost to benefit ratio that makes any sense.

Right out only onto Green Valley Road

See my previous comment. We are in agreement that it is a negative. I eliminated it.

No access to the new connector road

I am proposing to access the new connector as shown. Again, note the proposed privacy gate.

Continued traffic concerns and impact on lower Malcolm Dixon historic bridges



## ATTACHMENT A

This I cannot mitigate other than, through our re-design we have reduced our lot count from 58 to 49. Moreover the elimination of one access to MDR, shifting it to the middle of the project, gating it, and adding a gated access to the new connector should be consider as a reasonable measure. I hope that you and your neighbors can agree.

### Other points of note:

1. I will be proposing a more rural road section design; that is no curbs or sidewalks. Instead we will be using asphalt curbs, grassy swales, etc.
2. The westerly 22 lots (two courts) are effectively a dead end so our roadway pavement will be 36' as per code
3. 3 lots on the east end as opposed to two as shown
4. Privacy gates
5. Most oak trees will be protected and preserved
6. The lots will be custom lots; minimal site grading

Please feel free to call with any questions or comments.

### Negatives:

Entry onto Malcolm Dixon Road

Right out only onto Green Valley Road

No access to the new connector road

Continued traffic concerns and impact on lower Malcolm Dixon historic bridges

Sincerely,

David R. Crosariol, P.E.

