

PC 10/9/14
#4
(Distributed 2 pages by Dave Crosier)

TM 14-1515
Wilson Estates Compatibility Exhibit

Scope:

4,000± ft west and south of Wilson Estates (Community Region Lands) - Rural lands are north and east of the proposed development.

- Existing Lot Size Breakdown

0 to ½ Acre;	439	45.1%
½ acre to 1 acre;	403	41.4%
1 acre to 2 acre:	108	11.1%
2+ acre	<u>23</u>	2.4%
Total	973	

NOTE: Wilson Estates adds 28 lots ½ acre to 1 acre

- Zoning

Wilson Estates: R1A-PD (Proposed)

Sterlingshire:	R1A-PD
Highland Village	R20K
Highland View	R20K
Green Valley Acres	R1A
Oak Creek/Uplands	R1A
Oak Tree/Fairchild	R1
Green Valley Hills	R1 (Specific Plan)

- Buffers

The proposed Wilson Estates:

1. provides 1-acre Parcels to buffer the Alta Vista Court residences on its West Line
2. provides 3.4 acre parcel to buffer the rural parcels on its East Line
3. provides a 4.75 acre buffer along Green Valley Road
4. Provides net .68± acre parcels (after roadway dedications) along MD Road across from the rural region. This compares well with the neighboring Alta Vista whose net area is 0.8± acre (when roadways are taken into account)
5. APAC Majority Report Excerpt:

“The Proponents have made several changes to their original proposal, over an extended period of time, which have significantly improved the project’s compatibility with the surrounding properties.”

TM 14-1515
WILSON ESTATES
COMPATIBILITY EXHIBIT

(P)
RIA-PD

RIA

GREEN VALLEY
ACRES
& OAK CREEK

R-1

OAK TREE

R-1

RIA-PD
STERLINGSHIRE

HIGHLAND
VILLAGE R-20K

R-1

FARCHILD

HIGHLAND
VIEW

WILSON ESTATES
WALL EXHIBIT
EL DORADO COUNTY, CALIFORNIA
OCTOBER, 2014

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Dane Criswell)

