

August 8, 2013

Mr. Tom Dougherty
El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: TM 11-1504 WILSON ESTATES

Dear Tom:

On behalf of our client, we respectfully request that that Planning Services take the necessary steps required to advance the Wilson Estates Tentative Map up to the Board of Supervisors for consideration. As promised, we will update the Tentative Map to match the rezone exhibit that we shared with you when we last met on July 31, 2013.

The revision to our zoning request serves two purposes:

1. It provides for the desired transition from the higher density development to the lower density development both east and west of the project.
2. It serves to address the immediate adjacent neighbor concerns that a future developer will propose a much higher density than currently proposed that could result from a blanket R-1 Zone over the whole of the property. Any future proposals to a higher density would have to submit for a rezone application in connection with their map.
3. We will continue to honor our commitment to the increased setback along our west boundary as currently proposed.

It is important to note that Wilson Estates as proposed is on the low end of the density range allowed in the HDR; 1.7 units per acre. By modifying our rezone request we can ensure that it remains at the low end to the maximum extent practicable.

Please describe what you need from us to move this forward and explain the next steps along with the anticipated hearing date.

Sincerely,

CTA Engineering & Surveying


David R. Crosariol, PE
President

DRC/csp

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