

CAMERON ESTATES COMMUNITY SERVICES DISTRICT

CONDITIONS OF APPROVAL NATIVE LANE PARCEL MAP APPLICATION

1. Limitation on Development of Property.

Property Owner agrees on behalf of himself and all successors and assigns to ownership of the Property, to maintain zoning at RE-5, Residential, and to limit development to no more than four (4) parcels. Property Owner has agreed in the Annexation Agreement with the District that this limitation on development of the Property shall be binding in perpetuity on all successors and assigns of Property Owner.

2. Limitation on Access to Roads by Other Properties Adjacent to Property.

Property Owner has agreed in the Annexation Agreement with District on behalf of himself and all successors and assigns to ownership of the Property, that no access shall be provided to District roads through the Property to the owners, invitees or guests of any property owners of property located outside of the Native Lane Parcel Map Project boundaries without the express written consent of District. This includes, but is not limited to, any request for access to District roads through the Property by the current or future owners of real property located within the project developments presently known as Marble Valley and Lime Rock Valley. Property owner has agreed in the Annexation Agreement with the District that this limitation on access through the Property shall be binding in perpetuity on all successors and assigns of Property Owner,

3. Scope of Environmental Analysis

Since Property Owner has made an application to the County for a parcel map, additional environmental analysis by the County of El Dorado as the lead agency will be required prior to County approval of the Parcel Map. The nature, extent and location of the On-site and Off-site Road Improvements necessary to serve the Project have been defined with sufficient specificity in the Parcel Map application to provide for meaningful environmental analysis and assessment of the site-specific impacts of the Road Improvements under CEQA. Therefore, a full and complete environmental analysis as required by CEQA for the Road Improvements must be completed prior to County approval of the Native Lane Parcel Map.

4. Technical Studies.

District has identified potential impacts to roads within the District from vehicles related to construction of the On-Site Road Improvements, the Off-Site Road Improvements, homes on the Property, and from the use of District roads by future residents with homes on the

Property, or their invitees or guests. District has requested completion of technical analyses related to the condition of Native Lane and Flying C Road and Flying C Court as the primary route to be used by construction contractors, utilities and residents on the Property to access roads outside of the District boundaries. Property Owner and District have agreed in the Annexation Agreement that such technical studies shall be conducted as part of the future environmental analysis required for an application to the County for a parcel map and development of the Property-by-Property Owner.

Property Owner and District have agreed in the Annexation Agreement that Property Owner shall retain a qualified consultant, at its sole cost and expense, to conduct a study consisting of a survey and evaluation of the existing condition of all District roads susceptible to impacts from construction and development activity, as well as future use of District roads by future inhabitants, guests or invitees of or on the Property. Such District road evaluation study shall include engineering details regarding the physical impact on District roads from such activities, and recommendations regarding the nature and extent of improvements to District roads after cessation of construction and development activities required to ensure the structural integrity of such roads. Such road evaluation study shall be completed no later than the completion of required additional environmental documentation pursuant to CEQA with respect to any Property Owner application to County for a parcel map and development of the Property.

5. Environmental Analysis of Mitigation Measures.

Through its consultant, the District has prepared an Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan dated October 2017 (“ISMND” and “MMRP”) with respect the annexation of the Property into the District. The ISMND and MMRP have determined that the potential environmental effects of the annexation are less than significant, except for the following potential environmental effects that require mitigation in order to reduce the impact to a less than significant level: (1) biological resources; (2) cultural resources; (3) geology and soils; (4) transportation and circulation; and (5) tribal cultural resources. The ISMND and MMRP identify specific required mitigation measures with respect to each of these potential environmental effects of the annexation which relate to future development of the Property, not the annexation of the Property into the District. Property Owner agreed in the Annexation Agreement with District to include its compliance with each of such identified mitigation measures in any conditions of approval issued by County in response to any application for a parcel map submitted to County by Property Owner. Property Owner further agrees to comply with each of the mitigation measures specified in the ISMND and MMRP at its sole cost and expense, and to provide District a compliance report as each such mitigation measure is implemented and completed.

6. Subdivision Improvement Agreement

At the time Property Owner makes application to the County for approvals for a parcel map, the Property Owner has agreed with District in the Annexation Agreement to provide the County with a copy of the Subdivision Improvement Agreement with District, in substantially the form attached hereto as Exhibit A. The Subdivision Improvement Agreement provides that the Property Owner making application to the County for Approvals for development of all or any portion of the Property shall be responsible for funding all the costs for design, engineering, and construction of road improvements necessary to serve the Project with the intent of maintaining approved levels of service on existing customers of the District. Construction of road improvements will be done in a manner to minimize any impacts to access to roads within the District by existing customers. The anticipated road improvements will consist of both improvements within the Property for road access and related road drainage facilities for the benefit of future owners of the Property (the “On-site Road Improvements”), and those road improvements to be constructed by Property Owner on property outside the Project area owned by others necessary to connect with existing District roads, and those improvements to existing District roads determined necessary by the technical studies to serve the Project (the “Off-site Road Improvements”).

Property Owner and District have agreed in the Annexation Agreement that the requirements regarding execution of a Subdivision Improvement Agreement by any Property Owner seeking County approval of development of all or any portion of the Property, and preparation of plans and specifications for road Improvements in connection therewith, shall be included as Conditions of Approval specified by County in response to any such development application.

7. Payment of District Costs

The Property Owner seeking County approval for development of any parcel appearing on the Parcel Map shall reimburse the District for all its administrative, legal, engineering and environmental consulting costs and expenses incurred in participating in the approval process required by the County for any development on the Property, including the approval of a Parcel Map; approval, execution and, if necessary, enforcement of the Subdivision Improvement Agreement, reviewing the engineering analyses and the plans and specifications for the Improvements, and inspecting construction of the Improvements prior to acceptance by the District.

8. Dedications of Property to District

The Property Owner seeking County approval for development of any parcel appearing on the Parcel Map shall dedicate to District any real property or easements upon which the Road Improvements are located to enable District to perform regular maintenance and repair of the Road Improvements for the benefit of the Property.