

April 25, 2013

Roger Trout
Director, Development Services
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Wilson Estates Development Agreement

Dear Roger:

This letter and the attached application form are intended to constitute a complete application for a development agreement for the Wilson Estates development project (TM 11-1504). You have advised me that County staff will undertake the preparation of the draft development agreement and that we should provide to you a description of the deal points we believe should be a part of the development agreement.

As we have previously discussed, our intent in pursuing this application is, in substantial part, to provide assurances to the neighboring community that the project will be constructed in accordance with the tentative map being sought. This is in response to numerous comments expressing a concern that the tentative map provides a development at the low end of the density allowed by the zoning, thereby allowing for the potential of a subsequent project being proposed at a far greater density. Our clients are sensitive to this concern and have no desire to seek greater density, having spent considerable time and money modifying the project to deal with neighbor concerns. Accordingly, they are prepared to enter an agreement which provides that the property may only be constructed in substantial conformance with the tentative map for the term of the agreement. This is an unusual request and will require some imagination in drafting, but I am sure that we can work out some acceptable language.

In addition to the foregoing, another important term involves our clients' commitment to provide significant right of way in order to provide a new connection to Green Valley Road. This is an important element of the Malcolm Dixon Traffic Circulation Plan which will serve to reduce traffic on existing roadways in the area. In consideration of the County entering into the development agreement our clients will agree to provide the connection right of way when required by the County at no charge to the County. Further, the development agreement should provide that the Wilson Estates property will be subject to the financing requirements of the Malcolm Dixon Traffic Circulation Plan. Further, we will seek language in the agreement providing for a mechanism to ensure reimbursement from other landowners within the Circulation Plan area that may benefit from improvements constructed for the connection by the developers of the Wilson Estates.

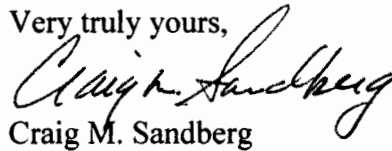
13 APR 29 PM 2:54
RECEIVED
PLANNING DEPARTMENT

Roger Trout
April 25, 2013
Page 2

We believe that an appropriate term of the agreement will be twenty years in light of its primary purpose of providing assurances to the community on the density.

This development agreement should be a fairly simple document and we hope that it can be processed relatively quickly. Please let me know if there is anything we can do to help in that regard, including providing suggested language for any of the terms.

Very truly yours,

A handwritten signature in cursive script that reads "Craig M. Sandberg". The signature is written in black ink and is positioned above the printed name.

Craig M. Sandberg

CMS/ms

cc: Clients
CTA Engineering & Surveying