



## COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION

### INTEROFFICE MEMORANDUM

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Date: **December 8, 2025**

To: **Clerk of the Board**

From: **Lindsay Tallman *ltd***

**Subject: Agave Lakeside, LLC - Second Amendment to Agreement to Make Subdivision Improvements for Class 1 Subdivision for Cambridge Road Townhomes, TM 07-1450**

Attached for the Chair's review and signature are two (2) originals of the Second Amendment to Agreement to Make Subdivision Improvements for Class 1 Subdivision for Cambridge Road Townhomes, TM 07-1450, AGMT #22-55020.

On January 7, 2025 (Item 27), the Board adopted Resolution 001-2025 (attached) which approved the performance period extension for the subject agreement for one (1) year from the current performance date if the project was not completed by said performance date. This resolution eliminated Transportation's need to bring every agreement outlined in the resolution before the Board in separate items thereby reducing staff time.

Pursuant to Resolution 01-2025, please obtain the Chair's signature on two (2) originals of the subject Second Amendment, retain one fully executed original amendment for the Board's records, attach an electronic version of the fully executed amendment to Legistar #24-1982, and return one fully executed original amendment to the Department of Transportation, Attn.: Lindsay Tallman for further processing.

If you have questions or require anything further, please contact me at extension 5367.

Thank you for your assistance.



**RESOLUTION NO. 001-2025**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**

**Resolution for Subdivision Improvement Agreements Performance Period One Year Extension**

**WHEREAS**, Resolution 96-95 establishes an initial time period of twenty-four (24) months for completion of improvements required by a Subdivision Improvement Agreement entered into between the County of El Dorado and a subdivider; and

**WHEREAS**, Resolution 96-95 further grants the Director of the Department of Transportation the authority to extend the performance period set forth in a Subdivision Improvement Agreement for up to twelve (12) months with subsequent extensions to be granted in twelve (12) month increments by the Board of Supervisors; and

**WHEREAS**, the following Subdivision Improvement Agreements contain performance periods requiring the completion of improvements within the 2025 calendar year, and which will therefore require Board approval for a one (1) year extension if the project is not completed by the specified performance date:

Amendment No.	Project Name	Performance Date
3	Promontory Village 7 - Unit 5	April 20, 2025
2	Campobello Unit 1	June 14, 2025
2	Alto LLC - Phase 1	August 16, 2025
6	Hawk View - Unit 1	October 9, 2025
2	Summer Brook - Unit 1 and Summerbrook - Unit 2	October 11, 2025
2	Indian Creek Ranch-Unit 1	October 11, 2025
2	Promontory Village 6 Phase 3	November 8, 2025
7	Promontory Village 2C	November 14, 2025
2	Cambridge Road Townhomes	December 13, 2025
3	Bell Ranch - Unit 2	December 14, 2025
5	Bell Ranch - Unit 1	December 17, 2025

**NOW, THEREFORE, BE IT RESOLVED** in accordance with Resolution 96-95, that the El Dorado County Board of Supervisors approves the performance period extension of the above agreements for one (1) year from the current performance date if the project is not yet completed by said performance date. The Board Chair will sign the amendments to the Subdivision Improvement Agreements after all other signatories have signed. Nothing herein shall be construed to preclude the County from requiring, as consideration for extending the performance period, any of those items listed in Section C.3 of Resolution 96-95.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 7th day of January, 2025, by the following vote of said Board:

Ayes: Tumbao, Laine, Purlin, Ferrero, Veerkamp

Noes: None

Absent: None

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By:

Deputy Clerk

Chair, Board of Supervisors  
George Tumbao 24-1982 B 1 of 1

**REVIEW AND APPROVAL REQUESTED FOR:**

Contract  Amendment  Resolution  Ordinance  Policy  Other

**County Counsel**  
**REVIEW ROUTING SHEET**

Date Prepared: 11/06/2025Need Date: 11/20/2025**PROCESSING DEPARTMENT**

Department: Transportation  
 Dept Contact: Lindsay Tallman  
 Phone: x5367  
 Dept. Signature: Adam J Bane Digitally signed by Adam J Bane  
Date: 2025.11.06 16:43:26 -08:00  
 Title: Supervising Civil Engineer

Org Code: 3620250  
 Funding Source: Developer funded  
 PL String: 36TM071450-36BILLABLE-36CE-36RR25  
 Legistar #: N/A

**CONTRACT INFORMATION**CONTRACT #: 22-55020CONTRACT AMENDMENT #: 2 (#25-55124)Contracting Department: TransportationContractor/Vendor Name: Agave Lakeside, LLCContract Term: 4 years, as amendedContract Value: \$873,736.00*Note - HR & RISK review will take place during Fenix Contract workflow - amendments see below.***ORDINANCE/RESOLUTION/POLICY INFORMATION**

TITLE / SUBJECT: \_\_\_\_\_

NUMBER (If Assigned): \_\_\_\_\_

**DESCRIPTION AND ADDITIONAL NOTES FOR COUNTY COUNSEL**

Second Amendment to Subdivision Improvement Agreement for Cambridge Road Townhomes, TM07-1450

**COUNTY COUNSEL**

Approved  Disapproved  Date: 11/12/25  
 Approved  Disapproved  Date: \_\_\_\_\_

By: Daniel Vandekoolwyk Digitally signed by Daniel Vandekoolwyk  
Date: 2025.11.12 11:34:22 -08:00  
 By: \_\_\_\_\_

**COMMENTS** \_\_\_\_\_**CONTRACT AMENDMENT ONLY****HR APPROVAL**Compliance with Human Resources requirements? Yes:  No: 

Compliance verified by: \_\_\_\_\_

**RISK APPROVAL**

Approved  Disapproved  Date: \_\_\_\_\_  
 Approved  Disapproved  Date: \_\_\_\_\_

By: \_\_\_\_\_  
 By: \_\_\_\_\_

**COMMENTS** \_\_\_\_\_



**SECOND AMENDMENT TO**  
**AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS**  
**FOR CLASS 1 SUBDIVISION**  
**BETWEEN COUNTY AND OWNER**

**THIS SECOND AMENDMENT**, to that certain Agreement to Make Subdivision Improvements for Class 1 Subdivision Between County and Owner (hereinafter referred to as the "Agreement"), made and entered by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **AGAVE LAKESIDE LLC**, a California limited liability company duly qualified to conduct business in the State of California, whose principal place of business is 1100 Melody Lane, Suite 1012, Roseville, California 95678 (hereinafter referred to as "Owner"); concerning **CAMBRIDGE ROAD TOWNHOMES, TM 07-1450** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 13th day of December, 2022.

**RECITALS**

**WHEREAS**, County, and Owner entered into that certain Subdivision Improvements Agreement on December 13, 2022, and into the First Amendment to the Agreement on October 30, 2024, copies of which Agreement and First Amendment are incorporated herein and made by reference a part hereof (hereinafter referred to as "Agreement");

**WHEREAS**, the Agreement, requires Owner to complete the subdivision improvements thereunder on or before December 13, 2025, and Owner has not completed all of the improvements but has requested an extension of time to complete the subdivision improvements on or before December 13, 2026, subject to the terms and conditions contained herein;

**NOW, THEREFORE**, the parties hereto, in consideration of the recitals, terms, and conditions herein, do hereby agree to amend the terms of the Agreement in this Second Amendment to read as follows:

**I.** Section 3 is amended to read as follows:

3. Complete the Subdivision improvements contemplated under this Agreement on or before December 13, 2026.

Except as herein amended, all other parts and sections of that certain Agreement dated December 13, 2022, as amended, shall remain unchanged and in full force and effect.

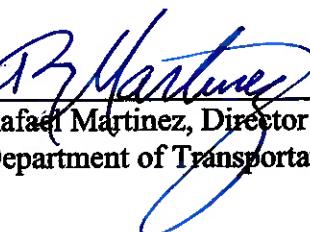
**Requesting Contract Administrator Concurrence:**

By: 

Dated: 12-5-25

Adam Bane, P.E.  
Supervising Civil Engineer  
Transportation Planning  
and Land Development  
Department of Transportation

**Requesting Department Concurrence:**

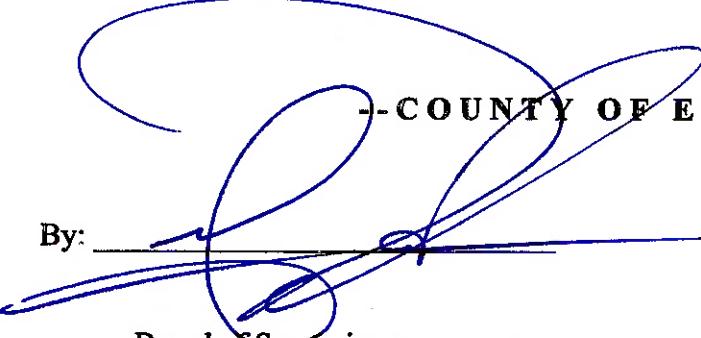
By: 

Dated: 12/8/25

Rafael Martinez, Director  
Department of Transportation

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to that certain Subdivision Improvement Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

-- C O U N T Y O F E L D O R A D O --

By: 

Dated: 12/8/2025

Board of Supervisors  
"County"

Attest:

Kim Dawson  
Clerk of the Board of Supervisors

By: 

Deputy Clerk

Dated: 12/8/2025

-- A G A V E L A K E S I D E L L C --

-- a California Limited Liability Company --

By: 

Dated: 12-3-25

Paul J. Bianchi III  
Managing Member  
"Owner"

*Notary Acknowledgment Attached*

# OWNER

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On December 3<sup>rd</sup> 2025 before me, Amy Benjamin Notary Public  
(insert name and title of the officer)

personally appeared

Paul J Bianchi II,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amy Benjamin



(Seal)