

**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 **LENNAR WINNCREST, LLC**, a Delaware limited liability company duly qualified to conduct business in the State of California, whose principal place of business is 1025 Creekside Ridge Drive, Suite 240, Roseville, California 95678 (hereinafter referred to as “Owner”); concerning **BELL RANCH - UNIT 2, TM96-1321R** (hereinafter referred to as “Subdivision”); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 14th day of December, 2021.

**RECITALS**

**WHEREAS**, County, and Owner entered into that certain Subdivision Improvements Agreement on December 14, 2021, and entered into the First Amendment to the Agreement on December 4, 2023, in connection with the Subdivision, 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 14, 2024, 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 14, 2025, subject to the terms and conditions contained herein; and


**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 14, 2025.

Except as herein amended, all other parts and sections of that certain Agreement dated December 14, 2021, as amended, shall remain unchanged and in full force and effect.

**Requesting Contract Administrator Concurrence:**

By:   
Adam Bané, P.E.  
Supervising Civil Engineer  
Transportation Planning  
and Land Development

Dated: 11-21-24

**Requesting Department Concurrence:**

By:   
Rafael Martínez, Director  
Department of Transportation

Dated: 11/22/24

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.

-- COUNTY OF EL DORADO --

By: Wendy Thomas

Dated: 12-3-24

Board of Supervisors  
"County"

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

By: Kim Dawson  
Deputy Clerk

Dated: 12-3-24

-- LENNAR WINNCREST, LLC --  
-- a Delaware Limited Liability Company --

By: Lennar Homes of California, LLC  
a California Limited Liability Company  
a Managing Member

By: Larry Gualco  
Larry Gualco  
Vice President  
"Owner"

Dated: 12/14/24

*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 NOVEMBER 20, 2024 before me, JESSICA D GRANZELLA, NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared

LARRY GUALCO

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 



(Seal)



**RESOLUTION NO. 001-2024**

**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 2024 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:

<b>Amendment No.</b>	<b>Project Name</b>	<b>Performance Date</b>
2	Promontory Village 7 - Unit 5	April 20, 2024
5	Hawk View - Unit 1	October 9, 2024
6	Promontory Village 2C	November 14, 2024
2	Bell Ranch - Unit 2	December 14, 2024
4	Bell Ranch - Unit 1	December 17, 2024

**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 9th day of January, 2024, by the following vote of said Board:

Attest:  
Kim Dawson  
Clerk of the Board of Supervisors

Ayes: Thomas, Hidahl, Turnbo, Parlin, Laine  
Noes: None  
Absent: None

By: *Kyle Kuperus*  
Deputy Clerk  
Kyle Kuperus

*Wendy Thomas*  
Chair, Board of Supervisors  
Wendy Thomas