



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION
INTEROFFICE MEMORANDUM**

Date: **December 1, 2025**

To: **Clerk of the Board**

From: Lindsay Tallman *LT*

Subject: **Lennar Winncrest, LLC - Third Amendment to Agreement to Make Subdivision Improvements for Class 1 Subdivision for Bell Ranch - Unit 2, TM96-1321**

Attached for the Chair's review and signature are two (2) originals of the Third Amendment to Agreement to Make Subdivision Improvements for Class 1 Subdivision for Bell Ranch - Unit 2, TM96-1321, AGMT #21-54980.

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 Third 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

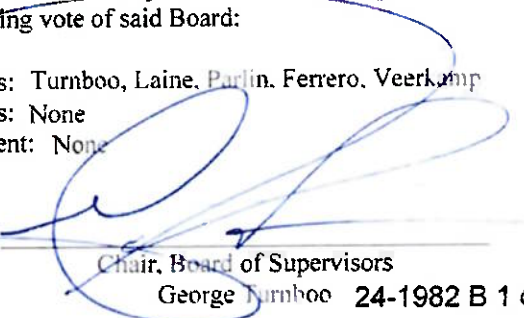
NOW, THEREFORE, BE IT RESOLVED in accordance with Resolution 96-95, that the El Dorado County Board of Supervisors approves the performance period extension of the above agreements for one (1) year from the current performance date if the project is not yet completed by said performance date. The Board 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:

Attest:
Kim Dawson
Clerk of the Board of Supervisors

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp
Noes: None
Absent: None

By: 
Deputy Clerk


Chair, Board of Supervisors

George Turnboo 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
Title: Supervising Civil Engineer

Digitally signed by Adam J Bane
Date: 2025.11.06 15:44:31 -0800

Org Code: 3620250
Funding Source: Developer funded
PL String: 36T961321R-36BILLABLE-36CE-36RR25
Legistar #: N/A

CONTRACT INFORMATIONCONTRACT #: 21-54980 CONTRACT AMENDMENT #: 3 (#25-55126)

Contracting Department: Transportation
Contractor/Vendor Name: Lennar Winncrest, LLC
Contract Term: 5 years, as amended Contract Value: \$2,925,034.00

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 COUNSELThird Amendment to Subdivision Improvement Agreement for Bell Ranch - Unit 2, TM96-1321-R**COUNTY COUNSEL**

Approved ☒ Disapproved ☐ Date: 11/12/25
Approved ☐ Disapproved ☐ Date: _____

By: Daniel Vandekoolwyk
By: _____

Digitally signed by Daniel Vandekoolwyk
Date: 2025.11.12 11:25:21 -0800**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

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

THIS THIRD 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, entered into the First Amendment to the Agreement on December 4, 2023, and entered into the Second Amendment to the Agreement on December 3, 2024, in connection with the Subdivision, copies of which Agreement, First Amendment, and Second 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, 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 14, 2026, 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 Third 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, 2026.

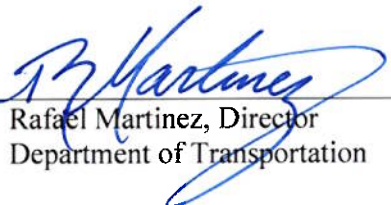
Except as herein amended, all other parts and sections of that certain Agreement dated December 14, 2021, as amended, shall remain unchanged and in full force and effect.

Requesting Contract Administrator Concurrence:

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

Dated: 11-21-25

Requesting Department Concurrence:

By: 
Rafael Martinez, Director
Department of Transportation

Dated: 12/1/25

IN WITNESS WHEREOF, the parties hereto have executed this Third 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: 

Dated: 12/3/2025

Board of Supervisors
"County"

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: 

Dated: 12/3/2025

Deputy Clerk

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

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

By: 

Dated: 11-19-25

Larry Gualco
Vice President
"Owner"

Notary Acknowledgment Attached

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 19, 2025

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 [Signature]

(Seal)

