

FOR THE BENEFIT OF PLACER COUNTY
PURSUANT TO GOVERNMENT CODE §6103

RECORDING REQUESTED BY BOARD CLERK
and
WHEN RECORDED MAIL TO:

County of Placer
Attn: Planning Director
3091 County Center Drive
Auburn, CA 95603



PLACER, County Recorder
RYAN RONCO
DOC- 2021-0151366-00

TUESDAY, DEC 14, 2021 03:51 PM
MIC \$0.00 | AUT \$0.00 | SBS \$0.00
ERD \$0.00 | SB2 \$0.00 | * \$0.00
ADD \$0.00

Ttl Pd \$0.00 Rcpt # 03115228
CLK6B8XJ93/MAB/1-11

Exempt from Recording Fees - Govt Code 27383

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**AMENDMENT NO. 2 TO
SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT
BY AND BETWEEN THE COUNTY OF PLACER AND
HODEL FAMILY ENTERPRISES, L.P.,
RELATIVE TO PROPERTY 1B
OF THE PLACER VINEYARDS SPECIFIC PLAN**

NOT OFFICIAL

**AMENDMENT NO. 2 TO
SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT
RELATIVE TO PROPERTY 1B OF
THE PLACER VINEYARDS SPECIFIC PLAN**

This Amendment No. 2 (“**Amendment**”) to the Second Amended and Restated Development Agreement is entered into this 12th day of October, 2021, by and between the COUNTY OF PLACER, a political subdivision (“**County**”) and HODEL FAMILY ENTERPRISES, L.P., a California limited partnership (“**Developer**”), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of California.

RECITALS

A. Second Amended and Restated Development Agreement. The County and Developer previously entered into that certain Second Amended and Restated Development Agreement Relative to the Placer Vineyards Specific Plan and that certain Amendment No. 1 thereto, which were recorded in the Official Records of the County Recorder of Placer County on the dates and with the Document Numbers assigned thereto described on the Developer signature page attached hereto (collectively, the “**Second Amended and Restated Development Agreement**” or “**SARDA**”). All capitalized terms used and not otherwise defined herein shall mean and refer to those terms as defined in the SARDA.

B. Purpose of Amendment. As a result of the processing of environmental permits associated with development of the Specific Plan, additional open space is being provided to preserve certain wetlands features identified within the Property. Developer is processing a Specific Plan amendment with the County to modify the mix of land uses and circulation originally planned for the Property within the revised developable portion thereof, while preserving the number of residential units originally planned and approved therefor (the “**Specific Plan Amendment**”).

C. Property. The subject of this Amendment is the development of the Property described in the SARDA, as amended by the Specific Plan Amendment. Developer owns or has the right to acquire the Property and represents that all persons holding legal or equitable interests in the Property shall be bound by the SARDA as amended by this Amendment.

D. Hearings. On August 12, 2021, the County Planning Commission, designated as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed and conducted public hearing, considered this Amendment and recommended that the County Board of Supervisors approve this Amendment to the SARDA.

E. No New Impacts Associated with Approval of Amendment. Based on the Initial Study prepared for the Specific Plan Amendment, the Board of Supervisors has determined that the approval of the Specific Plan Amendment and adoption of this Amendment involves no new impacts not considered in the Specific Plan EIR and its Addenda thereto; therefore, no further environmental documents relating to the approval of the Specific Plan Amendment and adoption of this Amendment are required.

F. Consistency with General Plan and Specific Plan. Having duly examined and considered this Amendment, County finds and declares that this Amendment is consistent with the General Plan and the Specific Plan.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, and as allowed by and consistent with the amendment provisions of Section 1.4 of the SARDA, the parties do hereby agree to amend the SARDA as follows:

1. Amendment of Property 1B Land Use Map. Pursuant to and consistent with the Specific Plan Amendment for the Property, Exhibit 2.2 of the SARDA is hereby replaced and substituted in its entirety with New Exhibit 2.2 attached hereto.

2. All Other Terms in Force. Except as modified by this Amendment, all other terms and provisions of the SARDA shall remain in full force and effect.

3. Amendment Effective Date. The effective date of this Amendment shall be the effective date of the ordinance approving this Amendment and the full execution by the parties hereto (the "Amendment Effective Date").

4. Recordation. The County shall record this Amendment in the Official Records of Placer County within ten (10) days of the Amendment Effective Date.

5. Form of Amendment; Execution in Counterparts. This Amendment is executed in duplicate originals, each of which is deemed to be an original, and may be executed in counterparts.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the County of Placer, a political subdivision of the State of California, has authorized the execution of this Amendment in duplicate by its Chair, and attested to by the Board Clerk under the authority of Ordinance No. 6108-B, adopted by the Board of Supervisors on the 12th day of October, 2021.

COUNTY:

**COUNTY OF PLACER,
a political subdivision**

By: [Signature]
Name: Robert Weigandt
Title: Chair, Board of Supervisors

ATTEST:

[Signature]
Megan Wood, Board Clerk

APPROVED AS TO FORM:

[Signature]
Karin Schwab, County Counsel

APPROVED AS TO SUBSTANCE:

[Signature]
Steve Pedretti,
Community Development Resource
Agency Director

[DEVELOPER SIGNATURE(S) ON FOLLOWING PAGE(S)]

DEVELOPER SIGNATURE PAGE:

PROPERTY ID: 1B

SARDA RECORDING INFORMATION:

NAME OF SARDA DEVELOPER: HODEL FAMILY ENTERPRISES, L.P.
DATE OF RECORDATION: February 6, 2015
DOCUMENT NO.: 2015-0008351-00

AMENDMENT NO. 1 TO SARDA RECORDING INFORMATION:

NAME OF SARDA DEVELOPER: HODEL FAMILY ENTERPRISES, L.P.
DATE OF RECORDATION: May 3, 2021
DOCUMENT NO.: 2021-0060002-00

DEVELOPER:

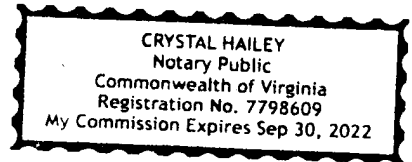
**HODEL FAMILY ENTERPRISES, L.P.,
a California limited partnership**

By: Cynthia M Jeffries
Cynthia Jeffries, General Partner 8-3-21

City/County of Cassell Commonwealth/State of VA
Sworn to and subscribed before me this 3rd day
of August, 2021. Witness my hand and official seal.

Crystal Hailey, Notary Public

By: _____
Rebecca Beach, General Partner



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 Virginia)

County of Campbell)

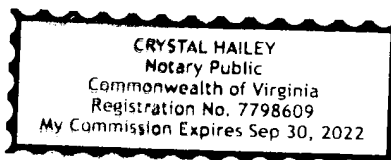
On August 3rd, 2021, before me, Crystal Hailey, Notary Public
(Here insert Name and Title of Officer)

personally appeared Cynthia Jeffries,
Name(s) of Signer(s)

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.



Crystal Hailey

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

DEVELOPER SIGNATURE PAGE:

PROPERTY ID: 1B

SARDA RECORDING INFORMATION:

NAME OF SARDA DEVELOPER: HODEL FAMILY ENTERPRISES, L.P.
DATE OF RECORDATION: February 6, 2015
DOCUMENT NO.: 2015-0008351-00

AMENDMENT NO. 1 TO SARDA RECORDING INFORMATION:

NAME OF SARDA DEVELOPER: HODEL FAMILY ENTERPRISES, L.P.
DATE OF RECORDATION: May 3, 2021
DOCUMENT NO.: 2021-0060002-00

DEVELOPER:

**HODEL FAMILY ENTERPRISES, L.P.,
a California limited partnership**

By: _____
Cynthia Jeffries, General Partner

By: Rebecca Beach, General Partner
Rebecca Beach, General Partner

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 Sacramento)

On July 29, 2021, before me, J. Tillman, Notary Public
(Here insert Name and Title of Officer)

personally appeared Rebecca Hodel Beach,
Name(s) of Signer(s)

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.



J. Tillman

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC SEAL

NEW EXHIBIT 2.2

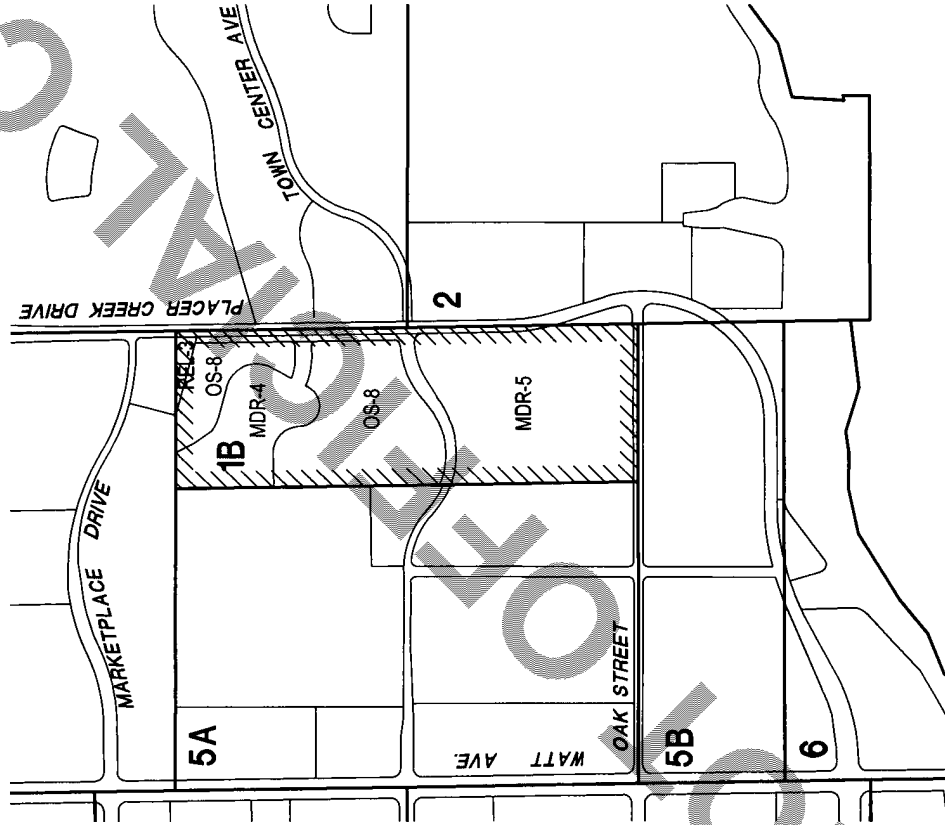
PROPERTY 1B LAND USE PLAN AND TABLE OF USES

(See Attached)

NOT OFFICIAL COPY

EXHIBIT 2.2
PROPERTY SPECIFIC LAND USE PLAN
PROPERTY 1B
PLACER VINEYARDS SPECIFIC PLAN

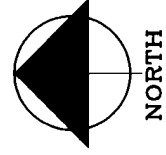
September, 2020



LAND USE BY PARCEL TABLE			
PARCEL	LAND USE	ACREAGE	UNITS
MDR-4	MEDIUM DENSITY RESIDENTIAL	8.6	69
MDR-5	MEDIUM DENSITY RESIDENTIAL	23.0	184
OS-8	OPEN SPACE	19.0	
REL-3 (POR)	PUBLIC / QUASI PUBLIC - RELIGIOUS	0.6	
	MAJOR ROADS	4.8	
TOTAL		56.0	253

LEGEND

- LDR-2 PARCEL ID
- OWNERSHIP BOUNDARY
- PROPERTY ID NO. **5**
- /////// SUBJECT PROPERTY BOUNDARY



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

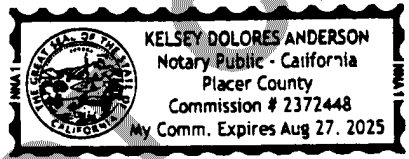
State of California }
County of Placer

On 12.14.2021 before me, Kelsey Dolores Anderson
Date Here Insert Name and Title of the Officer Notary
personally appeared Robert Neugandt
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Kelsey Dolores Anderson
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____