

Recorded at the request of: BOARD OF SUPERVISORS

Return To: PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

**THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board**

Adopted this Resolution on 04/21/2015 by the following vote:

AYE: ☐

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐

Resolution No. 2015/130

IN THE MATTER OF approving the Final Map and Subdivision Agreement for subdivision SD14-09328 (previously SD03-08969), for a project being developed by Shapell Homes, a Division of Shapell Industries, Inc., a Delaware Corporation, as recommended by the Public Works Director, San Ramon (Dougherty Valley) area. (District II)

WHEREAS, the following documents were presented for Board approval this date:

1. Map

The final Map of subdivision SD14-09328 (previously SD03-08969), a property located in the San Ramon (Dougherty Valley) area, Supervisorial District II, said map having been certified by the proper officials.

2. Subdivision Agreement

The Subdivision Agreement with Shapell Homes, a Division of Shapell Industries, Inc., a Delaware Corporation, principal, whereby said principal agrees to complete all improvements as required in said subdivision agreement within 2 years from the date of said agreement. Accompanying said subdivision agreement is security guaranteeing completion of said improvements as follows:

A. Cash Bond

Performance amount: \$7,000 Auditor's Deposit Permit No. 574767

Date: April 13, 2011

Submitted by: Shapell Homes, a Division of Shapell Industries, Inc., a Delaware Corporation

B. Surety Bond Rider Bond Company: The Continental Insurance Company

Bond Number: 929 525 422

Bond Rider Date: February 19, 2015 (Original date: March, 28, 2011)

Performance Amount: \$ 670,000

Labor & Materials Amount: \$ 338,500

Principal: Shapell Homes, a Division of Shapell Industries, Inc., a Delaware Corporation

3. Tax Letter

Letter from the County Tax collector stating that there are no unpaid County taxes heretofore levied on the property included in said map and that the 2014-2015 tax lien has been paid in full and the 2015-2016 tax lien, which became a lien on the first day of January, 2015, is estimated to be \$463,040.00, with security guaranteeing payment of said tax lien as follows:

A. Tax Surety Posted under Tract 9328 Bond Company: RLI Insurance Company

Bond Number: #CMS0282860

Date: February 20, 2015

Amount: \$ 463,040

Principal: Shapell Industries, Incorporated

NOW, THEREFORE, BE IT RESOLVED that:

1. Said subdivision, together with the provisions for its design and improvement, is DETERMINED to be consistent with the County's general and specific plans.
2. Said Final Map is APPROVED and this Board does hereby REJECTS on behalf of the public any streets, paths, or easements shown thereon as dedicated to public use.
3. Said subdivision agreement is also APPROVED.

All deposit permits are on file with the Public Works Department.

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

Contact: J. A.B. LaRocque, 925-313-2315

ATTESTED: April 21, 2015

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc: J. A.B. LaRocque - Engineering Services , Design/Construction, Dept. of Development & Conservation - Planning, City of San Ramon - C. Low, T - 02-21-17, Shapell Industries, c/o Toll Brothers, Inc. 250 Gibraltar Road Horsham, PA 19004, Continental Insur. Co. 100 Matsonford Rd Radnor PA 19087 Attn: D. Dunnigan, RLY Insur. co. 101 Bradfor Rd Ste 200 Wexford PA 15090 , First American Title Company 6683 Owens Drive Pleasanton, CA 94588 Attn: B. Sala, Engineering Services Originator: J. Capozzo