

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 09/22/2015 by the following vote:

AYE: John Gioia, District I Supervisor Candace Andersen, District II Supervisor Mary N. Piepho, District III Supervisor Karen Mitchoff,
District IV Supervisor Federal D. Glover, District V Supervisor

NO: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐

Resolution No. 2015/348

IN THE MATTER OF approving the Final Map and Subdivision Agreement for subdivision SD15-09314, for a project being developed by Shapell Homes, a Division of Shapell Industries, Inc., a Delaware Corporation, as recommended by the Public Works Director, Danville area. (District III)

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

1. Map The final map of subdivision SD15-09314, a property located in the Danville area, Supervisorial District III, said map having been certified by the proper officials.

2. Subdivision Agreement A 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: \$16,000

Auditor's Deposit Permit No. 1346353 Date: July 16, 2015

Submitted by: Toll Brother Inc.

B. Surety Bond

Bond Company: Western Surety Company

Bond Number: 58727553 Date: August 11, 2015

Performance Amount: \$1,521,000

Labor & Materials Amount: \$ 768,500

Principal: 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 \$201,610.00, with security guaranteeing payment of said tax lien as follows:

A. Tax Surety Posted under Tract 9314 Bond Company: RLI Insurance Company

Bond Number: #CMS0282906

Date: August 12, 2015

Amount: \$ 201,610

Principal: Shapell Industries Inc., a Delaware Corporation

NOW, THEREFORE, BE IT RESOLVED:

1. That 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. That said Final Map is APPROVED and this Board does hereby REJECT on behalf of the public any streets, paths, or easements shown thereon as dedicated to public use.
3. That said subdivision agreement is also APPROVED.

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

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.

ATTESTED: September 22, 2015

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

By: June McHuen, Deputy

cc: Engineering Services Originator: J. Hernandez, Design/Construction, Current Planning - DCD, T - July 22, 2017, Shapell Industries Inc. c/o Toll Brothers, Inc. 250 Gibraltar Rd Horsham PA19004, Western Surety Company, 100 Matsonford Rd Suite 200 Radnor, PA 19087, Attn: W., RLI Insurance Co., 101 Bradford Rd Ste 200, Wexford, PA 15090 Attn: Bond Dept., First American Title Company, 6683 Owens Dr. Pleasanton, CA 94588, Attn: B Salas