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**SUBJECT:** Accept the Brentwood Country Club Phase I and II, Subdivision No. 9486 & 9360, in-tract public improvements for maintenance and take associated actions

**DEPARTMENT:** Engineering

**STAFF:** Allen Baquilar, Director of Engineering/City Engineer  
Heather Silfies, Engineering Services Supervisor  
Amanda Muniz, Administrative Technician

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**TITLE/RECOMMENDATION**

Adopt a Resolution accepting the in-tract public improvements for Brentwood Country Club Phase I and II for maintenance; accepting the Maintenance Bond; releasing the Improvement Securities and requesting that the City Clerk file this Resolution with the Recorder of Contra Costa County for these improvements, constructed as a part of Brentwood Country Club Phase I and II, Subdivision No. 9486 & 9460, south of Balfour Road and between State Route 4 and Summerset Drive.

**FISCAL IMPACT**

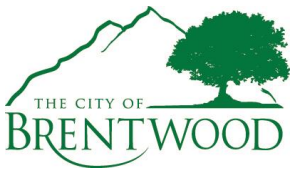
Most of the improvements associated with this project are privately owned and maintained; therefore, if the improvements are accepted, the City will incur an estimated \$8,981.60 in annual costs for necessary maintenance. The annual cost and funding sources for this maintenance is summarized in the table below.

<b>Funding Source</b>	<b>Type of Maintenance</b>	<b>Annual Cost Estimate</b>
Water Enterprise Fund	Water infrastructure	\$4,655.60
Wastewater Enterprise Fund	Wastewater infrastructure	\$4,326.00

**Total Annual Maintenance Cost Estimate: \$8,981.60**

**BACKGROUND**

When developers construct a new project that includes the sale of single-family homes, the land usually has to first be divided into individual lots that can be sold to separate buyers. Depending on the number of lots needed, this division of land requires the approval of either a tentative parcel map (for four lots or less) or a tentative subdivision map (for five lots or more) by the City. The map shows how the land will be divided into lots, parks, streets, and other features.



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When a tentative map is approved by the City, it will include a number of requirements or Conditions of Approval (COA's) that the developer must carry out in order to develop the project. In compliance with the State Subdivision Map Act ([Government Code Section 66458\(d\)](#)) and [Municipal Code Section 16.165.010](#), a Final Map and associated Subdivision Improvement Agreement (SIA) are presented to the City Manager for approval through an Informational Report to City Council. Per the SIA, improvement security must be provided to the City to cover the estimated cost of the improvements to be installed. For this project, a surety bond was submitted to guarantee faithful performance and satisfy this requirement.

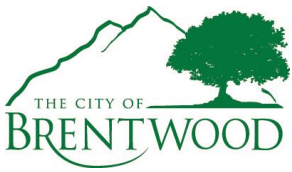
Once the improvements are completed and ready for acceptance, the developer must post a Maintenance Bond in an amount not less than 10% of the estimated cost of improvements, guaranteeing materials and workmanship for a period of one year. Before ownership of the improvements can be transferred, the City Council has to formally accept them, which means the City acknowledges that the improvements were built in conformance with the approved plans.

In this item, staff is requesting the City Council (1) accept the improvements, (2) accept the Maintenance Bond from the developer, (3) release the Improvement Securities back to the developer, since the improvements were built, and (4) ask the City Clerk to send the Council's Resolution to the County so it can be recorded and be a record of the Council's action.

This project, which sits south of Balfour Road and between State Route 4 and Summerset Drive, has been developed by Shea Homes Limited Partnership (Developer). The tentative map was approved to subdivide 17.60 acres into 86 single family residential lots. The portions of public improvements required by the project's Conditions of Approval have been constructed and inspected to ensure they follow the approved improvement plans including sewer, water, storm drain, sidewalks, masonry wall, street lighting, and paving.

Subdivision No. 9360 improvements, consisting of 2,484 Lineal Feet (LF) of pavement, 2,530 LF of sidewalk, 3,570 LF curb and gutter, 2,605 LF 8" sewer line, 2,860 LF 8" water line, 1,300 LF of 6 ft masonry wall, 5 hydrants, 1,790 LF various size storm drain line, are now complete and have been inspected for conformance with the approved improvement plans.

Subdivision No. 9486 improvements, consisting of 1,098 Lineal Feet (LF) of pavement, 841 LF of sidewalk, 1,790 LF curb and gutter, 1,000 LF 8" sewer line,



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1,260 LF 8" water line, 700 LF of 6 ft masonry wall, 3 hydrants, 860 LF storm drain line, are now complete and have been inspected for conformance with the approved improvement plans.

The Developer has provided a Maintenance Bond to cover the twelve-month warranty period for the public improvements. With the improvements now installed, it is appropriate to accept the improvements and begin the warranty period.

**CITY COUNCIL STRATEGIC INITIATIVE**

Not Applicable.

**PREVIOUS ACTION**

Previous Action by the City Council is included on Attachment 1.

**DATE OF NOTICE**

Not Applicable.

**ENVIRONMENTAL DETERMINATION**

On March 11, 2014, the City Council adopted a Mitigated Negative Declaration for the Brentwood Country Club Project by Resolution No. 2014-20.

**ALTERNATIVE OPTION(S)**

1. Do not approve staff's recommendation.
2. Continue item with direction for staff to return with additional information.

**ATTACHMENT(S)**

1. Previous Action
2. Site Map
3. Acceptance Photos
4. Resolution