

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD ACCEPTING THE BRENTWOOD COUNTRY CLUB PHASE I and II, SUBDIVISION NUMBERS 9360 & 9486, IN-TRACT PUBLIC IMPROVEMENTS FOR MAINTENANCE; ACCEPTING THE MAINTENANCE BOND; RELEASING THE IMPROVEMENT SECURITIES; AND REQUESTING THE CITY CLERK FILE THE RESOLUTION WITH THE RECORDER OF CONTRA COSTA COUNTY FOR THESE IMPROVEMENTS

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

WHEREAS, on February 18, 2014, by Planning Commission Resolution No. 14-008 the Planning Commission approved Tentative Subdivision Map No. 9360; and

WHEREAS, on August 28, 2018, by City Council Resolution No. 2018-115, the City Council approved Tentative Subdivision Map No. 9486; and

WHEREAS, on April 13, 2021 the City Council was notified through an Informational Report of the City Manager's approval of Final Subdivision Map Numbers 9360 and 9486; and

WHEREAS, the required public improvements (collectively, "Brentwood Country Club Phase I and II, Subdivision No. 9486 & 9460, In-tract Public Improvements") consist of the following:

1. Subdivision No. 9360 improvements: 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
2. Subdivision No. 9486 improvements: 1,098 Lineal Feet (LF) of pavement, 841 LF of sidewalk, 1,790 LF curb and gutter, 1,000 LF 8" sewer line, 1,260 LF 8" water line, 700 LF of 6 ft masonry wall, 3 hydrants, 860 LF storm drain line

WHEREAS, Brentwood Country Club Phase I and II, Subdivision No. 9486 & 9460, In-tract Public Improvements have been completed and constructed in substantial conformance with the approved improvement plans; and

WHEREAS, Shea Homes, LP, has posted a Maintenance Bond, guaranteeing materials and workmanship, for a period of one year following acceptance of said improvements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Brentwood does hereby resolve as follows:

With respect to Subdivision No. 9360 and 9486, in-tract public improvements constructed by Shea Homes, LP:

1. Brentwood Country Club Phase I and II, Subdivision No. 9486 & 9460, In-tract Public Improvements for maintenance are hereby accepted.
2. The Maintenance Bond is hereby accepted.
3. The Improvement Securities will be released within sixty (60) days of the passage of this Resolution.
4. The City Clerk is hereby requested to file this Resolution with the Recorder of Contra Costa County.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Brentwood at a regular meeting held on the 9th day of December 2025, by the following vote: