

RESOLUTION OF ZONING ADMINISTRATOR OF CONTRA COSTA COUNTY
REGARDING THIRTY-FIRST ANNUAL REVIEW OF SETTLEMENT AGREEMENT
FOR THE **GALE RANCH** DEVELOPMENT
FINDING GOOD FAITH COMPLIANCE THEREWITH

The Zoning Administrator of Contra Costa County finds that:

- A. On May 11, 1994 an Agreement to Settle Litigation Relating to the Dougherty Valley *General Plan Amendment, Specific Plan and Environmental Impact Report* between Contra Costa County, the City of San Ramon, the Town of Danville, Windemere Ranch Partners and Shapell Industries relative to the development known as Dougherty Valley.
- B. Exhibit G of the Settlement Agreement provides for a Compliance Monitoring Program to be established for the Dougherty Valley Project.
- C. The Compliance Monitoring Program makes specific provisions for preparation of Annual Compliance Reports to be submitted to the County by October 15, of each year.
- D. For the purposes of the Thirty-First Annual Review covering the 2025 Project Year, the Department of Conservation and Development has filed a staff report relative to all development, which has occurred under the Agreement since the effective date of the Agreement and other matters regarding Developer's good faith compliance with the Agreement.
- E. The Zoning Administrator has reviewed and considered all evidence in the record, including the staff report and the Annual Compliance Report from the Developer, dated November 25, 2025 (attached to the staff report), submitted to demonstrate the Developer's good faith compliance with the terms of the Settlement Agreement.

NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES, FINDS, CERTIFIES AND ORDERS AS FOLLOWS:

- 1. Based upon the Zoning Administrator's review and consideration of the staff report and Annual Compliance Report attached thereto, the Zoning Administrator hereby incorporates by this reference and adopts as his own findings, the findings set forth in the attached staff report. The Zoning Administrator finds that Shapell Industries, since the effective date of the Agreement, has at all times been in good faith compliance with the terms of the Settlement Agreement.
- 2. Based upon the Zoning Administrator's review and consideration of the staff report and Annual Compliance Report, the Zoning Administrator finds and orders that the Settlement Agreement shall not be terminated or modified and shall continue in full force and effect.

Adopted on _____, 2026.

Sean Tully
Deputy Zoning Administrator
Contra Costa County