

RESOLUTION NO. 2-2026

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

The Zoning Administrator of Contra Costa County finds that:

A. On April 8, 1996, pursuant to County Ordinance No. 94-79, the County entered into a Development Agreement (“Agreement”) with Shapell Industries, (“Developer”) relative to the development known as Gale Ranch.

B. Pursuant to the County’s Procedures and Requirements for the Consideration of Development Agreement (Board of Supervisors Resolution No. 85/412) and Agreement, the Agreement is to be reviewed by the Zoning Administrator each year beginning in October of 1996, to inquire into the good faith compliance of Developer with the terms of the Agreement (the “Annual Review”).

C. 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 that has occurred under the Agreement since the effective date of the Agreement and other matters regarding Developer’s good faith compliance with the Agreement.

D. 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 Agreement (“Compliance Letter”). 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 the Developer, since the effective date of the Agreement, has at all times been in good faith compliance with the terms of the Agreement.

2. Based upon the Zoning Administrator’s review and consideration

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

Upon review of the staff report and Annual Compliance Report, the Zoning Administrator finds and orders that the 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