

Recorded at the request of:  
Discovery Bay Community Services  
District

Return to:  
Discovery Bay Community Services  
District  
1800 Willow Lake Road  
Discovery Bay, CA 94505

## GRANT DEED

For Value consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY, a political subdivision of the State of California

GRANTS to Discovery Bay Community Services District the following described real property in the area of Discovery Bay, County of Contra Costa, State of California,

FOR DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date \_\_\_\_\_

CONTRA COSTA COUNTY

By: \_\_\_\_\_  
Chair, Board of Supervisors

STATE OF CALIFORNIA )

COUNTY OF CONTRA COSTA )

On \_\_\_\_\_ before me, \_\_\_\_\_, Clerk of the Board of Supervisors, Contra Costa County, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_  
Deputy Clerk

### ATTACH APPROPRIATE ACKNOWLEDGMENT

**DETERMINATION THAT AN ACTIVITY  
IS EXEMPT FROM THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

FILE NO.: 7815-6X5586 and 7810-6X5557

CP NO.: 08-53

ACTIVITY NAME: **Discovery Bay Real Property Transfers and License Agreement to the Discovery Bay Community Services District** (Countywide Landscaping District LL-2; Zones 35, 57 and 61 and Discovery Bay West Parking District)

PREPARED BY: Trina R. Torres, Public Works Department

DATE: December 2, 2008

**This activity is not subject to the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061 (b) (3) of the CEQA Guidelines.**

It can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.


**DESCRIPTION OF THE ACTIVITY:**

The activity consists of transferring real property from Contra Costa County (County) to the Discovery Bay Community Services District (DBCSD), granting access easements within County road right of way, and entering into a license agreement between the County and DBCSD to operate and maintain street landscape strips and medians, pedestrian paths, pedestrian bridges, sound walls, sidewalks, and signs within Countywide Landscape District LL-2; Zones 35 (Figs. 2&3), 57 (Figs. 2&4), & 61 (Figs. 2 and 5-8) and the Discovery Bay West Parking District. All maintenance activities shall be pursuant to the conditions of the License Agreement.

The County intends to transfer the following to DBCSD: Regatta Park (APN 011-316-043) and three parking lots [**Zone 57**], Slifer Park (APNs 011-350-003 & 011-350-013) [**Zone 61**], and a Park and Ride (APN 011-230-033.) [**Discovery Bay West Parking District**].

**LOCATION:**

The project is located in East Contra Costa County in the unincorporated community of Discovery Bay. (Figures 1 – 9)

REVIEWED BY:  DATE: 12/03/08  
Leigh Chavez, Environmental Analyst III  
Contra Costa County Public Works Dept.

APPROVED BY:  DATE: 12/29/08  
Contra Costa County  
Dept. of Conservation and Development Representative

tt:  
G:\EngSvc\ENVIRO\Special Districts\Disco Bay Landscape Property Transfer-Lic. Agree\CEQA\DE.docx  
Form Updated: May 28, 2008

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**Notice of Exemption**

CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
 651 PINE STREET 2ND FLOOR NORTH WING MARTINEZ, CALIFORNIA 94553

Telephone: (925) 313-2176

Contact Person: Trina Torres - Public Works Dept.

**Project Description, Common Name (if any) and Location:** Discovery Bay Real Property Transfers and License Agreement to the Discovery Bay Community Services District (Countywide Landscaping District LL-2; Zones 35, 57 and 61 and Discovery Bay West Parking District), Proj. Nos. **7815-6X5586 and 7810-6X5557, CP NO.: 08-53**

**Project Description:** The activity consists of transferring real property from Contra Costa County (County) to the Discovery Bay Community Services District (DBCSD), granting access easements within County road right of way, and entering into a license agreement between the County and DBCSD to operate and maintain street landscape strips and medians, pedestrian paths, pedestrian bridges, sound walls, sidewalks, and signs within Countywide Landscape District LL-2; Zones 35, 57, & 61, and the Discovery Bay West Parking District. All maintenance activities shall be pursuant to the conditions of the License Agreement.

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**Project location:** The project is located in East Contra Costa County in the unincorporated community of Discovery Bay.

This project is exempt from **CEQA** as a:

- Ministerial Project (Sec. 15268)
- Declared Emergency (Sec. 15269(a))
- Emergency Project (Sec. 15269(b) or (c))
- Categorical Exemption, *Class* \_\_\_\_\_
- Other Statutory Exemption, Section \_\_\_\_\_
- General Rule of Applicability** [Section 15061 (b) (3)]

**for the following reason(s):** It can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
 Dept. of Conservation and Development Representative

**AFFIDAVIT OF FILING AND POSTING**

I declare that on \_\_\_\_\_ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Title

<b>Applicant:</b>	<b>Department of Fish and Game Fees Due</b>	
Public Works Department 255 Glacier Drive Martinez, CA 94553 Attn: <u>Trina Torres</u> Environmental Section	<input type="checkbox"/> EIR - \$2,768. <sup>25</sup> <input type="checkbox"/> Neg. Dec. - \$1,993. <sup>00</sup> <input checked="" type="checkbox"/> <b>County Clerk - \$50</b> <input checked="" type="checkbox"/> <b>Department of Conservation and Development -\$25</b>	<b>Total Due: \$ 75.00</b> Total Paid \$ _____ Receipt #: _____

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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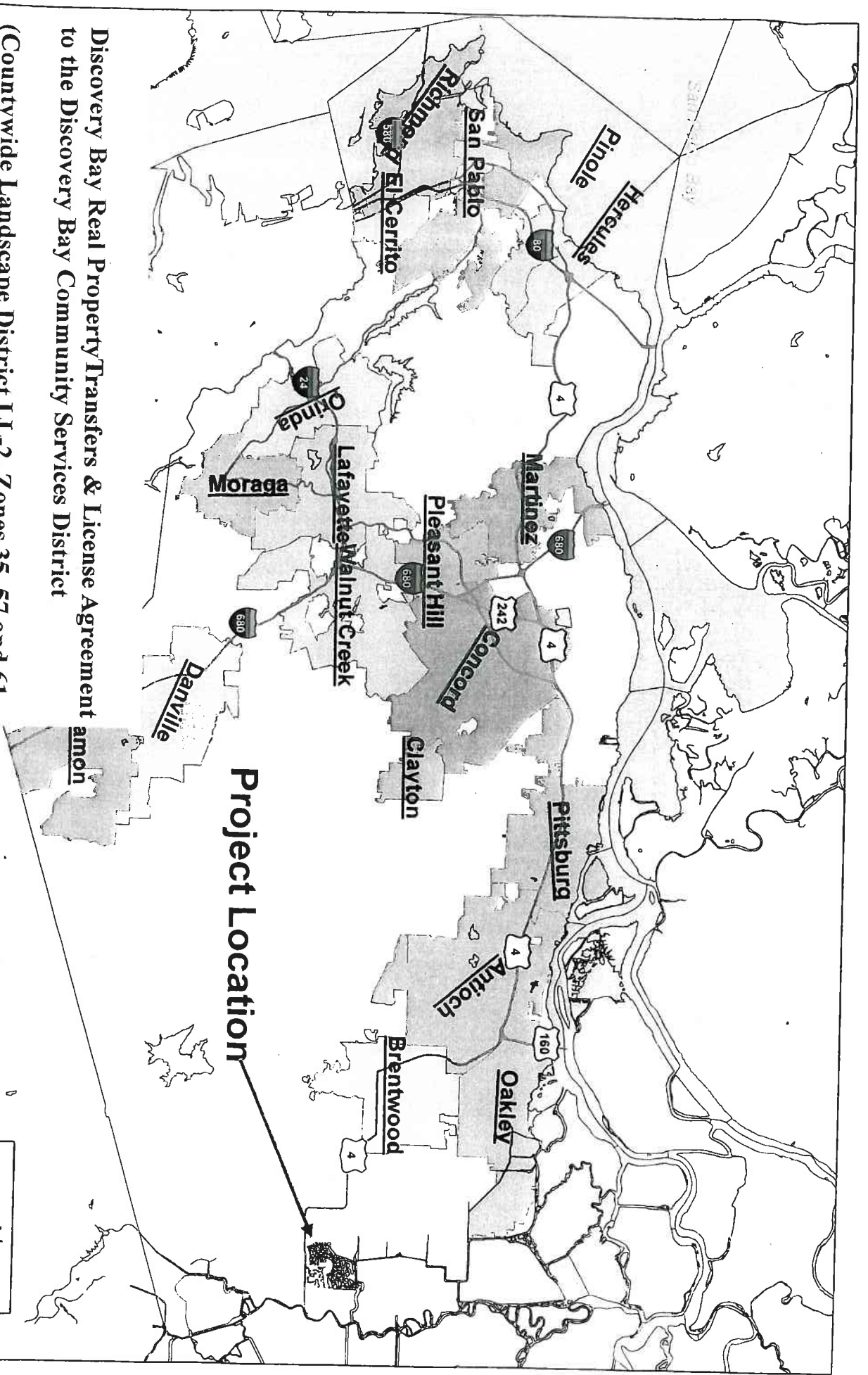
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\_\_\_\_\_  
 Signature

\_\_\_\_\_  
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Discovery Bay Real Property Transfers & License Agreement  
 to the Discovery Bay Community Services District  
 (Countywide Landscape District LL-2, Zones 35, 57 and 61  
 and Discovery Bay West Parking District)

Proj. Nos. 7815-6X5586 & 7810-6X5557 / CP#08-53

GIS (Nov. 2008)

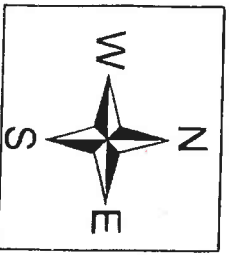


Figure 1

Discovery Bay Real Property Transfers  
& License Agreement to the Discovery Bay  
Community Services District

(Countywide Landscape District LL-2,  
Zones 35, 57 and 61 and  
Discovery Bay West Parking District)

Proj. Nos. 7815-6X5586 & 7810-6X5557 / CP#08-53  
GIS (Nov. 2008)

Project Location

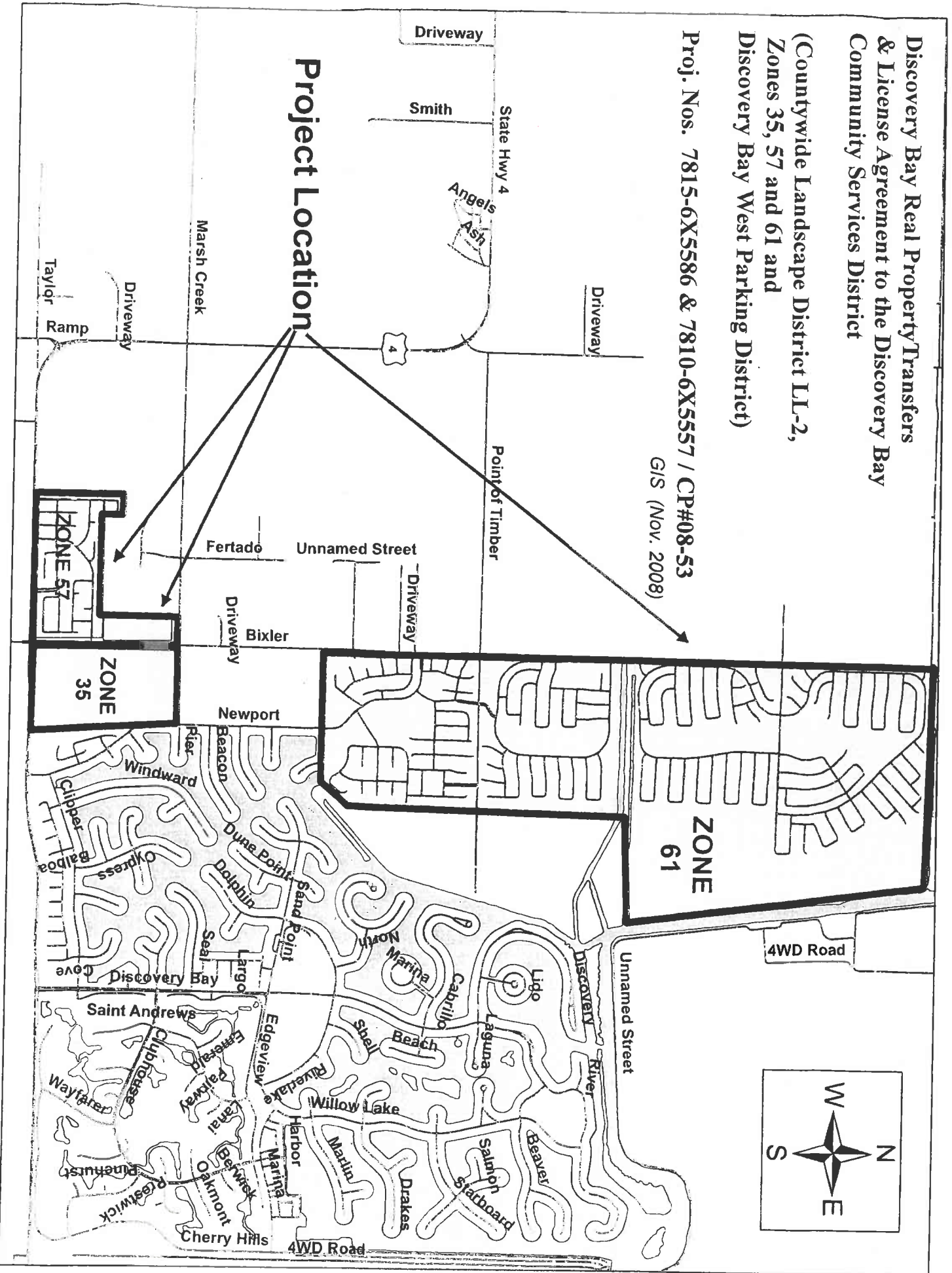


Figure 2



NOT TO SCALE

ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

SHEET 1 OF 1

LEGEND	
ZONE BOUNDARY	—
TRACT	—
LANDSCAPE	▨
TRAIL	▤
BRIDGE	▧



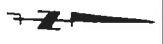
H:\PROJECTS\CONTRACT\PROJ-08\LL2\CADD\ZONES.DWG (LAST MODIFIED 3/5/08 SA)

PREPARED BY FRANCISCO & ASSOCIATES, INC.

ZONE 35:  
SANDY COVE  
DISCOVERY  
BAY AREA

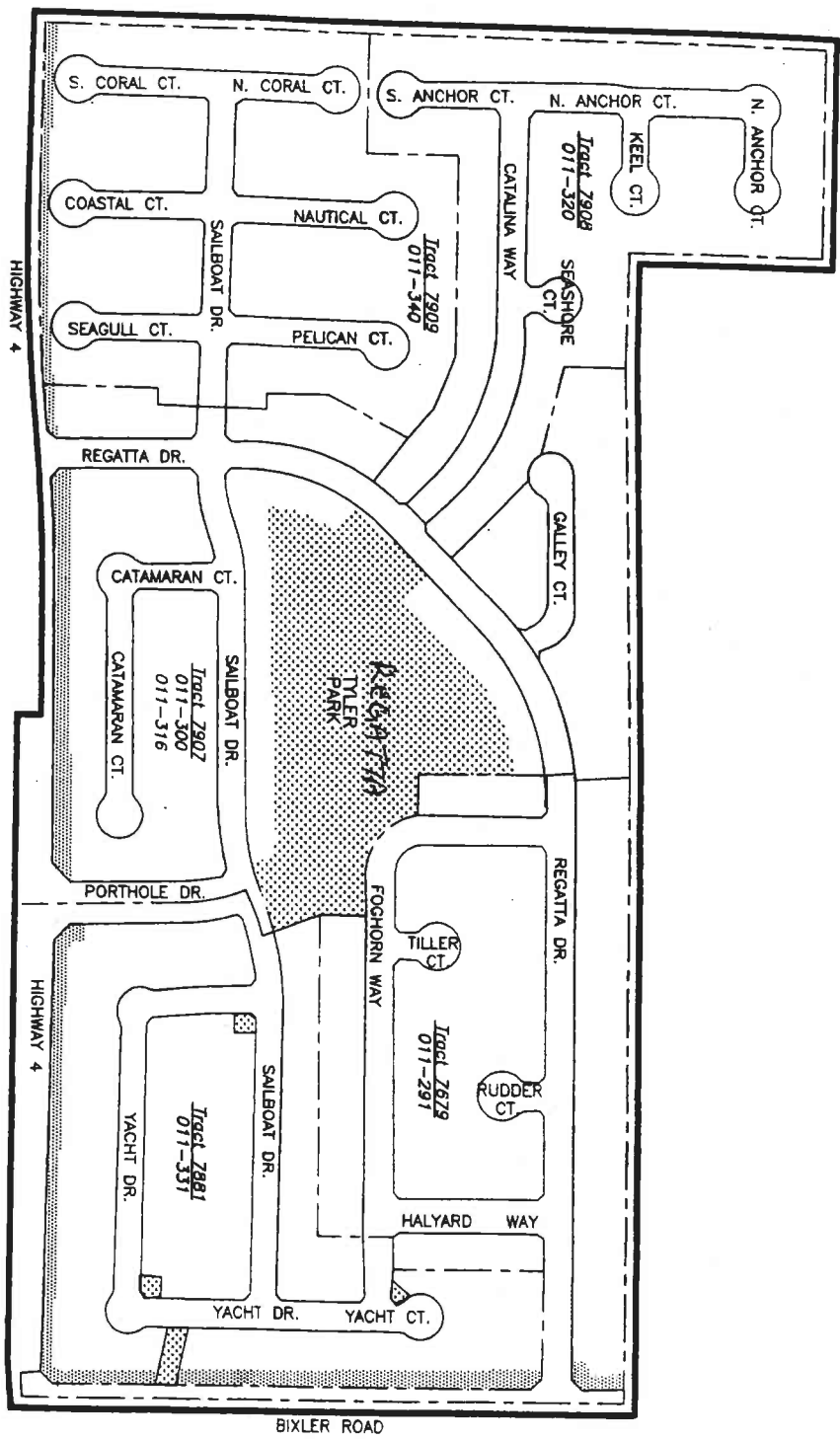
Fig. 3

NOT TO SCALE



ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

SHEET 1 OF 1



LEGEND

ZONE BOUNDARY ———

TRACT ———

LANDSCAPE [stippled pattern]

FILED: 1998-08-12 11:23 AM COUNTY OF CONTRA COSTA

ZONE 57:  
PACIFIC  
WATERWAYS  
DISCOVERY BAY AREA

PREPARED BY FRANCISCO & ASSOCIATES, INC.

Fig. 4

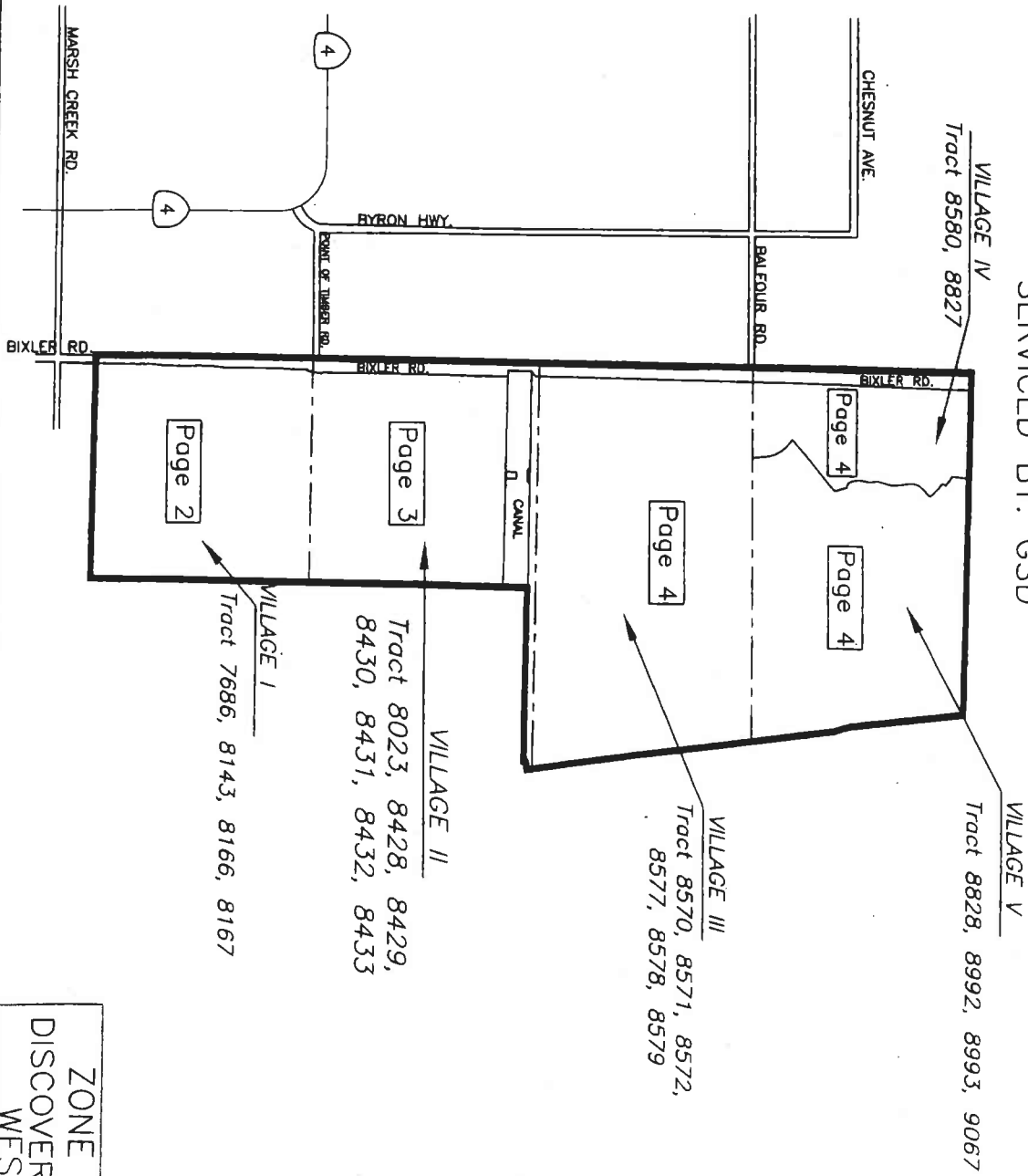


NOT TO SCALE



ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

SHEET 1 OF 4



N:\PROJECTS\CONTRA\708-08\LL2\CADD\ZONE61.DWG (LAST MODIFIED 5/3/08 SA)

PREPARED BY FRANCISCO & ASSOCIATES, INC.

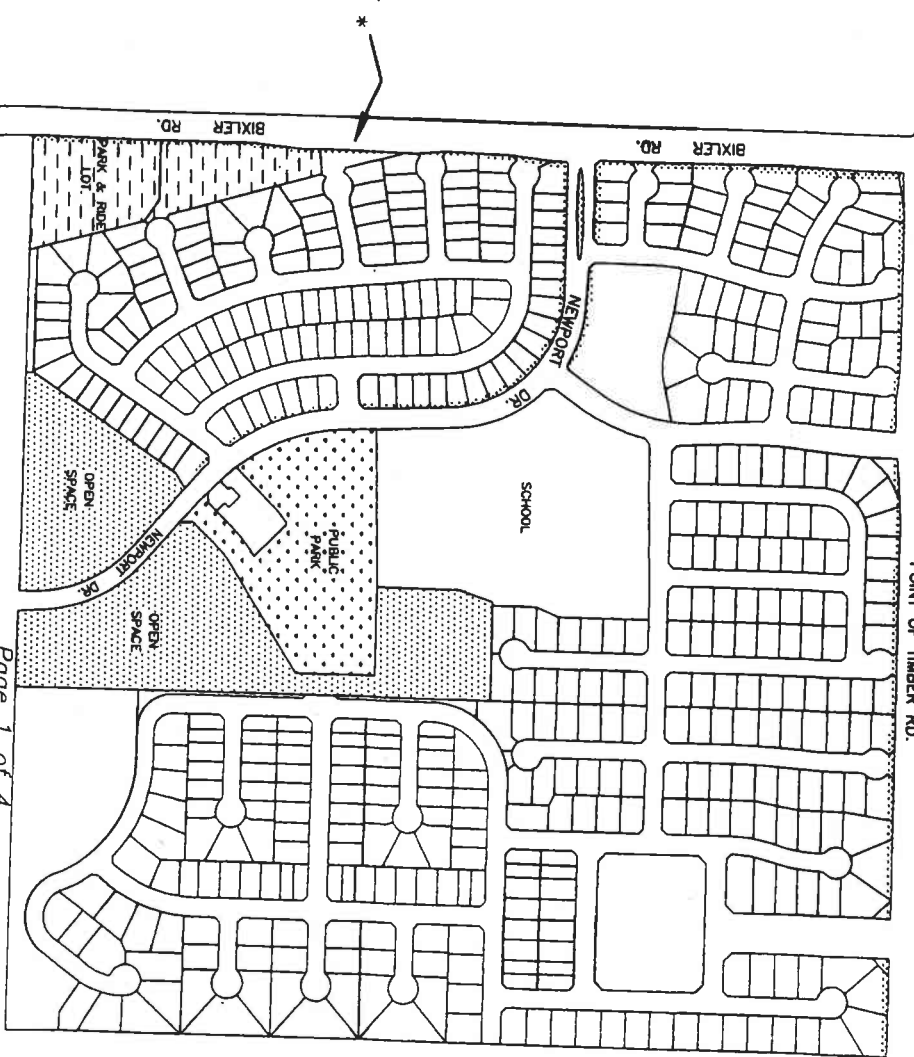
ZONE 61:  
DISCOVERY BAY  
WEST

Fig. 5

ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

NOT TO SCALE

Page 3 of 4



**LEGEND**

- ZONE BOUNDARY
- LANDSCAPE AREA
- OPEN SPACE
- PARK & RIDE LOTS

N:\PROJECTS\CONTRAV\108-08\LL2\CADD\ZONES1(0).DWG (LAST MODIFIED 5/3/08 SA)

\* County maintained landscape areas are all on the east side of Bixler Road. There are intermittent pockets at entryways which are maintained by other services (HOA's).

\*\* Point of Timber Road is between Villages I and II (north frontage Village I and south frontage Village II). The entryway to The Lakes development is maintained by other services (HOA).

Page 1 of 4

VILLAGE I  
Tract 7686, 8143, 8166, 8167

ZONE 61:  
DISCOVERY BAY  
WEST

PREPARED BY FRANCISCO & ASSOCIATES, INC.

Fig. 6

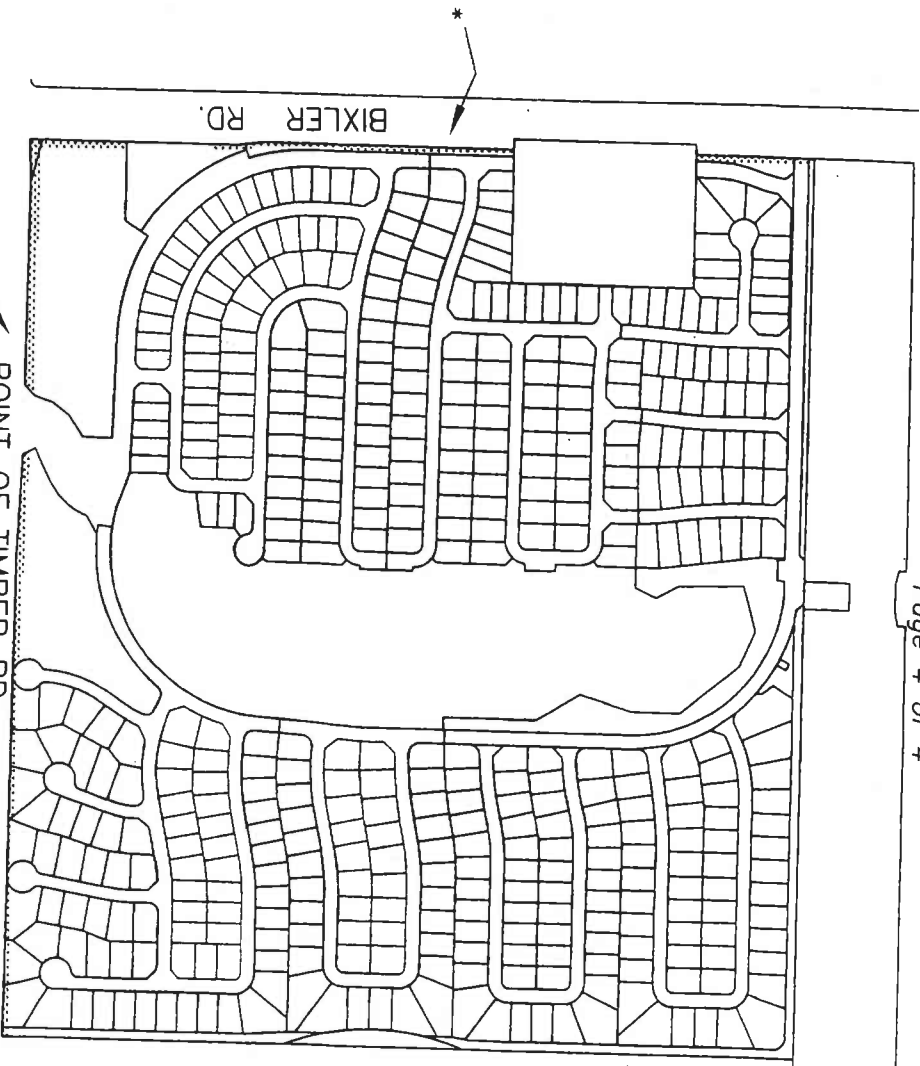
NOT TO SCALE



ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

Page 4 of 4

SHEET 3 OF 4



VILLAGE II  
Tract 8023, 8428, 8429,  
8430, 8431, 8432, 8433

LEGEND

- ZONE BOUNDARY
- LANDSCAPE AREA
- OPEN SPACE
- PAVK & RIDE LOTS

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Page 2 of 4

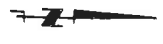
PREPARED BY FRANCISCO & ASSOCIATES, INC.

ZONE 61:  
DISCOVERY BAY  
WEST

Fig. 7

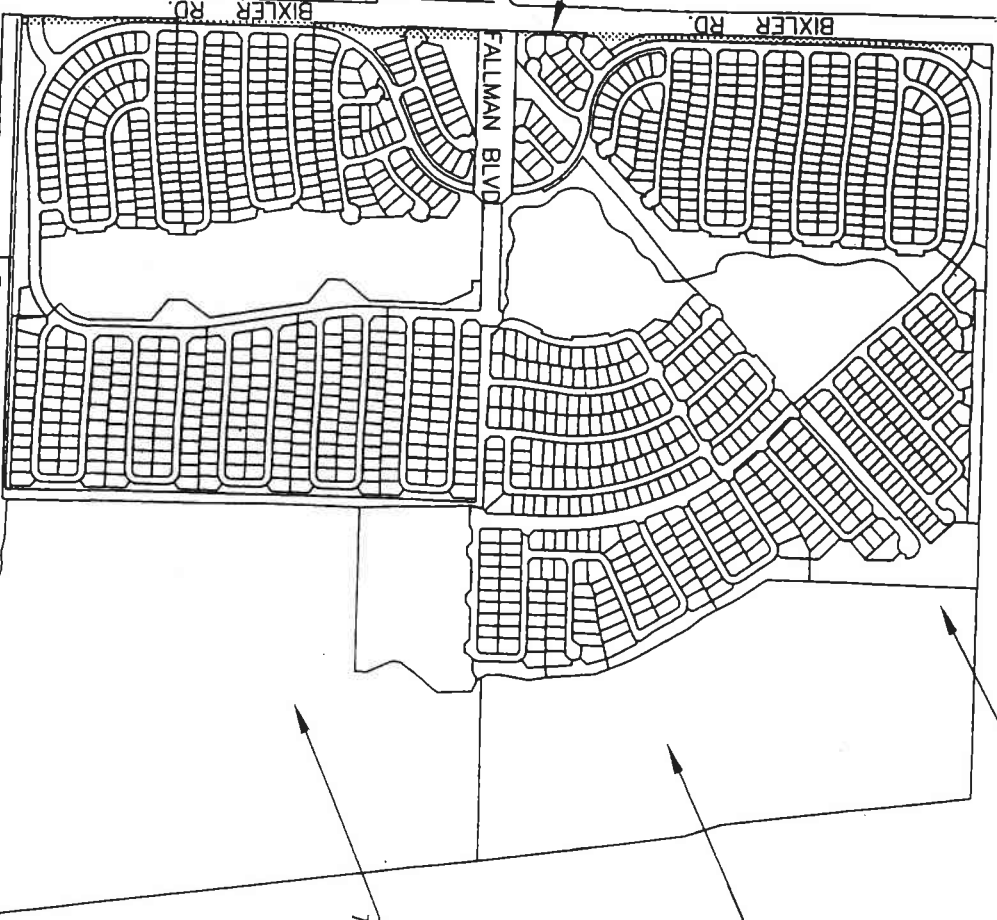
N:\PROJECTS\CONTRA\700-08\LL2\CADD\ZONE61(b).DWG (LAST MODIFIED 5/3/08 SW)

NOT TO SCALE



ASSESSMENT DIAGRAM  
CONTRA COSTA COUNTY LL2  
SERVICED BY: GSD

SHEET 4 OF 4



VILLAGE V  
Tract 8828, 8992, 8993, 9067

VILLAGE IV  
Tract 8580, 8827

VILLAGE III  
Tract 8570, 8571, 8572,  
8577, 8578, 8579

Page 3 of 4

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**LEGEND**

- ZONE BOUNDARY
- LANDSCAPE AREA
- OPEN SPACE
- PARK & RIDE LOTS

N:\BROWALOTS\CONTRAV\1108-08\LL2\CADD\ZONES1(c).DWG (LAST MODIFIED 5/5/08 SA)

ZONE 61:  
DISCOVERY BAY  
WEST

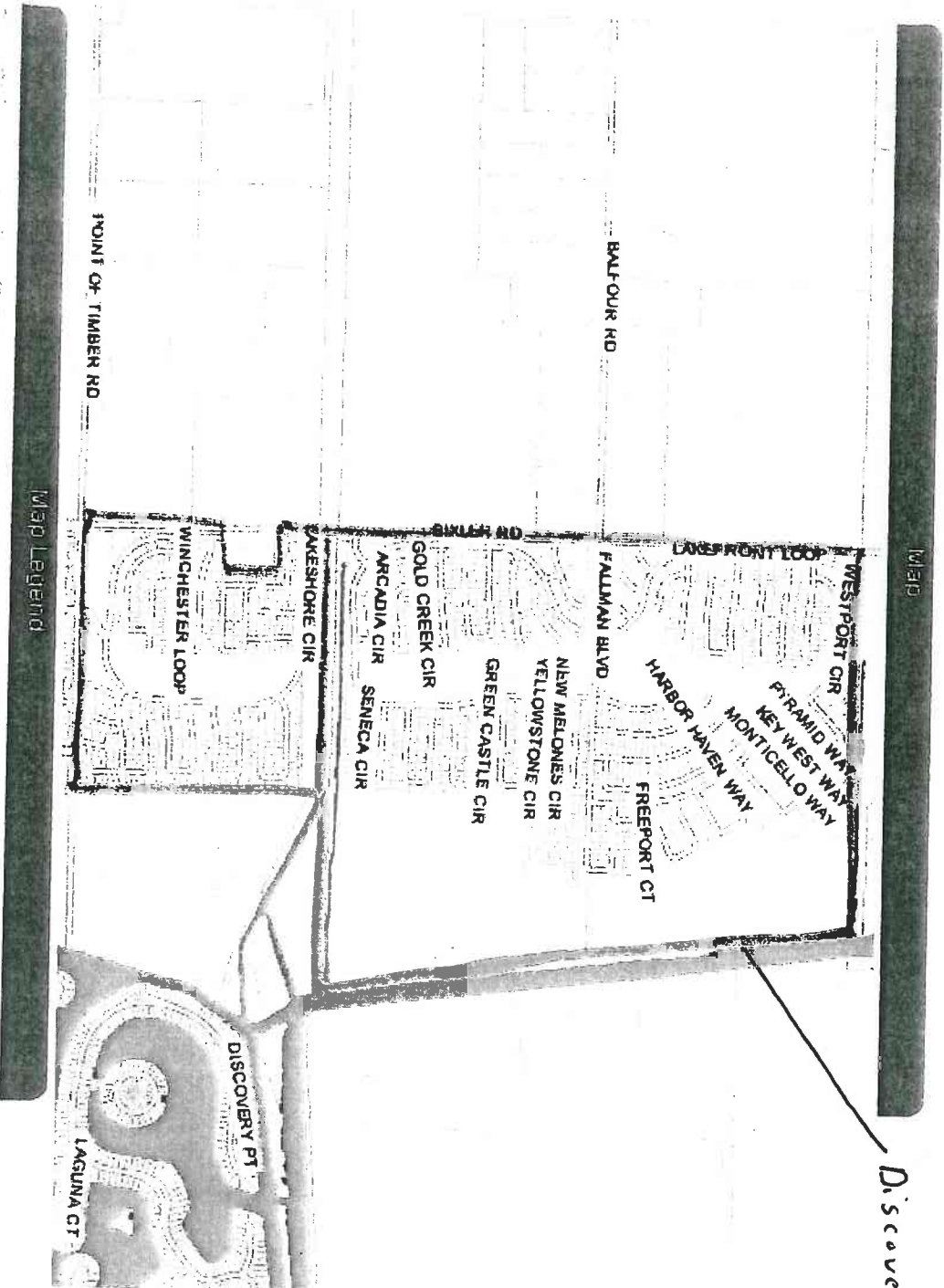
PREPARED BY FRANCISCO & ASSOCIATES, INC.

Fig. 8



# Contra Costa County

Mapping Information Center



Discovery Bay West Parking Dist

April 2008

Fig. 9