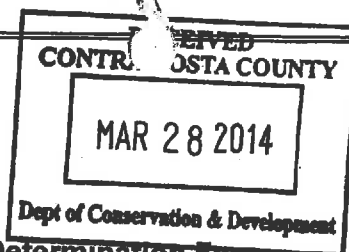


EXHIBIT 11

DEPARTMENT OF FISH AND WILDLIFE

Bay Delta Region
7329 Silverado Trail
Napa, California 94558
(707) 944-5500



CEQA Filing Fee No Effect Determination Form

Applicant Name: Albert R. Rubey**Date Submitted:** March 12, 2014**Applicant Address:** 3189 Danville Boulevard, #295, Alamo, CA 94507**Project Name:** County Files MS11-0006 and DP12-3029**CEQA Lead Agency:** Contra Costa County Department of Conservation and Development**CEQA Document Type:** Mitigated Negative Declaration**SCH Number and/or local agency ID Number:** MS11-0006**Project Location:** 3189 Danville Boulevard, Alamo, CA 94507

Brief Project Description: Request for approval of a vesting tentative map for a minor subdivision application which proposes to subdivide a developed 58,325-square-foot, two-story commercial building for mixed professional office and retail use is proposed to be constructed on the smaller parcel. The larger parcel has an existing mixed-use commercial building and parking lot on-site, and no new development or changes are proposed there.

Describe clearly why the project has no effect on fish and wildlife: The project proposes to subdivide an existing parcel into two parcels and construct a 3,000-square-foot commercial building on one of the new parcels. Currently the parcel is entirely developed as a parking lot and commercial building. Existing trees on site will be retained.

Determination: Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By:

Scott Wilson
Scott Wilson
Regional Manager
Bay Delta Region

Date: March 25, 2014