

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

ACTIVITY No.: WO# WL83PV / FS17000166

CP#17-12

ACTIVITY NAME: Drainage Area 67A - Annexation of a portion of a parcel (APN 184-360-015)

LOCATION: 400 Montecillo Drive, Walnut Creek (APN 184-360-015)

PREPARED BY: Trina Torres, Contra Costa County Public Works Department

DATE: March 20, 2017

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 is located at 400 Montecillo Drive, Walnut Creek (APN 184-360-015) in the Tice Creek Watershed, within Contra Costa County Flood Control and Water Conservation District Drainage Areas (DA) 67 and 67A, within the City of Walnut Creek. (Figures 1-6)

The activity consists of annexing a portion of APN 184-360-015 into DA67A (Figure 6). DA67A is the assessment district for storm drain facilities maintenance of Rossmoor Detention Basin. The applicant/owner is required to comply with the fee ordinance for DA67, as required by the City of Walnut Creek (City) prior to property subdivision.

This CEQA documentation only covers the annexation of a portion of APN 184-360-015 into DA67A. The City and/or the applicant/owner will be responsible for any further CEQA assessments and approvals necessary, as well as obtaining any applicable County, City, or regulatory permits associated with future property subdivision.

Real Property transactions, including right-of-way may be necessary for this activity.

General Plan Conformance may be necessary from the City of Walnut Creek for this activity.

REVIEWED BY: _____


Leigh Chavez
Principal Environmental Analyst
Environmental Services
Contra Costa County Public Works Department

DATE: _____

03/21/17

APPROVED BY: _____

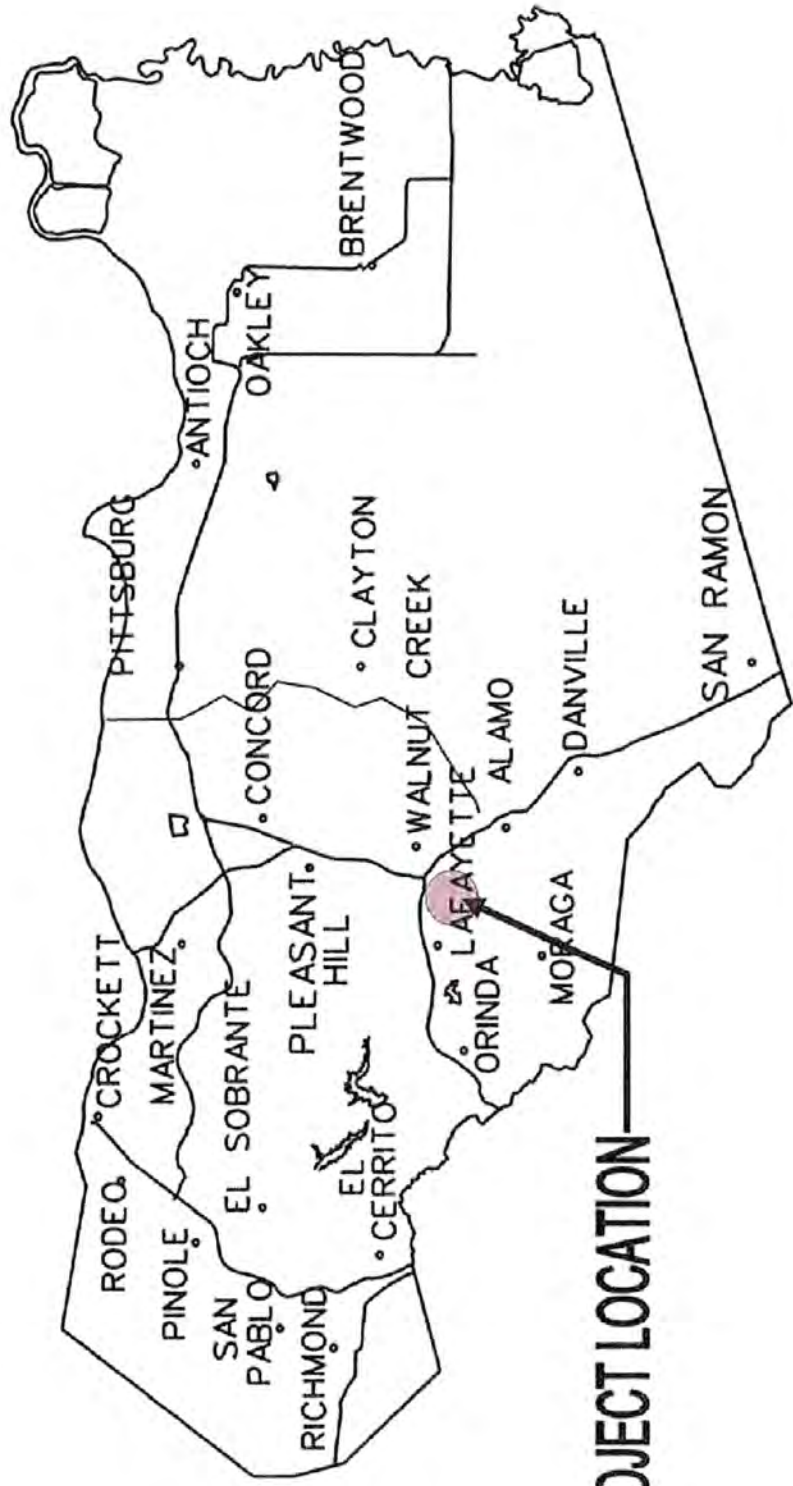

Department of Conservation and Development Representative

DATE: _____

3-24-17

DA67A-Annexation of a portion of a parcel (APN194-360-015)

CONTRA COSTA COUNTY CALIFORNIA



PROJECT LOCATION

PROJECT LOCATION MAP

265 GLACIER DRIVE, MARTINEZ, CA 94553 PH: (926)313-2000 FAX: (926)313-2333

Figure 1

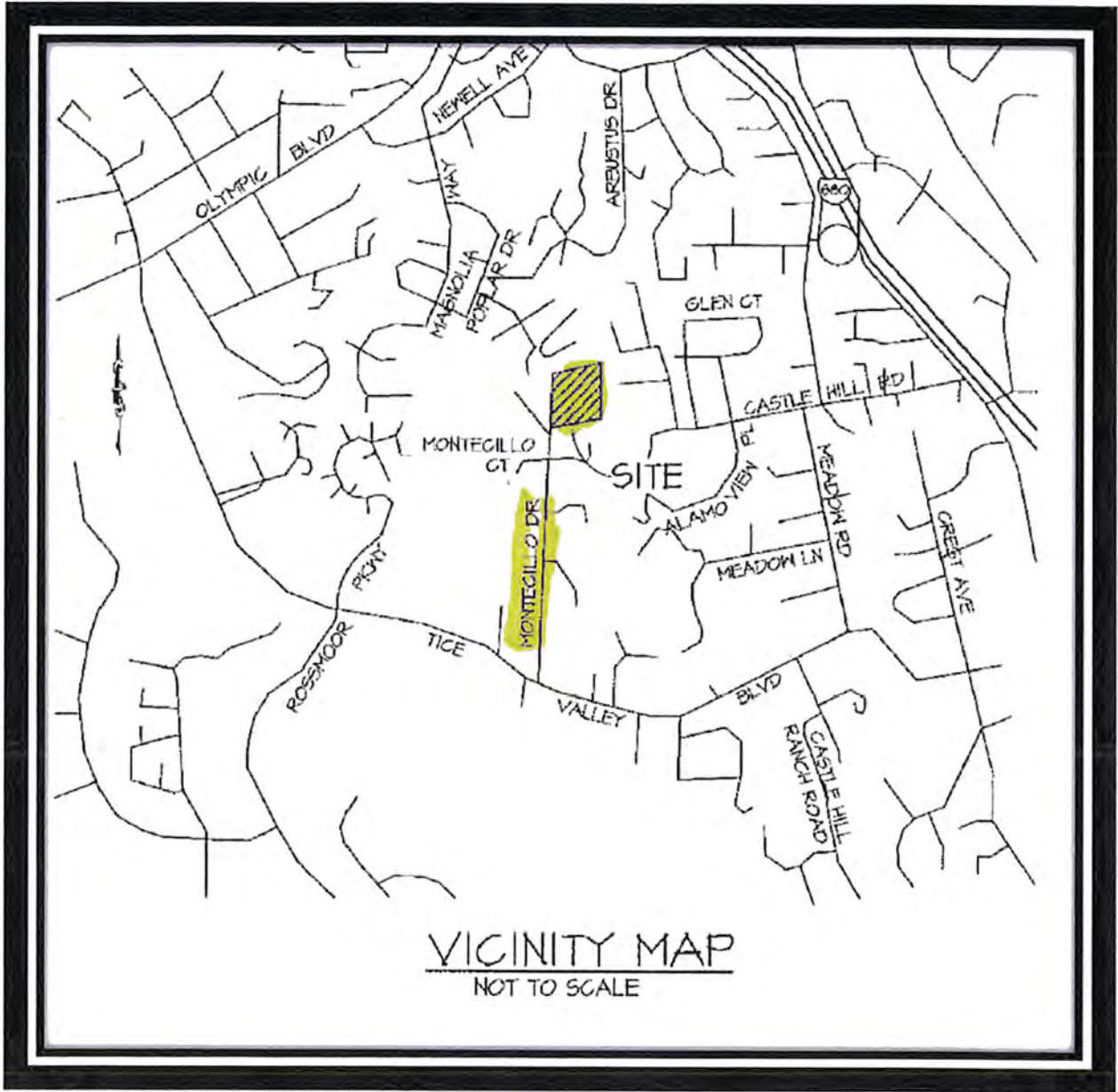


EXHIBIT 1

Figure 2

DA67A-Annexation of a portion of a parcel (APN194-360-015)

EXHIBIT A
DRAINAGE AREA 67A ANNEXATION PROPERTY
WALNUT CREEK, CALIFORNIA

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF CONTRA COSTA, CITY OF WALNUT CREEK, DESCRIBED AS FOLLOWS:

A PORTION OF THE RANCHO SAN RAMON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO JAMES A. NEJEDLY AND JAINE NEJEDLY, FILED DECEMBER 27, 2006, DOC. NO. 2006-0412072, CONTRA COSTA COUNTY OFFICIAL RECORDS;

THENCE FROM SAID POINT OF BEGINNING ALONG THE BOUNDARIES OF SAID NEJEDLY PARCEL THE FOLLWING COURSES:

NORTH 86°10'13" EAST, 154.92 FEET;

NORTH 29°27'50" EAST, 70.00 FEET;

THENCE LEAVING SAID NEJEDLY BOUNDARY SOUTH 60°32'10" EAST, 117.76 FEET;

THENCE SOUTH 22°31'20" EAST, 452.29 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 393.00 FEET, THE CENTER OF WHICH BEARS SOUTH 18°24'12" EAST, THROUGH A CENTRAL ANLE OF 18°04'41", AN ARC LENGTH OF 124.00 FEET;

THENCE SOUTH 53°31'07" EAST, 24.89 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 618.00 FEET, THE CENTER OF WHICH BEARS SOUTH 36°28'53" EAST, THROUGH A CENTRAL ANLE OF 11°04'57", AN ARC LENGTH OF 119.54 FEET TO A POINT ON THE BOUNDARY OF SAID NEJEDLY PARCEL;

THENCE ALONG THE BOUNDARIES OF SAID NEJEDLY PARCEL THE FOLLOWING COURSES:

DA67A-Annexation of a portion of a parcel (APN194-360-015)

ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, THE CENTER OF WHICH BEARS SOUTH 10°34'49" WEST, THROUGH A CENTRAL ANGLE OF 21°53'39", AN ARC LENGTH OF 15.29 FEET;

NORTH 22°35'06" WEST, 602.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.38 ACRES, MORE OR LESS

ATTACHED HERETO IS A PLAT (EXHIBIT B) TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION.



Figure 4

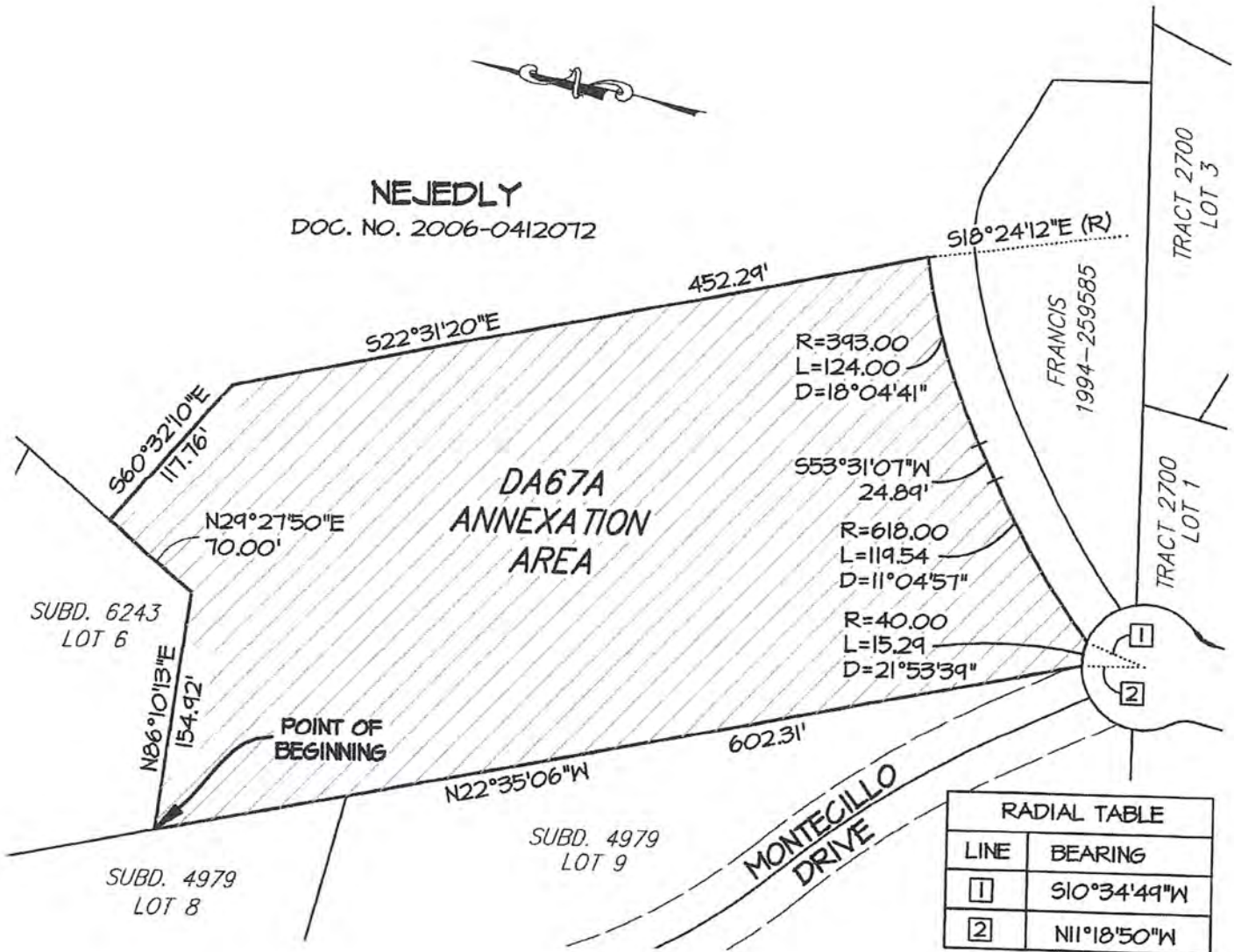
DA67A-Annexation of a portion of a parcel (APN194-360-015)

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAINAGE AREA 67A ANNEXATION PROPERTY
 PARCEL A, PARCEL B, & PARCEL C (PM)

WALNUT CREEK, CONTRA COSTA COUNTY, CALIFORNIA



SCALE: 1"=100'

JOB # 11234

GAF GILBERT A. FITCH & ASSOCIATES, INC.
 CONSULTING ENGINEERS PO BOX 21542 PHONE (925) 643-8122
 CONCORD, CA 94521

Figure 5

DA67A-Annexation of a portion of a parcel (APN194-360-015)

Parcel name: DA67ANNEX

North: 804.2536 East : -4501.2387
Line Course: N 86-10-13 E Length: 154.92
North: 814.6009 East : -4346.6647
Line Course: N 29-27-50 E Length: 70.00
North: 875.5476 East : -4312.2334
Line Course: S 60-32-10 E Length: 17.76
North: 817.6244 East : -4209.7038
Line Course: S 22-31-20 E Length: 452.29
North: 399.8300 East : -4036.4579
Curve Length: 124.00 Radius: 393.00
Delta: 18-04-41 Tangent: 62.52
Chord: 123.49 Course: S 62-33-27 W
Course In: S 18-24-12 E Course Out: N 36-28-53 W
RP North: 26.9290 East : -3912.3861
End North: 342.9207 East : -4146.0488
Line Course: S 53-31-07 W Length: 24.89
North: 328.1220 East : -4166.0616
Curve Length: 19.54 Radius: 618.00
Delta: 1-04-57 Tangent: 59.96
Chord: 19.35 Course: S 47-58-39 W
Course In: S 36-28-53 E Course Out: N 47-33-50 W
RP North: -168.7809 East : -3798.6225
End North: 248.2255 East : -4254.7252
Curve Length: 15.29 Radius: 40.00
Delta: 21-53-39 Tangent: 7.74
Chord: 15.19 Course: S 89-38-00 W
Course In: S 10-34-49 W Course Out: N 1-18-50 W
RP North: 208.9056 East : -4262.0697
End North: 248.1283 East : -4269.9171
Line Course: N 22-35-06 W Length: 602.31
North: 804.2476 East : -4501.2364

Perimeter: 1680.99 Area: 147,378 Sq Ft 3.38Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0064 Course: S 21-02-15 E

Error North: -0.00602 East : 0.00231

Precision 1: 262,656.25