

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

ACTIVITY No.: WL0072, CP#18-07

ACTIVITY NAME: Termination of a blanket Offer of Dedication for a Storm Drain Easement and Public Levee Maintenance Easement over a portion of Delta Coves' Parcel M

PREPARED BY: Matt Kawashima

DATE: May 10, 2018

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:

Contra Costa County (County) wishes to terminate the blanket Offer of Dedication for a Storm Drain Easement (SDE) and Public Levee Maintenance Easement (LVME) per final map book 476 page 37, over a portion of Parcel M (APN 031-010-018) located within Subdivision SD80-6013 (Delta Coves) on Bethel Island, unincorporated Contra Costa County.

The southwest portion of Parcel M currently contains a Chemical Feed Building that will provide potable drinking water to the Delta Coves development and utilize existing water service infrastructure constructed by Delta Coves. The constructed Chemical Feed Building is within the Parcel M blanket Offer of Dedication for SDE and LVME and includes a structure, mechanical facilities, and a storm line that connects to the existing storm drain system constructed by Delta Coves. The property owner seeks to grant a portion of Parcel M, where the Chemical Feed Building is located, to Diablo Water in fee to secure water services for the new development. The owner would also grant Diablo Water an easement for access and maintenance of the storm drain line from the Chemical Feed Building to the existing storm drain system constructed by Delta Coves. Since the Chemical Feed Building is within the Offer of Dedication for the SDE and LVME, Diablo Water and the owner are requesting the termination of the stated Offer of Dedication over the portion of Parcel M that the Chemical Feed Building encompasses (see Figure 5) in order to proceed with the necessary real estate transactions for the transfer of the property.

The County has coordinated with the Bethel Island Municipal Improvement District and concluded that there is no need for the Offer of Dedication for the SDE and LVME at the Chemical Feed Building within Parcel M. As such, the County would terminate the blanket Offer of Dedication for SDE and LVME over the portion of Parcel M where the Chemical Feed Building is located. This CEQA documentation covers the termination of the described Offer of Dedication only. Therefore, the Project would not result in any significant impacts.

LOCATION: The project is located on a portion of Parcel M in the Delta Coves subdivision on Bethel Island in unincorporated Contra Costa County (*Figures 1 – 4*)

REVIEWED BY:  DATE: 5-3-18
Avé Brown
Principal Environmental Analyst
Environmental Services
Contra Costa County Public Works Department

APPROVED BY:  DATE: 5-16-18
Department of Conservation and
Development Representative

FIGURE 1: Regional Location Map

CONTRA COSTA COUNTY CALIFORNIA

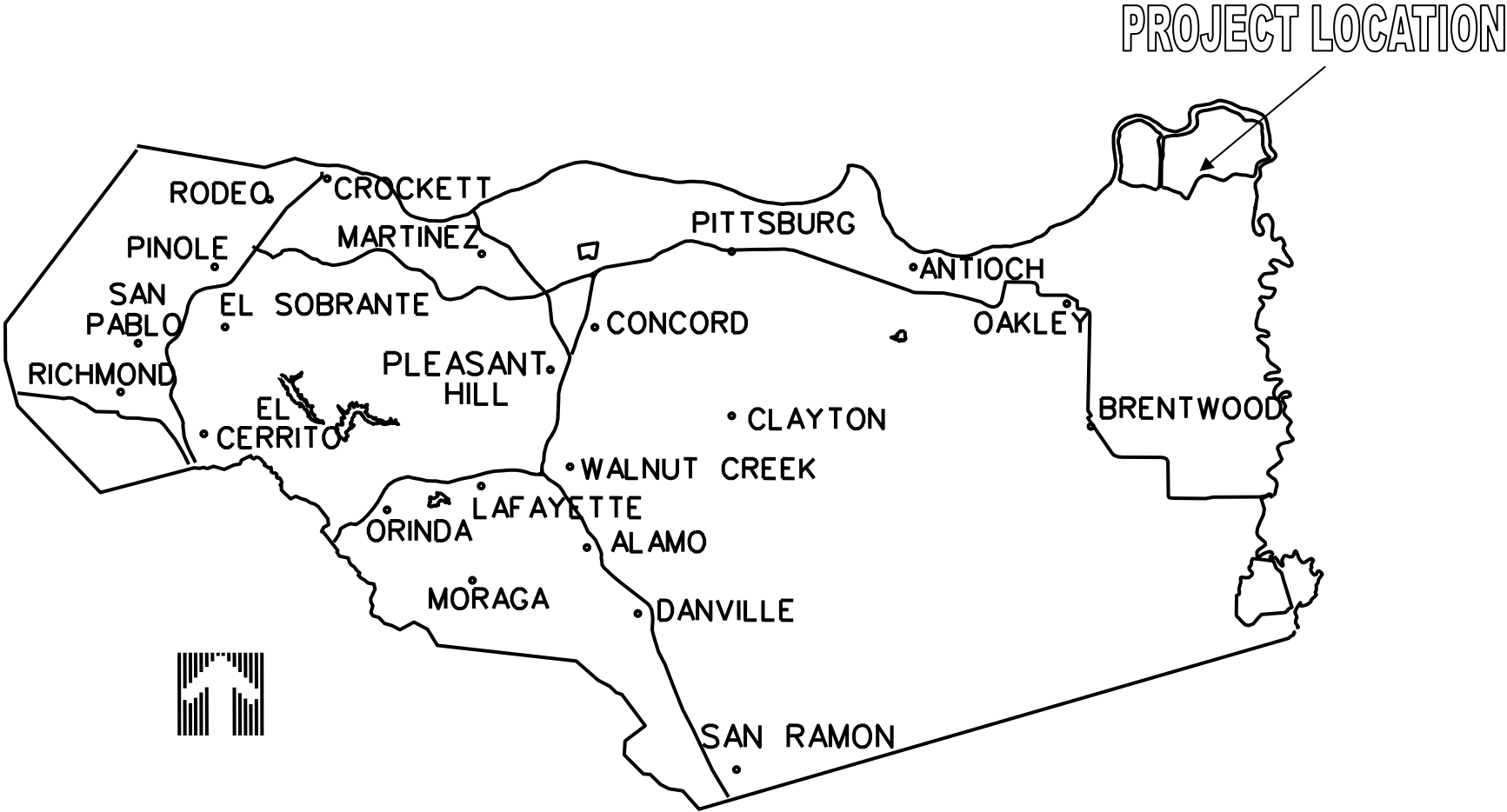


FIGURE 2: Project Vicinity Map

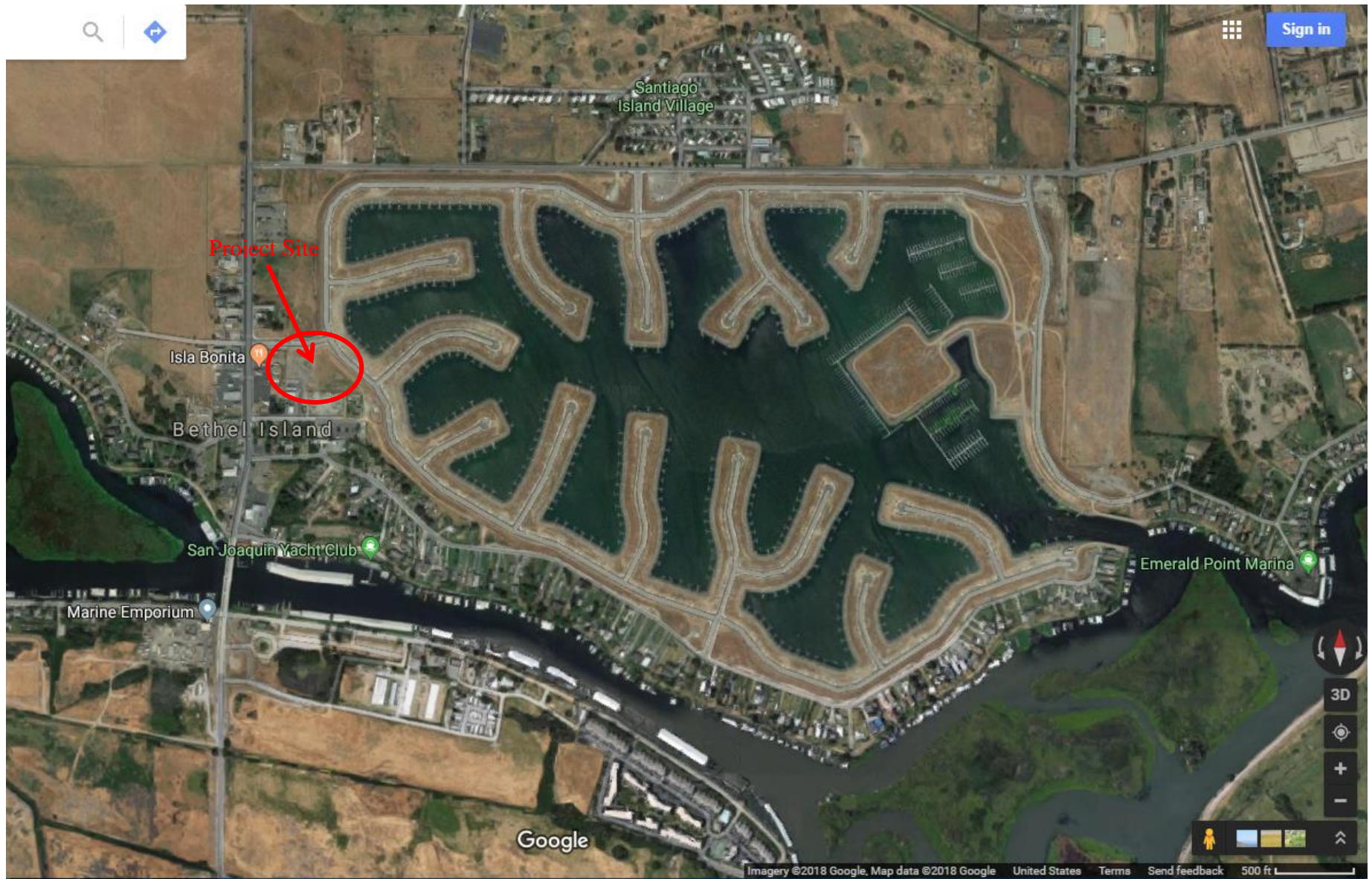


FIGURE 3: Subdivision Map

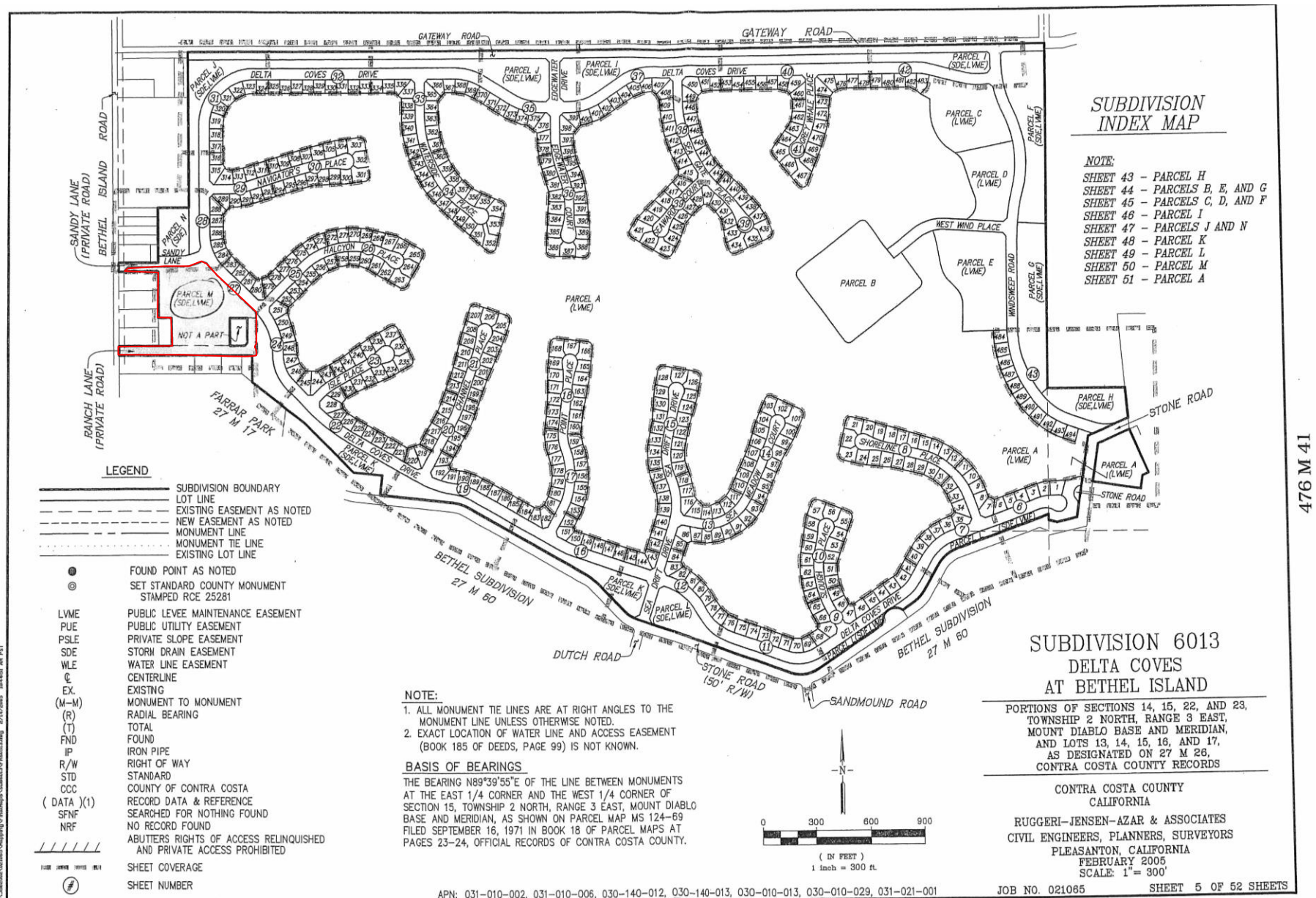


FIGURE 4: Parcel M Site Plan

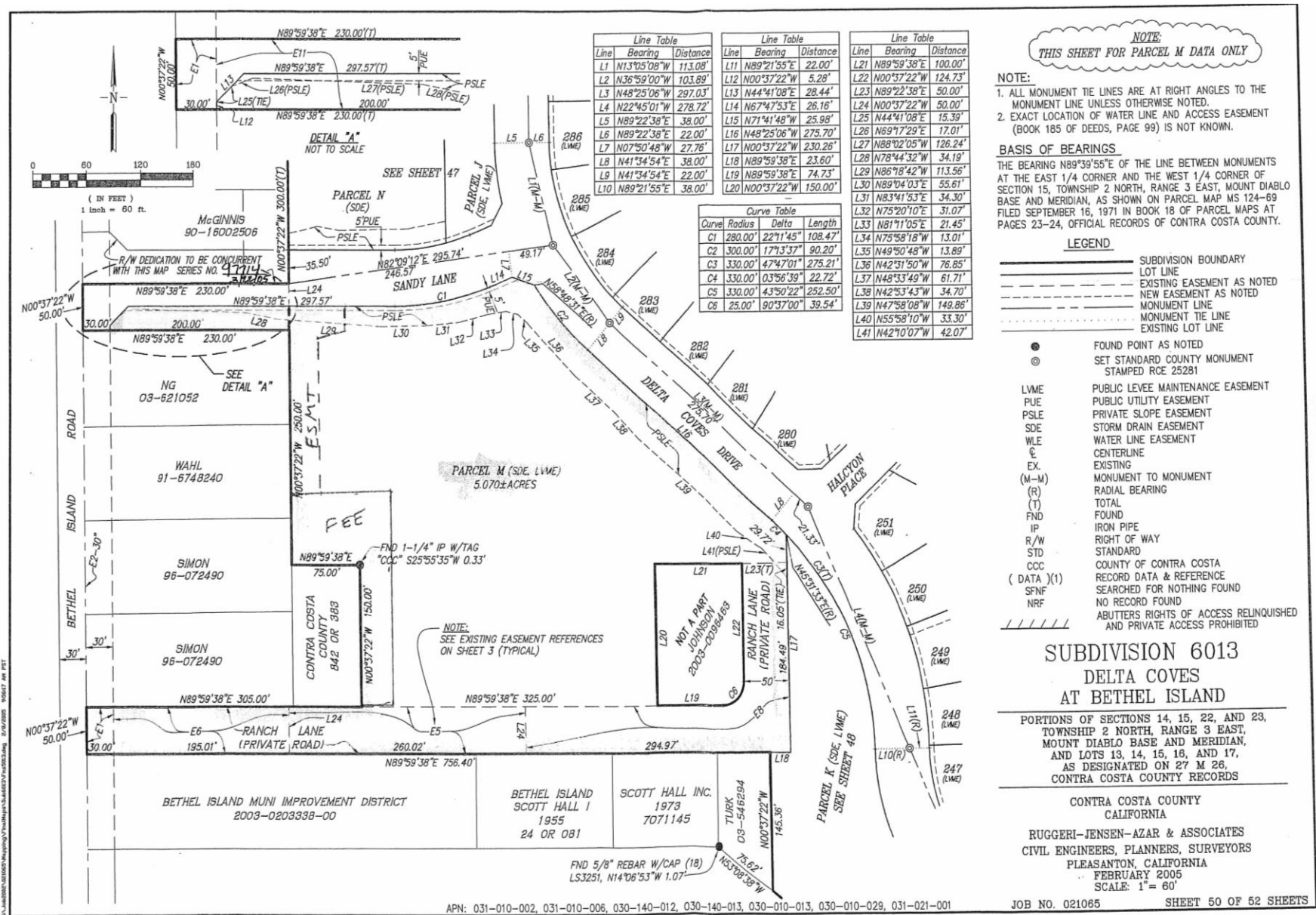
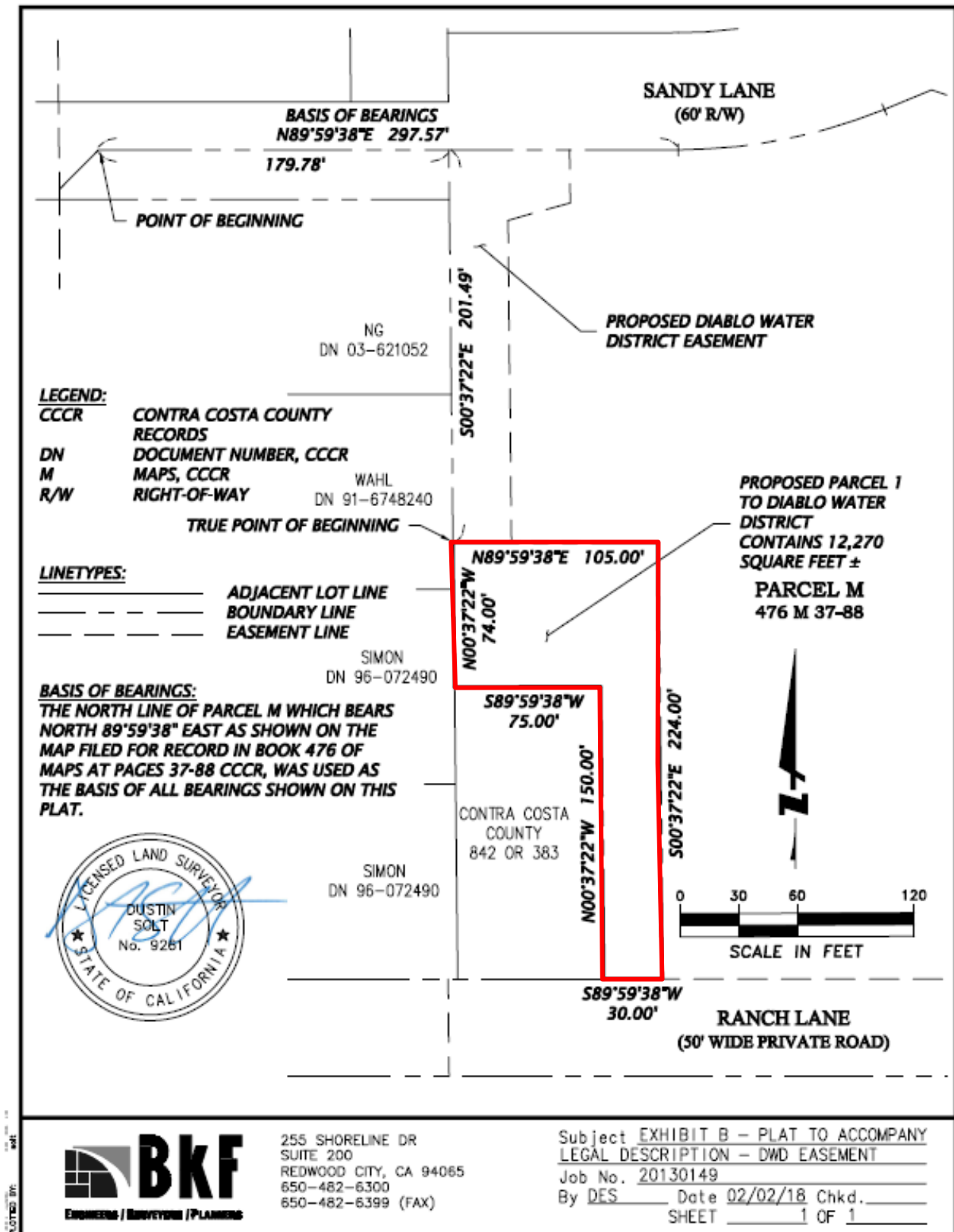


FIGURE 5: Plat Map



CALIFORNIA ENVIRONMENTAL QUALITY ACT

Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

☒ County Clerk
County of: Contra Costa

From: Contra Costa County
Dept. of Conservation & Development
30 Muir Road
Martinez, CA 94553

Project Title: Delta Coves Parcel M Project
Proj. No. WL0072 CP#18-07

Project Applicant: **Contra Costa County Public Works Department**

Project Location – Southwest corner of Delta Coves Drive and Sandy Lane

Project Location: Bethel Island Project Location – County: East Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:
Contra Costa County (County) wishes to terminate the blanket Offer of Dedication for a Storm Drain Easement (SDE) and Public Levee Maintenance Easement (LVME) per final map book 476 page 37, over a portion of Parcel M (APN 031-010-018) located within Subdivision SD80-6013 (Delta Coves) on Bethel Island, unincorporated Contra Costa County.

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Name of Public Agency Approving Project: **Contra Costa County**

Name of Person or Agency Carrying Out Project: **Contra Costa County Public Works Department**

Exempt Status:

<input type="checkbox"/> Ministerial Project (Sec. 21080(b) (1); 15268;	<input type="checkbox"/> Categorical Exemption: <u>Class ()</u>
<input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a));	<input type="checkbox"/> Other Statutory Exemption, Code No.: _____
<input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c));	<input checked="" type="checkbox"/> General Rule of Applicability [Article 5, Section 15061 (b)(3)]

Reasons why project is exempt: The project consists of a real estate transaction terminating a portion of the offer of dedication on Parcel M and would not result in any significant effect on the environment. The project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA guidelines.

Lead Agency Contact Person: Matt Kawashima - **Public Works Dept.** Area Code/Telephone/Extension: (925) 313-2161

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

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

Applicant: Public Works Department 255 Glacier Drive Martinez, CA 94553 Attn: <u>Matt Kawashima</u> Environmental Services Division Phone: (925) 313-2161	Department of Fish and Game Fees Due <input type="checkbox"/> EIR - \$3,168. ⁰⁰ <input type="checkbox"/> Neg. Dec. - \$2,280. ⁷⁵ <input type="checkbox"/> DeMinimis Findings - \$0 <input checked="" type="checkbox"/> County Clerk - \$50 <input checked="" type="checkbox"/> Conservation & Development - \$25	Total Due: \$75.⁰⁰ Total Paid \$ _____ Receipt #: _____
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