

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

ACTIVITY No.: 0676-6Q1823, CP# 18-32

ACTIVITY NAME: Vacation & Quitclaim of Alves Ranch Easement

PREPARED BY: Laura Cremin

DATE: September 26, 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:

The activity is for Contra Costa County (County) to quitclaim and vacate Alves Ranch Easement, within portions of Assessor's Parcel Numbers 097-700-001, 097-001-002, and 097-001-005, in the City of Pittsburg. The easement will be quitclaimed to the property owner, Alves Ranch, LLC, a California limited liability company. The easement is for electrical and power transmission, and incidental purposes. County Staff has determined that the County no longer needs this easement.

The County acquired the easement identified as Parcel 50856-2, as described in the Final Order of Condemnation, recorded on December 1, 1992, in Book 18077, Page 700, of the Official Records of Contra Costa County, as part of the State Route 4 Lowering and Widening Willow Pass Grade Project (Attachment A). Caltrans performed the CEQA (SCH#199030377) but the County had not adopted it. The property owner intends to sell portions of Assessor's Parcel Numbers 097-700-001, 097-001-002, and 097-001-005, which are encumbered by the easement, to a developer.

This CEQA documentation covers the quitclaim and vacation. The parcel owner(s) and/or developer will be responsible for CEQA analysis as well as obtaining any applicable local, State, or federal regulatory permits for subsequent activities subject to CEQA review.

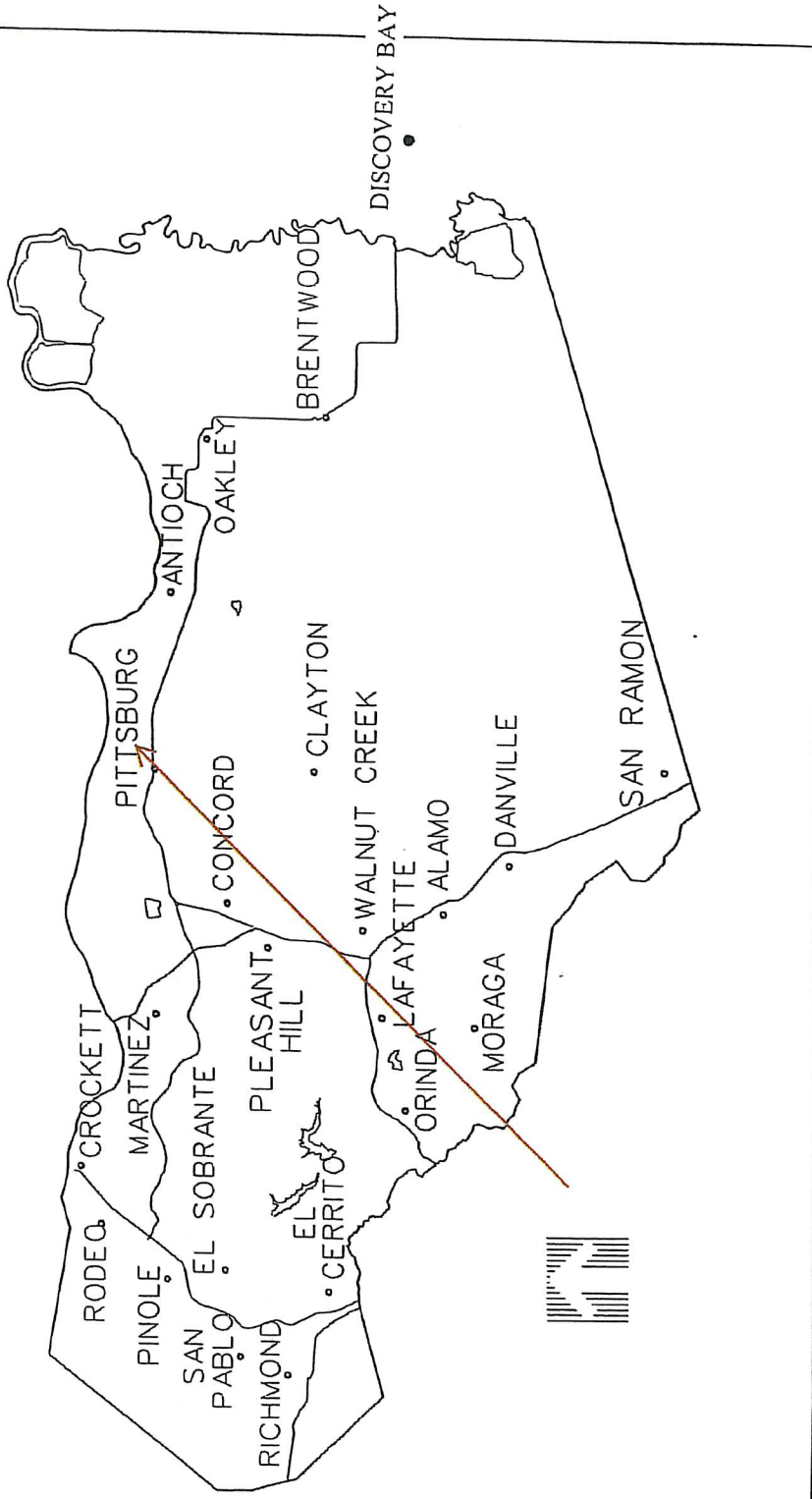
LOCATION: The activity is located south of State Route 4 and north of Alves Ranch Road in the City of Pittsburg. (Figures 1 – 4)

REVIEWED BY: Claudia Sembaling for DATE: 9-26-18
Avé Brown
Principal Environmental Analyst
Environmental Services Division
Contra Costa County Public Works Department

APPROVED BY: Ken Brown DATE: 10/16/18
Department of Conservation and
Development Representative

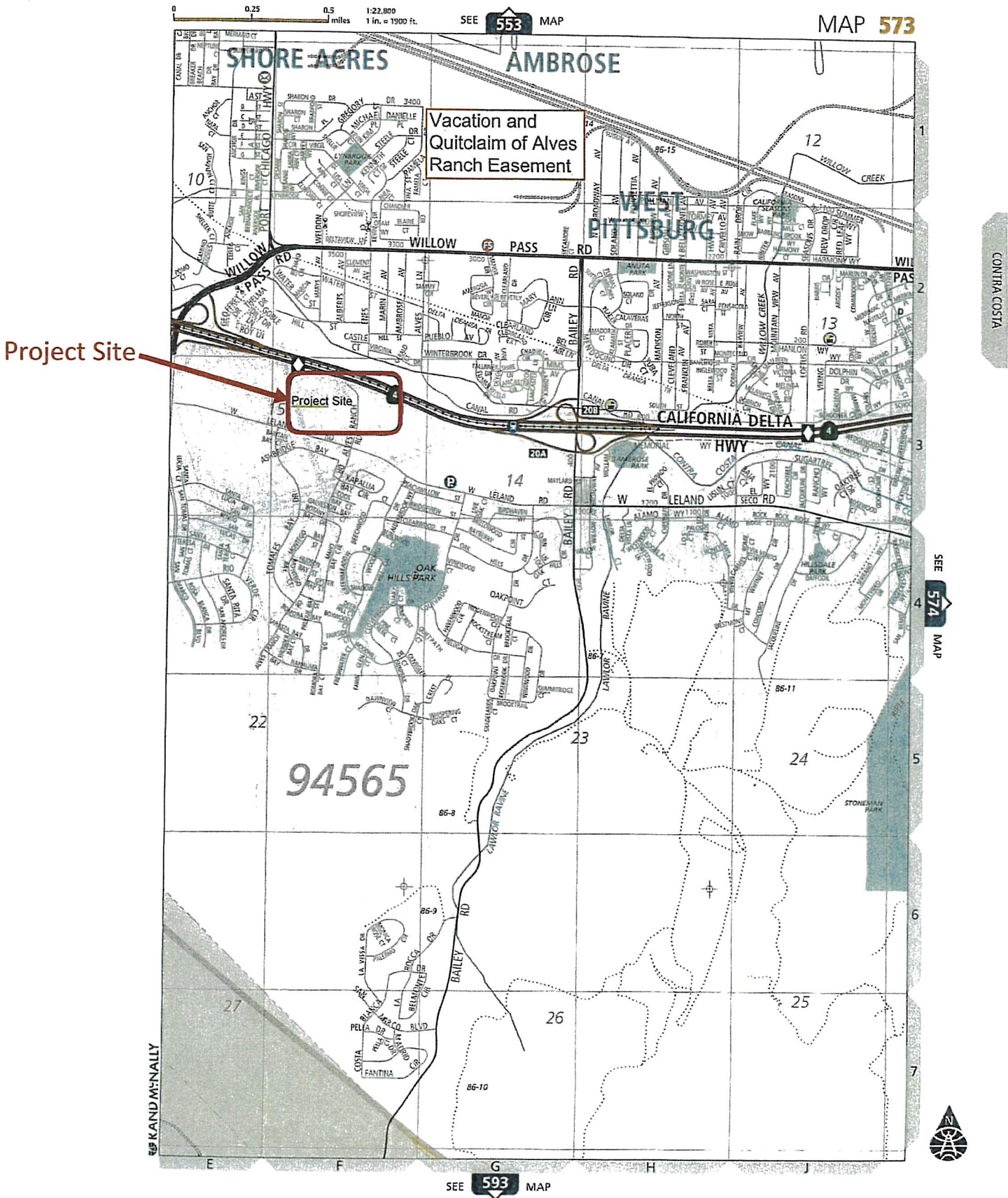
CONTRA COSTA COUNTY CALIFORNIA

Vacation & Quitclaim of Alves Ranch Easement - Pittsburg (0676-6Q1823)



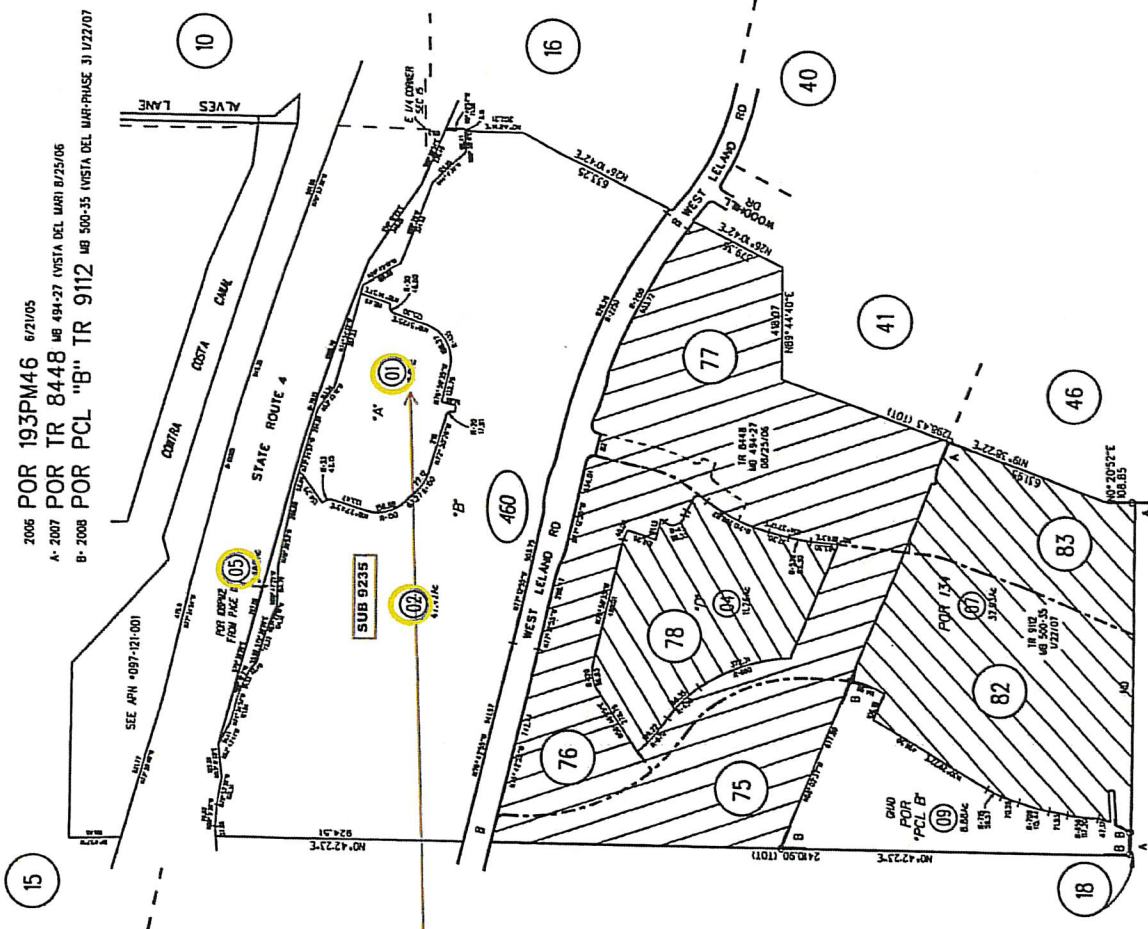
LOCATION MAP

Figure 1



PROJECT VICINITY MAP

Figure 2



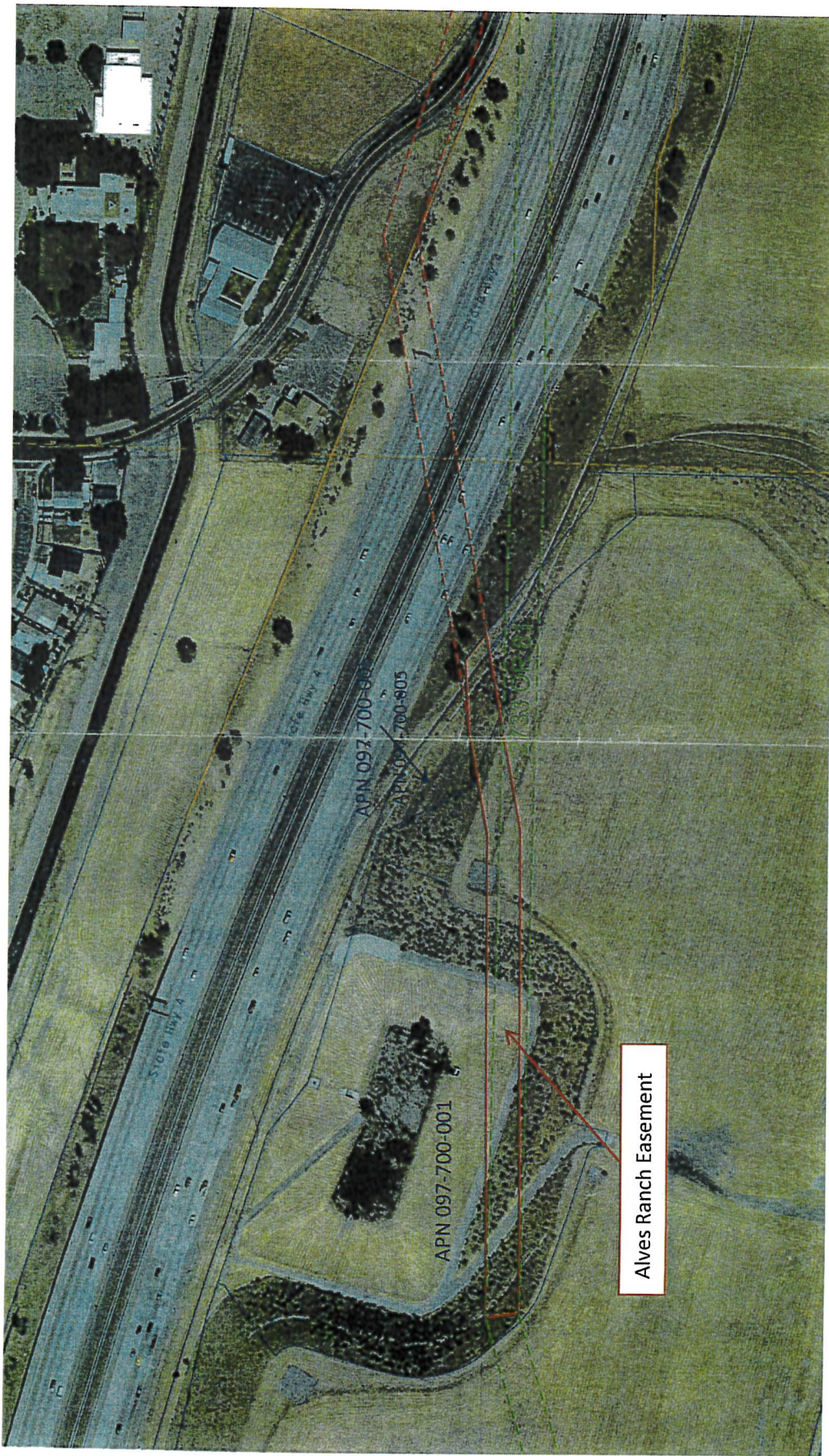
**Vacation & Quitclaim of
 Alves Ranch Easement**

Easement Located in
 APN -01, -02, and -05

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELIVERED HEREON. ASSESSOR'S PARCELS MAY NOT CORRELATE EXACTLY WITH COUNTY OR FEDERAL SITE DISPOSITIONS.

APN LOCATION MAP

Figure 3



EASEMENT LOCATION MAP

Figure 4

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
Notice of Exemption**

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

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

County Clerk
County of: Contra Costa

Project Title: Vacation & Quitclaim of Alves Ranch Easement
Proj. No. 0676-6Q1823 CP#18-32

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

Project Location – **Specific:** South of State Route 4 and north of Alves Ranch Road

Project Location: City of Pittsburg

Project Location – County: **East Contra Costa**

Description of Nature, Purpose and Beneficiaries of Project:

The activity is for Contra Costa County (County) to quitclaim and vacate Alves Ranch Easement, within portions of Assessor's Parcel Numbers 097-700-001, 097-001-002, and 097-001-005, in the City of Pittsburg. The easement will be quitclaimed to the property owner, Alves Ranch, LLC, a California limited liability company. The easement is for electrical and power transmission, and incidental purposes. County Staff has determined that the County no longer needs this easement.

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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: Class <u>()</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 vacating and quitclaiming excess property, pursuant to Section 15061(b)(3) of the CEQA guidelines.

Lead Agency Contact Person: **Laura Cremin - Public Works Dept.** Area Code/Telephone/Extension: **(925) 313-2015**

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: **Laura Cremin**
Environmental Services Division
Phone: (925) 313-2015

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 #: _____