

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

ACTIVITY NO.: WL0072 SD8706844, CP# 18-12

ACTIVITY NAME: SD87-6844 (Seclusion Valley)

PREPARED BY: Laura Cremin

DATE: June 25, 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 purpose of this activity is for Contra Costa County (County) and the Developer of Subdivision SD87-6844 of Final Map 446M33 (Figure 3) to do real property transactions.

The Seclusion Valley Development (SD 6844) is in the final stages of construction. The developer received approval to adjust the lot lines to reduce the number of planned lots. This resulted in an excess right-of-way of the street and highway. To rectify this, the County terminated and abandoned the initial Offer of Dedication for Road Purposes from August 28, 2002, and accepted a new offer of Dedication for Road Purposes in fee title at the March 14, 2017 Board of Supervisors meeting.

Real property transactions will be necessary to absolve the County from maintenance responsibilities associated with an underground detention system. On October 18, 2016, the County approved the SD 6844 improvement plan that includes the underground detention system (Figure 4). Per the County policy, the County does not accept maintenance responsibilities for underground detention systems. Real Property transactions between the County and Developer will allow transfer of the property rights to the future Home Owners Association, who would take on ownership and maintenance responsibilities of the underground detention system. This CEQA analysis covers all real property transactions.

LOCATION: The project is located in an unincorporated portion of Lomas Verdes Place and Reliez Valley Road in Lafayette Area (Figures 1 – 2).

REVIEWED BY:  DATE: 6-25-18
Avé Brown
Principal Environmental Analyst
Environmental Services Division
Contra Costa County Public Works Department

APPROVED BY:  DATE: 6-29-18
Department of Conservation and
Development Representative

CONTRA COSTA CALIFORNIA COUNTY

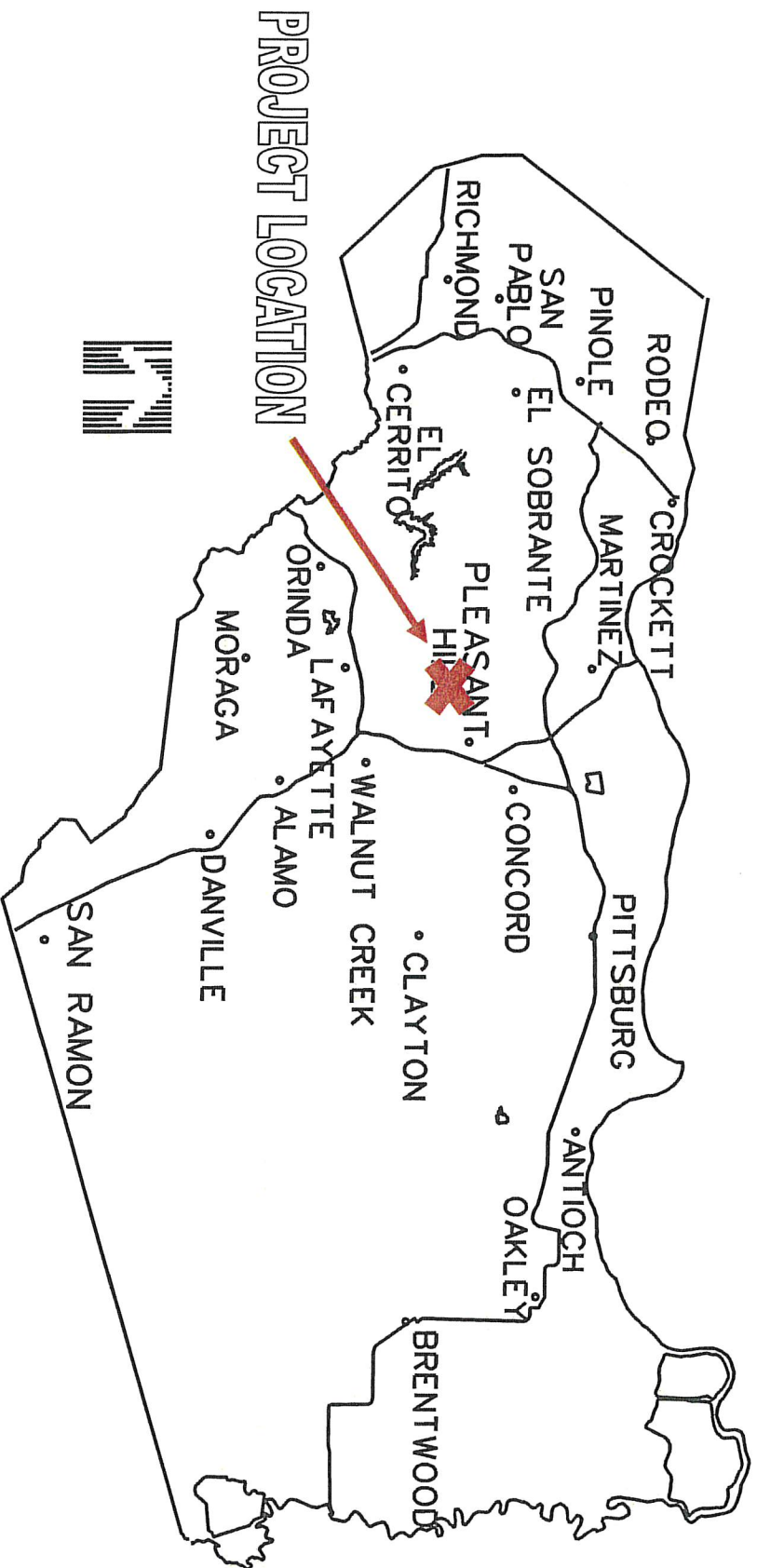


FIGURE 1: Regional Location Map

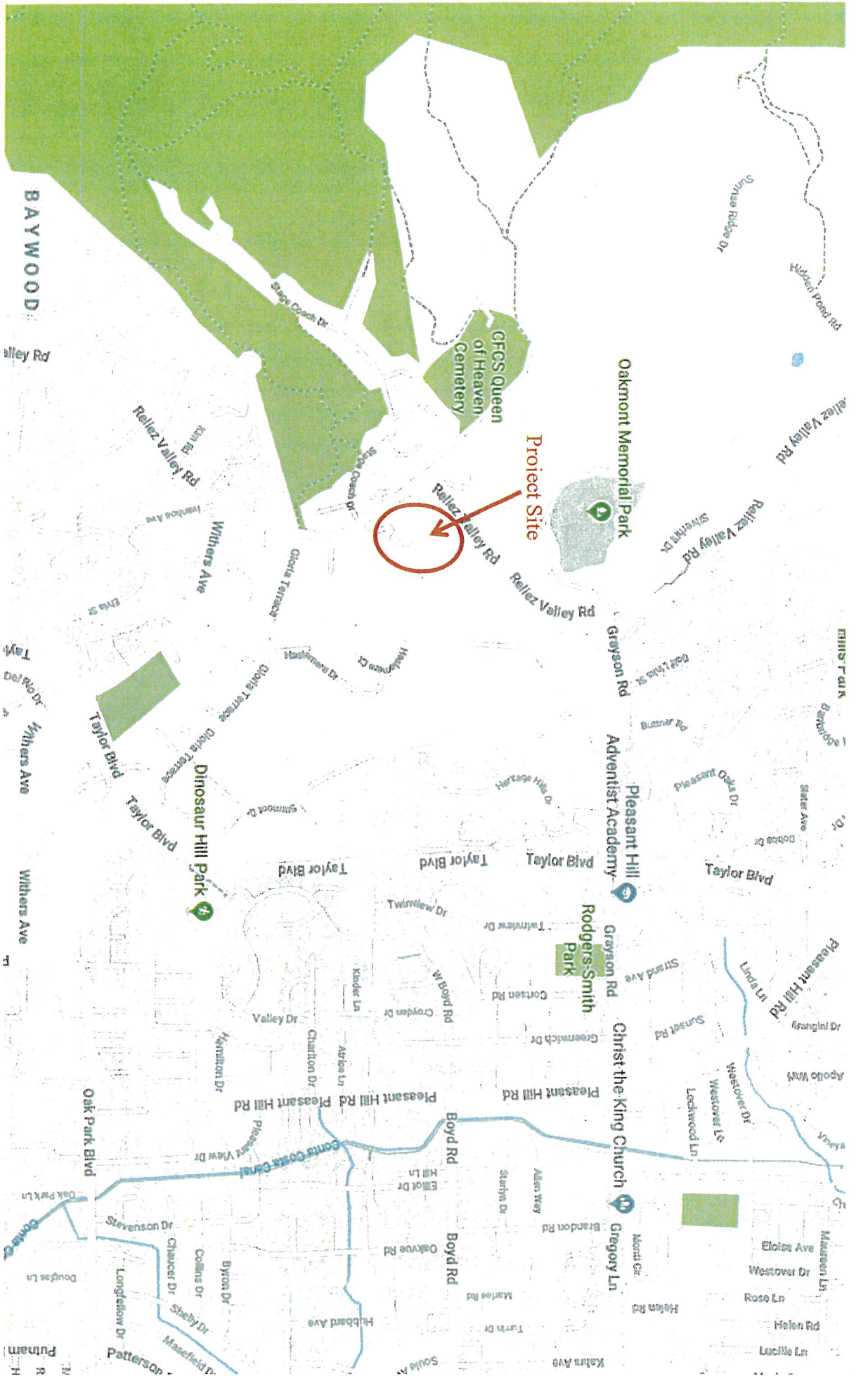


FIGURE 2: Project Vicinity Map

SUPERVISOR'S STATEMENT

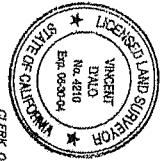
I HEREBY STATE THAT THIS MAP WAS PREPARED FROM A SURVEY MADE BY ME OR UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2002, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT AND CHAPTERS 438 AND 439 OF THE CALIFORNIA GOVERNMENT CODE, AS AMENDED, AND THAT THE CHARACTER OF THE SURVEY IS SHOWN BY THE CHARACTERISTICS OF THE CHARTERED SURVEYING BOARD, AND THAT THE SURVEY IS SUBJECT TO BE REVERSED JULY 1, 2002, AND WILL BE SUBJECT TO ENABLE THE SURVEY TO BE REVERSED.

THIS SUBDIVISION CONTAINS 24.64 ACRES MORE OR LESS. NO PART OF THIS SUBDIVISION LIES WITHIN THE INCORPORATED AREA OF ANY CITY OR TOWN.

ALL BEARINGS OF THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III.

DATE: 11/09/02

[Signature]



PLANNERS • CIVIL ENGINEERS • SURVEYORS
ALDOUT
1755 SOUTH MAIN STREET, SUITE 210, VALLEJO, CALIFORNIA 94591

SUBDIVISION 6844

AREAS 'A' & 'B' AS SHOWN ON THE RECORD OF SURVEY (LOT LINE ADJUSTMENT) FILED IN BOOK 80 OF L.S.M.'S AT PAGE 31, AND PARCEL 'A' OF M.S. 242-82, FILED IN BOOK 75 OF PM AT PAGE 26, CONTRA COSTA COUNTY RECORDS

CONTRA COSTA COUNTY, CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

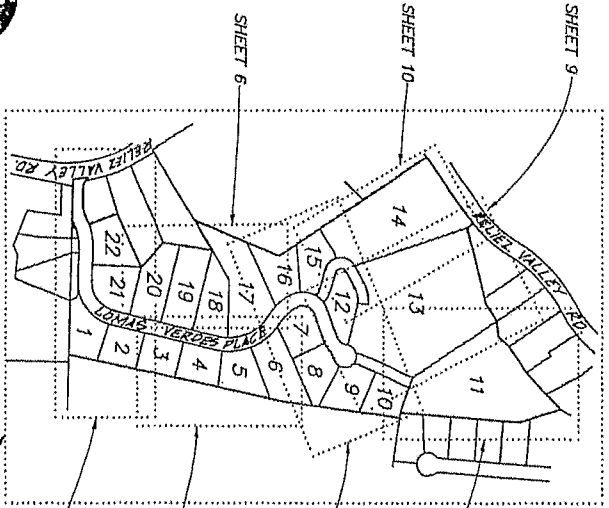
I, JOAN SWERTEN, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THIS MAP CONSISTING OF 10 SHEETS AND ENTITLED SUBDIVISION 6844, WAS PRESENTED TO SAID BOARD OF SUPERVISORS AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF ON THE TWENTY-NINTH DAY OF NOVEMBER, 2002, AND THAT SAID BOARD OF SUPERVISORS, BY A RESOLUTION, HAS PASSED AND ADOPTED SAID MAP AND DID NOT ACCEPT OR REJECT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LISTS HAVE BEEN SUBMITTED AND THAT ALL BONDS REQUIRED BY LAW TO ACCOMPANY THE RETURN HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY AND FILED IN MY OFFICE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND THIS 21ST DAY OF NOVEMBER 2002.

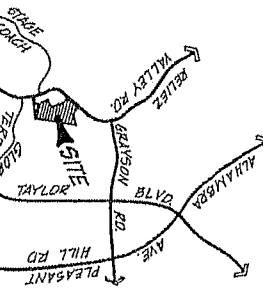
JOAN R. SWERTEN
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR

BY: *[Signature]*
DEPUTY CLERK



INDEX MAP

N75



VICINITY MAP

N75
SHEET 2 OF 10

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE PLANNING COMMISSION OF CONTRA COSTA COUNTY HAS REVIEWED THE TENTATIVE MAP OF THIS SUBDIVISION, UPON WHICH THIS FINAL MAP IS BASED.

DATE: February 8, 2002

DENNIS M. BERRY
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: *[Signature]*
CHIEF SUBDIVISION ADMINISTRATOR

COUNTY SUPERVISOR'S STATEMENT

I, MAURICE M. SHIH, ROAD COMMISSIONER, SUPERVISOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT THE EXAMINED MAP OF SUBDIVISION 6844 AND THAT SAID SUBDIVISION IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP, AND THAT ALL THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

MAURICE M. SHIH
ROAD COMMISSIONER - SUPERVISOR

BY: *[Signature]*
DEPUTY ROAD COMMISSIONER - SUPERVISOR
STEPHEN W. KARP, MARCH 21, 2002

BUILDING INSPECTOR'S STATEMENT

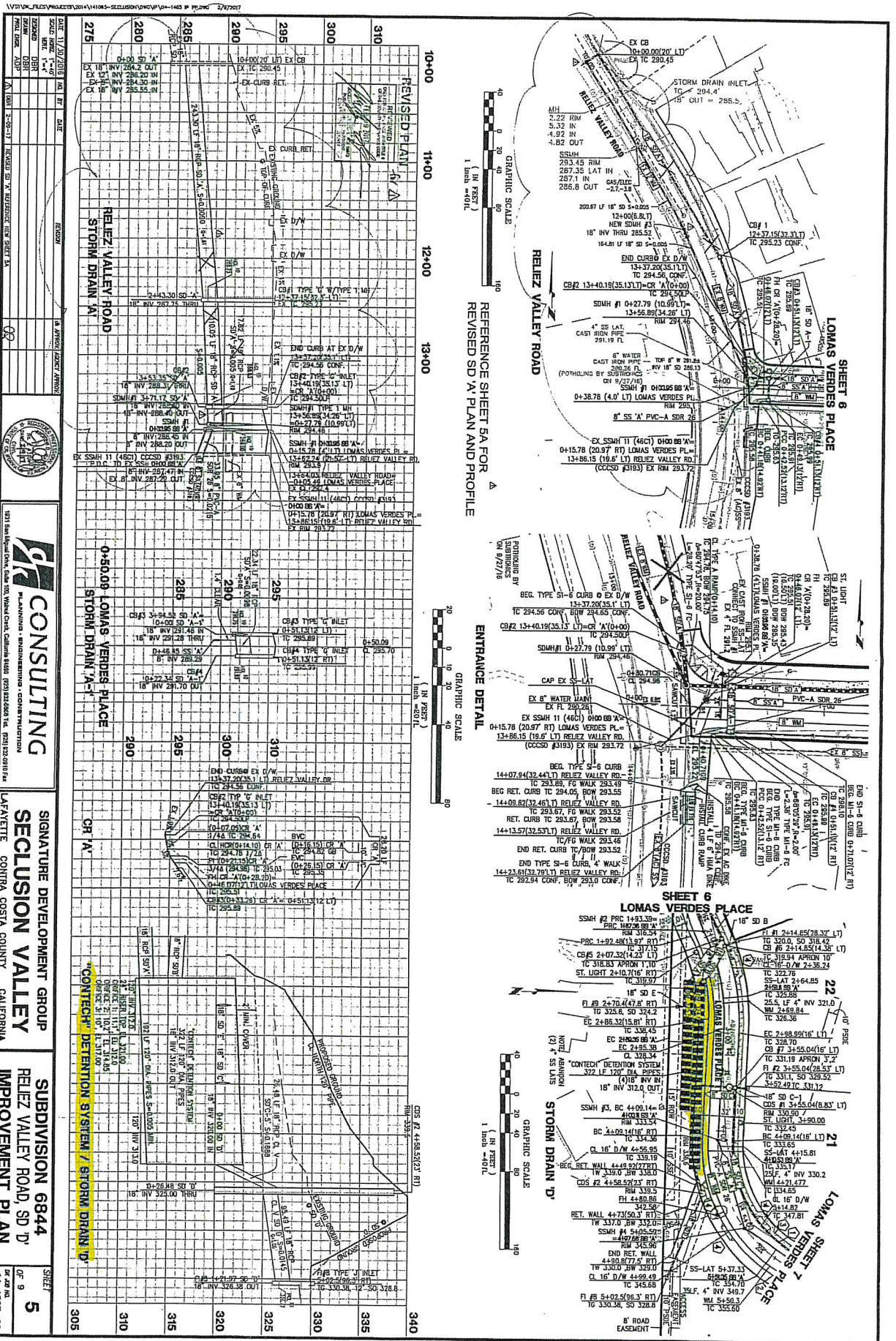
SOIL INVESTIGATION REPORTS PREPARED BY ALAN YARROP & ASSOCIATES, INC. AND THE BUILDING INSPECTOR'S STATEMENT DATED MARCH 21, 1999, AND THE GEOTECHNICAL INVESTIGATION REPORTS DATED MARCH 21, 1999, AND THE SUBDIVISION MAP REVIEW AND COMMENTS, RANDEL PROPERTY, RECOMMENDATIONS, RANDEL PROPERTY - SUBDIVISION 6844, DATED MARCH 21, 1999, SUPPLEMENTAL GEOTECHNICAL INVESTIGATION REPORTS, RANDEL PROPERTY - SUBDIVISION 6844, DATED MARCH 21, 1999, AND THE BUILDING INSPECTOR'S STATEMENT DATED DECEMBER 15, 1999, ALL OF WHICH ARE ON FILE IN THE BUILDING INSPECTOR DEPARTMENT, CONTRA COSTA COUNTY.

CAPLOS MALZODALLO
DIRECTOR OF BUILDING INSPECTION

BY: *[Signature]*
DEPUTY

February 7, 2002

FIGURE 3: Subdivision Map



DATE	BY	REVISION
11/01/2018	SD	ISSUED FOR PERMIT
11/01/2018	SD	REVISED PLAN
11/01/2018	SD	REVISED PROFILE
11/01/2018	SD	REVISED PLAN AND PROFILE

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/01/2018
2	REVISED PLAN	11/01/2018
3	REVISED PROFILE	11/01/2018
4	REVISED PLAN AND PROFILE	11/01/2018

PT CONSULTING
 PLANNING • ENGINEERING • CONSTRUCTION
 1831 Hamilton Drive, Suite 100, Walnut Creek, California 94595 (925) 832-6663 FAX (925) 832-0101 FAX
 LAFAYETTE CONTRA COSTA COUNTY CALIFORNIA

SIGNATURE DEVELOPMENT GROUP
SECLUSION VALLEY
 RELEZ VALLEY ROAD, SD TP
 IMPROVEMENT PLAN
 SHEET 5
 OF 9
 46C1 CCCSD NO. 6619 SHEET 4 OF 4

FIGURE 4: Detention System Plan

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: SD87-6844 (Seclusion Valley)
Proj. No. WL0072 SD8706844 CP#18-12

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

Project Location – **Specific:** Unincorporated portion of Lomas Verdes Place and Reliez Valley Road (Figures 1 – 2).

Project Location: Lafayette Area

Project Location – County: Central Contra Costa

Description of Nature, Purpose and Beneficiaries of Project: The purpose of this activity is for Contra Costa County (County) and the Developer of Subdivision SD87-6844 of Final Map 446M33 (Figure 3) to do real property transactions.

The Seclusion Valley Development (SD 6844) is in the final stages of construction. The developer received approval to adjust the lot lines to reduce the number of planned lots. This resulted in an excess right-of-way of the street and highway. To rectify this, the County terminated and abandoned the initial Offer of Dedication for Road Purposes from August 28, 2002, and accepted a new offer of Dedication for Road Purposes in fee title at the March 14, 2017 Board of Supervisors meeting.

Real property transactions will be necessary to absolve the County from maintenance responsibilities associated with an underground detention system. On October 18, 2016, the County approved the SD 6844 improvement plan that includes the underground detention system (Figure 4). Per the County policy, the County does not accept maintenance responsibilities for underground detention systems. Real Property transactions between the County and Developer will allow transfer of the property rights to the future Home Owners Association, who would take on ownership and maintenance responsibilities of the underground detention system. This CEQA analysis covers all real property transactions.

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 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: 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:

Department of Fish and Game Fees Due