



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
Department of Conservation and
Development
30 Muir Road
Martinez, CA 94553

[x] County Clerk, County of Contra Costa

Project Title: Exchange of Abutter's Rights of Access on Evora Road, Project #: WL72RP; DP2103037, CP#: 23-01

Project Applicant: Contra Costa County Public Works Dept., 255 Glacier Drive, Martinez CA 94553
Main: (925) 313-2000, Contact: Alex Nattkemper, (925) 313-2364

Project Location: Evora Road, Bay Point, Contra Costa County, APNs: 099-210-033, 099-210-037

Lead Agency: Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
Main: (925) 655-2705, Contact: Syd Sotoodeh (925) 655-2877

Project Description: The project consists of an exchange of abutter's rights of access between Contra Costa County (County) and the Willow View Association and Meadow Creek Group LLC (Developers). The County and Developers mutually agreed to shift access points along Evora Road to enable reconfigured parcels within Willow Pass Business Park subdivision to access the road. The County will relinquish abutter's rights of access along two locations on Evora Road (one at each parcel listed above) and one of the Developers (Willow View Association) will simultaneously relinquish abutter's rights of access at one location along Evora Road (at APN 099-210-033), all of which were established by the original subdivision map. The net result will be the shifting of an existing County access point at APN 099-210-033 and the County providing an additional access point to one of the Developers for a reconfigured parcel within the subdivision which currently has no access (APN 099-210-037). This CEQA document covers this real estate transaction only. The parcel owner(s) and/or Developers will be responsible for CEQA analysis as well as obtaining any applicable local, state, or federal regulatory permits for subsequent activities.

Exempt Status:

- [] Ministerial Project (Sec. 21080[b][1]; 15268) [] Categorical Exemption (Sec.)
[] Declared Emergency (Sec. 21080[b][3]; 15269[a]) [x] General Rule of Applicability (Sec. 15061[b][3])
[] Emergency Project (Sec. 21080[b][4]; 15269[b][c]) [] Other Statutory Exemption (Sec.)

Reasons why project is exempt: The activity consists of a real estate transaction that will involve an exchange of abutter's rights of access. Therefore, the activity is not subject to CEQA pursuant to Article 5, Section 15601(b)(3) of the CEQA Statute and Guidelines as it can be seen with certainty that there is no possibility that the activity may have a significant adverse effect on the environment.

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 [] Yes [] No project?

Signature: [Handwritten Signature] Date: 01/31/2023 Title: Senior Planner

Contra Costa County Department of Conservation and Development

- [x] 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: Alex Nattkemper 
Environmental Services Division
Phone: (925) 313-2364

Department of Fish and Wildlife Fees Due

- De Minimis Finding - \$0
- County Clerk - \$50
- Conservation and Development - \$25

Total Due: \$75

Receipt #: _____

Exchange of Abutter's Rights of Access on Evora Road

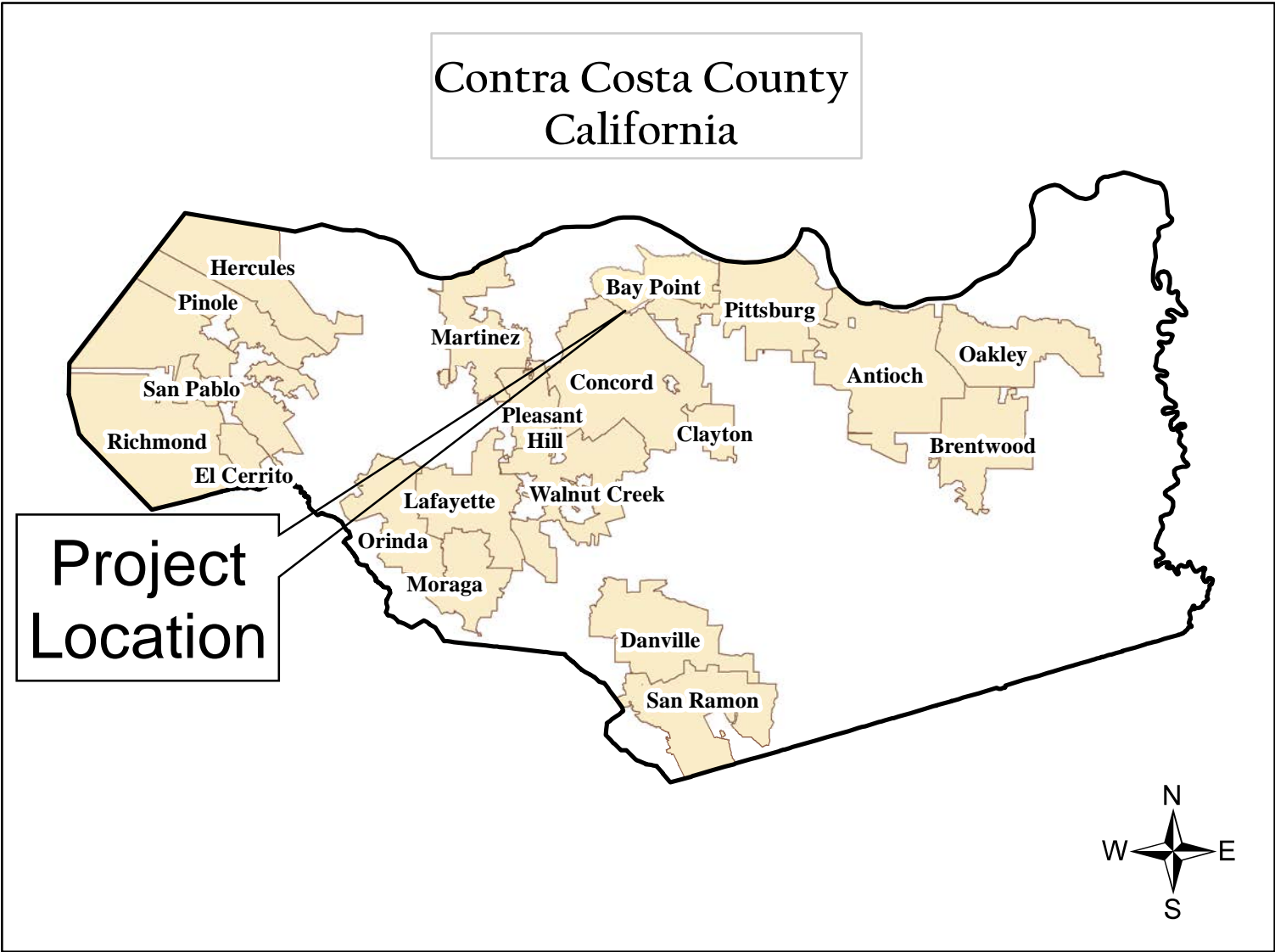


Figure 1

Exchange of Abutter's Rights of Access on Evora Road

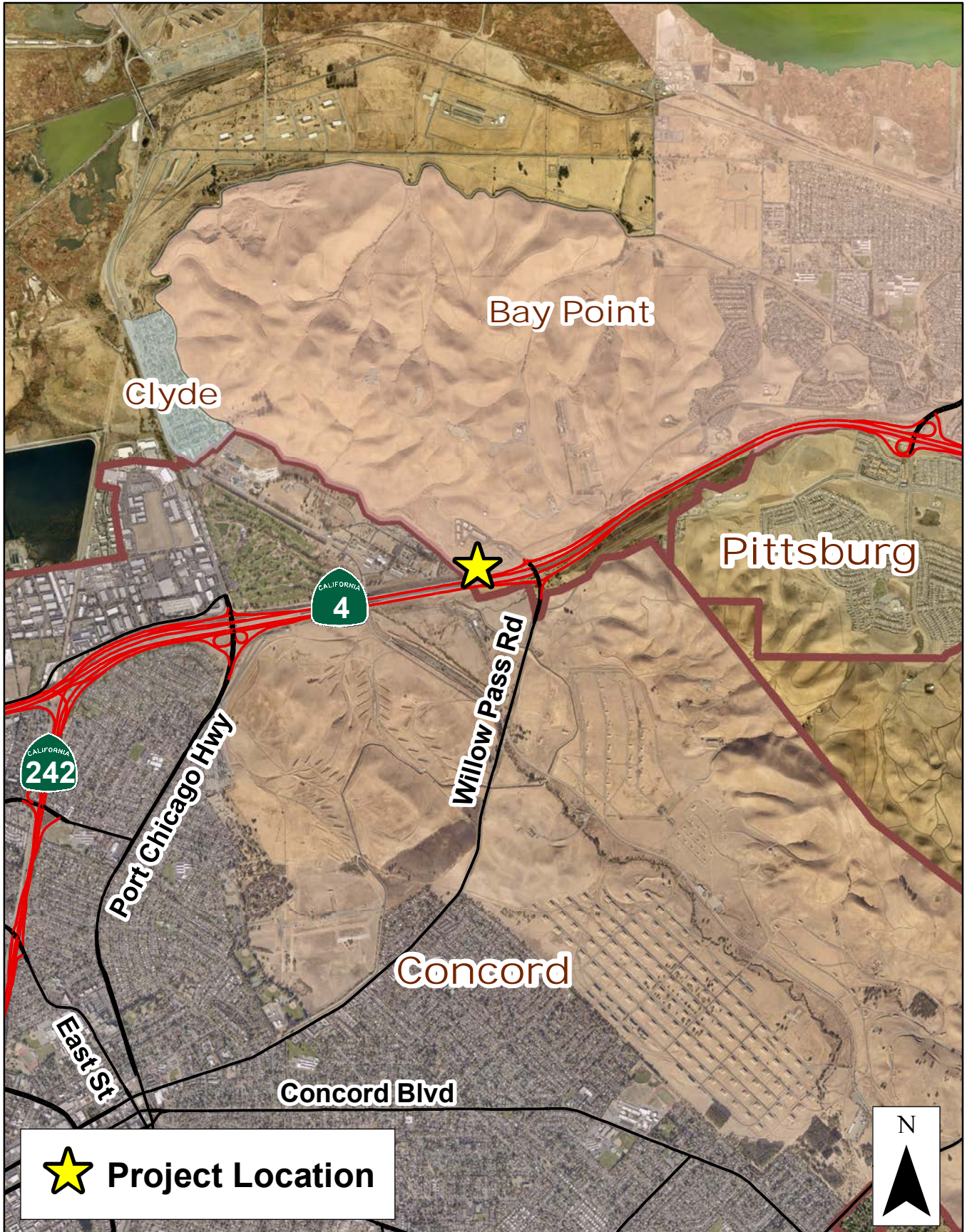


Figure 2

Exchange of Abutter's Rights of Access on Evora Road



Figure 3