

Recorded at the request of:
Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553

After recording return to:
Alves Ranch, LLC
C/O Grennan, Peffer, Sallander & Lally, LLP
Attn: H. Ray Peffer
2000 Crow Canyon Place, Suite 380
San Ramon, CA 94583

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,

CONTRA COSTA COUNTY, a political subdivision of the State of California,

Does hereby remise, release and forever quitclaim to Alves Ranch, LLC, a California Limited Liability Company, any and all of its right, title, and interest in that public service easement for electric and power transmission purposes that is more particularly described in Resolution No. 2018/533 – a resolution of vacation – adopted November 6, 2018, by the Contra Costa County Board of Supervisors, and recorded on _____, 2018, as Document No. _____ in the Official Records of the Contra Costa County Clerk-Recorder.

CONTRA COSTA COUNTY

Date: 11/6/18

By *Karen Mitchoff*
Karen Mitchoff
Chair, Board of Supervisors

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) §
COUNTY OF CONTRA COSTA) § ✓

On November 6, 2018 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared Karen Mitchoff, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Stacey M Boyd*
Deputy Clerk

**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.

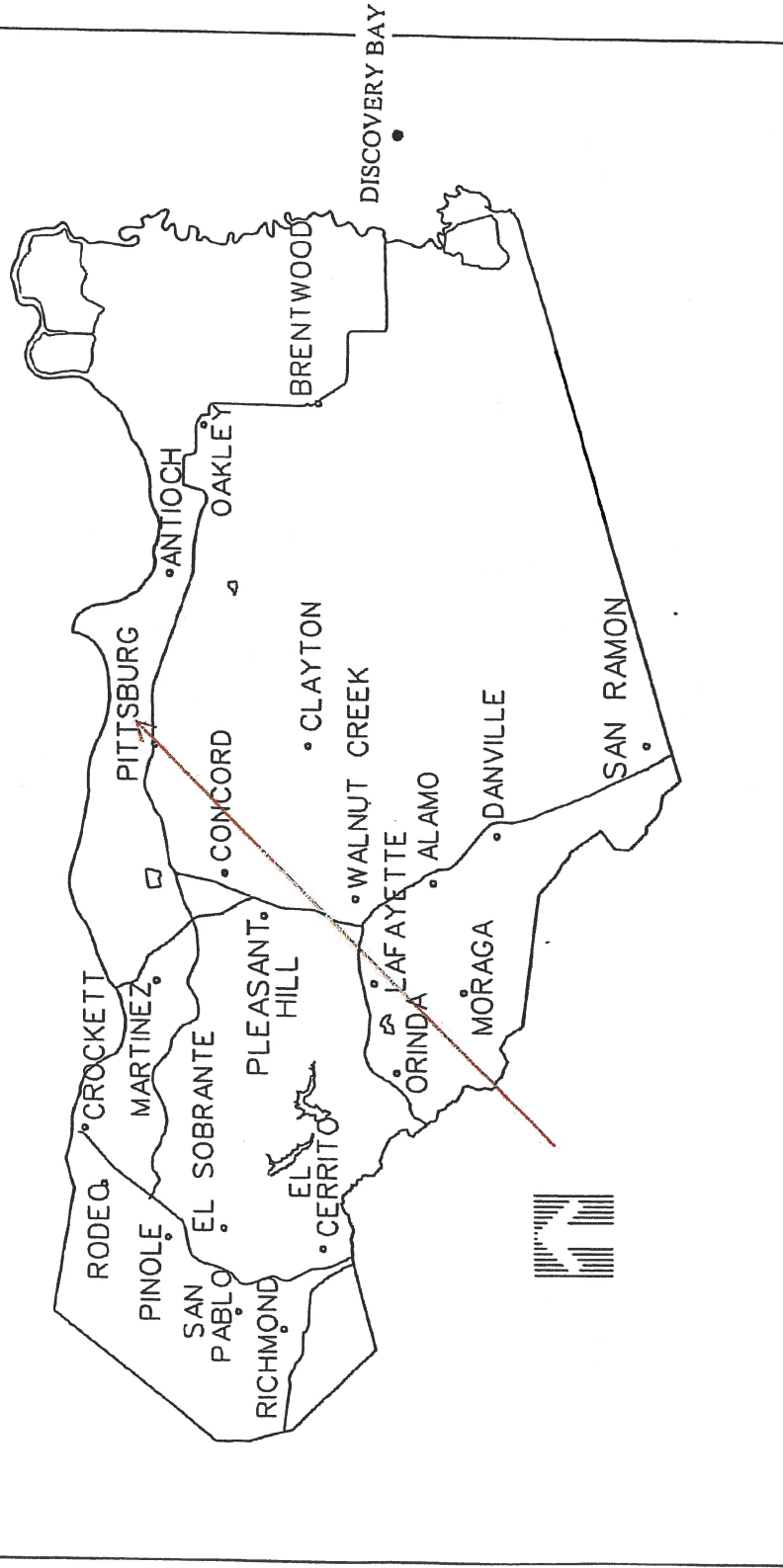
LOCATION: The activity is located south of State Route 4 and north of Alves Ranch Road in the City of Pittsburg. (Figures 1 - 4)

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

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

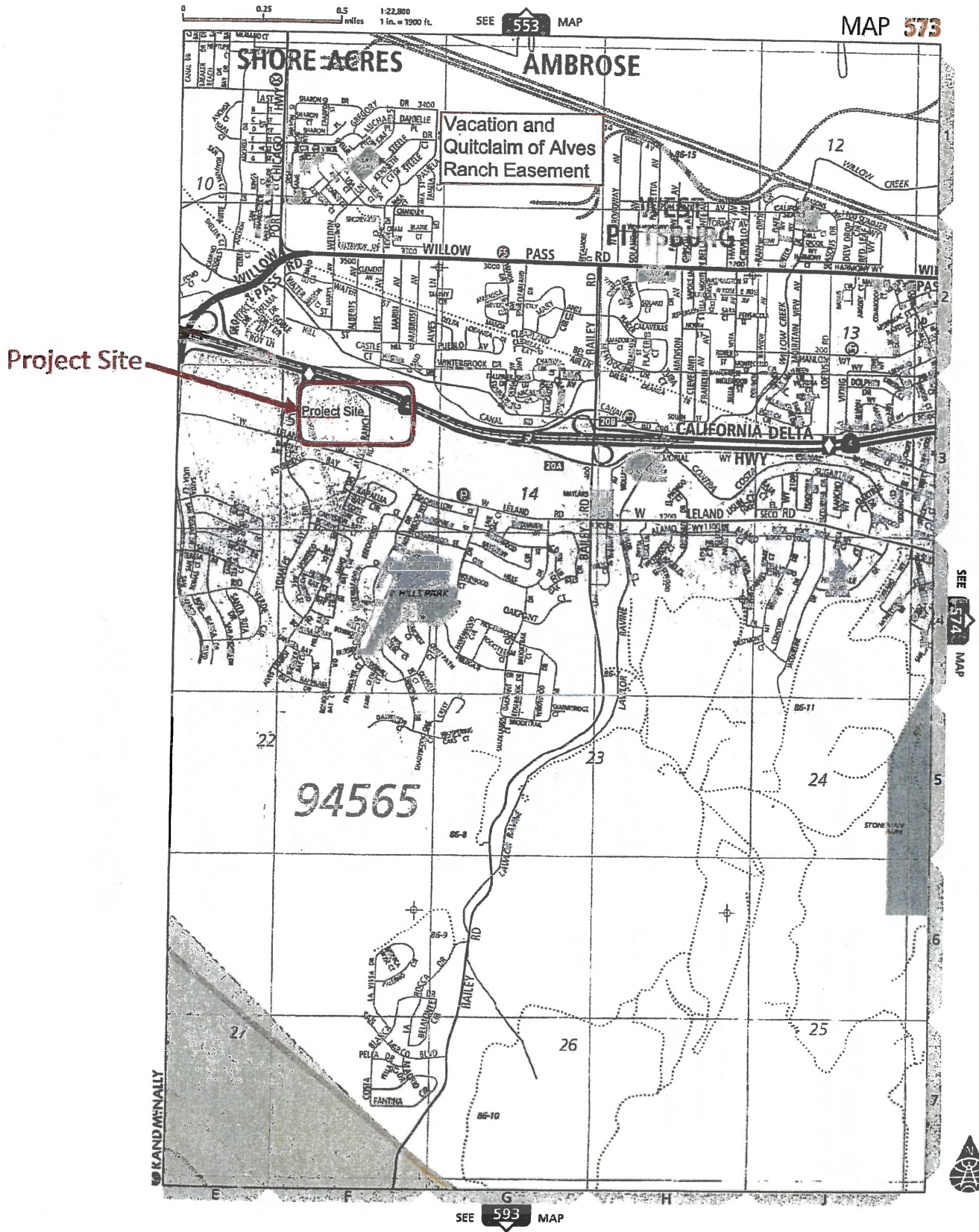
CONTRA COSTA COUNTY CALIFORNIA

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



LOCATION MAP

Figure 1

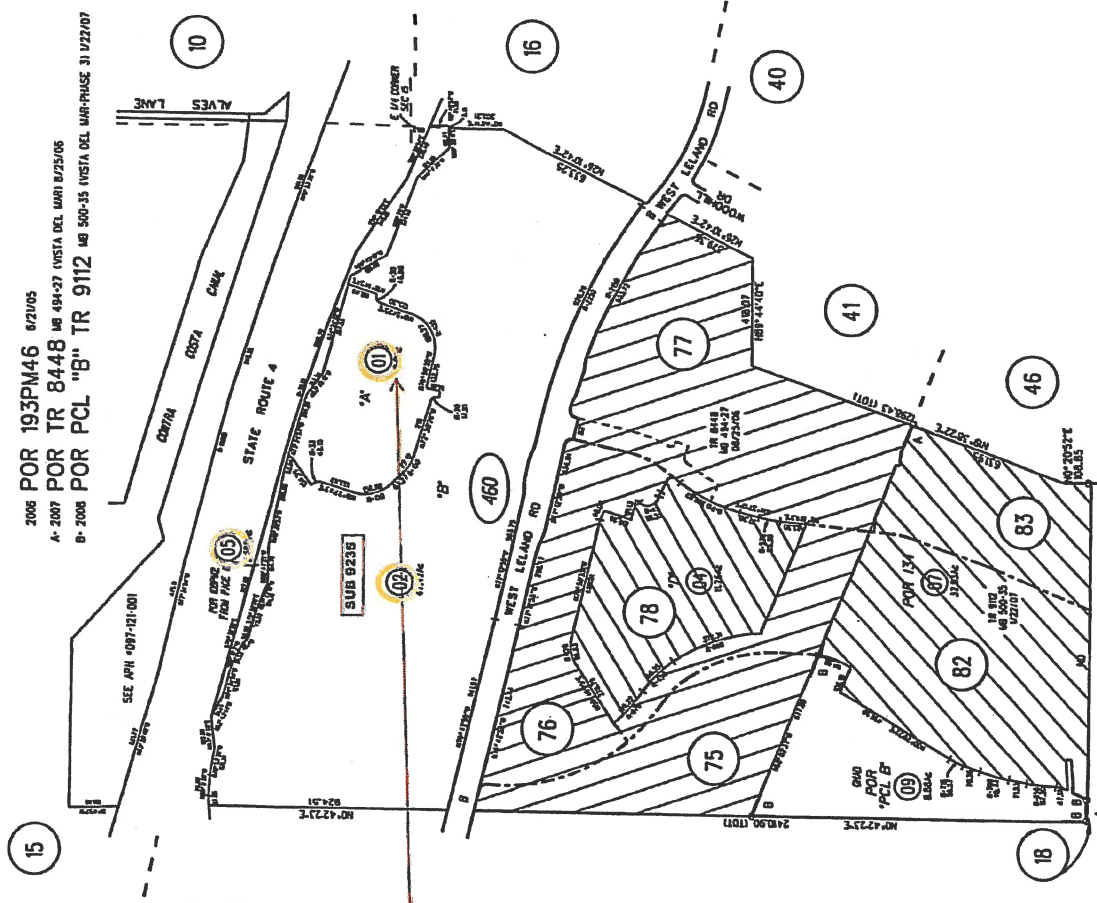


Project Site

Project Site

PROJECT VICINITY MAP

Figure 2



2006 POR 193PM46 8/21/05
 A- 2007 POR TR 8448 08-484-27 VISTA DEL MARI B/25/06
 B- 2008 POR PCL "B" TR 9112 08-500-35 VISTA DEL MARI-PHASE 31 V22/07

**Vacation & Quitclaim of
 Alves Ranch Easement**

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

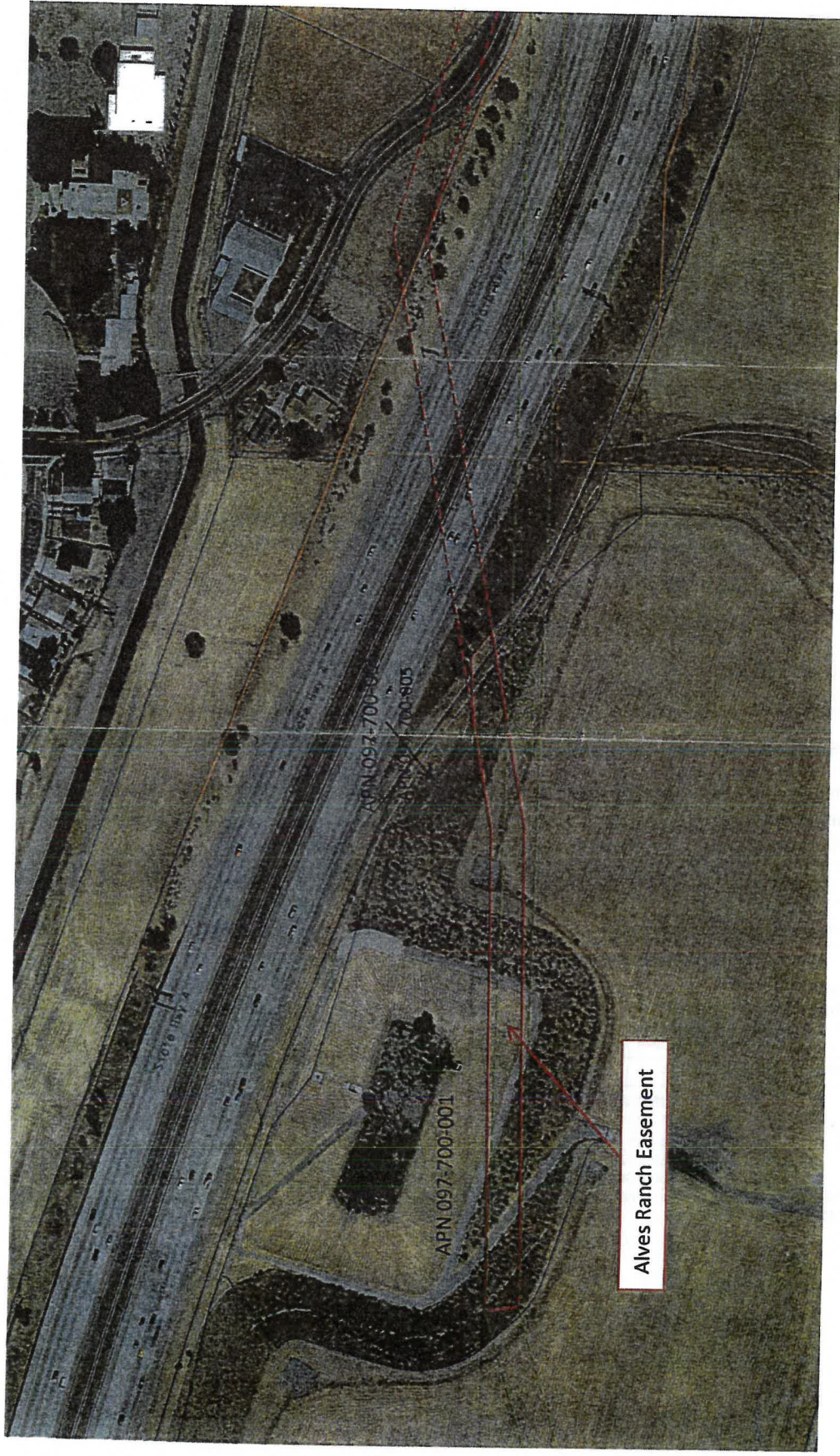
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS NOT COMELY WITH LOCAL LOT SPLIT WAY OR BALDWIN SITE ORDINANCE.

460 TR 9112 8/10/08

CL 097770 01-01-18
 ASSESSOR'S MAP
 BOOK 93 PAGE 46
 CONTRA COSTA COUNTY, CALIF.

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:

- Ministerial Project (Sec. 21080(b) (1); 15268;
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: Class ()
- Other Statutory Exemption, Code No.: _____
- 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
 EIR - \$3,168.⁰⁰
 Neg. Dec. - \$2,280.⁷⁵
 DeMinimis Findings - \$0
 County Clerk - \$50
 Conservation & Development - \$25

Total Due: **\$75.⁰⁰**
Total Paid \$ _____
Receipt #: _____