

Recorded at the request of:  
Contra Costa County Public Works  
Department

When recorded mail tax statements  
and return to:  
Meadow Creek Group, LLC  
1500 Willow Pass Court  
Concord, CA 94520  
Attn: David B. Sanson

Portion of Assessor's Parcel No. 099-210-037

## GRANT DEED OF ACCESS RIGHTS

For valuable consideration, receipt of which is hereby acknowledged,

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

**Grants to** Meadow Creek Group, LLC, the right to access Evora Road, a public road owned by CONTRA COSTA COUNTY, over and across certain real property in the unincorporated area of the County of Contra Costa, State of California.

**FOR DESCRIPTION AND DEPICTION SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.**

Dated 4/24/2023

CONTRA COSTA COUNTY

By   
John Gioia  
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 April 24, 2023 before me, Stacey M. Boyd Clerk of the Board of Supervisors, Contra Costa County, personally appeared John Gioia, 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



**EXHIBIT 'A'**

ROAD No. 5085  
EVORA ROAD ACCESS RIGHTS  
APPURTENANT TO APN: 099-210-037

REAL PROPERTY IN AN UNINCORPORATED AREA OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING A PORTION OF LOT 16 AND LOT 17 AS IS SHOWN ON SUBDIVISION 8918 "WILLOW PASS BUSINESS PARK" FILED ON OCTOBER 23, 2006 IN BOOK 497 OF MAPS AT PAGE 6, ALSO BEING A PORTION OF RESULTANT LOT "B" CONVEYED MEADOW CREEK GROUP LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED ON JUNE 30, 2021, UNDER DOCUMENT No. 2021-0187239-00, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ACCESS RIGHTS**

GRANTOR IS THE OWNER OF EVORA ROAD, A CONTROLLED ACCESS HIGHWAY, AND THE GRANTOR HAS ACQUIRED ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, FROM PROPERTIES ADJACENT TO SAID ROAD. GRANTOR HEREBY CONVEYS TO GRANTEE THE RIGHT OF ACCESS TO SAID HIGHWAY, OVER AND ACROSS THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID RESULTANT LOT "B" (2021-0187239-00); THENCE ALONG THE SOUTHERLY LINE THEREOF, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EVORA ROAD; SOUTH 80°00'37" WEST, 25.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 80°00'37" WEST, 59.00 FEET TO THE POINT OF TERMINATION.

A PLAT ENTITLED **EXHIBIT 'B'** SHOWING THE ABOVE DESCRIBED LINES IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**END OF DESCRIPTION**

PREPARED BY:







VINCENT J. D'ALO  
LS 4210



8/8/2022  
DATE

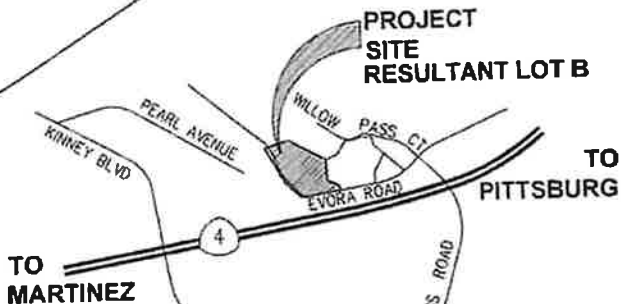
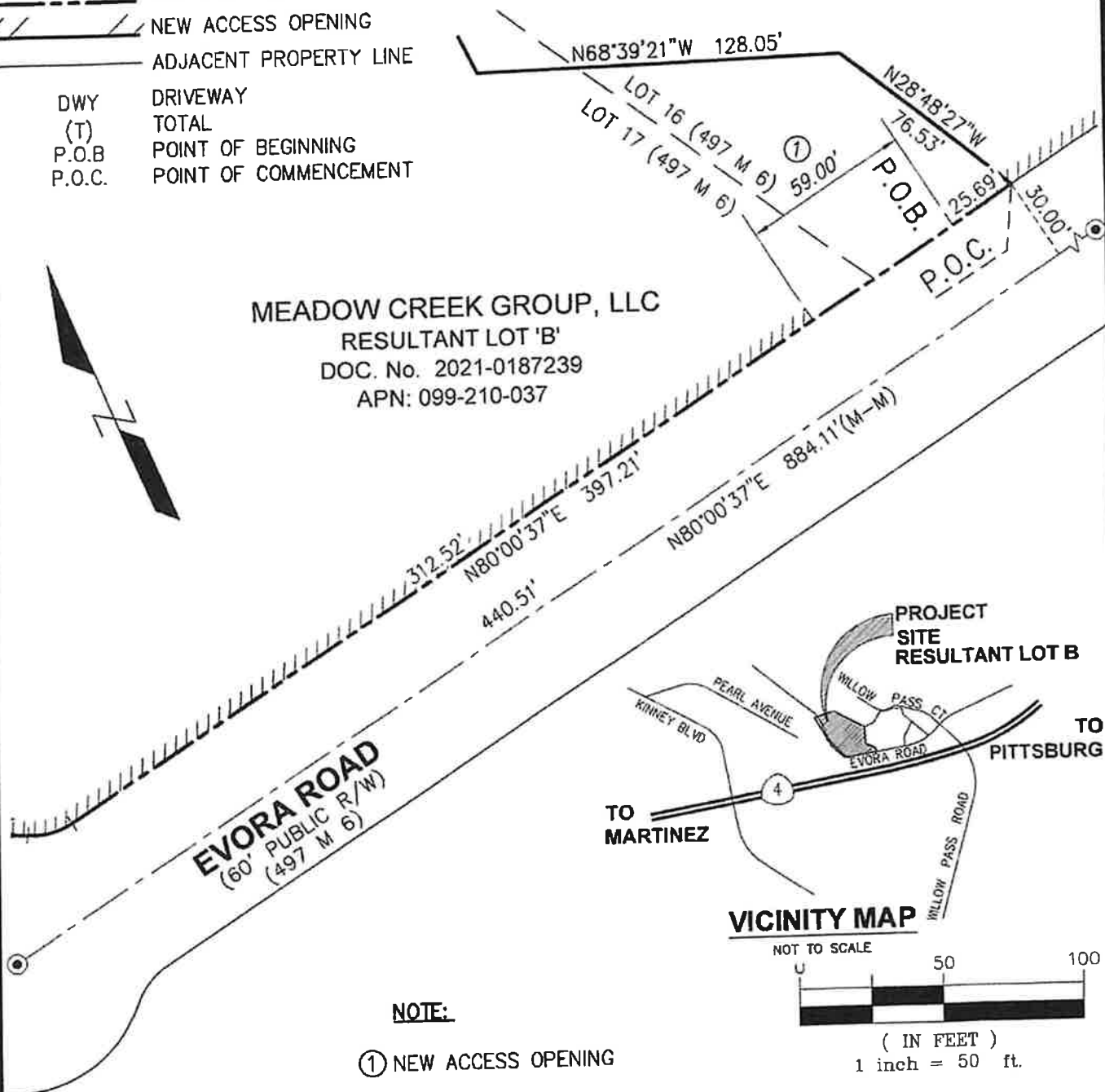
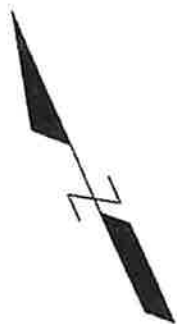
# EXHIBIT B

## LEGEND

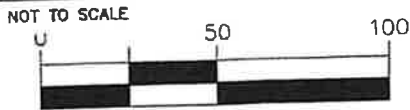
-  RELINQUISHMENT OF EXISTING ABUTTERS' RIGHTS
-  RIGHT-OF-WAY LINE
-  NEW ACCESS OPENING
-  ADJACENT PROPERTY LINE
- DWY      DRIVEWAY
- (T)      TOTAL
- P.O.B    POINT OF BEGINNING
- P.O.C    POINT OF COMMENCEMENT

PARCEL 1  
 RESULTANT LOT 'A'  
 DOC. No. 2019-0233124  
 APN: 099-210-033

MEADOW CREEK GROUP, LLC  
 RESULTANT LOT 'B'  
 DOC. No. 2021-0187239  
 APN: 099-210-037



**VICINITY MAP**



( IN FEET )  
 1 inch = 50 ft.

**NOTE:**

① NEW ACCESS OPENING

UNINCORPORATED

CONTRA COSTA COUNTY

CALIFORNIA



Civil Engineers  
 Traffic Engineers  
 Surveyors

Aliquot Associates, Inc.  
 1390 S. Main St. - Ste. 310  
 Walnut Creek, CA 94596  
 Telephone: (925) 476-2300  
 Fax: (925) 476-2350

Subject ACCESS RIGHTS TO EVORA ROAD  
 Job No. 205033.91 Scale 1"=50'  
 By MM Date 8/8/2022 Chkd. VJD  
 SHEET 1 OF 1



Contra  
Costa  
County

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: April 24, 2023

**Subject:** Approve the conveyance of Grants of Abutter's Rights of Access and take related actions under the California Environmental Quality Act, Concord area.

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE an exchange of abutter's rights between the County and Willow View Association, a California Corporation, and Meadow Creek Group, LLC, to change the location of access to Evora Road from Assessor's Parcel Nos. 099-210-033 and 099-210-037, pursuant to Streets & Highways Code Section 960, Concord area. [County Project No. WL72RP; DP21-3037, DCD-CP# 23-01]

DETERMINE that the abutter's rights granted to Willow View Association and Meadow Creek Group, LLC, are property rights the County acquired for highway purposes and are no longer necessary for those purposes.

DETERMINE that it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment and is not subject to the California Environmental Quality Act (CEQA), pursuant to Article 5, Section 15061(b)(3) of the CEQA Guidelines.

DIRECT the Director of the Department of Conservation and Development, or designee, to file a CEQA Notice of Exemption with the County Clerk.

AUTHORIZE the Public Works Director, or designee, to arrange for payment of a \$25 fee to the Department of Conservation and Development for processing, and a \$50 fee

APPROVE

OTHER

RECOMMENDATION OF CNTY ADMINISTRATOR

RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: 04/24/2023  APPROVED AS RECOMMENDED  OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I Supervisor  
Candace Andersen, District II Supervisor  
Diane Burgis, District III Supervisor  
Ken Carlson, District IV Supervisor  
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: April 24, 2023

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: *Stacey M. Boyd*  
Stacey M. Boyd, Deputy



Contact: Mark apHugh, (925) 957-2452

cc:

RECOMMENDATION(S): (CONT'D)

to the County Clerk for filing the Notice of Exemption.

AUTHORIZE the Chair, Board of Supervisors, to execute, on behalf of the County, two grant deeds of access rights to convey to Willow View Association and Meadow Creek Group, LLC, new abutter's rights of access to Evora Road in exchange for the Relinquishment of Abutter's Rights by Willow View Association.

ACCEPT the Relinquishment of Abutter's Rights by Willow View Association.

DETERMINE that the property rights being conveyed are not and will not be needed for County purposes.

DIRECT the Real Estate Division of the Public Works Department to cause said Grants of Abutter's Rights of Access to be delivered to property owners for recording in the Office of the County Clerk-Recorder.

DIRECT the Public Works Director, or designee, to cause the Relinquishment of Abutter's Rights to be recorded in the Official Records of the County Clerk-Recorder.

FISCAL IMPACT:

100% Developer Fees

BACKGROUND:

This transaction 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 grant abutter's rights of access along two locations on Evora Road (one at each parcel listed above). In exchange, Willow View Association will relinquish to the County abutter's rights of access at one location along Evora Road (at APN 099-210-033), which was 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). Public Works staff have determined that the County does not require abutter's rights in new location for highway purposes and that moving rights of access to the new location will not adversely impact the County's use of the road right of way for highway purposes.

The change in location of abutter's rights of access will not affect the development or development potential of the property, or the uses to which the property could be put. The change in location also will not cause a significant change in traffic circulation on the fronting roadway.

CONSEQUENCE OF NEGATIVE ACTION:

The County would not exchange access rights with the developers.

ATTACHMENTS

CEQA Notice of Exemption

Grant Deed of Access Rights - Willow View

Grant Deed of Access Rights - Meadow Creek

Relinquishment of Abutter's Rights