



**Contra  
Costa  
County**

To: Board of Supervisors  
From: Brian M. Balbas, Public Works Director/Chief Engineer  
Date: October 23, 2018

Subject: EXECUTE a Quitclaim Deed to reconvey the County's interests in land no longer needed for community center purposes, Discovery Bay West area.

### **RECOMMENDATION(S):**

DETERMINE that an offer of dedication for community center purposes on Parcel I within Subdivision 7686 (Discovery Bay West), located on Newport Drive and identified as Assessor's Parcel No. 011-350-009, under that final map recorded March 23, 2000, in Book 418 of Maps, Page 26, is no longer required by the County for those purposes, Discovery Bay area. Project No.: WL72RP-SD04-8828.

APPROVE and AUTHORIZE the Chair, Board of Supervisors, or designee, to execute a Quitclaim Deed to reconvey to Hofmann Land Development Company, LLC (Grantee) the County's interests in Parcel I under the above offer of dedication, pursuant to Government Code section 66477.5(c), and DIRECT the Real Estate Division of the Public Works Department to cause said Quitclaim Deed to be delivered to the Grantee for recording in the office of the County Clerk-Recorder.

### **FISCAL IMPACT:**

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY  
ADMINISTRATOR

☐ RECOMMENDATION OF BOARD  
COMMITTEE

Action of Board On: **10/23/2018** ☒ 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  
Karen Mitchoff, 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: October 23, 2018

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Scarlett Torres (925)  
957-2466

cc:

No fiscal impact.

## BACKGROUND:

The first phase of the Discovery Bay West Project within Subdivision 7686 was approved by the Board of Supervisors on August 7, 1995, with a Condition of Approval number 41 (COA 41) which required the project applicant, Hofmann Land Development Company, LLC (HLDC), to dedicate a site within the Subdivision for development of a community center and pay 50 percent of the construction cost. Parcel I, dedicated to the County by a final map, recorded March 23, 2000, in Book 418 of Maps, Page 26, was identified as the potential future community center site. A provision in COA 41 allowed for the community center to be constructed at an alternate location if agreed upon by the County, Discovery Bay Municipal Advisory Council (DBMAC) and HLDC. In February 2013, the Town of Discovery Bay Community Services District, the successor to the DBMAC, purchased the former Discovery Bay Athletic Club located at 1601 Discovery Bay Boulevard, and converted it to the Discovery Bay Community Center.

HLDC has requested the County vacate the offer of dedication so that it may pursue a 12-lot subdivision on Parcel I. For the reasons explained above, the Real Estate Division recommends reconveying the County's interests in the offered area to HLDC because the offered area is no longer required for the purposes for which the offer of dedication was made and will not be used for those purposes (community center purposes).

The offer of dedication over Parcel I was to reserve a site for a community center which is just one element of the development project that was the subject of a final environmental impact report accepted and certified on July 11, 1995 for Discovery Bay West. The potential impacts of developing the site have already been analyzed under the California Environmental Quality Act and no further CEQA review is required.

## CONSEQUENCE OF NEGATIVE ACTION:

An offer of dedication for community center purposes would continue to encumber property that is no longer required for those purposes.

## ATTACHMENTS

Quitclaim Deed