July 11, 2017

City of Pleasant Hill
Planning & Engineering Departments
100 Gregory Lane,
Pleasant Hill, CA. 94523
Attn: Anathan Kanagasundaram & Troy Fujimoto

Dear Gentlemen,

I am glad to respond tonight’s upcoming study session for the Reliez Terrace Subdivision. I will be unable to attend the meeting early, and ask that this letter be used as part of the public comment. I think the developer has improved greatly over the previous footprint schematic that was provided earlier this year. I like the new “turn in” lane, the interior parking, and the housing footprints. I think these feature will be an asset to his project. With all this in mind, I would like to make a few comments without being too critical.

First, I think the overall project looks great and will be an asset to the neighborhood and the City of Pleasant Hill. I do think however it would look much more attractive without the existing telephone poles fronting the project. I think the money spent undergrounding them will come back to the project in overall appearance and financial appreciation. I would encourage the developer to do that.

Second, as a developer of other projects, my experience tells me now that I would attempt to limit other foot traffic access to this project other than through the street frontage. As we are now living in a period whereby people come from outside the area and do what is called a “smash and grab”. Any walk in access at this location will be an invited nuisance for all these new homeowners. A single road access will make this project more private, and secure in what would otherwise be a very busy corner.

Third, On the Reliez Terrace “offsite frontage improvement exhibit” it shows the adjoining subdivision and particular the rear of Kelsey Court with a 20 foot storm and sewer easement. I would like to submit documentation showing that the sewer easement at the rear of Kelsey Court is no longer there, and was abandoned and quit-claimed by the Contra Costa Sanitary District back in 1989. The 10 foot private storm drain easement is still in existence.

Thank You,

Steven J. Furtado
40 Kelsey Court
Pleasant Hill, Ca. 94523
MAIL TAX STATEMENTS TO:
SAME AS ABOVE.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARGHERITA MOLINO, a widow,

hereby GRANT(s) to

STEVE J. FURTADO and LORI J. FURTADO, husband and wife, as joint tenants,

the real property in the City of Pleasant Hill,
County of Contra Costa, State of California, described as

Lots 1, 2, 3, 4, 5, 6, and 7 of Subdivision 6870, filed October 20, 1988, in Map Book 226, Page(s) 35-76, inclusive, Contra Costa County Records.

Date: October 17, 1988

STATE OF CALIFORNIA
CONTRA COSTA COUNTY

Before me, the undersigned, a Notary Public in and for said State, personally appeared

MARGHERITA MOLINO

personally known to me (or 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.

WITNESS my hand and official seal.

Signature

(Official Notary Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE.
GRANT OF EASEMENT

PORTION OF LOT 3 AS SAID LOT IS SHOWN ON THE MAP OF SUBDIVISION 6870, FILED OCTOBER 20, 1988 IN BOOK 326 OF MAPS AT PAGE 35, CONTRA COSTA COUNTY, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERN CORNER OF SAID LOT 3; THENCE FROM SAID POINT OF COMMENCEMENT, EASTERLY ALONG THE NORTHERN LINE THEREOF, ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 42.00 FEET, THROUGH A CENTRAL ANGLE OF 9°03'59", AN ARC LENGTH OF 6.65 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 44°18'57" EAST, 62.54 FEET; THENCE EASTERLY ALONG A TANGENT CURVE HAVING A RADIUS OF 53.00 FEET, CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 41.63 FEET; THENCE SOUTH 89°18'57" EAST, 29.96 FEET; THENCE SOUTH 5°11'48" WEST, 10.03 FEET TO THE SOUTHERN LINE OF SAID LOT 3, DISTANT THEREON NORTH 89°18'57" WEST, 25.53 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 3.

THE SIDELINES OF SAID 10 FEET IN WIDTH STRIP OF LAND SHALL EXTEND ENTIRELY ACROSS SAID LOT 3.

The easement granted herein includes incidental rights of maintenance, repair and replacement of said sewerlines and appurtenances together with the free right of ingress and egress over and across the remaining portion of the Grantor's property, insofar as such right of ingress and egress is necessary to the proper use of the rights granted herein.

The Grantor reserves the right to landscape or make such other use of the lands included within the surface easement which is consistent with Grantee's use, however such use by the Grantor shall not include the planting of trees or construction of permanent structures, including but not limited to houses, garages, outbuildings, swimming pools, tennis courts, retaining walls, decks, patios or other architectural concrete structures within the easement.

This instrument shall bind and enure to the benefit of the successors and assigns of the parties hereto.

In witness whereof, Grantors executed this deed on the date above written.

Recorded at request of
	Contra Costa County Recorder
	J. R. Olsson, Recorder

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

JAN - 9 1989
I, Joyce E. McMillan, Secretary of the CENTRAL CONTRA COSTA SANITARY DISTRICT, of the County of Contra Costa, State of California, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 89-01, passed and adopted by said District Board on JAN 5 1989.

Joyce E. McMillan
CENTRAL CONTRA COSTA SANITARY DISTRICT, a public corporation, does hereby Quitclaim to STEVE J. FURTADO and ANN J. FURTADO, all right, title, and interest said District may have in that real property situate in the County of Contra Costa, State of California, described as follows:

Portion of Lots 3, 4, and 5, as said lots are shown on the map of Subdivision 6870, filed October 20, 1988, in Book 326 of Maps, page 35, in the Office of the Recorder of said Contra Costa County, described as follows:

All those certain 10 feet in width sanitary sewer easements lying within said Lots 3, 4, and 5, delineated on said subdivision map (326 M 35) as "10'S.S.E."

IN WITNESS WHEREOF, said Corporation has executed these presents by its officers thereunto duly authorized, this 20th day of April, 1989.

CENTRAL CONTRA COSTA SANITARY DISTRICT

By

President of the Board of Directors

By

Secretary of the District

STATE OF CALIFORNIA
CONTRA COSTA COUNTY

ss. Acknowledgement by Public Agency

On April 20, 1989, before me, a Notary Public, in and for

WM. W. GREGORY, a Notary Public, in and for
Joyce E. McMillan, Secretary of the CENTRAL CONTRA COSTA SANITARY DISTRICT, of the County of Contra Costa, State of California, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 89- , passed and adopted by said District Board on .

END OF DOCUMENT