

**CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF DETERMINATION**

**To:**  
 **Office of Planning and Research**  
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

**From:**  
Contra Costa County  
Dept. of Conservation and Development  
30 Muir Road  
Martinez, CA 94553  
(925) 674-7205

County Clerk  
County of: Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**State Clearinghouse Number** (if submitted to State Clearinghouse): 2023070169  
**Project Title:** Windhover Terrace Apartments County File #CDDP21-03031  
**Project Applicant:** West Coast Land and Development, Inc (925) 246-2870  
**Project Location:** North of Windhover Way and Pacheco Blvd. APN: 380-220-066  
**Lead Agency:** Contra Costa County Department of Conservation and Development – Everett Louie.  
925-655-2873

**Project Description**

A Development Plan to construct an approximately 22,247-square-foot, three-story, 24-unit apartment building on a vacant property. The project includes two units for low-income households and one unit for very low income households and a request for a Density Bonus of two units for a total of 24 units.

The project was approved on: March 26, 2024, by the Contra Costa Board of Supervisors

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.\*

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

30 Muir Road, Martinez, CA 94553

Signature : Everett Louie Date: 3/26/2024 Title: Planner II

Print Name: Everett Louie

**Contra Costa County Department of Conservation and Development**

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

**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 \_\_\_\_\_

Department of Fish and Wildlife Fees Due:

Applicant's Name: West Coast Land and Development Inc	<input type="checkbox"/>	EIR - \$3,539.25	Total Due: \$
Address: 145 John Glenn Drive Concord, CA 94520	<input checked="" type="checkbox"/>	Neg. Dec. - \$2,916.75	Total Paid: \$
Phone: 925-246-2870	<input checked="" type="checkbox"/>	County Clerk - \$50	Receipt #
	<input type="checkbox"/>	DCD- \$25	

\*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a duplicate mailed copy.

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.