

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

Project Title: Willow Pass Court Retail Center, Land Use Permit CDLP20-02031; SCH 2024050489

Project Applicant: Evora Enterprises LP, 821 Corporate Way, Fremont, CA 94539: Ph: 510-449-8599

Project Location: 0 Evora Road, Bay Point, CA 94520

Lead Agency: Contra Costa County Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553

Project Description: Land Use Permit for the Willow Pass Court Retail Center including two new 3,530 square-foot and 1,370 square-foot drive-through quick service restaurants (QSRs) and a 2,334 square-foot general retail building on a graded 1.5-acre vacant lot.

The Land Use Permit was approved on September 4, 2024 by the County Zoning Administrator and becomes effective on September 14, 2024.

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 & Addendum, is available to the General Public at:
30 Muir Road, Martinez, CA 94553

Lead Agency Contact Person: Stanley Muraoka, Contra Costa County Department of Conservation and Development; Telephone: 925-655-2876

Signature (Contra Costa County):  Title: Principal Planner
Stan Muraoka, AICP

Date: September 12, 2024 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.

Title

Department of Fish and Wildlife Fees Due:

Applicant's Name:	Evora Enterprises LP	<input type="checkbox"/>	EIR - \$4,051.25	Total Due: \$
		<input checked="" type="checkbox"/>	Neg. Dec. - \$2,916.75	Total Paid: \$
Address:	821 Corporate Way Fremont, CA 94539	<input checked="" type="checkbox"/>	County Clerk - \$50	Receipt #
		<input checked="" 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.