

# 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: LEAD AGENCY -**  
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:** SCH 2023090474

**Project Title:** Willow Pass Apartments (Formerly Bella Vista Apartments) (County File #CDDP24-03051 - xref CDLP22-02029)

**Project Applicant:** Alliant Communities LLC; 26050 Mureau Rd, Calabasas, CA 91302 (818) 483-4499

**Project Location:** 2867 Willow Pass Road APN 093-081-027, 093-081-028

**Lead Agency:** Contra Costa County Department of Conservation and Development – Adrian Veliz, (925) 655-2879

**Project Description**


The project was approved on August 18 by the Contra Costa County Zoning Administrator, authorizing a modification to a previously approved site development plan for 124 affordable apartment units. The project includes a state density bonus, and concessions to building height, as well as to the County’s Inclusionary Housing Ordinance requirements pertaining to affordable rents calculation, and affordability levels within the development.

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:  Date: 08/27/25 Title: Senior Planner


Print Name: Adrian Veliz

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

Date: 08-25-25 Date Received for filing at OPR: \_\_\_\_\_

**AFFIDAVIT OF FILING AND POSTING**


I declare that on 08-25-25 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: Deputy Clerk

Applicant's		Department of Fish and Wildlife Fees Due:	
Name:	Alliant Communities, LLC	<input type="checkbox"/>	EIR - \$4051.25
Address:	26050 Mureau Rd Calabasas, CA 93102	<input checked="" type="checkbox"/>	Neg. Dec. - \$2968.75
		<input checked="" type="checkbox"/>	County Clerk - \$50
		<input checked="" type="checkbox"/>	DCD- \$25
Phone	(818) 483-4499		
			Total Due: \$
			Total Paid: \$
			Receipt #

\*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a dur...  
2025-00235

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

**FILED**  
**August 25, 2025**  
KRISTIN B. CONNELLY  
CLERK-RECORDER  
By   
J. Lara  
Deputy Clerk



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**      **StartOver**      **Save**

RECEIPT NUMBER:  
 07-08/25/2025-236  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023090474

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CONTRA COSTA	LEAD AGENCY EMAIL	DATE 08/25/2025
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2025-00235	

PROJECT TITLE

WILLOW PASS APARTMENTS (FORMERLY BELLA VISTA APARTMENTS) (COUNTY FILE #CDDP24-03051 - XREF CDLP22-02029)

PROJECT APPLICANT NAME ALLIANT COMMUNITIES LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (818) 483-4499
PROJECT APPLICANT ADDRESS 26050 MUREAU RD	CITY CALABASAS	STATE CA
		ZIP CODE 91302

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR)      \$ 4,123.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)      \$ 2,968.75 \$ 2,968.75  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,401.75 \$ \_\_\_\_\_  
  
 Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00 \$ \_\_\_\_\_  
 County documentary handling fee      \$ 50.00 \$ 50.00  
 Other      \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,018.75

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Jeffrey Lara Deputy Clerk
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R: 86207