



Date: August 6, 2025

To: State Clearinghouse
State Responsible Agencies
Agencies with Jurisdiction by Law
Trustee Agencies
Other Public Agencies
Agencies/Organizations/Individuals Requesting Notice

From: City of Clayton

Subject: Notice of Intent to Consider Adoption of a Mitigated Negative Declaration and Notice of Public Hearing for the Oakhurst Townhouse Development Project Clayton, CA – APN 118-370-073-9.

Pursuant to the State California Public Resources Code (PRC) 21091(b) and the Guidelines for the implementation of the California Environmental Quality Act (CEQA Guidelines), the City of Clayton (City) has released for public review a Mitigated Negative Declaration for the Oakhurst Townhouse Development Project.

Project Description and Location: The proposed project involves the construction of four multi-family residential buildings containing 30 dwelling units, and associated improvements. The Project includes a Vesting Tentative Subdivision Map (9632) and Development Plan for a Planned Development (PD).

The Vesting Tentative Subdivision Map (9632) consists of 30 residential units for individual sale, lease, and financing on ± 2.5 acres. The project site is identified as LOT E as shown on the Map of Subdivision 7249 in Book 353 of Maps page 8, Contra Costa County Records, includes open spaces, an overflow gravel parking lot and Contra Costa Water District facility that will be relocated. The subdivision will create seven (7) Parcels A – G. The common use areas will be owned and maintained by the established Homeowner's Association (HOA) for the Project.

The proposed project would construct four (4) multi-family residential buildings containing 30 dwelling units (one building with four units [Building C], one building with eight units [Building B], and two buildings with nine units [Buildings A and D]). The units would range from 1,329 square feet to 2,072 square feet. The layout and size of each residence would vary based on the plan type but would range from 4 bedrooms and 3.5 bathrooms in the largest plan type to 3 bedrooms and 3 bathrooms in the smallest plan type. All the townhome units would be three stories tall, include a two-car garage, and would be oriented to face an internal private drive with access from Peacock Creek Drive. The proposed project would have an overall density of 11.8 dwelling units per acre.

The proposed project would include 27,690 square feet of landscaped area, including

1,960 square feet of bioretention space that would be covered in vegetation (see Figure 2-9). Proposed landscaping would include low and medium water use hardy trees, shrubs, and groundcover around the perimeter of the site. The landscape and associated irrigation have been designed to comply with the City's Water Efficient Landscape Standards, as defined in Section 17.80.050 of the City of Clayton Municipal Code. The project would result in the planting of 45 trees representing 7 different species.

Due to the site topography, a retaining wall would be constructed along the northern boundary of the proposed development. The proposed retaining wall would range from 1 to 10 feet high. A second retaining wall would also be installed along the southwestern boundary of the proposed development. This retaining wall would range from 3 to 8 feet high.

The City of Clayton, as the lead agency for environmental review pursuant to the California Environmental Quality Act (CEQA) and the project proponent, proposes to adopt the Oakhurst Townhouse Development Project (proposed project). The approximately 2.5-acre project site consists of one parcel located at southeast corner of the intersection of Clayton Road and Peacock Creek Drive in the City of Clayton, Contra Costa County (Assessor's Parcel Number [APN] 118-370-073-9).

Environmental Review and Comment Period: The City is interested in input and/or comments from the general public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the project.

With implementation of the mitigation measures recommended in the Mitigated Negative Declaration, all project impacts would be reduced to a less than significant level.

The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5

The 30-day review period begins on August 15, 2025, and ends September 15, 2025. Comments on the Mitigated Negative Declaration in response to this Notice of Intent must be received by 5:00 p.m. on September 15, 2025. Please send your written or electronic responses, with appropriate contact information, to the following:

City of Clayton Community Development Department
6000 Heritage Trail
Clayton, CA 94517
Attn: Farhad Mortazavi,
Interim Community Development Director

Comments may also be sent by e-mail to: interimcdd@claytonca.gov For electronic responses, please include the project name "Oakhurst Townhouse Development Project" in the subject line.

The Mitigated Negative Declaration is available online at: <https://claytonca.gov/community-development/planning/#er> Paper copies are also available for review at the Community Development Department during business hours Monday to Thursday 9:00 a.m. to 5:00 p.m. and Friday 9:00 a.m. to 3:00 p.m.

The City of Clayton Planning Commission will conduct a public meeting to consider the Oakhurst Townhouse Residential Development Project tentatively scheduled for October 14, 2025, located at:

Clayton City Hall.
City of Clayton City Hall
6000 Heritage Trail
Clayton, CA 94517

Notice Regarding Challenges to Decisions: Pursuant to all applicable laws and regulations, including without limitation, California Government Code Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.