

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Pine Hollow EstatesLead Agency: City of ClaytonContact Person: Kraig ChalemMailing Address: 6000 Heritage TrailPhone: (925) 673-7343City: ClaytonZip: 94517County: Contra Costa**Project Location:** County: Contra CostaCity/Nearest Community: ClaytonCross Streets: Pine Hollow Rd. and Pine Hollow Ct.Zip Code: 94517Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 22.9 " N / 121 ° 56 ' 18.1 " W Total Acres: 4.42Assessor's Parcel No.: 119-050-036Section: 14Twp.: 1NRange: 1WBase: MDB & MWithin 2 Miles: State Hwy #: N/AWaterways: Donner Creek and Mt. Diablo CreekAirports: N/ARailways: N/ASchools: Mt. Diablo ES, Diablo View MS**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 17 Acres 4.42☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: GHG, Energy**Present Land Use/Zoning/General Plan Designation:**Single-family residence / R-40-H / Rural Estate (RD)**Project Description:** *(please use a separate page if necessary)*

The 1027 Pine Hollow Court Project proposes to subdivide the 4.42-acre project site into 17-residential lots, located at 1027 Pine Hollow Ct. in Clayton, CA. The 17-residential lots would range from 2960 square feet (sf) to 5897 sf, with an average lot size of 4378 st. The proposed project would require City approval of a General Plan Amendment from Rural Estate (RD) to Single-family Medium Density (MD), a Zoning Amendment from R-40-H to Planned Development (PD), a site Plan Review Permit, and a Tree Removal Permit.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 07/07/2026 Ending Date 07/28/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management, Inc</u>	Applicant: <u>Pondersosa Homes, Inc.</u>
Address: <u>1501 Sports Dr., Suite A</u>	Address: <u>5020 Franklin Dr. Ste, 200</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Pleasanton, CA 94588</u>
Contact: <u>Nick Pappani, Vice President</u>	Phone: <u>(925) 998-8586</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative: K. Chalem

Digitally signed by K. Chalem
Date: 2026.07.06 15:13:30 -0700

Date: 07.07.2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.