



Date: July 2, 2026

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 1027 Pine Hollow Project in the city of Clayton, CA – APN: 119-050-036

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 1027 Pine Hollow Project.

Project Location and Description: The approximately 4.42-acre project site consists of one parcel located at 1027 Pine Hollow Court in Clayton, Contra Costa County (APN: 119-050-036). The proposed project is to subdivide the 4.42-acre project site into 17 residential lots and open space area, located at 1027 Pine Hollow Court in Clayton, California. The 17 residential lots would range from 2,960 square feet (sf) to 5,897 sf, with an average lot size of 4,378 sf. 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 Public Facility (PF) to Planned Development (PD), a Development Plan Permit, and a Tree Removal Permit.

The proposed project would include the subdivision of the 4.42-acre project site into 17 residential lots. The 17 residential lots would range from 2,960 sf to 5,897 sf, with an average lot size of 4,378 sf. The Vesting Tentative Subdivision Map (9718) map would also include four parcels. Parcel A would be located on the southwestern frontage of the project site and would include a parklet. Parcel B would be located on the northern frontage of the project site and would include a parcel to accommodate storm drain facilities. Parcel C would be located in the eastern portion of the project site and would include open space hillside area.

The 17 residential lots would be developed with four different floor plans. Floor Plan 1 would have a 1,398-sf footprint and would consist of a two-story, four-bedroom and 2.5-bathroom residence with an attached two-car tandem garage. Floor Plan 2 would have a 2,351-sf footprint and would consist of a two-story, four-bedroom and three-bathroom residence with an attached two-car garage. Floor Plan 3 would have a 2,628-sf footprint

and would consist of a two-story, five-bedroom and three-bathroom residence with an attached two-car garage. Floor Plan 4 would have a 2,769-sf footprint and would consist of a two-car garage attached and three-bathroom residence with an attached two-car garage (see **Error! Reference source not found.**). The residential development included as a part of the proposed project would be managed by a homeowner's association.

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 1027 Pine Hollow Project (proposed project). The approximately 4.42-acre project site consists of one parcel located at 1027 Pine Hollow Court in the City of Clayton, Contra Costa County – APN: 119-050-036.

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 July 2, 2026, and ends August 1, 2026. Comments on the Mitigated Negative Declaration in response to this Notice of Intent must be received by 5:00 p.m. on August 1, 2026. Please send your written or electronic responses, with appropriate contact information, to the following:

City of Clayton Community Development Department
Attn: Kraig Chalem, Senior Planner
6000 Heritage Trail
Clayton, CA 94517

Comments may also be sent by e-mail to: cityclerk@claytonca.gov For electronic responses, please include the project name "1027 Pine Hollow Project" in the subject line.

The Mitigated Negative Declaration is available online at:

- <https://www.claytonca.gov/> OR
- Paper copies are also available for review at the Community Development Department during business hours Monday to Thursday 9:00 a.m. to 4:00 p.m. and Friday 9:00 a.m. to 3:00 p.m.

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.