



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 Location: 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).

Project Description: 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) on ±2.5 acres. The project will create seven (7) parcels. The proposed project would construct four (4) multi-family residential buildings containing 30 dwelling units. All the townhouse units would be three stories tall, including a two-car garage, and would be oriented to face an internal private drive with access from Peacock Creek Drive.

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 - 6000 Heritage Trail - Clayton, CA.

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.