

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: Oakhurst Townhomes Development Project

Lead Agency: City of Clayton

Contact Person: Farhad Mortazavi

Mailing Address: 6000 Heritage Trail

Phone: 925-673-7300

City: Clayton

Zip: 94517

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Clayton

Cross Streets: Clayton Road and Peacock Creek Drive

Zip Code: 94517

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 20 " N / 121 ° 55 ' 12 " W Total Acres: 2.5

Assessor's Parcel No.: 118-370-073-9

Section: 13

Twp.: 01N

Range: 01W

Base: MDM

Within 2 Miles: State Hwy #: N/A

Waterways: Donner Creek, Mt Diablo Creek, Peacock Creek

Airports: N/A

Railways: N/A

Schools: 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 30 Acres 2.5☐ 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:**

Vacant / Multiple Family Residential Medium District /Multifamily Medium Density (MMD)

Project Description: (please use a separate page if necessary)

The proposed project involves the construction of four multi-family residential buildings containing 30 dwelling units, and associated improvements, including utilities, landscaping, internal site circulation and parking.

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".

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

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

Starting Date August 15, 2025 Ending Date September 15, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Alvernaz Partners LLC</u>
Address: <u>158 Park Place</u>	Address: <u>1777 N. California Boulevard, Suite 305</u>
City/State/Zip: <u>Point Richmond, CA 94801</u>	City/State/Zip: <u>Walnut Creek, CA 94596</u>
Contact: <u>Shanna Guiler</u>	Phone: <u>925-270-6213</u>
Phone: <u>510-236-6810</u>	

Signature of Lead Agency Representative: _____

Date: 7/22/2025

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