



NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

Project Name: Oakhurst Townhomes Development Project

Applications: Initial Study/Mitigated Negative Declaration

Other Applications: Vesting Tentative Map Approval and a Development (Site) Plan Review Permit

Notice is hereby given that the City of Clayton, as lead agency, finds that no significant effect, as prescribed by the California Environmental Quality Act of 1970 (CEQA), as amended, will occur for the following proposed project:

1. Project Proponent: Alvernaz Partners LLC, 1777 N. California Boulevard, Suite 305, Walnut Creek, CA 94596, phone (925) 270-6213
2. Project Description: Alvernaz Partners LLC proposes to construct four multi-family residential buildings containing 30 dwelling units, and associated improvements on a 2.5-acre site. The requested approvals include: 1) Vesting Tentative Map approval for subdivision of a single lot to create seven (7) parcels (Parcels A – G) with common use areas owned and maintained by the established Homeowner’s Association (HOA); and 2) a Development (Site) Plan Review Permit for construction of four new buildings and associated facilities including utilities, parking and landscaping.
3. Project Location: The approximately 2.5-acre project site consists of one parcel on the southeastern corner of Clayton Road and Peacock Creek Drive in Clayton, Contra Costa County (Assessor’s Parcel Number 118-370-073-9).
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the following categories: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. Mitigation measures have been identified to reduce each of the potentially significant impacts to a less-than-significant level.

All other impacts in the categories of aesthetics, agriculture resources, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation/circulation, utilities and service systems, wildfire, and mandatory findings of significance were found to be less than significant. Based on the Initial Study, the Community Development Director has determined that preparation of a Mitigated Negative Declaration is appropriate for the project described above.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.



5. **Initial Study:** The Draft Initial Study/Mitigated Negative Declaration (IS/MND) and project plans may be reviewed during normal business hours at the City of Clayton Community Development Department, located at 6000 Heritage Trail, Clayton, CA 94517, or on the City's website at: <https://claytonca.gov/community-development/planning/#er>.
Background and reference materials related to the IS/MND can be reviewed upon request to the City of Clayton Community Development Department.
6. **Public Review:** The public review and comment period for this environmental determination begins on Friday, August 15, 2025. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Farhad Mortazavi, Interim Community Development Director, at the address noted above, by email to interimcdd@claytonca.gov, or by fax to 925-672-4917.
7. **Notice of Intent to Adopt a Mitigation Negative Declaration and Public Hearing:** Notice is hereby given that the Clayton Planning Commission is tentatively scheduled to consider this project at a **Public Hearing scheduled for Tuesday, October 14, 2025, at 7:00 p.m.** held in the Clayton Community Library Meeting Room at 6125 Clayton Road. Planning Commission agendas are available no fewer than 72 hours before the meeting and can be downloaded from the City's website at: <https://ci.clayton.ca.us/community-development/planning/planning-commission/planningcommission-agendas/>
This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission will consider the proposed Mitigated Negative Declaration together with any comments received during the public review process to determine whether the project will have a significant impact on the environment.



Farhad Mortazavi
Interim Community Development Director