

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 # 2024040225

Project Title: Silver Oak Estates 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: Oakhurst Drive at Yolanda Circle

Zip Code: 94517

Longitude/Latitude (degrees, minutes and seconds): 37 ° 57 ' 7 " N / 121 ° 56 ' 37 " W Total Acres: 13.96

Assessor's Parcel No.: 118-020-028 & 029

Section: 11 Twp.: 01N Range: 01W Base: MDM

Within 2 Miles: State Hwy #: N/A

Waterways: Mitchell Creek, Donner Creek, Mt. Diablo Creek

Airports: N/A

Railways: N/A

Schools: Mt Diablo ES, Diablo View MS

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

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 32 Acres 13.96
 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 I PD (Planned Development) District / MD (Single-Family Medium Density Residential) designation

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

The proposed project includes the demolition of the existing residential structures and associated outbuildings on the project site and the construction of 32 new single-family residential units on 8.03 acres of the 13.96 -acre project site, 3 of which would include junior accessory dwelling units (JADUs), and associated improvements. Each single-family residential unit would be two or three stories and include a two- or three-car garage. All of the residential units would front to internal streets within the project site. The single-family residential units would consist of four models with four elevations that would range in size from 2,502 square feet to 3,524 square feet and would be located on individual lots that would range from 4,471 square feet to 10,095 square feet with an average lot size of 6,044 square feet. The layout and size of each residence would vary based on the plan type but would range from four bedrooms and three bathrooms in the smallest plan type to five bedrooms and four bathrooms in the largest. The proposed project would have an overall density of 4.0 dwelling units per acre (du/ac).

Each of the residential lots on the project site would include private backyards that would be a minimum of 10 feet from the back of the house to the rear property line. In total, the proposed project would provide approximately 69,290 square feet of private rear yard open space. The proposed project would also include six open space parcels totaling 8.21 acres to protect the existing trees and riparian area associated with Mount Diablo Creek. This land would be maintained by the Homeowners Association (HOA).

Vehicular access to the project site would be provided at two entry points along Oakhurst Drive, with one circular roadway (Silver Oak Estates Drive). Silver Oaks Estates Drive is a proposed private roadway comprising 1.32 acres to be maintained by the HOA. Silver Oak Estates Drive would vary in width from 20 to 43 feet, and the right-of-way would vary in width from 21 to 48 feet. Interior streets would provide vehicular access to each of the residential units. An additional 32 street parking spaces would be provided on the internal streets for a total capacity of 96 parking spaces on the project site.

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".

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| <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 # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <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 checked="" 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 # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 1, 2025 Ending Date August 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Clyde Miles Construction, Jim Hildenbrand</u>
Address: <u>158 Park Place</u>	Address: <u>1850 Mt. Diablo Blvd. Ste. 440</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>925-639-4204</u>
Phone: <u>510-236-6810</u>	

Signature of Lead Agency Representative:  Date: 06/24/2025

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