

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024040225

Project Title: Silver Oak Estates Project

Lead Agency: City of Clayton

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Project Location: City of Clayton, Contra Costa County (Assessor's Parcel Number [APNS] 118-020-028 & 029)

City

County

Project Description (Proposed actions, location, and/or consequences).

The Silver Oak Estates Project is located on an approximately 13.96-acre project site consists of one parcel located at 5701 Clayton Road in the City of Clayton, Contra Costa County (Assessor's Parcel Number [APNS] 118-020-028 & 029).

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).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study for the proposed project (Appendix B of the Draft EIR) identified potentially significant impacts related to biological resources, cultural resources, geology and soils, transportation, and tribal cultural resources that would be reduced to less than significant with implementation of Mitigation Measures BIO-1 (California Red-Legged Frog and Foothill Yellow-Legged Frog), BIO-2 (Burrowing Owl Surveys), BIO-3 (Nesting Birds), BIO-4 (Monarch Butterflies), BIO-5 (Special-Status Bumble Bees), BIO-6 (Protected Trees), CULT-1 (Unanticipated Discovery of Cultural Resources), GEO-1 (Paleontological Resources), TRA-1 (Intersection Improvements), TCR-1 (Cultural Resources and Tribal Cultural Resources Sensitivity WEAP Training), and TCR-2 (Tribal Cultural Resources Monitoring).

The Draft EIR for the proposed project identified potentially significant impacts related to air quality and hazardous materials that would be reduced to less than significant with implementation of Mitigation Measures AIR-1 (Tier 4 Emissions Standards), HAZ-1 (Modified Phase I ESA), HAZ-2 (Soil Mitigation Methods). The Draft EIR also identified significant and unavoidable impacts related to greenhouse gas emissions and transportation, even with implementation of Mitigation Measures GHG-1 (Electric Vehicle Charging), TRA-1 (Transportation Demand Management).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Hazardous soil conditions present at the project site.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
Caltrans District 4
Department of Conservation
California Department of Fish and Wildlife Region 3
Department of Forestry and Fire Protection
Native American Heritage Commission
Regional Water Quality Control Board #2
Department of Toxic Substances