

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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July 30, 2025

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Farhad Mortazavi, Interim Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Re: Silver Oak Estates Project – Draft Environmental Impact Report (DEIR)

Dear Farhad Mortazavi:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Silver Oak Estates Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the June 2025 DEIR.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed Silver Oak Estates project includes the construction of 32 new single-family residential units. Each unit is planned to be two or three stories high, include a two or three car garage, and have a private backyard. Three of the units would also include junior accessory dwelling units. The total project area is 13.96 acres and would include one main internal street for access to all units.

Vehicle Miles Traveled (VMT) Mitigation Program

The DEIR has stated that this project would have a significant and unavoidable VMT impact. Please note that the Contra Costa Transportation Authority's (CCTA) VMT Mitigation Program Study was awarded through Caltrans' Sustainable Transportation Planning Program to evaluate Program options for VMT-reduction based on effectiveness, cost, and feasibility. The City of Clayton is encouraged to collaborate with Caltrans and CCTA to implement the strategies identified in the VMT Mitigation Program Study to reduce VMT in an effective and feasible manner.

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Additionally, the City of Clayton is encouraged to explore developing their own VMT Mitigation program to help further reduce the VMT impact. A local VMT Mitigation program could include a VMT based Transportation Impact Fee, a VMT Mitigation Exchange, and/or a VMT Mitigation Bank. Please note that Caltrans has funded several local and regional agencies to study the feasibility of a variety of VMT mitigation programs through the Sustainable Transportation Planning Grant program ([link](#)). Caltrans welcomes the potential opportunities to work with the City of Clayton.

Transportation Analysis

The last paragraph of page 4.4-11 states that the proposed project would result in a 1,264 increase in VMT. Based on the numbers reported in this paragraph, the forecasted with-project VMT is increased by 1,001,264, compared to the forecasted without-project VMT, which is not consistent with the stated increase of 1,264. Please check for accuracy.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mary McGee, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,



YUNSHENG LUO

Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse