



**Date:** July 1, 2025

**To:** State Clearinghouse  
State Responsible Agencies  
Agencies with Jurisdiction by Law  
Trustee Agencies  
Other Public Agencies  
Agencies/Organizations/Individuals Requesting Notice

**From:** City of Clayton

**Subject:** Notice of Availability of a Draft Environmental Impact Report (DRAFT EIR) and Notice of Public Hearing for the Silver Oak Estates Project

Pursuant to the State California Public Resources Code (PRC) 21091(a) and the Guidelines for the implementation of the California Environmental Quality Act (CEQA Guidelines), the City of Clayton (City) has released for public review a Draft Environmental Impact Report (EIR) for the Silver Oak Estates Project.

**Project Description and Location:** The City of Clayton (City), as the lead agency for environmental review pursuant to the California Environmental Quality Act (CEQA) and the project proponent, proposes to adopt the Silver Oak Estates Project (proposed project). The 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).

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.

**Environmental Review and Comment Period:** The City is interested in input and/or comments from the general public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the project.

With implementation of the mitigation measures recommended in the EIR, all project impacts would be reduced to a less than significant level except for impacts to greenhouse gas (GHG) emissions and transportation.

The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5

The 45-day review period begins on **July 1, 2025**, and ends **August 14, 2025**. Comments on the Draft EIR in response to this Notice of Availability must be received by 5:00 p.m. on August 14, 2025. Please send your written or electronic responses, with appropriate contact information, to the following:

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

Comments may also be sent by e-mail to: [interimcdd@claytonca.gov](mailto:interimcdd@claytonca.gov) For electronic responses, please include the project name "Silver Oak Estates Project" in the subject line.

The Draft EIR is available online at: <https://claytonca.gov/community-development/planning/#er> Paper copies are also available for review at the Community Development Department during business hours Monday to Thursday 9:00 a.m. to 5:00 p.m. and Friday 9:00 a.m. to 3:00 p.m.

The City of Clayton Planning Commission will conduct a public meeting to consider the Silver Oaks Estates Residential Project tentatively scheduled on September 23, 2025, located at:

Clayton City Hall.  
City of Clayton City Hall  
6000 Heritage Trail  
Clayton, CA 94517

**Notice Regarding Challenges to Decisions:** Pursuant to all applicable laws and regulations, including without limitation, California Government Code Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city at, or prior to, this public hearing.