

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

Project Name: Oak Creek Canyon Residential Subdivision

Application No(s): Planned Development Project Initial Study/Mitigated Negative Declaration (ENV-02-16); General Plan Map Amendment GPA-02-18; Specific Plan Map Amendment SPA-01-18; Zoning Map Amendment ZOA-02-18; Tentative Subdivision Map MAP-01-16; Development Plan Permit DP-01-19; and Tree Removal Permit TRP-31-19.

Date: August 19, 2020

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

1. Project Proponent: Kevin English on behalf of West Coast Home Builders, Inc., 4061 Port Chicago Highway, Concord, CA 94520
2. Project Description: West Coast Home Builders, Inc. proposes to construct a 6-unit, single-family development on a 9-acre site. The requested approvals include: 1) a General Plan map amendment to change the boundaries of the LD and PR areas, and eliminate the PQ designation; 2) a zoning map amendment to rezone the site to 'Planned Development (PD)'; 3) a Marsh Creek Road Specific Plan map amendment to change the open space designation to private open space; 4) a vesting tentative map to subdivide the property; 5) Development plan review of landscape, site, and architectural plans; and 6) Tree removal permit to remove 9 trees.
3. Project Location: The project site is on the north side of Marsh Creek Road, at the intersection with Diablo Parkway, Clayton, CA 94517. Assessor's Parcel No. 119-070-008.
4. Findings: The Initial Study prepared for the project identified potentially significant impacts in the following categories: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, 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, air quality, energy, geology and soils, 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 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://ci.clayton.ca.us/community-development/planning/development-activity/current-projects-oak-creek-canyon/>.

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 20-day public review and comment period for this environmental determination will begin on Friday, August 21, 2020. Anyone who wishes to comment on the findings of this environmental analysis must submit these comments in writing to Christine Gregory, AICP, Planner at the address noted above, by email to cgregory@grounddc.com, or by fax to 925-672-4917. **Comments must be received by 5:00 p.m. on Wednesday, September 9, 2020.**
7. Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing: Notice is hereby given that the Clayton Planning Commission is tentatively scheduled to consider a recommendation on the project to the City Council at a **Public Hearing scheduled for Tuesday, October 13, 2020, at 7:00 p.m.** held via a virtual meeting for which the link will be provided on the official Planning Commission meeting agenda.

This proposed Mitigated Negative Declaration does not signify approval or disapproval of this project by City decision-making bodies. The Planning Commission and City Council 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.



ON BEHALF OF

Matthew Feske
Community Development Director