



## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) AND NOTICE OF PUBLIC HEARING FOR SILVER OAKS ESTATES RESIDENTIAL PROJECT.**

The Draft Environmental Impact Report (DEIR) (SCH#2024040225) for the Silver Oaks Estates Residential Development consisting of a Vesting Tentative Subdivision Map and Development Plan for a Planned Development is available for review. Public comment on the document is invited for a 45-day review period from July 1, 2025, through August 14, 2025, by 5:00 p.m.

**Project Location:** 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 [APN] 118-020-028 & 029).

**Project Description:** The Project includes a Vesting Tentative Subdivision Map (9541) and Development Plan for a Planned Development (PD).

**Vesting Tentative Subdivision Map:** The Vesting Tentative Subdivision Map consists of seven common parcels identified as Parcels A – G totaling  $\pm 9.53$  acres and 32 residential lots for individual sale, lease, and financing on  $\pm 4.43$  acres. The seven common parcels identified as Parcels A – G include open spaces, habitat conservation area and private roadway and parking. The common parcels will be owned and maintained by the established Home Owner's Association (HOA) for the Project.

**Development Plan for Planned Development:** The Development Plan includes the demolition of existing residential structures and associated agricultural outbuildings on the project site and the construction of 32 single family residential units, 3 of which are attached Junior Accessory Dwelling Units (JADUs) (Plan 3 – Lots 5, 10 and 13) with associated improvements. Each single-family residential unit would be two or three stories and include a two-or-three car garage. All the residential units front on internal streets within the project site.

The developer plans to offer 32 single family residences with four floor plans varying in size from  $\pm 2,502$  to  $\pm 3,524$  square feet, on lots ranging from  $\pm 4,471$  square feet to  $\pm 10,095$  square feet with an average lot size of  $\pm 6,044$  square feet. The four floor plans include four elevations per floor plan (16 in total with each elevation having its own distinct color palette) including homes that feature a varied "side loaded" garage orientation.

**Significant Impacts:** 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 (VMT).

**Hazardous Materials/Waste On Site:** The project site does not contain any sites listed on State databases compiled pursuant to California Government Code Section 65962.5

**Address Where Copy of Draft EIR is Available:** The Draft EIR is available online at: <https://claytonca.gov/community-development/planning/#er>  
COPIES of the Draft EIR, accompanying Initial Study (IS) and all noted supporting documents are on file and may be reviewed at the City's Community Development Department, 6000 Heritage Trail, 3<sup>rd</sup> Floor, Clayton, CA 94517, during the 45-day public review period.

COMMENTS regarding the project's environmental impacts as discussed in the Draft EIR must be made in writing by 5:00 p.m. on August 14, 2025. Please reference "Silver Oaks Estates Project" in any correspondence. All comments should be addressed to Farhad Mortazavi, Interim Community Development Director, Community Development Department, 6000 Heritage Trail, 3<sup>rd</sup> Floor, Clayton, CA 94517. Comments may also be sent by e-mail to: [interimcdd@claytonca.gov](mailto:interimcdd@claytonca.gov)

**Public Hearing:** 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.

Meeting facilities are accessible to persons with disabilities. By request, alternative agenda document formats are available to persons with disabilities. To arrange an alternative agenda document format or to arrange aid or services to modify or accommodate persons with a disability to participate in a public meeting, contact the City Clerk at (925) 673-7300 at least 72 hours (about 3 business days) before the meeting.

**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.