



**PLANNING COMMISSION
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION & NOTICE OF PUBLIC HEARING**

The City of Clayton has scheduled a public hearing on an Initial Study/Mitigated Negative Declaration prepared for the proposed Silver Oak Estates Planned Development project.

Project Description

Public hearing to consider, review and receive public comment on an Initial Study/Mitigated Negative Declaration prepared to analyze the potential environmental impacts of a proposal to develop the 13.96-acre Hurd Ranch property located between the northerly terminus of Lydia Lane and south of Oakhurst Drive in Clayton. The development proposal includes seven (7) single-family homes and 52 town homes located on approximately 5.37 acres, a neighborhood swimming pool and cabana on 0.59 acres, roadways and sidewalks on 2.10 acres and open space on 7.84 acres. The primary vehicular access is proposed from Oakhurst Drive at Yolanda Circle (east intersection) with a restricted private access proposed from Lydia Lane; 5701 Clayton Road; APN: 118-020-029; DP-01-10, MAP-01-10, TRP-14-14 & ENV-02-10.

Please see reverse side of this notice for a project vicinity map.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and is available for public review beginning Friday, September 5, 2014, and ending at 5:00 p.m. on Monday, October 6, 2014. The Initial Study has identified and proposes measures to mitigate and/or reduce potential adverse environmental impacts of the project to levels of less than significant. Accordingly, the IS/MND is being considered for adoption by the City of Clayton.

Public Hearing

The Clayton Planning Commission will hold the public hearing on **Tuesday, September 23, 2014 at 7:00 p.m.** in Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton. Interested parties are invited to attend and participate in the public hearing and present written and/or oral testimony concerning the document. If you cannot attend the hearing, you may send your written comments to the Community Development Department at the address listed below, prior to 5:00 p.m. on Monday, October 6, 2014.

For More Information

The IS/MND document may be reviewed at the City's website (www.ci.clayton.ca.us) or at the City of Clayton, Community Development Department, 6000 Heritage Trail, Clayton, CA 94517 between 9:00 a.m. and 5:00 p.m., Monday through Friday (except public holidays). The document and staff report will be available at the Community Library on the Saturday preceding the Planning Commission meeting and at the City's website. If you have questions, please call (925) 673-7340.

Charlie Mullen
Community Development Director

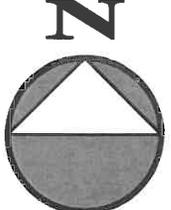
Date

9/4/15

Date Mailed and Posted on Notice Boards: Friday, September 5, 2014



VICINITY MAP

	<p>Silver Oak Estates Planned Development DP-01-10, MAP-01-10 & ENV-02-10 5701 Clayton Road APN: 118-020-02</p>	<p>N</p>  <p>(Not to Scale)</p>
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