



**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE CITY OF CLAYTON 6th CYCLE (2023-2031) HOUSING ELEMENT UPDATE AND
ASSOCIATED LAND USE ELEMENT AND ZONING CODE AMENDMENTS**

DATE: August 18, 2022

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

FROM: City of Clayton Community Development Department

CONTACT: Dana Ayers, Community Development Director

PROJECT: City of Clayton 6th (2023-2031) Cycle Housing Element Update and Associated Land Use Element and Zoning Code Amendments

SCH #: 2022030086

PROJECT LOCATION: The Planning Area is located in north-central Contra Costa County, approximately 20 miles east of downtown Oakland, and encompasses all properties within the City's corporate boundaries, Sphere of Influence (SOI), and some open space areas outside the City's corporate boundaries and SOI. The City of Clayton is located at the base of the north slope of Mt. Diablo. The City is bordered by the unincorporated ghost town of Nortonville to the northeast. The City of Concord lies to the west, and Walnut Creek lies to the southwest.

PROJECT DESCRIPTION: The City of Clayton updates its General Plan Housing Element on an eight-year cycle. The last update took place in December 2014 and established a housing plan for the City for the eight-year cycle between 2015 and 2023. In fall 2021, the City commenced the update of its Housing Element for the 6th cycle, which spans years 2023 through 2031. The community engagement process for the 6th cycle Housing Element Update included various meetings with stakeholders, community workshops, online surveys and community sessions and comment meetings.

The updated Housing Element includes programs, policies, and actions to further the goal of meeting existing and projected housing needs of all income levels and identifies how the City plans to accommodate its Regional Housing Needs Allocation (RHNA) of at least 570 units. The proposed Housing Element Update has the potential to result in development of up to 868 additional dwelling units in the Planning Area, which represents a 21.07 percent increase over existing conditions. Additionally, the proposed Housing Element Update has the potential to result in a population increase of up to 2,364 additional persons and an additional 71 employees within the Planning Area, which represents a 20.98 percent and 7.66 percent increase, respectively, over existing conditions. Finally, the proposed Housing Element Update has the potential to result in development of up to 13,000 square feet of additional non-residential building square footage within the Planning Area, which represents a 3.57 percent increase over existing conditions. The City of Clayton has identified 18 preliminary housing sites to accommodate the RHNA of 570 or more additional housing units. As described in the Housing Element Update, these sites include:

- Vacant properties zoned for residential, public, or agricultural use;
- An overflow parking lot owned by the Oakhurst Country Club;
- Within the Town Center, vacant properties (including a City-owned site), public parking lot, and private properties that could be redeveloped with mixed-use projects;
- Properties that are currently developed with a single-family home but are large enough to support additional residences or a multifamily housing project; and
- Sites owned by religious institutions that have expressed interest in developing housing on portions of their properties.

Not all of these properties are designated and zoned for residential use and for those that are, the density yields may not be high enough to achieve the RHNA through private development efforts. Thus, for this 6th cycle Housing Element, to accommodate its RHNA of 570 or more units the City will need to amend General Plan land use policy to increase residential densities to support greater variety in multifamily housing types, amend the Zoning Code to provide for consistency with General Plan policy, and rezone properties to reflect parallel General Plan land use designations. With the proposed amendments, the City is able to plan for the RHNA and create a planning buffer that responds to State laws regarding no net loss of lower-income residential units, should a site planned for lower-income housing be developed with a lower density than was planned. It should also be noted that the 6th cycle inventory sites may change based on the public review process and comments from the California Department of Housing and Community Development (HCD).

POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis in the Draft EIR, the City of Clayton 6th Cycle Housing Element Update and Associated Land Use Element and Zoning Code Amendments could result in potentially significant environmental effects in the resource areas of Air Quality, Cultural Resources, Greenhouse Gases, Hazards and Hazardous Materials, Noise, Transportation, Utilities and Service Systems, and Wildfire. Measures are identified in the Draft EIR to mitigate the potentially significant impacts. With the exception of Greenhouse Gases and Transportation, the mitigation measures identified in the Draft EIR would reduce the potentially significant environmental impacts to less than significant. Potentially significant Greenhouse Gas and Transportation (specifically, vehicle miles traveled) impacts resulting from the project would remain significant and unavoidable even with implementation of mitigation measures. None of the potential housing inventory sites identified by the City in the Draft Housing Element is located on or in close proximity to a list of hazardous materials sites enumerated under Section 65962.5 of the California Government Code.

PUBLIC REVIEW PERIOD: The 45-day public review period for the Draft EIR will commence on **August 19, 2022**, and end on **October 3, 2022**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the below address within the public review period. The Draft EIR is available in digital format online at: <https://claytonca.gov/community-development/housing/housing-element/>, and paper copies of the Draft EIR will be available for viewing at Clayton City Hall, 6000 Heritage Trail in Clayton, and at the Clayton Community Library, 6125 Heritage Trail in Clayton.

WRITTEN COMMENTS: Please submit written comments to:

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PUBLIC MEETING: Time will be allotted during the regular City of Clayton Planning Commission meeting of **September 13, 2022, at 7:00 p.m.**, for the public and interested parties to submit spoken comments on the Draft EIR. The meeting will be held at **Hoyer Hall in the Clayton Community Library, 6125 Clayton Road, Clayton, California**. The following options are also provided as a courtesy for those who would prefer to view, listen to, or provide comments remotely for the meeting. Please be advised that while City staff will make every effort to facilitate virtual participation in the meeting, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time.

- *Videoconference:* To join the meeting on-line via smart phone or computer, use the link: <https://us02web.zoom.us/j/85058607446>; or, through the Zoom application, enter Webinar ID 850 5860 7446. No registration or meeting password is required.
- *Phone-in:* Dial toll free 877-853-5257. When prompted, enter the Webinar ID above.