



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA) Guidelines Section 15072, notice is hereby given that the City of Clayton has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) on the following project.

**Project Title:** St. Johns/Southbrook Drive Mixed-Use Development Project (ENV-01-15, GPA-01-15, ZOA-03-15, MAP-01-15, DP-01-15, SPR-07-16, TRP-37-15)

**Project Sponsor:** Armand Butticci

**Project Location and Description:** The proposed project site is located on 2.77 acres of land in Clayton at 5555 Clayton Road (APN: 118-101-022) with Clayton Road bordering the project site on the south and Southbrook Drive bordering the project site on the north. Currently, the parcel contains Saint John's Episcopal Church, three other buildings associated with church activities, 82 parking spaces, and vacant land. The proposed project would subdivide the existing parcel into three parcels. The largest parcel would consist of the existing church, ancillary church buildings, and parking areas associated with the church. All existing structures and uses on the church parcel would remain unchanged by the proposed project's activities. The remaining two parcels would be used for the construction of single-family homes, with a two-story residential unit on each lot. The two proposed single-family residential lots would measure approximately 8,168 and 9,624 square feet in area while the remaining church parcel would measure 102,933 square feet in area. The project entails a General Plan amendment to change the land use designation of the two residential lots from Institutional Density (ID) to Single Family Medium Density (MD); Rezone to change the zoning from Agricultural (A) to Planned Development (PD); Development Plan; Tentative Parcel Map; Site Plan Review Permit for review of architecture and landscaping; and a Tree Removal Permit to remove seven of the ten existing on-site trees. There is no evidence that any listed toxic or hazardous waste sites are present on the project site (California Environmental Quality Act Guideline 15072 (g)(5), California Government Code 65962.5).

**Review Period for Mitigated Negative Declaration:** The 20-day public review period is from September 19, 2016 to 5:00 p.m. on October 10, 2016.

**Public Comment:** All comments regarding the proposed IS/MND must be received prior to **5:00 p.m. on October 10, 2016**. Written comments may be sent to Milan Sikela, Assistant Planner, at the Clayton Community Development Department, 6000 Heritage Trail, Clayton, CA 94517 or via email at [msikela@ci.clayton.ca.us](mailto:msikela@ci.clayton.ca.us). The City will hold a future public meeting to consider adoption of the IS/MND and project approval at a later date.

**For More Information:** The IS/MND and all supporting documents may be reviewed Monday through Friday 9:00 a.m. to 5:00 p.m. at the Community Development Department, 6000 Heritage Trail, Clayton, CA 94517. The IS/MND may also be reviewed at the Clayton Community Library or on the City's website ([www.ci.clayton.ca.us](http://www.ci.clayton.ca.us)).

SEPTEMBER 12, 2016

Date

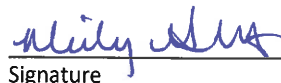
925-673-7340

Telephone

Date Posted: September 16, 2016

Date Removed: October 11, 2016

Cc: Applicant  
Posting Boards (City Hall, Ohm's Board, Library)  
City Clerk



Signature

FOR

Milan J. Sikela, Jr., Assistant Planner

Title