

City of Walnut Creek
Notice of Preparation and Notice of Public Scoping Meeting
Mixed Use Special District Project

Date: June 8, 2021

To: Public agencies and interested parties

From: Chip Griffin, Senior Planner, City of Walnut Creek

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report and Public Scoping Meeting

The City of Walnut Creek (City) will be the Lead Agency evaluating a request by Toyota Walnut Creek (Applicant or TWC) to amend the North Downtown Specific Plan (NDSP) to create a new Mixed-Use Special District that would allow for auto sales and service uses as well as a range of additional uses such as commercial office, hotel, and multi-family residential. The City will prepare a Draft Supplemental Environmental Impact Report to the North Downtown Specific Plan EIR (Draft Supplemental EIR) for the project identified herein, which will tier off of the NDSP EIR certified by the City in 2019 (as described further below) to the extent permitted under the California Environmental Quality Act (CEQA). The Project Description, location, and probable environmental effects of the Mixed-Use Special District Project (“proposed project”) are described in this NOP.

The City is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the environmental information to be addressed in the Draft Supplemental EIR for the proposed project. Public agencies may need to rely on the Supplemental EIR when considering whether to issue discretionary permits or other approvals in connection with the proposed project.

Because of time limits mandated by California law, public agencies must submit any comments in response to this notice at the earliest possible date but no later than 30 days after receipt of this notice. The City will also accept comments from other interested parties regarding this notice during that same time period. Accordingly, please provide your written response, along with the name of the relevant contact person, to the address shown below by **5:00 p.m., July 8, 2021**. If you wish to be placed on the notification list for this proposed project, or if you have any questions or need additional information, please contact the person below.

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Community and Economic Development Department
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Phone: 925.943.5899
Email: Griffin@walnut-creek.org

Public Scoping Meeting

A public scoping meeting will be held via Zoom, on **Thursday, June 24, 2021**, starting at **6 p.m.**

Zoom log in: <https://zoom.us/j/96963110896?pwd=bmdVdk5iQ3Myeld2SUVJSnJnWIE4dz09>

Passcode: 399456

At this meeting, public agencies, organizations, and members of the public will be able to provide oral and written comments on the scope and content of the environmental information to be addressed in the Draft Supplemental EIR for the proposed project.

WALNUT CREEK–MIXED USE SPECIAL DISTRICT PROJECT

Project Location

The approximately 6.1-acre project site is located in the City of Walnut Creek, Contra Costa County, California; refer to Exhibit 1 (project site). The project site consists of a total of 10 parcels¹ (collectively referred to as 2100 North Broadway, 2150 North Broadway, and 2100 North Main), and is located entirely within the boundaries of the existing NDSP. This NDSP area is generally bounded by North Main Street (west), Pine Street (north), Civic Drive (east), and Ygnacio Valley Road (west); refer to Exhibit 2. The project site is located on the *Walnut Creek, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map Township 1 North, Range 2 West, Unsectioned (Latitude 37° 54' 32" North; Longitude 122° 3 43 West).

Existing Conditions

1.1.1 - Land Use Activities

The Applicant currently leases multiple parcels along North Broadway and North Main Street, consisting of a total of approximately 8.4 acres, which is commonly referred to as 2200 North Broadway (Existing Dealership Site or Site D). TWC currently operates an auto dealership on the Existing Dealership Site, which is within the boundaries of the NDSP area, and is near but outside of the 6.1-acre project site.

The Applicant also owns the parcels that make up the 6.1-acre project site. Table 1 summarizes the 10 parcels that constitute the project site. Exhibit 3 depicts the parcels that constitute the project site.

Vehicular access to the 2100 North Broadway and 2150 North Broadway portions of the project site is from North Broadway and North Main Street. Vehicular access to the 2100 North Main portion is from both North Main Street and North Broadway.

¹ The project site consists of 10 legal parcels. However, for ease of reference, the project site has been further delineated into several sub-areas, designated collectively by relevant street addresses as follows: 2100 N. Broadway (Site A), 2150 N. Broadway (Site B), and 2100 N. Main (Site C). See Table 1 for more information.

Runoff from the project site drains into the municipal storm drainage system. The project site is served with potable water service provided by East Bay Municipal Utility District (EBMUD) and is served with wastewater collection and treatment service provided by Central Contra Costa Sanitary District (Central San). The project site’s electricity service is provided by both Marin Clean Energy (MCE) and Pacific Gas and Electric Company (PG&E), and natural gas service to the project site is provided by PG&E.

Table 1: Project Site Summary

Site	Assessor Parcel Number	Acreage	Notes*
2100 N. Broadway (Site A)	173-142-001	0.70	Surface parking lot associated with the existing dealership site
2150 N. Broadway (Site B)	173-134-003	1.37	Two-story building (28,954 square feet) used for automotive service. The building has a ramp in the rear that allows for vehicular access to the second level. Surface parking lot.
2100 N. Main (Site C)	173-131-042	0.40	One-story building (7,672 square feet) used as restaurant. Surface parking lot.
	173-131-043	0.33	Surface parking lot.
	173-131-055	0.75	One-story building (6,950 square feet) used for automotive service. Surface parking lot.
	173-131-056	0.59	Surface parking lot.
	173-131-057	0.33	One-story building (3,175 square feet) used for automotive service. Surface parking lot.
	173-131-060	0.28	One-story building (4,058 square feet) used for automotive service. Surface parking lot.
	173-131-062	0.63	One-story building (12,223 square feet) used for automotive. Surface parking lot.
	173-131-063	0.73	Surface parking lot.
<p>Notes:</p> <p>* 2200 North Broadway/Existing Dealership Site (Site D) is leased by Toyota Walnut Creek and is not included in the 6.1-acre project site. However, to ensure a conservative analysis, reasonable assumptions about potential future physical changes to the Existing Dealership Site that could occur in connection with the proposed project will be evaluated in the Draft Supplemental EIR.</p> <p>All existing square footage values are approximate.</p> <p>Source: Toyota Walnut Creek, 2021.</p>			

1.1.2 - Land Use Designations

The City of Walnut Creek General Plan designates the project site “Auto Sales and Service.” The NDSP and the City Zoning Ordinance designate the project site “Auto Sales & Custom Manufacturing.”

Project Description

1.1.3 - Project Background

The NDSP area encompasses 191 acres and is bounded by California Boulevard and Interstate 680 (I-680) (west); Parkside Drive (north), and Civic Drive and the Iron Horse Trail (east and south). The Walnut Creek City Council adopted the NDSP on October 15, 2019, to guide the development of a vibrant mixed-use district with residential, commercial office, retail, restaurant, civic, hospitality, arts, and entertainment uses. In conjunction with adoption of the NDSP, the City Council certified an EIR for the North Downtown Specific Plan (State Clearinghouse No. 2018012020) (NDSP EIR).

The NDSP contemplates public plazas and streets that provide improved connections for all modes of transportation to the Traditional Downtown, the Walnut Creek Bay Area Rapid Transit (BART) station, Civic Park, the Iron Horse Trail, and surrounding neighborhoods. The NDSP EIR evaluated the full buildout of the NDSP, which assumed an additional 899 dwelling units, 817,988 square feet of office uses, 60,706 square feet of retail uses, 16,000 square feet of custom manufacturing uses, and 200 hotel rooms. The NDSP contains numerous policies supportive of auto sales and service uses. It also includes policies that encourage the consolidation of existing auto sales and service uses, and therefore the NDSP EIR assumed the elimination of 37,087 square feet of existing auto sales and service uses.

1.1.4 - Proposed Project

The Applicant is proposing to amend the NDSP to create a new Auto Sales–Custom Manufacturing Mixed Use Special District overlay that would apply only to the 6.1-acre project site. The Applicant is also proposing to make related conforming amendments to the City’s General Plan and Zoning Ordinance to ensure consistency with the proposed NDSP amendments. The goal of the proposed amendments is to facilitate the redevelopment of the project site with mixed uses including the primary auto sales and service uses, which would be maintained as part of any redevelopment, as well as potential multi-family residential, hotel, or other compatible non-residential uses. Exhibit 4 depicts the boundaries of the proposed Mixed Use Special District Overlay.

No specific individual development proposal for the project site has been formally submitted to the City. Therefore, because there is no application setting forth details of a particular development proposal, the Draft Supplemental EIR will evaluate three (3) potential development scenarios (see Tables 2 and 3) that the proposed project could pursue as a result of requested amendments to the General Plan, NDSP, and the Zoning Ordinance.

While the final specific allocation and mix of uses is not currently known, Scenario 1 incorporates a site-specific mix of uses and estimated size and scope of development that reasonably can be assumed to occur, which, if developed, would reflect a reasonable worst case scenario in terms of potential environmental impacts under most, if not all, environmental topic areas.² This approach to the environmental review therefore ensures an appropriately conservative and robust analysis that is sufficiently detailed to properly apprise the decision-makers, other agencies and the public of the project’s scope and potential impacts based on reasonably available information and thus ensure

² The basis upon which the City has determined what constitutes a reasonable worst case scenario for a specific environmental topic area will be reflected in an analysis attached as an appendix to the Draft Supplemental EIR.

meaningful opportunities for informed public participation and decision making. The Supplemental EIR will also analyze the differential environmental impacts between Scenario 1 (Table 2), Scenario 2 (Table 3), and Scenario 3 (Table 4). Development of any specific individual development proposal that is subsequently submitted to the City for consideration would be required to adhere to all applicable mandatory development standards and regulations set forth in the NDSP as well as all applicable design guidelines.

Table 2: Scenario 1–Mixed-use Special District Overlay Buildout Potential

Site	New End Use	Development Potential	Maximum Height
2100 North Broadway	Office	40,546 square feet	35 feet
2150 North Broadway	Multi-Family Residential	132 dwelling units	35 feet
2100 North Main	Hotel	723 keys	50 feet
Notes: All development potential values are approximate. Key = Maximum number of rooms that can be used by hotel guests; (e.g., a suite with 4 bedrooms that can be ‘keyed off’ would count as 4 keys) Source: Toyota Walnut Creek, 2021.			

In addition, the Draft Supplemental EIR will consider two additional potential development scenarios (Scenarios 2 and 3) with respect to certain specific environmental topic areas including but not limited to municipal services, utilities, traffic, air quality and greenhouse gas emissions to ensure an appropriately conservative evaluation and meaningful disclosure of impacts.

Table 3: Scenario 2–Mixed-use Special District Overlay Buildout Potentials

Site	New End Use	Development Potential	Maximum Height
2100 N. Broadway	Office	40,546 square feet	35 feet
2150 N. Broadway	Office	97,221 square feet	35 feet
2100 N. Main	Office	375,727 square feet	50 feet
Notes: All development potential values are approximate. Source: Toyota Walnut Creek, 2021.			

Table 4: Scenario 3–Mixed-use Special District Overlay Buildout Potentials

Site	New End Use	Development Potential	Maximum Height
2100 N. Broadway	Office	40,546 square feet	35 feet
2150 N. Broadway	Multi-Family Residential	132 dwelling units	35 feet
2100 N. Main	Multi-Family Residential	526 dwelling units	50 feet
Notes: All development potential values are approximate. Source: Toyota Walnut Creek, 2021.			

The ultimate specific mix and allocation of uses on the project site would be determined subsequent to the certification of the Supplemental EIR, at such time when a detailed development proposal is formally submitted to the City for consideration.³ Under any scenario, auto sales and service uses would be required to remain as the anchor and primary use for redevelopment within the district, which would coexist with the other proposed uses in either a horizontal or vertical mixed-use development. In summary, the Draft Supplemental EIR will evaluate the potential environmental impacts that could occur as a result of the proposed project based on reasonable worst case assumptions that appropriately incorporates all reasonably available and relevant site-specific information, thereby publicly disclosing the range of uses that could potentially be developed within the Mixed Use Special District and thus facilitating meaningful agency review, public comment and disclosure.

Vehicular Access

The project site would continue to take vehicular access from N. Broadway and/or N. Main Street.

Storm Drainage

The proposed project would install on-site storm drainage facilities that would consist of bioswales, inlets, underground piping, and basins, and would be required to adhere to all applicable standards and requirements. Stormwater would be detained and released at a rate no greater than the pre-development condition of the project site pursuant to applicable laws and regulations.

Utilities

The project site would continue to be served with potable water service provided by EBMUD, sewer service provided by Central San, electricity service provided by both MCE and PG&E, and natural gas service provided by PG&E.

Potential Changes to Existing Dealership Site

The Applicant has not submitted to the City any specific development proposal for the Existing Dealership Site, and the ultimate use(s) for these lands are not currently known. Therefore, the Draft Supplemental EIR will assume the following as reasonably foreseeable activities, based on reasonable assumptions and currently available information, to ensure a conservative analysis.

Given the urban nature of the Existing Dealership Site, it is reasonable to assume that some type of reuse would occur; for example, potential future uses could involve utilization for display of inventory from the new TWC dealership (which could involve the demolition of the existing structure to allow for reconfiguration of surface parking), and/or the repurposing of the existing structure(s) with dealership uses. Because the ultimate re-use of the Existing Dealership Site is not currently known, to ensure a conservative analysis, the Draft Supplemental EIR will assume demolition of the building that

³ To ensure that all potential impacts are evaluated as mandated under CEQA, the City will be required to evaluate any subsequent application for a specific development proposal to confirm whether it would result in any new or more severe environmental effects that are evaluated and disclosed in the Supplemental EIR.

houses the existing TWC dealership. In addition, it will not deduct existing trips, which means that the proposed project would be treated as representing net new auto sales square footage.

1.2 - Required Discretionary Approvals

The proposed project requires the certification of the Supplemental EIR and the following initial discretionary approvals from the City of Walnut Creek:

- General Plan Amendment
- Rezone
- Specific Plan Amendment
- Development Agreement

In addition, an application for a specific development proposal for the project site may require the following subsequent discretionary approvals from the City of Walnut Creek:

- Tentative Subdivision or Parcel Map
- Design Review
- Tree Removal Permit
- Sign Permit

Environmental Review

1.2.1 - Potential Environmental Effects

The Draft Supplemental EIR will evaluate whether the proposed project (as described herein) may potentially result in one or more significant environmental effects, which will be evaluated in the relevant Draft Supplemental EIR sections listed below in accordance with the following sections.

- | | |
|--|-----------------------------------|
| • Aesthetics, Light, and Glare | • Hazards and Hazardous Materials |
| • Air Quality | • Hydrology and Water Quality |
| • Biological Resources | • Land Use |
| • Cultural Resources and Tribal Cultural Resources | • Noise |
| • Energy | • Population and Housing |
| • Geology, Soils, and Seismicity | • Public Services and Utilities |
| • Greenhouse Gas Emissions | • Transportation |

1.2.2 - Effects Found Not To Be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, the following issues will be addressed in the Effects Found not to be Significant section of the EIR.

Agricultural and Forest Resources

The project site is located in an urbanized area and has been developed for more than 60 years with urban uses. No agricultural or forest uses occur on-site. The project site is zoned “Auto Sales & Custom Manufacturing,” a non-agricultural and non-forest zoning district. The proposed project would have no impact on agricultural or forest resources.

Mineral Resources

The project site is located in an urbanized area and has been developed for more than 60 years with urban uses. No mineral extraction activities occur on-site. In addition, the project site is not a designated mineral resource zone by either the State of California or the City of Walnut Creek. The proposed project would have no impact on mineral resources.

Wildfire

The project site is located in an urbanized area and has been developed for more than 60 years with urban uses. The project site is not located in a “Fire Hazard Severity Zone” in a State responsibility area or a “Very High Fire Hazard” in a local, State, or federal responsibility area. The proposed project would have no impact on wildfire hazards.

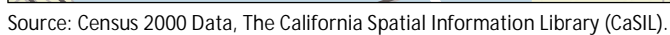
Scoping Meeting

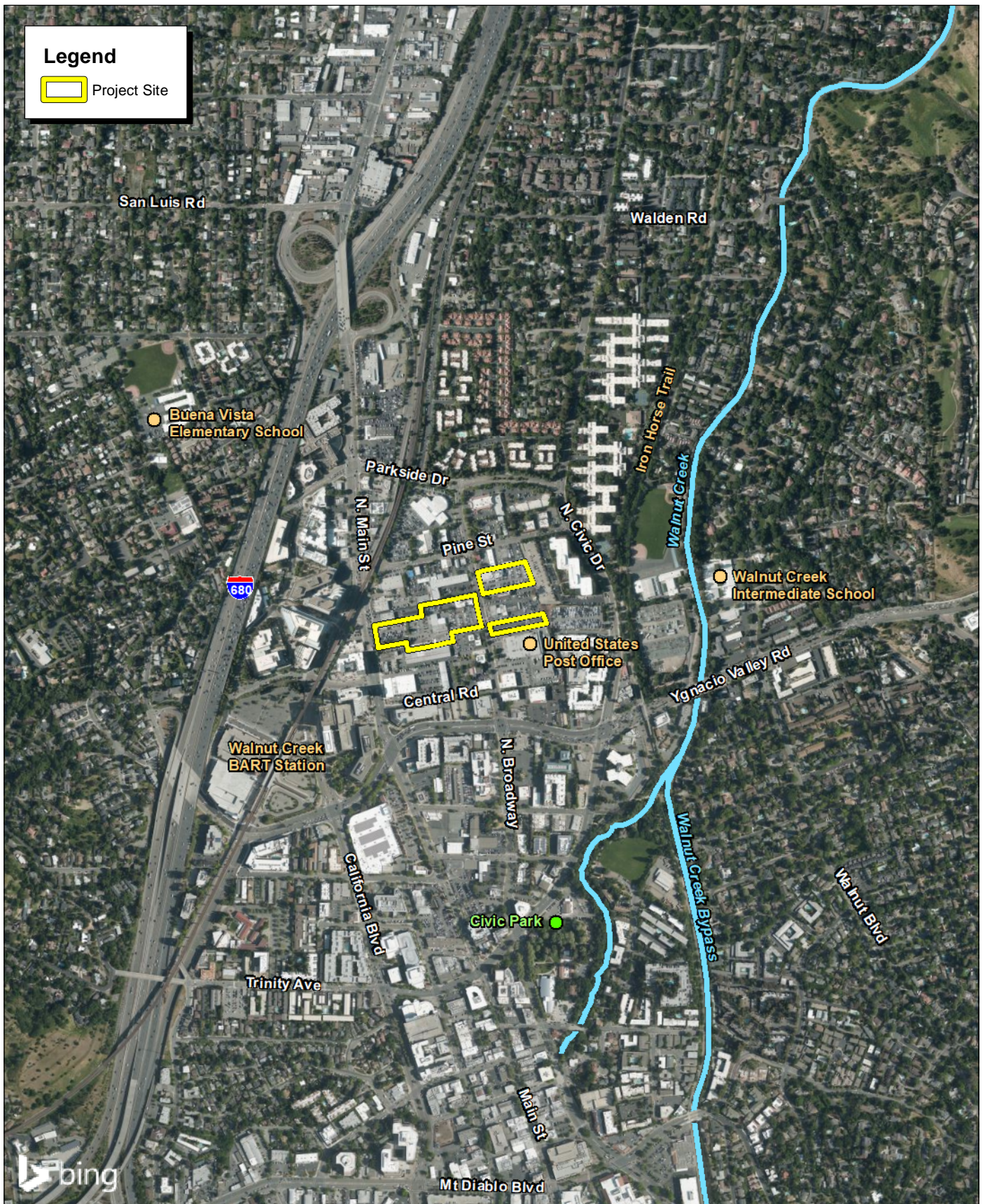
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Passcode: 399456

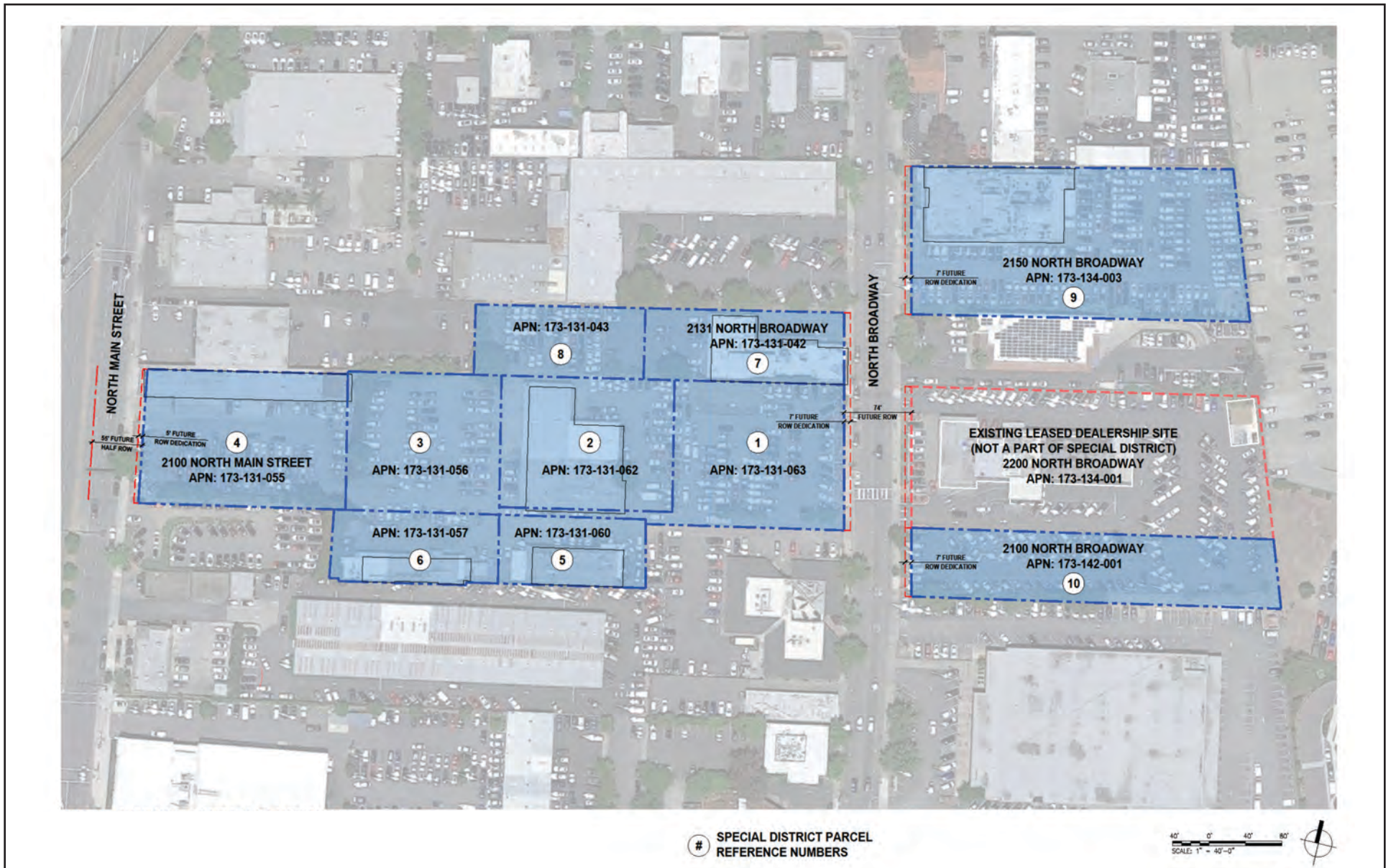
At this meeting, agencies, organizations, and members of the public will be able to provide comments on the scope and content of the environmental information to be addressed in the Draft Supplemental EIR for the proposed project.





Source: bing Aerial Imagery.





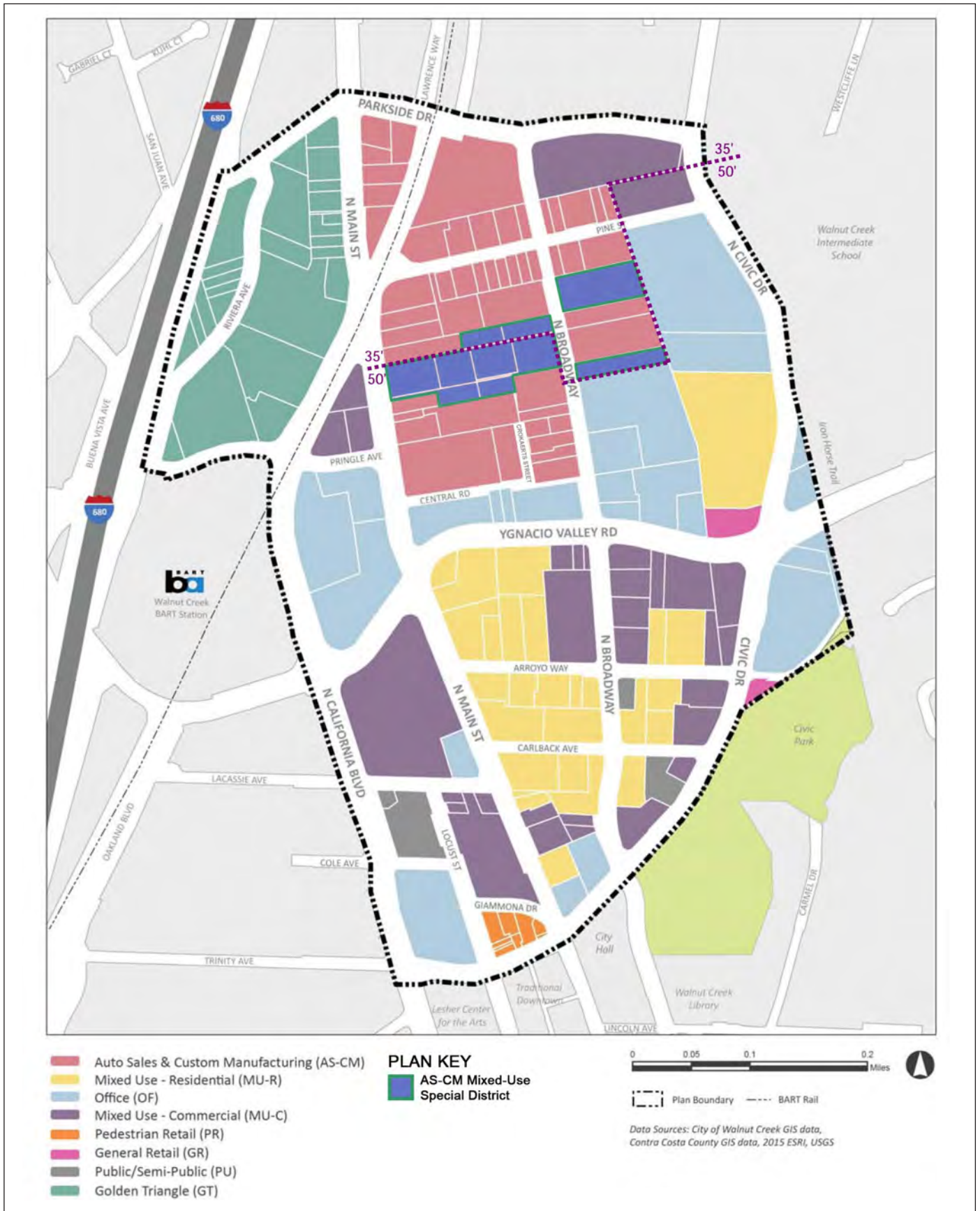
Source:

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Exhibit 3 Existing Site Information

CITY OF WALNUT CREEK
WALNUT CREEK MIXED USE SPECIAL DISTRICT PROJECT
NOTICE OF PREPARATION



Source:

