



**MIXED USE SPECIAL DISTRICT PROJECT  
NOTICE OF INTENT, COMPLETION AND AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
CITY OF WALNUT CREEK**

**TO:** All Interested Parties

**DATE:** June 30, 2023

**PROJECT TITLE:** Mixed Use Special District Project

**SUBJECT:** Notice of Intent, Completion and Availability of a Draft Supplemental Environmental Impact Report for the Mixed Use Special District Project

**REVIEW PERIOD:** June 30, 2023 through August 16, 2023

**CASE NO.:** Application Y21-025 (CEQA State Clearinghouse Number: 2021060184)

**Project Location:** The project site is entirely within the boundaries of the City of Walnut Creek's North Downtown Specific Plan (NDSP), which is located on the western edge of the City, directly north of the Traditional Downtown and directly east of the Walnut Creek Bay Area Rapid Transit (BART) Station. The 6.2-acre project site consists of a total of 10 parcels (individually referred to as 2100 North Main [Site A], 2150 North Broadway [Site B], and 2100 North Broadway [Site C]). The project site is generally bounded by North Main Street (west), Pine Street (north), Civic Drive (east), and Ygnacio Valley Road (south).

**Project Description:** 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 6.2-acre Mixed Use Special District, along with proposed related amendments to various policies throughout the NDSP to ensure consistency therewith. These amendments would facilitate redevelopment of an approximately 6.2-acre site within the NDSP area (collectively covering Sites A, B, and C) as well as the existing 1.42-acre site where Toyota Walnut Creek presently operates (Site D), and an approximately 0.82-acre property (Site E), located adjacent to Site A. It is assumed for purposes of this analysis that the current Toyota Walnut Creek site (Site D) as well as Site E would be developed with uses consistent with the approved NDSP. The Applicant is also proposing to make related conforming amendments to the General Plan and Municipal Code to ensure consistency with the proposed NDSP amendments.

The project would require the following discretionary City approvals:

- General Plan Amendment
- Specific Plan Amendment
- Amendments to the Municipal Code
- Development Agreement

**ENVIRONMENTAL REVIEW:** A Notice of Preparation of an SEIR was issued by the City on June 8, 2021. A Draft Supplemental Environmental Impact Report (Draft SEIR) has now been prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et seq.* and sections 15367, 15050, and 15051 the State CEQA Guidelines, and the City of Walnut Creek CEQA Procedures. The Draft SEIR analyzes potentially significant environmental impacts in the

following categories: Aesthetics; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology, Soils, and Seismicity; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; and Utilities and Service Systems. Cumulative impacts and alternatives to the project are also analyzed.

Copies of the Draft SEIR are available for review to interested parties at the Walnut Creek Downtown Branch Library at 1644 North Broadway; at City Hall at 1666 North Main Street; or on the City's website at:

<https://www.walnut-creek.org/departments/community-development-department/development-projects/toyota>

The City is hereby releasing the Draft SEIR for public review. Members of the public are welcome to provide comments. Comments on the Draft SEIR should focus on whether the Draft SEIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the project in light of the SEIR's purpose to provide useful and accurate information about such factors.

Comments shall be made in writing. Please address all written comments to Darin Neufeld, Consulting Planner for City of Walnut Creek, City of Walnut Creek Community Development Department, Planning Division, 1666 N. Main Street, Walnut Creek, California 94596; or via email to [darin.neufeld@weareharris.com](mailto:darin.neufeld@weareharris.com). Comments must be received no later than 4:00 p.m. on August 16, 2023.

After all comments have been received, a Final SEIR will be prepared, the Planning Commission will consider the information in the SEIR and make a recommendation to the City Council, and the City Council will consider certification of the SEIR and make a decision on the project at a public hearing, the dates of which are yet to be determined. Separate public notice of those hearings will be provided.

If you decide to challenge in court the environmental document or other actions of the City pertaining to the project, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence received by the Community Development Department at or prior to those hearings.

For further information please contact Darin Neufeld, Consulting Planner for City of Walnut Creek, at (619) 481-5022 or via email at [darin.neufeld@weareharris.com](mailto:darin.neufeld@weareharris.com).



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CHIP GRIFFIN, PRINCIPAL PLANNER  
Community Development Department

File Number: Y21-025

Date of Notice: June 30, 2023