

Notice of Determination

Appendix D

To:
[ ] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

[ ] County Clerk
County of: Contra Costa
Address: 555 Escobar Street
Martinez, CA 94553

From:
Public Agency: City of Walnut Creek
Address: 1666 North Main Street
Walnut Creek, CA 94596
Contact: Chip Griffin
Phone: 925.943.5899

Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021060184

Project Title: Walnut Creek Mixed Use Special District Project - Walnut Creek CA 94596

Project Applicant: TWC Property Holdings, 2100 N. Broadway, Steven Scanlon (971) 270-8040

Project Location (include county): 2100, 2105, 2150 & 2600 Broadway, Walnut Creek, Contra Costa Co. 94596

Project Description:

Adoption of an ordinance amending the Walnut Creek Municipal Code for the creation of an overlay zone, and adoption of an ordinance approving a Development Agreement, to create a new Mixed Use Special District (MUSD) overlay that would apply to approximately 6.2 acres of property owned or controlled by the applicant Toyota Walnut Creek in the Auto Sales - Custom Manufacturing (AS-CM) zoning district within the NDSP. The proposed ordinances would allow for new multi-family residential, +

This is to advise that the City of Walnut Creek has approved the above ( [ ] Lead Agency or [ ] Responsible Agency )

described project on May 21, 2024 and has made the following determinations regarding the above (date) described project.

- 1. The project [ ] will [ ] will not] have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ ] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [ ] was [ ] was not] adopted for this project.
6. Findings [ ] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1666 North Main Street, Walnut Creek, CA 94596

Signature (Public Agency): [Signature] Title: Principal Planner

Date: 5/29/2024 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

2024-00184
FILED
May 29, 2024
KRISTIN B. CONNELLY
CLERK-RECORDER
By [Signature] Deputy clerk

**NOTICES OF DETERMINATION, NOTICES OF AVAILABILITY AND  
NOTICES OF EXEMPTION**

**AFFIDAVIT OF POSTING**

Pursuant to Public Resources Code §21152C, the following  
Notice of Determination, Notice of Availability and/or Notice of  
Exemption, was posted on **May 29, 2024** at the:

**CONTRA COSTA COUNTY CLERK'S OFFICE  
555 ESCOBAR STREET, MARTINEZ, CA 94553**

**NOTICE OF DETERMINATION - CEQA PREVIOUSLY PAID  
for  
WALNUT CREEK MIXED USE SPECIAL DISTRICT PROJECT**

I certify under penalty of perjury that the foregoing is true and correct.

FILED DATE: May 29, 2024

RETURNED TO: CITY OF WALNUT CREEK

RETURNED DATE: \_\_\_\_\_

**KRISTIN B. CONNELLY , COUNTY CLERK**

By: *J. Hall*  
Deputy



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 07-05/29/2024-184  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2021060184

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF WALNUT CREEK	LEAD AGENCY EMAIL	DATE 05/29/2024
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2024-00184	

PROJECT TITLE  
 WALNUT CREEK MIXED USE SPECIAL DISTRICT PROJECT

PROJECT APPLICANT NAME TWC PROPERTY HOLDINGS	PROJECT APPLICANT EMAIL	PHONE NUMBER (971) 270-8040
PROJECT APPLICANT ADDRESS 2100 N. BROADWAY	CITY WALNUT CREEK	STATE CA
		ZIP CODE 94596

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ 50.00
- Other NOTICE OF DETERMINATION - CEQA PREVIOUSLY PAID \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE X <i>L Fallas</i>	AGENCY OF FILING PRINTED NAME AND TITLE Leonardo Fallas Deputy Clerk
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*R# 48456*