APPENDIX A
Notice of Preparation
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November 2, 2011

State Clearinghouse/OPR
1400 Tenth Street
P. O. Box 3044
Sacramento, CA 95812-3044

Re: NOTICE OF PREPARATION

To Whom It May Concern,

Enclosed is a Notice of Preparation for an EIR. Please post this today through the close of business on December 5, 2011, taking the notice down the morning of December 6th or later.

Sincerely,

[Signature]

Kenneth Nodder
Senior Planner
City of Walnut Creek
Community Development Department
1666 N. Main Street
Walnut Creek, CA 94596
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Walnut Creek will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Broadway Plaza Long Range Master Plan Project. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An Initial Study was not prepared for this project.

Due to time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice, by close of business on Monday, December 5, 2011. Responses to this Notice of Preparation and any questions or comments should be directed in writing to:

Ken Nodder
Senior Planner
Community Development Department
1666 N. Main Street
Walnut Creek, CA 94596

Nodder@walnut-creek.org

Comments may also be submitted at the EIR Scoping Meeting to be held as indicated below:

Thursday, November 17, 2010, 10:00 a.m.
Walnut Creek City Hall
1666 N. Main Street
Walnut Creek, CA 94596

Project Title: Broadway Plaza Long Range Master Plan EIR

Project Applicant: Macerich Northwestern Associates, 401 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401-1452

Date: 11/2/11

Signature
Title

Attachments: Project Description including location and potential environmental effects
Notice of Completion & Environmental Document Transmittal

Mail To: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Broadway Plaza Long Range Master Plan
Lead Agency: City of Walnut Creek
Contact Person: Ken Nodder
Phone: (925) 943-5899 x2234
County: Contra Costa

Project Location: County: C
City/Nearest Community: Walnut Creek
Cross Streets: Area bounded by Mt. Diablo Blvd, South Broadway, Newell Ave, and Main Street
Zip Code: 94596
Total Acres: 29 acres
Assessor’s Parcel No.: See below
Within 2 Miles: State Hwy #: 1-680, SR24
Waterways: Las Trampas Creek, San Ramon Creek

Schools: Las Lomas High School, Parkmoet Elementary, Intermediate School

Document Type:
- CEQA: NOP
- Early Cons
- Neg Dec
- Mit Neg Dec
- Draft EIR
- Supplement/Subsequent EIR
- NEPA: NOI
- Draft EIS
- Other: Final Document

Local Action Type:
- General Plan Update
- Specific Plan
- Rezone
- Annexation
- General Plan Amendment
- Master Plan
- Prezone
- Redevelopment
- General Plan Element
- Planned Unit Development
- Use Permit
- Coastal Permit
- Community Plan
- Site Plan
- Land Division (Subdivision, etc.)
- Other

Development Type:
- Residential: Units 200 Acres
- Water Facilities: Type MGD
- Office: Sq.ft.
- Transportation: Type MW
- Commercial: Sq.ft.
- Power: Type MGD
- Industrial: Sq.ft.
- Waste Treatment: Type
- Educational: Acres
- Hazardous Waste: Type
- Recreational: Acres
- Other: 300K net new commercial or 200K net new commercial & 200 residential units

Project Issues Discussed in Document:
- Fiscal
- Flood Plain/Flooding
- Recreation/Parks
- Vegetation
- Agricultural Land
- Forest Land/Fire Hazard
- Schools/Universities
- Water Quality
- Air Quality
- Geologic/Seismic
- Septic Systems
- Water Supply/Groundwater
- Archeological/Historical
- Minerals
- Wetland/Riparian
- Biological Resources
- Noise
- Wildlife
- Coastal Zone
- Public Services/Facilities
- Growth inducing
- Drainage/Absorption
- Population/Housing Balance
- Land Use
- Economic/Jobs
- Public Services/Facilities
- Cumulative Effects

Present Land Use/Zoning/General Plan Designation:
Pedestrian Retail

Project Description: (please use a separate page if necessary)
See attached.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

_______ Air Resources Board
_______ Boating & Waterways, Department of
_______ California Highway Patrol
_______ CalFire
_______ Caltrans District # 4
_______ Caltrans Division of Aeronautics
_______ Caltrans Planning (Headquarters)
_______ Central Valley Flood Protection Board
_______ Coachella Valley Mountains Conservancy
_______ Coastal Commission
_______ Colorado River Board
_______ Conservation, Department of
_______ Corrections, Department of
_______ Delta Protection Commission
_______ Education, Department of
_______ Energy Commission
_______ Fish & Game Region # 3
_______ Food & Agriculture, Department of
_______ General Services, Department of
_______ Health Services, Department of
_______ Housing & Community Development
_______ Integrated Waste Management Board
_______ Native American Heritage Commission
_______ Office of Emergency Services
_______ Office of Historic Preservation
_______ Office of Public School Construction
_______ Parks & Recreation
_______ Pesticide Regulation, Department of
_______ Public Utilities Commission
_______ Regional WQCB # 2
_______ Resources Agency
_______ S.F. Bay Conservation & Development Commission
_______ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_______ San Joaquin River Conservancy
_______ Santa Monica Mountains Conservancy
_______ State Lands Commission
_______ SWRCB: Clean Water Grants
_______ SWRCB: Water Quality
_______ SWRCB: Water Rights
_______ Tahoe Regional Planning Agency
_______ Toxic Substances Control, Department of
_______ Water Resources, Department of
_______ Other
_______ Other

Local Public Review Period (to be filled in by lead agency)

Starting Date  November 2, 2011

Ending Date  December 5, 2011

Lead Agency (Complete if applicable):

Consulting Firm: Environmental Science Associates
Address: 225 Bush Street, Suite 1700
City/State/Zip: San Francisco, CA 94106
Contact: __________________________
Phone: ___________________________

Applicant: Macerich Associates, Inc.
Address: 401 Wilshire Boulevard, Suite 700
City/State/Zip: Santa Monica, CA 90401-1452
Phone: ___________________________

Signature of Lead Agency Representative: __________________________ Date: 11/2/11

NOTICE OF PREPARATION

BROADWAY PLAZA LONG RANGE MASTER PLAN PROJECT

The Broadway Plaza Long Range Master Plan Project ("Project") includes a net increase of up to 300,000 gross square feet of retail space, or a net increase of up to 400,000 gross square feet of mixed retail and residential uses. It also anticipates demolition and reconstruction of approximately 200,000 square feet of retail space, demolition of approximately 40,000 square feet of unusable basement space that will not be replaced, and interior and exterior architectural improvements to the rest of the Broadway Plaza shopping center.

Project Location and Characteristics

The Project Site is located in the City of Walnut Creek, in central Contra Costa County. Walnut Creek is located at the foot of Mt. Diablo, 23 miles east of San Francisco and 70 miles southwest of Sacramento. Regional access to the Project Site is provided by Interstate 680 (located approximately 1 mile north of the Project Site via North Main Street and 1 mile south of the site via South Main Street), as well as by State Highway 24, located approximately one half of a mile west of the Project Site via Mt. Diablo Boulevard. The Walnut Creek Station of the Bay Area Rapid Transit (BART) system is located three-quarters of a mile north of the site. The Iron Horse Regional Trail, located approximately one-half of a mile east of the site, provides regional bicycle, pedestrian and equestrian access. (See Figure 1.)

The Project Site consists of the Broadway Plaza Shopping Center, which is located in an area generally bounded by South Main Street to the west, Newell Avenue to the south, South Broadway to the East and Mt. Diablo Boulevard to the North. All property within these streets comprises the Broadway Plaza Shopping Center with the exception of the parcel that has the Chico’s store at the southeast corner of South Main and Mt. Diablo, and various properties in the southwest corner of that block.

Immediately north of the Project Site is the Traditional Downtown area, with retail uses including the Broadway Pointe project. To the west, across South Main Street, are existing retail uses. To the east, across South Broadway Avenue, is a Safeway grocery store, office buildings and the Vic Stewart’s restaurant. To the south, across Newell Avenue, are service and retail uses in front of professional offices that extend well to the south. There is a Whole Foods market at the southwest corner of South Broadway and Newell Avenue. Kaiser Hospital and Las Lomas High School are each approximately one quarter of a mile from the site, on South Main Street. The closest residential uses are approximately 300 feet east of the Project Site, on Holcomb Court. Additional residential uses are in the Alma Park neighborhood off of S. California Boulevard, three blocks west of the Project Site. There are also several apartment and condominium projects on the hills east of South Broadway, which provide a buffer for single family neighborhoods further east.

Two creek easements cross the Project Site. Las Trampas Creek extends from west of South Main Street beneath Broadway Plaza within an underground box culvert. San Ramon Creek enters the Project Site at Newell Avenue as an open channel, converts to an underground box...
culvert at Macy’s and extends through the Project Site under the existing two-level parking structure and Nordstrom.

**Proposed Land Uses**

The Project is depicted in Figures 2 and 3. The Project would increase the FAR on all parcels except Parcel 2 to allow a net increase of 300,000 square feet at Broadway Plaza. Residential uses would be allowed at the rate of 2,000 gross square feet of residential uses in exchange for every 1,000 gross square feet of allowable retail space. Residential uses would be capped at 200 units which is equivalent to about 200,000 gross square feet. The new buildings (excluding garages) would be a maximum of 500,000 (300,000 net new) gross square feet of retail uses, or a maximum of 600,000 (400,000 net new) gross square feet of mixed residential and retail uses. Approximately 200,000 square feet of existing retail uses could be demolished. The Project would result in up to 1,100,000 total gross square feet of retail uses in Broadway Plaza, or 1,200,000 total gross square feet in a combination of retail and residential uses.

The residential units may include studios, one-bedroom, two-bedroom and/or three-bedroom units. Accessory uses may include leasing areas, health facilities, swimming amenities, interactive play space for children, and meeting/clubhouse rooms. Several plazas and common open spaces are contemplated, including a primary gathering space large enough to accommodate summer concert events and winter events. The Project’s design will incorporate gathering places and a pedestrian-friendly orientation. The Project proposes a series of internal pedestrian walkways and bike paths to allow non-vehicular movement through the site.

This development will be configured in buildings up to a maximum of four stories above grade (in the case of buildings with residential uses), all within the current height limitations of the General Plan. The retail development will generally be configured in buildings of one to two stories above grade, and may include a three-story store (as a replacement for the existing three-story Macy’s Men and Junior’s store). The mixed use development could consist of residential development on floors above the retail uses, with residential development potentially extending to the fourth floor.

The new development/redevelopment would be located on Parcels 1, 4, 5, 6, 7, 8 and the Macy’s owned Parcel 7A (see Figure 1). The Nordstrom store (Parcel 3), the 5-story parking garage (Parcel 1), the stores on Parcel 1 west of the Las Trampas Creek culvert (including Crate & Barrel), the stores on Parcel 2 (including Neiman Marcus), and the stores on Parcel 9 (including California Pizza Kitchen) would not be redeveloped, but may be subject to interior tenant improvements, cosmetic upgrades and façade improvements.

The Project would be subject to a new zoning district that would also address certain design standards for new development. The standards would require a much more pedestrian-friendly design than exists today. Gathering spaces, paseos and pocket park areas would be included, to be the primary form of circulation within the center. The standards would require more extensive use of outdoor gathering and dining spaces. They would also focus on connectivity to existing and planned trail and bicycle routes, as well as transit-friendly points of access to optimize multi-modal access to the center. The regulations also would address the location of trash and recycling
Figure 3
Conceptual Plan at Grade and Above Grade
equipment, trash compactors, HVAC units, communications and other equipment, and would require that this equipment meet state of the industry standards, in keeping with the green efficiency standards established under the California Building Code. All development would be required to comply with applicable height limit policies, building code requirements, and City noise standards.

The Project proposes vacation of most of Broadway Plaza Street, a public street that currently runs through the shopping center, to allow for additional development potential and a more pedestrian-friendly configuration of the Project Site. The area that would be vacated extends from near the primary entrance to Nordstrom (near the mid-points of Parcel 2 and Parcel 3) to the primary entrance to Macy’s (near the southern end of Parcel 1). Cul-de-sacs would be created at either end of the street, near the front entry of Nordstrom and the drive entry to Stanford’s Restaurant. These cul-de-sacs would preserve existing loading, service and existing access points. In addition, the cul-de-sac near Stanford’s would lead to a ramp that provides vehicular access to Garage B.

Existing backbone underground lines currently located under Broadway Plaza Street will be moved, as permitted by utility-providers, to new pedestrian walkway or trail locations, generally between the two existing box culverts within the Project Site and in areas that are slated for other construction activity. There will be two utility corridor options between the culverts. One corridor would entail moving the utilities 20 to 50 feet; the other corridor would require a move of approximately 150 feet. In either event, the utilities would continue to be located between the box culverts, reconnecting to their extensions near Nordstrom and near the Main Street/Broadway Plaza Street intersection. Utility and public services capacity will be addressed in the EIR.

Parking

The Project proposes to provide off street, self-parking according to standard City requirements. Standard City requirements mandate 1 parking space per 300 square feet of rentable floor area for retail uses. Residential units would require 1.25 spaces per studio unit; 1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; and 2.25 spaces per larger units. In mixed-use projects, parking for residential uses is subject to review by the Planning commission to assess appropriate shared-use factors.

There would be up to four parking structures. The existing five-story parking garage on Parcel 1, referred to as Garage A, will remain. Its existing entrance from South Main Street would be unaffected. The Project proposes a new underground parking garage, labeled Garage B, that would be located on Parcels 1 and 4, under the retail uses in the middle of the site, between the two underground culverts that run through the site. Vehicular access to this underground parking garage would be provided off of Main Street via a ramp to be constructed at a new cul-de-sac that would be located at the south end of what is now Broadway Plaza Street.

The two-story garage currently owned and operated by the applicant (commonly called the Nordstrom Garage) would be demolished, and replaced with a new garage, Garage C. Garage C would have an underground level and extend up to three levels above ground, where permitted
by the General Plan’s height limits. The first above-ground level could house retail uses or parking, depending upon the ultimate design chosen for buildout. All other levels would be parking. Garage C would occupy the eastern edge of the Project Site, on all or portions of Parcels 4, 5, 6, 7 and 8. Garage C would connect with Garage D.

The two-story parking structure owned by Macy’s in the southeast corner of the site would be demolished and replaced with a new structure, called Garage D, that would be located on Parcel 7A only, and that would have up to three above-ground levels, where permitted by General Plan height limits. The Project does not propose underground parking in Garage D. Garage D would be accessed from the existing signalized driveway at Newell Avenue and from Garage C. There may be additional access from South Main via the existing a bridge across San Ramon Creek.

The small number of surface parking spaces (approximately 14) at the northeast corner of the Project Site, near the Nordstrom store, would remain, and would provide parking for service and delivery vehicles.

**Approvals**

The project applications include a General Plan Amendment to re-designate all of the site except Parcel 2 to Mixed Use-Commercial Emphasis, amend the description of that land use category to increase the commercial FAR range to accommodate the Project, and to amend the FAR map to indicate the new FAR for the Project Site (excepting Parcel 2). The General Plan Amendment would not be applied to Parcel 2, since the General Plan FAR for that parcel was established at 1.75 by a recent initiative (Measure I 2009). The applications also seek to rezone the site (including Parcel 2) to a new Planned Development (PD) District. The proposed zoning ordinance for this PD would incorporate the height limit and FAR adopted in Measure I for Parcel 2, limit development at the Project Site to 1,100,00 square feet (or 1,200,000 square feet if residential uses are substituted for retail uses as explained above), may include design and signage requirements. This PD zoning is intended to function as a Master Plan for development of Broadway Plaza.

A vesting subdivision map, or merger and lot line adjustment, is proposed to merge all parcels owned by Macerich Northwestern (Parcels 1 through 9, but excluding Parcel 7A, which is owned by Macy’s) into a single lot, to facilitate implementation of the Project.

The project applications include a request for a Development Agreement that will vest the property owner(s) into the approvals granted for the Project, with an initial term to last until the 2025 General Plan horizon, with two 5-year extension for any phases that have not commenced before that time.

**Construction**

Development would likely occur slowly, but to ensure impacts are studied the EIR will project that demolition and grading would occur January through November 2014, and that the Project if undertaken all at one time would take 2½ to 3 years to complete, including demolition.
The Project includes demolition of approximately 200,000 square feet of existing retail space in the areas depicted in Figure 2. It also includes demolition of both of the existing two-story parking garages (the Nordstrom Garage and the Macy’s Garage). These buildings and garages are generally 60 years old, though the current Macy’s Men’s/Junior’s story was built in the early 1970s and expanded in the 1990s. Up to approximately 247,000 cubic yards of soils, demolition debris and spoils would be exported off site, and up to approximately 9,000 cubic yards of concrete debris will be reused on site. The peak amount of deliveries during construction would occur during concrete pours. As analyzed as a consolidated one time effort to understand the most intensive potential impacts, there would be up to 100 delivery trucks arriving on the site per day during that phase. Work trucks would also bring materials to the site.