WALNUT CREEK BART TRANSIT VILLAGE
NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

TO: All interested parties

SUBJECT: Notice of Completion/Availability of Draft Environmental Impact Report for the Walnut Creek BART Transit Village.

REVIEW PERIOD: July 18, 2012 through August 31, 2012

CASE NO.: Y05-027 (CEQA State Clearing House Number 2009012054)

PROJECT LOCATION: The Project site is located at 200 Ygnacio Valley Road, Walnut Creek, CA. and is bounded by Ygnacio Valley Road/ North California Boulevard/ Pringle Avenue/ I-680. APN's 174-190-037, 174-180-001.

PROJECT DESCRIPTION: The 16.5 acre Project site is located at 200 Ygnacio Valley Road (Walnut Creek BART Station). The Applicant proposes to redevelop existing on-site surface parking lots with a mixed-use residential and commercial complex, including approximately 596 residential units; 22,000 sq.ft. of commercial/retail; 16,700 sq.ft. of commercial flex space; and 4,000 sq.ft. of office space. The Project would also involve on and off site circulation improvements, landscaping, and construction of new parking facilities. The existing CCCTA bus terminal would be relocated and expanded. The Project would require General Plan and Zoning Amendments, Tentative Map Approval, Design Review Approval, Building Permits, Grading and Excavation Permits, and a Tree Removal Permit. For a detailed project description, please refer to Chapter 3 of the Draft EIR.

ENVIRONMENTAL REVIEW: A Notice of Preparation of an EIR was issued by the City on January 20, 2009. A Draft Environmental Impact Report (DEIR) 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. The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Aesthetics; Air Quality; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population, Housing and Employment; Public Services and Recreation; Transportation and Traffic; Utilities and Service Systems; and Greenhouse Gas Emissions.

Copies of the DEIR 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: http://www.walnut-creek.org/citygov/depts/cd/planning/bart_tod.asp.
The City is hereby releasing the DEIR, finding it to be accurate and complete and ready for public review. Members of the public are welcome to provide comments. Comments on the DEIR should focus on whether the DEIR 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 Walnut Creek BART Transit Village project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made in writing. Please address all written comments to Chip Griffin, Associate Planner, City of Walnut Creek Community Development Department, Planning Division, 1666 N. Main Street, Walnut Creek, California 94596; 925-943-5899, ext.2234; or emailed to griffin@walnut-creek.org. Comments must be received no later than 4:00 p.m. on August 31, 2012.

After all comments have been received, a Final EIR will be prepared and the City Council will consider certification of the EIR and rendering a decision on the project at a public hearing, date yet to be determined. All comments received by the end of the review period described herein will be considered by the City prior to finalizing the EIR and taking any further action pertaining to the Walnut Creek BART Transit Village project. If you challenge the environmental document or other actions pertaining to the Walnut Creek BART Transit Village project in court, 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 on or prior to August 31, 2012. For further information please contact Chip Griffin at 925-943-5899, ext.2678; or via email to griffin@walnut-creek.org.

Chip Griffin
Community Development Department, Planning Division

File Number: Y15-027
Date of Notice: July 18, 2012