

1. Introduction

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) for the Hilton Garden Inn (proposed project) prepared by the City of Walnut Creek (City) to determine if the project may have a significant effect on the environment as defined in the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et seq.). Pursuant to Section 15051 of the State CEQA Guidelines, the City is the Lead Agency for the proposed project.

The project site is located on the northwest corner of southwest corner of Lawrence Way and Penniman Way at 470-490 Lawrence Way and is assigned Assessor's Parcel Numbers (APN's) 173-121-046 and -047. The proposed project would demolish the existing building and construct a new hotel development on 2.26 acres of land. The project would consist of 124 hotel rooms with a total floor area of 72,964 square feet. The project also includes surface parking with 113 spaces, landscaping, and on-site amenities. The project site is currently zoned Auto Sales & Service (A-S) and is located within the Auto Sales & Service (AS) land use designation in the Walnut Creek General Plan.

1.1 INITIAL STUDY

Pursuant to Section 15063 of the CEQA Guidelines,¹ an Initial Study is a preliminary environmental analysis that is used by the lead agency as a basis for determining what form of environmental review is required for a project. The CEQA Guidelines require that an Initial Study contain a project description, description of environmental setting, identification of environmental effects by checklist or other similar form, explanation of environmental effects, discussion of mitigation for significant environmental effects, evaluation of the project's consistency with existing and applicable land use controls, and the name of persons who prepared the study.

1.2 REPORT ORGANIZATION

This Initial Study is organized into the following chapters:

Chapter 1: Introduction. This chapter provides an introduction and overview of the Initial Study document.

Chapter 2: Initial Study Checklist. This chapter summarizes pertinent details for the proposed project, including lead agency contact information, proposed project location, and General Plan and Zoning designations.

¹ The CEQA Guidelines are found in California Code of Regulations, Title, 14, Sections 15000 *et seq.*

INTRODUCTION

Chapter 3: Project Description. This chapter describes the location and setting of the proposed project, along with its principal components, as well as a description of the policy setting and implementation process for the proposed project.

Chapter 4: Environmental Analysis and Findings. Making use of the CEQA Guidelines Appendix G, Environmental Checklist, and Appendix F, Energy Conservation, this chapter identifies and discusses anticipated impacts from the proposed project, providing substantiation of the findings made. The chapter concludes with the determination, based on the analysis contained in this Initial Study, that a Mitigated Negative Declaration is appropriate for the proposed project.

Chapter 5: Mitigation Monitoring Report. This chapter identifies the recommended mitigation measures as well as the conditions set forth for project approval categorized by impact area.

Chapter 6: Organizations and Persons Consulted. This chapter presents a list of City and other agencies and consultant team members that contributed to the preparation of the Initial Study.