CITY OF WALNUT CREEK

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the City of Walnut Creek intends to adopt a Mitigated Negative Declaration for the following project:

Project Titles: Sherwin-Williams Paint Store / Parking Area Alterations / Lot 3 Grading, and Amy’s Drive-Thru Restaurant

Work Order Numbers: Y19-016 & Y19-055

Project Location: 1510 Second Avenue (APN 171-092-023)
1530 Second Avenue (APN 171-092-024)
2717 North Main Street (APN 171-092-025)

Lead Agency Name and Address: City of Walnut Creek
1666 North Main Street
Walnut Creek, CA 94596

Contact Person and Phone Number: Alan B. Carreon, Associate Planner
City of Walnut Creek, CA 94596
(925) 943-5899 ext. 2210

Project Sponsor’s Name and Address: Hall Equities Group
1855 Olympic Blvd, Suite 300
Walnut Creek, CA 94596
Contact: Reed Onate, Vice President
(925) 983-4080

General Plan Designation: Service Commercial (SC)

Zoning: Service-Commercial (S-C)

Project Description:
Project. The existing 2.42-gross acre Project site consists of four legal lots. The Project site is characterized by the two-story building occupied by Masses Sports Bar & Grill on the northernmost lot (Lot 1) and a former single-family home on the southernmost lot (Lot 3) that sits atop a knoll fronting Second Avenue which has previously been converted to retail use. To the west of the former home is a two-story office building. Behind the Masses building and extending along the north property line is a one-story, multi-tenant building currently occupied by service uses. Parallel to the west property line is a vacant service building designed with raised loading platforms. At the center of the site on Lot 2, where Sherwin Williams is proposed, is a vacant 2,143 square-foot, single-story concrete building.

Subsequent to lot merger, lot line adjustments, and right-of-way dedications, the Project site would consist of a three-lot development area. Lot 1 is 37,757 net square feet (0.86 acres), Lot 2 is 15,925 net square feet (0.36 acres), and Lot 3 is 49,524 net square feet (1.13 acres). The Project consists of
three components. The first phase would preserve a two-story, 18,000 square-foot building occupied by Masses Sports Bar & Grill on Lot 1, develop a new 4,037 square-foot, one-story retail building for Sherwin-Williams Paints on Lot 2, and grade Lot 3 in preparation for Amy’s Drive-Thru Restaurant. The initial scope also includes:

- Landscaping and additional on-site parking for the Masses Building and requisite parking for Sherwin-Williams;
- A driveway and drive aisle from Second Avenue;
- An eight-foot tall, sound-attenuating masonry wall along the west property line; and,
- The preliminary grading and drainage design in anticipation of redevelopment of all three lots.

Subsequently on Lot 3, the latter phase consists of a new 54-seat, 3,773 square-foot, one-story restaurant building with one drive-up service lane, parking, and landscaping. A minimum of 75 parking stalls are required whereas 76 stalls are provided. The drive-up service feature consists of two drive-up lanes and order kiosks that merge into a single queue parallel to the restaurant building. As proposed, approximately 20 vehicles could be accommodated in the drive-up lane. In sum, the proposed Project reflects a net decrease of about 11,900 square feet of commercial floor area.

Pursuant to WCMC §10-2.3.104(3) (Fences & Walls), the Project proponent will construct an eight-foot tall, masonry wall for purposes of noise attenuation along the west side of the project site which abuts single-family residential uses.

**Tree Removal/Tree Driveline Encroachment**
The Project proponent is proposing to remove a total of 20 trees that are nine inches or diameter as measured 54 inches above level grade and subject to the City’s Tree Preservation Ordinance. The species proposed to be removed include Coast redwood, Chinese pistache, Monterey pine, Sawleaf zelkova, Silver dollar, and Valley oak. The project improvements would encroach upon the dripline of six Valley oaks and two California black walnuts on adjacent properties overhanging the project site. The Project proponent is requesting to pay a tree removal mitigation fee for Valley oak trees (Nos. 5 and 6) located on Lot 3 (Amy’s Drive Thru Restaurant). Valley oak trees and California black walnut trees are classified by City ordinance as “Highly Protected”.

**Off-Site Improvements**
On North Main Street, the Project proponent will construct raised median spanning the entire 335-foot site frontage from the Second Avenue intersection to the north end of Lot 1. The median will provide a dedicated northbound turn pocket into the Project site as well as a southbound turn pocket to Autocenter Drive, which is located on the east side of North Main Street. Additionally, the project would add a southbound left-turn pocket and modify the traffic signal to a southbound protected left turn phase at North Main Street/Second Avenue. The eastbound Second Avenue approach at North Main Street would be restriped to add a left turn lane, resulting in one left turn lane and one right turn lane on the eastbound Second Avenue approach of the intersection.

**Surrounding Land Uses and Setting**
The 2.42-gross acre site is located at the northwest corner of Second Avenue and North Main Street, and abuts the Contra Costa Canal to the north and three single-family homes on Vartan Court to the west. To the south across Second Avenue are vehicle service-related uses and to the east across North
Main Street are vehicle service and retail uses including two other paint stores (Benjamin Moore and Kelly-Moore). The upper North Main Street corridor accommodates a wide variety of uses including the sales new or used motor vehicles, vehicle refueling stations and convenience markets, drive-thru and dine-in restaurants, general retail sales, animal services, vehicle-related retail sales, rental, and repair services, personal services, and the service centers of the East Bay Municipal Utilities District and the California Department of Transportation.

A copy of the Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration may be reviewed in the City of Walnut Creek, Community Development Department, 1666 North Main Street, Walnut Creek from Monday through Thursday, between 8:00 a.m. and 5:00 p.m.

**Public Comment Period: November 26, 2019 to December 16, 2019.** The period for accepting comments on the adequacy of the environmental documents extends to **5:00 p.m., December 16, 2019.** Written comments may be sent to the following:

Alan B. Carreon, Assistant Planner  
City of Walnut Creek  
Community & Economic Development Department  
1666 North Main Street  
Walnut Creek, CA 94596