**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**
DFW 763.5a (REV. 12/01/18) Previously DFG 763.5a

<table>
<thead>
<tr>
<th>RECEIPT NUMBER:</th>
<th>07 — 12/23/2019 — 425</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE CLEARINGHOUSE NUMBER (If applicable)</td>
<td></td>
</tr>
</tbody>
</table>

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

<table>
<thead>
<tr>
<th>LEAD AGENCY</th>
<th>LEAD AGENCY EMAIL</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Walnut Creek Community &amp; Economic Development Department</td>
<td></td>
<td>12/23/2019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNTY/STATE AGENCY OF FILING</th>
<th>DOCUMENT NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contra Costa</td>
<td>2019-516</td>
</tr>
</tbody>
</table>

**PROJECT TITLE**

<table>
<thead>
<tr>
<th>PROJECT APPLICANT NAME</th>
<th>PROJECT APPLICANT EMAIL</th>
<th>PHONE NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hall Equities Group</td>
<td></td>
<td>(925) 933-4000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT APPLICANT ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1800 Olympic Boulevard</td>
<td>Walnut Creek</td>
<td>CA</td>
<td>94596</td>
</tr>
</tbody>
</table>

**PROJECT APPLICANT (Check appropriate box)**
- □ Local Public Agency
- □ School District
- □ Other Special District
- □ State Agency
- □ Private Entity

**CHECK APPLICABLE FEES:**
- □ Environmental Impact Report (EIR) $3,271.00 $ 0.00
- □ Mitigated/Negative Declaration (MND)(ND) $2,354.75 $ 2,354.75
- □ Certified Regulatory Program (CRP) document - payment due directly to CDPW $1,112.00 $ 0.00

- □ 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) $550.00 $ 0.00
- □ County documentary handling fee $ 50.00
- □ Other $ 0.00

**PAYMENT METHOD:**
- □ Cash
- □ Credit
- □ Check
- □ Other

ch# 6024, 6025 TOTAL RECEIVED $ 2,404.75

**SIGNATURE**

X G. Graff J. Graff, Deputy County Clerk

County Receipt Number 3660689
RECEIVED
December 23, 2019 —— 15:03:07

CONTRA COSTA Co Recorder Office
DEBORAH COOPER, Clerk-Recorder

Document #19-SHERWIN-WL

Check Number 6025 6024
RECB BY
Fish and Game $2,354.75
Envir Aual $50.00

Total fee .......... $2,404.75
Amount Tendered... $2,404.75

Change ............... $0.00
360 CF/1/0

Your opinion matters!
Please tell us how well we did
by completing a brief web survey at
http://www.surveymonkey.com/s/RKTHH
NOTICE OF DETERMINATION

MITIGATED NEGATIVE DECLARATION

CITY OF WALNUT CREEK

Date: December 23, 2019

Filed pursuant to California Administrative Code §15075, Public Resources Code §21083, and Public Resources Code §21000-21174

TO:  [ ] Office of Planning and Research
     1400 10th Street, Room 121
     P.O. Box 3044
     Sacramento, CA 95812-3044

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

FROM: City of Walnut Creek (Lead Agency)
Community & Economic Development Department
1666 North Main Street
Walnut Creek, CA 94596

CITY OF WALNUT CREEK WORK ORDER/APPLICATION NOS. Y19-016 and Y19-055

   2717 North Main Street
   1530 Second Avenue
   1510 Second Avenue

       Application No. Y19-055: Amy’s Drive-Thru Restaurant
       1510 Second Avenue

Project Applicant: Hall Equities Group
1800 Olympic Boulevard
Walnut Creek, CA 94596
(925) 933-4000

2. Project Descriptions:
   This project will preserve the two-story, 18,000 square-foot building occupied by Masses on Lot 1, develop a new 4,037 square-foot retail building for Sherwin-Williams Paints on
Lot 2, and grade Lot 3 in preparation for Amy’s Drive-Thru Restaurant. Also included is additional on-site parking for the Masses Building, required parking for Sherwin-Williams, and an eight-foot tall, sound-attenuating masonry wall along the west property line. The applicant will remove 20 trees and the dripline encroachment of off-site property. Two of the trees approved for removal are Valley oak specimens, which are classified by City Ordinance as “Highly Protected”.

Application No. Y19-055 (Amy’s Drive-Thru).
The project plans propose a 3,773 square-foot restaurant with a drive-up service lane, 76 parking stalls, and business identification signs. The proposed site plan would restrict Second Avenue access to exit-only and provide angled parking stalls in the parking area west of the Amy’s building. The stalls are angled to visually communicate to motorists that the driveway and parking area is one-way only. The modified curbing is designed to encourage a left-turn out but also allow a Sherwin-Williams delivery truck to enter the site in a reverse direction during off-peak hours. The proposed site plan includes a drive-up lane for up to 20 vehicles and relies on the area behind the Sherwin-Williams building (Lot 2) and Massés site (Lot 1) to access the drive-through lane queue.

Off-site Improvements.
On North Main Street, the developer will construct raised medians 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 middle driveway of 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.

3. Date of Approval of Project: December 19, 2019: Mitigated Negative Declaration, Tree Removal Permit, and Tree Dripline Encroachment Permit

4. Determination that project will not have a significant effect on the environment based on mitigation reporting and mitigation measures adopted for this Project. Findings were made pursuant to the provision of the California Environmental Quality Act (CEQA)

   Date: December 19, 2019
   Actions: Planning Commission Resolution No. 3866: Adoption of Mitigated Negative Declaration
                 Planning Commission Resolution No. 3867: Approval of Tree Removal Permit and Tree Dripline Encroachment Permit

5. Address where copy of Mitigated Negative Declaration may be examined:
Notice of Determination
Mitigated Negative Declaration

City of Walnut Creek
Community & Economic Development Department
1666 North Main Street
Walnut Creek, CA 94596
Attn: Alan B. Carreon
(925) 943-5899 x2210

The Mitigated Negative Declaration for this project has been prepared pursuant to the provisions of CEQA, Title 14, Division 6 of the California Administrative Code §15075, Public Resources Code §21083, Public Resources Code §21000-21174, and the City of Walnut Creek Environmental Guidelines.

[Signature]
ALAN B. CARREON
Associate Planner

[Date]
December 23, 2019

Filed with: