



NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT  
CITY OF WALNUT CREEK

**DATE:** September 24, 2013

**WORK ORDER NO.:** Y12-066

**PROJECT TITLE:** The Landing at Walnut Creek Apartments

**SUBJECT: 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 for the project identified below.

To Responsible Agencies:

We need to know your views as to the scope and content of the environmental information that is germane to your agency's statutory responsibility 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.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice.

Send your response to Chip Griffin, Associate Planner, at the Walnut Creek Community Development Department, 1666 North Main Street, P.O. Box 8039, Walnut Creek, CA 94596.

Please send us the name of a contact person in your agency.

To Citizens:

The EIR will disclose the significant environmental effects of the project and suggest mitigation measures and project alternatives to reduce those impacts to an acceptable level.

Project Description and Location:

**Site:** The 1.78-acre project site is located along at the intersection of Ygnacio Valley Road and Oakland Boulevard (i.e. Highway 24/Interstate 680 [I-680] Off Ramp). The site is generally flat and under-developed with nine residential buildings, all of which are currently occupied. The site is across the street (Ygnacio Valley Road) from the Walnut Creek BART station. The site is bound by the Ygnacio Valley Road to the north, existing commercial office off of Ygnacio Valley Road to the east, Lacassie Avenue to the south and Oakland Boulevard (i.e. Highway 24/Interstate 680 [I-680] Off Ramp) to the west. The site is within the area eligible to utilize "BART Proximate" parking standards in accordance with W.C. Municipal Code Section 10-2.3.206.

**Project:** The applicant is proposing to raze the existing residential buildings to construct a single four-story apartment building comprised of 178 market-rate rental apartment units and 223 parking stalls. The development would consist of 35 studio, 110 one-bedroom and 33 two-bedroom apartment units ranging in size from 524 square feet (studio unit) to 1,156 square feet (2-bedroom unit). Parking would be included in two below structure levels; one ground level and one subterranean level. Site amenities

include a landscaped common courtyard area with outdoor furniture, a fitness center, indoor and outdoor rooftop decks, and on-site leasing office.

The project would require the following City approvals:

**General Plan Amendments:** Change in the designation from MFVH (Multifamily Very High, 30.1-50 dwelling units per acre) to MFSH (Multifamily Special High, 50.1-100 du/ac). Change the maximum building height identified on the General Plan 2025 Height Map from 50 feet to approximately 60 feet, which would be consistent with the Measure A height limit of 89 feet.

**Zoning Ordinance Amendment:** Change from Multi-Family Residential (M-1) to Planned Development (PD).

**Conditional Use Permit:** Multi-family residential use, density, setbacks, and parking supply in the Office Commercial zone (O-C) and street access regarding Overlay Zone 3; **Design Review** - New 4-story multi-family building, site development improvements and landscape; **Tree Removal Permit** – to remove all existing trees on-site.

II. Project Applicant: BHV CenterStreet Properties, LLC  
500 La Gonda Way, Suite 295  
Danville, California 94526

III. The environmental effects of the project and/or the issues that the EIR will focus on:  
An Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations). The Initial Study is included as an attachment to this NOP. As shown in the Initial Study, the following environmental topic areas will be analyzed in the EIR.

Aesthetics; Air Quality; Biological Resources, Cultural Resources; Greenhouse Gas Emissions; Land Use/Planning; Noise; Population/Housing; Public Services; Transportation/Traffic; and Mandatory Findings of Significance

Anyone who wishes to appeal the decision to prepare an EIR or the issues to be focused upon must do so in writing on a standard appeal form not later than ten days after the date of this notice and pay a \$130.00 fee. Appeal forms are both available at, and filed with the Office of the City Clerk at 1666 North Main Street, Walnut Creek, 94596. The Initial Study is available for review at the Planning Counter on the 2<sup>nd</sup> floor of City Hall or at the website: <http://www.ci.walnutcreek.ca.us/citygov/depts/cd/planning/default.asp>.

For further information please contact Chip Griffin, Associate Planner, at (925) 943-5899 ext. 2678 or via email at [griffin@walnut-creek.org](mailto:griffin@walnut-creek.org).



CHIP GRIFFIN, ASSOCIATE PLANNER  
Community Development Department