

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1200 Rossmoor Parkway General Plan Amendment and Rezone Project

Lead Agency: City of Walnut Creek

Contact Person: Chip Griffin

Mailing Address: 1666 N. Main Street

Phone: 925.943.5899

City: Walnut Creek

Zip: 94596

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Walnut Creek

Cross Streets: Rossmoor Parkway and Tice Valley Boulevard

Zip Code: 94595

Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 37 " N / 122 ° 4 ' 15 " W Total Acres: 1.4

Assessor's Parcel No.: 186-030-056

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-680 and SR-24

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec Mit Neg Dec Other: _____
 NEPA: NOI EA Draft EIS FONSI Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Proposed use currently unknown
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Office (OF)/ Zoning: Planned Development (PD)-1140

Project Description: (please use a separate page if necessary)

The proposed project is for a General Plan amendment and Rezone to change the General Plan land use and zoning designation for the project site. The existing land use designation for the property is Office (OF) in the Walnut Creek General Plan, and the property is zoned Planned Development (PD)-1140 for Bank use. The proposed project would change the General Plan designation of the project site to General Retail and establish a new PD zoning designation for the property that would allow a variety of uses based on the allowed uses and development standards in the existing Community Commercial (CC) District, with a few modifications. The new PD would incorporate the existing regulations of the CC zone with modifications to allowed height, FAR, and permitting requirements for a few uses. Specifically, the proposed PD would remove the CUP requirement for banks/savings/loans over 1,000 square feet, ground-floor professional office, ground-floor medical office, and standalone locally serving restaurants with take-out. The FAR would be increased from 0.3 allowed in the CC zone to a maximum FAR of 0.5 for Commercial and Mixed-uses in the new PD. The development regulations would allow two stories, with a maximum 35-foot height limit. It should be noted that the project analyzed in this Initial Study only involves an amendment to the General Plan and zoning designations. No physical changes, construction, or development is currently proposed for the property.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 29, 2025 Ending Date June 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks, Inc.</u>	Applicant: <u>Chip Griffin</u>
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: <u>1666 N. Main Street</u>
City/State/Zip: <u>Berkeley, California 94704</u>	City/State/Zip: <u>Walnut Creek, CA 94596</u>
Contact: <u>Alen Estrada-Rodas</u>	Phone: <u>925.943.5899</u>
Phone: <u>510.848.3815</u>	

Signature of Lead Agency Representative:  Date: 5/27/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.