

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

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

Lead Agency: City of Walnut Creek

Contact Name: Jessica Gonzalez

Email: \_\_\_\_\_ Phone Number: 925.943.5899

Project Location: Walnut Creek Contra Costa  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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 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 construction or development is currently proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The environmental assessment presented in the IS/MND identifies environmental impacts that would be potentially significant unless mitigation measures are incorporated into the project for: Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Transportation, and Tribal Cultural Resources. The IS/MND analysis determined that all impacts from the proposed project would be less than significant after mitigation. The Initial Study supports the adoption of a Mitigated Negative Declaration.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the City of Walnut Creek.

Provide a list of the responsible or trustee agencies for the project.

N/A