

**NOTICE OF INTENT TO ADOPT A  
PROPOSED MITIGATED NEGATIVE DECLARATION FOR  
1200 ROSSMOOR PARKWAY  
GENERAL PLAN AMENDMENT AND REZONE PROJECT  
PUBLIC REVIEW PERIOD**

**To:** County Clerk of Contra Costa &  
Interested Individuals

**From:** Lead Agency - City of Walnut Creek  
Community Development Department  
Planning Division  
Chip Griffin, Principal Planner  
1666 N. Main Street  
Walnut Creek, CA 94596  
(925) 943-5899

**SUBJECT:** Notice of Intent, Completion and Availability of a Draft Mitigated Negative Declaration

**PROJECT TITLE:** 1200 Rossmoor Parkway General Plan Amendment and Rezone Project

**PROJECT APPLICANT:** Thomas L Bloxham, (510) 918-5128,  
[thomasbloxham@gmail.com](mailto:thomasbloxham@gmail.com), 91 Gregory Lane, Suite 5, Pleasant Hill, CA 94523

**PROJECT LOCATION:** 1200 Rossmoor Parkway, Walnut Creek, CA 94595 (APN: 186-030-056)

**COMMENT PERIOD:** May 29, 2025, through 4:00 p.m. on June 30, 2025

**Project Description:** The proposed project is for a General Plan amendment and Rezone, to change the General Plan land use and zoning designations for a single property at 1200 Rossmoor Parkway in the City of Walnut Creek. 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 the allowed height and floor area ratio (FAR) and permitting requirements for a few uses. Specifically, the proposed PD would remove the conditional use permit (CUP) requirement for banks/savings/loans over 1,000 square feet, ground floor professional office, ground floor medical office, and standalone restaurants with take-out for locally serving. 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 potential developments for buildings of two stories, with a maximum 35-foot height limit. No physical changes, construction, or development are proposed for the property, and the existing uses and conditions of the property (including operations and any existing buildings, structures, and improvements) would remain the same. Future development for the project site would be consistent with the proposed general plan land use designation and zoning regulations.

**Permits and Approvals:** The following approvals are required:

- Adoption of IS/MND Pursuant to CEQA
- Adoption of a General Plan Amendment
- Adoption of a Zone Amendment

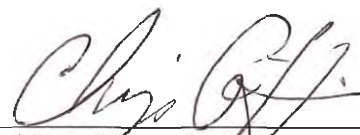
**Notice of Intent to Adopt a Negative Declaration:** In accordance with Section 15072(a) of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given of the City’s intent to adopt a Mitigated Negative Declaration of the project listed above. A mitigated negative declaration is a negative declaration prepared for a project when the initial study has identified potentially significant effect on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid effect or mitigate the effects to a point where clearly no signification effect on the environment would occur, and (2) there is no substantial evidence in the light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. The City of Walnut Creek has completed a review of the proposed project, and on the bases of an Initial Study and mitigations, finds that the project will not have a significant effect upon the environment. The City has prepared a proposed Mitigated Negative Declaration and Initial Study that are available for public review online at the New Development Projects Webpage ([link](#)) under “1200 Rossmoor Parkway GPA/Rezone.” Persons may also schedule an appointment to view a hard copy of the proposed Mitigated Negative Declaration and Initial Study by contacting Chip Griffin, Principal Planner for the project, at [griffin@walnutcreekca.gov](mailto:griffin@walnutcreekca.gov) or at (925) 943-5899 x2678.

**Comment Period:** As mandated by State Law, the minimum comment period for this document is 30 (thirty) days **beginning on May 29, 2025, and ending at 4:00 p.m. on June 30, 2025.** Comments may be submitted during the review period. Persons having comments concerning this project, including objections to the basis of the determination set forth in the Initial Study/Mitigated Negative Declaration, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to:

Chip Griffin, Principal Planner  
City of Walnut Creek  
Community Development Department  
Planning Division  
1666 North Main Street  
Walnut Creek, CA 94596  
Email: [griffin@walnutcreekca.gov](mailto:griffin@walnutcreekca.gov)

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Initial Study/Mitigated Negative Declaration will be limited to those issues presented to the City during the public comment period and/or during any duly noticed public hearings.

**Public Hearing:** A public hearing for this project is tentatively scheduled to be held by the Planning Commission on August 14, 2025, in the Council Chambers of City Hall at 1666 N Main Street, Walnut Creek, at 6:00 p.m.



---

Chip Griffin, Principal Planner  
City of Walnut Creek  
Community Development Department  
1666 North Main Street  
Walnut Creek, CA 94596

File Number: Y23-063

Date of Notice: May 29, 2025