

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Walnut Creek
Community Development Department
griffin@walnutcreekca.gov
(925) 943-5899 ext. 2678

County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

1666 North Main Street
Walnut Creek, CA 94596

Applicant: Thomas L. Bloxham
thomasbloxham@gmail.com
(925) 798-9800

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

1200 Rossmoor Parkway General Plan and Rezone Project
Project Title

<u>2025051367</u>	Chip Griffin, Principal Planner <u>Griffin@walnutcreekca.gov</u>	<u>(925) 943-5899 ext. 2678</u>
State Clearinghouse Number	Contact Person	Area Code/Telephone/Extension

1200 Rossmoor Parkway, Walnut Creek, CA 94595 (APN: 186-030-056)
Project Location:

The proposed project is for a General Plan amendment and Rezone to change the General Plan land use and zoning designation 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 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 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 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 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.

Project Description:

This is to advise that the City of Walnut Creek has approved the above described
(Lead Agency or Responsible Agency)

project on September 2, 2025 and has made the following determinations regarding the above described project:
(Date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.


CEQA: California Environmental Quality Act _____

This is to certify that the final IS/MND with comments and responses and the record of project approval is available to the General Public at:

City of Walnut Creek, Community Development Department
1666 N. Main Street, Walnut Creek, CA 94596

<https://www.walnutcreekca.gov/government/community-development-department/development-projects>

Date received for filing and posting at OPR: _____


Signature (Lead Agency)

Principal Planner
Title

9/2/2025
Date