



**NOTICE OF INTENT TO ADOPT A  
NEGATIVE DECLARATION FOR  
CITRUS MARKETPLACE ZONING AMENDMENT PROJECT**

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

**From:** City of Walnut Creek  
Community Development Department  
Planning Division  
1666 N. Main Street  
Walnut Creek, CA 94596

**SUBJECT:** Notice of Intent, Completion and Availability of a Draft Negative Declaration for Citrus Marketplace Shopping Center Zoning Amendment project.

**PROJECT TITLE:** Citrus Marketplace Shopping Center Rezone

**PROJECT APPLICANT:** Michael Keener (DPI Retail) 445 S. Douglas Street, #100 El Segundo, CA 90245

**REVIEW PERIOD:** Monday, April 4, 2022 through Monday, April 25, 2022

**CASE NO.:** Application Y21-117

**PROJECT LOCATION:** 2200-2290 Oak Grove Road, Walnut Creek, CA 94598

**Notice is hereby given** that the City of Walnut Creek (City) has completed an Initial Study to evaluate the environmental impacts of the proposed Citrus Marketplace Zoning Amendment Project (proposed project), described below, and intends to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment.

**Project Description:** The proposed project is the Citrus Marketplace Zoning Amendment Application, and would include approval of the Initial Study/ Negative Declaration (IS/ND). No physical changes are proposed that would require additional parking, revised lighting, or new landscaping. The Rezone will update the language in the existing Planned Development District (P-D1936) Ordinance as follows:

- A change in operating hours for the anchor tenant space, currently occupied by Nob Hill Foods
- Update use regulations for the shopping center to be similar to the City's Community Commercial District zoning district, with limitations that conform to the current Citrus Marketplace restrictions on hours of operation as well as existing delivery restrictions.
- A change in the out-going delivery hours for tenant space 2220, currently occupied by Bevmo.

The project site is not on a list compiled pursuant to Government Code section 65962.5. The proposed project is not considered a project of statewide, regional or area-wide significance. The proposed project will not affect highways or other facilities under the jurisdiction of the State Department of Transportation.

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The Draft ND and all documents referenced therein are available for public review at the Walnut Creek City Offices, 1666 North Main Street, Walnut Creek CA 94596; and on the City website <https://www.walnut-creek.org/home>.

**Comment Period:** As mandated by State Law, the minimum comment period for the ND document is 20 (twenty) days **beginning on Monday, April 4, 2022 and ending at 4:00 p.m. on Monday April 25, 2022**. Comments may be submitted within this time period in writing to:

Simar Gill, Associate Planner  
City of Walnut Creek - Community Development Department  
Planning Division  
1666 North Main Street Walnut Creek, CA 94596  
Email: [Gill@walnut-creek.org](mailto:Gill@walnut-creek.org)

A public hearing for a recommendation on the project to City Council and on the Negative Declaration will be held by the Planning Commission on May 12, 2022.



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Simar Gill, Associate Planner  
Community Development Department

File Number: Y21-117

Date of Notice: April 4, 2022