

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:** Mitchell Townhomes Project

Lead Agency: City of Walnut Creek

Contact Person: Simar Gill

Mailing Address: 1666 North Main Street

Phone: 925.943.5899, ext. 2115

City: Walnut Creek

Zip: 94596

County: Contra Costa County

Project Location: County: Contra Costa County

City/Nearest Community: Walnut Creek

Cross Streets: Mitchell Drive, Shadelands Drive, Oak Grove Road

Zip Code: 94598

Longitude/Latitude (degrees, minutes and seconds): 37 ° 55 ' 48 " N / 122 ° 01 ' 14 " W Total Acres: 22.2

Assessor's Parcel No.: 143-040-079, 143-040-099, 143-040-100

Section: Twp.: 1N

Range: 1W

Base:

Within 2 Miles: State Hwy #: I-680

Waterways: Contra Costa Canal, Ygnacio Canal, Pine Creek, Deer Creek, Walnut Creek, Galindo Creek

Airports:

Railways: Bay Area Rapid Transit

Schools: Mount Diablo Unified School District

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**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 422 Acres 19.3☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational:☒ Recreational: Common open spaces, parks, and walking areas.☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**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:**

Land Use Designation: Business Park (BP); Special Plan: Specific Plan No. 2 (SP-2); Zoning Designation: Planned Development No. 1543 (PD No.1543)

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

The proposed project includes the construction of 422 3-story multi-family dwelling units in townhome-style condominium configuration within approximately 83 buildings, totaling approximately 841,764 gross square feet of buildings, and 721,113 net square feet of residential units. The building groups would consist of two building styles, N1 Townhouse and N2 Townhouse, and four unit plans per style. The proposed project would also include an approximately 0.7-acre central common open space area, a rain garden common area, a dog park, and various paseo walking areas. Additionally, the proposed project would include landscaping, stormwater detention, utilities, internal streets, pedestrian paths and seating, and other infrastructure improvements.

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 checked="" 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 # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<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 checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" 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 checked="" 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 November 22, 2024 Ending Date December 23, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Signature Development Group, Inc.</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>2335 Broadway, Suite 200</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Henrique Carneiro Zhu, Project Manager</u>	Phone: <u>(510) 862-5629, fbrandin@signaturedevelopment.com</u>
Phone: <u>(510) 990-4516, hzhu@fcs-intl.com</u>	

Signature of Lead Agency Representative: Simar Gill Date: 11/22/2024

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