



**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR
THE PROPOSED MITCHELL TOWNHOMES 422-UNIT PROJECT
PUBLIC REVIEW PERIOD**

To: Contra Costa County Clerk Recorder's Office &
Interested Individuals

From: Lead Agency - City of Walnut Creek
Community Development Department
Planning Division
Simar Gill, Senior Planner
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5899 x2115

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (EIR)

PROJECT TITLE: Mitchell Townhomes, Project No. Y24-026

PROJECT APPLICANT: Jonathan Fearn, phone #(510) 817-2735, email: jfearn@signaturedevelopment.com
Signature Development Group
2335 Broadway, Suite 200, Oakland, CA 94612

PROJECT LOCATION: 2775-2855 Mitchell Drive, 2125 Oak Grove Road, and 2730-2880 Shadelands Drive
APN's: 143-040-079, 143-040-099, 143-040-100

COMMENT PERIOD: Thursday, August 21, 2025, through 4:00 p.m. on Monday, October 6, 2025

Project Description: The Mitchell Townhomes Project proposes the development of 422 three-story multi-family dwelling units designed in a townhome-style condominium configuration. The project would be built on a 22.2-acre site, and the units will be arranged into approximately 82 building groups, totaling 839,654 gross square feet of building area and 725,653 net square feet of residential living space. The building groups would include seven building types (2-plex, 3-plex, 4-plex, 5-plex, two variations of 6-plex, and 7-plex) in two architectural styles (N1 Townhouse and N2 Townhouse). Each style offers four floor plans, with individual unit sizes ranging from 1,288 to 2,157 square feet.

The project also provides 2.0 acres of common open space, including a central community open space area, a rain garden and bioretention treatment areas, various paseo walkways and seating areas, and a dedicated dog park. Additional improvements include new landscaping, stormwater detention facilities, utilities, pedestrian paths, internal streets, and off-site improvements along Mitchell Drive and Shadelands Drive.

This project is proposed under the Housing Accountability Act (HAA) including the Builder's Remedy and State Density Bonus Law. The HAA establishes the process for the City to review and process a project eligible for a Builder's Remedy and does not require such projects to obtain a general plan, zoning, or other legislative amendments. The project provides 55 affordable units to low-income households which qualifies the project for incentives under State Density Bonus Law, including waivers and concessions of the City's development standards.

Implementation of the project requires certification of the Environmental Impact Report and subsequent City approvals of development and building permits.

Permits and Approvals: The following approvals are required:

- Certification of EIR Pursuant to CEQA
- Adoption of Design Review

Notice of Availability of the Proposed Draft Environmental Impact Report:

In accordance with Section 15087 of the California Environmental Quality Act (CEQA) Guidelines, notice is hereby given that the City of Walnut Creek, as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the Mitchell Townhomes Project. The Draft EIR evaluates potential environmental impacts, identifies mitigation measures, and analyzes project alternatives.

The City of Walnut Creek, as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the Mitchell Townhomes Project in accordance with the California Environmental Quality Act (CEQA). The Draft EIR is available for public review and comment during a 45-day review period.

The Draft EIR is available for public review on the City's Development Projects webpage: <https://www.walnutcreekca.gov/government/community-development-department/development-projects/mitchell-townhomes>

Persons may also schedule an appointment to view a hard copy of the Draft EIR by contacting Simar Gill, Senior Planner for the project, at Gill@walnutcreekca.gov or at (925) 943-5899 x2115.

Comment Period: As mandated by State Law, the minimum comment period for this document is 45 (forty-five) days **beginning on August 21, 2025, and ending at 4:00 p.m. on October 6, 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 Draft EIR, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to:

Simar Gill, Senior Planner
City of Walnut Creek
Community Development Department, Planning Division
1666 North Main Street, Walnut Creek, CA 94596
Email: Gill@walnutcreekca.gov

Pursuant to Public Resources Code Section 21177, any legal challenge to the adoption of the Draft EIR 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 will be scheduled for the Planning Commission at a later date. When the project is scheduled for a Planning Commission hearing, a public hearing notice will be mailed to all interested parties and to all properties within 300 feet of the subject site or as required by law.



Simar Gill, Senior Planner
City of Walnut Creek
Community Development Department
1666 North Main Street
Walnut Creek, CA 94596

File Number: Y24-026

Date of Notice: August 21, 2025

State Clearing House (SCH) # 2024110923