

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024110923

Project Title: Mitchell Townhomes Project

Lead Agency: City of Walnut Creek

Contact Name: Simar Gill

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Phone Number: 925-943-5899, ext. 2115

Project Location: Walnut Creek, Contra Costa County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project consists of the development of 422 3-story multi-family dwelling units in townhome-style condominium configuration within approximately 82 building groups, totaling approximately 839,654 gross square feet of buildings and 725,653 net square feet of residential units within a 22.2-acre site. The building groups would consist of seven building types (2-plex, 3-plex, 4-plex, 5-plex, 6-plex (2 versions), and 7-plex) and two building styles, N1 Townhouse and N2 Townhouse, with the N1 Townhouse style and N2 Townhouse style comprised of four building plans each. The proposed living area of the individual units ranges from approximately 1,288 to 2,157 gross square feet. In addition, the proposed project would also include approximately 2.0 acres of common open space, including a central common open space area, a rain garden common area, bioretention treatment areas, various paseo walking areas, and a dog park, along with landscaping, stormwater detention, utilities, internal streets, pedestrian paths and seating, and off-site improvements along Mitchell Drive and Shadelands Drive. The proposed project would require the City of Walnut Creek's certification of the Draft EIR and its approval of development and building permits.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would not result in significant unavoidable impacts. The proposed project could potentially conflict with or obstruct implementation of the applicable air quality plan. For mitigation, the proposed project would implement Bay Area Air District Best Management Practices to control dust during construction. The proposed project could expose sensitive receptors to substantial pollutant concentrations. For mitigation, the proposed project would use clean construction equipment to minimize potential dust particulate matter. The proposed project could have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. For mitigation, the proposed project would conduct pre-construction surveys for active bird nests, including implementation of an avoidance buffer if found. The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 and disturb human remains. As mitigation, the proposed project would implement a Worker Environmental Awareness Program (WEAP) before construction and, in the event any archaeological resources or human remains are found, operations shall cease until consultation with an approved Archaeologist. The proposed project could result in potentially significant impacts related to geologic resources and would conduct a design level geotechnical study as mitigation. The proposed project would implement CALGreen Tier 2 standards for EV Infrastructure to mitigate potentially significant Greenhouse Gas impacts. To mitigate potentially significant impacts to construction noise, the proposed project would comply with the City's noise ordinance. To mitigate the proposed project's potential to disturb Tribal Cultural Resources, a Tribal monitor shall be retained to oversee ground disturbing activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Walnut Creek issued a Notice of Preparation (NOP) for the proposed project on November 22, 2024, which circulated between November 22, 2024, and December 27, 2024, for the statutory 30-day public review period. The NOP was sent to individuals, adjacent property owners, and responsible and trustee state and local agencies that have jurisdiction over or interest in environmental resources or conditions in the vicinity of the Project Site. Many of the comments during the NOP scoping period addressed concerns suggesting further evaluation on significant environmental impacts, mostly related to transportation and aesthetics. Transportation impacts of concern included the potential increase in traffic congestion to surrounding roadways, proposed circulation patterns, and pedestrian safety, while environmental concerns for aesthetics pertained to the proposed project's visual character, scale, and density. Impacts related to tree removal were also raised during the NOP scoping period. Additional issues include Shadelands Drive traffic; suitability of fill soil; traffic and parking congestion; scale, size, and visual character; health impacts to seniors; air quality; noise and vibration during construction; removal of hazardous building materials from demolition; and traffic patterns, circulation, and pedestrian safety.

Provide a list of the responsible or trustee agencies for the project.

Responsible or trustee agencies for the proposed project include the Contra Costa Water District, Central Contra Costa Sanitary District, Contra Costa County Fire Protection District, San Francisco Bay Regional Water Quality Control Board, and Bay Area Air Quality Management District.