

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 # 2024110923**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

Project Location: County: Contra Costa

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 EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other:

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 20
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ 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 82 buildings, totaling approximately 839,654 gross square feet of buildings, and 725,653 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 2.0-acre central common open space area with a central common open space area, a rain garden common area, a dog park, bioretention areas, 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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 7, 2025 Ending Date November 20, 2025

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</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Prathna Maharaj, AICP, Project Manager</u>	Phone: <u>510-862-5629</u>
Phone: <u>650-515-1516</u>	

Signature of Lead Agency Representative: Simar Gill

Digitally signed by Simar Gill
Date: 2025.10.06 15:40:02 -0700

Date: 10/7/25

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