

Notice of Determination

Appendix D

To: Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Contra Costa
Address: 555 Escobar Street
Martinez CA 94533

From: Public Agency: City of Walnut Creek
Address: 1666 N. Main Street
Walnut Creek CA 94596
Contact: Simar Gill Gill@walnutcreekca.gov
Phone: 925-943-5899 ex. 2115

Lead Agency (if different from above): Same as Above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110923

Project Title: Mitchell Townhomes

Project Applicant: Jonathan Fearn, Signature Development (415) 748-2302 jfearn@signaturedevelopment.com

Project Location (include county): 2775-2855 Mitchell Dr, 2730-2880 Shadelands Dr, portion of 2125

Project Description: -portion of 2125 Oak Grove Rd, Walnut Creek CA (Contra Costa County)

The Project consists of a proposed 422-unit, three-story townhouse development on a 22.2-acre site, including common open space, certain amenities and off-site/frontage improvements. The Project also proposes to include community benefits consisting of construction of a single-lane traffic roundabout immediately south of the Project site and extension of bicycle facilities along street segments extending from the Project frontage. The Project requests approvals for a vesting tentative map, design review,

This is to advise that the City of Walnut Creek has approved the above (Lead Agency or Responsible Agency)

described project on 2/12/2026 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1666 N. Main Street, Second Floor, Walnut Creek CA 94596

Signature (Public Agency): Simar Gill Title: Senior Planner

Date: February 13, 2026 Date Received for filing at OPR:

For NOD filing.

Project description: The Project consists of a proposed 422-unit, three-story townhouse development on a 22.2-acre site, including common open space, certain amenities and off-site/frontage improvements. The Project also proposes to include community benefits consisting of construction of a single-lane traffic roundabout immediately south of the Project site and extension of bicycle facilities along street segments extending from the Project frontage. The Project requests approvals for a vesting tentative map, design review, density bonus, lot line adjustment, and tree removals. The Planning Commission on February 12, 2026 by resolution certified the Environmental Impact Report (EIR) and adopted a Mitigation Monitoring and Reporting Program prepared in accordance with the California Environmental Quality Act (CEQA), and by separate resolution also approved a Vesting Tentative Map, Final Design Review, Density Bonus, & Tree Removal Permit for the Project.