

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

Handwritten notes: jfearn@signaturedevelopment.com, 2335 Broadway Suite 200 Oakland, CA 94612

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.

2026-00057

FILED

February 13, 2026
KRISTIN B. CONNEL
CLERK-RECORDE

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

By L. Glasper
Deputy Clerk

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.