

Notice of Determination

Appendix D

To:

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

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

From: Lead Agency

Public Agency: City of Walnut Creek
 Address: 1666 North Main Street, 2nd Floor
Walnut Creek CA, 94596
 Contact: Simar Gill Gill@walnutcreekca.gov
 Phone: 925-943-5899 x2115

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, (415) 748-2302, jfearn@signaturedevelopment.com

Project Location (include county): 2775–2855 Mitchell Drive, 2730–2880 Shadelands Drive,

Project Description: _____ and a portion of 2125 Oak Grove Rd

The Project consists of a proposed 422-unit, three-story townhouse development. On April 7, 2026, City Council ("CC") denied two appeals from the Planning Commission's February 12, 2026 decision approving the Project. The CC, with its denial of both appeals, certified the EIR including adoption of an MMRP and approved Project entitlements consisting of vesting tentative map, design review, tree removal and dripline encroachment permits, and density bonus waivers, with conditions of approvals.

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

described project on April 7, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] 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 North Main Street, Walnut Creek CA 94596

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

Date: 4/8/26 Date Received for filing at OPR: 4/8/26