

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 #: _____

Project Title: Mitchell Townhomes Project

Lead Agency: City of Walnut Creek

Contact Name: Simar Gill, Senior Planner

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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 includes the construction of 422 3-story multi-family dwelling units in townhome-style condominium configuration within approximately 83 buildings, totaling approximately 841,764 gross square feet of buildings, and 721,113 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 0.7-acre central common open space area, a rain garden common area, a dog park, 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. Approval of this project would include the approval of the Draft EIR, approval of Site Development, Grading, Encroachment, Tree Removal, and Building permits, and approval of a Vesting Tentative Map.

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

The Draft EIR will evaluate if there are potentially significant environmental impacts associated with approval and implementation of the proposed project. Consistent with the CEQA Guidelines (Appendix G), the Draft EIR will analyze the reasonably foreseeable direct, indirect, and cumulative effects of the proposed project on focused resources, including but not limited to: Aesthetics, Air Quality, Noise, Biological Resources, Population and Housing, Cultural Resources, Public Services, Energy, Recreation, Geology and Soils, Transportation, Greenhouse Gas Emissions, Tribal Cultural Resources, Hazards and Hazardous Materials, Utilities and Service Systems, Hydrology and Water Quality, and Land Use and Planning. Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in a significant impact, Agriculture and Forestry Resources, Mineral Resources, and Wildfire will be addressed in the Effects Found not to be Significant section of the Draft EIR.

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

At this time, the project does not contain any areas of controversy known to the Lead Agency. The NOP scoping period and meeting will allow for agencies and the public to raise concern over areas of controversy.

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

Contra Costa Water District (CCWD)
Central Contra Costa Sanitary District (Central San)
Contra Costa County Fire Protection District (CCCFPD)
San Francisco Bay Regional Water Quality Control Board (San Francisco Bay RWQCB)
Bay Area Air Quality Management District (BAAQMD)