

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Contra Costa

555 Escobar Street

Martinez, CA 94553

From: (Public Agency): City of Walnut Creek (Lead Agency)
1666 N. Main Street
Walnut Creek, CA 94596

(Address)

Project Title: 1532 Mt. Diablo Mixed Use Development

Project Applicant: Mark Loper, (415) 567-9000, 1 Bush Street, Suite 600, San Francisco 94104

Project Location - Specific:

1532 Mt. Diablo Boulevard, Walnut Creek, CA 94596

Project Location - City: Walnut Creek Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

The Project includes a private 111,000-square-foot mixed-use development consisting of 104 residential rental units, including 14 affordable units, ground floor commercial retail space, publicly accessible outdoor space, upper-level outdoor terrace, fitness center, two-level subterranean parking garage.

Name of Public Agency Approving Project: City of Walnut Creek, Steven Cook, (925) 943-5899 x2216

Name of Person or Agency Carrying Out Project: Mark Loper, (415) 567-9000

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 32: Infill Development, Section 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Project is consistent with the applicable General Plan designation and zoning designation, as well as the policies and standards of the Locust St/ Mt. Diablo Blvd Specific Plan. The Project site is located within city limits on a site substantially surrounded by urban uses and has no value as habitat for special-status species. All required public services and utilities are available to serve the project, and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Lead Agency

Contact Person: Steven Cook, Assistant Planner Area Code/Telephone/Extension: (925) 943-5899 x2216

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Steven Cook Date: 9/17/2026 Title: Assistant Planner, City of Walnut Creek

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____