

# Notice of Exemption

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): Town of Moraga  
329 Rheem Boulevard  
Moraga, CA 94556  
(Address)

2023-00479  
**FILED**  
**December 13, 2023**  
**KRISTIN B. CONNELLY**  
**CLERK-RECORDER**  
By [Signature]  
Deputy clerk

Project Title: Rheem Valley Shopping Center Partial Redevelopment

Project Applicant: Lowney Architecture, 360 17th Street, Suite 200, Oakland, CA 94702

Project Location - Specific:  
430,536,580 Moraga Road, Moraga, CA 94556:APNs 255-150-019,255-160-035 +040

Project Location - City: Moraga Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:  
Reconstruction of an existing 11,167 square foot in-line building which is part of a larger shopping center and adding 7,758 square feet for a new grocery store and separate in-line tenant space. The project also includes construction of two new free-standing pad buildings (4,500 square feet and 2,152 square feet in size). The project seeks three exceptions to the Rheem Park Objective Design Standards and also includes reconfiguration of existing parking, new landscaping, and 2,346 cubic yards of grading.

Name of Public Agency Approving Project: Town of Moraga

Name of Person or Agency Carrying Out Project: U.S. Realty Partners, Inc.

- 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: 15301, 15302, 15303, and 15332
  - Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:  
The project site is in an area where all public services are available and in an area that is not environmentally sensitive, the project includes reconstruction of an existing building, additions to the building that are less than 10,000 sqft, reconfiguration of existing parking lot areas and landscaping, new construction of two pad buildings with a combined total square footage of less than 10,000 square feet total and the project area of disturbance is approximately 1.93 acres within the Town limits and surrounded by urban uses. The project is within a developed shopping center with no value as habitat, and would not result in significant effects related to traffic, noise, air quality or water quality.

Lead Agency  
Contact Person: Brian Horn, Principal Planner Area Code/Telephone/Extension: 925-888-7044

- 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: [Signature] Date: 12/13/2023 Title: Principal Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.      Date Received for filing at OPR: \_\_\_\_\_  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.