

Notice of Exemption

2024-00382

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 94551

From: (Public Agency): Leas Town of Moraga
329 Rheem Boulevard
Moraga, CA 94556

(Address)

FILED
November 1, 2024
KRISTIN B. CONNELLY
CLERK-RECORDER
By A. Gnecco

A. Gnecco
Deputy Clerk

Project Title: 1600 School Street Apartment Project (DRB 07-22) (GR-07-22)

Project Applicant: Outdo Country Club Drive, LLC., 1600 School Street, Suite 107, Moraga, CA 94556

Project Location - Specific:

APNs: 257-190-050, 051 and 052 - Address 1600, 1640 and 1660 School Street

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project is a four-story 66-unit multi-family residential apartment building and associated improvements that would be located on 2.002 acres. It includes a density bonus by providing five (5) very low-income units to increase the base density from 24 dwelling units per acre to 33 dwelling units per acre. The project received two development waivers, one to allow the building to be 49 feet in height and one to allow four stories. It Project utilized State Density Bonus Law parking standards.

Name of Public Agency Approving Project: Town of Moraga

Name of Person or Agency Carrying Out Project: Outdo Country Club Drive, LLC. (Applicant)

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: _____
- Statutory Exemptions. State code number: _____
- Sec. 15183: Projects consistent with a Community Plan, General Plan, or Zoning.

Reasons why project is exempt:

The project is consistent with the Moraga Comprehensive Advanced Planning Initiative (CAPI) Programmatic Environmental Impact Report (EIR) (State Clearinghouse No. 2022020106). The CAPI Programmatic EIR included Mitigation Measures that have been applied to this project, as identified in the 1600 School Street Apartment Project 15183 Consistency Analysis prepared for the project. The proposed use is consistent with the Zoning Regulations, Moraga Center Specific Plan and General Plan and no significant impacts not already identified in the CAPI EIR (i.e., peculiar impacts) would result from implementation of the Project.

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

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: Brian Horn Date: 11/1/2024 Title: Principal Planner

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: _____