

# 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 94551

From: (Public Agency): Town of Moraga

Lead Agency: 329 Rheem Boulevard  
Moraga, CA 94556

(Address)

Project Title: Park Street Senior Affordable Multifamily Housing Project (DRB-02-24, GR-06-24)

Project Applicant: Danco Communities, 5252 Ericson Way, Ste. A, Arcata, CA, 95521 Phone: (707) 822-9000

Project Location - Specific: APN: 255-140-052

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project is a four story 49-unit multi-family residential apartment building, 100 percent affordable to lower and moderate income seniors and associated site modifications located on a vacant lot on Park Street (APN: 255-140-052). The affordable housing project for seniors utilizes the State Density Bonus Law to increase the density of the site, application of the State Density Bonus Law Special Parking Regulations, and the addition of one State Density Bonus Law Concession and six State Density Bonus Law Waivers.

Name of Public Agency Approving Project: Town of Moraga

Name of Person or Agency Carrying Out Project: Danco Communities (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 Park Street Senior Affordable Multifamily Housing Project 15183 Consistency Analysis prepared for the project. The proposed use is consistent with the Zoning Regulations, Rheem Objective Design Standards 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  
Contact Person: Mio Mendez, Associate Planner Area Code/Telephone/Extension: (925) 888-7039

**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: \_\_\_\_\_ Date: 3/12/2025 Title: Associate Planner

Signed by Lead Agency Signed by Applicant