

2025-00015

FILED

January 16, 2025

KRISTIN B. CONNELLY

CLERK-RECORDER

By 

J. Lara
Deputy Clerk

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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: 1600 School Street Apartment Project

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

Phone: (917) 620-8829

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 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. The project utilized State Density Bonus Law parking standards. The Town Planning Commission approved the project on October 29, 2024, and it was appealed to the Town Council. The Town Council denied the appeal and approved the project on January 15, 2025.

Name of Public Agency Approving Project: Town of Moraga

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

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 (925) 888-7044
Contact Person: _____ Area Code/Telephone/Extension: _____

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: 1/16/2025 Title Principal Planner

Signed by Lead Agency Signed by Applicant

