

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Plan Orinda (Downtown Precise Plan and Housing Element Update)

Lead Agency: City of Orinda

Contact Person: Winnie Mui

Mailing Address: 22 Orinda Way

Phone: 925-253-4210

City: Orinda

Zip: 94563

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Orinda

Cross Streets: Entire City

Zip Code: 94563

Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 58 " N / 122 ° 10 ' 47 " W Total Acres: 12.87 sq. mi.

Assessor's Parcel No.: n/a

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: SR-24

Waterways: San Pablo Creek

Airports: none

Railways: BART

Schools: Orinda Union School District

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Mit Neg Dec | Other: | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units 1,700 Acres | <input type="checkbox"/> Transportation: Type |
| <input type="checkbox"/> Office: Sq.ft. Acres Employees | <input type="checkbox"/> Mining: Mineral |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. ~300,000 Acres Employees | <input type="checkbox"/> Power: Type MW |
| <input type="checkbox"/> Industrial: Sq.ft. Acres Employees | <input type="checkbox"/> Waste Treatment: Type MGD |
| <input type="checkbox"/> Educational: | <input type="checkbox"/> Hazardous Waste: Type |
| <input type="checkbox"/> Recreational: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Water Facilities: Type MGD | |

Project Issues Discussed in Document:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: wildfire, tribal cultural resources |

Present Land Use/Zoning/General Plan Designation:

varies

Project Description: (please use a separate page if necessary)

Plan Orinda would provide a vision and planning framework for future growth and development in the city with an emphasis on intensifying land uses in a way that meets future housing needs in response to the Association of Bay Area Governments (ABAG) Regional Housing Needs Assessment (RHNA) allocation.
 Downtown Precise Plan
 The DPP would focus on the City's downtown area as shown in Figure 1. The City's downtown zoning and development standards would be intended to revitalize the Theatre and Village districts to encourage mixed-use and higher density residential development downtown. The planning horizon for the DPP is roughly 27 years and extends from 2023 to 2050. Under the DPP, two new downtown mixed-use zones, the Downtown Core and the Downtown General zones, would be established to replace the existing Downtown Commercial and Downtown Office zones to allow a mix of uses, including residential, commercial, and office. Zoning standards under these two new zones would allow development up to 85 dwelling units per acre that could be up to 55 feet tall with 5-foot parapets and rooftop screening projections. These rezoning actions would facilitate mixed-use development on the rezoned parcels but would likely not apply to development that may occur at 2 Theatre Square. In addition to the zoning changes, the DPP would include guiding principles, design concepts, objective design standards that streamline housing development, a description of existing conditions, recommendations for land uses in the DPP plan area, development standards, and a discussion of utilities and infrastructure improvements needed to accommodate future growth. It will also include a framework discussion regarding restoration of San Pablo creek as well as development standards pertaining to properties that front San Pablo creek.
 2023 to 2031 Housing Element
 The City is updating its Housing Element to address its 6th Cycle RHNA and meet its projected housing demand. During the previous, 5th Cycle RHNA, the City was allocated 227 units that were accommodated in the 2016-2023 Housing Element. For the 6th RHNA Cycle, the City was allocated 1,359 dwelling units plus an approximately 25 percent buffer that would ensure "no net loss" if preferred sites are found not suitable for development during specific project approval. This results in approximately 1,700 total potential dwelling units under the 2023-2031 Housing Element. Depending on existing and future zoning on the identified Housing Opportunity Sites, potential densities and heights could increase. For example, on Housing Opportunity Sites 01 through 05, 07, and 08 (Figure 1), up to 20 du/ac are proposed, with up to 27-foot building heights. On the BART sites (labeled 09 and 010 in Figure 1), densities of up to 75 dwelling units per acre (du/ac) could occur, with up to 80-foot building heights possible. On the Caltrans Gateway site (011), 40 du/ac is proposed, with buildings up to 40 feet in height.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 1 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 3 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: Bay Area Rapid Transit (BART) |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 4, 2022 Ending Date February 24, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Winnie Mui, Associate Planner, City of Orinda</u>
Address: <u>449 15th Street, Suite 303</u>	Address: <u>22 Orinda Way</u>
City/State/Zip: <u>Oakland, California 94612</u>	City/State/Zip: <u>Orinda, CA 94563</u>
Contact: <u>April Durham, PhD</u>	Phone: <u>925-253-4210</u>
Phone: <u>(510) 834-4455</u>	

Signature of Lead Agency Representative: _____

Date: 1-21-22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.