



**Notice of Availability
City of Orinda
Plan Orinda
Draft Environmental Impact Report
State Clearinghouse No. 2022010392**

September 15, 2022

LEAD AGENCY: City of Orinda

PROJECT TITLE Plan Orinda

PROJECT LOCATION City of Orinda

PROJECT DESCRIPTION: Plan Orinda is comprised of the Housing Element Update, the Downtown Precise Plan (DPP), and revisions to the Environmental Resources Chapter (Safety Element) of the General Plan. The project also includes additional miscellaneous amendments to the General Plan, the Zoning Code, and the Zoning Map to maintain consistency with the Housing Element Update and DPP; and minor updates to the Growth Management Element of the Growth Management Chapter to be consistent with Contra Costa Transportation Authority guidance. 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 Allocation (RHNA), and bring the General Plan in compliance with State-mandated laws and regulations.

Downtown Precise Plan

The DPP would revise the downtown development standards and update mixed-use and residential design standards for the Theatre and Village districts, which would be accomplished through General Plan amendments and zoning code changes. The DPP would also include an evaluation of the impact on utilities and infrastructure in the area; changes to development standards including residential density, building heights, number of building

stories, and allowed uses; and parking requirements. The San Pablo Creek Restoration and trail concept are included as part of the DPP. Future creek restoration projects under the San Pablo Creek Restoration and trail project would undergo subsequent environmental review when private property owners develop schematic designs and as such, they are not analyzed in detail in this EIR.

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 2015-2023 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 2,383 total potential dwelling units planned for under the 2023-2031 Housing Element.

The 2023-2031 Housing Element will discuss the feasibility of meeting the City’s RHNA by revitalizing the existing Housing Element goals, objectives, policies, and implementation actions to promote housing across a range of affordability, in accord with the latest State legislation. The planning horizon for the 6th Cycle Housing Element is the 8-year period from 2023 to 2031. Through the 2023-2031 Housing Element update process, the City has identified Housing Opportunity Sites on undeveloped and underutilized sites and determined parcels that can be rezoned to accommodate increased housing density to ensure the City will meet the RHNA plus the no net loss provision (approximately 25 percent). The rezoning needed to meet the RHNA would occur as part of implementation of the 2023-2031 Housing Element update.

Safety Element and Other General Plan Elements

The City’s Safety Element, which is in the General Plan under Chapter 4, *Environmental Resources*, was adopted in 1987 and last amended in 2011 to incorporate policies in the Local Hazard Mitigation Plan. Pursuant to Government Code Section 65302(g)(3), the City is required to update its Safety Element concurrently with updates to the Housing Element. For this project, the Safety Element update would revise existing policies and establish new policies related to future development to minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards, in accord

with the latest State legislation. The Safety Element would support the guiding principles established for the Housing Element and General Plan, while ensuring wildfire, climate change, evacuation plans, and other current topics are addressed. These updates would be in line with the longer planning horizon associated with the DPP (2023 to 2040).

For more information about the project, please visit the City's website: <https://www.planorinda.com/>

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City has prepared a Draft Environmental Impact Report (EIR) to address the specific environmental effects of implementing Plan Orinda. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

PUBLIC REVIEW PERIOD: A 46-day public review period will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **Thursday, September 15, 2022** and end at 5:00 PM on **Monday, October 31, 2022**. Written comments should be sent to the following address:

City of Orinda
22 Orinda Way
Orinda, California 94563
Contact: Winnie Mui, Associate Planner
PlanOrindaEIR@cityoforinda.org

PUBLIC MEETING: A public meeting to receive comments on the adequacy of the Draft EIR will be held at the Downtown Planning & Housing Element Subcommittee meeting on October 5, 2022 at 6:00PM virtually at:

<https://tinyurl.com/k4c6npfd>.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following locations and may be borrowed in the Orinda Planning Department at City Hall:

City of Orinda
Plan Orinda

City of Orinda Planning Department
22 Orinda Way
Orinda, California 94563

Orinda Library
26 Orinda Way
Orinda, California 94563

The Draft EIR may also be reviewed on the Plan Orinda website: <https://www.planorinda.com/>.