



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

October 23, 2024

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 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 provides 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, and brings 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, it is not analyzed in this EIR.

Housing Element

The City updated 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 under the 2023-2031 Housing Element.

The 2023-2031 Housing Element discusses 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 2023-2031 Housing Element is the 8-year period from 2023 to 2031. Through the 2023-2031 Housing Element update process, the City will identify Housing Opportunity Sites on undeveloped and underutilized sites and determine parcels that can be rezoned to accommodate increased housing density to ensure the City will meet the RHNA allocation plus the no net loss provision.

Safety Element and Other General Plan Elements

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 revises 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 supports 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 are 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 prepared an Environmental Impact Report (EIR) to address the specific environmental effects of implementing Plan Orinda. The 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

For disclosure in accordance with California Environmental Quality Act Section 15087(c)(6), there is one “Active” there is one active and/or open site containing or potentially containing hazardous materials contamination identified as an active voluntary cleanup site within the DPP area.¹ Hazardous materials sites within the project area are discussed in the Hazards and Hazardous Materials Section (Section 4.6) of the original Plan Orinda Draft EIR.

A Notice of Availability of the DEIR for the project was originally circulated for 45 days commencing on September 15, 2022 at 5:00 P.M and concluding on October 31, 2022. Written comments were received and responded to in the Final EIR. A public hearing to receive oral comments was held during the review period on October 3, 2022.

Following the certification of the Plan Orinda Final Environmental Impact Report/Responses to Comments on the Draft EIR (“FEIR”) on January 31, 2023, a petition for writ of mandate was filed by Orindans for Safe Emergency Evacuation, challenging the certification and contending that the Plan Orinda FEIR did not sufficiently analyze adverse impacts to emergency evacuation (Wildfire Impacts WFR-1). Following the decision in *Orindans for Safe Emergency Evacuation v. City of Orinda*, Contra Costa Superior Court Case No. N23-0579, additional analysis was prepared for Section 4.14, *Wildfire*, and Section 6, *Alternatives*. Section 4.14 has been revised to include an additional Wildfire Impact Threshold (WFR-1b) related to substantial increase to emergency evacuation constraints, among other revisions. Additionally, a Supplemental Evacuation Analysis was prepared and is included as Appendix WFR. This Supplemental Evacuation Analysis also analyzed evacuation impacts of the project alternatives. Section 6 was revised to include this supplemental analysis.

Accordingly, the City of Orinda is issuing this Notice of Availability of the Revised Sections of the Draft EIR, and formally circulating for comment those revised portions of Section 4.14, *Wildfire* and Section 6, *Alternatives*, together with Appendix WFR.

¹ California Department of Toxic Substances Control. 2024. EnviroStor Profile Report 60002771. https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002771. (accessed October 2024)

PUBLIC REVIEW PERIOD: A 45-day public review period will be provided to receive written comments on the adequacy of the revised Draft EIR. The comment period will start on **Wednesday October 23, 2024** and end at 5:00 PM on **Monday December 9, 2024**. Written comments should be sent to the following address:

City of Orinda
22 Orinda Way
Orinda, California 94563
Contact: Darin Hughes, Associate Planner
orindaplanning@cityoforinda.org

AVAILABILITY OF THE REVISED SECTIONS OF DRAFT EIR: Copies of the revised sections 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 Planning Department
22 Orinda Way
Orinda, California 94563

Orinda Library
26 Orinda Way
Orinda, California 94563

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