



NOTICE OF AVAILABILITY

**CITY OF ORINDA
J&J RANCH SUBDIVISION
24 ADOBE LANE
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)**

STATE CLEARINGHOUSE No 2013112022

FEBRUARY 3, 2015

PUBLIC COMMENT PERIOD: FEBRUARY 3, 2015 THROUGH MARCH 20, 2015, 5 PM

LEAD AGENCY: City of Orinda
PROJECT TITLE: J&J Ranch Subdivision
PROJECT LOCATION: 24 Adobe Lane, Orinda, CA

PROJECT DESCRIPTION: The proposed J&J Ranch Project ("Project") is located at 24 Adobe Lane, in the City of Orinda, on parcels totaling approximately 20.33 acres (Assessor's Parcel Numbers 271-130-003 and 271-150-002). The Project site is designated as "Low Density Residential" in the City of Orinda General Plan and currently zoned RL-40 Residential in the Orinda Municipal Code ("OMC").

The historic Joaquin Moraga Adobe ("Moraga Adobe") is located near the center of the Project site. Other existing improvements on the site are a paved access road, an abandoned swimming pool, a garden wall, and a footpath along the Donna Maria Way alignment.

The Project would subdivide the 20.33-acre site into 13 single-family lots, ranging in size from 24,676 square feet (.57-acres) to 154,569 square feet (3.5-acres), and a separate 101,078 square foot parcel (2.3-acres) that will contain the Moraga Adobe. The Project map is on the last page of this notice. The majority of the project site will remain zoned RL-40, but the Project includes a Zoning Map Amendment to rezone the Moraga Adobe parcel to Park and Recreation (PR), and a General Plan Amendment to change the designation from Low Density Residential to Parks and Recreation to allow for the use of the Moraga Adobe as either a cultural institution or a recreational amenity for the development.

The Project includes removal of protected trees and construction of a new access road (Adobe Lane), extending from the westerly end of the existing Donna Maria Way, through the Project site and ending within the site at two cul-de-sacs. Parking pullouts for guest parking will be provided along this new road. Underground utilities (i.e., water, sewer, storm drains, power, and telecommunications systems) will be installed within the new roadway right-of-way, with landscaping along the sides. A new pedestrian path will be provided adjacent to the new Adobe Lane, and a second pedestrian path will connect back through the Project site to the easterly end of Donna Maria Way.

A stormwater bio-retention basin will be constructed to the north of the new roadway to collect and treat stormwater runoff from the developed portions of the site.

The Project as proposed also includes dedication of an open space easement in compliance with required creek setbacks (Orinda Municipal Code § 16.64.220).

The Project would remove former landslides and rebuild these areas as well-compacted fill with appropriate subsurface drainage. With the exception of the roadway improvements and construction of the bioretention basin, the finished grade following completion of the subdivision improvements would be similar to existing grades on the site.

Home designs have not been prepared as a part of the subdivision proposal; subsequent development of single-family homes would be subject to City of Orinda Design Review and all applicable development standards and regulations. Construction would comply with all local and state building ordinances and the requirements of the Moraga Orinda Fire District.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City has prepared a Draft Environmental Impact Report (EIR) to address the specific environmental effects of the proposed subdivision. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project, but with implementation of mitigation measures would be reduced to a less than significant level:

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|------------------------|-----------------------------------|
| • Aesthetics | • Hazards and Hazardous Materials |
| • Air Quality | • Hydrology and Water Quality |
| • Biological Resources | • Noise |
| • Cultural Resources | • Traffic |
| • Geology and Soils | |

Other Less than Significant Impacts:

Other topics discussed briefly, but found to have no significant impact and no needed mitigation measures are:

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|-------------------------------------|--|
| • Agricultural and Forest Resources | • Population/Housing |
| • Greenhouse Gas Emissions | • Public Services (including Recreation) |
| • Land Use and Planning | • Utilities and Service Systems |
| • Mineral Resources | |

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** is being provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **February 3, 2015**, and end at **5 PM on March 20, 2015**. The Project file is available for review at the City of Orinda Planning Department during business hours. Written comments should be sent to the following address:

City of Orinda
 22 Orinda Way
 Orinda, CA 94563-2519
 Phone: (925) 253-4213
 Fax: (925) 253-7719
 Contact: Christina Ratcliffe, AICP, Senior Planner
CRatcliffe@cityoforinda.org

AVAILABILITY OF THE DRAFT EIR: The Draft EIR may be reviewed on the City's website:
www.CityofOrinda.org

Copies of the Draft EIR are also available for review at the following locations:

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| City of Orinda 22 Orinda Way Orinda, CA 94563-2519 | City of Orinda Public Library 26 Orinda Way Orinda, CA 94563-2519 |
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CDs of the document are available at the City of Orinda Planning Department.

