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

Project Title: J & J Ranch Subdivision

Lead Agency: City of Orinda
Contact Person: Christina Ratcliffe
Mailing Address: City of Orinda
Phone: 925-253-4213
City: Orinda
Zip: 94563
County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Orinda
Cross Streets: 24 Adobe Lane
Longitude/Latitude (degrees, minutes and seconds): N / W Total Acres: 20.33
Assessor's Parcel No.: 271-130-003, 271-150-002 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: Waterways: Lower Moraga Creek
Airports: Railways: Schools: Del Rey Elementary

Document Type:
- CEQA: [ ] NOP [X] Draft EIR [□] Supplement/Subsequent EIR
- Early Cons [□] Neg Dec (Prior SCH No.) [□] Mit Neg Dec Other:
- NEPA: [□] NOI [□] EA [□] Draft EIS [□] Other: [□] Joint Document
- [□] Final Document [□] FONSI

Local Action Type:
- [□] General Plan Update [□] Specific Plan [X] Rezone [□] Annexation
- [X] General Plan Amendment [□] Master Plan [□] Prezone [□] Redevelopment
- [□] General Plan Element [□] Planned Unit Development [X] Use Permit [□] Coastal Permit
- [□] Community Plan [□] Site Plan [X] Land Division (Subdivision, etc.) [□] Other:

Development Type:
- [X] Residential: Units 13 Acres 20.33
- Office: Sq. ft. Acres Employees Transportation: Type
- Commercial: Sq. ft. Acres Employees Mining: Mineral
- Industrial: Sq. ft. Acres Employees Power: Type MW
- Educational: [□]
- Recreational: [□]
- Water Facilities: Type MGD Hazardous Waste: Type

Project Issues Discussed in Document:
- [X] Aesthetic/Visual [□] Fiscal [□] Recreational/Parks [□] Vegetation
- [X] Agricultural Land [X] Flood Plain/Flooding [□] Schools/Universities [□] Water Quality
- [□] Air Quality [□] Forest Land/Fire Hazard [□] Septic Systems [□] Water Supply/Groundwater
- [□] Archeological/Historical [□] Geologic/Seismic [□] Sewer Capacity [□] Wetland/Riparian
- [□] Biological Resources [□] Minerals [□] Soil Erosion/Compaction/Grading [□] Growth Inducement
- [□] Coastal Zone [X] Noise [□] Solid Waste [□] Land Use
- [X] Drainage/Absorption [□] Population/Housing Balance [□] Toxic/Hazardous [□] Cumulative Effects
- [X] Economic/Jobs [X] Public Services/Facilities [□] Traffic/Circulation [□] Other:

Present Land Use/Zoning/General Plan Designation:
- General Plan: Low Density Residential, Zoning: RL-40 (Residential Low Density, 40,000 sf)

Project Description: (please use a separate page if necessary)
The Project would subdivide the 20.33-acre site into 13 single-family, clustered lots, ranging in size from 24,676 sf (0.57 acres) to 154,569 sf (3.5 acres), and a separate 101,078 gross sf parcel (2.3 acres) that will contain the Moraga Adobe. An open space easement, which comprises 7.95 acres incorporates creek setbacks and the majority of on-site sensitive biological areas. The Project also includes construction of a new access road ending at two cul-de-sacs, parking pullouts for guest parking, a bio retention basin and pedestrian paths. The Project would include installation of underground utilities within the new roadways, removal of protected trees, and installation of landscaping along the private roadways. Individual home designs have not been prepared as a part of the Project.

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.

Revised 2010
Reviewing Agencies Checklist

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

___ Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
___ Caltrans District #
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mts. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
___ Fish & Game Region #
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
___ Regional WQCB #
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mts. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of
___ Other:
___ Other:

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

Starting Date ____________________________ Ending Date ____________________________

Lead Agency (Complete if applicable):

Consulting Firm: Lamphier-Gregory
Address: 
City/State/Zip: 
Contact: 
Phone: 

Applicant: J&J Ranch, LLC
Address: 100 School Street
City/State/Zip: Danville, CA 94526
Phone: 925-743-9500

Signature of Lead Agency Representative: ____________________________ Date: 1/29/15