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Date: May 25, 2017 at 12:00:56 PM PDT

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Subject: Draft Plan Bay Area 2040: Orinda Comments/Questions

Hi Ken and Miriam,

Below are comments/questions from Orinda's Planning Department:

- Draft Plan Bay Area 2040:
 - All of the maps in this document show the label for "Lafayette" above the label for "Orinda", which makes it appear like Lafayette is north of Orinda. The "Lafayette" label should be moved to the right of "Orinda".
- Land Use Modeling Draft Supplemental Report:
 - Appendix 1 – Household and Employment Growth Forecasts by Jurisdiction:
 - The projected household growth in Orinda from 2010 to 2040 has changed from the Draft Preferred Scenario presented to Orinda staff in August 2016. The anticipated growth was updated from 550 households (including 300 within the PDA) to 200 households (including 100 within the PDA). Also, the 2010 base information was updated from 6,500 to 6,600 households.
 - Why/how were these numbers updated from the Draft Preferred Scenario?
 - Since 2010, there have already been building permits issued for 140 units within the PDA. We anticipate some additional growth in the next 25 years. Therefore a reasonable 2010-2040 growth projection for the PDA area is 250 households.
 - There will also be more growth outside the PDA than is indicated. The Wilder subdivision is in progress and includes 245 lots, and building permits just started being issued a few years ago so all of these lots should be included in the 2010-2040 growth projection. Outside of the Wilder subdivision, there are approximately 400 vacant lots in Orinda, and there are four subdivisions in the approval process that total about 50 additional lots. The City's General Plan identifies a maximum of 7,429 dwelling units at 100 percent buildout. While some of these lots may be

unbuildable due to site constraints, household growth outside the PDA from 2010 to 2040 will certainly exceed 200 households. City staff suggests a 2010-2040 growth projection of 400 households outside the PDA.

- The projected employment growth in Orinda from 2010 to 2040 has also changed from the Draft Preferred Scenario presented in August 2016. The August 2016 projection was 300 total jobs (including 150 within the PDA). The updated projection is 700 total jobs (including 400 within the PDA). Also, the 2010 base information was updated from 4,850 to 4,800 jobs.
 - Why/how were these numbers updated from the Draft Preferred Scenario?
 - The PDA job projection is reasonable. However, since the PDA covers all of downtown Orinda, there are few jobs outside the PDA with the exception of the Orinda Unified School District. Does this projection assume that a new school would be opened? That is the only scenario that staff anticipates would generate substantial jobs outside the PDA.

Please contact Daisy, Associate Planner, at (925) 253-4238, or me if you have any questions. Thank you.

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