



See public meetings schedule on this pages and check online for agendas, meeting notes and announcements
City of Orinda:
 www.cityoforinda.org
 Phone (925) 253-4200
Chamber of Commerce:
 www.orindachamber.org
The Orinda Association:
 www.orindaassociation.org

City Council

Regular Meeting:

Tuesday, Aug. 16, 7 p.m.

By Teleconference Only

Planning Commission

Tuesday, July 26, 7 p.m.

By Teleconference Only

Supplemental Sales Tax Oversight Commission

Wednesday, Aug., 10, 6:30 p.m.

By Teleconference Only

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Planning Commission welcomes new project with 51 affordable housing units for seniors



Rendering provided

By Sora O'Doherty

Vista Verde won unanimous approval from the Orinda Planning Commission on July 12, as the commission voted to recommend the project to the City Council, which has the final say on whether or not to approve the project. There is a period of 10 days in which an appeal may be lodged.

The project, commenced in 2018, will add 51 affordable housing units for seniors and one caretaker unit to be built on the upper parking lot of the Orinda Community Church. This will be the second housing project that the OCC has sponsored on its

property. Orinda Senior Village was also built on OCC land in the 1980s, and provides 190 senior residents accommodation in 150 apartments. Over the years Orinda Senior Village has provided housing for over 1,000 residents and currently has a waiting list of more than five years.

The project was introduced to the commission by Planning Director Drummond Buckley, who said it was a “big night for Orinda,” and described Vista Verde as “a big project that helps the city meet its affordable housing obligations.” Buckley also discussed proposed concessions

on height and story limits, as well as private open space. The project will consist of five stories totaling 53 feet in height. The highest point in the development will be approximately 25 feet below the homes on Watchwood Drive in Orindawoods. The developer requested amendments to the general plan and zoning. Because of the number of affordable housing units provided, the project qualifies for state density bonus provisions, Buckley added. The project planner is Richard Smeaton.

Victoria Smith, chair of the Orinda Senior Housing Foundation, explained that the church created the foundation in order to provide safe, attractive and affordable senior housing in Orinda. The foundation chose Dahlin Architects for the project. Dahlin were the architects of Monte Verde, an existing senior housing project that was awarded an Orinda Mayor’s award of excellence. Monte Verde is located at 2 Irwin Way and Verde Vista will be at 10 Irwin Way. Orinda Senior Village is located at 20 Irwin Way. Orinda Senior Village is located at 20 Irwin Way.

Ann Barr, the OCC lay leader, said that the church is excited to be supporting Vista Verde. The church has participated in the Winter Nights project to provide temporary housing. Both are in line with the church’s mission. OCC congregants voted overwhelmingly in support of this project, Barr reported.

Padu Kang, Dahlin Architects Director of Design, presented the plan to the commission. He noted that Vista Verde will be in good company with similar housing nearby. He added that, although the site does have constraints, it will have many amenities. Vista Verde will be walkable to downtown, and will have sufficient parking and accessible entryways from the parking lot. The building will have meandering paths through garden spaces, into which the architects were able to incorporate some features, such as a trellis and fence, that have sentimental value to residents.

There were a number of comments from the public supporting the project, but also one complaint from a resident of Watchwood Drive in Orindawoods that overlooks the project, and a few negative written comments as well. Overall comments were characterized as supportive.

The commissioners were impressed with the project. Commissioner Mautner said that the 3-D models provided were really impressive. He added that when Monte Verde was originally under discussion there was also some concerns, but now 10 years later it “really fits that site.” He suggested that some people who expressed concerns about the new project may feel better about it in five years.

Vista Verde will be the third senior housing project in Orinda. The first project, Orinda Senior Village, was built on land donated by Orinda Community Church. The second senior affordable project, Monte Verde, was built on land donated by the City of Orinda (after a land swap with the developer of Wilder) by Eden Housing, a nonprofit affordable housing developer. Vista Verde Community Housing will be built and owned by the Orinda Senior Housing Foundation, a nonprofit sister organization with the same board of directors as the Orinda Senior Village Foundation that manages Orinda Senior Village. Vista Verde will be on land leased from OCC.

NOTICE OF PROPOSED CONSTRUCTION
Para más detalles llame 1-800-660-6789

PROJECT NAME: Sobrante-Moraga 115 kV Power Line Project - (City of Orinda, P.No. 5791338)
ADVICE LETTER NUMBER: 6644-E

Proposed Project: To replace foundationally unstable infrastructure, ensure electrical reliability, and replace outdated facilities with newer, more resilient ones, Pacific Gas and Electric Company (PG&E) is proposing to replace conductors (wires) over approximately 0.32 mile of the existing Sobrante-Moraga 115 kilovolt (kV) Power Line in the City of Orinda, Contra Costa County. To support the new conductors PG&E will replace approximately 4 existing lattice steel pole (LSP) structures with 4 new single tubular steel pole (TSP) structures (replacement of existing power line facilities). PG&E will also remove approximately 3 existing LSP structures on the adjacent existing Moraga-Lakewood 115kV Power Line that runs parallel with and in the same utility corridor as the Sobrante-Moraga 115kV Power Line. The existing conductor on the 3 Moraga-Lakewood 115kV Power Line LSP removals will be moved to 3 of the new adjacent Sobrante-Moraga 115kV Power Line TSP structures (minor relocation). Replacement structures will be approximately 6 feet to 12 feet taller than the existing structures with one new structure decreasing in height. Taller structures are needed to comply with California Public Utilities General Order 95 minimum ground-to-conductor clearance requirements.

The project begins at an existing PG&E LSP approximately 1,200 feet north of the westerly terminus of Dolores Way and runs north and then east approximately 1,700 feet adjacent to and northerly of PG&E’s Moraga Substation crossing 1 unnamed intermittent stream, terminating at an existing PG&E LSP located approximately 300 feet east of the intersection of Valley View Drive and Don Gabriel Way.

The project will span over 1 unnamed intermittent stream. No work will occur within the bed or bank of the stream or riparian areas and no removal of riparian vegetation is required. Construction is tentatively scheduled to begin in September 2022 or as soon as practicable after project approval. Construction will be completed in March 2023, or as soon as possible after construction begins.

Exemption from CPUC Permit Requirement: CPUC General Order 131-D, Section III, Subsection B.1, exempts a utility from the CPUC’s requirement to file an application requesting authority to construct if a project meets specific conditions. This project qualifies for the following exemption:

- b. “the replacement of existing power line facilities or supporting structures with equivalent facilities or structures.”
- c. “the minor relocation of existing power line facilities up to 2,000 feet in length, or the intersetting of additional support structures between existing support structures.”

Additional Project Information: To obtain further information on the proposed project, please call PG&E’s Project Information Line at (415) 973-5530.

Public Review Process: Individuals or groups may protest the proposed construction if they believe that PG&E has incorrectly applied for an exemption or that the conditions set out in Section III.B.2 of General Order 131-D exist;

- a. There is reasonable possibility that the activity may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped and officially adopted pursuant to law by federal, state, or local agencies; or
- b. The cumulative impact of successive projects of the same type in the same place, over time, is significant; or
- c. There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Protests should include the following:

- 1. Your name, email address and daytime telephone number.
- 2. Reference to the CPUC Advice Letter Number and Project Name.
- 3. A clear description of the reason for the protest.
- 4. Whether you believe that evidentiary hearings are necessary to resolve factual disputes.

Protests for this project must be filed by July 27, 2022 at the following address:

Director, Energy Division
 ED Tariff Unit
 E-mail: EDTariffUnit@cpuc.ca.gov

With a copy emailed to:

Pacific Gas and Electric Company
 PG&E Tariffs
 E-mail: PGETariffs@pge.com

PG&E must respond within five business days of receipt and serve its response on each protestant and the Energy Division. Within 30 days after PG&E has submitted its response, the CPUC Executive Director will send you a copy of an Executive Resolution granting or denying PG&E’s request and stating the reasons for the decision.

Assistance in Filing a Protest: If you need assistance in filing a protest, contact the CPUC Public Advisor: email: public.advisor@cpuc.ca.gov or call: 1-866-849-8390 (toll-free), or (415) 703-2074, or TTY (415) 703-5258.

Public Comment: Even if you do not want to file an official protest, you may still comment on the request. To do so, send your comments to the Energy Division at the address noted above. Please reference Advice Letter 6644-E.

More details about the proposed senior housing project can be found on the website:
<https://vistaverdeorinda.com/design>
Project plans may be viewed at
<https://cityoforinda.box.com/v/10IrwinWayDRA>



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