

Notice of Determination

Appendix D

TO:

Office of Planning and Research
P.O. Box 3044
1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

County Clerk
County of Contra Costa
Address: 555 Escobar Street
Martinez, CA 94553

FROM:

Public Agency: City of Orinda
Address: 22 Orinda Way
Orinda, CA 94563
Contact: Drummond Buckley
Phone: 925-253-4240

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Vista Verde Community Housing Project

Project Applicant: Orinda Senior Housing Foundation, 40 Valley Drive, Orinda, CA 94563

Project Location (include county): 10 Irwin Way, Orinda, CA 94563, Contra Costa County

Project Description:

The project involves construction of a new affordable senior housing development on a 1.4 acre site consisting of 51 rental apartments for very low- to moderate-income seniors plus one caretaker's unit that would not be income-restricted. The single building would be a five-story, 53-foot tall structure served by 32 parking spaces in a second level garage. There would also be a new off-site pedestrian crosswalk, located south of the Orinda Community Church at the top of Irwin Way, which will provide safe access to residents to walk to Downtown Orinda. The proposed project consists of a General Plan Amendment from "Public and Semipublic" to "Residential: Multifamily", Rezoning from "Public, Semipublic, and Utility" to "Residential Medium Density" with a "Senior Housing-Overlay" (SH-O), Minor Subdivision (lot split), Design Review Permit, Tree Removal Permit, and Elevated Deck Permit. Additionally, an application for Density Bonus requests concessions to the to the private open space requirement, height limit, and story limit for the proposed project.

Of the 52 total units, there will be thirty-two (32) one and twenty (20) two bedroom units ranging from 700 - 958 square feet (gross). The rental units will be affordable to seniors with very low to moderate incomes (30-80% of the Contra Costa County area median income). The project will provide 25% of the units at moderate income (13 total), 59% of the units at low-income (30 total) and 16% of the units at very low-income (8 total), with one (1) unit for the caretaker that is not income-restricted. The average senior resident expected to live in the development is single, in their 70's, and living on a fixed income. The building will include amenities such as an on-site Community Room, a community garden, roof deck(s), two offices, Crafts and Computer Room, bike storage, resident parking garage with a security gate at the garage entry, building maintenance shop and landscaped open space areas.

This is to advise that the City of Orinda has approved the above
(Lead Agency or Responsible Agency)

described project on August 16, 2022 and has made the following determinations regarding the above
(date)

described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Conditions [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Online: <https://cityofirinda.box.com/v/10-Irwin-Way-ISMND>

Signature (Public Agency):  Title: Planning Director

Date: August 17, 2022 Date Received for filing at OPR: _____