Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

From: (Public Agency): City of Orinda
22 Orinda Way
Orinda, CA 94563
(925) 953-4269 (Address)

2026-00366

FILED
November 18, 2026
KRISTIN B. CONNELLY
CLERK-RECORDER
By D. Gonzalez
Deputy Clerk

Project Title: 23 Altarinda Condominium Project

Project Applicant: 23 Altarinda Investors LLC, Brian Griggs - 935 Moraga Road, Ste 200 Lafayette, CA 94549 (925) 580-4902

Project Location - Specific:
23 Altarinda Road, Orinda, CA 94563

Project Location - City: Orinda Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of an existing 5,779-square-foot commercial medical office building, removal of 40 on-site trees, and construction of a five-story, 23-unit, 68,536 residential condominium building (including elevated decks) over a subterranean parking garage on a 0.73-acre site at 23 Altarinda Road, involving a Vesting Tentative Map, State Density Bonus with 19 waivers (1 Very Low-income unit), Elevated Deck Permit, and Tree Removal Permit. Beneficiaries include project applicant (23 Altarinda Investors, LLC) and future market-rate and Very Low-Income homebuyers.

Name of Public Agency Approving Project: City of Orinda

Name of Person or Agency Carrying Out Project: 23 Altarinda Investors LLC, Brian Griggs

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ■ Statutory Exemptions. State code number: California Public Resources Code Section 21080.66 (Assembly Bill 130)

Reasons why project is exempt:

Project meets all statutory urban infill housing eligibility criteria under PRC § 21080.66: it is an exclusively residential multi-family development (with no transient lodging) on a previously developed 0.73-acre site (under the 20-acre maximum) within Orinda's incorporated city limits; it is consistent with the Downtown - General (DG) General Plan and zoning designations and exceeds minimum density thresholds at approximately 31.5 units/acre; it is not located on any environmentally sensitive or hazardous excluded lands (PRC § 21080.66(a)(6) / Gov. Code § 65913.4 (a)(6)); it does not demolish a listed historic resource; and the City completed mandatory AB 130 tribal notification and consultation (PRC § 21080.66(d)). Project includes condition of approval for Phase 1 ESA.

Lead Agency Contact Person: Darin Hughes, Associate Planner Area Code/Telephone/Extension: (925) 253-4269

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: NOV 18, 2026 Title: ASSOCIATE PLANNER

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____