

# 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

555 Escobar St

**From:** (Public Agency): City of Richmond

450 Civic Center Plaza

Richmond, CA 94804

(Address)

Project Title: Bay Hills Community Church

Project Applicant: Ronnie Turner

Project Location - Specific:

4555 Hilltop Drive (APNs: 426-330-007-3, 426-330-002-4, 426-330-009-9)

Project Location - City: Richmond

Project Location - County: Contra Costa County

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit, Design Review Permit, and Lot Line Adjustment for demolition of an existing church; construction of a new 33,700-square-foot church of increased height with sanctuary, offices, parking, and landscaping; and operation of a community assembly use.

Name of Public Agency Approving Project: City of Richmond

Name of Person or Agency Carrying Out Project: Bay Hills Community Church

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

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a)); Section 15305 - Minor Alterations in Land Use Limitations and
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332 - Infill Development Projects
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The proposed Lot Line Adjustment pertains to two adjacent lots with an average slope of less than 20% and would not result in the creation of any new parcels nor any changes in land use or density. Further, (A) the proposed use, with issuance of a Conditional Use Permit, is in conformance with all zoning requirements (b) the project site is no more than five acres and is substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species as supported by submitted technical studies, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality (as further supported by submitted technical studies, and e) the site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Virginia Morgan

Area Code/Telephone/Extension: 916-329-8897 ext 5650

**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: 06/07/2024 Title: Contract 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: \_\_\_\_\_