


2026-00159

FILED

May 8, 2026

KRISTIN B. CONNELLY
CLERK-RECORDER

By 

W. Smiglewski
Deputy Clerk

Space above reserved for Filing Information

Environmental Filing

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 Street, Martinez, CA 94553

From: (Public Agency): Lead Agency - City of Richmond
450 Civic Center Plaza, PO Box 4046
Richmond, CA 94804-1630, (510) 620-6714
(Address)

Project Title: 3151 Garrity Townhomes

Project Applicant: Richard M. Hills - 2501 Mission St, San Francisco, CA 94110 - (415) 519-7774

Project Location - Specific:

Garrity Way, Richmond, CA 94806 (APN: 405-290-069-5)

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

Description of Nature, Purpose and Beneficiaries of Project:

45 townhomes across 12 buildings, including five below market rate units offering a mix of two-to-six-bedroom units. Resident amenities include open spaces and a terraced landscaping area.

Name of Public Agency Approving Project: City of Richmond - Planning Division

Name of Person or Agency Carrying Out Project: Avery Stark, Planning Manager, (510) 620-6714

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: Assembly Bill 130 (AB 130) Urban Infill Exemption

Reasons why project is exempt:

The proposed multi-family residential project complies with all the applicable AB 130 urban infill exemption criteria as contained in the California Legislature Assembly Bill No. 130, Chapter 22, Section 21080.66.

Lead Agency
Contact Person: Avery Stark, Planning Manager Area Code/Telephone/Extension: 510-620-6714

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: [Signature] Date: 5/8/2026 Title: Planning Manager

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:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 07-05/08/2026-159
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF RICHMOND	LEAD AGENCY EMAIL	DATE 05/08/2026
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2026-00159	

PROJECT TITLE
 3151 GARRITY TOWNHOUSES

PROJECT APPLICANT NAME RICHARD M. HILLS	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 519-7774
PROJECT APPLICANT ADDRESS 2501 MISSION ST	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94110

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE William Smiglewski Deputy Clerk
----------------	----------------------------------------------------------------------------

R# 46838

Kristin B. Connelly
Contra Costa
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

41-City of Richmond-Planning

Finalization No.: 202600046838

Cashier: wsmiglewski

Register: WINDOW9

Date/Time: 05/08/2026 12:24 PM

<u>Description</u>	<u>Fee</u>
NOTICE OF EXEMPTION	
Filing Time:	12:24 PM
Filing Total:	\$50.00
Filing Fee:	\$50.00
<hr/>	
Total Amount Due:	\$50.00
<hr/>	
Total Paid	
House Charge:	\$50.00
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

