

Community Development Dept.
Planning Division
450 Civic Center Plaza
Richmond, CA 94804



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www.ci.richmond.ca.us/planning

NOTICE OF PRELIMINARY DECISION

(PLN25-0211)

NOTICE IS HEREBY GIVEN that on October 28, 2025, the **ZONING ADMINISTRATOR** of the City of Richmond has made a decision to preliminarily approve the following project:

Project No: PLN25-0211
Project Name: Christmas Tree Lot TUP
Project Address: Hilltop Mall Road
Site APN's: 405-320-007
Applicant: Holly Prinz, Golden State Family Farms LLC
Property Owner: Hilltop Community Ptnrs Sub 1

Description: Temporary Use Permit for a seasonal outdoor Christmas Tree Lot at the Hilltop Mall site.

Environmental Review: Categorically exempt per CEQA guidelines section 15304(e): Minor temporary use of land having negligible or no permanent effects on the environment

Staff Planner: Eldren Nino Prieto
Eldren_Prieto@CI.RICHMOND.CA.US
(510) 620 – 5403

The Decision Will Become Final On: **November 7, 2025, At 5:00 PM**

Why did I receive this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Richmond Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public review at the Planning Division during the hours of 8:30 AM and 4:00 PM Monday through Thursday and 8:30 AM and 12:30 PM on Friday. You can also find out more about the project by contacting the staff planner listed above.

Can I request a public hearing before the decision is made final?

You can send a request to hold a public hearing on the project to zacomment@ci.richmond.ca.us. Your request must be received by no later than **5:00 PM on November 7th, 2025**.

If your request is received before the deadline, the Zoning Administrator will schedule a public hearing and provide written notice to you and properties located within 300 feet of the project site. The notice will contain the hearing date and time. Please be advised that Zoning Administrator hearings are held virtually using Zoom Video/Teleconference.