

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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Deputy Director

March 6, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Horse Boarding Facility "Trivisonno Ranch"
- 2. County File Number:** #CDLP22-02033
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Diana Lecca, Planner II
(925) 655-2869
- 5. Project Location:** 101 Willow Oak Place, Knightsen, CA 94548
APN: 020-040-018
- 6. Applicant's Name, Address, and Phone Number:** Deborah and Nicholas Trivisonno
101 Willow Oak Place
Knightsen, CA 94548
(925)408-0049

7. **Description of Project:** The applicant is requesting approval of a Land Use Permit application for a horse boarding facility for 12 horses, at 101 Willow Oak Place in the Knightsen area of unincorporated Contra Costa County. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time.
8. **Surrounding Land Uses and Setting:** The project site is a 6.29-acre lot located at the end of Willow Oak Place, a privately maintained road in the Knightsen area of unincorporated Contra Costa County. Willow Oak Place gains access via Knightsen Avenue, a publicly maintained road. The visual character of the property will remain agricultural in appearance, which is compatible with the surrounding agricultural area. Surrounding properties have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities.

The subject property is rectangular in shape and flat. It is developed with a main riding arena (approximately 50,000 square feet), a circular riding arena (approximately 4,300 square feet), another rectangular riding arena (approximately 19,000 square feet), an agricultural building (1,680 square-feet), an existing barn of (approximately 5,000 square-feet), a tack room and outdoor bathroom (798 square-feet), pipe stalls (320 square-feet), a detached garage and a modular home located at the eastern side of the parcel. The main residence is located towards the northwestern area of the property.

9. **Determination:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Negative Declaration (ND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Negative Declaration for the proposed project has determined that the project will not result in significant impacts to the environment. As a result, an IS/ND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Initial Study/Negative Declaration during a 20-day public comment period.

A copy of the Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Monday, March 6, 2023**, and extends to **Monday, March 27, 2023 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Diana Lecca
30 Muir Road
Martinez, CA 94553

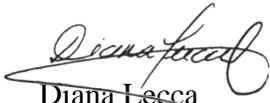
or;

via email to Diana.Lecca@dcd.cccounty.us

The proposed Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2869, or email at Diana.Lecca@dcd.cccounty.us.

Sincerely,


Diana Lecca
Project Planner

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Plan

SITE PLAN AND AERIAL VIEW



*Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548*

SITE PLAN AND AERIAL VIEW
with dimensions



Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548