

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:
 Office of Planning and Research
For U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
 Contra Costa County
 Dept. of Conservation and Development
 30 Muir Road
 Martinez, CA 94553
 (925) 655-2705

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

State Clearinghouse Number (if submitted to State Clearinghouse): SCH#2023040092
Project Title: Land Use Permit for Horse Boarding and Riding Facility (County File# CDLP21-02005)
Project Applicant: Christopher Manuel, 2300 Cummings Road, Knightsen, CA, 94513 (925) 628-4889
Project Location: 2300 Cummings Road, Knightsen, CA, 94513(APN: 020-210-023)
Lead Agency: Contra Costa County Department of Conservation and Development – Attn. Everett Louie (925) 655-2873

Project Description: The applicant is requesting approval of a Land Use Permit application to legalize an existing horse boarding facility and horse-riding facility for up to 50 horses. All buildings and structures exist. No development, beyond establishing unpaved parking spaces (a total of 20 on-site parking spaces) and moving four existing horse shelters to the interior of the parcel is proposed at this time. The proposed hours of operation are Sunday through Saturday from 8:00 AM to 8:00 PM and the proposed hours of operation for the riding academy are Monday through Saturday from 9:00 AM to 7:00 PM. The riding academy will have a maximum of 12 riding lessons per day (with a maximum of 6 riders per lesson). The applicant is also proposing to hold special events, which includes two summer camps, one Halloween camp, one Easter camp and two birthday parties. The maximum number of people at special events is 16 participants. The business will have 3 full-time employees. The project includes a Variance Permit from the Off-Street Parking requirements for: access requirements; driveway aisles, parking lot surfacing; striping, markings, and signage; lighting; and landscaping.

The project also includes an exception request from the collect and convey requirements in Chapter 914-2 of the County Subdivision Ordinance.

The project was approved on June 5, 2023 by the Zoning Administrator.

1. The project will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not] adopted for this project.
5. A statement of Overriding Considerations was was not] adopted for this project.
6. Findings were were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.*

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

30 Muir Road, Martinez, CA 94553

Signature: Everett Louie Date: 6/20/2023 Title: Planner II

Print Name: Everett Louie, (925) 655-2873

Contra Costa County Department of Conservation and Development

Date: _____ Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

I declare that on _____ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature _____ Title _____

Department of Fish and Wildlife Fees Due:

Applicant's Name: Christopher Manuel		EIR - \$3,539.25	Total Due: \$
Address: 2300 Cummings Road Knightsen, CA 94513	x	Neg. Dec. - \$2,548	Total Paid: \$
	x	County Clerk - \$50	Receipt
	x	DCD- \$25	
Phone: (925) 628-4889			

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.