

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Ruben Hernandez
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Gabriel Lemus
Assistant Deputy Director

July 6, 2023

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

County File No. CDLP22-02060

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

LEAD AGENCY: Conservation and Development (Grant Farrington, 925-655-2868)

PROJECT TITLE: Salvador Land Use Permit for Horse Training and Boarding Facility

APPLICANT: Louis Salvador
Ph. (415) 871-6553
2601 Eden Plains Road
Brentwood CA 94513

LOCATION: 2601 Eden Plains Road, Brentwood, CA 94513
(Assessor Parcel No. 020-200-016) (Zoning: Heavy Agricultural (A-3))

PROJECT DESCRIPTION:

The project proposes approval of a land use permit to establish a commercial horse training and riding academy with a boarding facility on a 10-acre lot that has been developed with existing equestrian facilities and a single-family residence. No additional development is proposed.

The project includes stables for accommodations of 43 horses with available stalls and paddocks up to 90 horses. In addition to the stable area, there is available parking for up to 59 cars, riding arenas, pastures, turn outs and additional paddocks.

SITE AND AREA DESCRIPTION:

The project site is a 10-acre lot that has been developed with an existing 1,971-square-foot single-family residence as well as a 3,344-square-foot stable, 31,250-square-foot and 11,250-square-foot covered riding arenas, paddocks, turnouts and additional structures to support horse boarding, a riding academy and horse training.

The subject property is located along the western side of Eden Plains Road in the Brentwood area of unincorporated Contra Costa County where land uses are primarily agricultural. The Brentwood city limit is located approximately 1.05 miles west of the project site and the Oakley city limit is approximately 0.87 miles to the northwest. Parcels in the immediate vicinity have all been developed with residential and agricultural uses.

DETERMINATION:

The County has determined that the project may result in impacts to the environment but those impacts will be less than significant. Therefore, pursuant to California Code of regulations Section 15070, a Negative Declaration/initial study has been prepared. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Negative Declaration/Initial Study during a 20-day public comment period.

WHERE TO REVIEW THE NEGATIVE DECLARATION:

The mitigated negative declaration can be viewed online at the following link:

<https://www.contracosta.ca.gov/4841/Public-Input>.

Any sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

Prior to adoption of the Negative Declaration, the County will be accepting comments on the adequacy of the document during a 20-day public comment period; the Negative Declaration may be adopted at a future date in a public hearing following the public comment period. **The period for accepting comments on the adequacy of the environmental document will begin on Friday, July 7, 2023 and extends to Wednesday, July 26, 2023, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

**Grant Farrington, Planner II
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553**

Sincerely,



Grant Farrington

Planner II

(925) 655-2868

Grant.Farrington@dcd.cccounty.us

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

Attm: Vicinity Map