

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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October 9, 2024

**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
- 2. County File Number:** #CDLP21-02004
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873 / Everett.Louie@dcd.cccounty.us
- 5. Project Location:** 2235 Sunset Road, Brentwood, CA 94513.
APN: 015-090-039
- 6. Applicant's Name, Address, and Phone Number:** Howard Hiibel
2235 Sunset Road
Brentwood, CA 94513
(925) 698-9992
- 7. Description of Project:** The applicant requests approval of a Land Use Permit application to permit a horse boarding facility for up to 18 horses located at 2235 Sunset Road in the

unincorporated Brentwood area of the County. The horse boarding facility will utilize an existing approximately 37,288 square foot covered agricultural stable/arena. All buildings and structures exist. There will be no development, beyond establishing unpaved parking spaces (a total of 14 9'x20' parking spaces and one Van accessible parking space). The proposed hours of operation are 8:00 AM to 10:00 PM. The business will have one employee which is the property owner. The project does not propose and events, lessons or other horse related business other than horse boarding. The business operation is by appointment only.

The project includes a Variance Permit from the Off-Street Parking requirements for: parking lot surfacing; striping, markings, and signage; and landscaping. The project also includes an exception request in accordance with Chapter 92-6 from the collect and convey requirements specific in Chapter 914-2 of the County Subdivision Ordinance

- 8. Surrounding Land Uses and Setting:** The project site is a 9.98-acre rectangular shaped lot located approximately 900 feet south of the Sunset Road and Quail Trail intersection. Directly east of the parcel is Quail Trail which is the access point and approximately 227 feet to the east is Eden Plains Road. Quail Trail is a privately maintained road in the Brentwood area of unincorporated Contra Costa County. The site gains access via Quail Trail from Sunset Road which is a publicly maintained road. Quail Trail is an unpaved gravel road approximately 16 feet width within a 30-foot right-of-way. There is no additional road improvements or easement widths required as part of this application.

The subject property is rectangular in shape and is flat. The site is developed with an existing 4,194-square-foot residence with a detached garage, two agricultural buildings measuring 3,000-square-feet and 420-square-feet respectively, a 37,288 square foot existing arena/stable and two horse riding areas measuring 14,000 square feet and 4,072 square feet respectively. The site currently has existing gravel driveways that lead from Quail Trail to the arena/stable area. The site has trees boarding the northern property line, the southern property line and behind the existing single-family house. There are a few trees and vegetation around the existing single-family residence.

All of the parcels surrounding the project site are zoned for agricultural uses (A-2 and A-3 Zoning) and all parcels within a half mile of the project parcel have a General Plan Designation of Agricultural Lands. Surrounding uses include single-family homes, agricultural buildings, and agricultural uses such as crop farming, nurseries, and equestrian facilities. Within a 3,000-foot radius, there is at least four horse boarding facilities and horse-riding facilities.

- 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

identified that the project will not result in significant impacts to the environment. As a result, an IS/MND 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>

Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, October 9, 2024**, and extends to **Tuesday, October 29, 2024, 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: Everett Louie
30 Muir Road
Martinez, CA 94553

or;

via email to Everett.Louie@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. To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e). The meeting will also be accessible in-person in the Zoning Administrator Hearing Room at 30 Muir Road, Martinez, CA 94553. 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) 655-2873, or email at Everett.Louie@dcd.cccounty.us.

Sincerely,



Everett Louie
Planner II

cc: County Clerk's Office (2 copies)

attch: Vicinity Map