

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** County File #CDLP21-02004 Horse Boarding Facility

Lead Agency: Contra Costa County

Contact Person: Everett Louie

Mailing Address: 30 Muir Road

Phone: 9256552873

City: Martinez

Zip: 94553

County: Contra Costa County

**Project Location:** County: Contra Costa County

City/Nearest Community: Brentwood

Cross Streets: Sunset Road and Quail Trail

Zip Code: 94513

Longitude/Latitude (degrees, minutes and seconds): 37 ° 951 ' \_\_\_\_ " N / 121 ° 656 ' \_\_\_\_ " W Total Acres: 9.98

Assessor's Parcel No.: 015-090-039

Section: \_\_\_\_

Twp.: \_\_\_\_

Range: \_\_\_\_

Base: \_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_

Waterways: \_\_\_\_

Airports: \_\_\_\_

Railways: \_\_\_\_

Schools: Liberty High School

### Document Type:

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP          | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons         | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input checked="" type="checkbox"/> Neg Dec | (Prior SCH No.) <u>____</u>                        | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u>____</u>    |
| <input type="checkbox"/> Mit Neg Dec        | Other: <u>____</u>                                 | <input type="checkbox"/> FONSI     | <u>____</u>                                    |

### Local Action Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation         |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment      |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit     |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u>____</u> |

### Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units <u>____</u> Acres <u>____</u>                                   | <input type="checkbox"/> Transportation: Type <u>____</u>                  |
| <input type="checkbox"/> Office: Sq.ft. <u>____</u> Acres <u>____</u> Employees <u>____</u>                 | <input type="checkbox"/> Mining: Mineral <u>____</u>                       |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>37288</u> Acres <u>____</u> Employees <u>____</u> | <input type="checkbox"/> Power: Type <u>____</u> MW <u>____</u>            |
| <input type="checkbox"/> Industrial: Sq.ft. <u>____</u> Acres <u>____</u> Employees <u>____</u>             | <input type="checkbox"/> Waste Treatment: Type <u>____</u> MGD <u>____</u> |
| <input type="checkbox"/> Educational: <u>____</u>   | <input type="checkbox"/> Hazardous Waste: Type <u>____</u>                 |
| <input type="checkbox"/> Recreational: <u>____</u>  | <input type="checkbox"/> Other: <u>____</u>                                |
| <input type="checkbox"/> Water Facilities: Type <u>____</u> MGD <u>____</u>                                 |  |

### Project Issues Discussed in Document:

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: <u>____</u>                  |

### Present Land Use/Zoning/General Plan Designation:

General Plan Designation: The subject property is located within an Agricultural Lands (AL) General Plan land use designation. Zoning: The subject property is located within a General Agricultural District (A-2)

### Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date 10/9/2024 Ending Date 10/29/2024

---

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Howard Hiibel</u>
Address: _____	Address: <u>2235 Sunset Road</u>
City/State/Zip: _____	City/State/Zip: <u>Brentwood, CA 94513</u>
Contact: _____	Phone: <u>(925) 698-9992</u>
Phone: _____	

---

Signature of Lead Agency Representative: Everett Louie

Digitally signed by Everett Louie  
DN: cn=Everett Louie, o=Department of Conservation and Development, ou, email=everett.louie@cd.ca.gov, c=US  
Date: 2024.10.08 10:30:22 -0700

Date: 10/8/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.