

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) 674-7205

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2024100395
Project Title: Horse Boarding Facility
Project Applicant: Howard Hiibel, 2235 Sunset Road, Brentwood, CA 94513 (925) 698-9992
Project Location: 2235 Sunset Road, Brentwood, CA 94513. APN: 015-090-039
Lead Agency: Contra Costa County Department of Conservation and Development – Everett Louie.
 925-655-2873

Project Description: 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.

The project was approved on: January 6, 2025 by the County 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: 1/28/2025 Title: Planner II

Print Name: Everett Louie

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: Mike Schalchi		EIR - \$3,539.25	Total Due: \$
Address: 1912 Paprika Drive, Brentwood, CA 94513	<input checked="" type="checkbox"/>	Neg. Dec. - \$2,968.75	Total Paid: \$
Phone: 925-322-7473	<input checked="" type="checkbox"/>	County Clerk - \$50	Receipt #
	<input type="checkbox"/>	DCD- \$25	

*Notice Of Determination may be sent by fax to (916)323-3018, if followed up with a duplicate mailed copy.

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