CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-674-7205
Fax: 925-674-7258

AGENCY COMMENT REQUEST

Date September 9, 2021

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

Building Inspection — Grading Inspection
Advance Planning — Housing Programs
Trans. Planning — Telecom Planner
ALUC Staff — HCP/NCCP Staff
APC PW Staff — County Geologist

HEALTH SERVICES DEPARTMENT

Environmental Health — Hazardous Materials

PUBLIC WORKS DEPARTMENT

✔ Engineering Services (1 Full-size + 3 email Contacts)
Traffic
Flood Control (Full-size) — Special Districts

LOCAL

Fire District _____

San Ramon Valley – (email) rwendel@srvfire.ca.gov
Consolidated – (email) fire@cccfpd.org
East CCC – (email) brodriguez@eccfpd.org

Sanitary District _____
Water District _____
City of _____
School District(s) _____
LAFCO
Reclamation District #_____
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
MAC/TAC _____
Improvement/Community Association
CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

_____
_____

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-674-7798
E-mail Adrian.Veliz@dcd.cccounty.us
County File # CDLP21-02004

Prior to October 8, 2021

* * * * *

We have found the following special programs apply to this application:

✔ Active Fault Zone (Alquist-Priolo) — Liquefaction
Flood Hazard Area, Panel #_____
60-dBA Noise Control
CA EPA Hazardous Waste Site

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None — Below — Attached

Print Name _____

_____
Signature — DATE

Agency phone # _____

Planning Application

Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA
Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- ☐ ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU
- ☐ ADMINISTRATIVE REVIEW (former Redevelopment Area)
- ☐ CERTIFICATE OF COMPLIANCE
- ☐ COMPLIANCE REVIEW
- ☐ DEVELOPMENT PLAN
- ☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY
- ☒ LAND USE PERMIT
- ☐ LOT LINE ADJUSTMENT
- ☐ MAJOR ☐ MINOR SUBDIVISION
- ☐ PLANNING CONSIDERATION
- ☐ REZONING
- ☐ TREE PERMIT
- ☐ VARIANCE
- ☐ WIRELESS _____
- ☐ OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION
NAME: HOWARD HILBEL
ADDRESS: 2235 SUNSET RD
CITY, STATE: BRENTWOOD ZIP: ?
PHONE #: 925 698 9992
EMAIL: howard.hilbel@mckesson.com
☒ I am the property owner and hereby authorize the filing of this application.
SIGNATURE: [signature]

APPLICANT (MAIN CONTACT INFORMATION)
NAME: TOM LINH
ADDRESS: PO BOX 313
CITY, STATE: ANTIOCH, CA ZIP: 94509
PHONE #: 925 756 7848
EMAIL: tomlinndrafting@sbcglobal.net
☐ Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: [signature]

Project Description: USE PERMIT FOR EQUESTRIAN CTR.

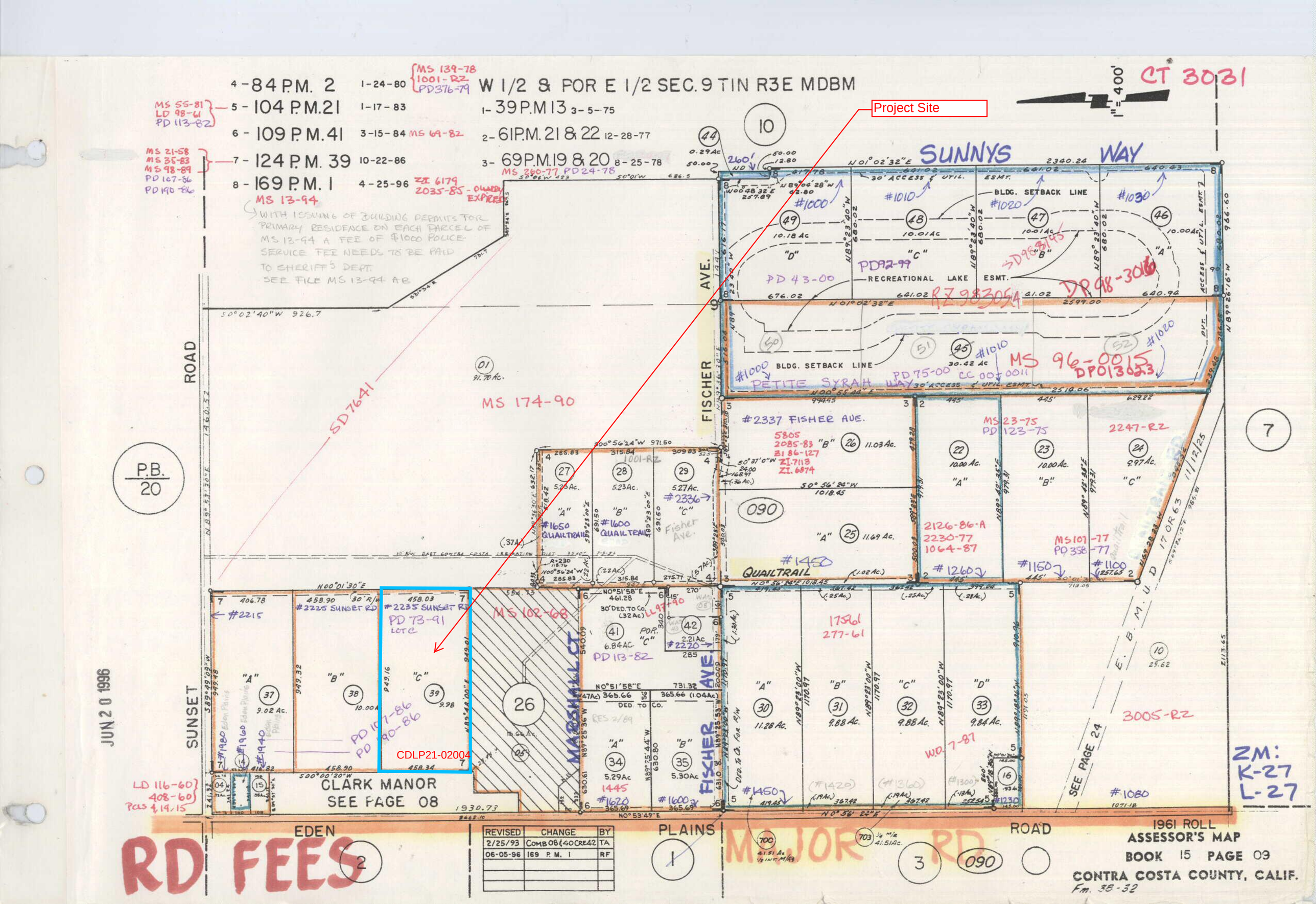
**************FOR OFFICE USE ONLY**************

Project Description:
The applicant requests a Land Use Permit to establish a horse boarding stables at the subject property.

Property Description:

	TYPE OF FEE	FEE	CODE	
Area: Brentwood	*Base Fee/Deposit	$ 5500	S-	ASSESSOR'S #: 015-090-039
Fire District: East Co Co	Late Filing Penalty (+50% of above if applicable)	$	S-066	Site Address: 2235 SUNSET RD
Sphere of Influence: N/A	½% Est. Value over $100,000	$	S-029	Zoning District: A-2
Flood Zone: X	#Units/Lots ____ x $____ ____Sq. Ft. x $ ____	$	S-014	General Plan: AL
x-ref Files:	Notification Fee	$15.00/$30.00	S-052	Census Tract: 3031.03
	Fish & Game Posting (if not CEQA exempt)	$75.00	S-048	Substandard Lot: ☐ Yes ☒ No
	Environmental Health Dept.	$57.00	5884	Supervisorial District: 3
Concurrent Files:	TOTAL	$ 5,662		Received By: J. Lawlor
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: 02/10/2021
				File #: CDLP21-02004

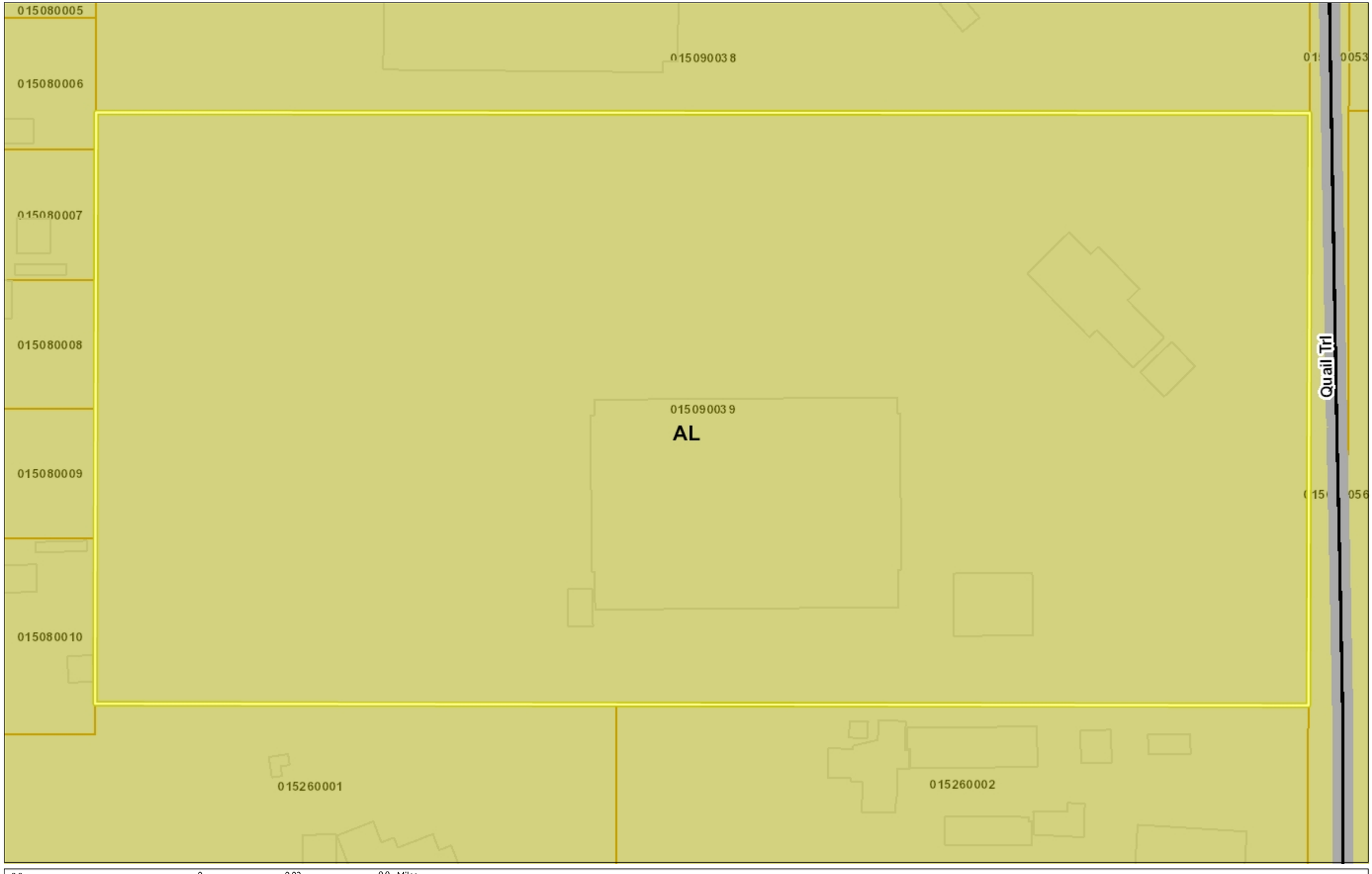
APPLICATION SUBMITTAL ON REVERSE



REVISED	CHANGE	BY
2/25/93	COMB 08 & 40 CRE 42	TA
06-05-96	169 P.M. 1	RF

1961 ROLL
ASSESSOR'S MAP
BOOK 15 PAGE 09
CONTRA COSTA COUNTY, CALIF.
Fm. 38-32

General Plan: AL



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets

General Plan

- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lo
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)

1: 1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

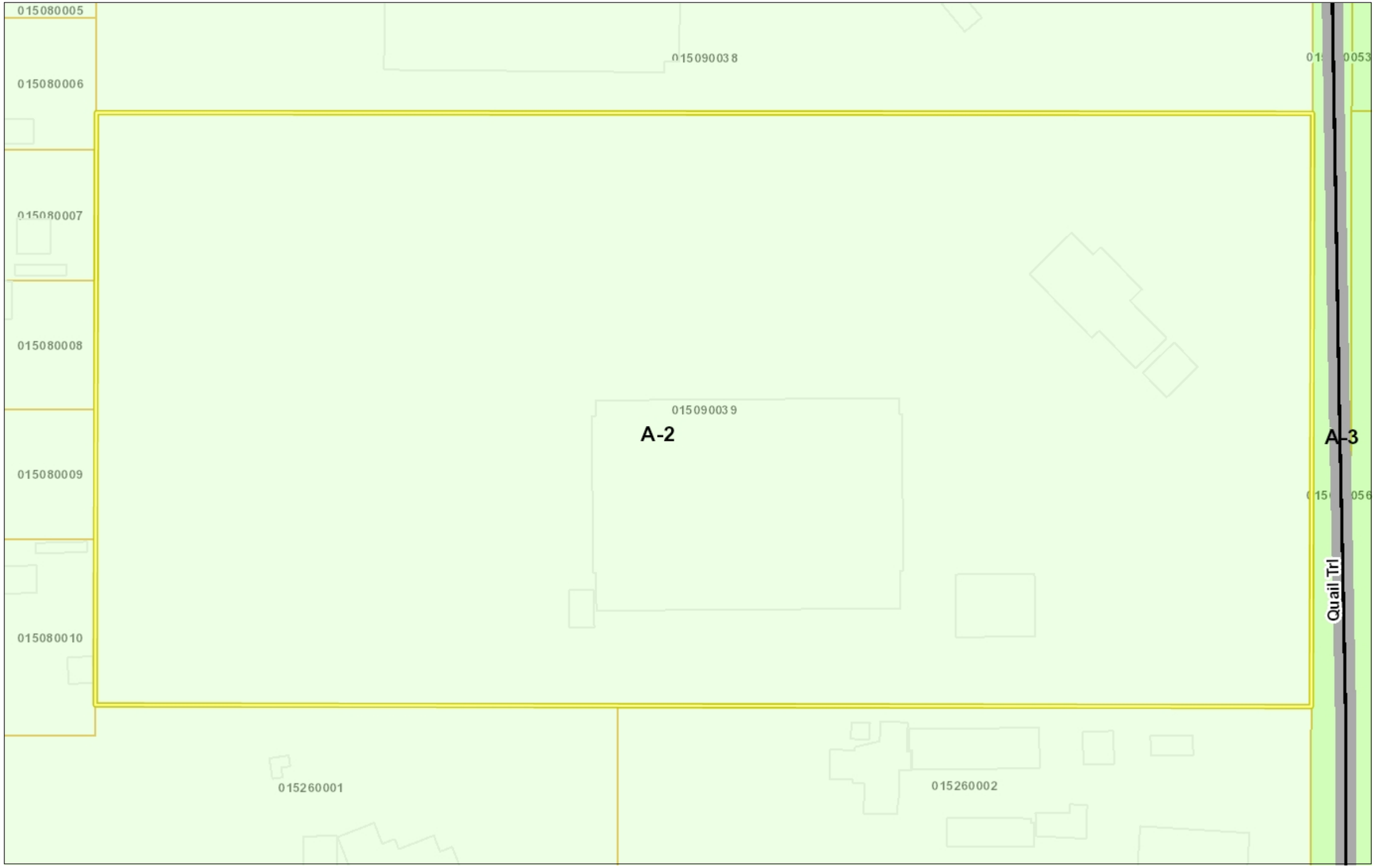
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

Zoning: A-2



Legend

- City Limits
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6 -FH (Single Family Residential Combining District)
  - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
  - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
  - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
  - R-6, -UE (Single Family Residential Exclusion Combining District)
  - R-6 -X (Single Family Residential - Combining District)
  - R-7 (Single Family Residential)
  - R-7 -X (Single Family Residential - Combining District)
  - R-10 (Single Family Residential)
  - R-10, -UE (Single Family Residentia Exclusion Combining District)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Single Family Residentia Exclusion Combining District)
  - R-40 (Single Family Residential)
  - R-40 -FH (Single Family Residentia Combining District)
  - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
  - R-40, -UE (Single Family Residentia Exclusion Combining District)
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)
  - D-1 (Two Family Residential)
  - D-1 -T (Two Family Residential - Tr District)
  - D-1, -UE (Planned Unit - Urban Far Combining District)
  - M-12 (Multiple Family Residential)
  - M-12 -FH (Multiple Family Resident Combining District)
  - M-17 (Multiple Family Residential)
  - M-29 (Multiple Family Residential)

1: 1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

Contra Costa County -DOIT GIS

Aerial

Legend

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Board of Supervisors' Districts
- County Boundary
- Bay Area Counties
- Building Outlines
- Assessor Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 1,128

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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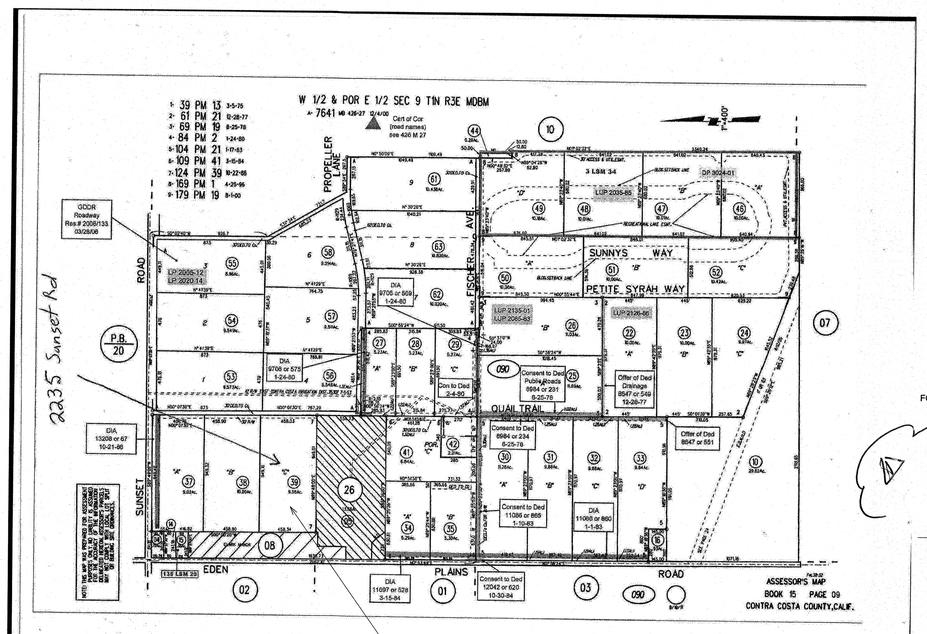
Notes

Contra Costa County -DOIT GIS

SD

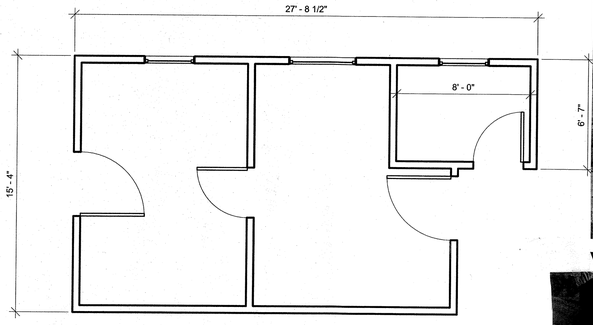


CONTRA COSTA COUNTY
ASSSESOR MAP N.T.S.

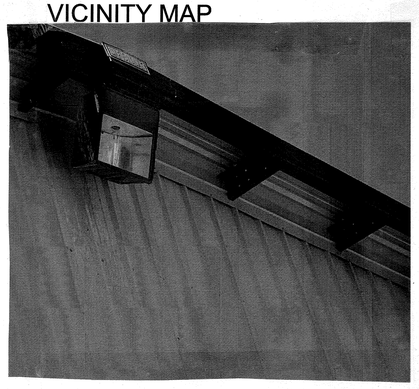
AREA OF THIS PROJECT
PARCEL # 015090039

SITE

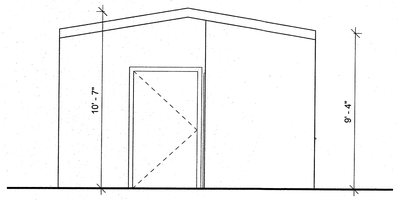
VICINITY MAP



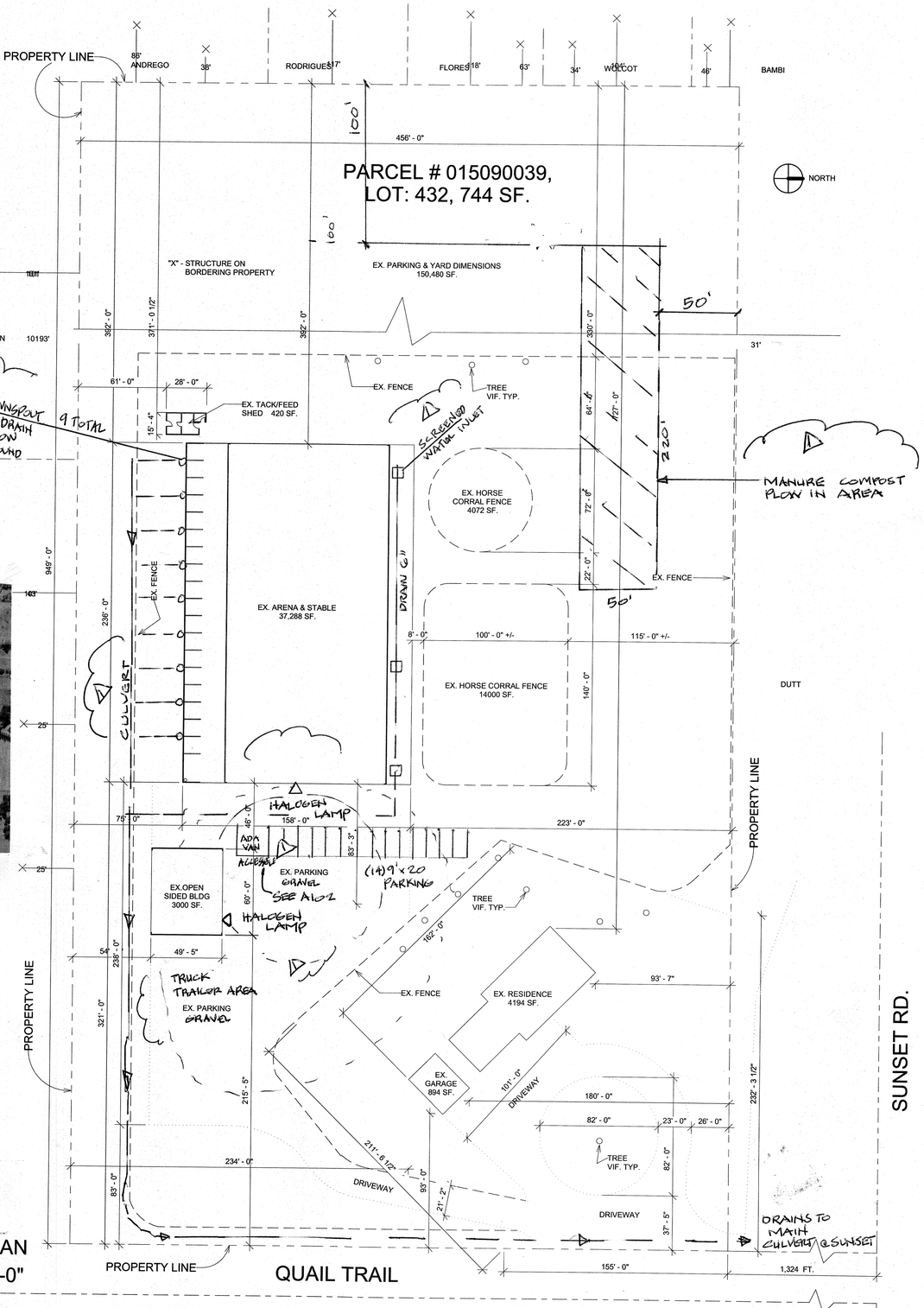
2 TACK/FEED SHED PLAN
1/4" = 1'-0"



HI POWER HALOGEN LAMP



3 TACK/FEED SHED FRONT ELEV.
1/4" = 1'-0"



1 SITE PLAN
1" = 40'-0"

Record Drawing

Howard Hilbel
2235 Sunset Rd
Brentwood CA

ARCHITECT:

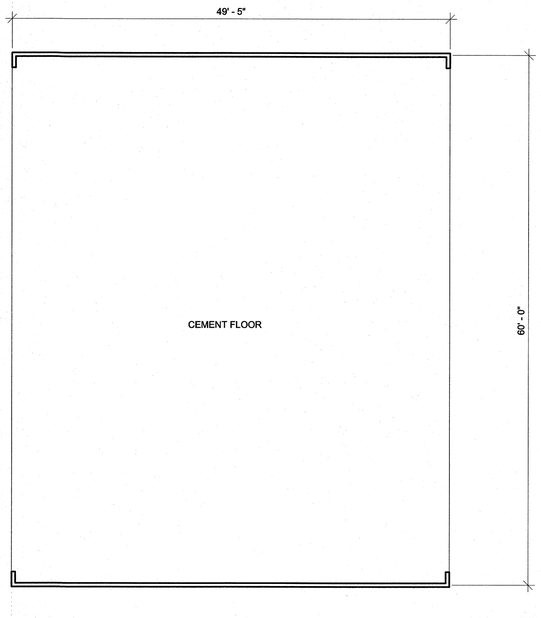
PROJECT ARCHITECT: Zev Lazar RA
973.883.7027

No.	Description	Date

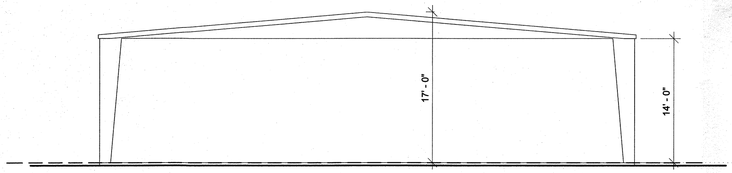
Seal:

Scale	As indicated
Drawn by	RA
Checked by	TL
Date	2020.03.12
Project number	20011
Dwg #	A101

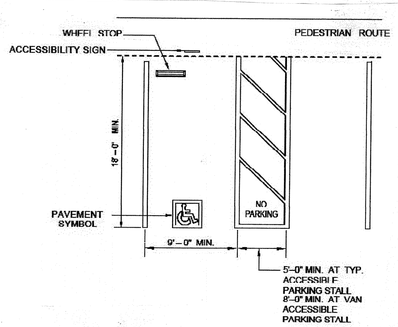
3/13/2020 8:31:32 AM



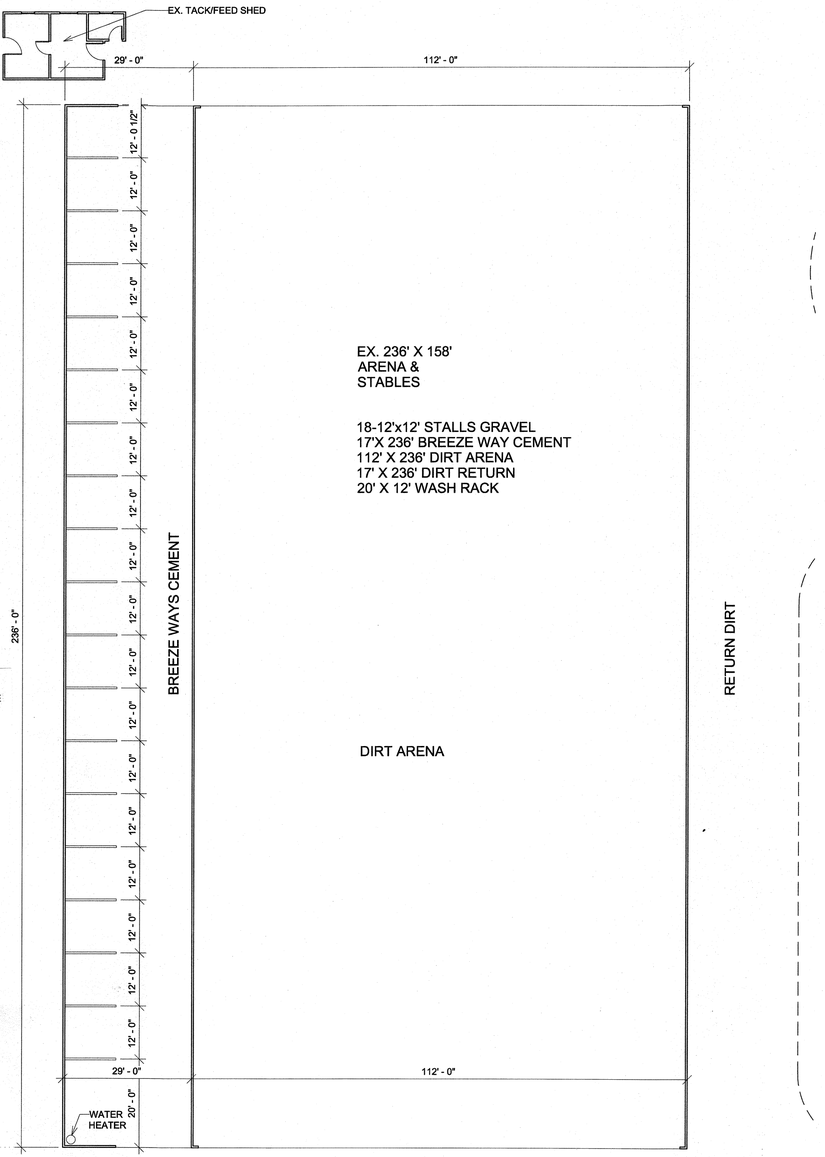
3 OPEN SIDED BLDG.
1/8" = 1'-0"



4 OPEN SIDED BLDG RIGHT SIDE ELEV.
1/8" = 1'-0"



ADA VAN ACCESSIBLE



1 ARENA & STABLES PLAN
1/16" = 1'-0"

REVISIONS	BY

TOM LINN DRAFTING & DESIGN
P.O. BOX 313
ANTIOCH, CA
925-756-7848
tomlinndrafting@sbcglobal.net

2235 SUNSET RD. BRENTWOOD CA
RECORD DRAWING

DRAWN
RA

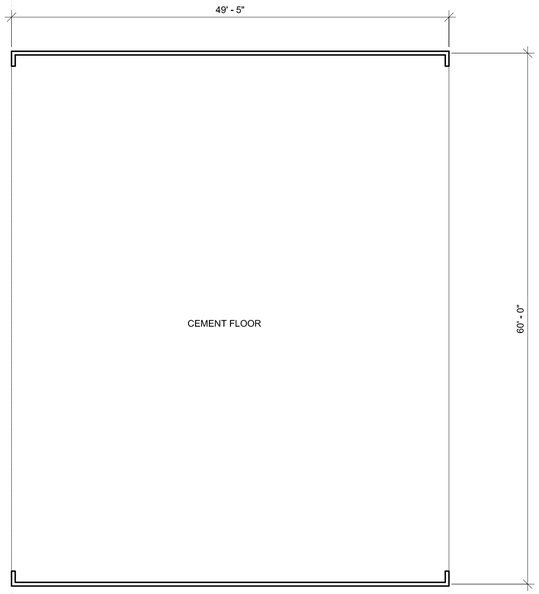
CHECKED
TL

DATE
20..04.27

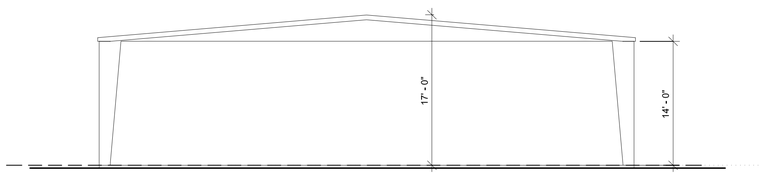
SCALE
AS SHOWN

JOB NO.
.

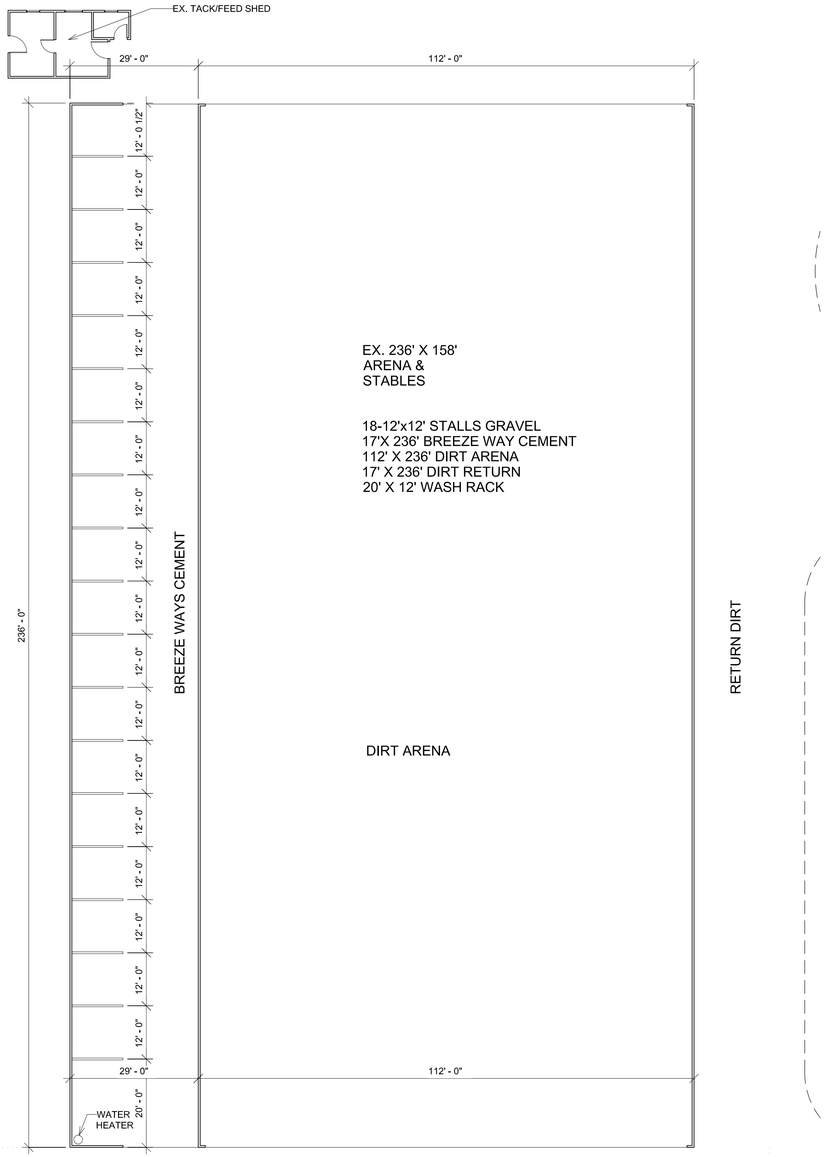
SHEET
A102



3 OPEN SIDED BLDG.
1/8" = 1'-0"



4 OPEN SIDED BLDG RIGHT SIDE ELEV.
1/8" = 1'-0"



1 ARENA & STABLES PLAN
1/16" = 1'-0"

REVISIONS	BY

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2235 SUNSET RD. BRENTWOOD CA
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20..04.27

SCALE
AS SHOWN

JOB NO.
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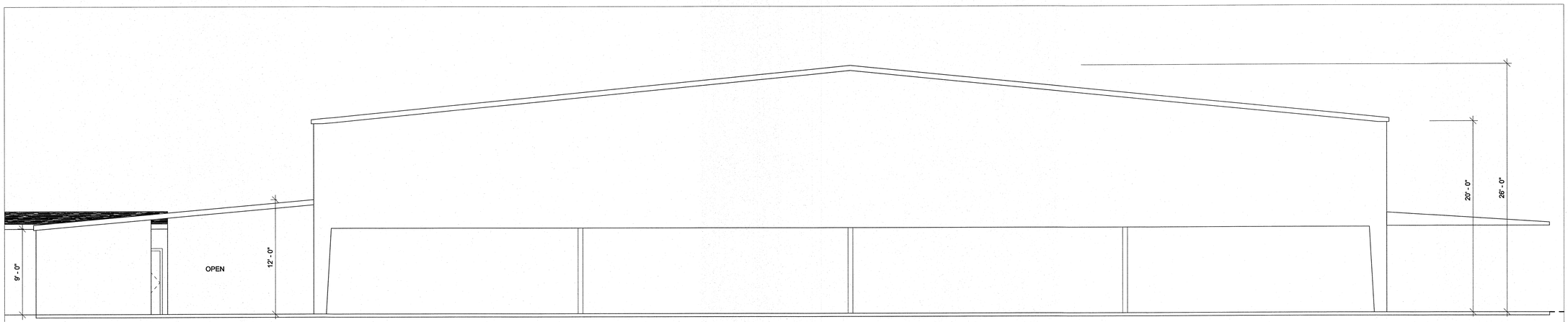
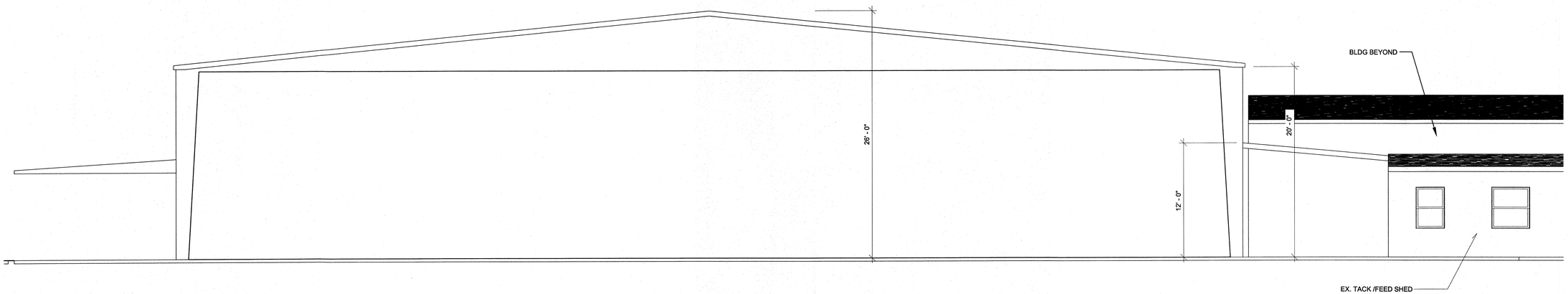
SHEET
A102



1 ARENA & STABLES FRONT ELEV.
3/16" = 1'-0"



2 ARENA & STABLES REAR ELEV.
3/16" = 1'-0"

REVISIONS	BY

TOM LINN DRAFTING & DESIGN
P.O. BOX 313
ANTIOCH, CA
925-756-7848
tomlinndrafting@sbcglobal.net

2235 SUNSET RD. BRENTWOOD CA
RECORD DRAWING

DRAWN
RA

CHECKED
TL

DATE
20..04.27

SCALE
AS SHOWN

JOB NO.
.

SHEET
A103

RECEIVED on 02/10/2021 CDLP21-02004
By Contra Costa County
Department of Conservation and Development

Project Description

Land Use Permit, 2235 Sunset, 015-090-039

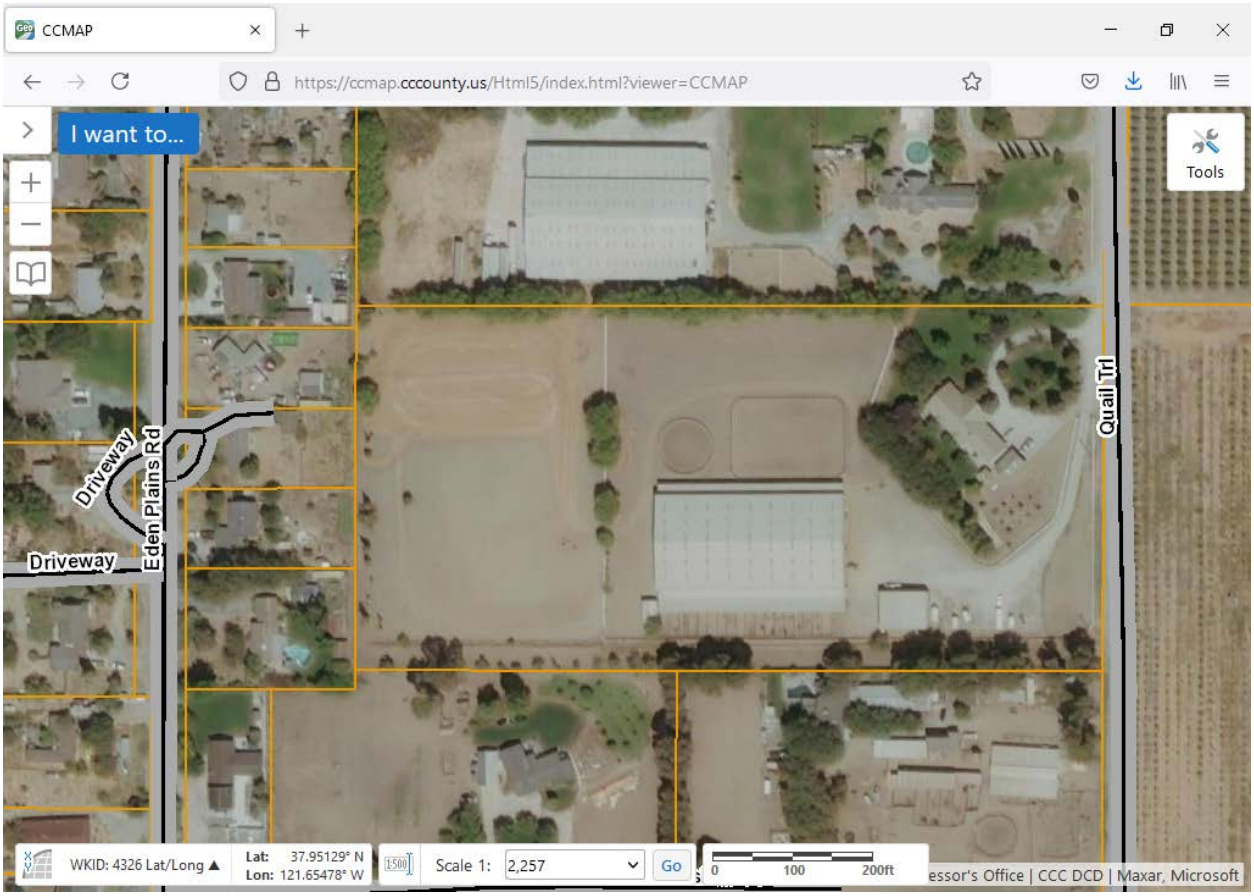
Use existing buildings for an owner operated horse boarding business providing care for up to 18 horses with up to 18 separate owners. Hours of operation are 8 am to 10 pm. This will be horse boarding only. Not open to the public. Only owners of boarded horses will be present. No events. No lessons. No persons conducting business (no trainers). No employees. Veterinarians and farriers will have access.

RECEIVED on 07/15/2021 CDLP21-02004
By Contra Costa County
Department of Conservation and Development

2235 Sunset Rd

Brentwood, CA 94513

Conservation Plan



..A conservation measure is a specific treatment, such as a management decision, activity, practice or structure…

Property description:

- 10 flat agricultural acres
- No native plants
- No wildlife habitats
- Soil is delta silt and sand
- No pastures
- Paddocks located on natural sand deposit
- No high horse traffic given only 18 horses

- Well is 300 ft from any form of horse waste
- Aquifer is impermeable
- Property drains to existing Irrigation/Ag District runoff system

Problem areas:

- None

Maintenance areas:

- Gutters
- Drainage to Irrigation/Ag district runoff system
- Horse waste
- Northerly wind break
- Fire
- Weeds
- Ag pests

Measures:

- Collect horse waste twice daily
- Spread waste on designated 1 acre
- Periodic tilling of waste area
  a). Doesn't drain to neighbors
  b). Doesn't drain to aquifer
  c). Composts
- Monitor Gutter/drainage system
  Has flush outs
- Maintain drainage to irrigation/Ag District runoff system
- Fire/weed/pest control for Fire District and Ag District
  Harrow and till open land on periodic basis
- Maintain north boundary tree line wind break

Drainage to Irrigation/Ag District runoff system

Gutters and Downspouts above paddocks

Drain pipe flush out

Manure Spreader

Manure area for composting

Wind break tree line

Sand Paddock