

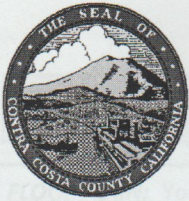


AGENCY COMMENT REQUEST

Date _____

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

<p style="text-align: center;"><i>DISTRIBUTION</i></p> <p><u>INTERNAL</u></p> <p><input type="checkbox"/> Building Inspection <input type="checkbox"/> Grading Inspection</p> <p><input type="checkbox"/> Advance Planning <input type="checkbox"/> Housing Programs</p> <p><input type="checkbox"/> Trans. Planning <input type="checkbox"/> Telecom Planner</p> <p><input type="checkbox"/> ALUC Staff <input type="checkbox"/> HCP/NCCP Staff</p> <p><input type="checkbox"/> APC PW Staff <input type="checkbox"/> County Geologist</p> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input type="checkbox"/> Environmental Health <input type="checkbox"/> Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p><input type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)</p> <p><input type="checkbox"/> Traffic</p> <p><input type="checkbox"/> Flood Control (Full-size) <input type="checkbox"/> Special Districts</p> <p><u>LOCAL</u></p> <p><input type="checkbox"/> Fire District _____</p> <p style="padding-left: 20px;"><input type="checkbox"/> San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p style="padding-left: 40px;"><input type="checkbox"/> Consolidated – (email) fire@cccfd.org</p> <p style="padding-left: 40px;"><input type="checkbox"/> East CCC – (email) brodriguez@cccfd.org</p> <p><input type="checkbox"/> Sanitary District _____</p> <p><input type="checkbox"/> Water District _____</p> <p><input type="checkbox"/> City of _____</p> <p><input type="checkbox"/> School District(s) _____</p> <p><input type="checkbox"/> LAFCO</p> <p><input type="checkbox"/> Reclamation District # _____</p> <p><input type="checkbox"/> East Bay Regional Park District</p> <p><input type="checkbox"/> Diablo/Discovery Bay/Crockett CSD</p> <p><input type="checkbox"/> MAC/TAC _____</p> <p><input type="checkbox"/> Improvement/Community Association</p> <p><input type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</p> <p><input type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p><input type="checkbox"/> Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>_____</p> <p>_____</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner _____</p> <p>Phone # _____</p> <p>E-mail _____</p> <p>County File # _____</p> <p>Prior to _____</p> <p style="text-align: center;">* * * * *</p> <p>We have found the following special programs apply to this application:</p> <p><input type="checkbox"/> Active Fault Zone (Alquist-Priolo) Liquefaction</p> <p><input type="checkbox"/> Flood Hazard Area, Panel # _____</p> <p><input type="checkbox"/> 60-dBA Noise Control</p> <p><input type="checkbox"/> CA EPA Hazardous Waste Site</p> <p style="text-align: center;">* * * * *</p> <p>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.</p> <p>Comments: <input type="checkbox"/> None <input type="checkbox"/> Below <input type="checkbox"/> Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
---	--



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):

- | | | |
|--|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW (former Redevelopment Area) | <input checked="" type="checkbox"/> LAND USE PERMIT | <input type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input type="checkbox"/> DEVELOPMENT PLAN | <input type="checkbox"/> PLANNING CONSIDERATION | <input type="checkbox"/> OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: HOWARD HIBEL
 ADDRESS: 2235 SUNSET RD
 CITY, STATE: BRENTWOOD ZIP: ?
 PHONE #: 925 698 9992
 EMAIL: howard.hibel@ckessco.com

APPLICANT (MAIN CONTACT INFORMATION)

NAME: TOM LINH
 ADDRESS: PO Box 313
 CITY, STATE: ANTIOCH, CA ZIP: 94509
 PHONE #: 925 756 7848
 EMAIL: tomlinndrafting@sbglobal.net

I am the property owner and hereby authorize the filing of this application.

Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: [Signature]

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

APPLICATION SUBMITTAL ON REVERSE

4-84 P.M. 2 1-24-80 MS 139-78 1001-RZ PD376-79 W 1/2 & FOR E 1/2 SEC. 9 T1N R3E MDBM

MS 55-81
LD 98-4
PD 113-82

5-104 P.M. 21 1-17-83

1-39 P.M. 13 3-5-75

6-109 P.M. 41 3-15-84 MS 69-82

2-61 P.M. 21 & 22 12-28-77

MS 21-58
MS 35-83
MS 98-89
PD 167-86
PD 190-86

7-124 P.M. 39 10-22-86

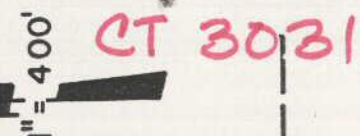
3-69 P.M. 19 & 20 8-25-78

8-169 P.M. 1 4-25-96

MS 13-94
ZI 6179
2035-85 - OWNER'S EXPRESS

WITH ISSUING OF BUILDING PERMITS FOR PRIMARY RESIDENCE ON EACH PARCEL OF MS 13-94 A FEE OF \$1000 POLICE SERVICE FEE NEEDS TO BE PAID TO SHERIFF'S DEPT. SEE FILE MS 13-94 AB

Project Site



ROAD

SUNSET

EDEN

FISCHER AVE.

FISCHER AVE.

PLAINS

SUNNYS WAY

MAJOR RD

SEE PAGE 24

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

P.B. 20

JUN 20 1996

LD 116-60
408-60
Pcs 4, 14, 15

EDEN

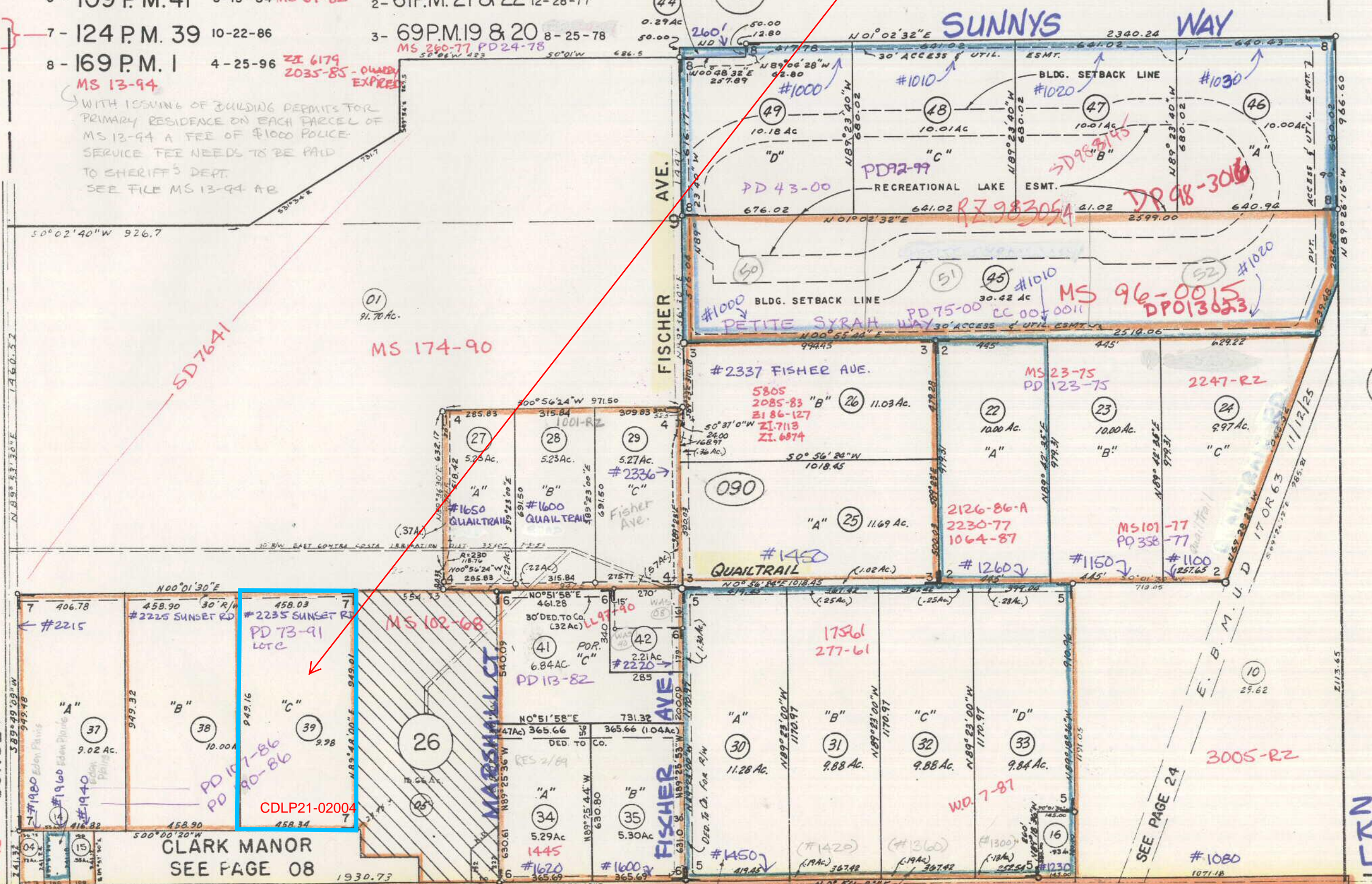
CLARK MANOR SEE PAGE 08

PLAINS

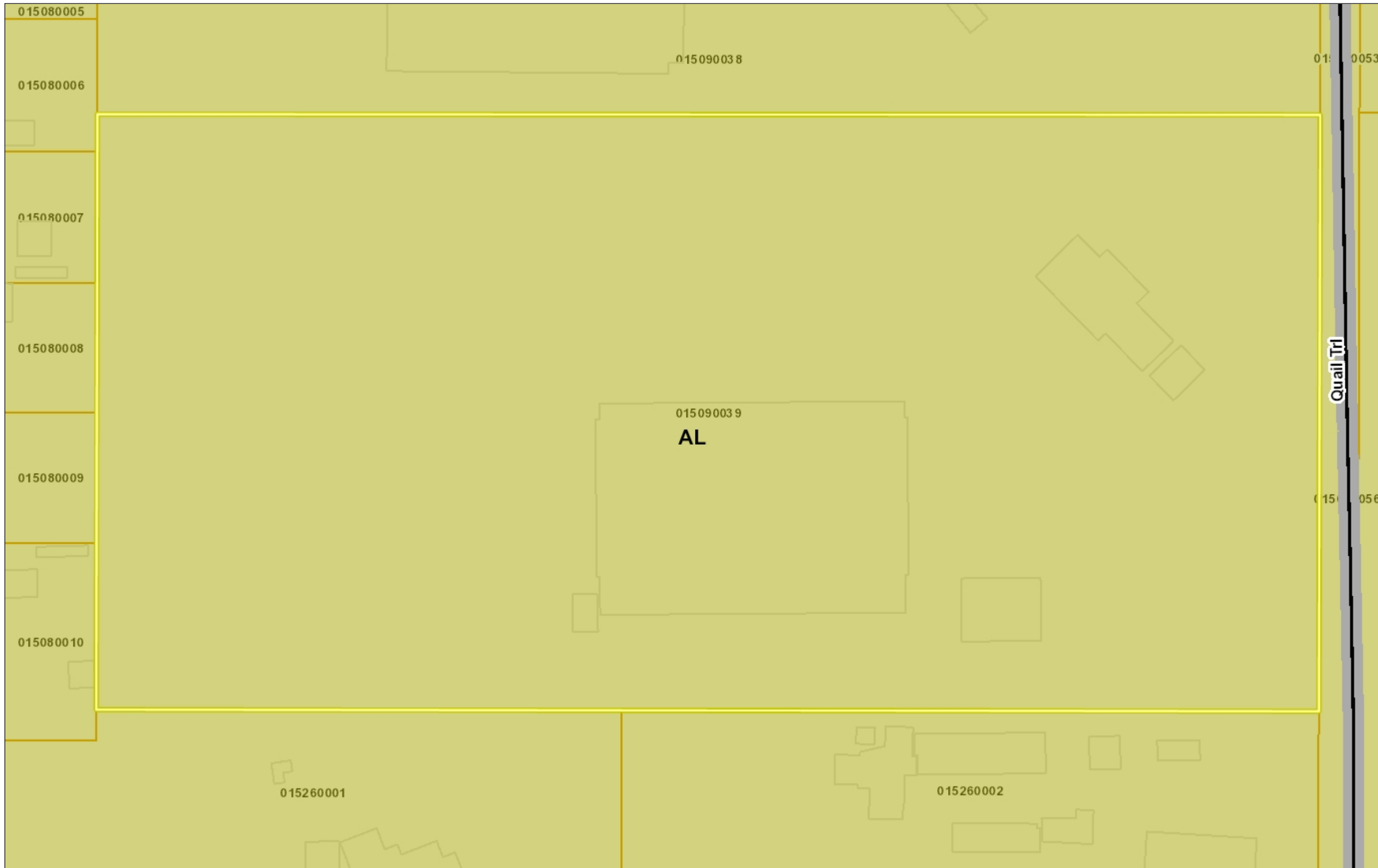
ROAD

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

RD FEES



ZM: K-27 L-27



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 - Lc
- 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 Star
- 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

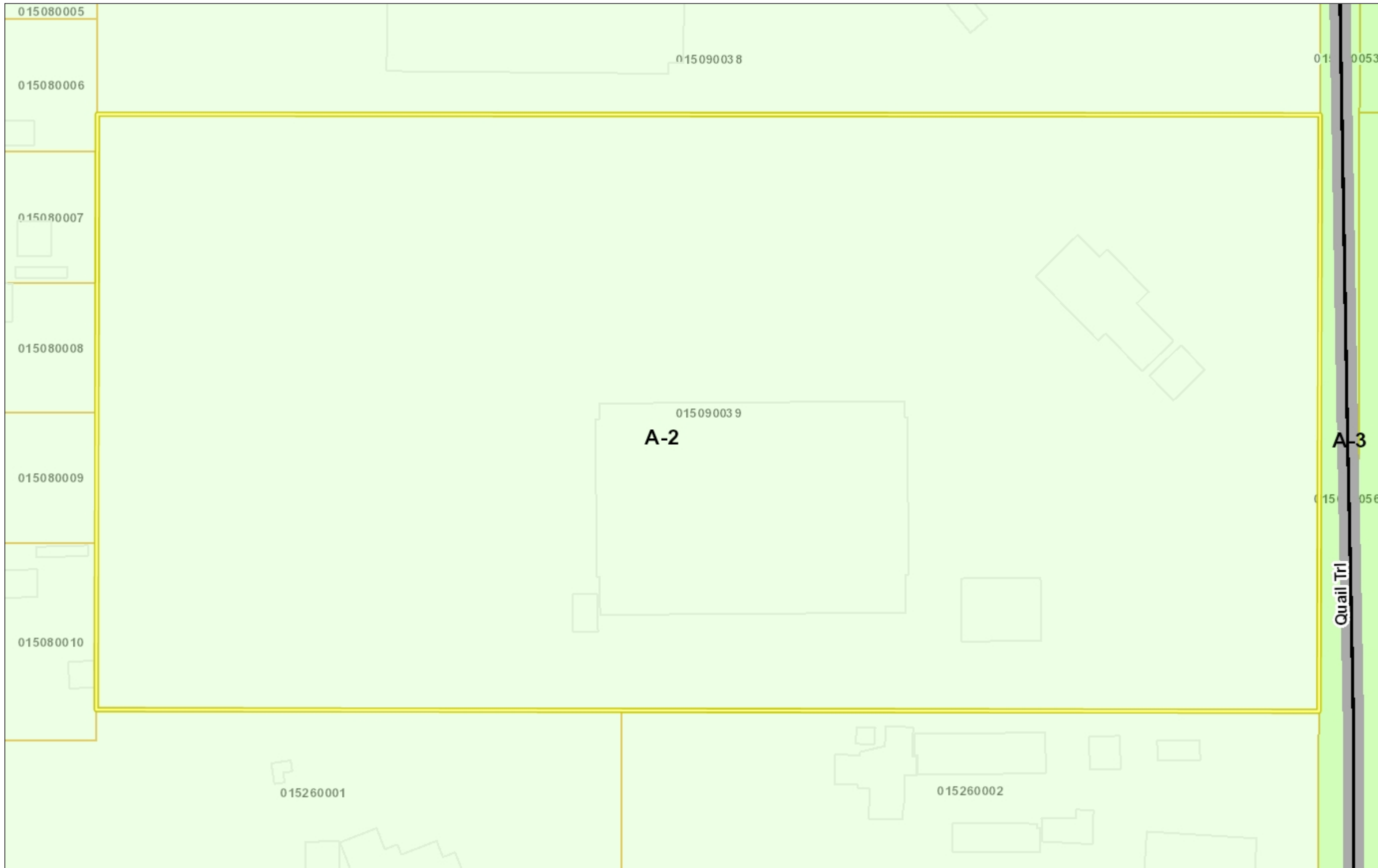
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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 Residenci Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenci Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenci Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenci 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

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



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

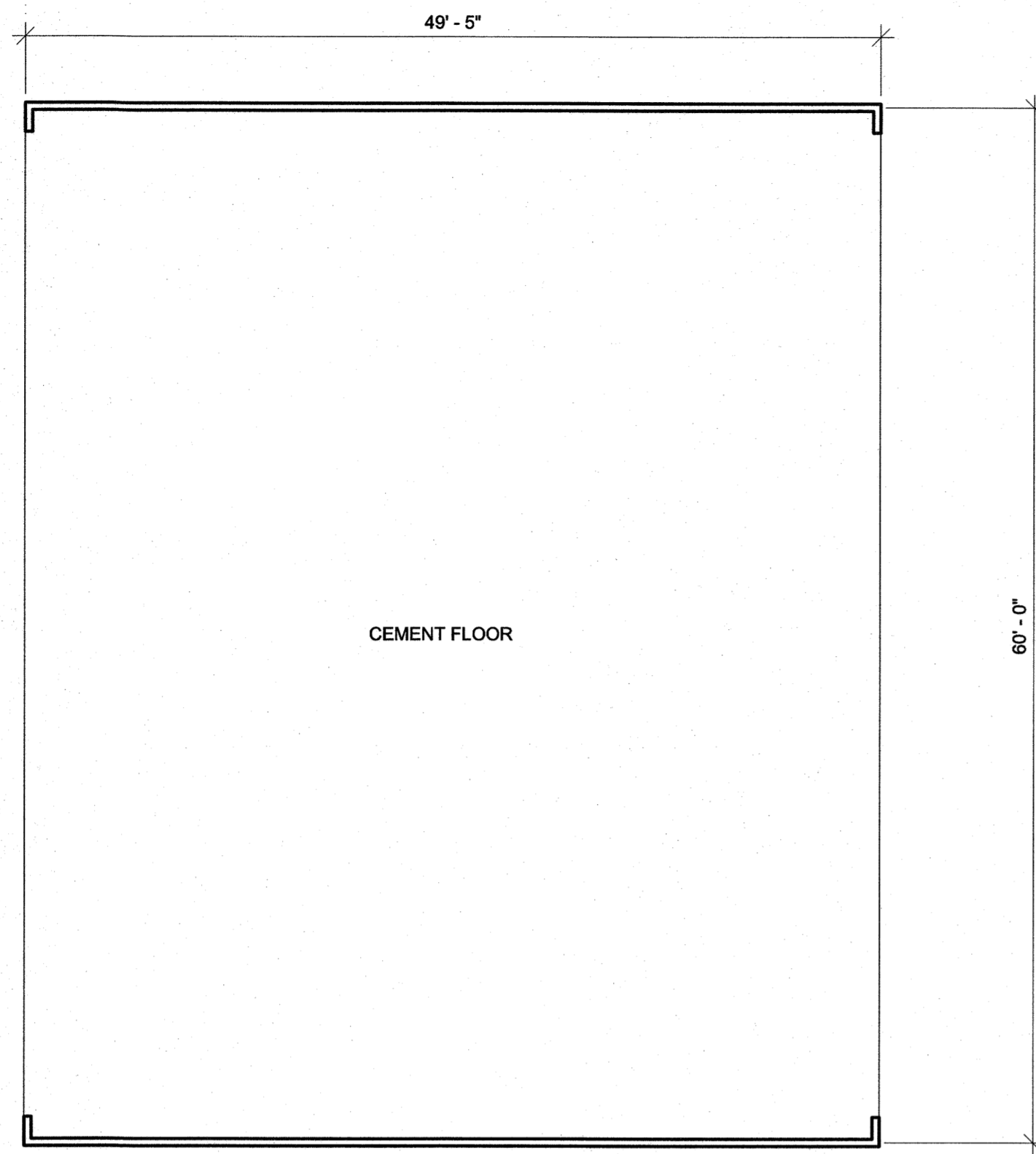
WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

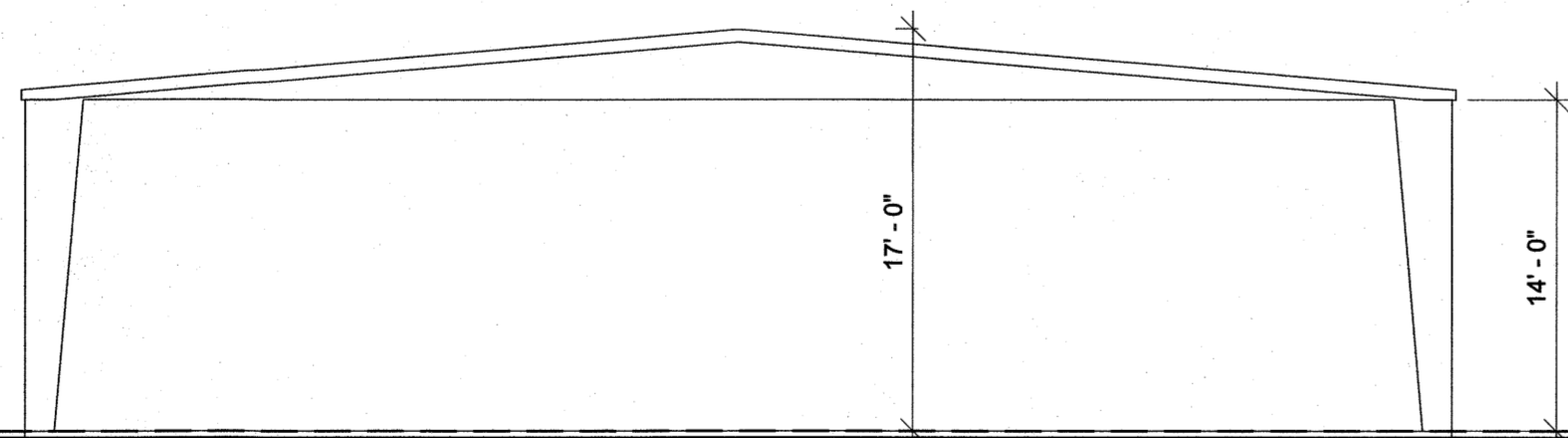
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

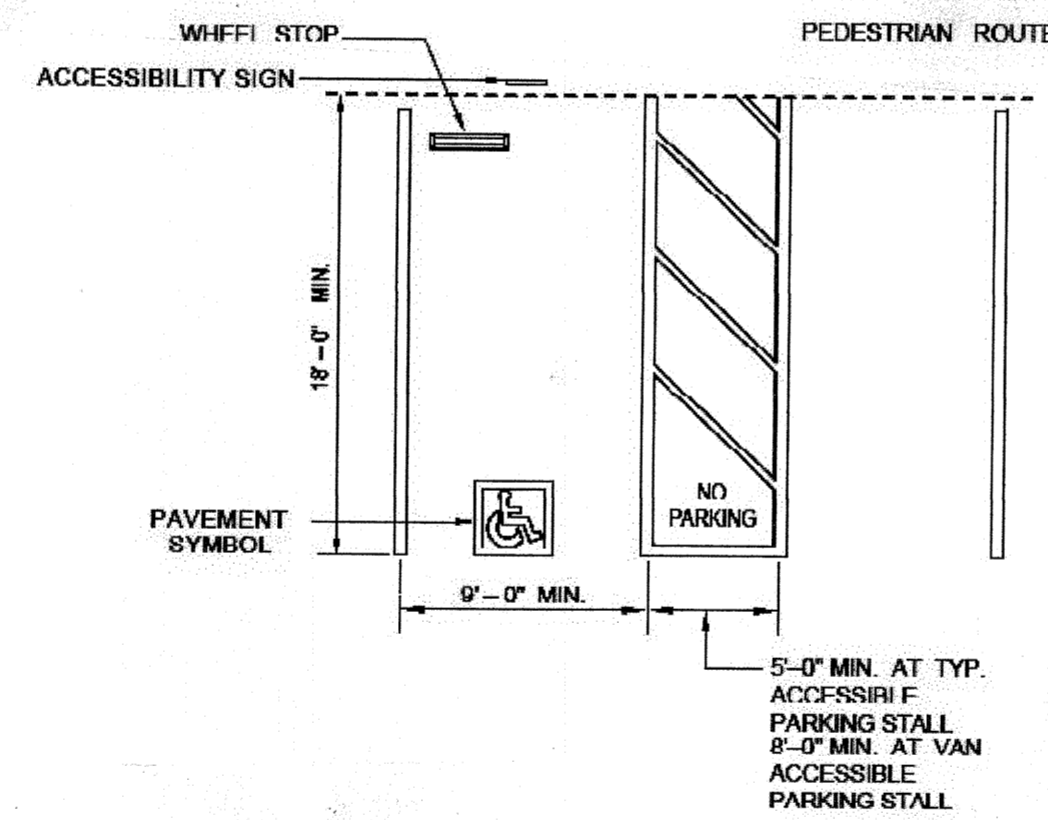
Contra Costa County -DOIT GIS



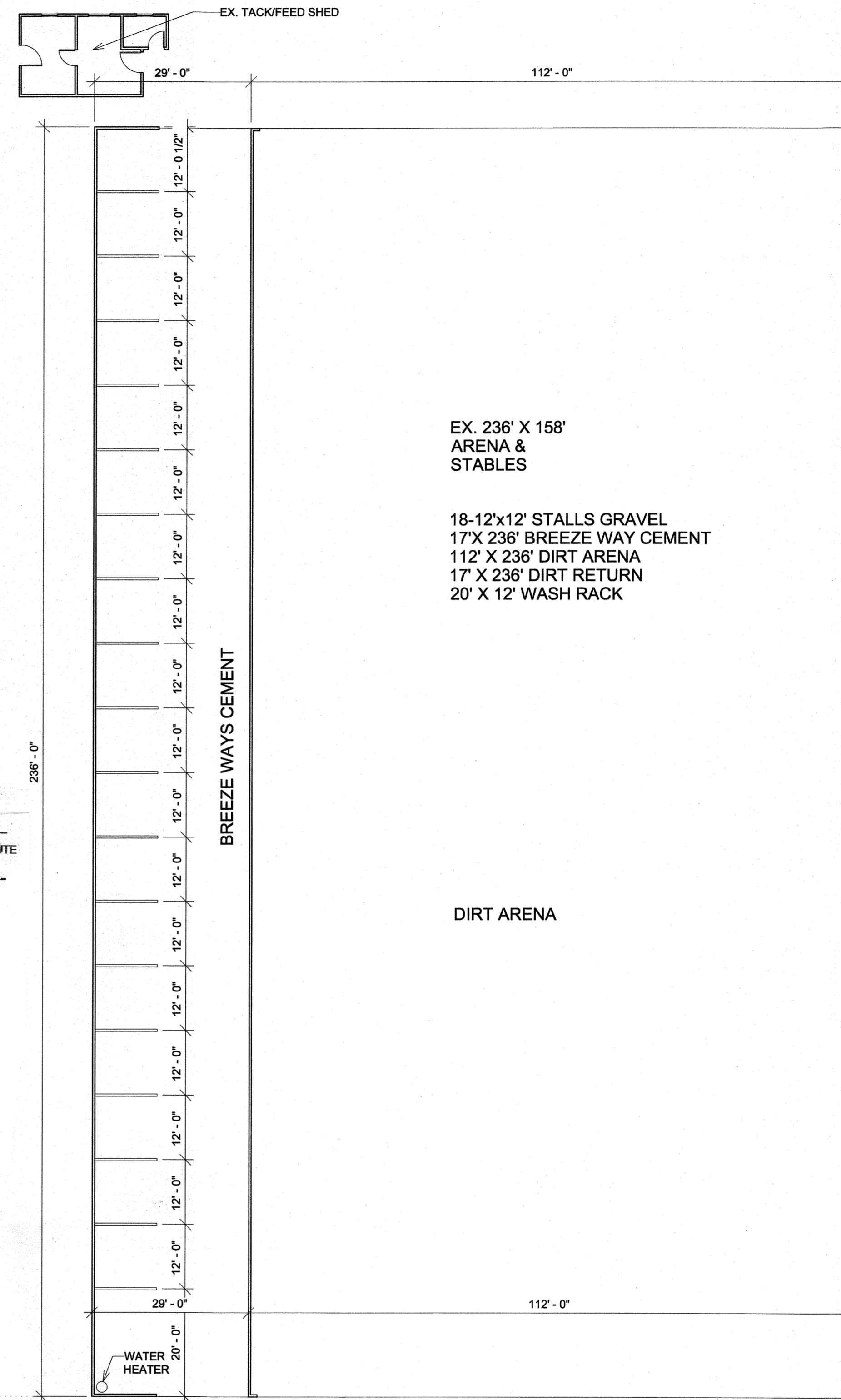
3 OPEN SIDED BLDG.
1/8" = 1'-0"



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

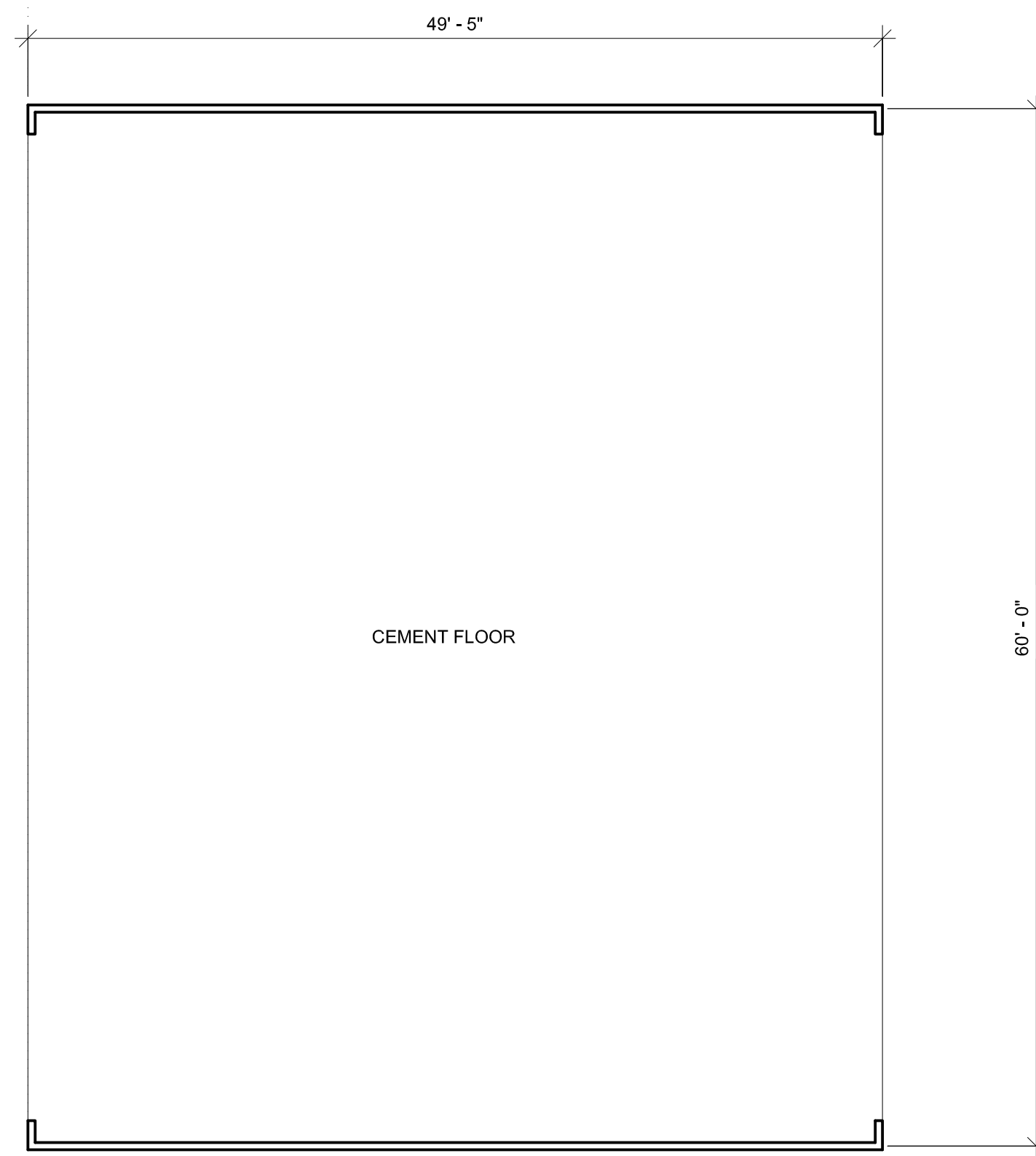
DATE
20.04.27

SCALE
AS SHOWN

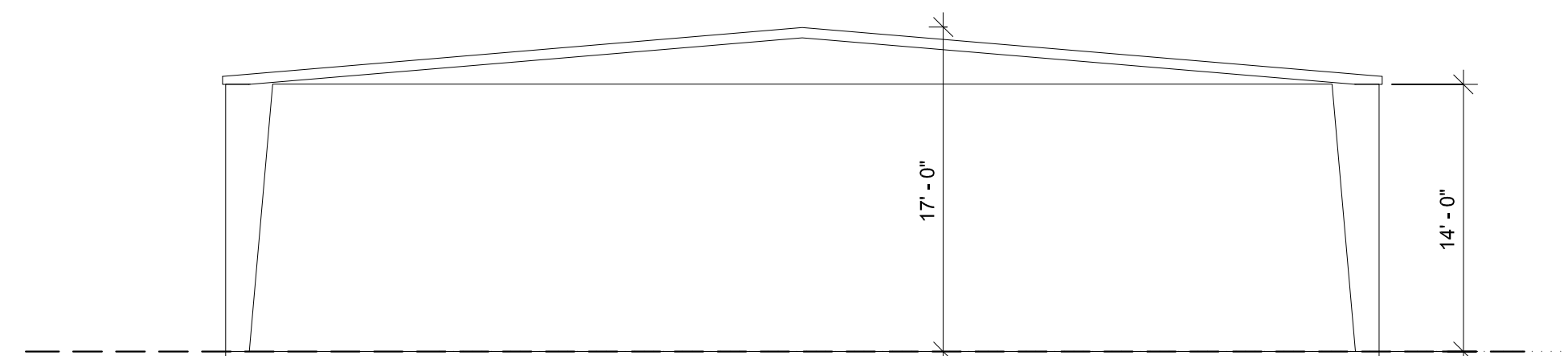
JOB NO.

SHEET

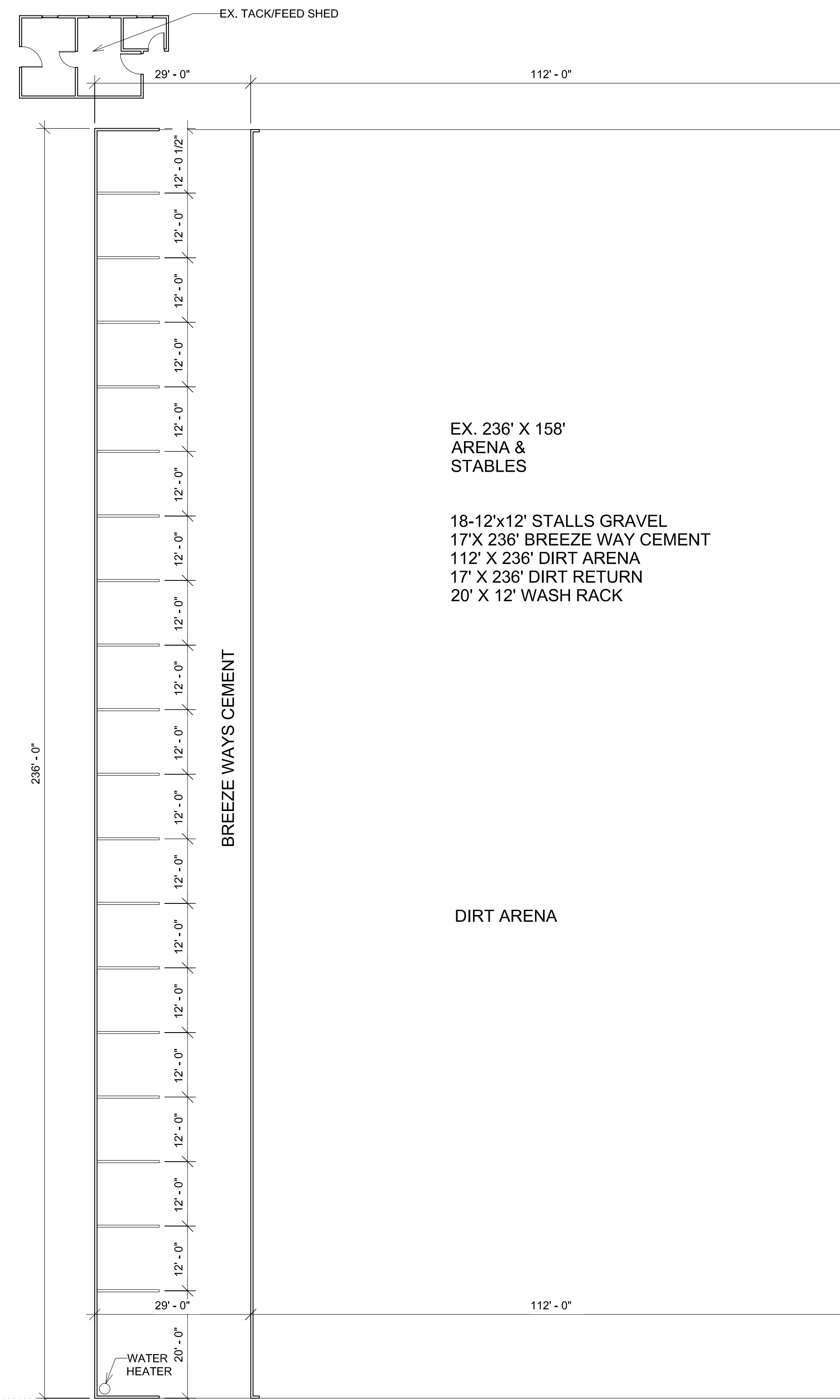
A102



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



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



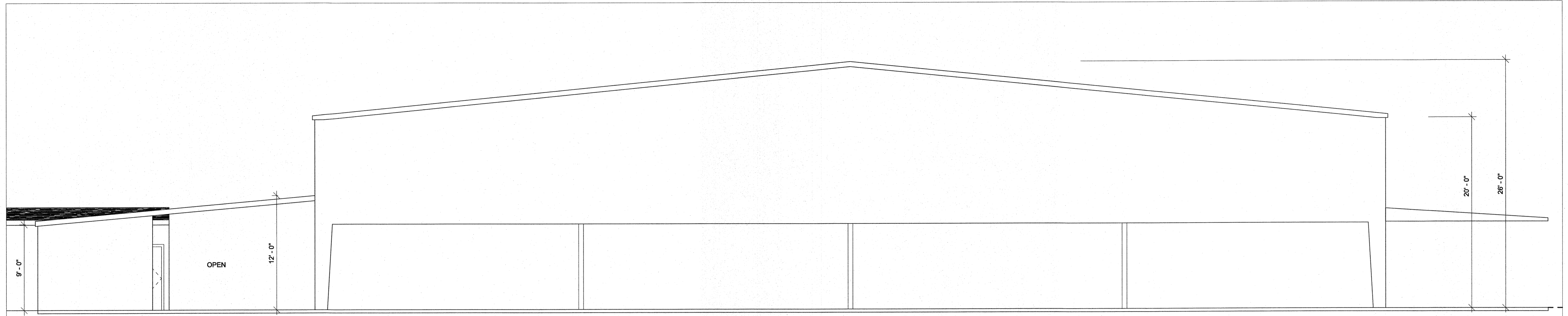
1 ARENA & STABLES PLAN
1/16" = 1'-0"

REVISIONS	BY

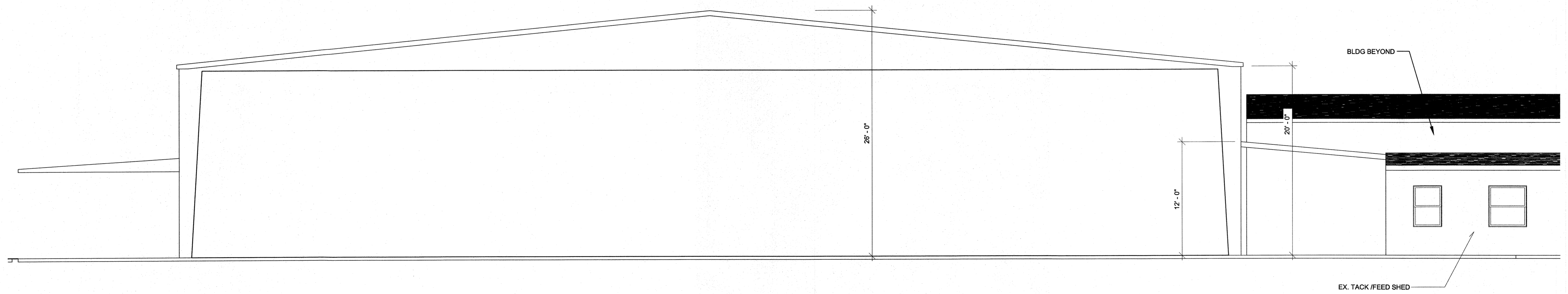
TOM LINN DRAFTING & DESIGN
P.O. BOX 313
ANTIOCH, CA
925-756-7848
tomlinndrafting@sbcglobal.net

2235 SUNSET RD. BRENTWOOD CA
RECORD DRAWING

DRAWN RA
CHECKED TL
DATE 20..04.27
SCALE AS SHOWN
JOB NO. .
SHEET A102



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

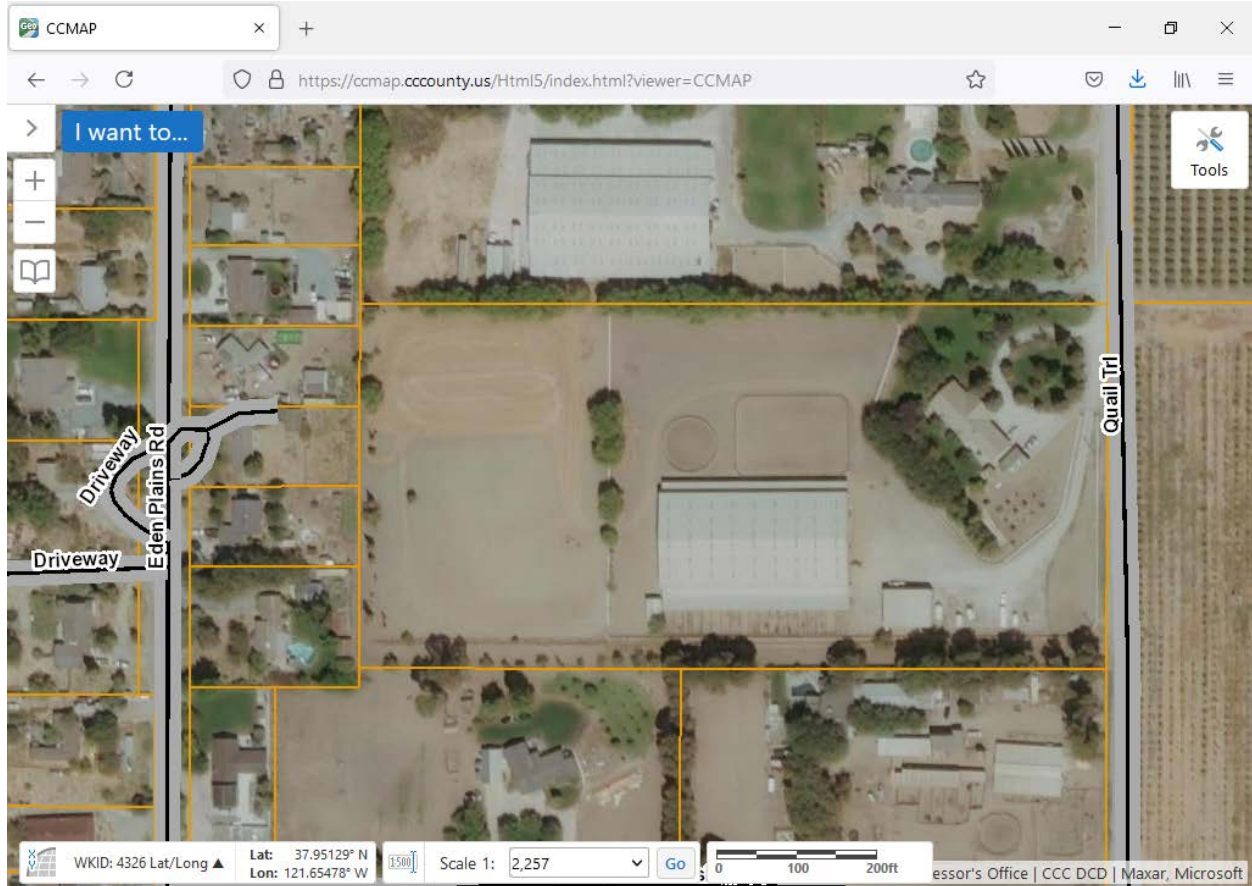
Project Description

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.

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

