



CONTRA COSTA COUNTY

AGENDA

Byron Municipal Advisory Council

Tuesday, September 23, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo,
Byron, CA 94514

1. Roll Call and Introductions

2. Approval of Agenda

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
Contra Costa County Fire Protection District - Assistant Chief Tracie Dutter
California Highway Patrol - TBD
Office of Supervisor Diane Burgis - Claire Alaura, District Representative

5. Consent Items: Items are subject to removal from the Consent Calendar by request of any Byron MAC member. Items removed from the Consent Calendar will be considered with the Discussion Items.

- a. APPROVE Record of Action - August 2025

[25-3929](#)

Attachments: [MeetingMinutesAugust 2025](#)

6. Discussion Items

- a. CONSIDER Agency Comment Request CDLP25-02033 where the applicant requests approval of a Land Use Permit for the construction and operation of the Hubbard Farming & Forestry Clean Power Project, a 6.6 megawatt solar generation facility with a battery storage system. The solar farms will be ground mounted single axis tracker system. The project would use approximately 30-acres of land.

[25-3930](#)

Attachments: [CDLP25-02033 ACR](#)

- b. RECEIVE presentation from the Noell Crosse, Public Education Coordinator for Contra Costa County Fire Protection District, on home fire safety.

7. Councilmember Comments

8. Correspondence

RECEIVE Byron MAC September 2025 Correspondence

[25-3931](#)

Attachments: [Byron MAC September 2025 Correspondence](#)

9. Future Agenda Items

10. Adjourn

The next meeting is currently scheduled for October 28, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330 or claire.alaura@bos.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3929

Agenda Date: 9/23/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: APPROVE Record of Action - August 2025

Recommendation(s)/Next Step(s):

APPROVE Record of Action - August 2025

CONTRA COSTA COUNTY

*1025 ESCOBAR STREET
MARTINEZ, CA 94553*



Meeting Minutes

Tuesday, August 26, 2025

6:00 PM

St. Anne Church, 2800 Camino Diablo, Byron, CA 94514

Byron Municipal Advisory Council

1. Roll Call and Introductions

Present Dennis Lopez, Mike Nisen, Ron Schmit, and Linda Thuman
Late Paula Wherity

2. Approval of Agenda

approved
Motion: Nisen
Second: Lopez
Aye: Lopez, Nisen, Schmit, and Thuman
Late: Wherity
Result: Passed

3. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to three minutes).

Jack - Inquired about any update on the State Route 239 Project, which is there none.

Patty Bristow - Shared that she attended the Vasco Road Corridor Safety Improvement Study Workshop #2. Roundabouts were suggested at two intersections and she spoke to the Public Works staff about State Route 239 project. She also provided an update on the work of Local Agency Formation Commission (LAFCO) on Reclamation Districts and levies, and stated the County should finance the levies.

Cam - Thanked the CCC Sheriff for having a presence at the Wild Idol's motorcycle night. He is concerned about the Contra Costa County Fire Protection District helicopters flying too low as it is loud and disruptive, and requested they fly at least above 500 feet.

Nicole Cuellar-Nelson, District Representative for Senator Christopher Cabaldon - Introduced herself to the Byron MAC and community.

Mark Whitlock - Added information to Patty's discussion on the levies and mentioned Prop 218, grants, property tax funds and special assessments to support the maintenance of levies. He also shared information on the upcoming Bethel Island Health and Safety Fair on October 4, 2025.

4. Agency Reports

- a. Contra Costa County Office of the Sheriff - TBD
Contra Costa County Fire Protection District - TBD
California Highway Patrol - TBD
Office of Supervisor Diane Burgis - Claire Alaura, District Representative

Contra Costa County Office of the Sheriff - Lt. Ryan White, Delta Station, provided an activity report for the previous month. He also provided information and answered questions about the Community Warning System (CWS), which is the Contra Costa County's official emergency alert system.

Contra Costa Fire Protection District - Claire Alaura, District Representative for Supervisor Diane Burgis, provided an update on behalf of Michelle Rinehart, Wildfire Mitigation and Grants Coordinator.

California Highway Patrol - No report given.

Office of Supervisor Diane Burgis - Claire Alaura, District Representative, provided an update on events in District 3, including the announcement that Byron Community Clean-up Day is scheduled for October 25, 2025. A separate tire recycling event is being planned for a future date.

5. **Consent Items:** Items are subject to removal from the Consent Calendar by request of any Byron MAC member. Items removed from the Consent Calendar will be considered with the Discussion Items.

- a. [25-3410](#)

Attachments: [MeetingMinutesMay 2025](#)
approved
Motion: Nisen
Second: Wherity
Aye: Lopez, Nisen, Schmit, Thuman, and Wherity
Result: Passed

6. **Discussion Items**

- a. [25-3411](#)

Attachments: [CDLP25-02018](#)
recommended
Motion: Lopez
Second: Schmit
Aye: Lopez, Nisen, Schmit, Thuman, and Wherity
Result: Passed

- b. [25-3412](#)

Attachments: [CDLP25-02019 \(concurrent CDLP25-02018\) ACR](#)
recommended
Motion: Thuman
Second: Nisen
Aye: Lopez, Nisen, Schmit, Thuman, and Wherity
Result: Passed

7. **Councilmember Comments**

Councilmember Wherity announced tickets are available for the Byron Chili Cook-off & BBQ at the Wild Idol Saloon on October 5, 2025, from 2-5 pm.

8. **Correspondence**

- a. [25-3413](#)

Attachments: [Byron MAC August 2025 Correspondence](#)
received

9. **Future Agenda Items**

The Byron MAC requested a General Plan update from Will Nelson, Department of Conservation and Development. They also want to explore adding a 35 mph speed sign on J-4 with the Public Works Department.

10. Adjourn

Meeting adjourned at 7 pm.

The next meeting is currently scheduled for September 23, 2025.

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 3361 Walnut Boulevard, Suite 140, Brentwood, CA 94513, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Claire Alaura, District Representative, (925) 655-2330.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3930

Agenda Date: 9/23/2025

Agenda #: a.

Advisory Board: Byron MAC

Subject: Agency Comment Request

Recommendation(s)/Next Step(s):

CONSIDER Agency Comment Request CDLP25-02033 where the applicant requests approval of a Land Use Permit for the construction and operation of the Hubbard Farming & Forestry Clean Power Project, a 6.6 megawatt solar generation facility with a battery storage system. The solar farms will be ground mounted single axis tracker system. The project would use approximately 30-acres of land.



AGENCY COMMENT REQUEST

Date 09/05/25

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> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input checked="" type="checkbox"/> Building Inspection</p> <p><input checked="" type="checkbox"/> Advance Planning</p> <p>Trans. Planning</p> <p><input checked="" type="checkbox"/> ALUC Staff</p> <p>County Geologist</p> </div> <div style="width: 45%;"> <p>Grading Inspection</p> <p>Housing Programs</p> <p>Telecom Planner</p> <p><input checked="" type="checkbox"/> HCP/NCCP Staff</p> </div> </div> <p><u>HEALTH SERVICES DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Environmental Health Hazardous Materials</p> <p><u>PUBLIC WORKS DEPARTMENT</u></p> <p><input checked="" type="checkbox"/> Engineering Services Special Districts</p> <p>Traffic</p> <p><input checked="" type="checkbox"/> Flood Control (Full-size)</p> <p><u>LOCAL</u></p> <p><input checked="" type="checkbox"/> Fire District _____</p> <p style="margin-left: 40px;">San Ramon Valley – (email) rwendel@srvfire.ca.gov</p> <p><input checked="" type="checkbox"/> Consolidated – (email) fire@cccfdpd.org</p> <p>Sanitary District _____</p> <p>Water District _____</p> <p>City of _____</p> <p>School District(s) _____</p> <p>LAFCO</p> <p>Reclamation District # _____</p> <p>East Bay Regional Park District</p> <p>Diablo/Discovery Bay/Crockett CSD</p> <p><input checked="" type="checkbox"/> MAC/TAC <u>Byron</u> _____</p> <p>Improvement/Community Association</p> <p><input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)</p> <p><u>OTHERS/NON-LOCAL</u></p> <p><input checked="" type="checkbox"/> CHRIS (email only: nwic@sonoma.edu)</p> <p><input checked="" type="checkbox"/> CA Fish and Wildlife, Region 3 – Bay Delta</p> <p>Native American Tribes</p> <p><u>ADDITIONAL RECIPIENTS</u></p> <p>District 3 _____</p> <p>Delta Protection Commission/ Conservancy Board</p>	<p><i>Please submit your comments to:</i></p> <p>Project Planner <u>Adrian Veliz</u></p> <p>Phone # <u>(925) 655-2879</u></p> <p>E-mail <u>Adrian.Veliz@dcd.cccounty.us</u></p> <p>County File # <u>CDLP25-02033</u></p> <p>Prior to <u>September 30, 2025</u></p> <p style="text-align: center;">*****</p> <p>We have found the following special programs apply to this application:</p> <div style="display: flex; justify-content: space-between;"> <p>Landslide</p> <p>Active Fault Zone (A-P)</p> </div> <p>Liquefaction Flood Hazard Area</p> <p><input checked="" type="checkbox"/> 60-dBA Noise Control</p> <p>CA EPA Hazardous Waste Site</p> <p>High or Very High FHSZ</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: ___ None ___ Below ___ Attached</p> <p>Print Name _____</p> <p>Signature _____ DATE _____</p> <p>Agency phone # _____</p>
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CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02033

File Date: 9/3/2025

Applicant:

John Milochik Hubbard Farming & Forestry LLC
PO BOX 2996
LIVERMORE, CA 94551
JMILOCHIK@YAHOO.COM
(925) 575-4842

Property Owner:

FARMING & FORES HUBBARD
PO BOX 2996
LIVERMORE, CA 94551 299
JMILOCHIK@YAHOO.COM
(925) 575-4842

Project Description:

The applicant requests approval of a Land Use Permit for the construction and operation of the Hubard Farming & Forestry Clean Power Project, a 6.6 megawatt solar generation facility with a battery storage system. The solar farms will be ground mounted single axis tracker system. The project would use approximately 30-acres of land.

Project Location: (Address: 5675 HOPE WAY, BYRON, CA 94514), (APN: 002210021)

Additional APNs: 002-210-020

General Plan Designation(s): AL

Flood Hazard Areas: See Map

60-dBA Noise Control:

Sphere of Influence:

Sanitary District:

Specific Plan:

Zoning District(s): "A-3, -SG"

AP Fault Zone:

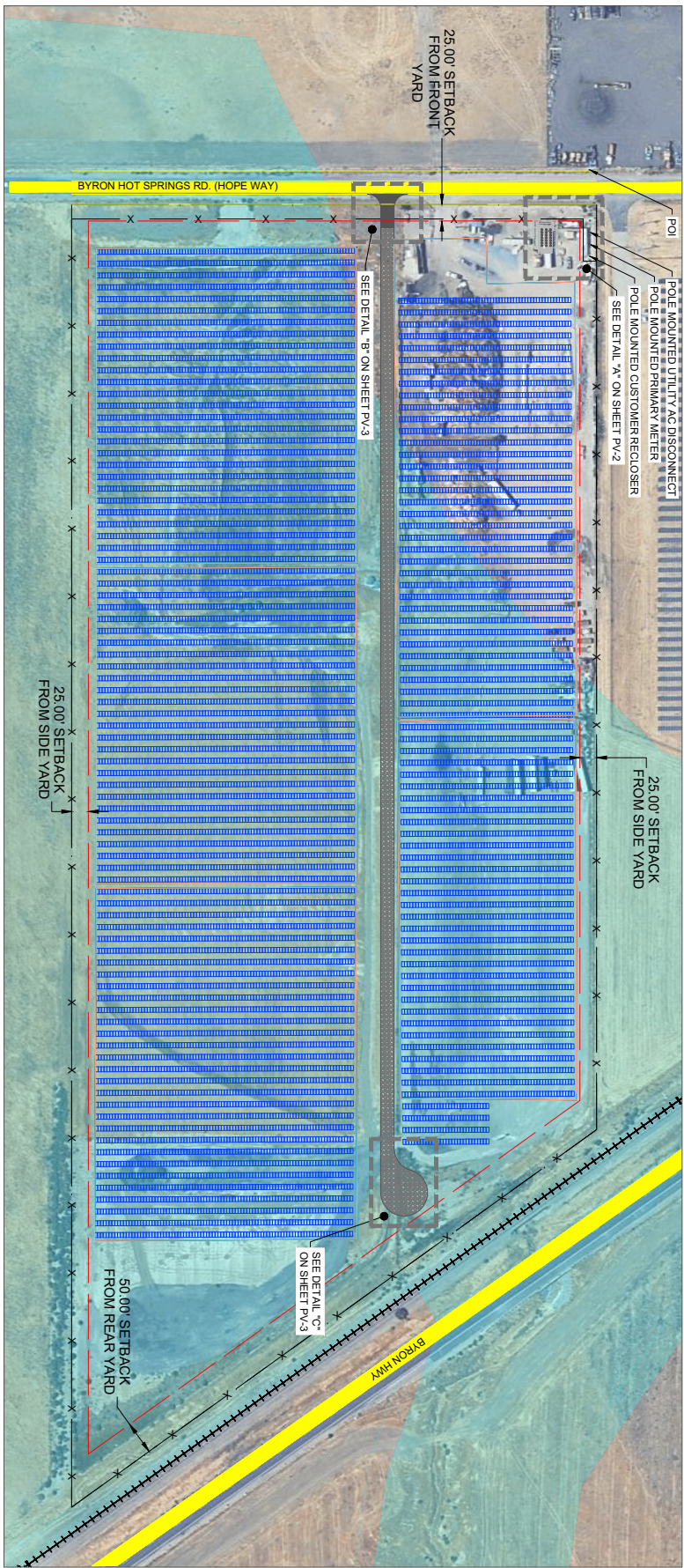
MAC/TAC:

Fire District: CONSOLIDATED FIRE Former ECC

Housing Inventory Site: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
Total:			7662.00	7662.00



SYSTEM SPECIFICATIONS

SYSTEM SIZE DC	17.70 MW
SYSTEM SIZE AC	6.60 MW
DC/AC RATIO	1.17
MODULE MANUFACTURER	TRINA SOLAR
MODULE MODEL	TSMADE27C.20 665
MODULE RATING	665 W
TOTAL MODULE QTY	117,780
MODULES PER STRING	30
TOTAL NO. OF STRINGS	392
INVERTER MODEL	CPS SCH27KTL-DOLUS-800
INVERTER RATING	275 kW
INVERTER QTY	24
STEP-UP TRANSFORMER	3 X 3MVA/800V/AC
RACKING	NEXTADCKER NX HORIZON XTR OR EQUAL
INTER-ROW SPACING	11'
PITCH	TRACKER - 60° MAX ANGLE
GCR	0.43
SITE AREA INSIDE FENCE	TBD
LINEAR FEET OF GRAVEL ROAD	N/A
AC POWER LIMITED BY PLANT CONTROLLER	N/A

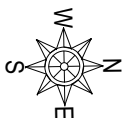
ARRAY PLAN

SCALE: 1" = 75'

LEGEND

- 20' WIDE SITE ACCESS
- PROPOSED HMA
- (E) FLOOD HAZARD AREA
- PUBLIC ROAD
- PROPERTY LINE
- PROJECT SITE SECURITY FENCE
- SETBACK
- RAILWAY TRACK

RECEIVED on 9/3/2025
By Corina Costa County
Department of Conservation and Development
CDL-P25-02033



GENERAL NOTES

1. REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2. INSTALLATION TO COMPLY WITH NEC 2014 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3. EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
4. 20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, EMERGENCY VEHICLES, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
5. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PERIOD SURVEY.

HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

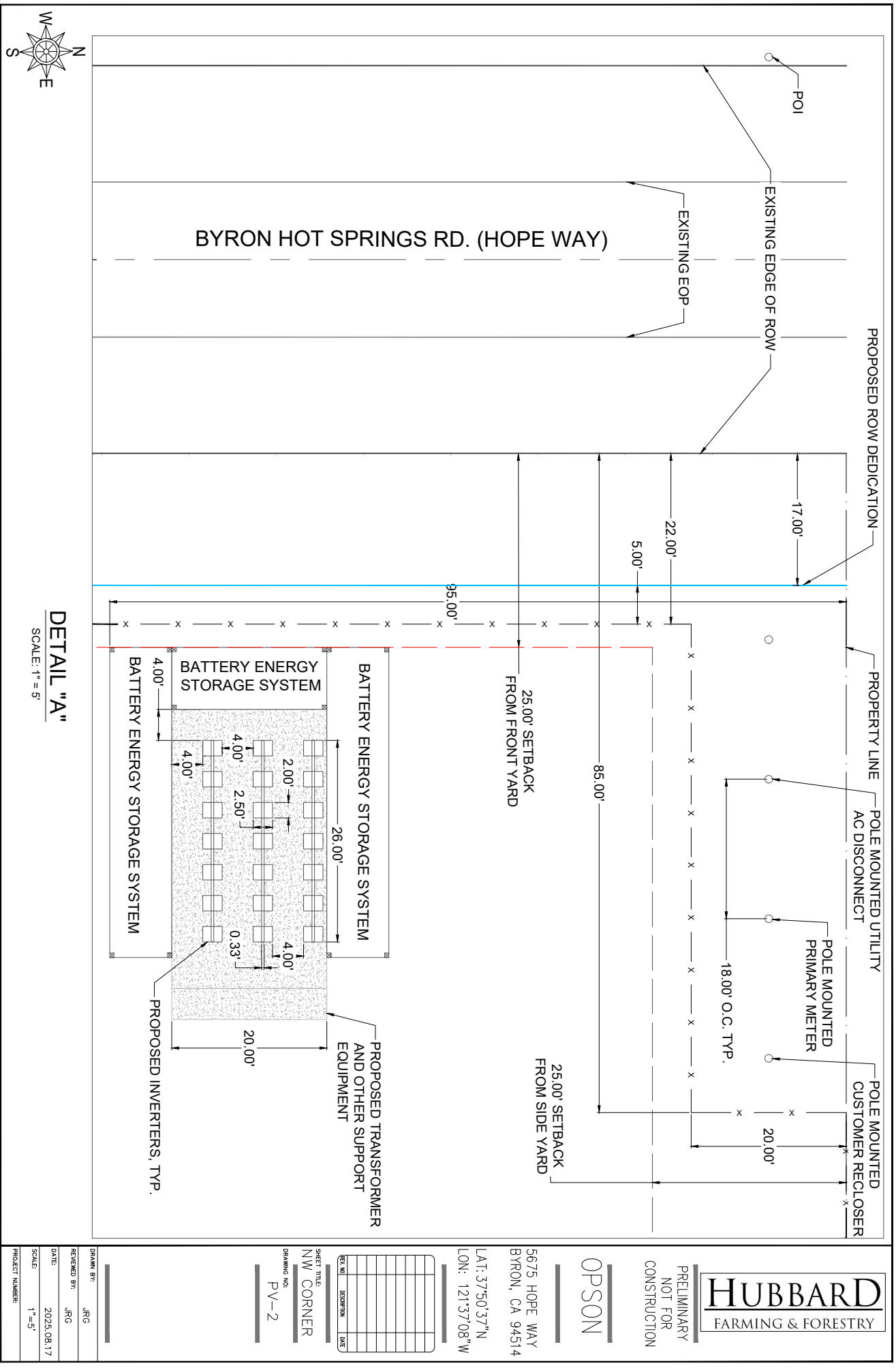
OPSON

5675 HOPE WAY
BYRON, CA 94514
LAT: 37°50'37"N
LON: 121°37'08"W

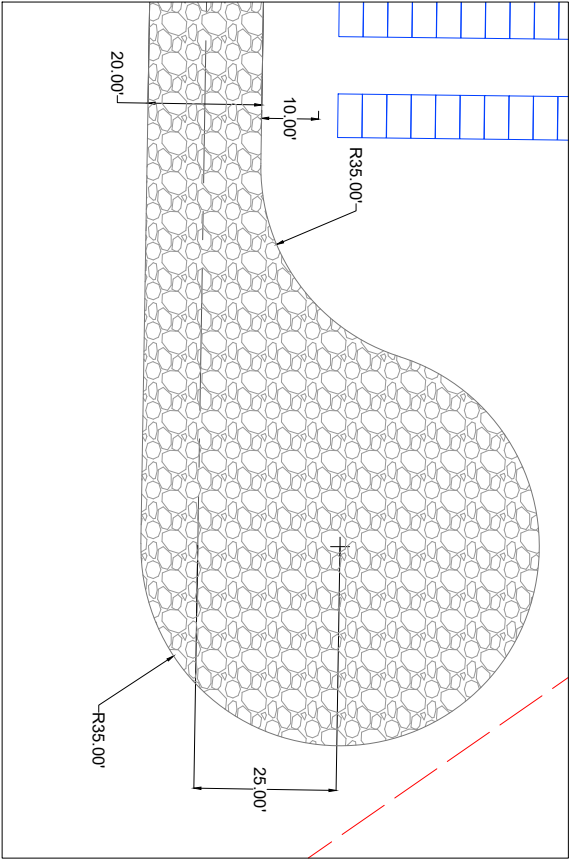
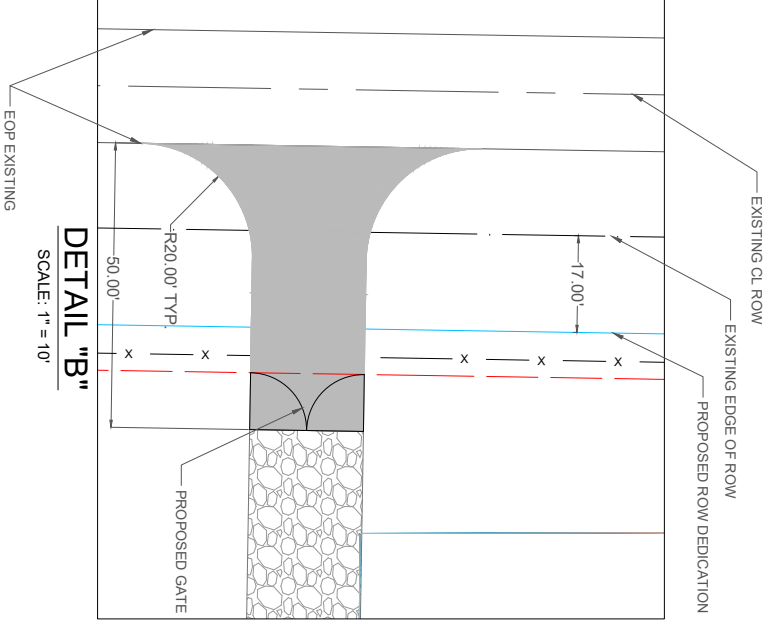
REV. NO.	DESCRIPTION	DATE

SHEET TITLE:
PRELIMINARY LAYOUT
DRAWING NO:
PV-1

DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1" = 75'
PROJECT NUMBER:	



- NOTES:
1. APPLICANT INTENDS TO LOCATE THE VEHICULAR ENTRANCE GATE A MINIMUM OF 40 FEET FROM THE EDGE OF PAVEMENT TO ALLOW VEHICLES TO QUEUE WITHOUT OBSTRUCTING THROUGH TRAFFIC. SUFFICIENT AREA WILL BE PROVIDED OUTSIDE ANY GATE TO ALLOW A VEHICLE TO TURN AROUND AND RE-ENTER BYRON HOT SPRINGS ROAD IN A FORWARD DIRECTION.
 2. APPLICANT INTENDS TO PAVE THE FIRST 50 FEET OF THE ACCESS DRIVEWAY, MEASURED FROM THE EXISTING EDGE OF PAVEMENT OF BYRON HOT SPRINGS ROAD INTO THE PROPERTY, TO ALLOW VEHICLES TO PULL COMPLETELY OFF OF THE ROADWAY AND STILL REMAIN ON A PAVED SURFACE, AND TO PREVENT DUST, GRAVEL, AND DEBRIS FROM SPILLING ON TO BYRON HOT SPRINGS ROAD.
 3. APPLICANT INTENDS TO CONSTRUCT A STREET TYPE CONNECTION WITH 20-FOOT RADIUS RADIUS RETURNS IN LIEU OF STANDARD DRIVEWAY DEPRESSIONS AT BYRON HOT SPRINGS ROAD.
 4. APPLICANT INTENDS TO PROVIDE SIGHT DISTANCE AT THE ON-SITE DRIVEWAYS AND BYRON HOT SPRINGS ROAD FOR A DESIGN SPEED OF 35 MPH PER HOUR. THE APPLICANT WILL TRIM VEGETATION, AS NECESSARY, TO PROVIDE SIGHT DISTANCE AT THE DRIVEWAYS. ANY NEW FENCING AT THE DRIVEWAYS WILL BE SETBACK TO ENSURE THAT THE SIGHT LINES ARE CLEAR.



LEGEND	
	20' WIDE SITE ACCESS
	PROPOSED HMA
	PROPERTY LINE
	PROJECT SITE SECURITY FENCE
	SETBACK

GENERAL NOTES	
1.	REFER TO SINGLE LINE DIAGRAM FOR DETAILS.
2.	INSTALLATION TO COMPLY WITH NEC 2014 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES.
3.	EQUIPMENT SHALL BE LABELED PER NEC 690 AND UTILITY REGULATIONS.
4.	20' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, EMERGENCY VEHICLES, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
5.	DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PER SURVEY.

HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

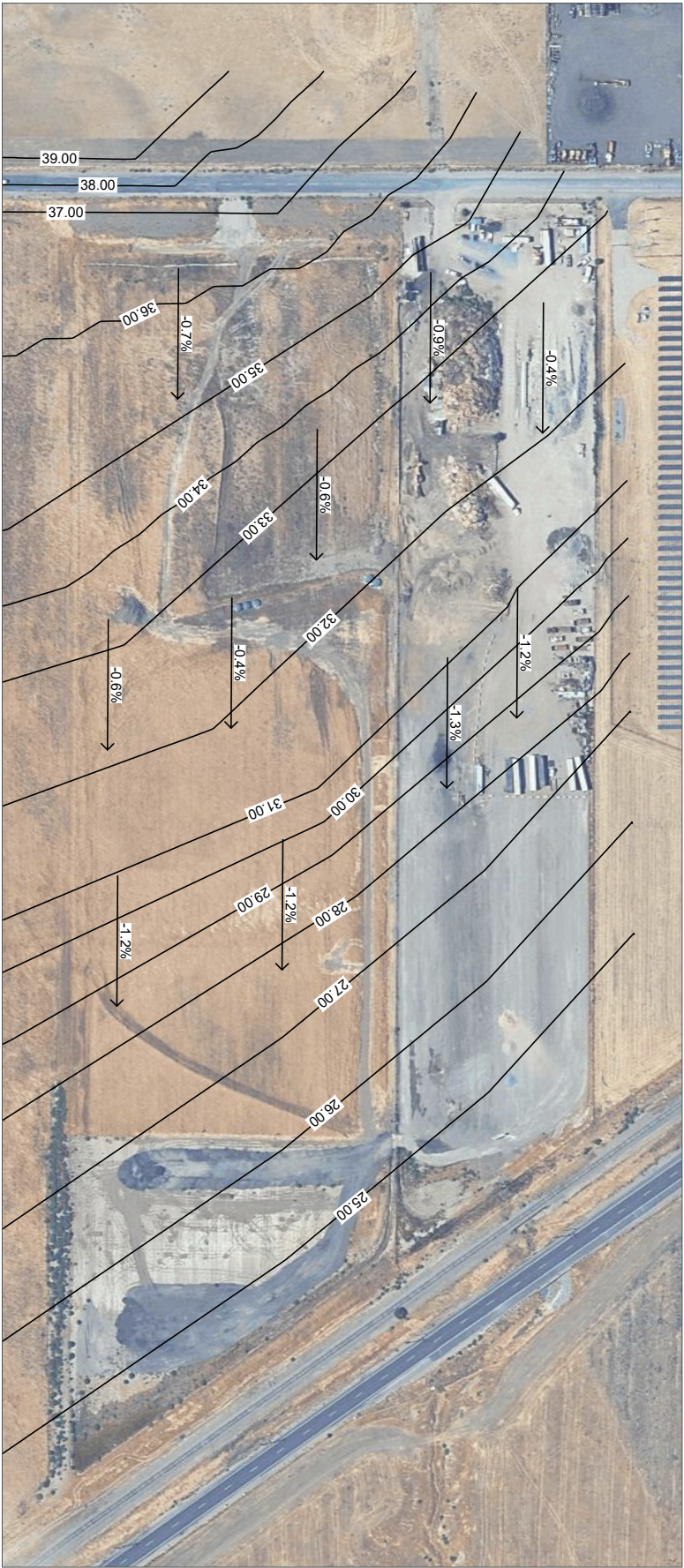
OPSON

5675 HOPE WAY
BYRON, CA 94514

LAT: 37°50'37"N
LON: 121°37'08"W

SHEET NO.	DESCRIPTION	DATE
1	VEHICLE CIRCULATION PLAN	
DRAWING NO. PV-3		

DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1" = 10'
PROJECT NUMBER:	



EXISTING CONDITIONS	
ITEM	VALUE
FENCING (SQFT)	435,800
FENCING (ACRES)	10
GRAVEL AREA (SQFT)	415,600
TOTAL PROJECT AREA (SQFT)	1,306,800
TOTAL ANTICIPATED PRE-PROJECT IMPERVIOUS (SQFT)	720
TOTAL ANTICIPATED PRE-PROJECT IMPERVIOUS (% OF PROJECT)	0.055
GENERAL TERRAIN SLOPE	EASTWARD
SLOPE %	0.4% \leq 1.3%

GENERAL NOTES

- ELEVATION DATA SOURCE:
 - 1.1. ELEVATION DATA SMIETER
 - 1.2. ORIGINATOR: USDA/NRCS
 - 1.3. NATIONAL GEOSPATIAL CENTER FOR EXCELLENCE



REV. NO.	DESCRIPTION	DATE

SHEET TITLE:
DRAINAGE PLAN

EXISTING

DRAWING NO.:

C-1

5675 HOPE WAY
BYRON, CA 94514
LAT: 37°50'37"N
LON: 121°37'08"W

OPSON

PRELIMINARY
NOT FOR
CONSTRUCTION

HUBBARD
FARMING & FORESTRY

DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1"=75'
PROJECT NUMBER:	

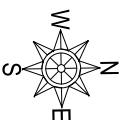


PROPOSED CONDITIONS

ITEM	VALUE
FENCING (SQFT)	1,308,200
FENCING (ACRES)	29.9
GRAVEL AREA (SQFT)	447,600
PROPOSED RIGHT-OF-WAY DEDICATION (SQFT)	8,657
TOTAL PROJECT AREA (SQFT)	1,298,143
TOTAL POST-PROJECT IMPERVIOUS (CONCRETE PAD) (SQFT)	720
TOTAL POST-PROJECT IMPERVIOUS (% OF PROJECT)	0.055
GENERAL TERRAIN SLOPE	EASTWARD
SLOPE %	0.4% < 1.3%
TOTAL NEW GRAVEL ROADS (SQFT)	31,900
TOTAL NEW POWER STATIONS ON CONCRETE PAD (SQFT)	*
TOTAL NEW ENERGY STORAGE CONTAINERS (SQFT)	800
TOTAL REPLACED IMPERVIOUS SURFACE (SQFT)	0
TOTAL POST-PROJECT IMPERVIOUS SURFACE (SQFT)	720
IMPERVIOUS SURFACE AREA INCREASE (SQFT)	0

GENERAL NOTES

- ELEVATION DATA SOURCE:
 - 1.1. ELEVATION DATA SOURCE: NATIONAL GEOSPATIAL CENTER FOR EXCELLENCE
 - 1.2. ORIGINATOR: USDA, NRCIS
 - 1.3. NEW IMPERVIOUS AREAS (DRAINAGE MANAGEMENT AREA, DRAIN TO DRAIN TO SURROUNDING AREAS) AND EXISTING MATURE VEGETATION, WITH MAX. RATIO OF 2:1, IMPERVIOUS TO PERVIOUS.



HUBBARD
FARMING & FORESTRY

PRELIMINARY
NOT FOR
CONSTRUCTION

OPSON

5675 HOPE WAY
BYRON, CA 94514

LAT: 37°50'37"N
LON: 121°37'08"W

SHEET TITLE:
DRAINAGE & GRADING PLAN
PROPOSED

DRAWING NO:

C-2

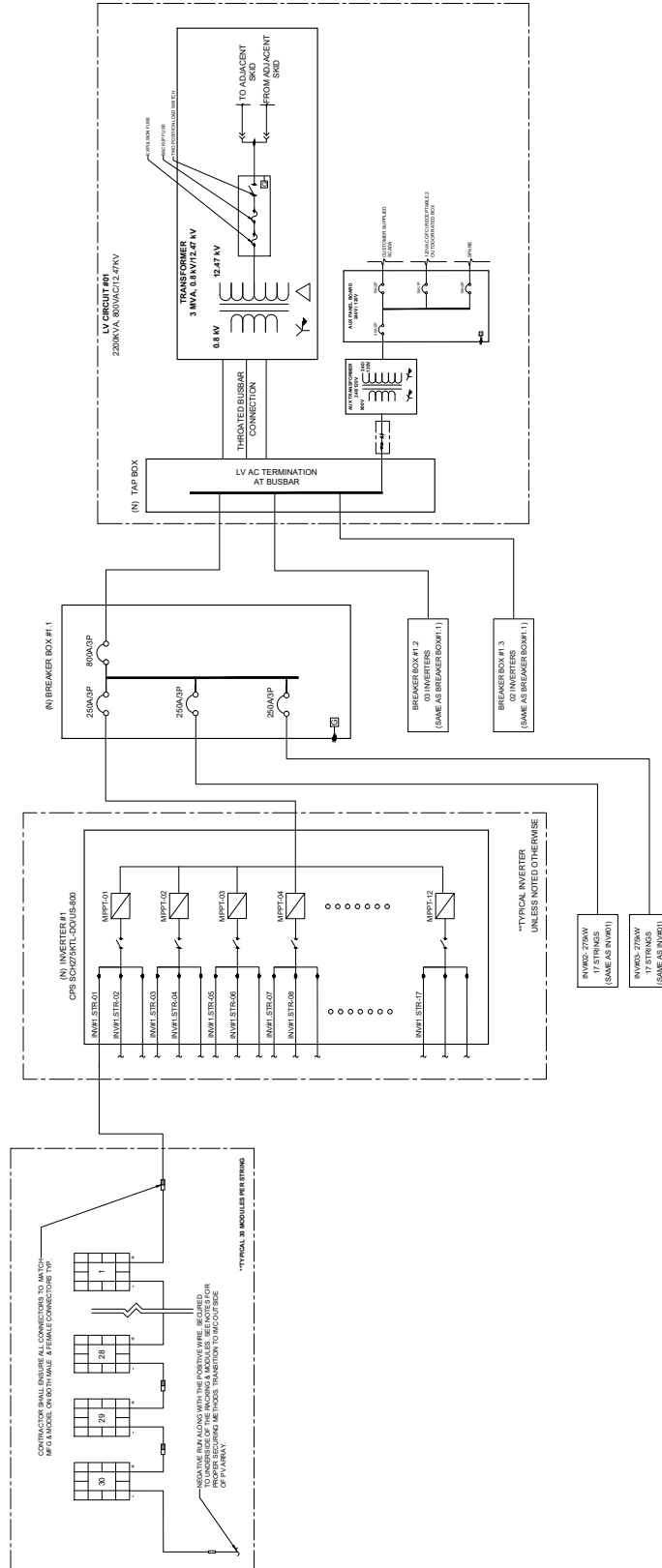
DRAWN BY:	JRG
REVIEWED BY:	JRG
DATE:	2025.08.17
SCALE:	1"=75'
PROJECT NUMBER:	

REVISIONS		
DESCRIPTION	DATE	REV
PERMIT SET	08/30/2025	0

SHEET SIZE
24" X 36"

SHEET NAME
SINGLE LINE
DRAWING - 01

SHEET NUMBER
E-100



LV CIRCUIT DETAILS			
LV CIRCUIT	BREAKER BOX	NO. OF PAPER DIS	NO. OF STRINGS/ANALYST
LV CIRCUIT #01	1.1	03	17
	1.2	03	17
	1.3	03	17
LV CIRCUIT #02	2.1	03	16
	2.2	03	16
	2.3	02	16
LV CIRCUIT #03	3.1	03	16
	3.2	03	16
	3.3	02	16

- GENERAL NOTES:**
1. ALL CABLES SHALL BE INSTALLED AND INTERCONNECTED WITH UTILITY PER UTILITY SPECIFICATIONS.
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF NATIONAL ELECTRICAL CODE.
 3. ALL ELECTRICAL EQUIPMENT, WHERE APPLICABLE, SHALL BE LISTED AND LABELED PER RECOGNIZED ELECTRICAL TESTING LABORATORY AND INSTALLED PER THE LISTING REQUIREMENTS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE FOLLOWED.
 4. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENTS AND SHORT CIRCUITS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERHEATING PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERVOLTAGE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 7. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENTRY PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 8. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERTEMPERATURE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 9. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERSPEED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 10. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERSTRESS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 11. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERUSE PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 12. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERVIBRATION PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 13. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 14. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWATER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 15. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWEIGHT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 16. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 17. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 18. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 19. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 20. ALL ELECTRICAL EQUIPMENT SHALL BE PROTECTED AGAINST OVERWIND PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

[illegible][illegible][illegible][illegible][illegible]

HUBBARD
FARMING & FORESTRY



+1 (943) 206-6576 | info@ssrenewables.com

SIGNATURE WITH SEAL

ELECTRICAL ONLY
DATE:08/30/2025

PROJECT INFORMATION

OPSON
PRELIMINARY LAYOUT

6675 HOPE WAY,
BYRON,
CA 94514, USA

REVISIONS			REV
DESCRIPTION	DATE		
PERMIT SET	08/30/2025		0

SHEET SIZE
24" X 36"

SHEET NAME

E-102



Map Legend

Assessment

Parcels

This map is a user-generated, static output from an internet mapping application and is intended for reference use 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.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS.

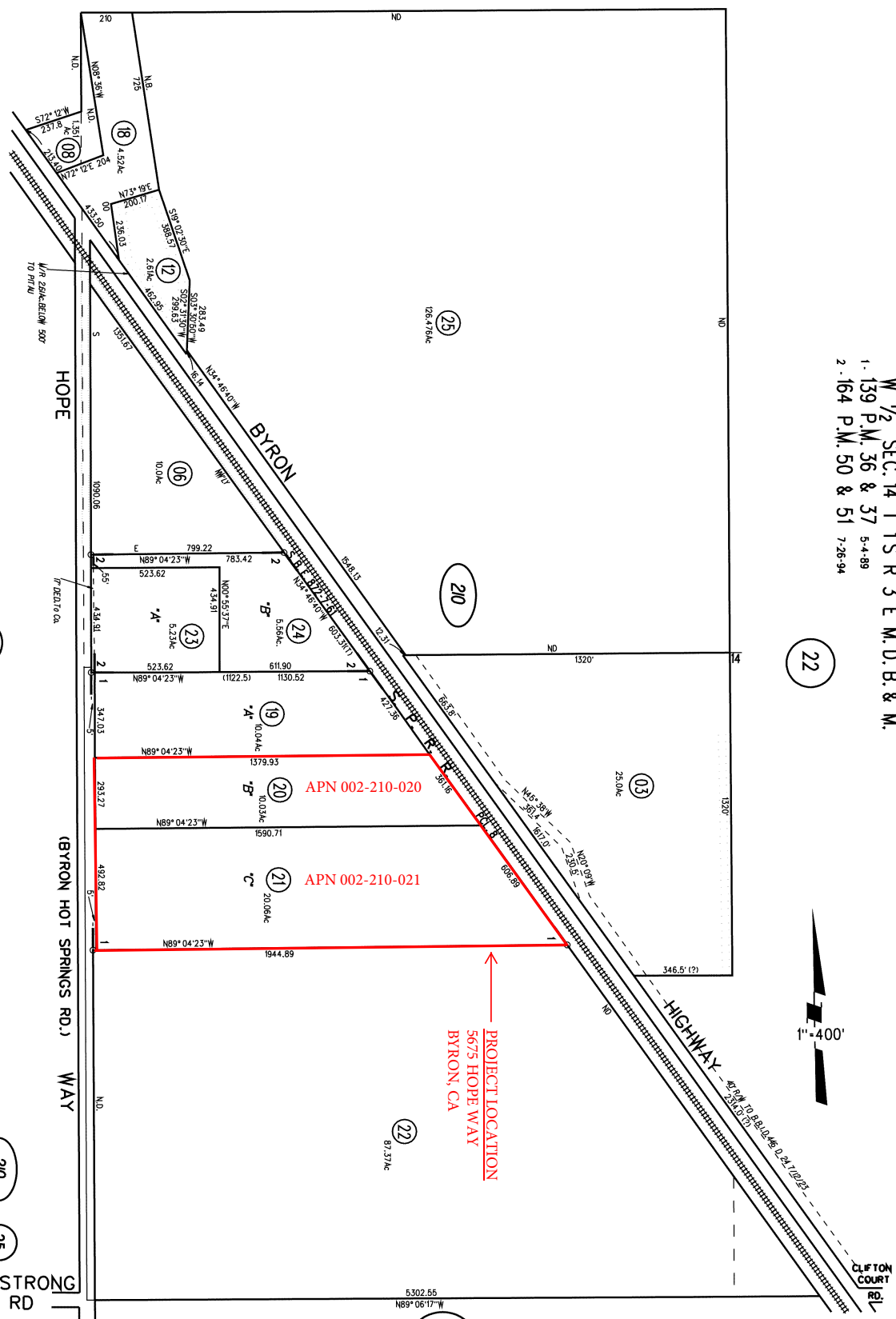
Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere

Datum: WGS 1984

W 1/2 SEC. 14 T 1 S R 3 E M.D.B. & M.
 1. 139 P.M. 36 & 37 5-4-89
 2. 164 P.M. 50 & 51 7-26-94



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSessor'S OFFICE MAY NOT CONVEY ANY LOCAL OR STATE OR BUILDING SITE ORDINANCES.

National Flood Hazard Layer FIRMette

121°37'33"W 37°50'50"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, AE9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS

	NO SCREEN
	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2	Cross Sections with 1% Annual Chance
	17.5	Water Surface Elevation
	8	Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped



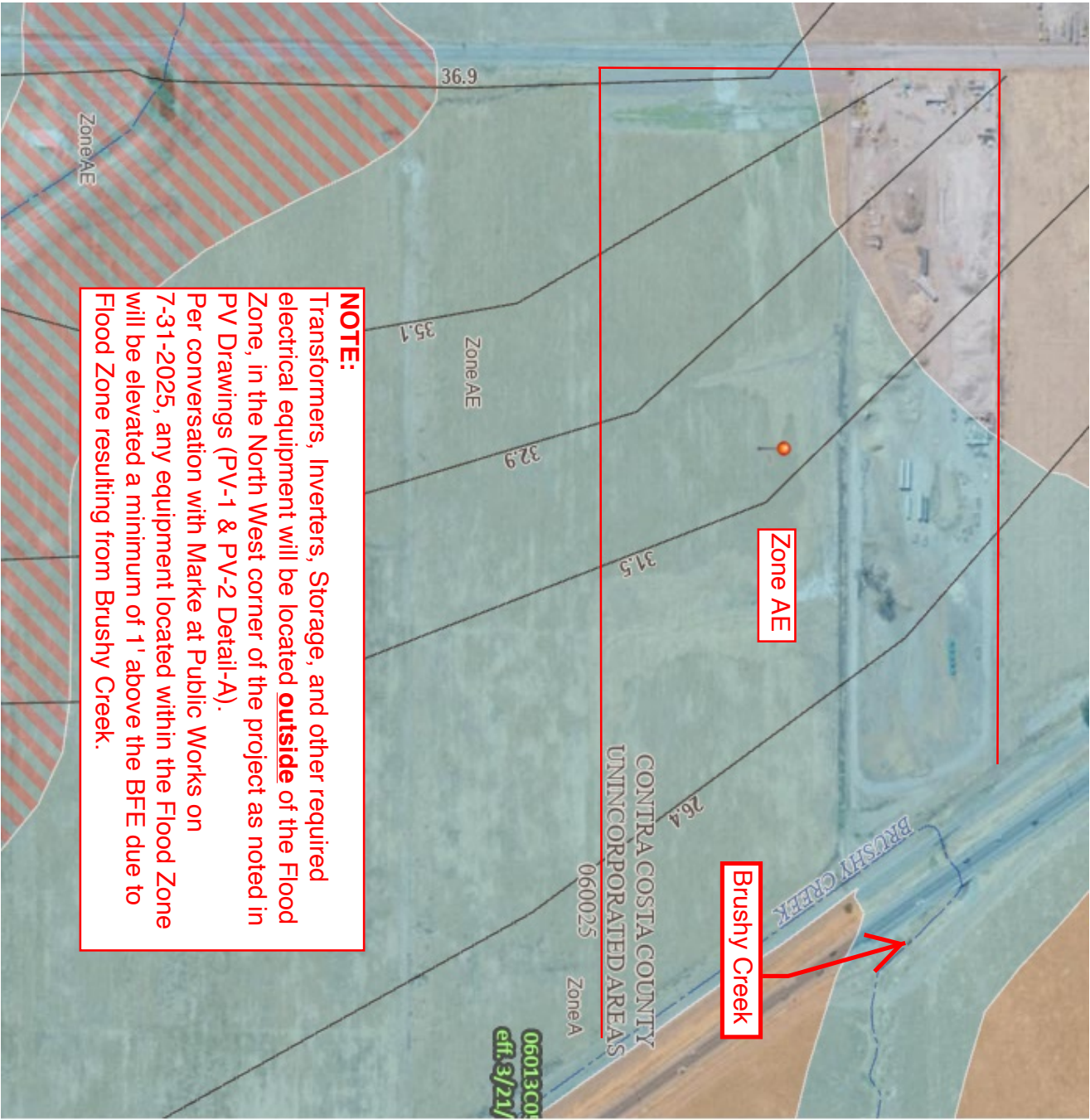
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/30/2025 at 5:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



NOTE:

Transformers, Inverters, Storage, and other required electrical equipment will be located outside of the Flood Zone, in the North West corner of the project as noted in PV Drawings (PV-1 & PV-2 Detail-A). Per conversation with Marke at Public Works on 7-31-2025, any equipment located within the Flood Zone will be elevated a minimum of 1' above the BFE due to Flood Zone resulting from Brushy Creek.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

121°36'55"W 37°50'21"N

5675 Hope Way_ General Plan



Map Legend

- County Border
- Assessment Parcels

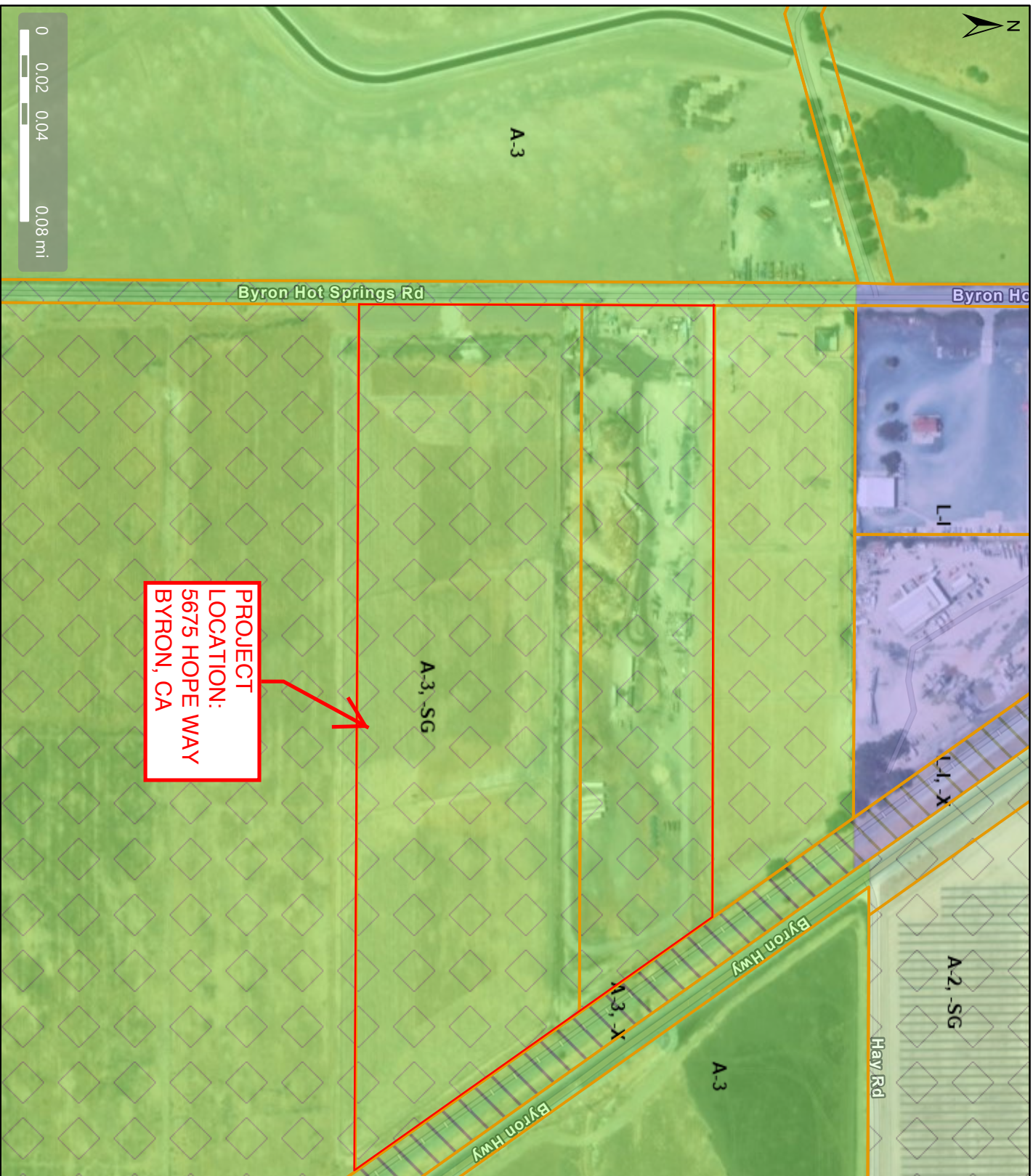
Planning Layers (DCD)

- Unincorporated

General Plan

- PS (Public and Semi-Public)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- Board of Supervisors' Districts

5675 Hope Way_Zoning (A-3, SG)



Map Legend

	Assessment
	Parcels
Planning Layers (DCD)	
Zoning	
ZONE_OVER	
	A-2, -SG (Solar Energy)
	Generation Combining District)
	A-3 (Heavy Agriculture)
	A-3, -SG (Solar Energy)
	Generation Combining District)
	A-3 -X (Railroad Corridor Combining District)
	L-1 (Light Industrial)
	L-1 -X (Railroad Corridor Combining District)

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Spatial Reference

PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

HUBBARD

FARMING & FORESTRY

Hubbard Farming & Forestry, LLC

PO Box 2996

Livermore, CA 94551

August 30th, 2025

Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553

RE: OPSON SOLAR PROJECT- PROJECT NARRATIVE EXHIBIT TO LAND USE APPLICATION

Dear Department of Conservation and Development,

Hubbard Farming & Forestry (Owner and Applicant) has proudly been part of the Byron community since 2007, and is seeking approval of a small-scale utility solar energy generating project on approximately 30-acres of land in Byron, CA. The physical addresses are **5675 Hope Way** (AKA Byron Hot Springs Road) **APN 002-210-021** and **5595 Hope Way** (AKA Byron Hot Springs Road) **APN 002-210-020**. The property is zoned A-3 with Solar Energy Generation Combining District ("SG") and is located within the Agricultural Lands (AL) General Plan land use designation.

As currently designed, the project will generate a total of 6.6 megawatts (MW/AC) of reliable clean energy for our community as we interconnect to PG&E's existing distribution feeder system located on the property. The power that is generated and stored from this project will be sold to a buyer through a Power Purchase Agreement ("PPA").

The single axis tracking system will rotate the approximate 11,760 modules to track the sun's solar energy throughout the day. The approximate 24 inverters will then convert that energy into A/C current, dispatching it to California's grid which has publicly announced a commitment to achieve 90% clean electricity by 2035 and 100% by 2045 (as mandated by Senate Bill 100). The portion of electricity that is stored during the day will be dispatched in the evening providing grid reliability, stability, peak load management, and enhances local energy security to our community.

Flood Zone:

The inverters, transformers, battery storage, and other required equipment will be located outside of the Flood Zone as described in the attached exhibits. The existing drainage pattern will be maintained.

Drainage Pattern:

An exception from Collect and Convey requirements is requested due to the favorable existing drainage pattern.

CEQA:

After careful review of similar project staff reports we anticipate a Negative Declaration or a Mitigated Negative Declaration.

TRAFFIC:

The property will be unmanned and will not require regular staff for daily operation.

WATER:

A significant decrease in water use is anticipated due to ceasing crop irrigation and dust suppression at the project location.

SANITARY SEWER:

The property will be unmanned and a sewage system will not be required.

FIRE PROTECTION:

No change in land use (e.g., chemical storage, explosives) or structural improvements are planned for this project. The existing combustible stockpiles of material, e.g., compost, recycled wood piles, etc. from the current tenant will be removed.

EXISTING INVENTORY & EQUIPMENT ON-SITE:

The current tenant business operating on the property will be re-locating, and will remove their inventory, equipment, etc.

Thank you for this opportunity, we look forward to working along-side the County through the application review and approval process.

Sincerely,

Hubbard Farming & Forestry, LLC



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3931

Agenda Date: 9/23/2025

Agenda #:

Advisory Board: Byron MAC

Subject: RECEIVE Byron MAC September 2025 Correspondence

Recommendation(s)/Next Step(s):

RECEIVE Byron MAC September 2025 Correspondence



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, August 27, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://ccccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE
2. PUBLIC HEARINGS

- 2a. BENIOT MCVEIGHT, DK ENGINEERING (Applicant), DOBBINS PROPERTIES, LLC (Owner), County File CDS23-09646, CDRZ23-03270, GDGP21-00004, CDDP23-03012: The applicant requests approval of the Camino Pablo Single-Family Residential Subdivision Project, which includes approval of the following applications: General Plan Amendment (CDGP21-00004), Rezone CDRZ23-03270, , Subdivision (CDS23-09646) and Development Plan (CDDP23-03012), to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining 16 acres would remain as undeveloped land within a deed-restricted scenic easement. The project requires the following entitlements: 1) An 18-lot major subdivision including 13 residential lots (Lots 1- 13) and five open space lots (Lots A-E), 2) A general plan amendment to redesignate 7.9-acres from Agricultural Lands (AL) to Residential Low Density (RL) and to redesignate the remaining northerly 16.0 acres of the site from Agricultural Lands (AL) to Resource Conservation (RC), 3) A Rezone of the 7.9-acre residential development area from General Agricultural (A-2) district to a P-1 Planned Unit District, and 4) A development plan application for the proposed P-1 district authorizing development of 13 one- and two-story detached single-family residences on the individual lots. The project includes site improvements providing vehicular access onto Camino Pablo via a new access road terminating in a cul-de-sac which would have a sidewalk on the north/east side. Stormwater runoff from the site would be treated by bioretention basins and discharged into a proposed onsite storm drain system which directs stormwater flow offsite into an existing storm drain system that ultimately discharges to Moraga Creek. Additionally, portions of the Camino Pablo right-of-way fronting the project would be widened to 68 feet in width (present width varies from 46' to 59') and the existing 28' wide roadway would be expanded to 36 feet and include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project frontage would be replaced with a new, slightly relocated 8-foot-wide sidewalk. The subject property consists of a vacant 23.9-acre parcel located at 0 Camino Pablo (immediately east of Camino Pablo/Tharp Drive intersection) in the unincorporated Moraga area of Contra Costa County. (APN: 258-290-029), Zoning A-2 General Agricultural District) AV

[25-3434](#)

Attachments: [01 CDS23-09646 Findings and COA](#)
[02 PreOrdinance_RZ233270](#)
[03 Maps and Plans](#)
[04 Agency comments](#)
[05 CDS23-09646 IS_Draft_121324](#)
[06 CDS23-09646 MMRP_12.13.24](#)
[07 CDS23-09646 Final MND](#)
[08 CDS23-09646 Final MMRP_08.14.25](#)
[09 CDS23-09646 CPC Presentation](#)

- 2b. THOMAS BIGGS (Applicant) - ROBEL ASEFAW (Owner) – DAVID AND SANDRA GERSTEL (Appellants), County File #CDDP24-03060: This is an appeal of the Zoning Administrator’s decision to approve a Development Plan and Design Review to allow for the construction of a new approximately 1,643-square-foot, two-story single-family residence with an approximately 54-square-foot covered front porch and an approximately 83-square-foot covered second story balcony. The project is located at 279 Colusa Ave, in the Kensington area of Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views, -K Kensington Combining District) (Assessor’s Parcel Number: 571-350-018) EL

[25-3435](#)

Attachments: [Attachment A Findings and Conditions of approval CDDP24-03060](#)
[Attachment B CDDP24-03060 Appeal Letter - Copy](#)
[Attachment C CDDP24-03060 ZA Staff Report - Copy](#)
[Attachment D CDDP24-03060 3.31.2025 plans - Copy](#)
[Attachment E CDDP24-03060 Site Photographs - Copy](#)
[Attachment F CDDP24-03060 PPT](#)

3. PUBLIC COMMENTS
4. STAFF REPORT
5. COMMISSIONERS' COMMENTS
6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, SEPTEMBER 10, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Wednesday, September 3, 2025

1:30 PM

30 Muir Road, Martinez, California

CANCELLED

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 15, 2025.

FOR MORE INFORMATION PLEASE CONTACT HILIANA LI 925-655-2860



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, September 10, 2025

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

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All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

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The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a.** MICHAEL MILANI (Appellant) – CHERYL RAYMA GREEN (Applicant and Owner), County File CDVR25-01012: This is an appeal of the Zoning Administrator's decision to deny a Variance and Small Lot Design Review to allow a 6-foot front yard setback (where 25 feet is the minimum required) for two, 8-foot tall columns to support an entry gate. The project site is located at 10000 Morgan Territory Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) AS

[25-3477](#)

Attachments: [Attachment A Findings & TP COAs final](#)
[Attachment B Letter of Appeal Received on June 26, 2025](#)
[Attachment C Maps](#)
[Attachment D Site Photos](#)
[Attachment E Project Plans](#)
[Attachment F Agency Comments](#)
[Attachment G PowerPoint Presentation rev](#)
[Attachment G PowerPoint Presentation rev](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, SEPTEMBER 24, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, September 15, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. LAND USE PERMIT: PUBLIC HEARING

- 2a. DANIEL HOY (applicant) - JOHN LINEWEAVER (Property Owner), County File #CDLP25-02021: A request for approval of a Land Use Permit and Development Plan for a new outdoor dining area for an existing restaurant tenant space in the Stone Valley shopping center to be located in the parking lot, and a request for approval of a Variance to the amount of parking spaces required to allow the removal of four spaces. The subject property is located at 3160 Danville Boulevard in the Alamo area of unincorporated Contra Costa County. Zoning: Retail Business (R-B); APN: 192-071-064 DV [25-3750](#)

Attachments: [Attachment A - Findings and Conditions of Approval](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Parking Study](#)
[Attachment E - Agency Comments](#)

3. DEVELOPMENT PLAN: PUBLIC HEARING

- 3a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-070-010) DL [25-3751](#)

Attachments: [Attachment A CDDP24-03059 Findings and COAs](#)
[Attachment B - Maps](#)
[Attachment C - Project Plans](#)
[Attachment D - Agency Comments](#)

3:30 p.m.

4. GPEIR PUBLIC COMMENTS

- 4a. 2026 URBAN LIMIT LINE RENEWAL PROJECT (County File #GP25-0001): [25-3752](#)
Pursuant to Section 15153 of the California Environmental Quality Act (CEQA) Guidelines, the County has prepared an Initial Study to evaluate whether the environmental impact report certified in November 2024 for the Contra Costa County 2045 General Plan and Contra Costa County Climate Action Plan 2024 Update (the “GPEIR”) adequately describes and mitigates potential environmental impacts associated with a proposed 2026 ballot measure which, if approved by the voters of Contra Costa County, would modify and extend the County’s 65/35 Land Preservation Plan Ordinance and Urban Limit Line through December 2051. The Initial Study determined that the GPEIR meets the criteria under Section 15153 and is adequate to serve as the CEQA environmental document for the 2026 ballot measure. A public review period for the Initial Study and GPEIR began on August 25, 2025, and runs through October 9, 2025. This hearing is an opportunity for the public to provide written and verbal comments on the adequacy of the GPEIR as the environmental document for the 2026 ballot measure WN

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 6, 2025.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, September 24, 2025

6:30 PM

30 Muir Road, Martinez

Contra County Planning Commission - CANCELLED

**THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION
WILL BE**

HELD ON WEDNESDAY, OCTOBER 8, 2025 AT 6:30 P.M.

For more information, please contact Hiliana Li at 925-655-2860.



SURVEY & TOWNHALL

HOSTED BY SUPERVISOR DIANE BURGIS, A DISTRICT 3 FEEDBACK EVENT

DISCUSS THE NEED IN DISTRICT 3!



AUGUST 25 THRU SEPTEMBER 30, 2025
COMMUNITY IMPACT FUNDS
VIRTUAL COUNTYWIDE SURVEY

Your Board of Supervisors allocated funds for districts to improve each community with enriching, innovative and unique opportunities. Help guide your Supervisor as they decide how to distribute these limited Community Impact Funds in their respective districts.

Scan the QR code (left) or [click here](#) to let us know more about:

- Where an investment would make the biggest difference to YOU
- Your quality of life & challenges your household is facing

Solutions may include:

- Affordable housing,
- Public safety
- Health and wellness
- Youth services
- Broadband access
- Etc....

Responses are anonymous unless you choose to share your contact information, and it only takes a few minutes to complete.



SCAN QR
CODE
OR
[CLICK HERE](#)
TO
COMPLETE
SURVEY

SEPTEMBER 25, 2025 • 6:00PM - 7:30PM
DISTRICT 3 TOWN HALL

1250 O'HARA AVE, OAKLEY, CA 94561

Enrich the ongoing engagement and listening session had by myself, and your amazing District 3 staff by joining me LIVE and IN-PERSON.

With your diverse responses, I can focus effort to ensure sustainable funding...when and where District 3 needs it most!

Stay tuned for district 3 specific details to bring to this discussion!



VASCO ROAD CORRIDOR SAFETY IMPROVEMENT STUDY

WORKSHOP #3

Do you commute on Vasco Road?

Contra Costa County is conducting a corridor safety study to spot problem areas and create a list of improvements to identify as projects for future funding and implementation. The safety projects will provide Contra Costa County with an actionable set of solutions for Vasco Road to reduce traffic, improve overall safety, support the local and regional economies, and be environmentally sustainable.



Contra Costa County
Public Works
Department

WHEN

Community Workshop #3
Tuesday, September 23rd, 2025
Time: 6:30 - 7:30 PM

WHERE

Community Workshop #3

1 Brentwood Senior Activity Center
Meeting Location:
193 Griffith Ln, Brentwood, CA 94513
(Adjacent to Veterans Park)

WHY JOIN?

Your feedback is needed to help make the Vasco Road corridor safer for all. The third and final public workshop will be held on **Tuesday, September 23rd** at the Brentwood Senior Center. Workshop #3 will be a presentation analyzing the details of the priority safety projects discussed in collaboration with residents and stakeholders including conceptual design layouts and alternatives showing how the safety improvements will shape and improve Vasco Road.

County Supervisor Diane Burgis
and the Contra Costa County
Public Works Department
Invites you to attend the final
Vasco Road community workshop
on safety!

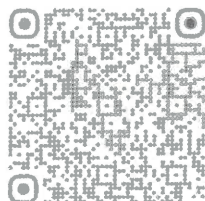
Website

ContraCosta.CA.Gov/Vasco-Road-Corridor-Safety-Improvements

Questions?

Contact:

Carl Roner
Senior Civil Engineer
Contra Costa County PW
(925) 313-2213
carl.roner@pw.cccounty.us

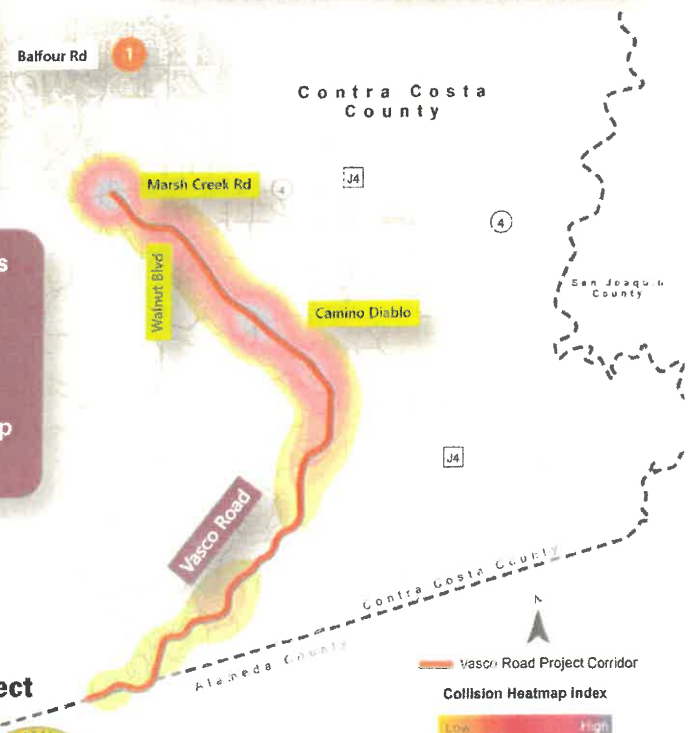


Can't Join?

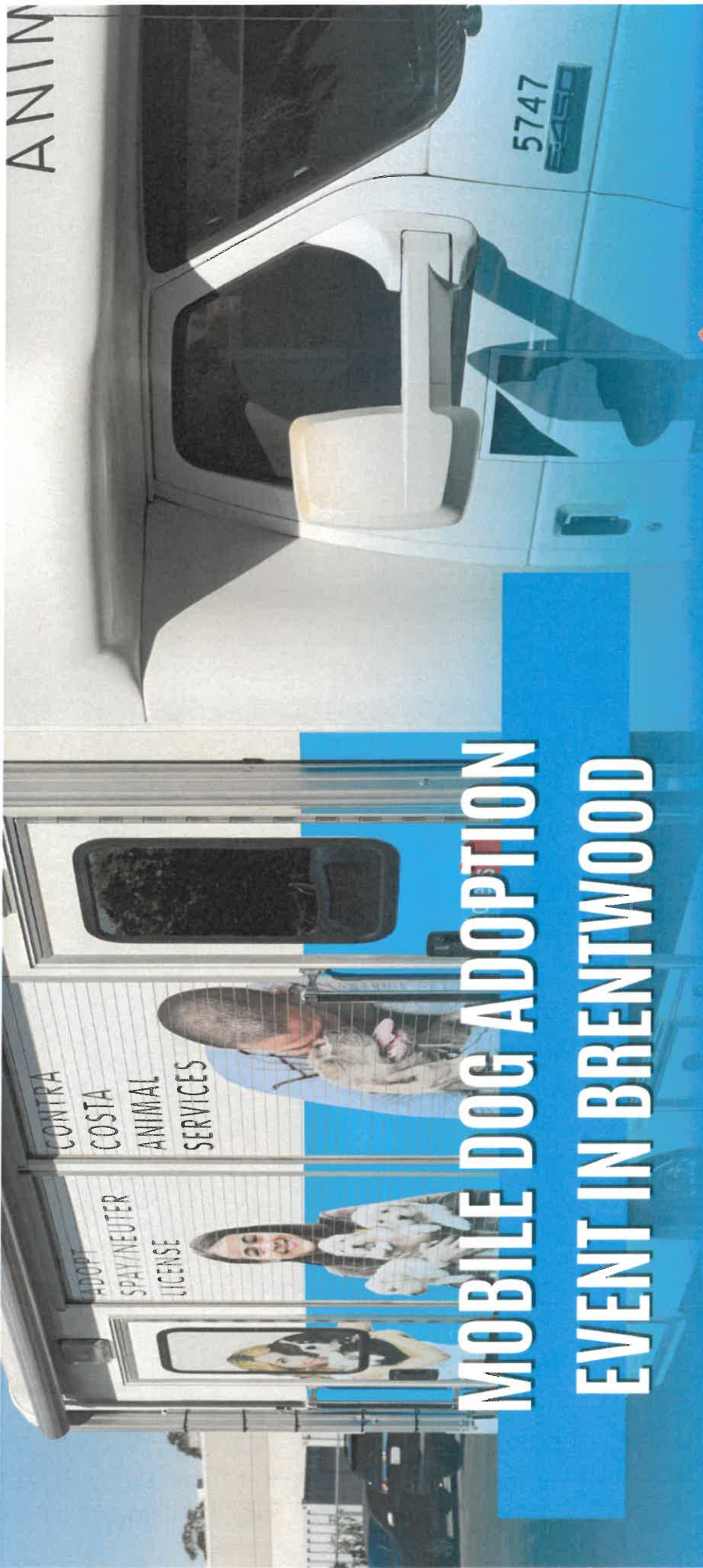
Scan Here
For the Project
Website



CONTRA COSTA
COUNTY, CALIFORNIA



*Special thanks to the Brentwood Senior Activity Center for hosting the event



MOBILE DOG ADOPTION EVENT IN BRENTWOOD



CONTRA COSTA
ANIMAL SERVICES

3361 Walnut Blvd
Brentwood, CA

Sunday, 10am - 1pm

09.28.25





Mt. Diablo Resource Recovery

Trusted + Proven + Essential

Supervisor Diane Burgis is pleased to host the 2025 Annual Clean-Up Day with the Byron Municipal Advisory Council in partnership with Mt. Diablo Resource Recovery.

BYRON COMMUNITY CLEAN-UP DAY

Saturday, October 25, 2025
8 am - 12 pm
Main Street, Downtown Byron.
Local valid I.D. and current disposal bill required.

- Each resident from Byron is allowed to dispose of 5 cubic yards of material. (Approximately a full size pick-up truck with an 8 ft x 5 ft bed. Material stacked 3 ½ feet high from the pick-up bed would equal 5 cubic yards.)
- Disposal service will accept any type of scrap metal (i.e. aluminum).
- **Byron residents will be required to unload their own debris into the dumpsters.** Volunteers will be on hand to assist the elderly.
- **Items are to be separated.** Separating your items before arrival will allow you and the rest of the community to move faster through the line. Your help in this is important!

Not Accepted:

- | | |
|-------------------------------|------------------------------------|
| ❌ Dirt, rock, or treated wood | ❌ Concrete or bricks |
| ❌ Liquid or hazardous waste | ❌ Appliances or electronic waste |
| ❌ Mattresses or box springs | ❌ Tires, fiberglass, or boat parts |

For information on where to recycle prohibited items, visit
www.cccounty.us/8094/Recycling-and-Waste-Reduction
or call 800-750-4096

Any and all illegal dumping will be reported to the Contra Costa Sheriff's Office and the California Highway Patrol.

For more information, contact Claire Alaura at Supervisor Burgis' Office:
925-655-2330 or Claire.Alaura@bos.cccounty.us