Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

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Contra Costa County

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October 8, 2026

REVISED AND RECIRCULATED

NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

1.	**Project Title:**	Opson Solar Project
2.	**County File Number:**	CDLP25-02033
3.	**Lead Agency:**	Contra Costa County, Department of Conservation and Development
4.	**Lead Agency Contact Person:**	Adrian Veliz, Senior Planner (925) 655-2879 /Adrian.veliz@dcd.cccounty.us
5.	**Project Location:**	5675 Hope Way & 5595 Byron Hot Springs Road, in Byron, Contra Costa County. (Assessor's Parcel Numbers: 002-210-020 & 002-210-021)
6.	**Applicant's Name, Address, and Phone Number:**	John Milochik P.O. Box 2996 Livermore, CA 94551 (925) 575-4842

7. Project Description: The applicant is requesting Land Use Permit approval for a proposed commercial solar energy generation facility on a 30-acre project site comprised of two adjoining parcels that are

under common ownership. The proposed 6.6-megawatt (MW) capacity commercial solar energy generation facility would include approximately 11,760 solar panel modules arranged in uniformly spaced arrays throughout the project site. The panel arrays would be mounted on support piers and will include single-axis tracking systems to rotate the panel arrays to track the sun's movement through the sky. Due to the single-axis tracking system, the height of the facility would vary throughout the day. The solar panel arrays would have a maximum height of 7'6" shortly after dawn and just prior to dusk when the panels are at their maximum angular orientation. When the sun is directly overhead, the panel arrays would be at their minimum angular orientation (i.e. flat) resulting in a panel array height of 4'6". The proposed facility also includes a 10 megawatt-hour (MWh) battery energy storage system (BESS) capable of storing excess solar energy generated onsite for export into the public utility grid during nighttime hours or when otherwise necessary. The proposed BESS system would be located at the northwestern corner of the project site, near the site's Byron Hot Spring Roads frontage on a proposed 20'x40' concrete pad. The subject property consists of a ±10-acre northerly parcel (APN: 002-210-020) and a ±20-acre southerly parcel (APN: 002-210-021). The Project will interconnect to Pacific Gas and Electric Company's (PG&E's) pre-existing electrical distribution system located within pubic-rights-of way adjoining the project site.

8. **Surrounding Land Uses and Setting:** The two project sites are located along the eastern side of Byron Hot Springs Road, roughly 0.4 miles south of the intersection of Byron Highway in the Byron area of unincorporated Contra Costa County. The 10-acre northern site (APN: 002-210-020) is presently being utilized by a ready-mix recycling facility which is permitted to process wood, dirt, blocks, stones, CMU blocks, stucco, clay and roof tiles. The entirety of the 10-acre northern site is covered in aggregate base, with the exception of those areas that have been improved with concrete driveways. The northern site property is largely level, and slopes gently (0.4 to 0.6%) from west to east. The southern site (APN: 002-210-021) consists of fallow farmlands having no existing buildings or structural improvements. The southern site is essentially devoid of vegetation due to routine disking of the land occurring three to four times per year.

   Surrounding land uses include similar commercial solar energy generation facilities, as well as agricultural uses (e.g., rangeland, crop farming), rock and material quarries, and rural residential properties. In the greater project vicinity, the Byron Airport is located approximately 0.75 miles southwest of the project, the Clifton Court Forebay is located approximately 1.3 miles east, and the census designated place of Byron is located approximately 1.2 miles to the northwest.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

The mitigated negative declaration can be viewed online at the following link: https://www.contracosta.ca.gov/4841/CEQA-Notifications or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin October 8, 2026, and extend to 5:00 P.M., Monday, November 9, 2026.** Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Adrian Veliz
30 Muir Road
Martinez, CA 94553

or;

via email to adrian.veliz@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at adrian.veliz@dcd.cccounty.us or by telephone at (925) 655-2879.

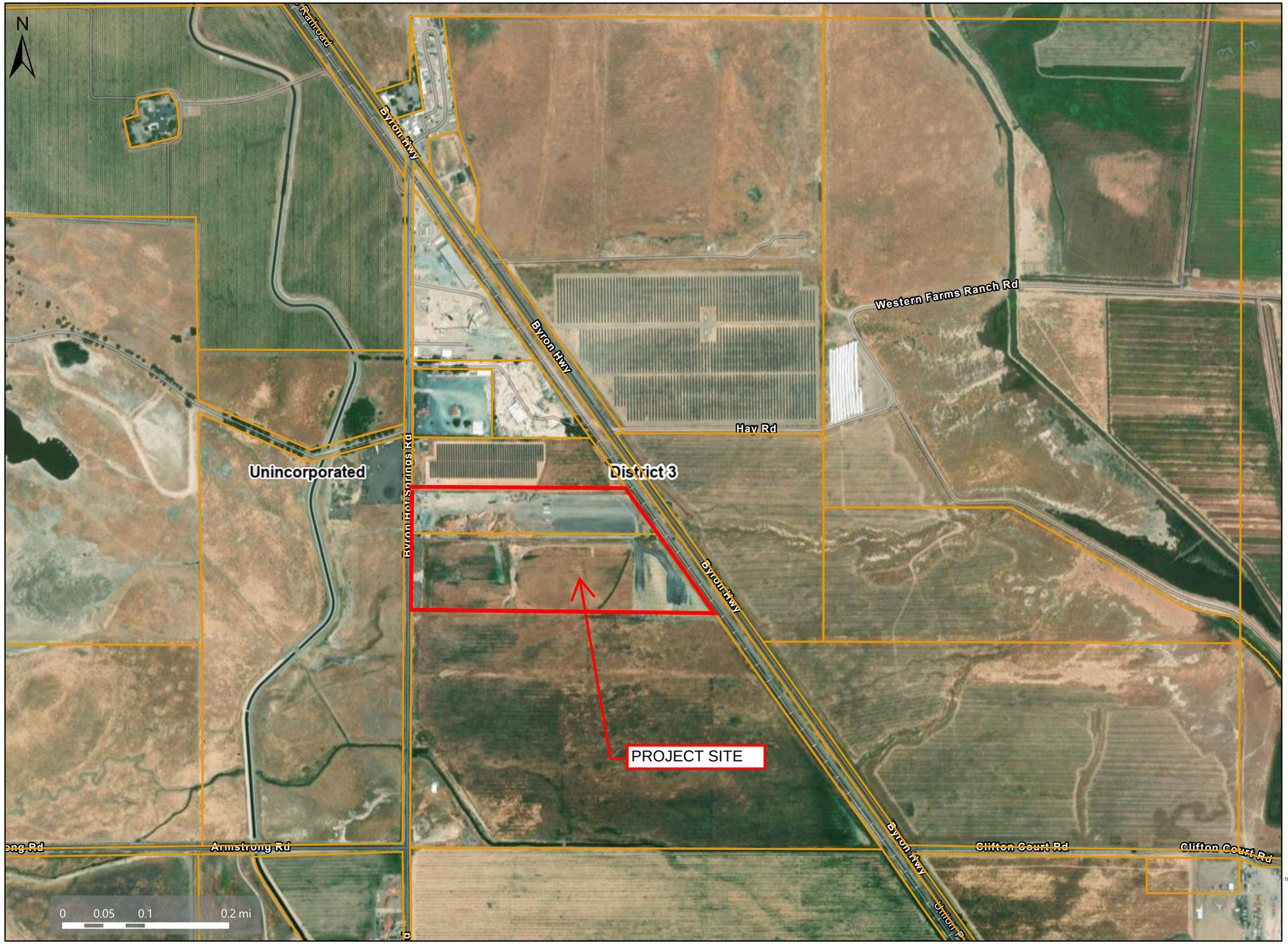
Sincerely,

Adrian Veliz
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map

CDLP25-02033 Vicinity Map



Map Legend

- County Border
- Assessment Parcels
- Unincorporated
- Board of Supervisors' Districts

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

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