



## ENVISION CONTRA COSTA 2040

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### **Byron Community Meeting: Issues and Vision**

Saint Anne Church  
2800 Camino Diablo, Byron, CA 94514  
Wednesday, April 17<sup>th</sup>, 2019

A community meeting for Byron residents as part of Envision Contra Costa 2040 took place on Wednesday, April 17, 2019, from 6:00 to 8:00 PM at Saint Anne Church. The purpose of this workshop was to establish a vision for the future of Byron and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and approximately 30 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in five small groups discussing questions regarding the future of Byron. Responses to each question are summarized below. Detailed notes from the small group discussions, as well as comment cards submitted at the workshop, are attached to this summary.

***Question 1: What do you like most about Byron? What would you like to see supported, preserved, or enhanced as part of this planning effort?***

- Preserve the small-town, rural feel and quaint amenities including the post office, local saloon, schools, churches, and open spaces.
- Enhance downtown Byron with business-friendly zoning for economic revitalization.
- Support the Byron Hot Springs, historic downtown, railroad, and local wineries as potential travel destinations.
- Preserve slow speed limits and road safety.

***Question 2: What are the challenges facing Byron? What would you like to see changed in Byron in order to make it a better place to live and work?***

- Reduce government restraints on land uses.
- Accommodate community growth from new jobs in the region.
- Improve traffic safety and road infrastructure.
- Expedite the Vasco Road-Byron Highway Connector and State Route 239 projects.
- Designate a specific truck route to separate truck traffic from other types of transportation/circulation (e.g., automobiles, pedestrians, bicyclists).
- Connect open spaces through a network of trails to enhance recreation opportunities.
- Improve coordination between organizations (e.g., LAFCO, Public Works) to streamline permitting and community growth.

***Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?***

- Change zoning to allow more flexibility related to land uses and parking requirements in downtown Byron, and incentivize revitalization and business development.

- Change zoning to make it easier to construct accessory dwelling units (ADUs) to increase affordable housing options.
- Restrict cannabis land uses in Byron.
- Update the zoning at Byron Hot Springs to allow a resort land use.



## ENVISION CONTRA COSTA 2040

### COMMENT CARD

Date: 4-17-19

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: M. ARATA  
Affiliation: LIVE IN AG CORE = FARM  
Address: 2590 HITTMAN LANE  
Phone / Email: \_\_\_\_\_

Comments (Use back if necessary): \_\_\_\_\_

B B & D will buy in  
water if there at least a 500  
acre development you need that  
much to finance it.

Union Pacific needs to be  
given money to run trains  
on the tracks to move people

Become a CSD

No 5 acre ~~housing~~ housing which  
become junk yards.

High Density Housing  
So people can live close  
to the Rail Tracks and  
commute to Bart



## The future of Byron is...

CONNECTED TRAILS, BIKE LANES ETC TO & FROM  
BYRON TO PARKS, EXISTING TRAILS, ETC..  
Byron to be a functioning town again  
Community involvement !

Assets: • Byron MA (✓)  
(great organization)

- Quiet • Lots of ag land and open spaces
- History!
- opportunity because NOT built-out
- Hot springs + airport provide opportunity for destination resort
- small town community
- Historic downtown has potential. (could be better)
- opportunities for winery.
- opportunity to use railroad for historic/destination purposes



Challenges: ① getting land use plans approved without time & money. coordination between organizations (LAFco, public works, etc.). Lack of community development.

• Downtown strip is rundown but has potential for vibrancy!

• People live here but commute out so lacking community infrastructure & revenue.

• Airport road can't be used for large commerce efforts

• County doesn't support efforts to create infrastructure & destination-serving uses.

- traffic is getting worse. people <sup>①</sup> don't follow speed limit. road isn't wide enough for passing & signage isn't effective. need more speed enforcement by law enforcement
- Highway 4 Bypass/Marsh Creek has no turn lanes. Has killed residents with lack of safety.
- Schools need safer speed & traffic infrastructure. & ~~Buyer~~
- Buyer & Bixler corner is unsafe
- Funds from taxes need to be allocated to projects in town



Q1

Keep school system intact

- Small schools
- Comp. w/ Discovery Bay

★ Rural, small-town atmosphere

- Some growth, but maintain ↑
- Don't let Discovery Bay encroach

We are bldg a senior center - will be a great add'n.

→ Bring back complete <sup>(functioning)</sup> town w/  
variety of services - non-empty storefronts.

- Too many restrictions on what can do w/ 3 main bldgs in DT

on parking

DT Bldgs - cont'd

- Restrictions on LU's. Add more flexibility
  - eg upstairs residential
  - EG: Old Firehouse - interest in brewery, but GP doesn't allow
    - want a restaurant

Keep the caboose - leave it alone!

Q2

SR 23A needs to be implemented. Support that.

Traffic / safety concerns on Camino Diablo

Plan for infrastructure ahead of growth.

County should be more helpful / relax requirements on ADU's - older people need to live w/ family.

## Homeless concerns

- ↑ increase - coming from west.
- Squatting.

Concerned abt recent cannabis use allowances → ↑ restrictions here.

## Safety concerns:

- Need fire station back.

~~BBID~~ Look into water supply for Byron.

Need growth / revitalization for DT Byron dev.

- Co. incentives / funding
- More flexibility in regulations

Keep trucks out of Byron.

- Traffic noise (also motorcycles)

↑ flexibility throughout comm. re LU's

△ Zoning at Byron Hot Springs to allow resort use

Need more services, including library + parks.

- Support community library club / tutoring.
- Need a park in DT.

! f Fire station sold, keep in community use (eg park)



Q1

3

- SMALL TOWN FEEL
- POST OFFICE
- AG CHARACTER / RURAL ~~FEEL~~ FEEL
- FRIENDLINESS
- SLOW/LOW SPEED LIMITS
- PEOPLE KNOW THE LAW ENFORCEMENT OFFICERS



Q2

③

- MORE BUSINESS FRIENDLY (ZONING)
- MAKE HOLLAY DRIVE A CUL-DE-SAC
- NO WIDENING OF CAMINO DIABLO
- EXP. THE CONNECTOR
- ADD SIDEWALKS + BIKE LANES IN  
CENTRAL BYRON (INSIDE THE ULL)
- MORE LOCAL ~~BUSINESS~~ SHOPS
- NEED A FIRE HOUSE
- MORE RESTRICTIVE BUILDING HEIGHTS  
DOWNTOWN (2 stories max)
- ARCHITECTURE AND STYLES APPROPRIATE FOR  
THE COMMUNITY
- DIAG. PARKING ON BOTH SIDES OF  
MAIN STREET
- ~~PARK~~ BUILD A PARK WHERE THE  
CABOOSE IS

Q2

③

- EXPAND THE ULL AS SHOWN ON MAP
- WIDEN BYRON HIGHWAY FROM CONNECTOR TO TRACY
- PEDESTRIAN BRIDGE OVER VASCO RD.

① <sup>Like</sup> Most Byron

④

— Small town feel

— Saloon

— Agriculture

— Church

— Airport

— Byron School District

— traffic light at OH4d ~~2nd~~  
C.F.

- (2) - City Limit signs. Would like to move out.
- Roads. Resurface. Widen
    - speed up traffic. Improve safety
  - Connector = good
  - Zoning more mixed use  
higher density
  - Close Holway in conjunction w/ St Anne's with village at Main Street. Enter at Camino Pardo



### (3) Map

(4)

- Export ALL
- Don't change airport ALL
- become a CSD
- improve water service
- house Tracy workforce  
in Byron



Assess

5

Multiple Access points

Downtown Byron Main Street.

Enhancing Traffic Control

Challenges

- Zoning poses restrictions on re-development.
- Parking requirements are not flexible
- Availability of water and sewer.

Question (1)

Will LAFCO Attend these mtgs

- Recommendation  
Rezoning main street to general commercial to allow a broader range of use.

## Changes

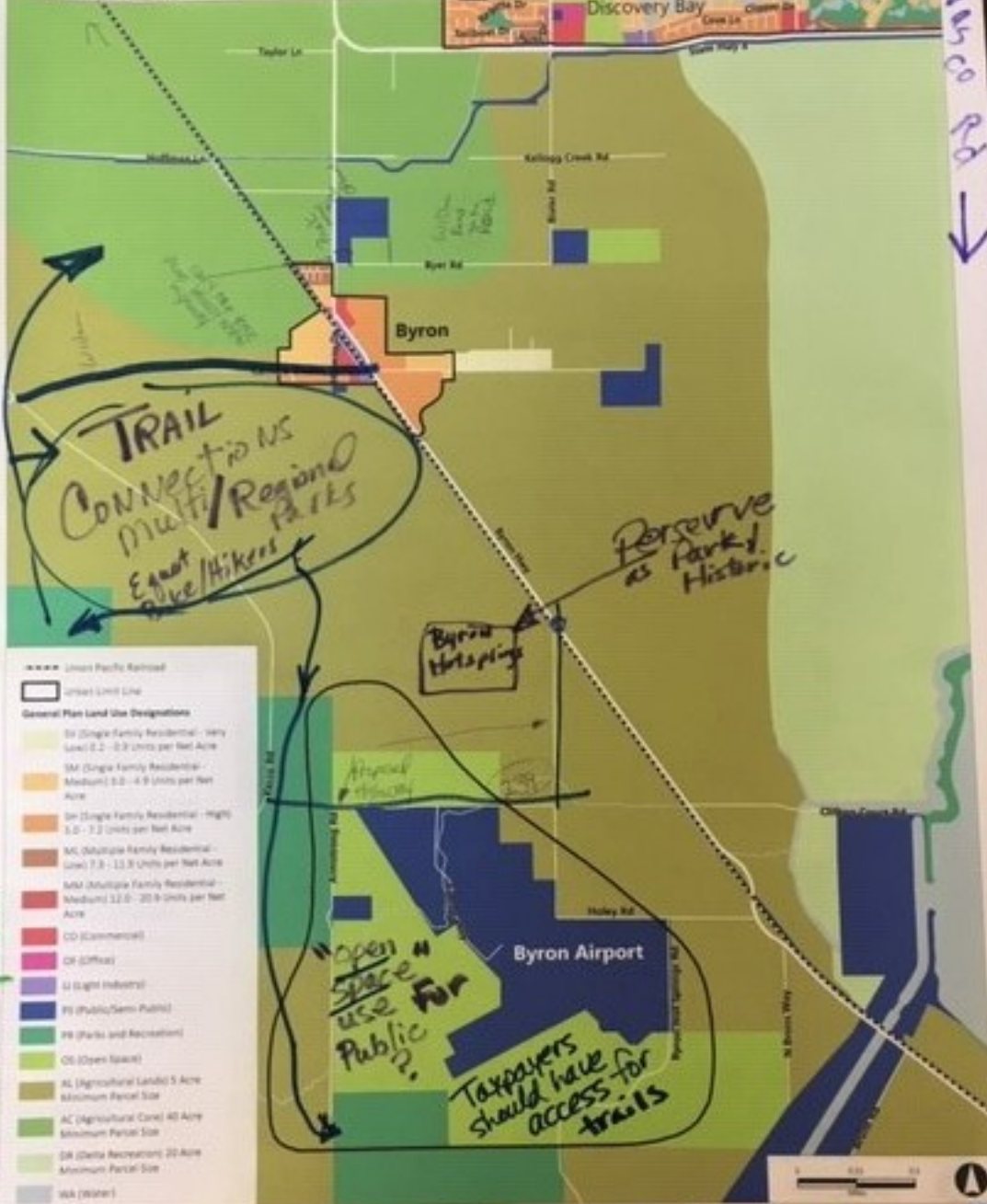
⑤

Excélcior school located on main Hwy. Safety coordination.

- Enforcement of designated truck route. 24 hrs / day.
- Planned expansion of Sheriff and Fire as growth occurs.
- Code enforcement of existing and future uses.
- Squatters along railroad. (Homeless).
- Capital investment to support development.

Extend map incl "all Byron" = marsh creek Rd / Pappadekis /

BYRON COMMUNITY MEETING



Source: Contra Costa County, 2018; PlaceWorks, 2018

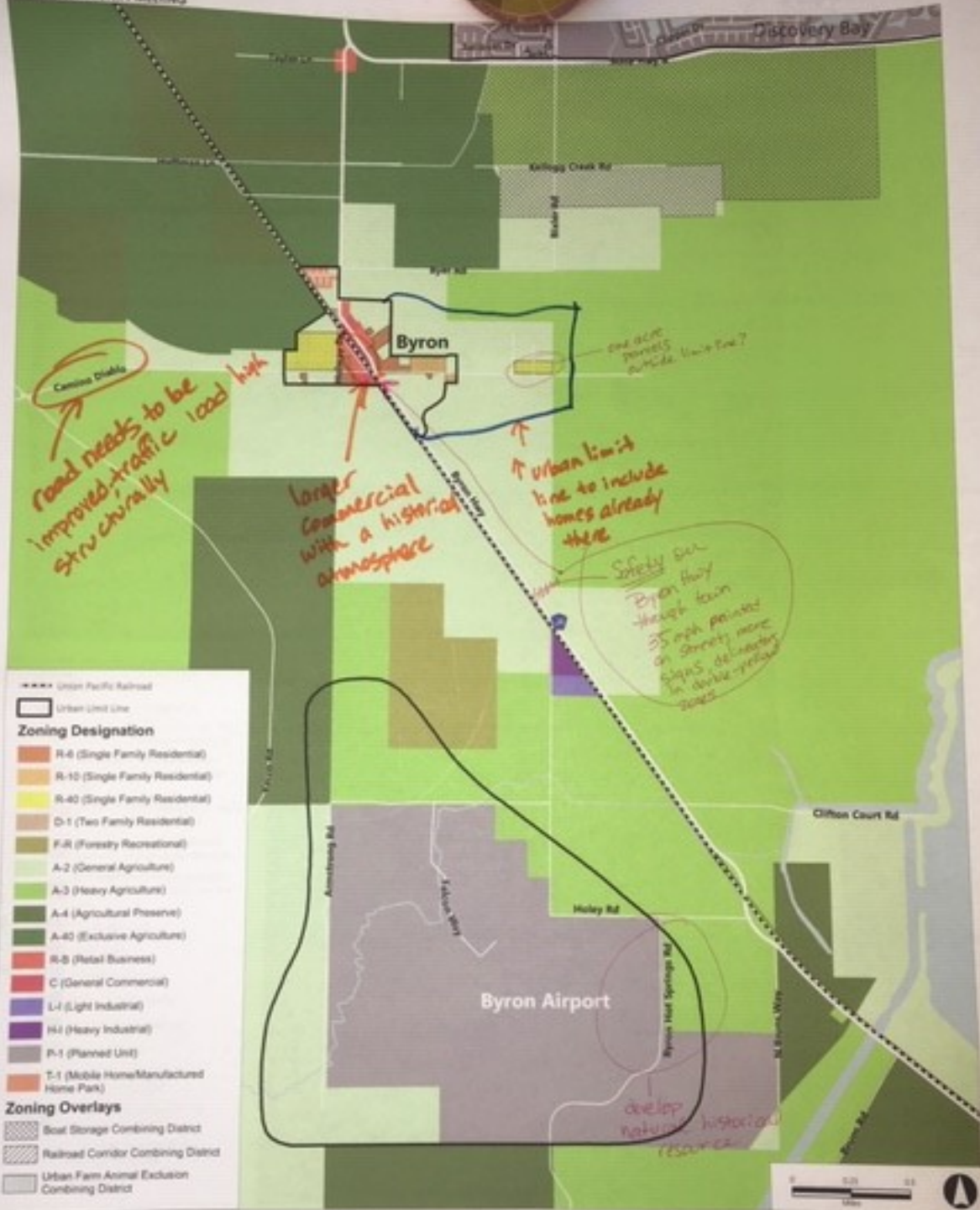
with our ample Land & "open spaces" = Public

usage is  $\phi$ . Tie-INS to Regional Park, (Round Valley, Los Vaqueros, John Marsh, etc)

General Plan Land Use Designations for Byron

①





Source: Contra Costa County, 2018; PlaceWorks, 2019

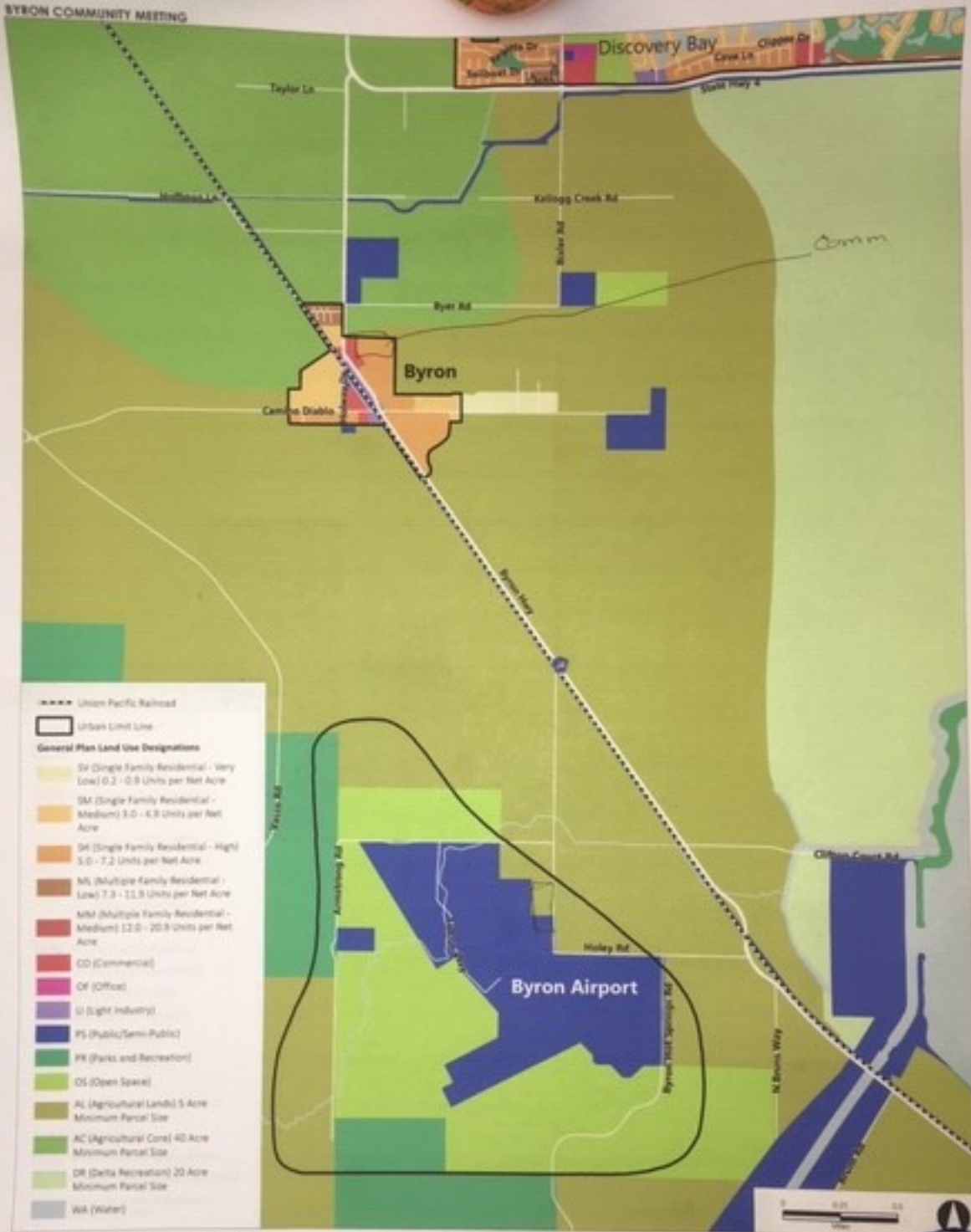


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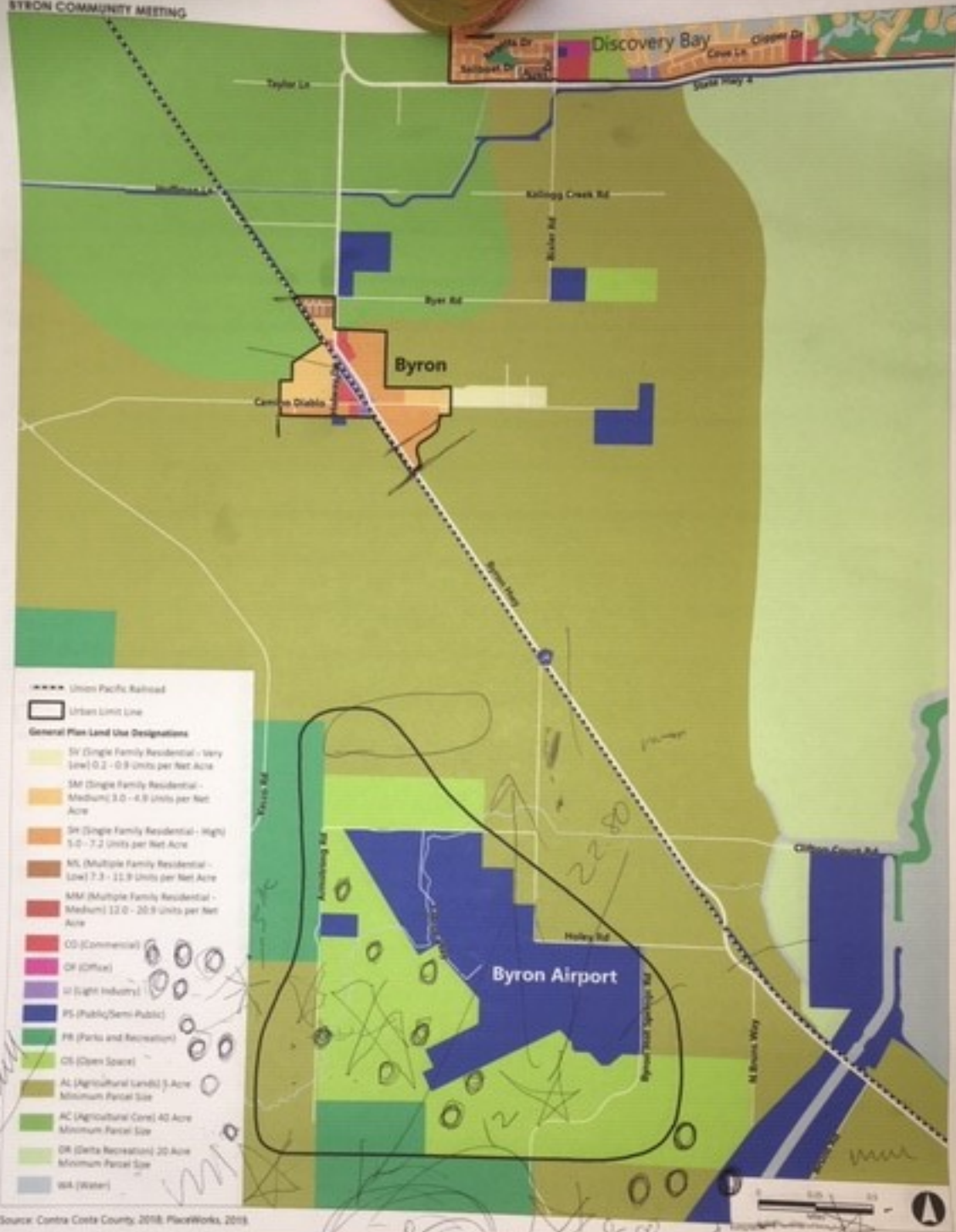


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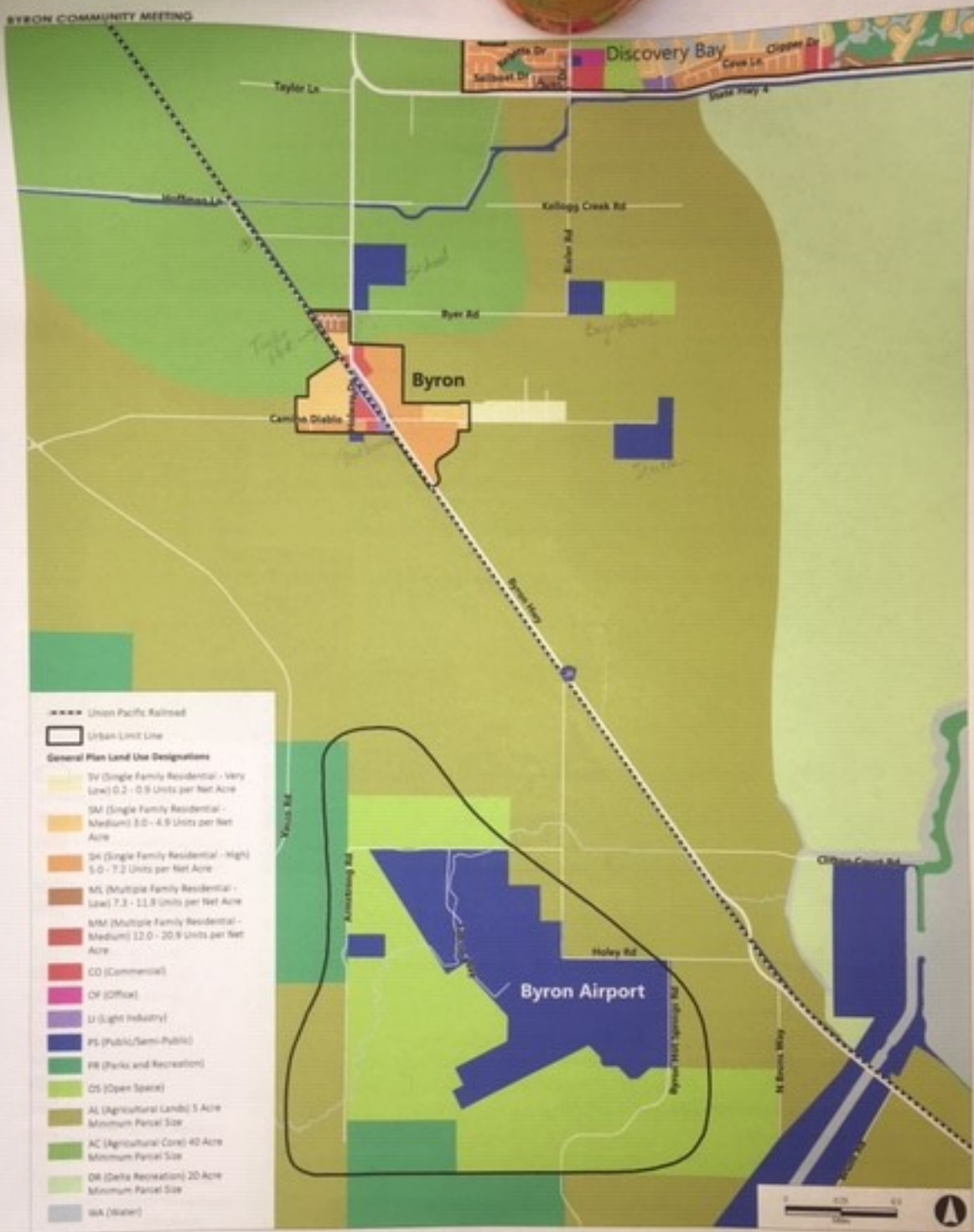
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CITY OF BYRON  
CONTRA COSTA 2040

Zoning Designations for Byron

4





Source: Contra Costa County, 2018; PlaceWorks, 2019





Taylor Ln

Regatta Dr  
Sailboat Dr

Discover

Kellogg Creek Rd

Byer Rd

Bixler Rd

Peyo Ranch

Byron

Camino Diablo

Holway Dr

Byron Hwy

Traylor Park

Sevier