



ENVISION CONTRA COSTA 2040

Byron Community Meeting #2: Guiding Principles

Saint Anne Church
2800 Camino Diablo, Byron, CA 94514
Tuesday, August 20th, 2019

The second community meeting for Byron residents as part of Envision Contra Costa 2040 took place on Tuesday, August 20th, 2019, from 6:30 to 8:30 PM at Saint Anne Church in Byron. The purpose of this workshop was to collect feedback on draft guiding principles, which articulate the values, priorities, and aspirations for the future of Byron shared by community members at the first community meeting. The guiding principles are organized into five categories: Community Character, Mobility, Housing, Recreation and Access to Nature, and Safety and Resiliency. In addition, participants were asked to share ideas for potential policies, actions, and other strategies that support those guiding principles.

County staff and consultants facilitated the workshop and 17 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in three small groups and discussed guiding principles, policies, actions, and other strategies specific to Byron. Input and ideas are summarized below. Detailed notes from the small group discussions, as well as a comment card submitted at the workshop, are attached to this summary.

Community Character

- Re-establish Byron as a full-service independent community, in part by attracting small businesses that serve residents.
- Re-energize Byron's Downtown by planting trees and adding walkable retail to serve residents and agricultural tourism.
- Provide more flexibility in the Zoning Code to support development in the Downtown, including relaxing parking requirements (i.e., rely on on-street parking) and expanding the allowed uses (e.g., allow light manufacturing to support uses like breweries and bagel shops that produce and sell products).
- Work with Byron-Bethany Irrigation District (BBID) to provide water service, thereby reducing dependence on wells.
- Expand the guiding principle regarding agricultural tourism to highlight the broad array of agricultural products and related tourism opportunities (e.g., fruit stands, test kitchens, and farm-to-table restaurants), and support the re-use of Byron Hot Springs for events space and restaurants.
- Create a unique branding identity for Byron to support agricultural tourism.
- Do not restrict the raising/keeping of animals on property, which is important to Byron's character.
- Facilitate creative growth appropriate to the small-town agricultural character of Byron.
- Coordinate economic development efforts among individuals and community groups to maximize their effectiveness.
- Improve transparency and communication about development proposals; require prospective developers to do more early in the process to inform residents about plans.
- Streamline and reduce fees for County permits, including temporary permits for street fairs and Urban Limit Line (ULL) issues.

- Foster better coordination among County and other agencies to support Byron's economic development goals.

Mobility

- Improve bicycle and pedestrian access to destinations within Byron, like the park.
- Add sidewalks from Downtown Byron to St. Anne Church on the south side of Camino Diablo, and continue the existing sidewalk on the north side of Main Street to Holway Drive; include street trees that are maintained and irrigated by the County.
- Make Camino Diablo safer for pedestrians by traffic calming and providing shoulders, sidewalks, and pedestrian crossings.
- Consider an overpass at Camino Diablo and Vasco Road.
- Implement the Vasco Road/Byron Highway Connector project, which will divert traffic and congestion away from Downtown.
- Bring commuter service to Byron Airport.

Housing

- Housing growth should be slow, incremental, and supportive of economic development within Byron.
- Development and infill should be responsibly encouraged while maintaining Byron's rural character.
- Streamline accessory dwelling unit permits.

Recreation and Access to Nature

- Develop trails for regional and local commute corridors (e.g. proposed regional Brentwood to Clayton trail and trail access to Byron Hot Springs when redeveloped).
- Provide a dog park for Byron residents.
- Consider creative re-use of railroad land.
- Plan for land acquisition to develop community parks that are connected to each other and to other regional parks through a trail network.

Safety and Resiliency

- Address concerns about dam inundation by studying the expansion of Los Vaqueros Reservoir.
- Ensure utilities are resilient to natural hazards and can accommodate any new growth.
- Encourage CHP to increase presence given population growth and increased commuter traffic and speeds.



ENVISION CONTRA COSTA 2040

COMMENT CARD

Date: 8/20/19

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).

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Comments (Use back if necessary): _____

Navigation Process into the

"trails network" for Public.

- Public Input & ideas into w/

- Collaborative Users from Public

on a periodic time - meet to review

= Equestrian - Bike - Hikers =

Difficult to navigate thru ~~from~~ all stake-

holders w/ no central master. confusing to Public.

County should have a process

on website (county)

Community Character

Table:
Pg. 1

Make Byron a full-service ^{independent} community

Bring in water utilities - work w/ BBID to do that.

Expand ag tourism - not just wineries

- Fruit stands
- Etc.
- Test kitchens

Need process to make it easier to get work w/ the County & get permits.

~~Including~~

- Temp. permits to hold street fair too restrictive / expensive.

Marketing / branding for unique

Byron identity to support tourism

- Coordinate efforts so not

- haphazard.
- Coordinator role.

Plant trees DT.

More support from County.

- Including variances to deal w/ ULL ^{limitations on space}

- More services, support; help from County [Table 1
pg. 2]
+ coordination among agencies.
- Coordinate development efforts
+ services
- Want "creative" growth / unique character.
→ Mitigate limitations of not being a city.
- Emphasize: Re-energize DT Byron.

Mobility

Develop trails for regional commute corridors
(eg Brentwood → Clayton plan)

Byron Park - people don't know abt it &
no safe ped / bike route to get there.

Add sidewalks from DT → St. Anne's Church.
(on south side)

Also continue from Main St. to Holway on
N side.

Plus street trees that are co-maintained
w/ irrigation.

Bring commuter service to Byron Airport.
+ implement Airport Connector rd. project

Recreation + Access to Nature

Table 1
Pg. 4

- Need trails in town, too.
- See previous comment re: regional trails.
- Byron Hot Springs could help Byron be a destination
 - Consider event space / restaurants.
 - With ~~trail network~~ walking trails around it.
 - Possibly trail to connect to Byron town.

Safety + Resiliency

- Dam inundation concerns
 - Consider w/ expansion of Los Vaqueros.
 - Should give us H₂O if expand
- ★ Need utilities ★
- Overpass @ Camino Diablo + Vasco Rd.

Community Character EER

Table 2-3
(combined)

- Creative re-use of hot springs
- Consider creative alternatives to parking requirements to help small businesses open
- Re-inforce adequate circulation is met
- Before development is built
- Raising/keeping animals on property is an ^{important} part of maintaining rural character—do not restrict

Mobility

- unsafe to walk on Camino Diablo
- bring roadways up to modern roadway standards—should have shoulders updated safety features
- lower speeds on Camino Diablo traffic calming if practical/effective

Housing

Table 2-3

• 1st bullet: re-phrase: Byron will support rate & amount of housing growth that is slow, few units @ a time, incremental, to support econ. development in the community

• 2nd bullet - redevelopment & development in Byron should be responsibly encouraged to the extent that it maintains rural character. E.g. allowing

Accessory units on property for family (incremental)

↳ Streamline these types of things
~~not to~~

Table 2-3

Recreation & Access to Nature

- dog park
- railroad land — can it be donated/re-used for outdoor rec purposes?
- plan for land acquisition/establishing community parks, emphasize connectivity to & between existing parks/trails

Safety?

- Byron doesn't have same public safety issues as other communities w/ higher population
- traffic safety is biggest safety issue — could be part of mobility guiding principle

* MORE COMMUNICATION & NOTICE
ABOUT COMING DEVELOPMENT.

- ST. ANNE'S VILLAGE
 - MORE INFO ON DETAILS
- MAINTAIN QUIET SMALL TOWN

* VASCO / CAMINO DIABLO
CONNECTION

- DIVERT TRAFFIC AWAY FROM TOWN
- RELIEVE CONGESTION

MORE TRANSPARENCY OF
DEV. APPLICATION PROCESS

- ADD A FEW MORE BUSINESSES TO
SERVICE COMMUNITY NEEDS

- OPEN TO GROWTH / ^A POSITIVE THING
BUT HOW CAN THIS BE
POSSIBLE IN BYRON??

- WELCOME GROWTH THAT IS
TAILORED TO SMALL TOWN COMMUNITY
(NO BIG BOX STORES (WAL-MART etc.))

- WALKABLE RETAIL
THAT MAKES YOU WANT TO
SPEND TIME

- CONCERNS w/ WELL WATER
QUALITY

★ DILEMMA BTWN NEEDING
INCREASE ~~AND~~ SANITATION / WATER FOR
DEVELOPMENT & NEEDING ~~FOR~~ NEW
DEVELOPMENT TO PAY FOR INCREASED SVCS
MUST WHAT'S THE SOLUTION / COMPROMISE?

- REQUIRE PROSPECTIVE DEVELOPERS ~~WANT~~ TO ~~WANT~~ DO MORE TO INFORM RESIDENTS OF POTENTIAL / APPROVE PLANS
- BETTER COMMUNITY OUTREACH / NOTIFICATION ^{REACH} EARLY ON & MORE PEOPLE

SAFETY & RESILIENCY

- * NEED MORE CHP PRESENCE TO REFLECT POP GROWTH & COMMUTER TRAFFIC
- INCREASED SPEED IS AN ISSUE CURRENT ROAD @ QUALITY CAN'T HANDLE

TABLE 3
pg. 4

★ RE-OPEN | REUSE BYRON HOT SPRINGS
AS DESTINATION

1/2 BRING^{IN} SUPPORTING PETAL
COFFEE, ICE CREAM, DEZ