

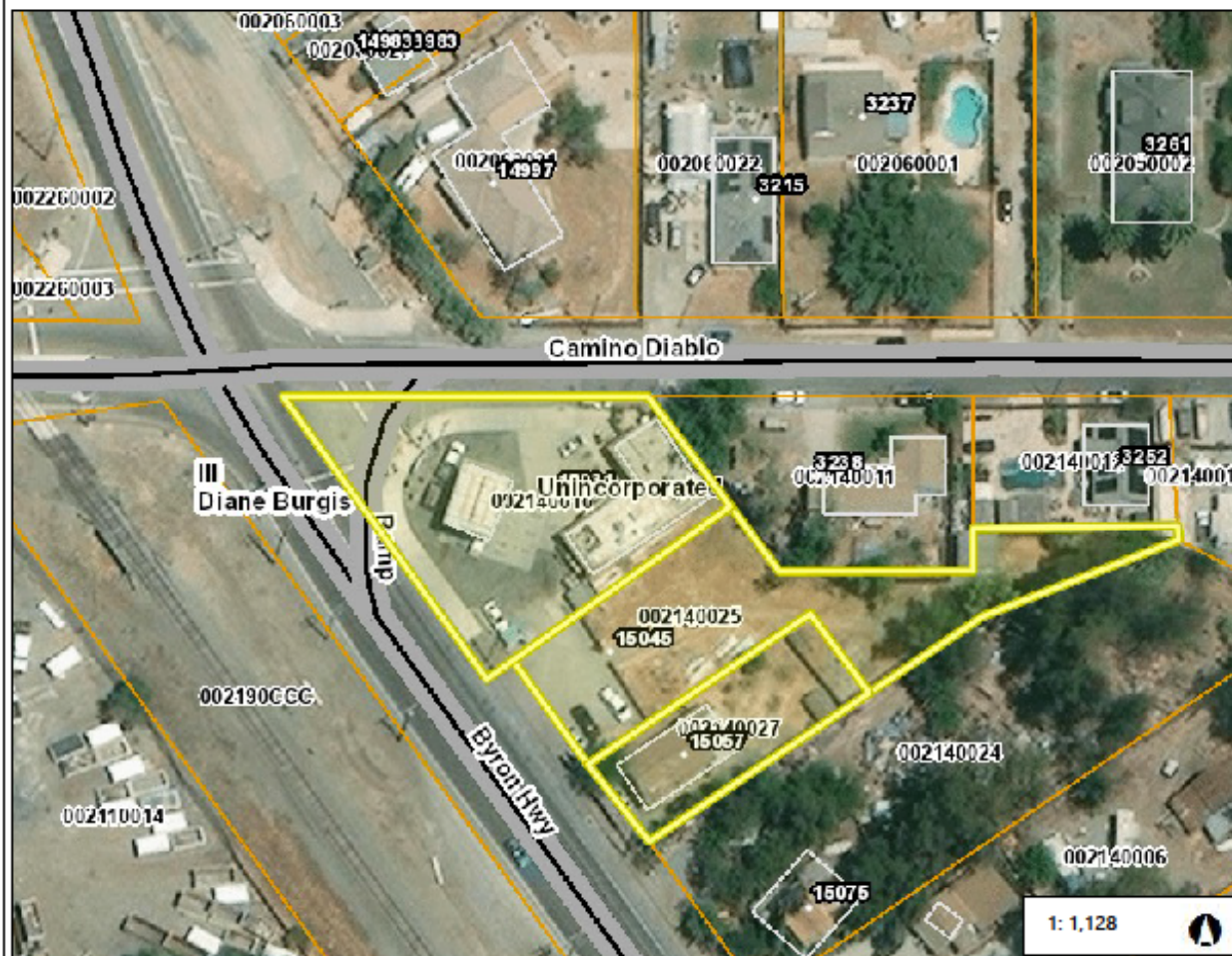
County File #'s CDGP10-00003,
CDRZ13-03222 and CDLP/DP13-02025.

15031 Byron Highway, Byron
Byron Corners Gas Station Project,
General Plan Amendment, Rezone
and Land Use Application.

BOARD OF SUPERVISORS
JUNE 4, 2024

AERIAL VIEW

Vicinity Map



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



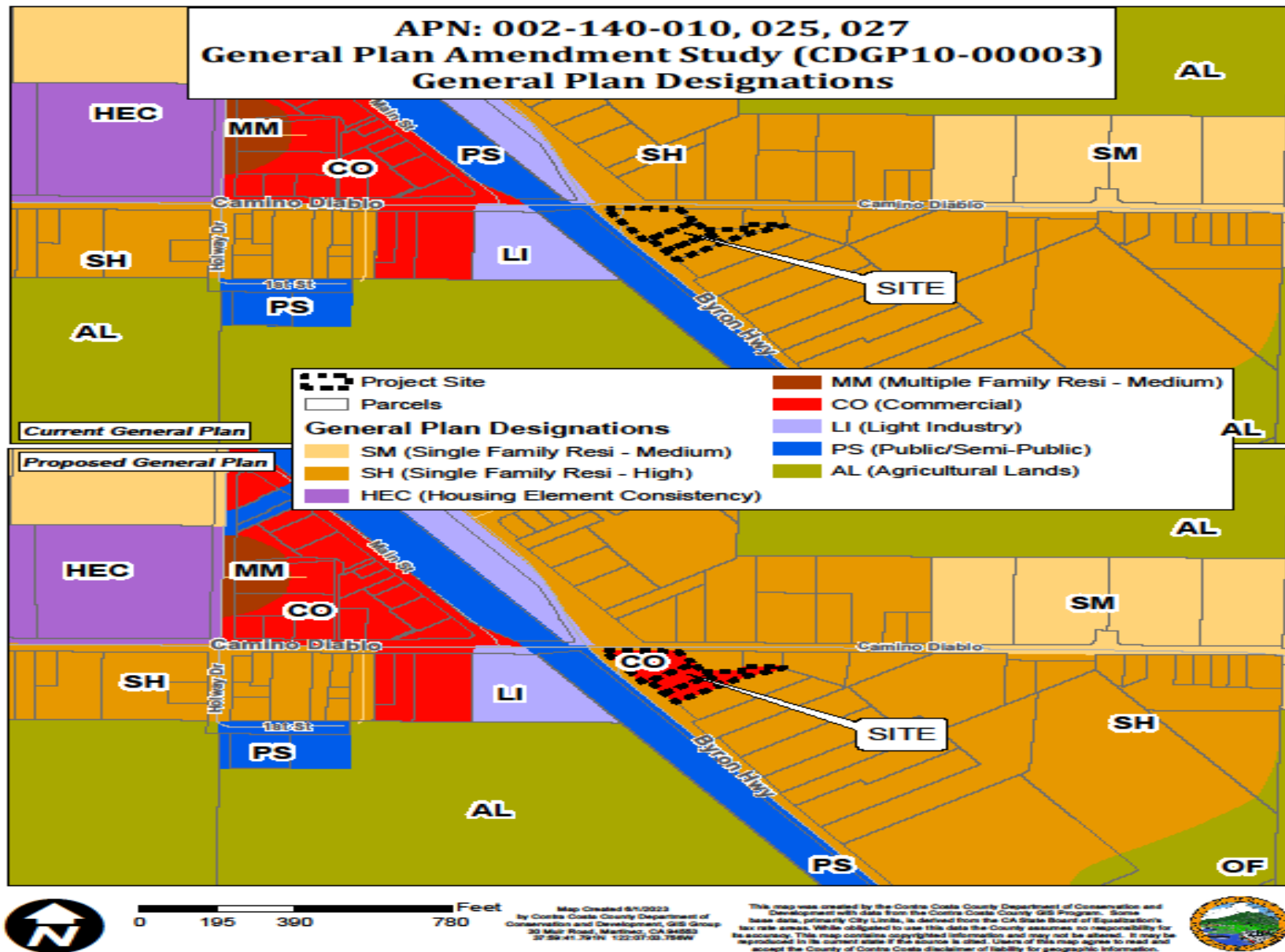
Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Address Points
- Streets
- Building Footprints
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

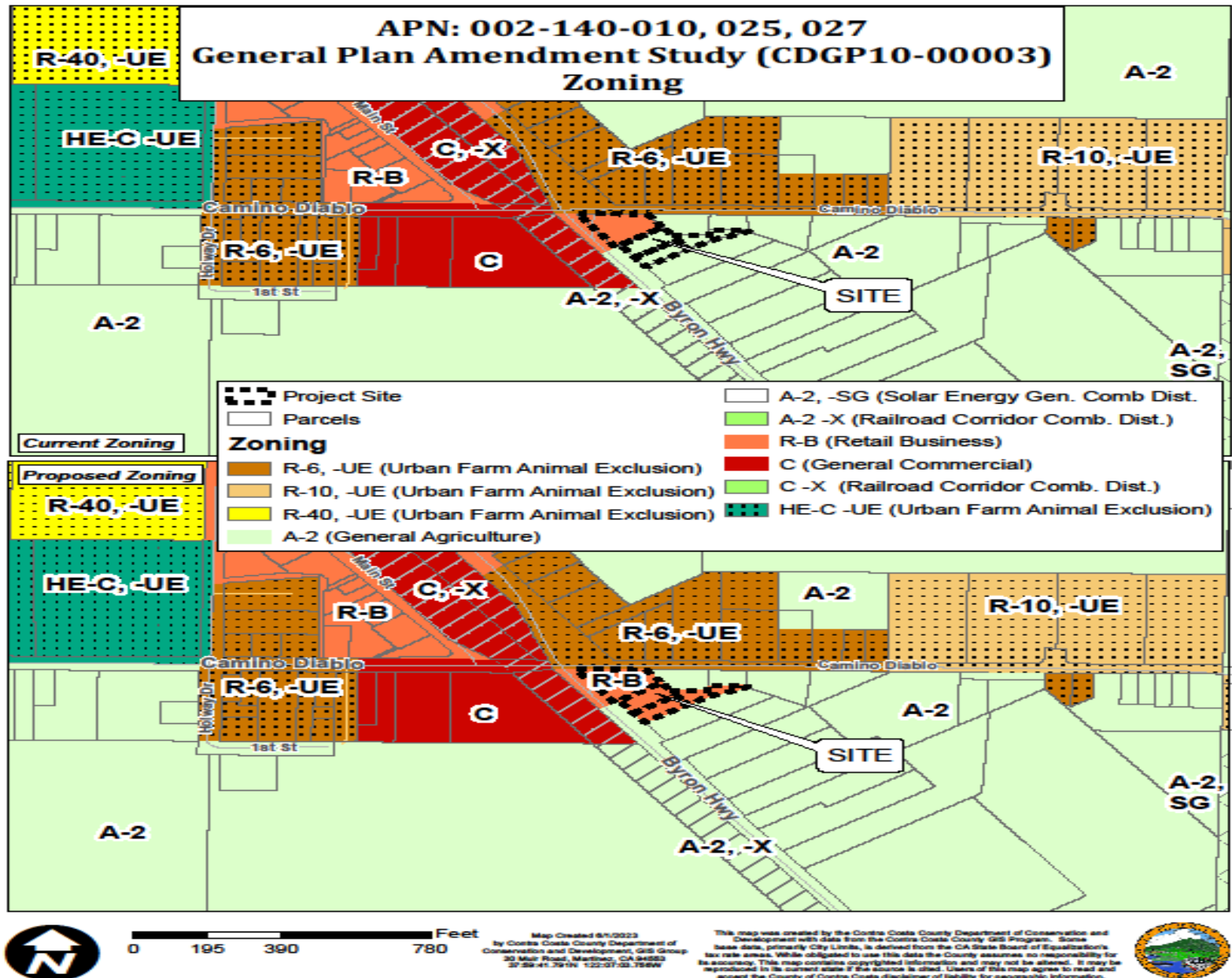
Notes

Contra Costa County -DOIT GIS

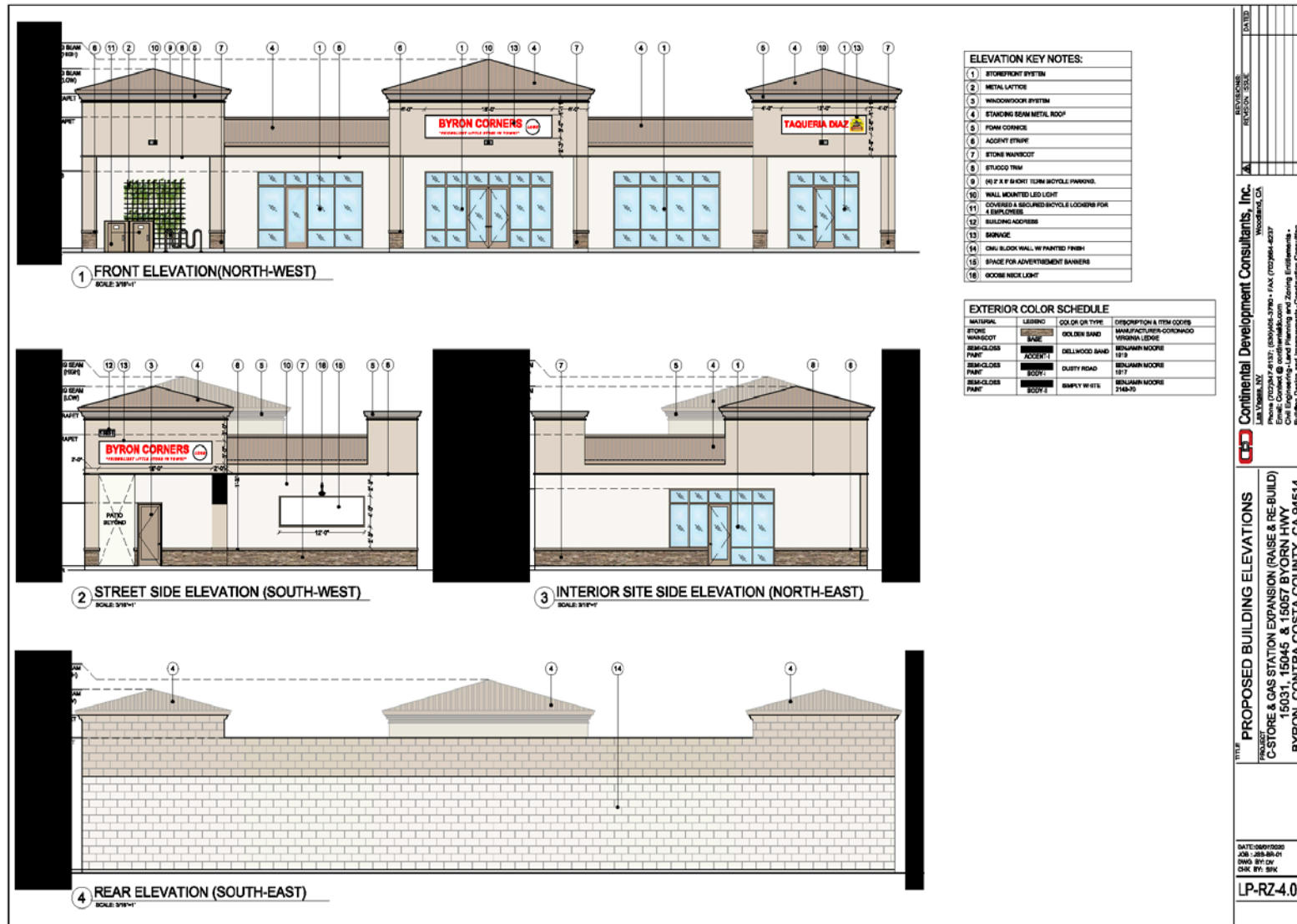
GENERAL PLAN AMENDMENT



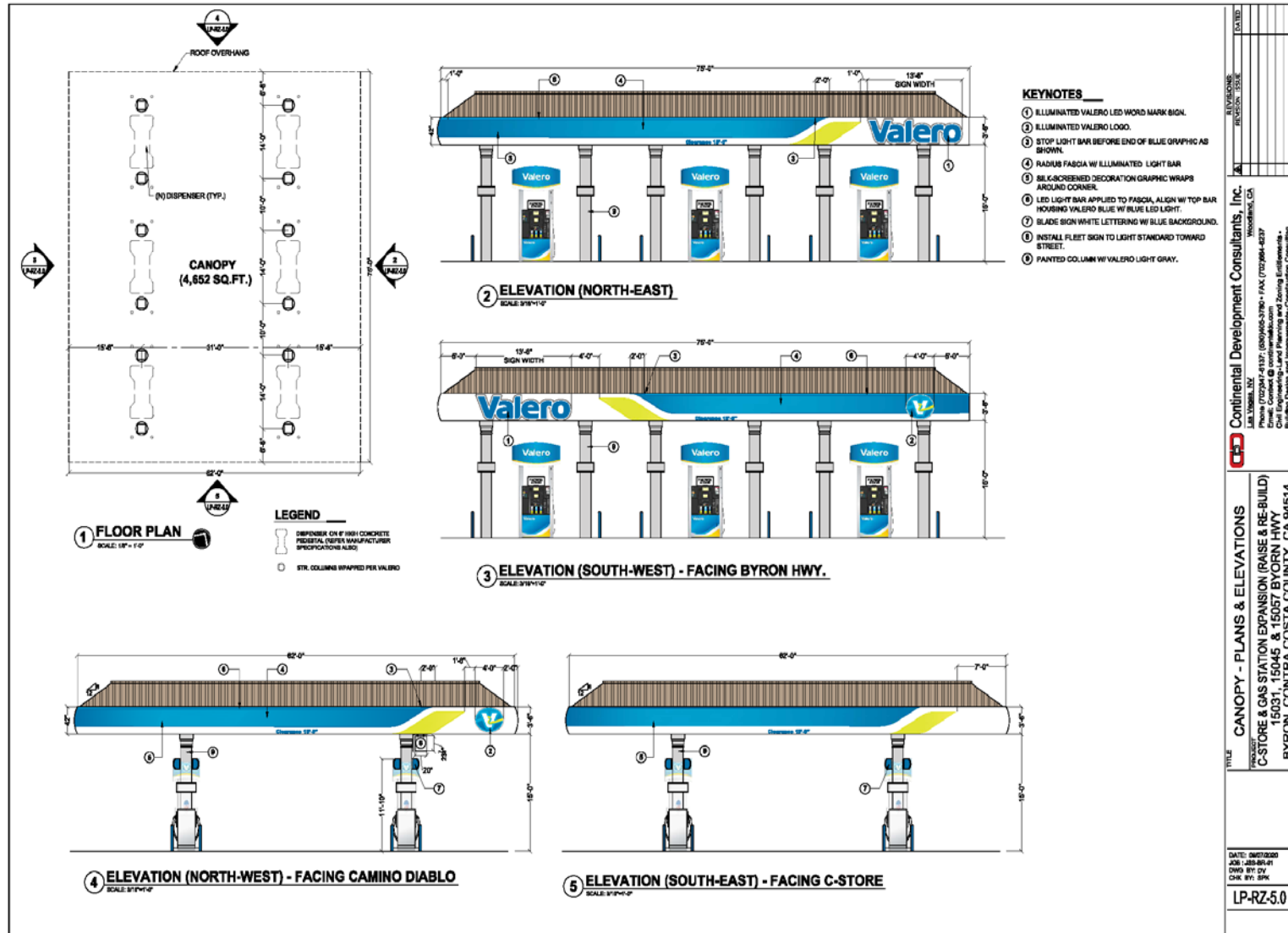
REZONING



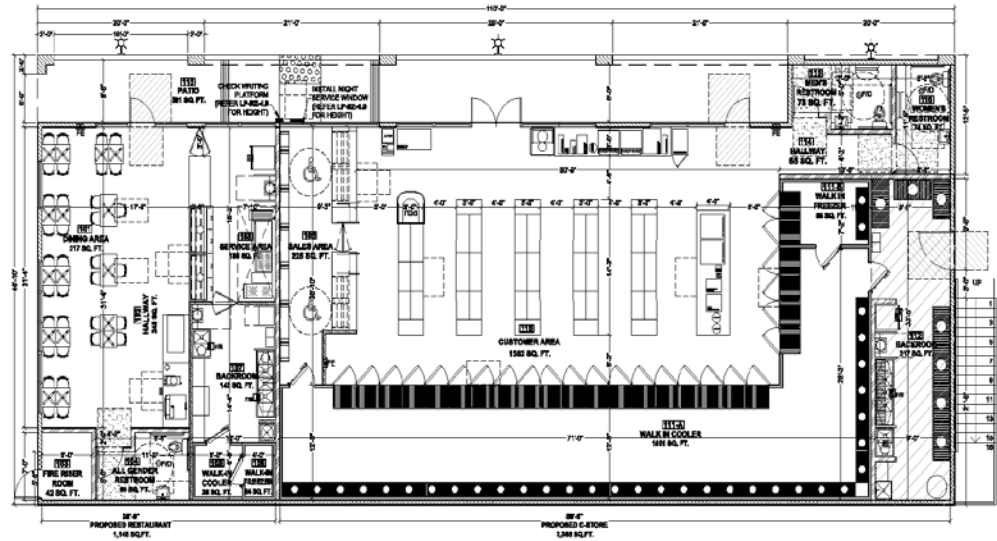
ELEVATION #1



ELEVATION #2



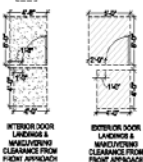
FLOOR PLAN



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 3'-0"

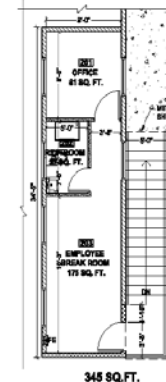
LEGEND

- 4 1/2" PAINTED MASONRY BLOCK WALL
- 2 x 8 EXTERIOR WOOD STUD WALL @ 16" O.C.
- W/ STUCCO OUTSIDE & 1/2" GYP. BOARD ON INSIDE
- 2 x 8 INTERIOR WOOD STUD FULL HEIGHT WALL
- @ 16" O.C. W/ 1/2" GYP. BOARD BOTH SIDES
- 2 x 4 INTERIOR WOOD STUD FULL HEIGHT WALL
- @ 16" O.C. W/ 1/2" GYP. BOARD BOTH SIDES
- STEEL PANEL @ WALK-IN
- UPPER MEZZANINE FLOOR LINE
- STOREFRONT
- FLOOR DRAIN
- FLOOR SINK
- FIRE EXTINGUISHER
- WALL MOUNTED LED LIGHT
- 30" x 48" SINGLE TOL CLEARANCE



INTERIOR DOOR
CLEARANCE &
WALKING
CLEARANCE FROM
FRONT APPROACH

EXTERIOR DOOR
CLEARANCE &
WALKING
CLEARANCE FROM
FRONT APPROACH

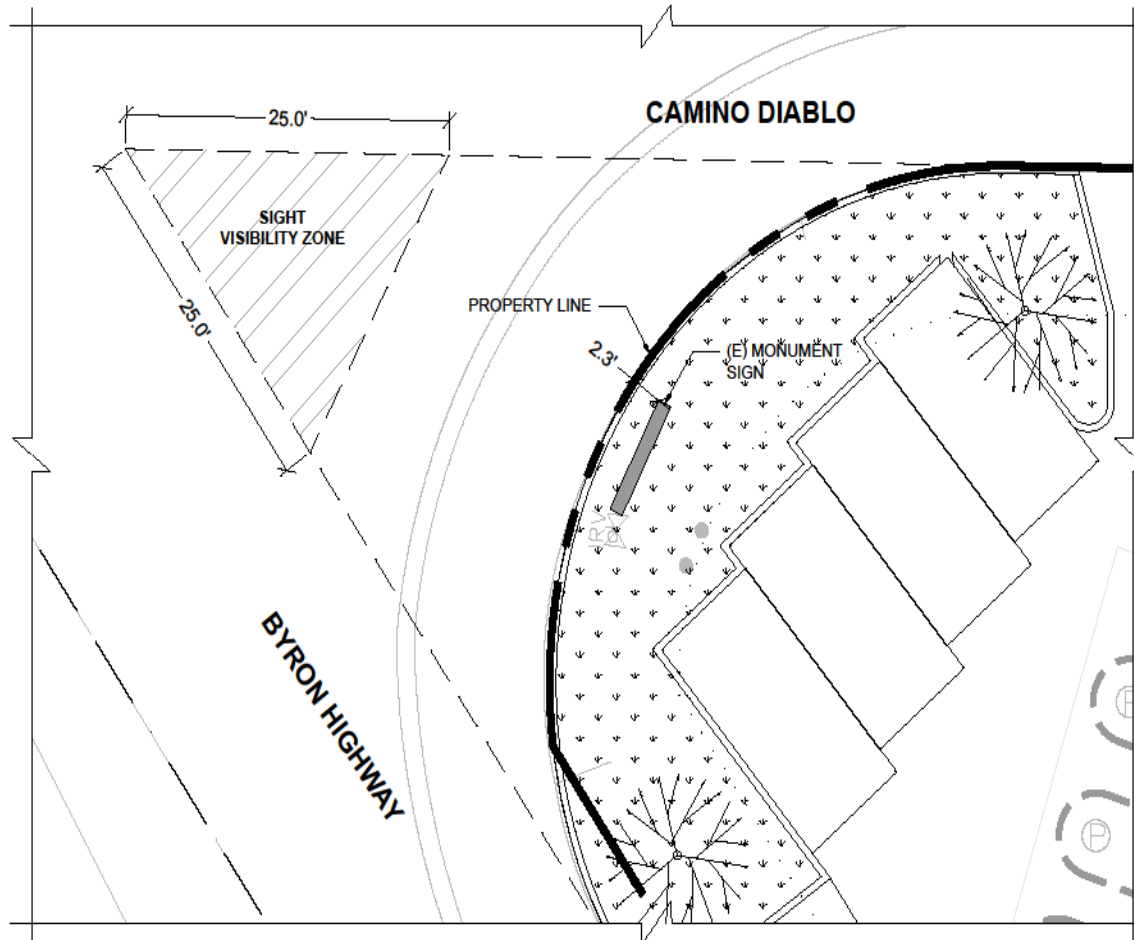


1 PROPOSED SECOND FLOOR PLAN (345 SQ.FT.)
SCALE: 1/4" = 3'-0"

TITLE		PROPOSED FLOOR PLANS		CONTINENTAL DEVELOPMENT CONSULTANTS, INC.		INVOICING	
SUBJECT		C-STORE & GAS STATION EXPANSION (RAISE & RE-BUILD)		15031, 15045 & 15057 BYRON HWY		NOV 2021 2252	
DATE: 07/12/2021		JOB: JES-BR-01		LEA WILSON, NY		A	
DWG: 01.DWG		CHK: BY: BNC		WOODBRIDGE, CA			
LP-RZ-3.0				Phone (714)341-4137 / (504)406-3796 - FAX (714)944-4237			
				Email: Contact@continentaldc.com			
				Civil Engineering, Land Planning and Zoning Environments			
				9401 Engineering Land Planning and Zoning Environments			
				BYRON, CONTRA COSTA COUNTY, CA 94514			

	Continental Development Consultants, Inc.	Las Vegas, NV	Woodland, CA	REVISIONS		DATE
				NO.	DESCRIPTION	

LINE OF SIGHT / VARIANCE



① EXHIBIT @ STREET INTERSECTION

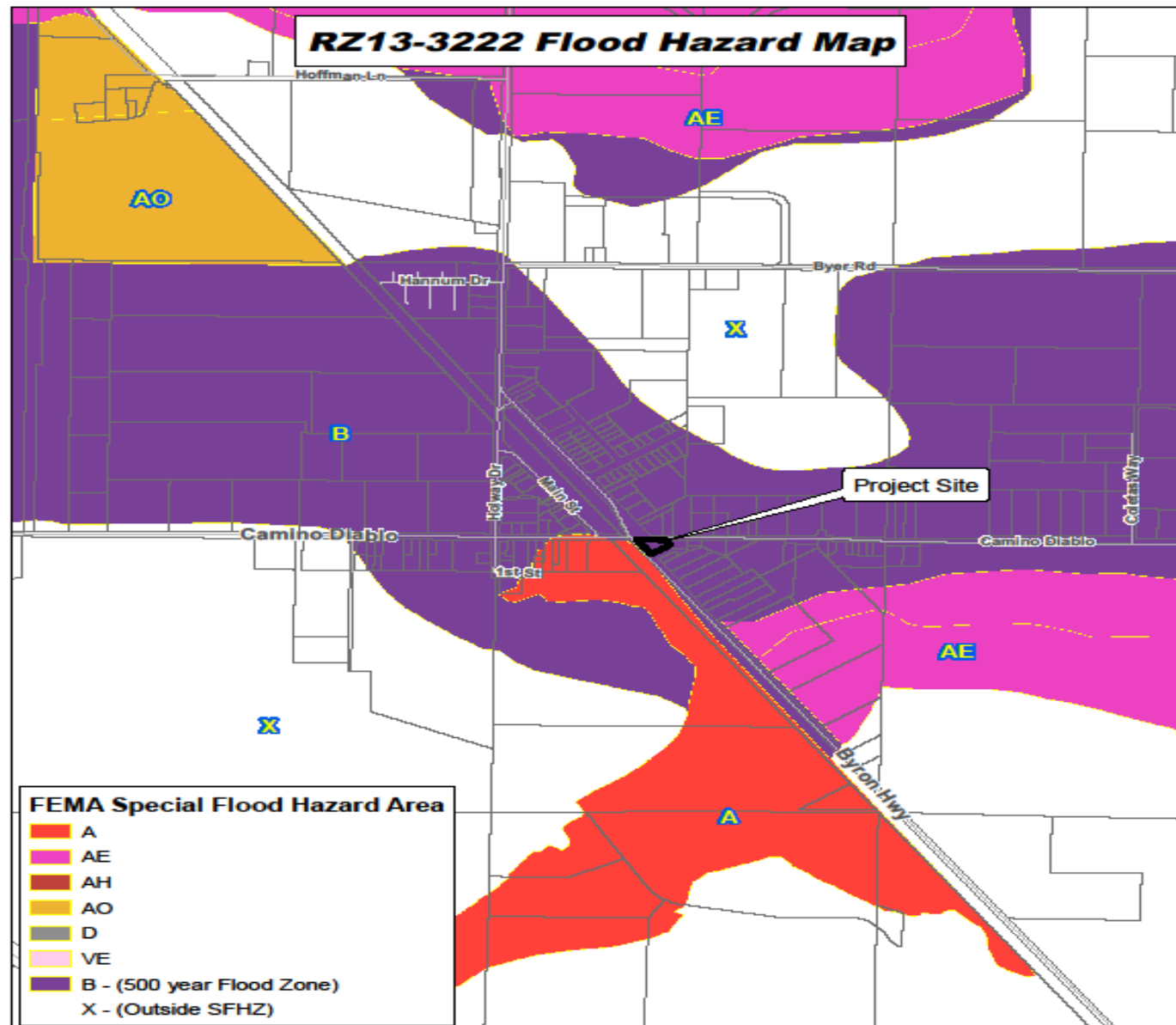
EXCEPTION REQUEST

-Section 914-2.004, Collect and conveyed to an existing adequate storm drainage system.

-Section 914-12.010, Maintenance of a detention basin either by existing or new public maintenance entity.

DRAINAGE PLAN





0 375 750 1,500 Feet
Source: Fema Flood Hazard

Map Created 5/24/2024
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Main Road, Martinez, CA 94553
37.59-41.791N 122.27-23.758W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax sale areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



APRIL 4, 2024 CPC MEETING

- ▶ Accepted staff's presentation, took public testimony and closed the hearing.
- ▶ Discussed drainage and traffic concerns.
- ▶ Acknowledged the studies prepared for the project.
- ▶ Modified COA#5 (indemnification language) and added COA #16 (good faith effort to have fuel deliveries after 7pm).
- ▶ Unanimously recommended the Board of Supervisors approve the project.

QUESTIONS?