



ENVISION **CONTRA COSTA 2040**

Discovery Bay CSD

February 1, 2023

Envision Contra Costa 2040



**General
Plan**



**Zoning
Code**



**Climate
Action Plan**



Environmental Impact Report

What is the General Plan?

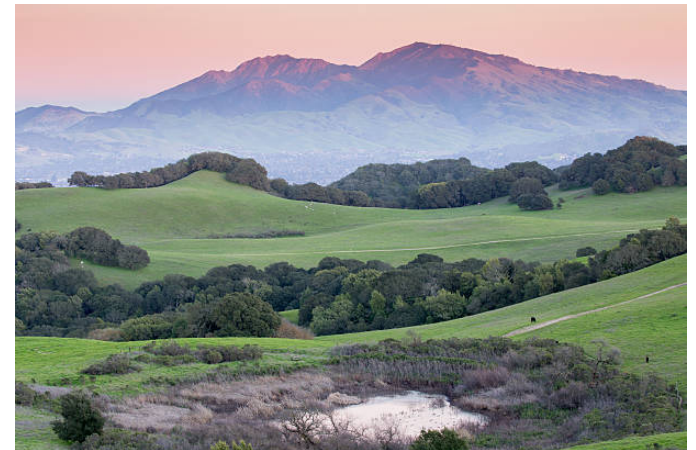
- » The “constitution” for local land use planning
 - Each city and county must have an adopted General Plan
 - The General Plan is a jurisdiction’s highest land use planning document and the basis for its land use decisions
 - Establishes a vision and provides direction for future development
 - Balances growth, conservation, and quality of life



Why is the General Plan Important?

The General Plan affects many aspects of our lives, including:

- » Housing and job opportunities available in our communities
- » Community character and design
- » Public facilities and services (police, fire, parks, etc.)
- » Roadway design and construction
- » Risks to people and property from natural and human-caused hazards
- » Resource conservation



Why Update the General Plan Now?

- » Existing General Plan is over 32 years old and doesn't address many of the challenges communities currently face
- » SB 375 – Sustainable Communities Strategy/Plan Bay Area
- » AB 379 – Climate Change Adaptation and Resilience
- » SB 1000 – Environmental Justice
- » Numerous new laws related to housing
- » New laws related to wildfires and public safety
- » Consistency with other plans and initiatives (e.g., Local Hazard Mitigation Plan, Adapting to Rising Tides, Land Use and Resource Management Plan for the Delta)

Components of the General Plan

Existing Elements

3. Land Use
4. Growth Management
5. Transportation and Circulation
6. Housing
7. Public Facilities and Services
8. Conservation
9. Open Space
10. Safety
11. Noise

Envision 2040 Elements

3. Stronger Communities
4. Land Use
5. Transportation
6. Housing
7. Conservation, Open Space, and Working Lands
8. Public Facilities and Services
9. Health and Safety
10. Growth Management

Four Themes Throughout the New Plan

» Economic Development



» Environmental Justice



» Sustainability

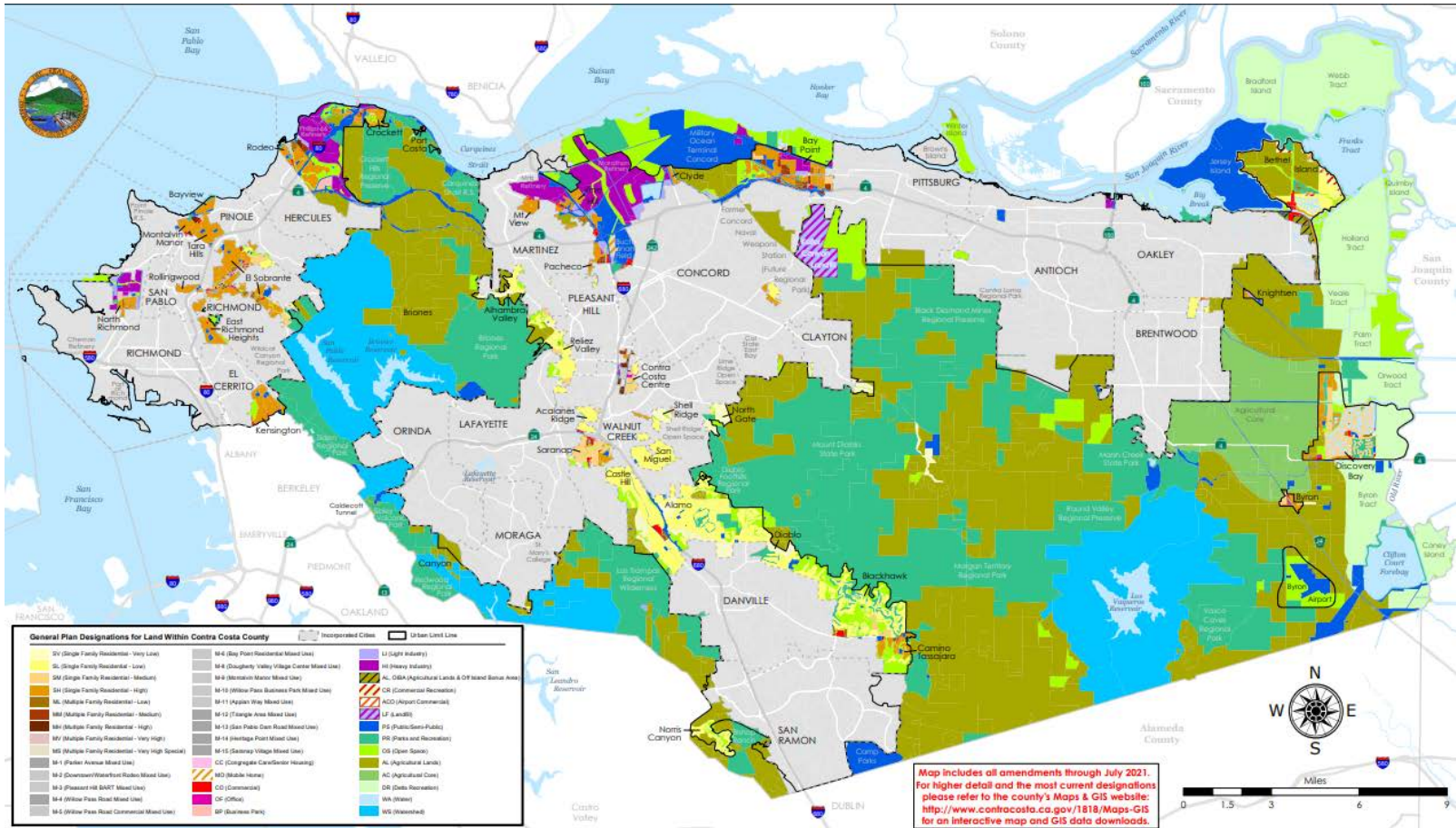


» Community Health



General Plan Land Use Map

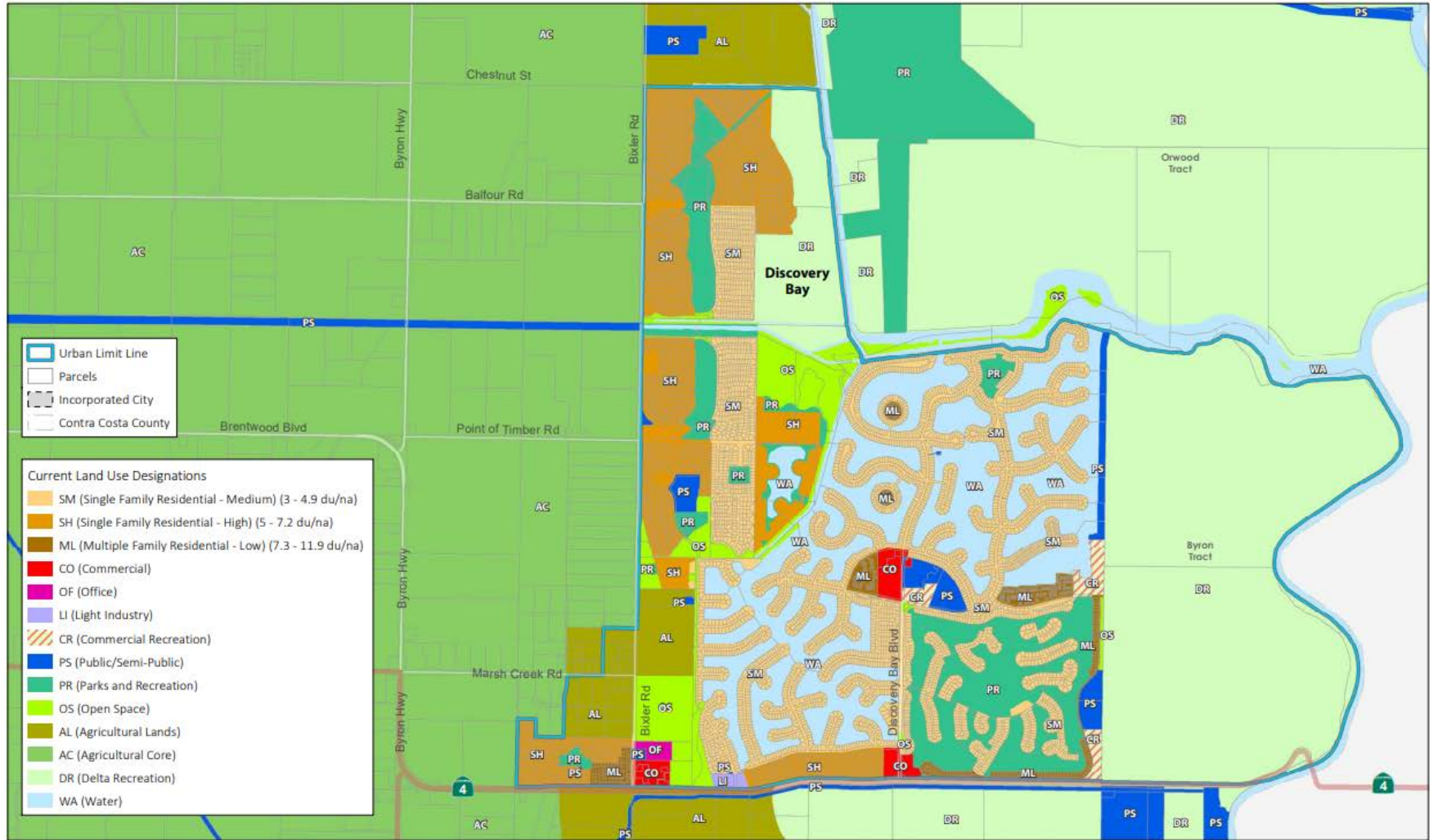
Land use designations specify the type and intensity of development, public uses, land to be preserved, etc.



Prepared by the Department of Conservation and Development

ANTIOCH Incorporated Areas
 Alamo Unincorporated Areas

Discovery Bay Existing Land Use Map



- Urban Limit Line
- Parcels
- Incorporated City
- Contra Costa County

- Current Land Use Designations**
- SM (Single Family Residential - Medium) (3 - 4.9 du/na)
 - SH (Single Family Residential - High) (5 - 7.2 du/na)
 - ML (Multiple Family Residential - Low) (7.3 - 11.9 du/na)
 - CO (Commercial)
 - OF (Office)
 - LI (Light Industry)
 - CR (Commercial Recreation)
 - PS (Public/Semi-Public)
 - PR (Parks and Recreation)
 - OS (Open Space)
 - AL (Agricultural Lands)
 - AC (Agricultural Core)
 - DR (Delta Recreation)
 - WA (Water)

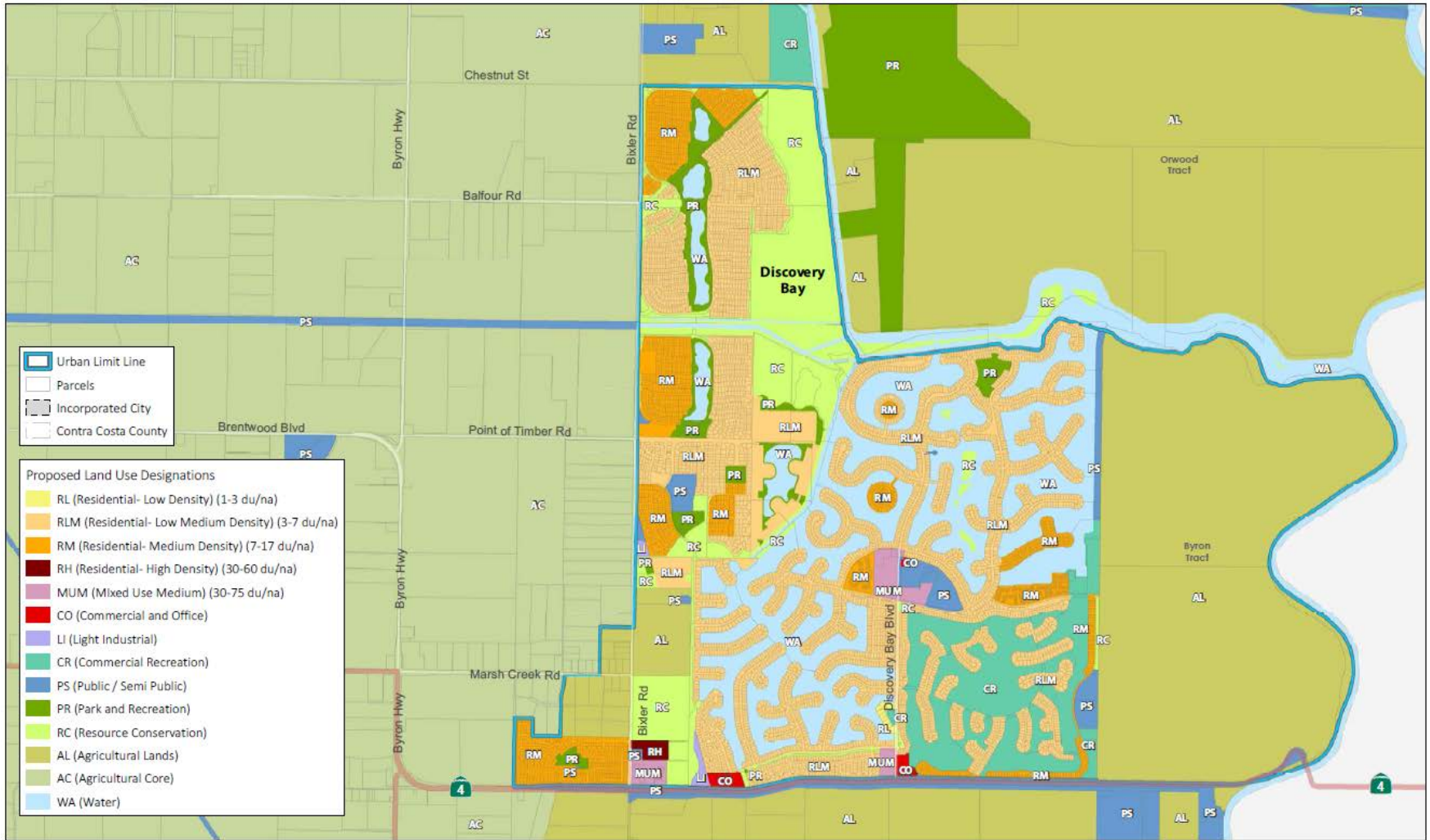


(du/na) : dwelling unit per net acre

Current Land Use Designations

Source: Contra Costa County, 01/27/2023

Discovery Bay Draft Land Use Map



(du/na) : dwelling unit per net acre

DRAFT Proposed Land Use Designations

Source: Contra Costa County, 01/31/2023

Discovery Bay Community Profile

DISCOVERY BAY | CONTEXT

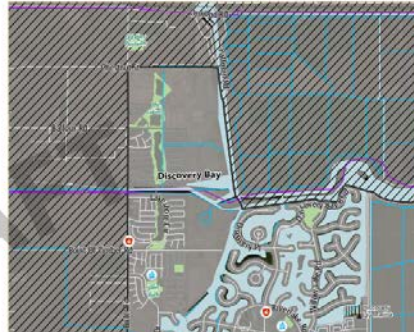
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Discovery Bay is a relatively new community in eastern Contra Costa County, shaped as a planned community from agricultural land previously termed the "Byron Tract" in 1964. The original development was envisioned as a recreational community with homes situated on the warm Delta waters with access to nearby neighborhood-serving amenities. The area was originally excavated to create a network of canals with residential lots, and has grown into a full-service town with a community services district that coordinates water sewers and recreation services.



Residents enjoy the outdoor amenities in their small community, including the golf course at the Discovery Bay Country Club, Discovery Bay Marina, several parks, and surrounding agricultural and open space land. Discovery Bay is primarily comprised of residential land uses along the canals, with pockets of commercial and office spaces that fulfill some daily service needs, including a shopping center at the corner of Highway 4 and Bixler Road that is anchored with a major grocery store. However, it has been difficult to attract commercial and office development to the community and some properties in town remain vacant. Residents cite their isolation from other major cities as a challenge for access to employment and education opportunities. Residents are interested in improving pedestrian and bicycle safety along routes to schools and would like a high school to be established in Discovery Bay.

The network of canals that provides recreational and aesthetic benefits also hinders emergency access, and residents are concerned with ingress and egress circulation in the event of a disaster. Furthermore, the community's close proximity to the water increases their risk of inundation from sea level rise.



DISCOVERY BAY | CONTEXT (CONTINUED)

2

WHO LIVES IN DISCOVERY BAY?

Median Age 52 years old in Discovery Bay	Average Life Expectancy 81 years old in Discovery Bay	Median Household Income \$109,773 in Discovery Bay	Race ► 62% White ► 10% Asian
VS 39 years old in Contra Costa County	VS 81 years old in Contra Costa County	VS \$88,456 in Contra Costa County	► 4% American Indian and Alaska Native
			Ethnicity ► 12% Hispanic or Latino

Hazards

- Coastal flooding
- Drought
- Extreme heat
- Flooding
- Human health hazards
- Seismic hazards (liquefaction)
- Sea level rise
- Severe storms

Major Vulnerabilities

Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.

Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.

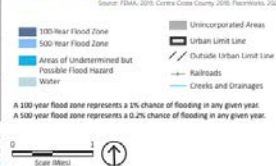
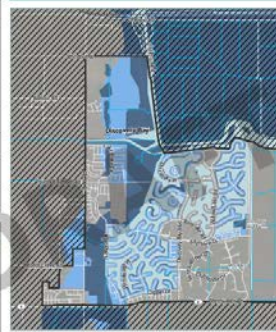
Persons living on single access roads are vulnerable to coastal flooding, seismic hazards, and severe storms.

The Discovery Bay Fire Station and East Contra Costa Fire Protection District buildings are vulnerable to coastal flooding.

The Discovery Bay Elementary School, All God's Children Christian School, and Timber Point School are vulnerable to coastal flooding.

The information on this page presents a summary of hazards and vulnerabilities in Discovery Bay based on the Contra Costa County Vulnerability Assessment; please see the online Vulnerability Assessment for a full description of these hazards and vulnerabilities.

FLOOD ZONES



SEA LEVEL RISE



DISCOVERY BAY | GUIDANCE (CONTINUED)

4

POLICIES

1. Enhance access and connections to regional parks and open space.
2. Coordinate with the community to improve emergency access and evacuation plans.
3. Promote and encourage the development of job-generating uses.
4. Support establishment of a senior housing project in the vicinity of Point of Timber Road.

ACTIONS

1. Study the feasibility of adding another access road into the community to improve safety and disaster response.
2. Create safe routes to all schools, especially to Excelsior Middle School.
3. Add a sports field complex, possibly on the east side of Discovery Bay.
4. Provide bathrooms and better maintenance at Sifer Park and consider transitioning ownership to the Community Services District.
5. Dedicinate a portion of the Cecchini Ranch property for job-generating uses.
6. Move the northern portion of Cecchini Ranch, which is under an agricultural conservation easement, outside of the Urban Limit Line.

Housing Element Update

- » Housing Element is updated every eight years (known as the “housing cycle”)
- » Bay Area Regional Housing Needs Determination: 441,176 units
- » Countywide Regional Housing Needs Allocation (RHNA): 49,049
- » Contra Costa County (unincorporated area) RHNA: 7,610
- » Contra Costa County RHNA for current housing cycle: 1,367
- » State law prohibits the RHNA from being concentrated in a few neighborhoods or areas, i.e., it must be dispersed
- » Discovery Bay’s allocated 494 units (6.5% of RHNA)
- » Draft Housing Element submitted for State review on 1/20/23
- » Adoption anticipated in May/June 2023

What is the Zoning Code?

- » Zoning districts and map that's consistent with the General Plan land use map
- » Regulations that control physical development
 - Permitted uses
 - Permitting requirements
 - Specific site development standards – parcel sizes, setbacks, parking, lighting, signage, fences, trash enclosures, etc.
- » **General Plan vs. Zoning Code**
 - Zoning Codes implement the General Plan with specific development regulations:
 - General Plan → “Residential”
 - Zoning Code → “Single-family; Multiple-family”

Climate Action Plan (CAP) Update

» What is the CAP?

- Implements the climate-related policy direction in the General Plan
- Sets greenhouse gas (GHG) emissions reduction targets
- Establishes a plan for reaching targets

» Why is the CAP being updated?

- State law has changed since the CAP was adopted in 2015
- New reduction strategies are available
- Evolving understanding of resilience and adaptation
- Opportunity to improve how the CAP is implemented
- More extensive support for greater equity
- CAP can better integrate with the new General Plan



Environmental Impact Report (EIR)

- » **California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment**
- » **EIR must:**
 - Disclose information about the effects the project could have on the physical environment
 - Identify measures to mitigate environmental impacts
 - Describe feasible alternatives to the proposed project
- » **Public review**
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of draft EIR – comment on the analysis

Opportunities for Public Involvement

- » Envisioncontracosta2040.org
- » Community Meetings
- » Municipal Advisory Councils
- » HazMat Commission
- » Sustainability Commission
- » Sustainability Committee
- » County Planning Commission
- » Board of Supervisors



Over 120 meetings so far

Online Participation



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Documents

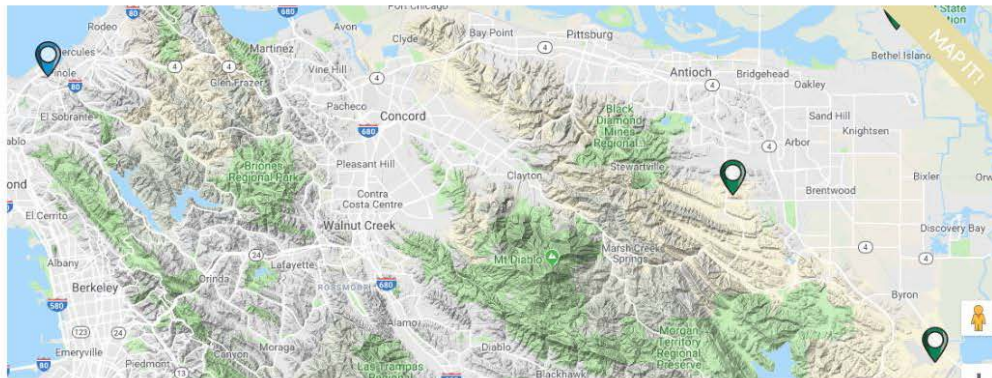
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Additional Resources

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What are your ideas?



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Online Participation



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Additional Resources

Documents

▶ Background Documents

▶ Existing Conditions Documents

▶ Climate Action Plan Documents

▶ Environmental Justice Documents

▶ Draft General Plan Goals, Policies, and Actions

▶ Draft Housing Element

▶ Current and Draft General Plan Land Use Maps

▶ Draft Community Profiles

▶ Environmental Analysis Documents

 Past Meeting Materials

envisioncontracosta2040.org/documents



Questions?

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