



**TOWN OF DISCOVERY BAY**  
*A COMMUNITY SERVICES DISTRICT*  
**SDLF Platinum-Level of Governance**



President – Bryon Gutow • Vice-President – Kevin Graves • Director – Ashley Porter • Director – Michael Callahan • Director – Carolyn Graham

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**TOWN OF DISCOVERY BAY**  
**COMMUNITY SERVICES DISTRICT**  
**AGENDA PACKET**

Special Board Meeting  
Thursday, January 28, 2021

6:00 P.M. Special Board Meeting

Community Center  
1601 Discovery Bay Boulevard



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



PLATINUM LEVEL

President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Michael Callahan • Director – Carolyn Graham

**NOTICE OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
OF THE TOWN OF DISCOVERY BAY  
Thursday, January 28, 2021  
SPECIAL MEETING 6:00 P.M. - 7:00 P.M.**

**NOTICE  
Coronavirus COVID-19**

In accordance with the Governor’s Executive Order N-33-20, and for the period in which the Order remains in effect, the Town of Discovery Bay Community Services District Board Chambers will be closed to the public.

To accommodate the public during this period of time that the Board’s Chambers are closed to the public, the Town of Discovery Bay Community Services District Board of Directors has arranged for members of the public to observe and address the meeting remotely.

**Please join this meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/TODB/envision>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 558-086-501

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**Agenda Packet and Materials at: [www.todb.ca.gov/](http://www.todb.ca.gov/)**

**SPECIAL MEETING 6:00 P.M.**

**A. ROLL CALL AND PLEDGE OF ALLEGIANCE**

1. Call business meeting to order 6:00 p.m.
2. Pledge of Allegiance.
3. Roll Call.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

During Public Comments, the public may address the Board on any issue within the District’s jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Board for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Board and the commenter as the law strictly limits the ability of Board members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Board only. Any clarifying questions from the Board must go through the President. Comments from the public do not necessarily reflect the viewpoint of the Directors.

**C. PRESENTATION**

1. “Envision Contra Costa 2040”

**D. FUTURE AGENDA ITEMS**

**E. ADJOURNMENT**

1. Adjourn to the next regular meeting February 3, 2021 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.

“This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting.”

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection on the District's website located at <https://www.todb.ca.gov>."



# ENVISION **CONTRA COSTA 2040**

Town of Discovery Bay Community Services District  
January 28, 2021



# Envision Contra Costa 2040



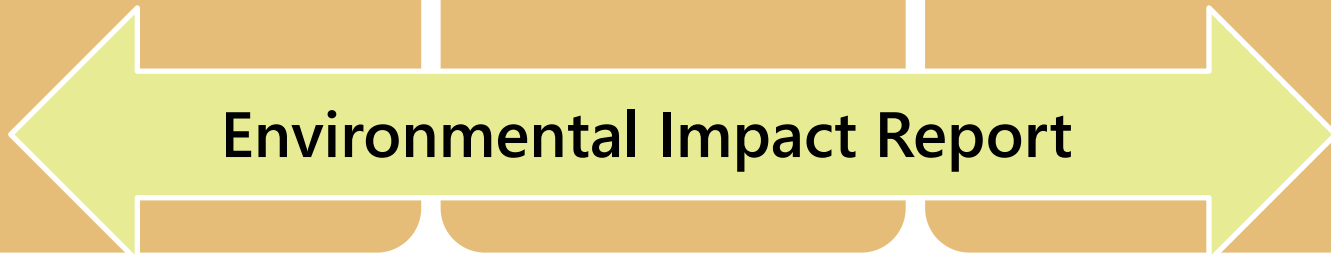
**General Plan**



**Zoning Code**



**Climate Action Plan**



# What is the General Plan?

- » “Constitution” for land use
  - Local jurisdiction’s highest land use document
  - Establishes a vision and supporting goals, policies, and actions for the unincorporated areas
  - Provides consistent direction for future development
  - Balances growth, conservation, and quality of life



# Why is the General Plan Important?

The General Plan affects:

- » How property can be developed
- » The quantity and types of jobs available in the community
- » The appearance and feel of neighborhoods
- » How roadways are designed and improved
- » Risks to people and property from hazards
- » Resource conservation



# Why Update the General Plan Now?

- » Existing General Plan is 30 years old and doesn't address many of the challenges communities currently face
- » AB 32 – Global Warming Solutions Act
- » SB 375 – Sustainable Communities Strategy/Plan Bay Area
- » SB 743 – Vehicle Miles Traveled
- » AB 379 – Climate Change Adaptation and Resilience
- » SB 1000 – Environmental Justice
- » New legislation related to housing
- » Consistency with other plans and initiatives (Local Hazard Mitigation Plan, Adapting to Rising Tides, Land Use and Resource Management Plan for the Delta)

# Components of the General Plan

## » Required Elements

- Land Use
- Transportation
- Safety
- Noise
- Open Space
- Conservation
- Housing

## » Optional Elements in Current General Plan

- Growth Management
- Public Facilities/Services





# Four Themes Throughout the New Plan

» Economic development



» Environmental justice



» Sustainability



» Community health







# What is the Zoning Code?

- » **Zoning map and districts**
- » **Regulations that control physical development**
  - Permitted uses
  - Permitting requirements
  - Specific site development standards – 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?

- Sets greenhouse gas (GHG) emissions reduction targets for the county
- Establishes a plan to reach those targets
- Implements the climate-related policy direction of the General Plan



## » 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 mitigation measures, if necessary
  - 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](http://Envisioncontracosta2040.org)
- » Community Meetings
- » Focused Meetings
- » Sustainability Commission
- » County Planning Commission
- » Board of Supervisors



# Online Participation

[Envisioncontracosta2040.org/online-engagement](https://Envisioncontracosta2040.org/online-engagement)



## Envision Contra Costa 2040

Home

Overview ▾

Events ▾

Documents

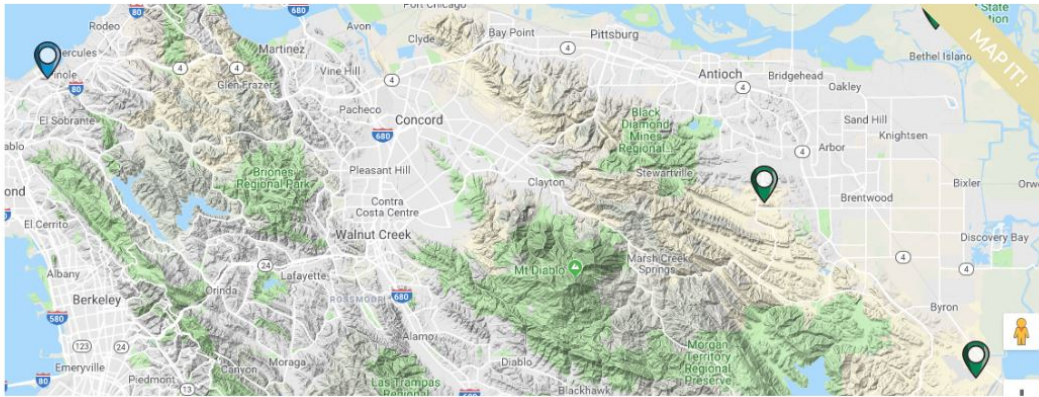
Participate Online

Contact Us

Additional Resources

## Online Engagement

### What are your ideas?



### Sign up for our mailing list!

Enter your email address:

Sign up





# Questions?

# Contact Information

**Will Nelson, Principal Planner**

**(925) 674-7791**

**[will.nelson@dcd.cccounty.us](mailto:will.nelson@dcd.cccounty.us)**

**[envisioncontracosta2040.org](http://envisioncontracosta2040.org)**



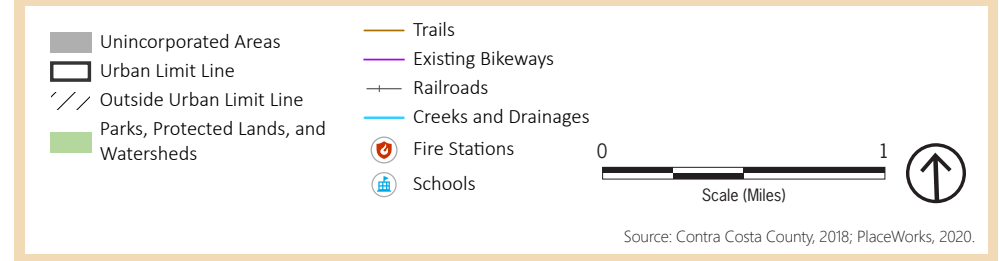
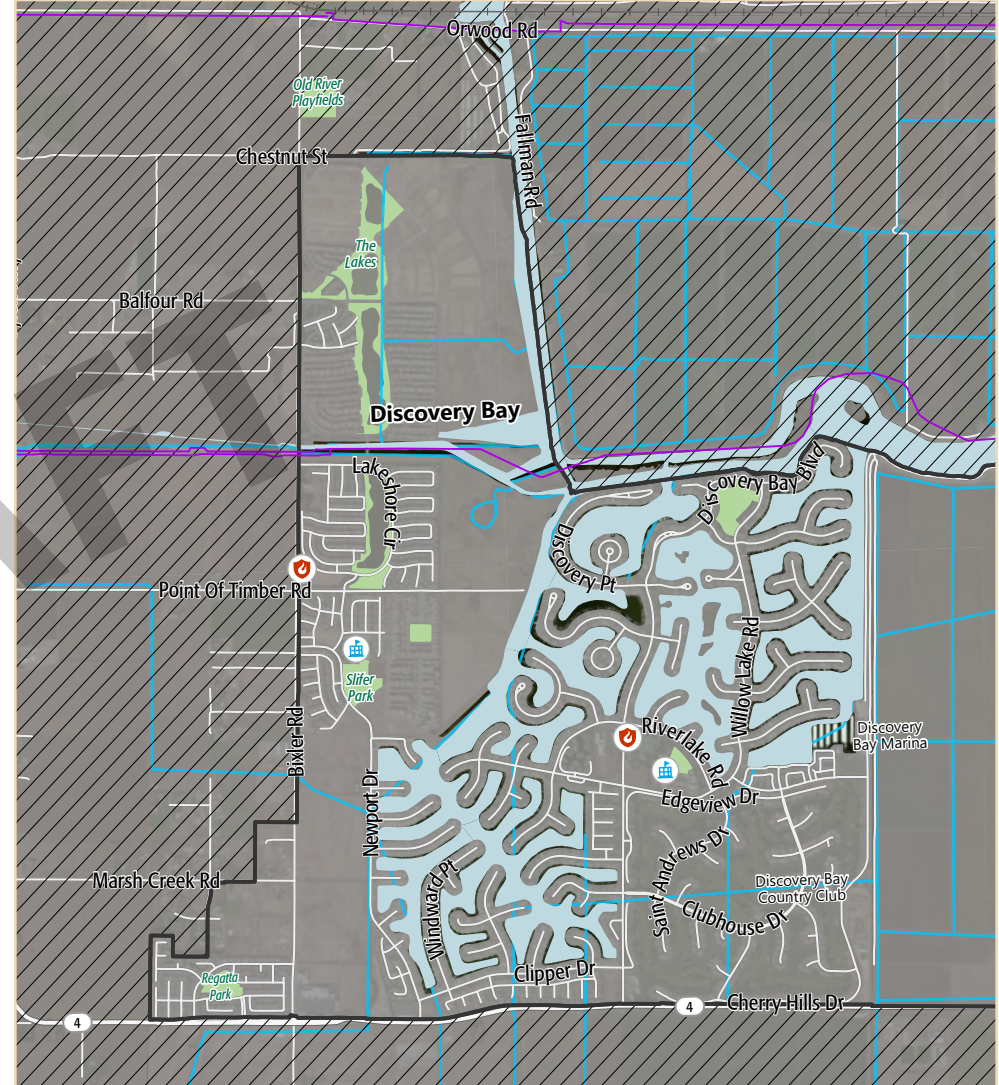
# DISCOVERY BAY | CONTEXT

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, sewer, 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 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.






## WHO LIVES IN DISCOVERY BAY?

<p><b>Median Age</b> 52 years old in Discovery Bay</p> <p><b>VS</b></p> <p>39 years old in Contra Costa County</p>	<p><b>Average Life Expectancy</b> 81 years old in Discovery Bay</p> <p><b>VS</b></p> <p>81 years old in Contra Costa County</p>	<p><b>Median Household Income</b> \$109,773 in Discovery Bay</p> <p><b>VS</b></p> <p>\$88,456 in Contra Costa County</p>	<p><b>Race</b></p> <ul style="list-style-type: none"> <li>▶ 92% White</li> <li>▶ 10% Asian</li> <li>▶ 4% American Indian and Alaska Native</li> </ul> <p><b>Ethnicity</b></p> <ul style="list-style-type: none"> <li>▶ 12% Hispanic or Latino</li> </ul>
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# DISCOVERY BAY | CONTEXT (CONTINUED)

## Hazards

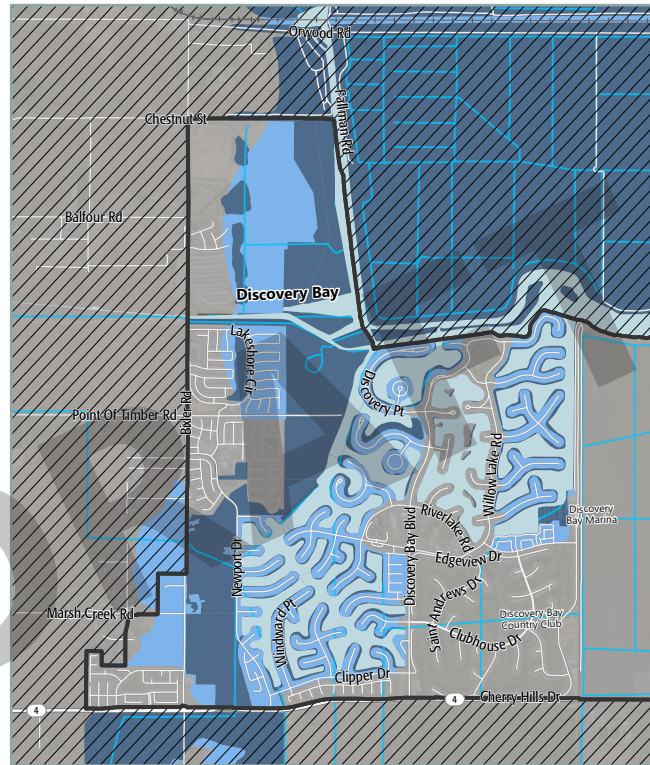
-  Coastal flooding
-  Drought
-  Extreme heat
-  Flooding
-  Human health hazards
-  Seismic hazards (liquefaction)
-  Sea level rise
-  Severe storms

## Major Vulnerabilities


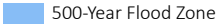





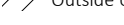
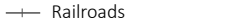
- Cost-burdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.
- Households in poverty, cost-burdened households, and low-income households are vulnerable to sea level rise.
- Persons living on single access roads are vulnerable to coastal flooding, 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



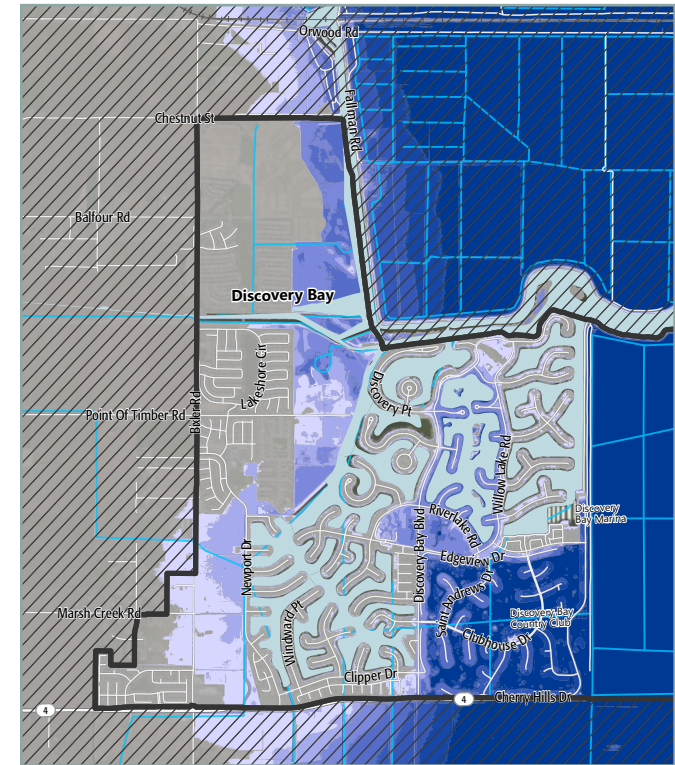
Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2020.

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages


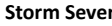
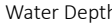
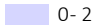






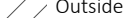

A 100-year flood zone represents a 1% chance of flooding in any given year.  
A 500-year flood zone represents a 0.2% chance of flooding in any given year.



## SEA LEVEL RISE



Source: Adapting to Rising Tides, 2017 and 2019; Contra Costa County, 2018; PlaceWorks, 2020.

- Sea Level Rise 2050 with 100-Year Storm Severity**
-  Unincorporated Areas
-  0- 2
-  2- 4
-  4- 6
-  6- 8
-  8- 10
-  10- 12
-  12+
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages

## PLANNED LAND USE

Section to be completed concurrently with Land Use Map.

## GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Discovery Bay community members:

1. Discovery Bay's character and history are tied to the waterfront; the community's unique access to water and opportunities for boating and other water recreation activities should be maintained and encouraged.
2. The farmland surrounding Discovery Bay acts as a community buffer and should be maintained.
3. Discovery Bay residents want a thriving community operating at its full potential. Developing vacant and unmaintained properties should be a priority.
4. Residents of Discovery Bay want solid infrastructure to safeguard their community. They should be protected from inundation due to dam and levee failures.
5. Parents in Discovery Bay want their children to attend all grade levels at local schools. Discovery Bay needs a local high school.



## 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 Slifer Park and consider transitioning ownership to the Community Services District.
5. Designate 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.

DRAFT