



**HENGHOU  
GROUP**

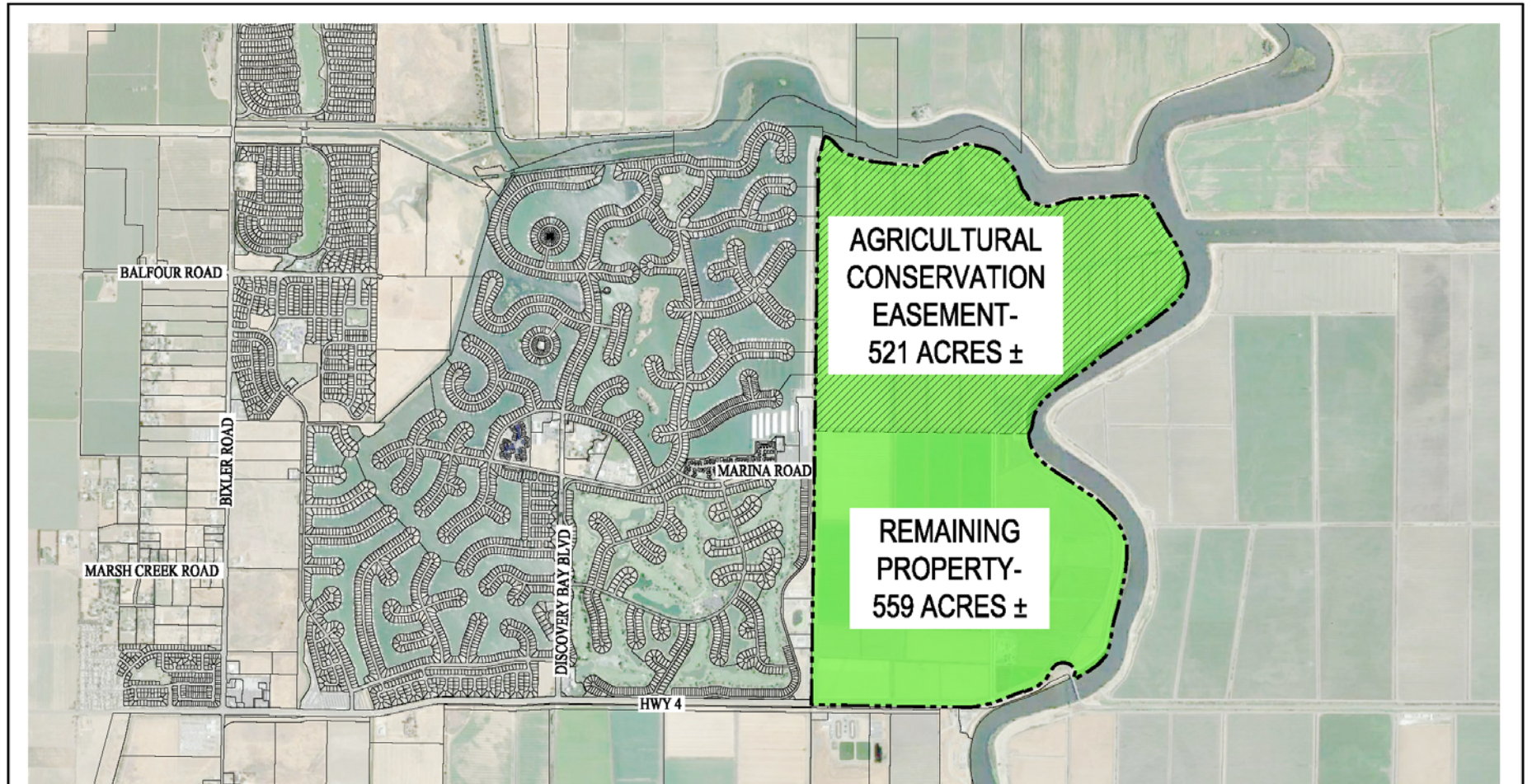
# Cecchini Ranch Project

TOWN OF DISCOVERY  
BAY

CSD BOARD  
PRESENTATION

NOVEMBER 20, 2019

# Location Map

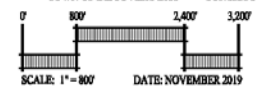


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[www.nbhgroup.com/en](http://www.nbhgroup.com/en)

## LOCATION MAP CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA



DATE: NOVEMBER 2019

**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS - SURVEYORS - PLANNERS  
[www.cbgi.com](http://www.cbgi.com)  
SAN FRANCISCO, CALIFORNIA  
SACRAMENTO, CALIFORNIA  
(415) 968-0332  
(916) 375-1877

1807-000001-0110-02-LOC-1018-01-2019

# Project Team

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Owner – Henghou Group

Owner's Representative – Tim Saunders

Civil Engineer – Jason Vogan, CBG Civil Engineers

Soils Engineer – Steve Harris, Engeo Incorporated

Market Consultant – Susan State, SL State and Associates

# Overall Aerial

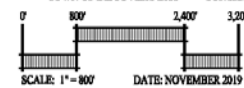


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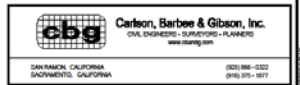
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## REGIONAL MAP CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA



DATE: NOVEMBER 2019



FILED NOVEMBER 2019 AT FURNACE, CALIFORNIA

# Conceptual Plan

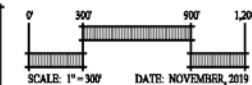


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## ACTIVE ADULT CONCEPTUAL PLAN CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA



SCALE: 1" = 300'

DATE: NOVEMBER, 2019



SAN RAMON - (925) 888-0227  
SACRAMENTO - (916) 376-1877  
WWW.CBGO.COM

CIVIL ENGINEERING SURVEYING PLANNING

PREPARED BY: CBG/ENR/PLN/PRG

# Infrastructure

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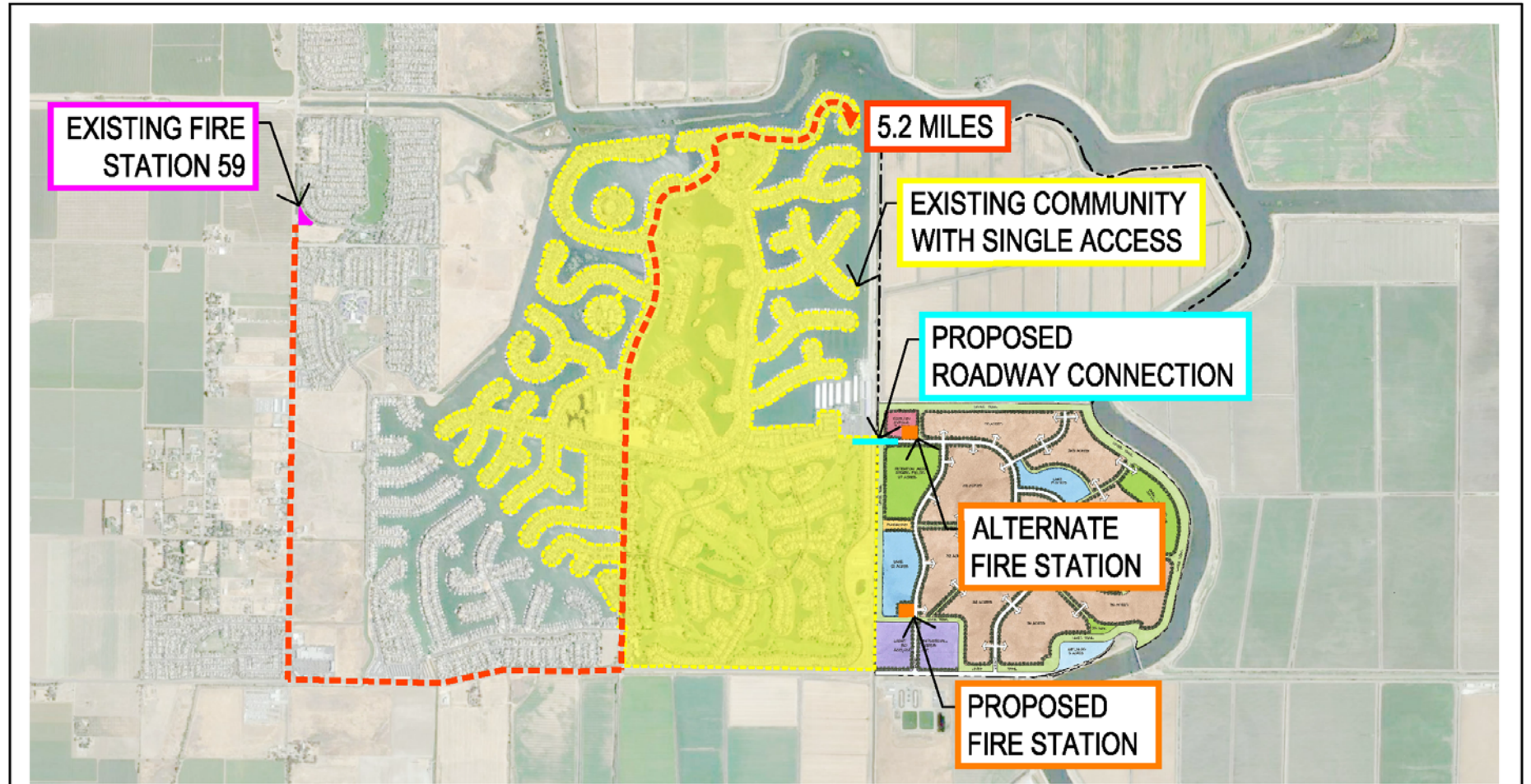
## Soils:

- SB 5 – 200-year levee protection
- Organic soil content is high
- Groundwater is shallow

## Infrastructure System Enhancements/Expansions:

- Sewer
- Water
- Drainage
- Transportation
- Requires more technical analysis

# Emergency Access

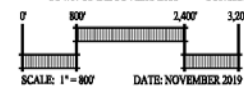


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## EXISTING EMERGENCY ACCESS CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA



DATE: NOVEMBER 2019



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FILE NO: 2019-000118-01 / 18-000118-01



# Potential Draw Area Demographics

The Bay Area has over 1.6 million residents who are over the age of 50 living in Alameda, Contra Costa, and Santa Clara Counties. These are the three counties that we believe will be most likely to be attracted to an active adult lifestyle community in Discovery Bay.

45% of those residents currently own their own home.

The Bay Area “baby boomers” have enjoyed tremendous benefits of extraordinary home appreciation and substantial wealth created from well-paying jobs for the past several decades.

The average net worth of the residents in our combined three counties over the age of 55 is above \$2,400,000.

Now that the children are out of the home and grandchildren are also likely in the equation, many baby boomers feel stuck in their current home, even though most of these homes are large, dated, two-story homes that will not fit the needs of this age cohort long-term.



There are only nine active adult communities being built in all of Northern California, and only three of them are in the 9-County San Francisco Bay Area.

Communities	Development	Developer	City
1	4 Seasons Winter	K. Hovnanian	Sacramento
2	Carmel	Lennar Homes	Sacramento
3	Heritage	Lennar Homes	Sacramento
4	Coronado	Lennar Homes	Sacramento
5	Reflections	Lennar Homes	El Dorado Hills
6	Ridge at Orchard Hill	Southfork Dev	Placerville
7	Collection I	Shea Homes	Brentwood
	Collection II	Shea Homes	Brentwood
	Collection III	Shea Homes	Brentwood
8	Rio Vista II	Shea Homes	Rio Vista
	Shea 3D	Shea Homes	Rio Vista
	Sola	Shea Homes	Rio Vista
9	Foster Square	Lennar Homes	Foster City



# Active Adult Lifestyle Options

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The options for Bay Area baby-boomers who are seeking age-targeted alternatives are practically non-existent. Active adult communities are plentiful in the Sacramento Region and the Central Valley, but new construction alternatives in the core Bay Area do not exist.

Their children and grandchildren are likely to live nearby, so moving long distances for many of these baby boomers is out of the question.

Today's active adult is looking for something very different from the active adult communities built over the past several decades. They are seeking a much more vibrant lifestyle which include both physical and mental stimulus which will be curated in this new master plan in many innovative ways.

They are also seeking a location that gives them “ego satisfaction”. Saying that they moved into a vibrant, water-oriented, boating community in Discovery Bay with all the amenities infused into it is just the type of “story” they are looking for.



# Possible Amenities

Contemporary Farm Clubhouse (8,000 Sf)

Bar – Small Café

Fireplace – Plenty Of Seating And Areas For Socializing

Resort-pool For Adults – Kids Splash Park

Vineyards And / Or Working Farm / Garden Opportunities

Farmers Market On Thursday Evenings

Amphitheater Park Area For Concerts And Activities

Bocce Or Pétanque

Outdoor Kitchen

Firepits

Concierge Boat Service

Community Garden

Dog Park



Hiking trails and connection to the levees will be essential. This active adult community will promote a healthy lifestyle. These residents will have visiting grandchildren, so play areas will also be important.



# Benefits to Discovery Bay

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This new development will add significant tax revenue for the Town of Discovery Bay.

Because of the age-targeted nature of the development, it will not put a burden on the school system.

Cecchini Ranch will re-energize the town motto of **Play Where You Live**.

There will be amenities for all age groups of the entire community to enjoy, including new ballfields, parks, hiking trails and open space.

New modern lifestyle amenities will attract a diverse group of residents who will be enticed by a wide range of programming and activities.

This new master plan development will also include activities to attract young families who will visit their parents often and spend money at the marina, local restaurants and retail nearby.