

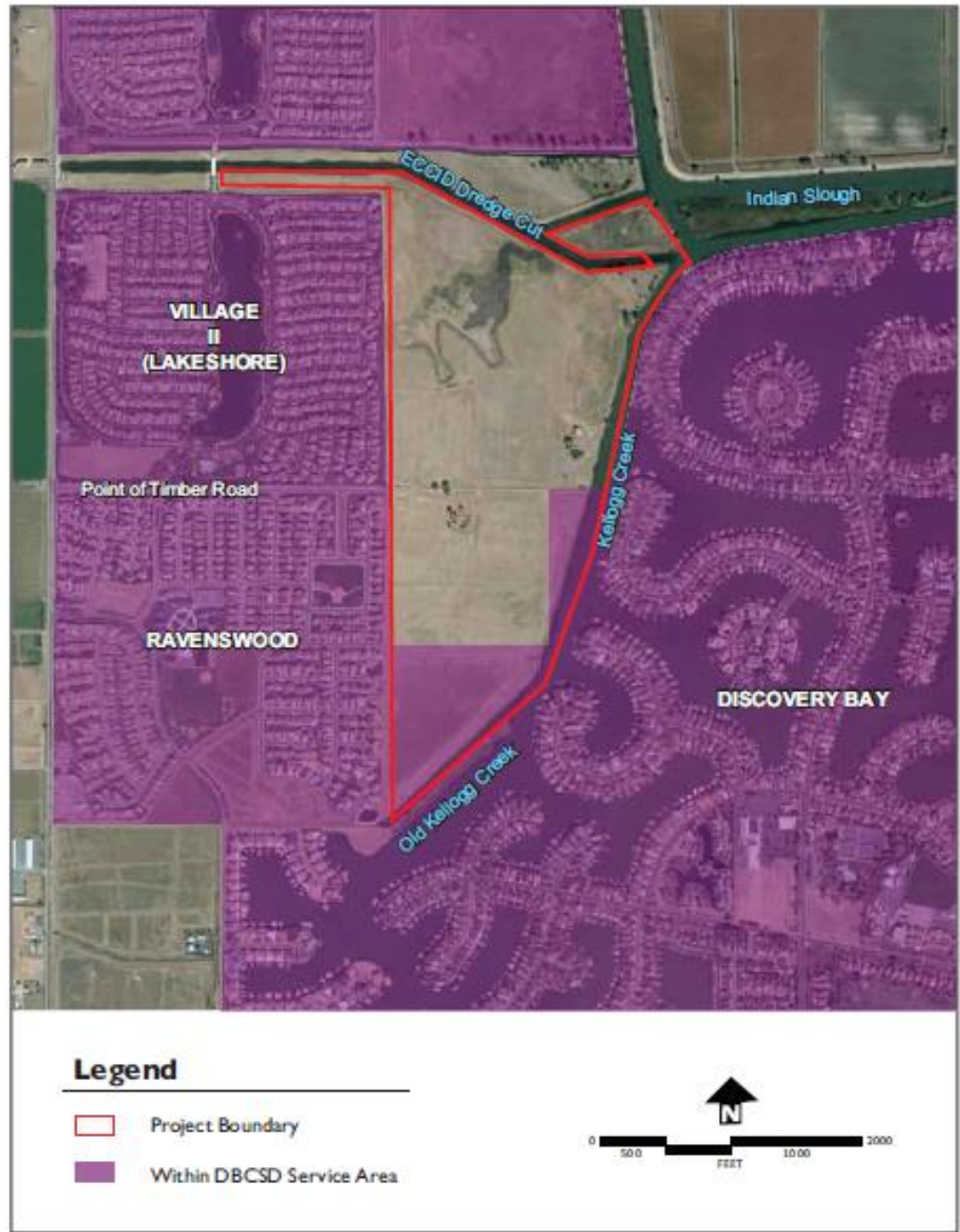


Pantages Trails Residential Project

Date: August 2019

Pantages at Discovery Bay, LLC

Pantages
(CSD Service Area)
Setting

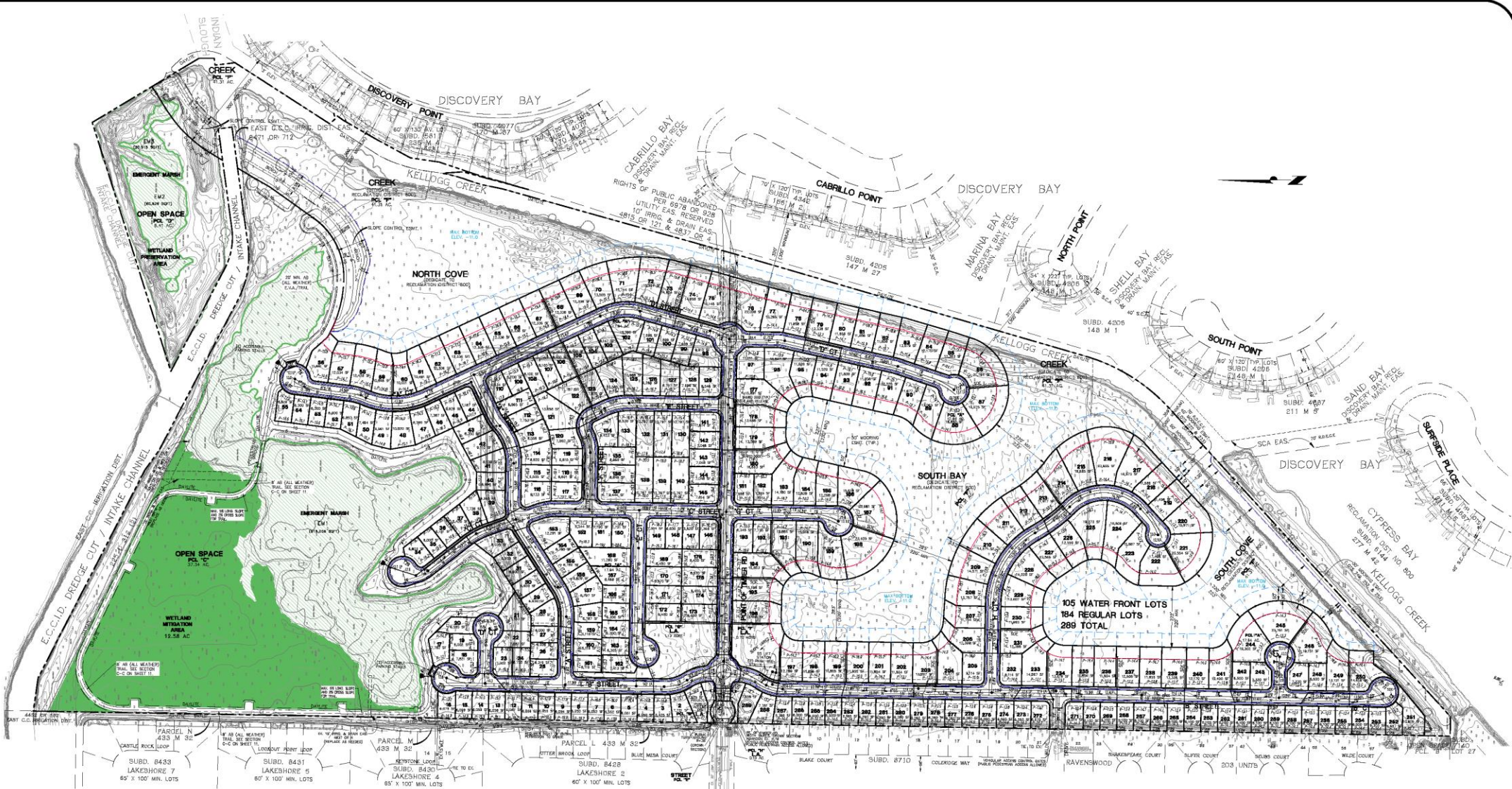


Pantages
(Point of
Timber Road)

Setting







105 WATER FRONT LOTS
184 REGULAR LOTS
289 TOTAL

AVERAGE & MINIMUM LOT SIZE BY TYPE

LOT TYPE	AVERAGE LOT SIZE	MINIMUM LOT SIZE
105' LOTS	10,442 S.F.	9,423 S.F.
80' LOTS	13,623 S.F.	7,830 S.F.
70' LOTS	8,343 S.F.	7,278 S.F.
60' LOTS	7,222 S.F.	6,000 S.F.

LOT YIELD BY TYPE

LOT TYPE	# LOTS
WATERFRONT LOTS	105
80' X 140' LOTS	23
80' X 140' LOTS	87
INTERIOR LOTS	4
100' X 100' LOTS	3
80' X 100' LOTS	2
70' X 100' LOTS	7
70' X 100' LOTS	19
60' X 100' LOTS	153
TOTAL LOTS	289

LAND USE SUMMARY

LAND USE	ACRES
LOTS	84.89 AC. (30.65%)
STREET/DR	17.94 AC. (10.48%)
OTHER PARCELS**	60.10 AC. (61.30%)
TOTAL	162.93 AC. (100.00%)

NOTES:

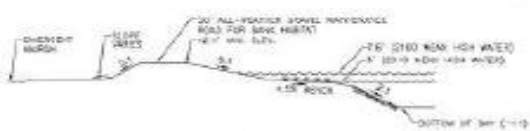
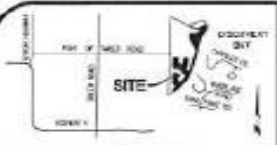
- ** PARCELS "N" THROUGH "T" CREEK, BAYS, COVES, OPEN SPACES, AND LANDSCAPED AREAS. COLLECTOR PAVEMENT "C".
- WATER ACCESS (A/DROCKS) 100'
- NON-WATER ACCESS 184
- NOTICE LOTS 7886
- * 4 LOTS HAVE SHARED DOCKS (SHOWN BY "S" ON LOT)

DRAFT



**PANTAGES BAYS
PRELIMINARY GRADING PLAN**
SCALE: 1" = 100'
DATE: NOVEMBER 30, 2016





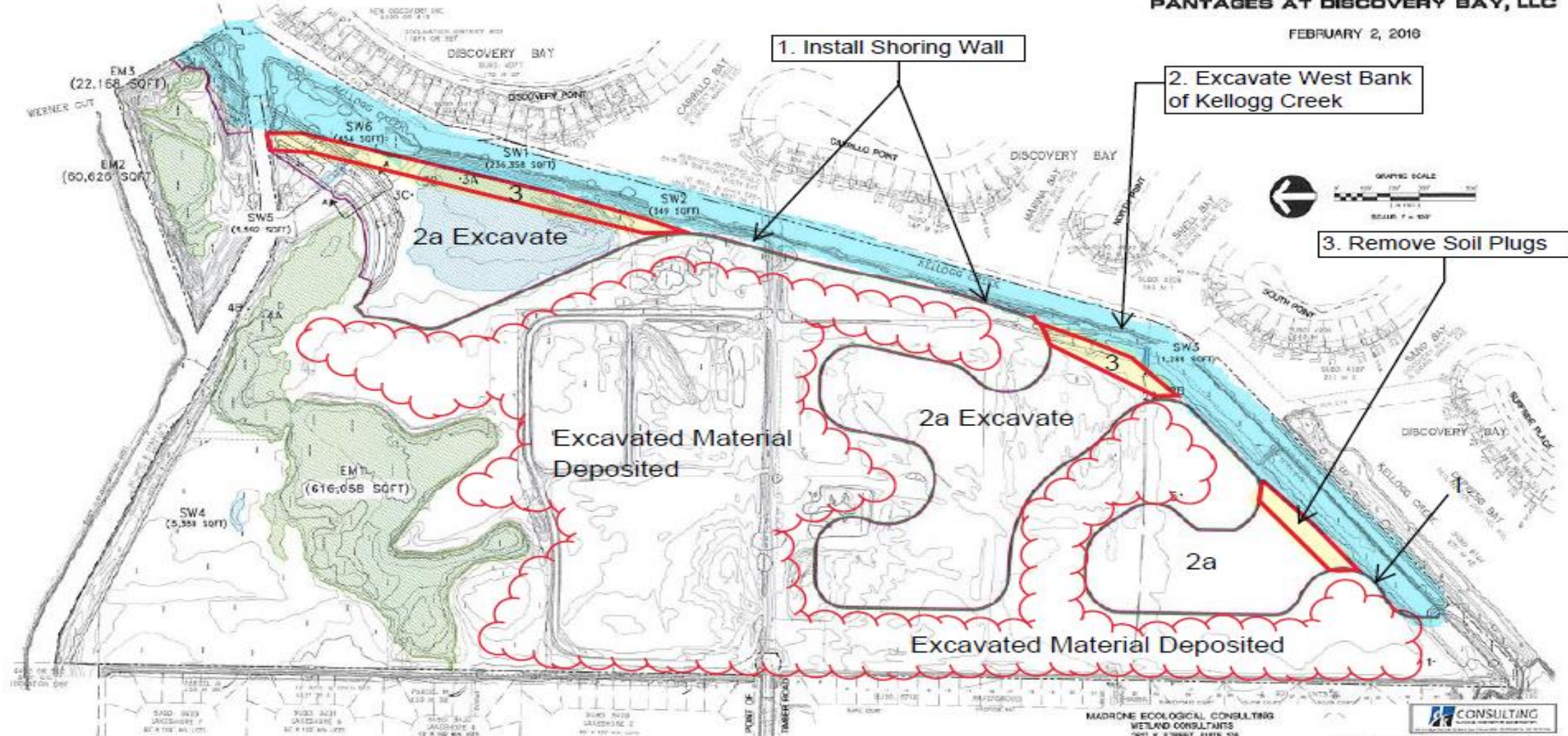
LEGEND:

- PROPOSED LIMITS OF CREEK WIDENING
- PROPOSED SHEET PILE WALL
- SITE BOUNDARY
- - - PROPOSED CONTOUR LINE
- EMERGENCY MARSH
- SEASONAL WETLANDS
- DELINEATION DATA POINTS

EM#
SW#
1-5

PROPOSED LIMITS OF CREEK WIDENING DELINEATION MAP
 BY MADRONE ECOLOGICAL CONSULTING
 PREPARED: MAY, 2008
CONTRA COSTA COUNTY, CALIFORNIA
 BY
PANTAGES AT DISCOVERY BAY, LLC

FEBRUARY 2, 2016



Pantages Bays
/ Kellogg Creek
Widening
Challenges

CHALLENGES – Permitting and Building:

PANTAGES BAYS: Identify type of shoring wall along Creek, bay and coves.

- Structural
- Costs

KELLOGG CREEK WIDENING: Applied for a Section 10 (of Rivers and Harbors Act) Permit to widen Kellogg Creek. Working with:

- ACOE
 - National Marine Fishery Service (NMFS)
 - U.S. Fish and Wildlife Service (USFWS)
- State Fish and Game (Stream Alteration Agreement)
- Regional Water Quality Control Board (Water Certification)
- Negotiate Mitigation Ratios
 - Mitigation Banks
 - Onsite Avoidance and Minimization (Timing and Design)
- Cultural Resource Site
 - Draft Historic Properties Treatment Plan (HPTP)

Pantages: A
New Look
with Similar
Objectives

OBJECTIVES OF A NEW PANTAGES

Avoid Wetlands

Reduce Impacts To Kellogg Creek

Avoid Cultural Site

Provide Better Public Access to Kellogg Creek and Wetlands

Generate Dirt Locally (LAKES...similar to our Neighbors)

Pantages Trails

The NEW (Modified) Plan



PROPOSED
MODIFIED
PROJECT:
Pantages Trails

By The
Numbers

PROPOSED MODIFIED PROJECT STATS:

Proposed Residential Units: 277 (EIR analyzed 292 units)

Main Lake: 24.7 Acres of Water, Bioretention and Lake Edge

North Lake: 4.6 Acres of Surface Area

Amenities: A) Paseo's Providing Access to Trail System. B) Clubhouse (HOA Members Only) and Parking Area. C) Extensive Trail System. D) 2.6+ Acres of Active Parks.

TRAILS: Main Lake Trail = 1,200 LF; Wetland Trail = 3,800 LF; and Kellogg Creek Trail = 3,300 LF.

TOTAL TRAILS: 8,300 Lineal Feet (over 1.5 miles of trails)

Access: Being Designed to Accommodate Vehicular Gates (Builder Option) / Open to the Public (Pedestrian Access)

Pantages Trails

Setting



Kellogg
Creek

Setting



Looking North along
Kellogg Creek at
Northeast portion of Site.



Questions and Answers