



## ENVISION CONTRA COSTA 2040

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### **Discovery Bay Community Meeting: Issues and Vision**

Discovery Bay Community Center  
1601 Discovery Bay Boulevard, Discovery Bay, CA 94505  
Wednesday, April 24<sup>th</sup>, 2019

A community meeting for Discovery Bay residents as part of Envision Contra Costa 2040 took place on Wednesday, April 24, 2019, from 6:00 to 8:00 PM at the Town of Discovery Bay Community Center. The purpose of this workshop was to begin establishing a vision for the future of Discovery Bay and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and five residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, since there was a limited number of attendees, a group discussion was held between community members and the project team to discuss questions regarding the future of this community. Responses to each question are summarized below. Detailed notes from the group discussion are attached to this summary. No written comment cards were submitted at the workshop.

***Question 1: What do you like most about Discovery Bay? What would you like to see supported, preserved, or enhanced as part of this planning effort?***

- Maintain water access, boating, and other water recreation opportunities.
- Preserve the farmland surrounding the community, which acts as a buffer.
- Enhance connections to regional parks and open space.

***Question 2: What are the challenges facing Discovery Bay? What would you like to see changed in Discovery Bay Costa in order to make it a better place to live and work?***

- Develop vacant and unmaintained properties.
- Improve emergency access and evacuation plans, including by adding another access road into the community.
- Concerns about inundation from dam and levee failures.
- Develop a high school in or near Discovery Bay.
- Improve safe routes to schools, including to Excelsior Middle School.
- Add a sports field complex, possibly on the east side of Discovery Bay.
- Provide bathrooms and better maintenance at Slifer Park and consider transitioning ownership to the Community Services District.
- Develop more commercial and office uses to provide local jobs.

***Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?***

- Address the vacant lot of the once-proposed senior housing project within Lakeshore.
- Develop or rezone the underutilized commercial space.
- Adjust Urban Limit Line to accurately reflect protected natural areas.
- Rezone part of the large property east of Cherry Hills Drive for commercial/office space.



- Delta = water recreation  
(Boating, skinning)
- DB is an island with a ~~to~~ agricultural buffer.

### Question 3

- Add notation of Ag. Pres. area outside U.L.L. (dev. rights purchased)
- One way in/out - needs adequate Levy
- Senior Housing Site → Develop It



Maintain H<sub>2</sub>O access

Need High School in/near DB.

- Integrate w/ a development project, ideally on N side of Hwy 4 to avoid safety/traffic issues.

Need another access rd.

into DB. Emergency evac. concerns.  
→ maybe on east side?

Lack of commercial opportunities

here. Don't Δ Commercial

on DB Blvd to h sing. Need jobs so don't have to commute.

~~But~~ Finish development - don't like vacant properties - not maintained.



WWTP upgrade to produce potable H<sub>2</sub>O.

- Could use recycled H<sub>2</sub>O on a Sports field. Maybe in area to east that is restricted ~~by~~

Better access to regional parks

+ Bridges over creeks

School access - poor / unsafe  
access to Middle School  
- ped bridge across Hwy 4?  
- CCWD easement?

Las Vaqueros Reservoir: dam  
inundation concerns. + levee  
safety concerns.

Hwy 4 Safety concerns.

Support for SR 239 + Vasco Connector.



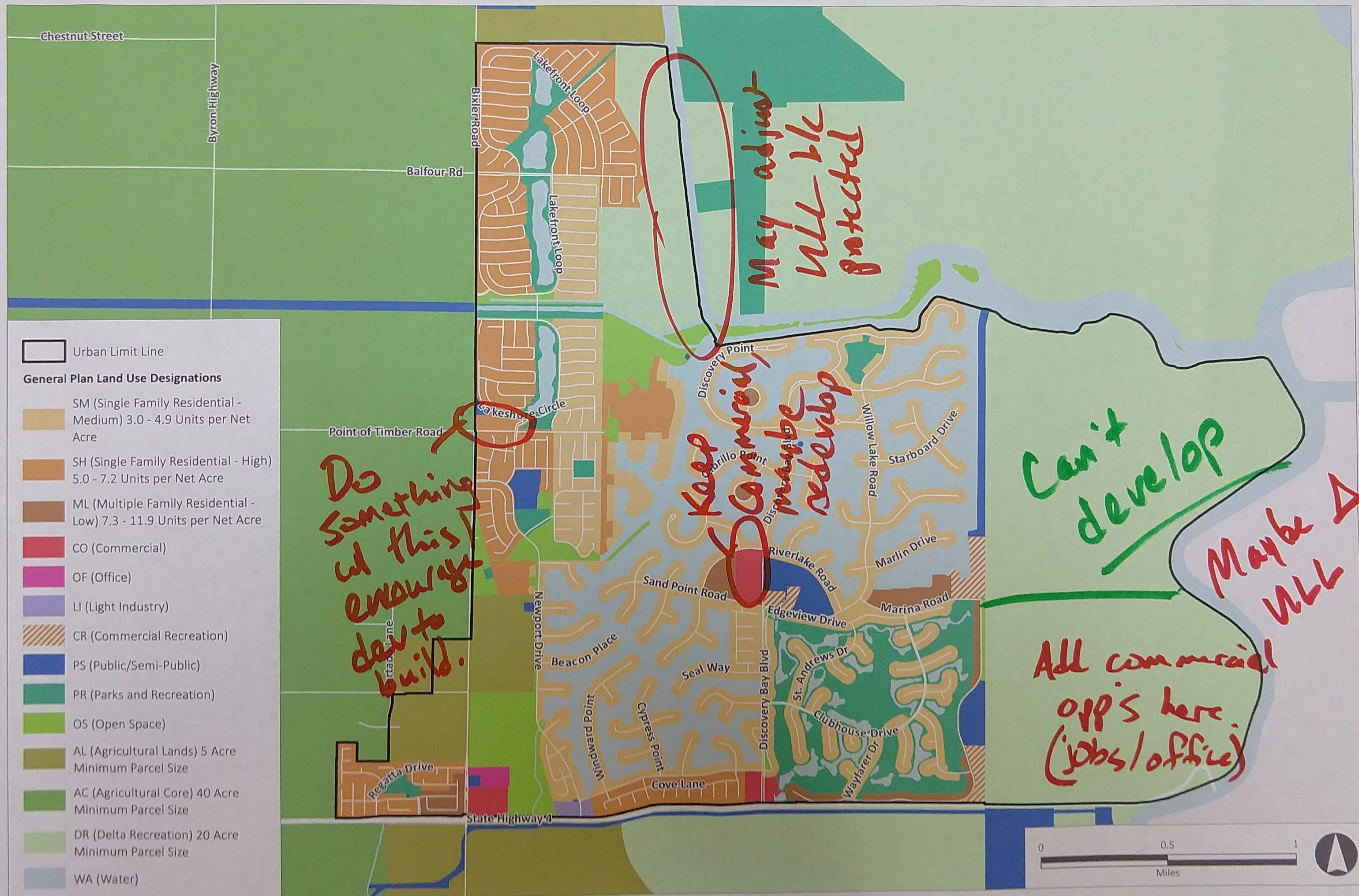
Need bathrooms at Slyper (?) Park

Let CSD manage/maintain parks here.

— ~~then~~ CSD should own it.



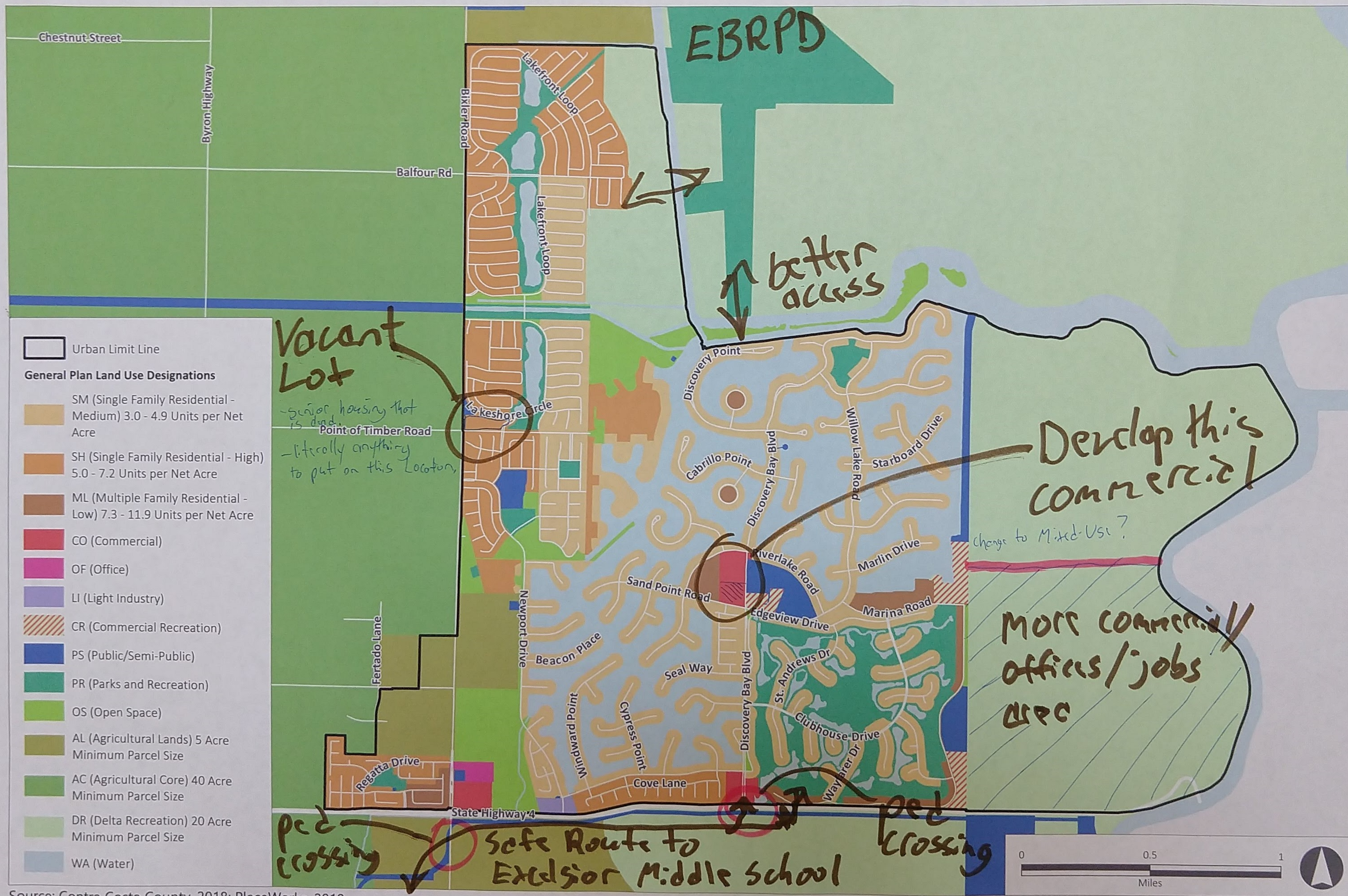
# DISCOVERY BAY COMMUNITY MEETING



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



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General Plan Land Use Designations for Discovery Bay