

DISCOVERY BAY | CONTEXT

1

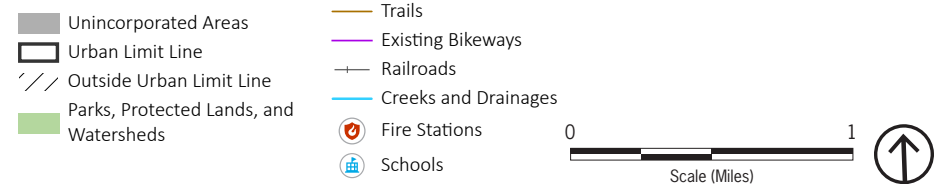
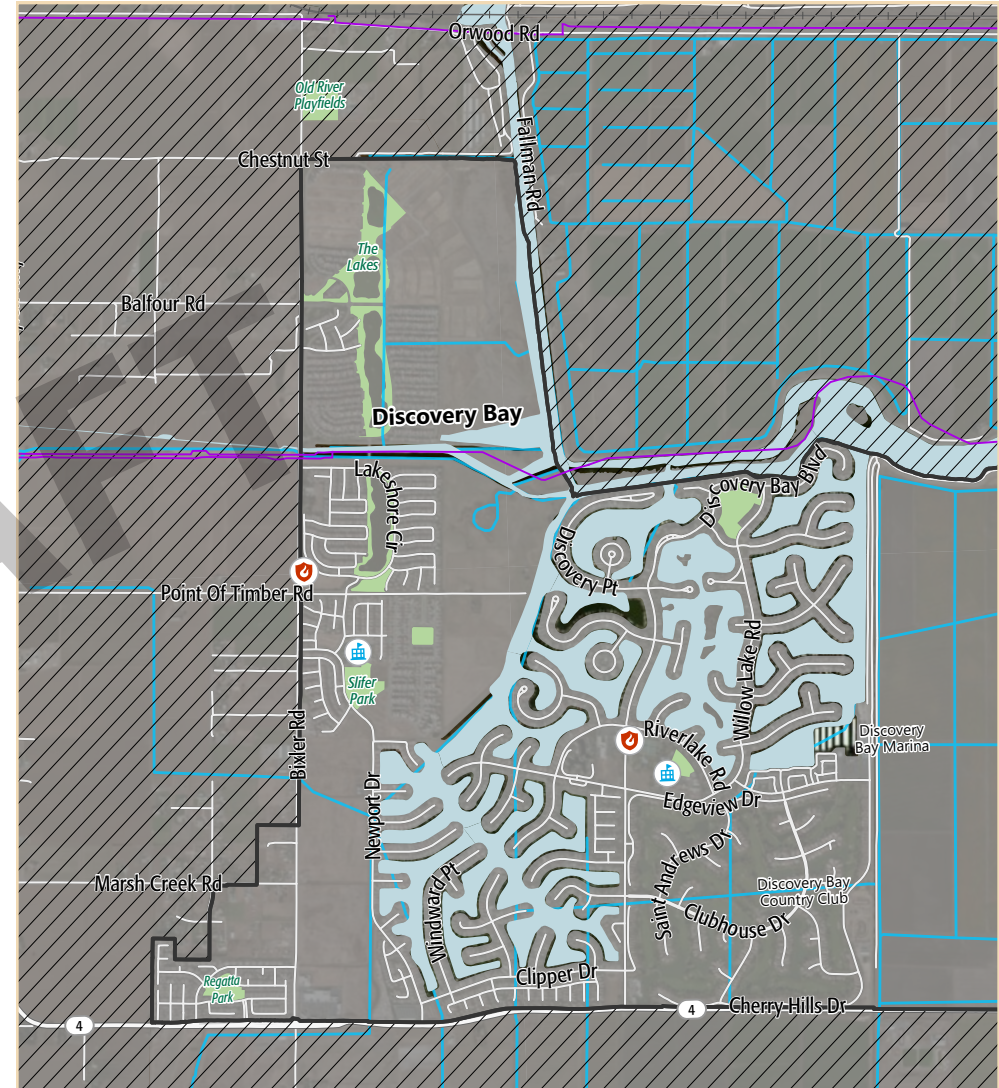
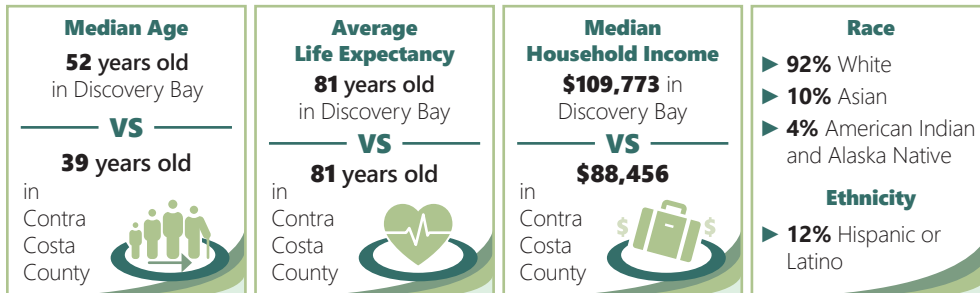
Discovery Bay is a relatively new community in eastern Contra Costa County, shaped as a planned community from agricultural land previously termed the “Byron Tract” in 1964. The original development was envisioned as a recreational community with homes situated on the warm Delta waters with access to 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?



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

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.

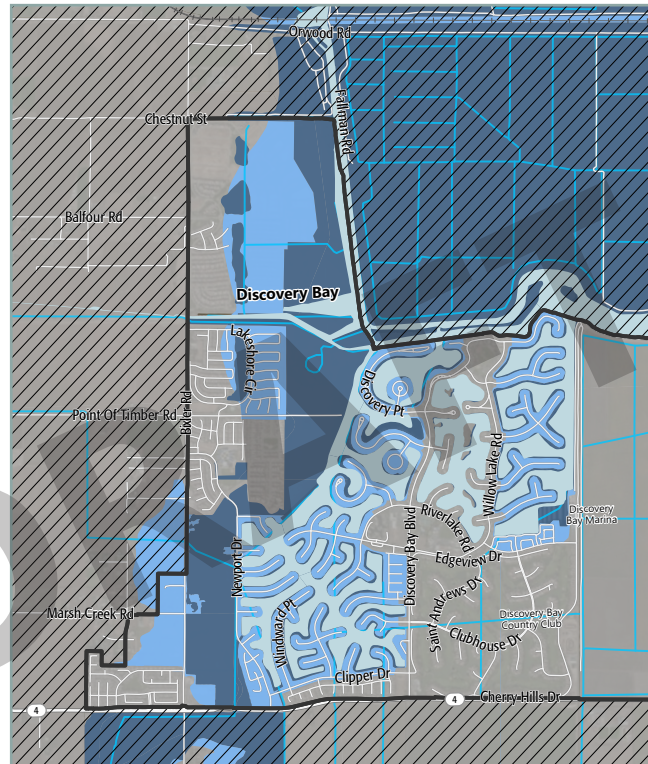
Persons living on single access roads are vulnerable to coastal flooding, seismic hazards, and severe storms.

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



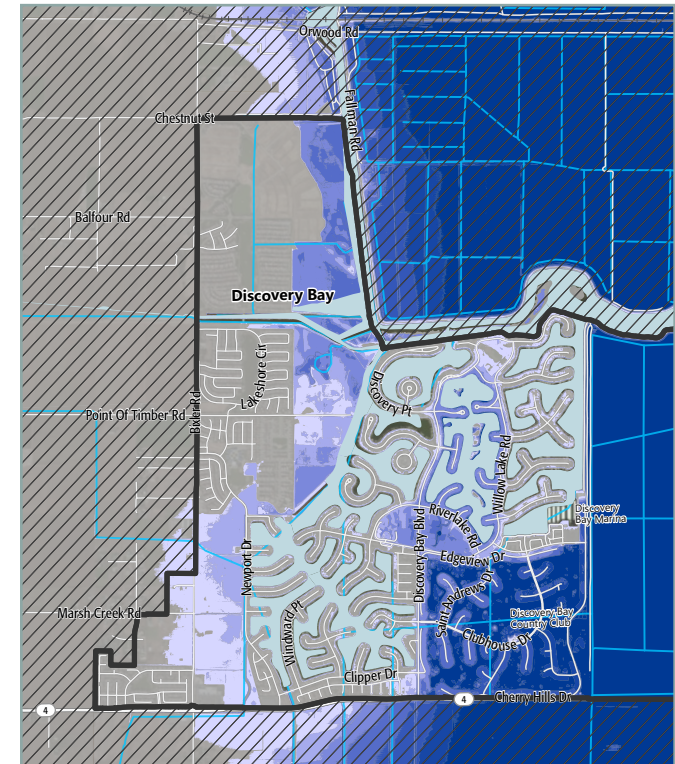
Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2020.

-  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

Water Depth (feet)

-  0- 2
-  2- 4
-  4- 6
-  6- 8
-  8- 10
-  10- 12
-  12+

-  Unincorporated Areas
-  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.