

DISCOVERY BAY - CONTEXT - 1

Discovery Bay is a relatively new community in eastern Contra Costa County, created as a planned community in 1964 on agricultural land previously known as the "Byron Tract." The original development was envisioned as a recreational community, with a network of excavated canals and residential lots connected to Delta waterways. Neighborhood-serving amenities also were planned and created. Today, Discovery Bay has grown into a full-service town with a community services district that coordinates water, sewer, and recreation services.

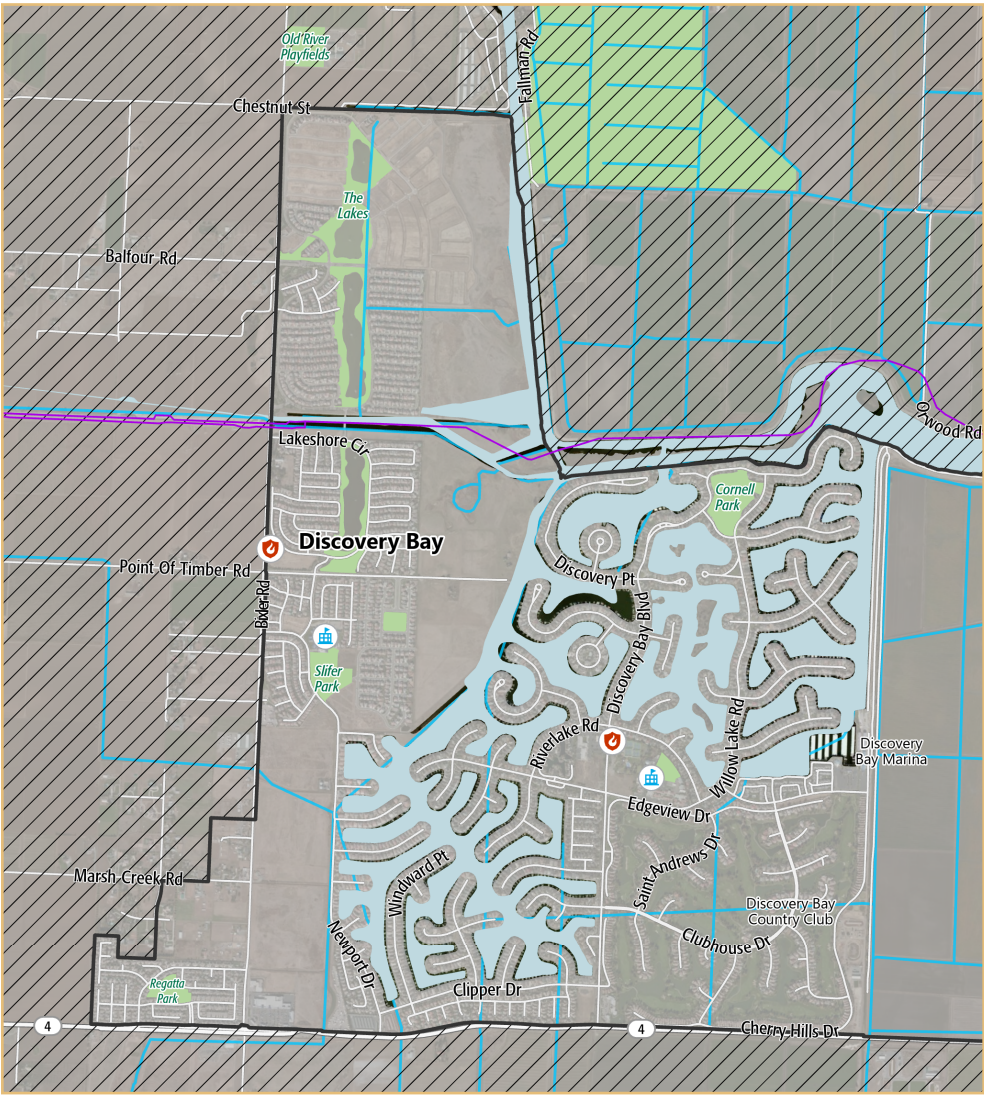


Residents enjoy many outdoor amenities in their small community, including the golf course at the Discovery Bay Country Club, Discovery Bay Marina, several parks, and surrounding agricultural and open space land. Discovery Bay is primarily comprised of residential land uses along the canals, with pockets of commercial and office spaces that fulfill some daily service needs. Commercial uses include 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 commercially zoned properties in town remain vacant. Residents cite their isolation from other 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. Residents are concerned with ingress and egress in the event of a disaster. Furthermore, the community's close proximity to the water increases the risk of inundation from sea-level rise.

WHO LIVES IN DISCOVERY BAY?

<p>Median Age 43 years old in Discovery Bay</p> <p>VS</p> <p>40 years old in Contra Costa County</p>	<p>Average Life Expectancy 81 years old in Discovery Bay</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$133,191 in Discovery Bay</p> <p>VS</p> <p>\$103,997 in Contra Costa County</p>	<p>Race & Ethnicity</p> <ul style="list-style-type: none">▶ 68% White▶ 17% Hispanic or Latino▶ 6% Asian▶ 5% Black or African American
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Source: Contra Costa County, 2018; PlaceWorks, 2022.

Unincorporated Areas	Trails
Urban Limit Line	Existing Bikeways
Outside Urban Limit Line	Creeks and Drainages
Parks, Protected Lands, and Watersheds	Fire Stations
	Schools

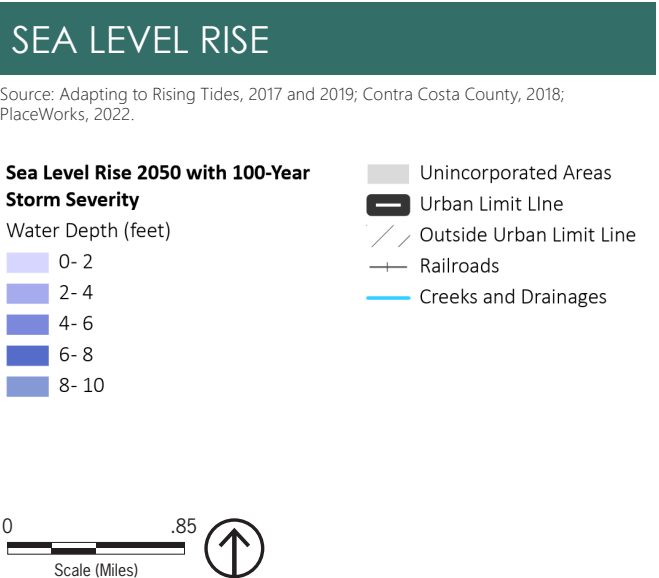
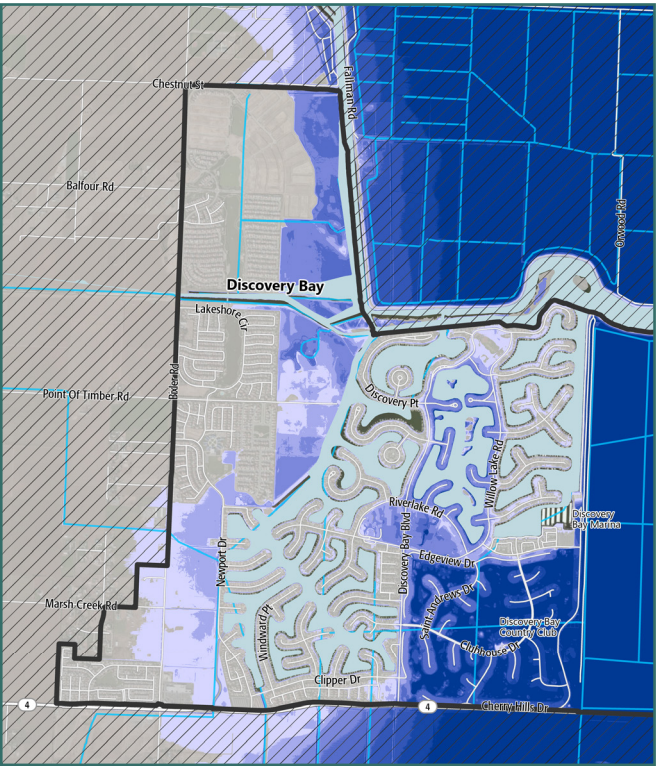
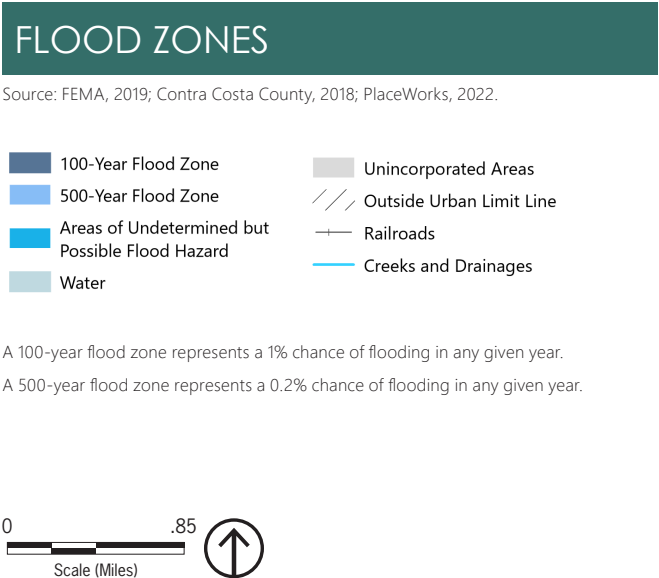
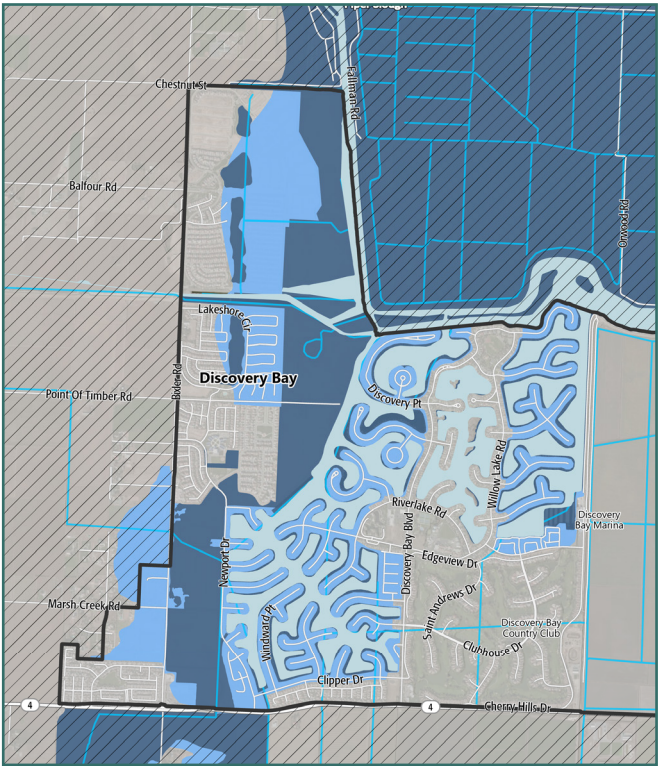
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Scale (Miles)

DISCOVERY BAY - CONTEXT - 2

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.

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.	





PLANNED LAND USE

Land use designations for Discovery Bay are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. Discovery Bay has been planned to maintain the existing pattern of residential land uses along the canals with pockets of commercial and office uses. While the former Cecchini property is designated Agricultural Lands, it is inside the ULL and may be redesignated to allow urban uses in the future. The area designated Mixed-Use at Discovery Bay Boulevard above Sand Point Road is intended to facilitate the creation of a town center and encourage the development of a variety of uses that would complement and catalyze further utilization of existing commercial and office areas.



Single-family residential uses in Discovery Bay.



Residential uses along the canals.



Commercial use in Discovery Bay.



Protected open space in Discovery Bay.

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. Discovery Bay residents want a thriving community operating at its full potential. Developing vacant and unmaintained properties should be a priority.
3. The farmland surrounding Discovery Bay acts as a community buffer and should be maintained.
4. Residents of Discovery Bay want resilient, reliable infrastructure to safeguard their community. They should be protected from inundation due to dam and levee failures.
5. Parents want their children to attend all grade levels at local schools. Discovery Bay needs a local high school.



POLICIES

1. In mixed-use areas, attract and retain commercial uses to serve the daily needs of the community. Support the development of new commercial uses and local-serving businesses while promoting new residential development.
2. Enhance access and connections to regional parks and open space.
3. Promote and encourage the development of job-generating uses.
4. Require development of the Cecchini Ranch property to include job-generating uses.
5. 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. Support implementation of a Safe Routes to School Program and provide adequate pedestrian and bicycle infrastructure to all Discovery Bay schools and 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. Move the northern portion of Cecchini Ranch, which is under an agricultural conservation easement, outside of the Urban Limit Line.