

# DISCOVERY BAY - CONTEXT - 1

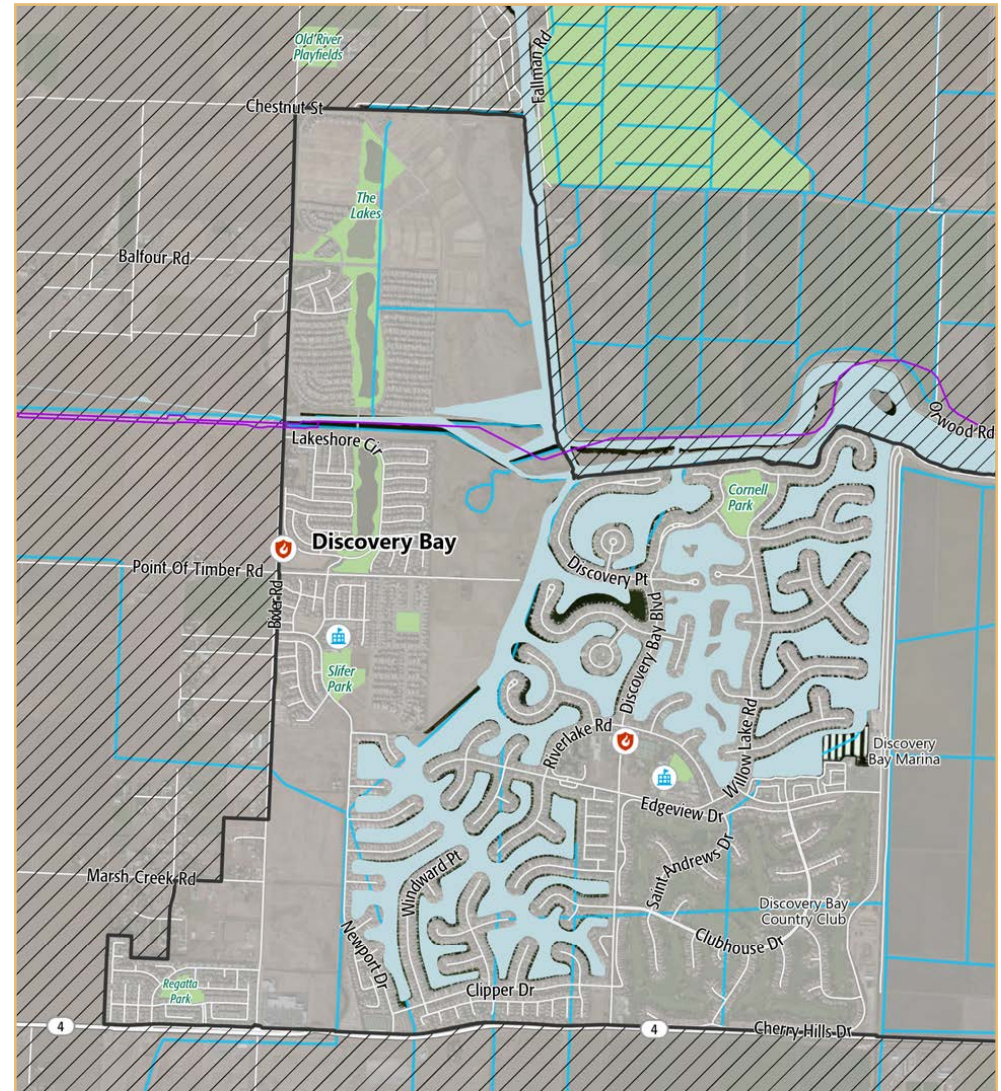
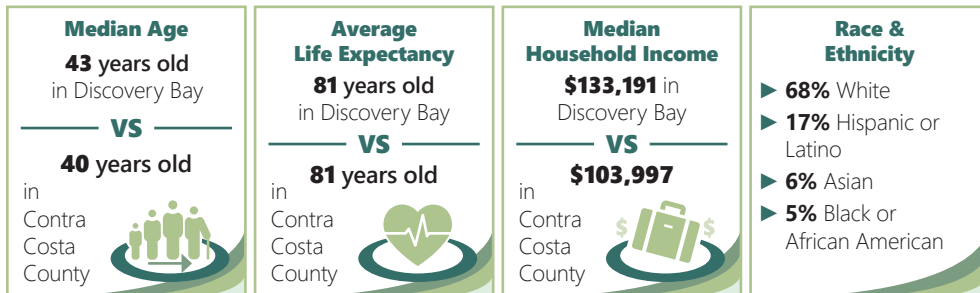
Discovery Bay is a relatively new community in eastern Contra Costa County, created as a planned community in 1964 on agricultural land previously known as the "Byron Tract." The original development was envisioned as a recreational community, with a network of excavated bays and residential lots connected to Delta waterways. In the 1990s the County approved "Discovery Bay West," a 2,000-home project built around a new elementary school and four artificial lakes. Newer subdivisions have further expanded the community. Today, Discovery Bay has grown into a full-service town with a community services district (CSD) that coordinates water, sewer, and recreation services. The CSD also fulfills the role of a municipal advisory council and advises the County on planning, infrastructure, public safety, and other policy matters.



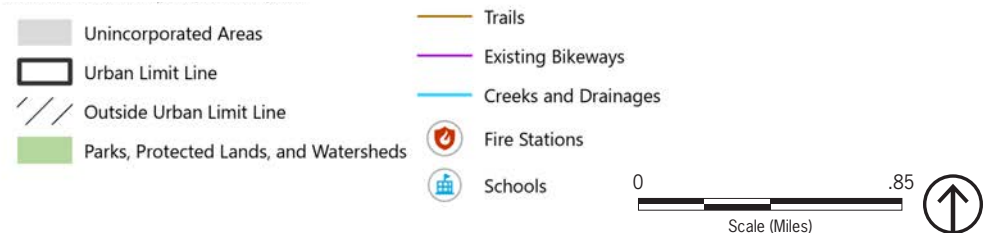
Residents enjoy many outdoor amenities in their small community, including the golf course at the Discovery Bay Country Club, Discovery Bay Marina, several parks, and surrounding agricultural and open space land. Discovery Bay is primarily comprised of residential land uses along the bays, with pockets 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 bays 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 sealevel rise.

## WHO LIVES IN DISCOVERY BAY?



Source: Contra Costa County, 2018; PlaceWorks, 2022.



# 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

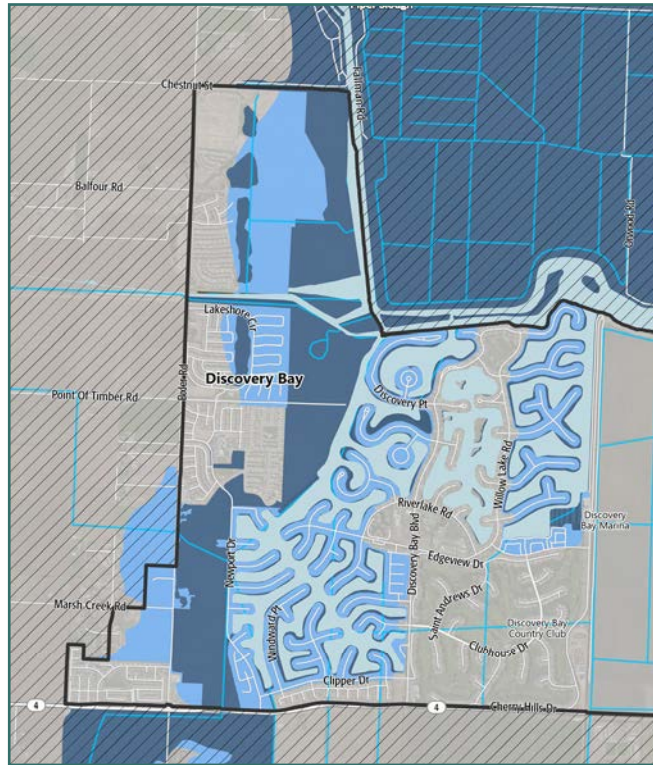
## MAJOR VULNERABILITIES

Costburdened households, households in poverty, and persons with chronic illnesses are vulnerable to coastal flooding.

Households in poverty, costburdened 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.

Discovery Bay Elementary School, All God's Children Christian School, and Timber Point Elementary School are vulnerable to coastal flooding either now or under future sea level rise scenarios.



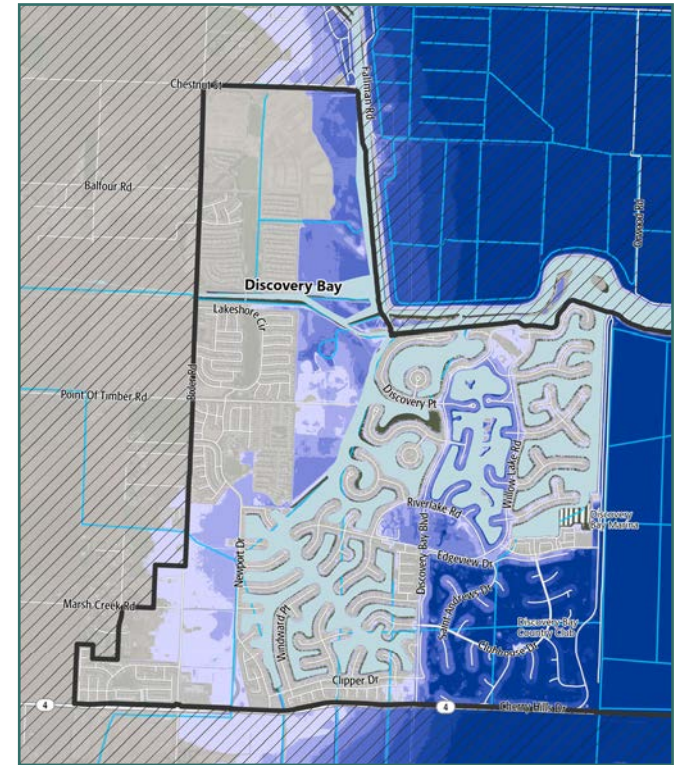
## FLOOD ZONES

Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2022.

-  100-Year Flood Zone
-  Unincorporated Areas
-  500-Year Flood Zone
-  Outside Urban Limit Line
-  Areas of Undetermined but Possible Flood Hazard
-  Railroads
-  Water
-  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, 2022.

- Sea Level Rise 2050 with 100-Year Storm Severity**
-  Unincorporated Areas
-  0- 2
-  Urban Limit Line
-  2- 4
-  Outside Urban Limit Line
-  4- 6
-  Railroads
-  6- 8
-  Creeks and Drainages
-  8- 10





## PLANNED LAND USE

Land use designations for Discovery Bay are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. Discovery Bay has been planned to maintain the existing pattern of residential land uses along the bays, with pockets of commercial uses along Discovery Bay Boulevard and Highway 4. While the former Cecchini property is designated Agricultural Lands, it is inside the County's Urban Limit Line (ULL) and may be redesignated to allow urban uses in the future. The area designated Mixed-Use Community-Specific Density at Discovery Bay Boulevard above Sand Point Road/Willow Lake Road is intended to facilitate creation of a town center and encourage development of a variety of uses that would complement and energize existing commercial areas.



## 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, support development and retention of new commercial uses and local-serving businesses to meet the daily needs of the community while promoting new residential development.
2. Coordinate with East Bay Regional Park District to enhance access and connections to regional parks and open space.
3. Encourage development of job-generating uses.
4. Require development of the southern portion of the former Cecchini Ranch property to include a fire station, sports fields, and substantial acreage set aside as light industrial/flex space to accommodate job-generating uses.
5. Support development 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. Work with the Town of Discovery Bay CSD to determine the feasibility of providing bathrooms at Slifer Park.
4. Move the approximately 520.7-acre northern portion of the former Cecchini Ranch, which is under an agricultural conservation easement, outside the ULL.