

Cecchini Ranch General Plan Amendment Feasibility Study Project Description

Subject:

General Plan Amendment Feasibility Study related to development of a Master Planned Community proposed on the south 545 acres of the Cecchini Ranch property in the Town of Discovery Bay.

APN 004-500-005.

Background:

The Cecchini Ranch Property is 1,122 +/- acres and was purchased in April of 2018 by the Henghou Group out of Ningbo, China. The northern 577 +/- acres was put into an Agricultural Conservation Easement in October of 2017 and is currently being farmed under a lease arrangement. The remaining southern 545 +/- acres of the property is under consideration for the General Plan Amendment Feasibility Study.

A regional map identifying the property is attached hereto as Exhibit A.

Current Land Use Designation:

The property is inside Contra Costa County's Urban Limit Line and is designated as Delta Recreation and Resources (DR) in the General Plan. It is zoned under the A-3 Heavy Agriculture District. We propose a General Plan amendment to Single Family Residential – Medium, Light Industry (LI), Parks and Recreation (PR), Commercial Recreation (CR), and Public and Semi-Public (PS) and a corresponding Planned Unit District zoning designation (P-1).

A conceptual plan is attached hereto as Exhibit B.

Project Outreach:

We have engaged in several outreach/vision meetings under the advisement of the County staff and Supervisor's office. We met with the Fire District, Reclamation District 800, Discovery Bay Community Services District, and the Discovery Bay Community Foundation. Comments from the meetings are below and incorporated into our conceptual plan.

East Contra Costa Fire District:

Brian Helmick– Fire Chief and Steve Aubert– Fire Marshall

There is a need for the existing Discovery Bay community to improve its emergency access and services.

- 1) The project would need to provide funding for a new Fire Station and its operations and maintenance

- 2) The project would need to provide a secondary access for the approximate 2,950 homes that have only a single access point at Discovery Bay Boulevard.

An existing emergency access map is attached hereto as Exhibit C.

Reclamation District 800:

Jeff Conway- General Manager

Due to Senate Bill 5 approved in 2007, the residential portions of the project will be required to have a ring levee for flood management which will be built to a 200-year level of protection.

Discovery Bay Community Services District:

Mike Davies – General Manager and the Board of Directors

On November 20, 2019 we held a public meeting with the Board of Directors where we presented the project and received feedback from the Board and the Public.

The feedback from the meeting was as follows;

- 1) There was strong support for the need of emergency services/access.
- 2) They agreed with the addition of a sports park and trail system for community benefit. Currently the community of 3,700 homes only has 20 acres of park so adding a sports park and trail system would be a welcomed benefit.
- 3) Increased traffic was a concern, however being an active adult community was a benefit
- 4) Existing sewer, drainage, and water systems need to have more technical studies completed, however they most likely will need to be expanded.

Discovery Bay Community Foundation (DBCF):

Jim Mattison – President

DBCF is active in strengthening the community and is very interested in the amenities that a new community would bring to the existing Discovery Bay. They supported the input from the public meeting and would like to be involved in the more detailed plans for the parks and recreation facilities as the project progresses.

Conceptual Land Plan:

The plan yields approximately:

- 2,000 active adult residential units inclusive of the Contra Costa County 15% affordable housing requirement
- 40 acres of light industrial flex space
- 30 acres of sports park

- 21 acres of community park and community center
- 7 acres of boat and RV storage
- acres of open space, pocket parks, lakes and trails
- 1.5 acres for a fire station
- preserves 8 acres for an existing wetland

The plan is derived from our public outreach meetings, input from County Staff, and the District Supervisor's office. In order to achieve the above listed amenities, inclusive of their maintenance and infrastructure, the project needs approximately 2,000 residential units. The active adult designation generates the least amount of impact on the existing community especially for traffic and the schools. The 40 acres of light industrial flex space will yield approximately 533,000 sq. feet of building area at a floor area ratio of approximately 0.3. The current General Plan 2040 update study by BAE Urban Economics shows a total of 578,852 sq. ft. needed for all of unincorporated Contra Costa County. Therefore, we would like to be able to have the flexibility to convert some of the acreage (to be determined) to residential if it turns out that the industrial space is not able to be utilized.

Market:

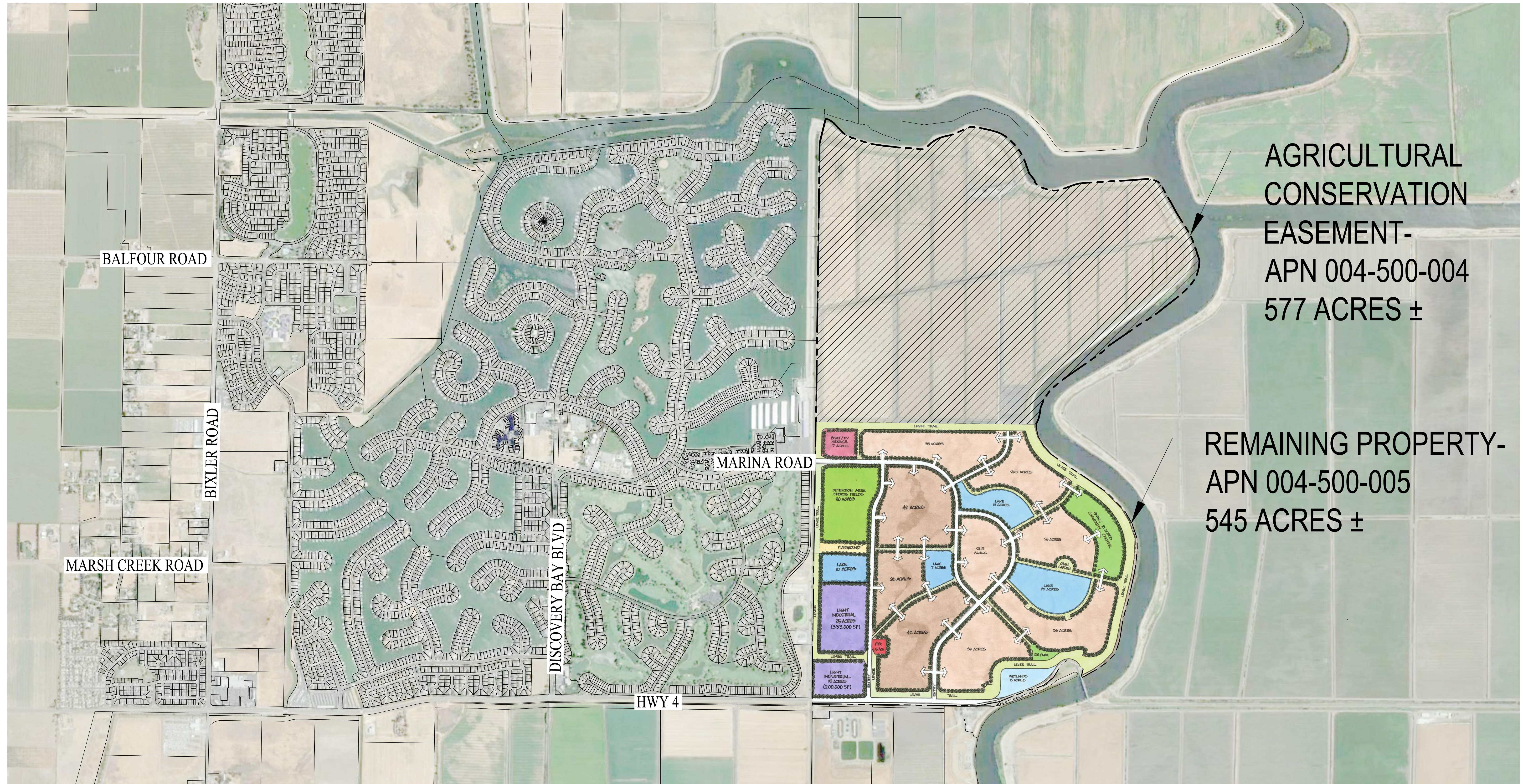
Although Contra Costa County is compliant with the State Regional Housing Numbers Analysis (RHNA), California is experiencing a housing supply crisis resulting in an affordability problem for all levels of housing stock in all areas of the nine county Bay Area including East Contra Costa.

The Bay Area has over 1.6 million residents over the age of 50 living in Contra Costa, Alameda, and Santa Clara Counties. With their children out of the house they are "stuck" in homes that are typically too large, dated and don't fit their needs. This project will allow them to sell their core Bay Area home to younger families and still be close enough to visit their children and grandchildren without having to drive to Sacramento and the Central Valley. Currently there are only nine Active Adult new home communities in Northern California and only three of those are in the nine county Bay Area.

The new homes and site design will incorporate the latest energy efficient codes inclusive of solar energy and the most up to date technology which allows their older out of date homes they moved from to be updated by new families.

The light industrial flex space will allow "jobs to come to housing" as the Bay Area clearly can't provide enough "housing to come to jobs".

Post COVID – 19 pandemic will require new site planning and design elements. The acceleration of technology and services to support the stay at home economy has become the new normal. Space in living area is clearly becoming the priority as society fights the pandemic especially for the active adult age group.

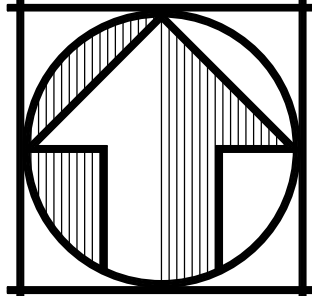
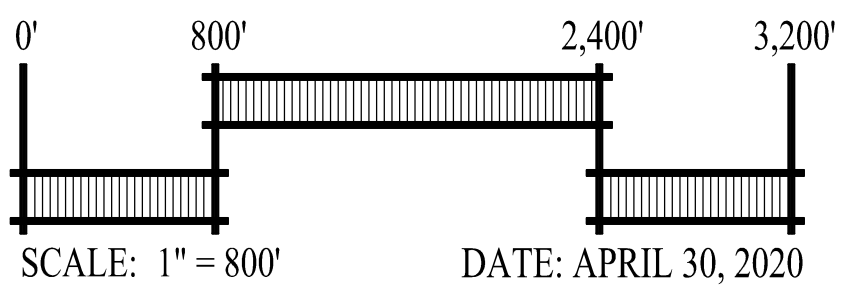
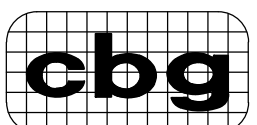


CURRENT LAND USE DESIGNATION

- INSIDE CONTRA COSTA URBAN LIMIT LINE
- GENERAL PLAN LAND USE: DELTA RECREATION AND RESOURCE (DR)
- ZONING: A-3 (HEAVY AGRICULTURE)

EXHIBIT A REGIONAL MAP CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbng.com

SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

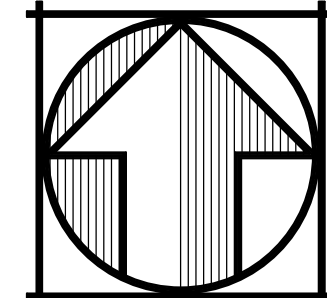
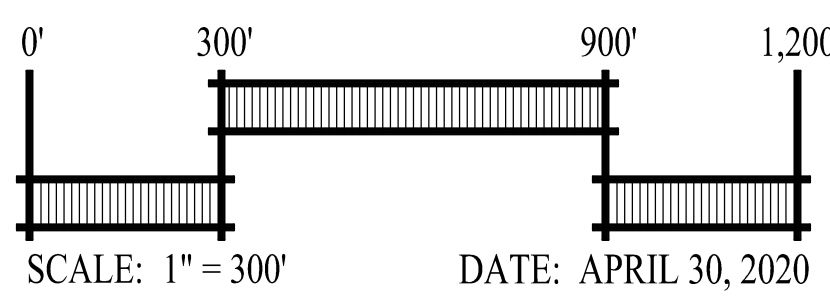


PROJECT FEATURES


- SPORTS PARKS AND TRAILS
- BOAT AND RV STORAGE
- FIRE STATION
- LIGHT INDUSTRIAL FLEX SPACE
- ACTIVE ADULT RESIDENTIAL – 2,000 UNITS ±

EXHIBIT B ACTIVE ADULT CONCEPTUAL PLAN CECCHINI RANCH

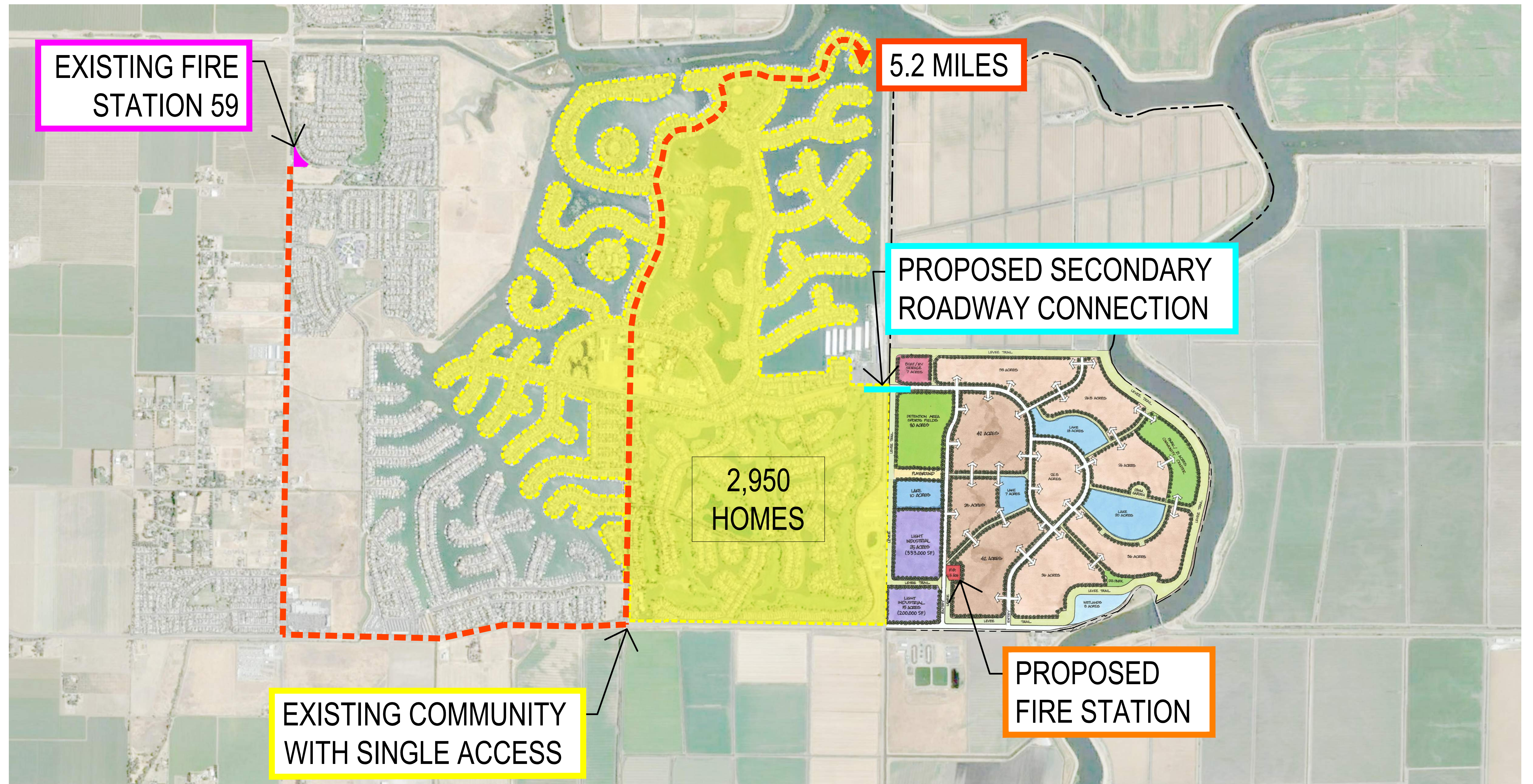
TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA

DATE: APRIL 30, 2020



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS



PROJECT FEATURES

- ENHANCE EMERGENCY ACCESS AND DECREASE RESPONSE TIMES
- PROVIDE SECONDARY INGRESS/EGRESS TO EXISTING DISCOVERY BAY
- PROVIDE NEW FIRE STATION
- PROVIDE FUNDING FOR FIRE DISTRICT OPERATION

EXHIBIT C EMERGENCY ACCESS CECCHINI RANCH

TOWN OF DISCOVERY BAY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 800' DATE: APRIL 30, 2020

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbng.com

SAN RAMON, CALIFORNIA SACRAMENTO, CALIFORNIA (925) 866 - 0322 (916) 375 - 1877