



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: August 6, 2019

Subject: General Plan Amendment Study for Pantages Trails Project

RECOMMENDATION(S):

1. AUTHORIZE initiation of a General Plan Amendment (GPA) process, County File #GP19-0002, to consider changing the General Plan land use designations from Single-Family Residential-High Density (SH), Single-Family Residential-Medium Density (SM), and Open Space (OS), to SH and OS for a 171-acre group of parcels located at the east end of Point of Timber Road in the Discovery Bay area, Assessor's Parcel Numbers 011-220-010, 011-220-017, 011-220-018, 011-230-006, and 011-230-007.

2. ACKNOWLEDGE that granting this authorization does not imply any sort of endorsement for the application to amend the General Plan, but only that the matter is appropriate for consideration.

FISCAL IMPACT:

None. The project applicant will pay application fees to cover the cost of processing the GPA if authorized.

BACKGROUND:

On July 17, 2019, the Department of Conservation and Development received

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/06/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: August 6, 2019

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stephanie Mello, Deputy

Contact: Will Nelson
925-674-7791

cc:

BACKGROUND: (CONT'D)

a letter from Mr. Mark Armstrong of Pantages at Discovery Bay, LLC, requesting a GPA for a 171-acre group of parcels in the Discovery Bay area (see Attachment A). The subject parcels are designated SH, SM, and OS on the General Plan Land Use Element Map and zoned Planned Unit District (P-1). Mr. Armstrong proposes changing the General Plan land use designations to SH and OS, eliminating the SM designation.

The 171-acre property is located at the east end of Point of Timber Road. It is vacant and generally flat, with a substantial marsh and wetland in the northern half. To the west the property abuts single-family residences in the Ravenswood and Lakeshore subdivisions. To the east and south, across Kellogg Creek, are single-family residences in the original neighborhoods of Discovery Bay. These lots have docks and water access. To the north are irrigation district channels and undeveloped land. Attachment B is an aerial photo of the site and its surroundings.

The subject property has twice received entitlements for a 292-unit residential development known as Pantages Bays, most recently in October 2015 (see Attachment C). These entitlements included a mix of traditional single-family lots and lots that backed up to Kellogg Creek, providing water access similar to the access enjoyed by properties in the older portions of Discovery Bay. The applicant has stated, however, that securing the necessary State and federal permits to construct the approved project has proven too difficult. The latest proposal eliminates the water-access lots in favor of a more traditional design, resulting in far less disturbance to Kellogg Creek (see Attachment D). Other significant changes include reducing the unit count from 292 to 277, providing public roads instead of private, and providing a more extensive on-site park and trail system that would be accessible to the general public. Staff notes that widening Kellogg Creek at the northeast corner of the subject site and providing a parcel for a Sheriff's Marine Patrol substation, which would have improved boater safety in the area, were two of the primary public benefits of the previously approved project. As these improvements have been eliminated from the proposal, substitute public benefits must be demonstrated if the GPA is ultimately to be adopted.

Staff recommends authorization to proceed with the GPA process. Staff emphasizes, however, that authorization to proceed with the GPA process does not imply the Board's support or endorsement for the application to amend the General Plan, but only that this matter is appropriate for further consideration.

CONSEQUENCE OF NEGATIVE ACTION:

If the Board does not authorize initiation of the GPA process, then an application to amend the General Plan cannot be filed and the subject site will retain its current land use designations.

CHILDREN'S IMPACT STATEMENT:

N/A

ATTACHMENTS

Attachment A - Letter Requesting General Plan Amendment

Attachment B - Aerial Photograph

Attachment C - October 2015 Approved Site Plan

Attachment D - Proposed Site Plan