

FINAL DEVELOPMENT PLAN

DISCOVERY BAY 3014-74

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May 9, 1975

### III. THE FINAL DEVELOPMENT PLAN

The Final Development Plan represents an area consisting of 1,343 acres, for the completion of the Discovery Bay Development. The proposed land uses of the Final Development Plan generally follow the delineation of land uses of the previously approved Preliminary Development Plan. Increases in the allocation of land uses are: multiple family residential, the community center recreational facilities, an additional school site, and the area of the golf course, roads and utilities. Correspondingly, there has been a reduction in acreage devoted to single family residential, the area of marinas and clubhouse facilities, neighborhood parks and water areas.

The various uses proposed with the Final Development Plan and the change in acreage from the Preliminary Development Plan is indicated by the following table:

Land Use	Pre. Dev. Plan December 1, 1972	Final Dev. Plan 3014-74	Acreage Change
Single Family	385* ac.	325 ac.	60
Multiple Family	50	100	+50
Shopping & Offices	15	15	-
Highway Commercial	30	35	+5
Marinas, Clubhouse & Related Uses	79	69	-10
Community Center & Recreation Facilities	1	14	+13
Schools	11	20	+9
Sewage Treatment Plant Maintenance & Water Supply	20	24	+4
Golf Course & Related Open Space	200	230	+30
Parks	40	23	-17
Water Areas	388	358	-30
Roads & Road Medians	124	130	+6
TOTAL	1,343 ac.	1,343 ac.	

\*Includes area previously shown as regional park and an area designated for houseboats, a total of 35 acres.

The major portion of the single family and multiple family residential areas are designed with water orientation. A lesser portion is pro-

posed within and related to the golf course development. The multiple housing is mostly of "townhouse" design for individual ownership, and the number of units has been increased by more than 300 from the Preliminary Development Plan. There has been an overall decrease of 93 residential units from the Preliminary Plan, shown with the following table:

	Pre. Dev. Plan December 1, 1972	Final Dev. Plan 3014-74	Change
Single Family	2,250 lots	1,830 lots	-420 lots
Multiple Family	750 units	1,083 units	+333 units
TOTAL	3,006 lots & units	2,913 lots & units	-93 lots & units

Acreage for commercial use has not increased appreciably. More logical boundaries have been finalized for those areas adjacent to Highway 4. Approximately one-half acre for fire station facilities has been included within the Highway Commercial area at Discovery Bay Boulevard and Clipper Drive. Community shopping located toward the center of the project has been modified to allow for the redesign of the golf course.

The overall area for marinas-clubhouse and related facilities has been reduced approximately 10 acres less than the 79 acres of the Preliminary Development Plan. Included are: public and private marinas-harbors and accessory facilities, marina related commercial uses and harbormaster facilities, the proposed clubhouse and recreational facilities, and a 56 unit "lanai" (transient residential complex).

An additional school site of 9 acres and private recreational facilities of 13 acres has increased the area for these uses from 12 acres of the preliminary development to 34 acres on the Final Development Plan.

The golf course and related open space has been redesigned and its area increased 30 acres. The Preliminary Development Plan indicated 7 neighborhood parks having a total of 20 acres. One 2.25 acre neighborhood park is proposed with the Final Development Plan. The reduction of neighborhood parks is compensated by the increase of other open space and the provision of private recreational facilities.

The road circulation pattern for the development has not significantly changed from the Preliminary Development Plan. Three roads, Harbor Point Drive, Discovery Bay Boulevard, and Channel, intersect State Highway 4, and serve as collector roads within the interior of the development. It will be necessary to phase the improvements of Highway 4 with the on-going development of the project. Traffic studies have been submitted and reviewed by the Public Works Department.

Supporting exhibits and reports submitted with the application for Final Development Plan.

Plans & Drawings:

- Final Development Plan (revised 3/10/75)
- Boundary Map Survey
- Street Lane & Right-of-Way Requirements
- Grading, Drainage & Levees
- Sanitary Sewers
- Water Distribution
- Phasing Plan
- Street Tree Plan
- Park & Open Space Responsibilities
- Town House Village, Site Plan, Elevations & Floor Plans
- Golf Course Clubhouse, Harbormaster, Marina & Lanai Complex
- Golf Course Development
- Park Studies and Recreation Center
- Island Parks in Willow Lake
- Shopping Center & Commercial Development Studies
- Tentative Subdivision Map of Golf Course Area

Reports:

- Traffic Report & Updated Amendments
- Market Analysis
- Water Quality Management Report
- Appendix to Final Development Plan

The Preliminary Development Plan was approved with thirty-one conditions to be recognized with the Final Development Plan. Listed below are the conditions approved with the Preliminary Development Plan and comments concerning Final Development Plan compliance with those conditions.

CONDITION 1. *The development shall be as shown on the plans received by the Contra Costa County Planning Department December 1, 1972.*

The Final Development Plan substantially conforms to the Preliminary Development Plan.

CONDITION 2. *The Final Development Plan shall indicate the grading and drainage details; the landscapae details prepared by a landscpae architect; the height and location of all multiple-family residences, commercial building and the required parking to serve these facilities; the development of parks and common areas; the location, size and species of street trees, and; any other additional information as is necessary to review the Final Development Plan since the Preliminary Development Plan is conceptual and serves only to give direction to the developers.*

The above materials have been submitted, with the exception of site development detail of portions of the commercial and multiple family areas, which are to be submitted with subsequent phasing.

CONDITION 3. *An alternate access shall be provided to the marina area and golf course club house so that the traffic from these two major traffic generators will not pass through the residential area. The road can be located along the east side of the project, so that it will also provide access to the easterly properties.*

Channel Road, a new easterly access road, has been provided to serve marina area, clubhouse and related facilities. Traffic conflicts with residential development have been minimized.

CONDITION 4. *The traffic analysis report shall be broadened to reflect the two recommendations above and to provide for the improvement of the State Highway in keeping with the traffic generated.*

Traffic analysis reports have been filed and have been reviewed by the Public Works Department. Road widening and improvements of Highway 4 is to be phased with the development of this project.

CONDITION 5. *The Final Development Plan shall include provisions for two elementary schools.*

Two school sites have been designated with the Final Development Plan.

CONDITION 6. *The minimum lot size for single-family residential lots shall be 6,000 square feet. The yard requirements shall comply with the R-6 Single-Family Residential District. All lots shall be 60-foot wide at the building setback line.*

All lots appear to be 6,000 square feet or larger, in area. Most cul-de-sac lots do not have 60 feet in width at the building setback line. It is necessary to have the sufficient width at the setback line to provide building site area for a typical house. Tentative subdivision maps should be submitted in conformance with this requirement.

CONDITION 7. *The Multiple-Family Residential, as shown on the plan, shall not exceed a density more than 12 units per net acre.*

Density of areas of attached housing, shown on the Final Development Plan, is 12 units or less per net acre. The combined overall density multi-residential density for the project is 11 units per net acre.

CONDITION 8. *The houseboat area, as shown on the Preliminary Development Plan, shall be subject to further study and review and the matter of whether or not the area shall remain as a part of the plan for Discovery Bay shall be finalized at the Final Development Plan submittal.*

The proposed houseboat area shown on the Preliminary Development Plan along the west side of Harbor Point Road has been changed to single family use.

CONDITION 9. *The area designated as "Regional Parks" on the Preliminary Development Plan shall be further studied and reviewed and finalized at the Final Development Plan submittal.*

The concept of a regional park within the development has been eliminated. The area, now shown as single family residential, was located at the end of Anchor Drive at the westerly side of the project.

CONDITION 10. *The golf course subdivision concept is desirable, however, more detailed planning of the course and units surrounding the course is required to determine its acceptability from a design consideration. The fairway width, number of street crossings by golfers*

*and length of streets serving the units will require more detailed study on the Final Development Plan.*

The golf course and street pattern has been redesigned to make the two uses compatible.

CONDITION 11. *Some of the neighborhood park sites are located in semi-secluded areas, such as the parks adjacent to the golf course. On the Final Development Plan, access shall be provided to these parks for better maintenance and general community access.*

The isolated neighborhood parks have been eliminated. It is the applicant's intention to substitute the smaller parks with a larger park along Highway 4.

CONDITION 12. *Service Area M-8 is responsible for the park and recreation functions in Discovery Bay. All plans for park construction and maintenance shall be approved by the Service Area.*

All public park and recreation proposals are to be submitted through County Service Area M-8.

CONDITION 13. *All utilities shall be placed in an underground system. The development shall be serviced by a cable television underground system. No television antennae shall be permitted.*

Utilities are to be underground, including conduit for a television cable system.

CONDITION 14. *Street lights shall be installed on all streets and the development shall be annexed to County Service Area M-8 for the maintenance and operation of the system.*

Street lights are to be installed to County requirements and the area annexed to County Service Area M-8 for operation and maintenance.

CONDITION 15. *The development of subdivisions within the subject area shall conform to Ordinance standards. Exceptions, however, may be granted if sufficiently documented and engineered to allow the staff and Commission reason to recommend and grant such exception. This is particularly true of typical street sections as presently proposed, which do not include traditional curb and gutter on the minor and collector streets.*

Typical street section including the County standard curbs and gutter design will be used with tract development.

CONDITION 16. *Landscaping and irrigation facilities for median and traffic islands in the streets shall be indicated on the Final Development Plan.*

A street tree plan has been submitted with the Final Development Plan. Detailed design of medians and traffic islands are to be submitted when individual tracts are developed.

CONDITION 17. *The development plan shows parks, golf course, median island, roadside plantings, and other common or park-like areas assumed to be at least quasi public. A complete study and details of the purpose and function of each of these areas and how they are to be constructed, managed and maintained must be made.*

Plans for development of the golf course and proposed parks have been submitted.

CONDITION 18. *Access to water area by the public as required by the Subdivision Map Act, shall be clearly identified.*

Public access to the water area is provided in the commercial marina area.

CONDITION 19. *The responsibility for maintenance of levees, water quality, drainage, parks, parkways, median islands and other public or quasi public functions shall be clearly identified and, in the case of dual responsibility, the function clearly assigned (e.g. Flood Control and Reclamation District #800 with regards to levees and drainage responsibility).*

Reclamation District #800 has notified Flood Control of its readiness to accept responsibility for the levees and terminal drainage facilities as each tract is recorded. County Service Area M-8 is responsible for maintenance of public parks, median and traffic islands. The common open space areas adjacent to residential development will be maintained by a homeowners' association. The responsibility and maintenance for the golf course and related open spaces will be Discovery Bay Corporation.

CONDITION 20. *All of the details concerning the water distribution treatment system, sewage treatment, and collection system are subject to review and approval of the Contra Costa Sanitation District No. 19.*

This information has been submitted. As the individual tracts are developed, detailed plans will be submitted to Contra Costa County Sanitation District No. 19 for approval and acceptance.



CONDITION 21. *The traffic report should address itself to the necessity and need for traffic signals at the points of highest congestion. It would appear that signals will be needed upon completion of the development at the intersection of the State Highway and locations "C" and "D" (Discovery Bay Boulevard and Channel Road). (See below)*

Traffic report submitted.

CONDITION 22. *With the filing of the Final Development Plan, the traffic analysis report shall be expanded to assign street widths to the major collector streets within the project. It appears that some of the major collector streets shall be four-lane roads. (See below)*

Traffic report submitted.

CONDITION 23. *All intersections at State Highways shall be channelized with left-turn medians. Intersections such as "B" and "C" (Harbor Point and Discovery Bay Boulevard) shall not be spread so far and divided so as to present points of double conflict. Details of these intersections shall be worked out with the Public Works Department.*

Traffic report submitted.

CONDITION 24. *Sidewalks will be required on all streets.*

Sidewalks are to be provided on both sides of all streets with exceptions requested where it is proposed to provide a golf cart path on one side of the street in lieu of sidewalk, fronting: the easterly side of Discovery Bay Boulevard between Augusta Drive and Willow Lake Road; the northerly side of Pinehurst Drive and Augusta Drive between Discovery Bay Boulevard and Riverlake Road; and the easterly side of Channel Road between Prestwick Drive and Channel Court and along the southerly side of Channel Court to golf clubhouse.

CONDITION 25. *All development plans, ingress, egress, signalization, construction, etc. involving State Highway No. 4 shall be subject to State of California review.*

The submitted traffic report addresses the various problems of left turn lanes, channelization, and signalization. All work within the right-of-way of State Route 4 will be subject to the regulations of the State Division of Highways.

CONDITION 26. *With the filing of the Final Development Plan, the developer shall submit a phasing plan for the development of the projects. In this plan, special attention must be given to the de-*

*velopment of parks and collector streets to assure completion prior to building permit issuance and to be in proper sequence with the development of the project.*

A phasing plan has been submitted. The applicant proposes to provide continuous access and a second access as soon as possible. Development of the golf course is proposed during the early phasing. It will be necessary to phase the improvements of Highway 4 with the on-going development of the project.

*CONDITION 27. The lots adjacent to the third fairway and the sewage disposal plant shall be eliminated from the plan as submitted.*

Lots easterly of Channel Road have been eliminated with the Final Development Plan.

*CONDITION 28. The development of the Highway Commercial, Retail Business, Business and Professional Offices and any gas stations as shown on the plan, is subject to review under the Final Development Plan, complete plans for construction and landscaping must be submitted for review and approval.*

Detailed plans for Highway Commercial are proposed to be submitted as each site is developed. A market analysis has been submitted for the overall Commercial Development. The proposed uses at Highway 4 and Discovery Bay Boulevard include: restaurant, bank, title office, offices, shops, and fire station.

*CONDITION 29. A street tree planting program shall be a part of the Final Development Plan.*

A street tree plan has been submitted.

*CONDITION 30. The location of a civic or community center shall be included in the Final Development Plan.*

A site for a community center has been included in the Final Development Plan.

*CONDITION 31. Approval of this proposal is based upon the aforesaid maps as modified by these conditions. However, each segment of this proposed development shall be subject to further review when the Final Development Plan is submitted. It may be that additional requirements, conditions or modifications may be specified following review of the Final Development Plan. The conditions in this approval strove to give direction to the applicant in preparation of the Final Development Plan.*