

Proposed Development, Cecchini Ranch Property
Community Informational Workshop
April 23, 2007, 7:00 – 8:30 p.m.

Comments & Feedback

- ▶ Impact on Indian Slough
- ▶ Concern re: impact on Highway 4
- ▶ Concern re: safety and traffic on the waterways
- ▶ Concern with increased boat traffic with new boat launch
- ▶ Ensure traffic/road infrastructure is quality – can support new development
- ▶ Concern for good schools
- ▶ Ensure that local businesses are supported and encouraged – not just chain stores
- ▶ Put a park, not homes, on land adjacent to Discovery Slough (Rec 800)
- ▶ Add a public boat launch
- ▶ Consider “flipping” the land plan
- ▶ Ensure that fees go to fund local improvements
- ▶ Inadequate sheriff protection
- ▶ Parks will provide opportunities for transient groups
- ▶ Invest in roads and traffic infrastructure improvements
- ▶ Include a community center!
- ▶ Ensure that residents are asked to pay fair share of schools
- ▶ Concern re: increased crime/vandalism
- ▶ Expand coverage of public notifications

Questions & Answers

- ▶ How many large developments has Private Island Homes done?
 - This is the first; 500 units is its largest to date.
- ▶ How familiar is Private Island Homes with the Delta?
 - Private Island is fairly new to the Delta.
- ▶ What about the high school?
 - Private Island Homes is in favor of a new high school.
- ▶ Is the project within the urban limit line?
 - Yes!
- ▶ Would Private Island Homes build the entire project?
 - Although it is capable of building the project, most likely it would sell some of the phases to other builders.
- ▶ What are some reasons that current Discovery Bay residents would be in favor of this proposal?
 - Parks
 - Schools
- ▶ What’s your vision for the Marina?
 - Mixed-use village.
- ▶ Can you add another gas station?
 - Yes – local serving uses can be added.
- ▶ How many homes will be on the water?
 - Approximately 1,000.
- ▶ What will the product mix of the proposal look like?

- 1/3 low-density square footage
- 1/3 medium-density square footage
- 1/3 apartment-style/high density/affordable units
- ▶ What does the county do with developer fees?
 - These funds are directed towards local improvements, including road improvements.
- ▶ Will Private Island Homes reconfigure access to the Delta from this current proposal?
 - Yes, this will be reworked.
- ▶ What is Private Island Homes's plan for sewage/water in the proposal?
 - Private Island would dedicate well sites for water.
 - Private Island would help to pay for improvements to the sewer and wastewater treatment improvements.
- ▶ Does Discovery Bay West Marina proposal affect this proposal?
 - No; this proposal has been withdrawn