

Proposed Development, Cecchini Ranch Property
Community Informational Workshop
April 23, 2007, 5:00 – 6:30 p.m.

Comments & Feedback

- ▶ Congestion on two-lane roads
- ▶ Safety concerns with increased boat traffic
- ▶ Consider studying emergency access/capacity along Marina and Willow Lake
- ▶ Timing of new school facilities coming on-line
- ▶ Concern regarding the financing of new school facilities
- ▶ Include space for churches
- ▶ Concern regarding the health of the Delta
 - Impact of traffic
- ▶ Proposal would be an economic boon for the area – may help with incorporation effort

Questions & Answers

- ▶ What are you doing with state breach levee proposals?
 - Private Island is aware of proposals and is working with partner agencies.
- ▶ Have you considered what this development would do to traffic in the Marina?
 - The development would add 400 slips to the Marina.
- ▶ Has the county looked at the viability of Private Island's pro forma analysis or their financial health?
 - No. That is not within our legal purview.
- ▶ Has Regional Planning Commission been involved in this proposal?
 - No decision has been made about which county planning commission will be involved.
- ▶ Will there be a website where we can submit comments?
 - Yes! It will be established soon.
- ▶ How will you mitigate impacts?
 - Private Island Homes will work with the community to "get it right."
- ▶ How will the plan be financed?
 - Developer will pay for public improvements.
- ▶ How much will improvements cost?
 - Costs will be determined later in the process.
- ▶ Will any impact on the local aquifer be studied?
 - Yes! This will be studied in the EIR.
- ▶ Can you exchange affordable housing requirement for housing in another area?
 - The county has a 15% affordable requirement. The options available to the developer are:
 - On-site
 - Off-site
 - Pay into a fund
- ▶ Is there a link between affordable housing and crime?
 - None that have been identified.
- ▶ Will the developer consider using Mello-Roos fees?
 - Private Island Homes will try to avoid using Mello-Roos.
- ▶ Will the development include churches?

- ▶ What density will the development be?
 - Some of the areas will match the existing development in Discovery Bay; some portions are higher density.
- ▶ How is “affordable housing” defined?
 - Moderate = 80% of median income
 - Low = 50% of median income
 - Very low = 25% of median income
- ▶ Have you looked at a retirement/active adult community?
 - Yes, development partners are interested.
- ▶ How would you phase the project?
 - Infrastructure would be established first. Then a mix of residential products would be introduced in stages. Absorption rates are approximately 50 units per year of each product type.