Troy Fujimoto

From: Wendy Gollop <wendygollop@jps.net>
Sent: Wednesday, December 16, 2020 1:45 PM
To: Planning
Cc: 'Alan Bade'
Subject: General Comments - City of Pleasant Hill and General Plan Task Force platform for holding Public Hearings and Meetings

Dear General Plan Task Force

I would like the City and the General Plan Task Force to be aware of how difficult it is for the public to participate in this debate and also to give input, due to the nature of the teleconference procedures and the You Tube platform. It is extremely hard to be on telephone hold from the beginning of the meeting until it is time to make your comment. Then, since there is a delay in the phone relay, one needs to leave the meeting and find an isolated place to talk due to echoes from the phone connection. This makes it hard to continue to follow comments made by others both before and after your presentation. Also, it is hard for the audience to hear the other commenters on the teleconference call too. I am wondering why the phone relay for comments is necessary? Does the City not have the ability to use Zoom or have participants comment via Zoom voice or chat? Zoom has the ability to mute commenters until it is time to speak. If this is not desirable, than the chat box may be a viable alternative. The meeting can be recorded too if that is the concern. When attending the Pleasant Hill Rec and Park meetings, we have the ability to comment through Zoom. Why is this not possible through the City mediated meetings? I think that just hearing a poor quality voice on the phone without the ability to see the person talking or, at least a black box with a name, gives them less credibility. Also, without people attending the meeting through Zoom, the General Plan Task Force does not know the number of people in attendance. I would think that this would be something that the Task Force would be interested in knowing. Not everyone watching will want to comment, particularly with the difficulty in which it takes to do so.

As far as the meeting subject matter, I do think that these topics are quite a bit more important to the residents than the General Plan Task Force panel understands. This is where I think that a citizen task force could have added some enlightenment to the discussion. If only three or four people are debating the topics that will be governing the City for the next 20 years, and the audience has only 3 minutes for comment, that is a flaw that needs addressing. Even when comments are made by either letter or in person, I have not always felt that comments are addressed or even acknowledged. I feel as though many letters are completely ignored by the convening body that receives them. It takes an enormous amount of time to write these comments or to be informed enough to make in person public comments.

I bring this to the attention of the Committee in hopes that a solution to this can be found. Thank You, I look forward to your response.

Wendy Gollop

Troy Fujimoto

From: Wendy Gollop <wendygollop@jps.net>
Sent: Wednesday, December 16, 2020 1:32 PM
To: Planning
Cc: 'Alan Bade'
Subject: Pleasant Hill General Plan Advisory Committee meeting for 12/16/2020 further comments on the Hazard and Safety Element

Dear General Plan 2040 Task Force

I have some further comments on the Hazards and Safety Elements of the General Plan that I hope can still be considered at tonight's meeting.

In the Hazzard and Safety element of the General Plan, noise is an issue that needs to be more fully addressed. Environmental noise is an important factor in the health and wellbeing of the individual as well as the community. Unregulated noise in the community greatly effects the quality of life. It also affects the economic value of both residential and business properties. One area that needs further addressing are the commercial areas that are adjacent to residential neighborhoods. Since this task force wants to increase the amount of commercial development that is adjacent to residential areas, the noise and hazards from this juxtaposition needs to be addressed. One area not addressed is commercial truck idling in and near residential neighborhoods. Noise levels measured with a decibel meter on my cell phone shows that noise levels average 71 db in my front yard from just one semi-truck. This is louder than acceptable standards in the current General Plan. Per ordinance18.50.060 Performance standards, noise should not exceed 50 db at the residential property line. We live with trucks idling on residential streets and the Oak Park Shopping Center Parking lot, sometimes 10-25 ft from windows and doors, but there are other commercial/residential areas within the City of Pleasant Hill with these issues too. I have seen numerous complaints on Nextdoor of similar problems. These trucks can idle for at least an hour and sometimes there are multiple ones there at once. The trucks come multiple times a day almost every day of the week. I strongly feel as though this needs to be addressed and I have brought it to the attention of the City many times. Also, pollution from truck idling is a much greater harm to residents than a refinery that is 10 to 15 miles away. Yet there was a point made at the last meeting in which refinery pollution should be addressed in the general plan where truck as exhaust from idling trucks was not. Perhaps one solution could be signs that prohibit idling within a certain distance from residential properties or on residential streets.

Street sweeping at 2:30 am on large streets is also a problem. They used to sweep at 10:30 PM but somehow it got changed. Now we have to listen to it for about 1 hour on Tuesdays in the dead of night as it goes down Oak Park, stops for 15- 20 minutes, continues down the one side and then back the other. I do not think that traffic and parking are that much different at 10:30 PM than they are at 2:30 AM. Perhaps street sweeping could be categorized for further discussion along with the leaf blowers, lawn equipment and other noisy maintenance equipment for time of day use. Most large cities do street sweeping during the day.

I hope that the City does keep the section in the General Plan that pertains to road surfacing to reduce noise from the 680 freeway. I know that Sue Noack did not think that this was a problem, but it is a frequent discussion point on Nextdoor. I measured the noise decibel level in my front yard on Monday at 6:30 AM. It was averaging 64 Db, with a high of 88 and a low of 60. I live about 1 mile from the freeway. I would think that noise levels were much louder in neighborhoods closer to the freeway. Freeway noise thunders on the EBMUD path along Grayson Creek next to the new library site . I think that anything that the City can do to encourage reduction of this noise is welcome. This whole issue became much more of a problem when a section of 680 was elevated near the Cross Roads Shopping Plaza. The project was listed as having a less than detectable impact on the surrounding community. But it has definitely had more impact than expected.

I hope that my concerns will be discussed at tonight's meeting and I look forward to hearing your replies.

Sincerely
Wendy Gollop

Troy Fujimoto

From: Alan Bade <alanb1491187@gmail.com>
Sent: Wednesday, December 16, 2020 6:38 AM
To: Planning
Subject: Comments on Open Space, Parks, and Recreation element

Dear GPAC, Thank you for the opportunity to comment on the Open Space, Parks and Recreation section of the GP. I look forward to adding to these further in the process.

First, in the previous edition of the GP, the Open Space, Parks, and Recreation section was part of the Community Development Element. I'm assuming that the topics I'm discussing below are to be handled in the section before you today and not later in the Environment Element. It would help the public to make constructive comments if this was well defined on the 2040 website.

Also, it is hard to make comments on materials that were only posted on the City's Agenda Center, rather than on the emailed agenda for this meeting. The link to the document you are reviewing today is only active on the City's agenda center. The document should also be available further in advance.

Comments on the document;

I'd like to point out that this Open Space and Recreation Element includes NO Goals or Policies relating to our creeks as important natural resources in our parks, open space, or for recreation. This is despite being identified as very important to participants in the GP Workshops. Indeed, the "opportunities" board had a square titled "Restoration of Creeks, Riparian Areas, and Open Space Areas". This was covered with green dots of public approval in the workshop exercises. It is important for the City to establish goals, guidelines and policies regarding the restoration and enhancement of our creeks as natural resources. Many of these Goals and Policies were included in the 2003 GP, but seem to have disappeared in the new GP.

Many local cities have recognized their creeks as significant natural resources that warrant inclusion in their GPs. We have an opportunity to change the long neglect of these natural resources by adopting goals and policies that encourage restoration. These opportunities should not be missed. Other government agencies and local cities are actively pursuing policies to enhance the natural health of their creeks, such as Walnut Creek, Lafayette, CC Flood Control, and the Contra Costa Resource Conservation District. It is important to work in cooperation with these efforts.

But in this document, there's no mention of PH's creeks as natural features in our parks or elsewhere. This is an omission in the document. Creeks run through our city and a number of our parks. These could be enhanced for public enjoyment and natural values. For example, East Fork Grayson creek runs through the new Oak Park Blvd park and library site. This will be a significant natural feature that will benefit local education, youth nature programs, and general enjoyment by the public. Fortunately, the library design takes advantage of this. But it needs to be listed as an asset. Shadowood is adjacent to Grayson creek and is enjoyed for this proximity and wildlife viewing. Connectivity between Shadowood and Chilpancingo parks would make a wonderful restored creek walk.

More importantly, Goals and Policies need to be developed for creek restoration related to development, construction, park usage, helping private landowners with creeks in their yards, plus the economic benefits of restored creeks. These have been heralded in previous PH economic studies and are being adopted by other local cities.

As I stated above, other local cities specifically address their creeks in their General Plans and I urge Pleasant Hill to do so as well. See the following;

Walnut Creek's general Plan Chapter 3, Natural Environment is here, creek specific goals are on page 9;
https://www.walnut-creek.org/home/showpublisheddocument?id=5004

Lafayette's GP has their creek related goals in the Open Space and Conservation section, creek related goals are also starting on page 9;
https://www.lovelafayette.org/Home/ShowDocument?id=1931

I'd like to point out these omissions and hope these issues will be better developed in our General Plan.

Thanks, Alan Bade,
Pleasant Hill resident

Troy Fujimoto

From: Heather Rosmarin <hrosmarin@mac.com>
Sent: Wednesday, December 16, 2020 2:27 PM
To: Planning
Cc: office@mintierharnish.com; Troy Fujimoto
Subject: Pleasant Hill GPAC - Comment Letter for 12/16/20 Meeting
Attachments: PH General Plan_FPHC_Comments 12.16.20.pdf

Dear All:

Attached please find a comment letter from Friends of Pleasant Hill Creeks for today's GPAC meeting.

Thank you for your consideration,
Heather Rosmarin
Co-Founder, Friends of Pleasant Hill Creeks

Friends of Pleasant Hill Creeks

December 16, 2020

Pleasant Hill General Plan Advisory Committee (GPAC)
Via email: planning@pleasanthillca.org

RE: General Plan Process; Draft Open Space, Parks and Recreation Element

Dear Committee:

Friends of Pleasant Hill Creeks (FPHC) is a nonprofit community organization of Pleasant Hill residents who care about our creeks. Since 2017, more than 150 volunteers have participated in creek cleanups, wildlife surveys, water quality monitoring, and educational activities in our community. In 2020, FPHC was honored to receive the Pleasant Hill Community Green Award. FPHC also actively participates in regional stakeholder groups including the Walnut Creek Watershed Council and Contra Costa County Watershed Forum. FPHC respectfully submits the following comments on the General Plan process and Draft Open Space, Parks and Recreation (OSPR) Element.

1. **General Plan Process:** The Draft OSPR element was not included with the agenda provided in the GPAC email notice and is not available on the General Plan 2040 website. After much searching, we found the link on the city's "Agenda" website. However, because the draft was not included in the email notice or on the General Plan 2040 website, **we are concerned that members of the public did not have an adequate opportunity to review this draft.**

   RECOMMENDATION: Please provide additional time to review and comment on this draft. In addition, to facilitate future public review and comment, please:
   - Include relevant documents in email circulations and on the GPAC meeting agendas under "Participate" and also on the "Documents" page at pleasanthill2040.com.
   - Provide a list on the General Plan 2040 website of all elements that will be included in the General Plan with links to drafts when available. Please indicate comment deadlines.
   - For each draft element that is released, please provide a redline or side-by-side comparison to the 2003 General Plan so that the public and decision-makers can clearly see which goals, policies, and programs have been modified, removed, or added.

2. **Restoration of Creeks, Riparian Corridors, and Open Space Areas Was Identified as a Top Priority Opportunity by Our Community and Should Be Reflected in the General Plan:** In the community planning and design workshops held in November 2019, **the restoration of creeks, riparian corridors, and open space was identified as a top priority.[1] Unfortunately, this priority is not currently reflected in the Draft OSPR Element.**

   RECOMMENDATION: Please support the community's priorities by providing direction to include specific goals, policies, and programs for restoration of creeks, riparian corridors, and open space in the Draft OSPR Element and other relevant sections of the General Plan. FPHC would be happy to offer specific suggestions prior to the January 2021 GPAC meeting.

[1] http://pleasanthill2040.com/engage.html, see Attachment C.

3. **Draft OSPR Element Appears to Be Incomplete:** The current Draft OSPR Element includes a number of positive elements, but it also omits a number of goals, policies, and programs from the 2003 General Plan that are still relevant, and it does not address high-priority restoration opportunities (as noted above). In particular, we are concerned that Community Development Goals 21-22 and associated policies and programs were not included in the OSPR Element (see Attachment B).

   RECOMMENDATION: Please review and consider incorporating our comments on the current draft and relevant goals, policies, and programs of the 2003 General Plan that were apparently omitted from this draft (alternatively, please clarify where these goals, policies, and programs will be reflected). In Attachment A we offer specific comments on the current draft. In Attachment B we provide a chart comparing the provisions of this draft element to the 2003 General Plan.

4. **Consider Including Best Practices from Other Communities and Agencies in Contra Costa County That Advance Our Community's Priorities.** Many other communities and agencies in our county have developed/implemented plans to address a wide range of issues relating to parks, recreation, open space, creeks, and watersheds. Most of Pleasant Hill's creeks flow through natural or earthen channels, which makes them excellent candidates for restoration. (Attachment D)

   RECOMMENDATION: Please provide direction to review best practices from other communities and agencies for potential inclusion in the General Plan. Examples include:

   - Coordinate with county agencies and organizations on implementation of regional creek restoration, open space, and trail plans.
   - Restore creek corridors to improve water quality and wildlife habitat.
   - Promote nature-based recreation, education, and eco-tourism.
   - Engage with public and private landowners to protect and restore open space and creeks.
   - Expand and enhance creekside trail networks.
   - Establish a fund for open space and creek restoration. Funding sources could include mitigation funds and grants.
   - Establish a creek- and open space-focused advisory committee or task force.
   - Incorporate best practices for creek easements and setbacks.
   - Prioritize native plantings in open space and sensitive habitats (e.g., creeks). Explore opportunities for re-oaking. Remove invasive plants.
   - Integrate wildlife species data into planning processes.
   - Implement measures to prevent stormwater pollution, e.g., conduct regular water quality testing, address homeless encampments, address illegal dumping, implement bans on Styrofoam and single-use plastic foodware, encourage alternatives to nitrogen-based fertilizers, herbicides, and pesticides which contribute to toxic runoff.

   FPHC would be happy to suggest specific goals, policies, and programs based on best practices from other communities and agencies.

Thank you for considering our input and comments.

Sincerely,

Heather Rosmarin

Heather Rosmarin
Co-Founder, Friends of Pleasant Hill Creeks (pleasanthillcreeks@gmail.com)

Attachment A
Comment Chart

DRAFT OPEN SPACE, PARKS AND RECREATION ELEMENT	FPHC COMMENTS
Introduction: Parks and recreation provide many benefits to a community and its citizens, including economic, health, environmental, social, and overall quality of life. Similarly, open spaces are important recreational, natural resource, and cultural assets that provide wildlife habitat, wilderness protection, groundwater retention, ~~active~~ **outdoor** recreational uses, historic landscapes, and visual corridors. The Open Space, Parks, and Recreation includes goals, policies, and programs addressing open space, parks, recreation facilities, and access conditions in Pleasant Hill.	• Open space and parks are important for both active and passive recreational uses. See suggested revision.
7.1 Open Space: The open spaces of Pleasant Hill are **primarily** in the northern and western parts of the city **and alongside creek corridors** and total almost 370 acres of land. These areas include a multitude of walking and hiking trails, grass fields, and creeks for residents and visitors to explore. Open space areas in Pleasant Hill include the Contra Costa Country Club, Los Juntas Open Space, and Chilpancingo Park.	• List of open space areas is very partial. Please include or reference a complete inventory. • There is also open space in the southern part of the city along Grayson Creek at Beatrice Rd. See suggested revision. • Multiple creeks flow through Pleasant Hill (see Contra Costa County Watershed Atlas).[2] • The city is in the Grayson Creek Watershed, which is part of the Walnut Creek Watershed, the largest watershed in Contra Costa County. **Most of Pleasant Hill's creeks flow through natural or earthen channels, which makes them excellent candidates for restoration.** (Attachment D)
OSP-1. Preserve, enhance, and protect a continuous system of open space areas, hillsides, and natural features **connected by creek corridors and trails**. [Source: Existing General Plan, Community Development Goal 20, modified]	• Creek corridors and trails serve to connect open space areas. See suggested revision.
OSP-1.1 Strive to keep open space and undeveloped hillsides free of future development. [Source: Community Development Policy 20A, modified]	• Specify programs for protecting open space and undeveloped hillsides in addition to zoning enforcement. • Note that Community Development Policy 20A states "Ensure that open space and undeveloped hillsides remain free of future

[2] *Contra Costa County Watershed Atlas,* http://cocowaterweb.org/wp-content/uploads/Watershed-Atlas.pdf, pp. 79-81.

	development." The current draft language is weaker and should be strengthened.
OSP-1.2 Regional Coordination: Continue to encourage and coordinate with Contra Costa County, the Pleasant Hill Recreation and Park District, and organizations like the John Muir Land Trust in the preservation of open space resources within and surrounding the city. [Source: New Policy]	• Consider including a more extensive list of agencies and organizations that are involved in managing and protecting/restoring open space in and near the city, including East Bay Regional Parks District, East Bay MUD, and regional stakeholder groups. • Include implementation programs.
OSP-1.3 Access to Open Space Resources: Ensure that the public has adequate accessibility to experience and appreciate open space resources. [Source: New Policy]	• Consider specific implementation programs.
OSP-1.4 Connected Open Space Areas: Integrate, wherever possible, the local open space and parks systems with the open space systems of nearby communities and the region to create and preserve a continuous and connected system of open space areas, **including creek corridors**. [Source: New Policy]	• See suggested revision. • Include implementation programs.
7.2 Parks and Recreation: The Recreation and Park District of Pleasant Hill (PHRPD), a Special District that operates as an independent government agency, provides and manages parks, facilities, open space, and recreation programs and events throughout the Pleasant Hill community. The PHRPD serves an area about 20 percent larger than the city of Pleasant Hill. Within the city, Pleasant Hill has approximately 180 acres of parkland that offer playgrounds, sports fields, and barbecue and picnic areas for adults and children alike. Several of the parks located in Pleasant Hill as described below also include a diverse range of other amenities including dog parks, historical identifiers, **creek corridors,** and hiking and biking trails. The following are public parks in Pleasant Hill (Figure OSP-1):	• Parks that include or are adjacent to creeks include: New park at Oak Park Blvd. and Grayson Creek (Attachment G), Pleasant Hill Park, Chilpancingo Park, and Shadowood Park. See suggested revision. • Map (7-5): Include the new park at Oak Park Blvd. and Grayson Creek. See https://www.ci.pleasant-hill.ca.us/1347/Project-Partners---Oak-Park-Properties. (Attachment G), • Map (7-5): Creeks provide multiple benefits in addition to drainage. Suggest changing key from "Creek drainage" to "Creek corridors."
OSP 2. Support the Pleasant Hill Recreation and Park District's efforts to offer high-quality park, **open space conservation areas**, recreation (e.g., sports fields), and trail facilities for residents and visitors. [Source: Existing General Plan, Community Development Goals 17 and 18, modified]	• The Pleasant Hill Recreation and Park District Master Plan identifies multiuse paved trails, walking and biking trails, and open space conservation areas as the top priorities for investment for recreational facilities. (Recreation and Park District, *Parks, Facilities and Recreation Master Plan* (Attachment E), pp. 124, 135.) See suggested revision.

OSP-2.1 Recreation Facilities Planning: Plan for appropriate sites for new **open space conservation areas** and recreational facilities, including playing fields, tennis courts, and other facilities. [Source: Community Development Policy 18A]	• See above comment.
OSP-2.2 Recreational Programs for All: Advocate for and support PHRPD in their efforts to provide a wide range of recreation programs that are appropriate to a wide range of ages (e.g., youths, seniors), interests (e.g., sports, arts**, nature**), and backgrounds which reflect Pleasant Hill's cultural diversity. [Source: Community Development Policy 17A and Goal 19, modified]	• Pleasant Hill residents enjoy and participate in a number of **nature-based recreational activities** including: birdwatching, astronomy, geocaching, hiking, and nature appreciation. See suggested revision.
OSP-2.3 Expand Youth Programs: Encourage new and expanded youth recreation and extracurricular educational programs. [Source: Community Development Policy 19A]	• Consider specific implementation programs. Consider including reference to new library.
OSP-2.4 Accessibility for Persons with Disabilities: Advocate for and support PHRPD in their efforts to provide recreation programs accessible to those with disabilities and strive to improve accessibility of existing recreation programs. [Source: New Policy]	• Consider specific implementation programs.
OSP-2.5 Accessibility for Persons of All Income Levels: Advocate for and support PHRPD in their efforts to make all programs available regardless of participants' ability to pay, through scholarships, fee waivers, program cost underwriting, and other available methods. [Source: New Policy]	• Consider specific implementation programs.
OSP-2.6 Parkland Standard: Work with the PHRPD to establish and achieve a standard of 3 acres of developed parkland per 1,000 population. [Source: Community Development Program 17.2]	• **Please add a policy for Open Space Standard.** Work with PHRPD to achieve a standard of at least .25 acres of open space per 1000 residents. (Recreation and Park District, *Parks, Facilities and Recreation Master Plan* (Attachment F), p. 115.) By 2023, an additional 4 acres of Open Space will be needed in the PHRPD system to meet standard.
OSP-2.7 Expand Recreation and Park Facilities: Work with the PHRPD to facilitate development and expansion of recreation and park facilities. [Source: Community Development Program 18.1]	• Please note above comment. Consider specific implementation programs.
7.3 Community Facilities	
OSP-3. Ensure the provision of a variety community facilities that are well-maintained and accessible to all residents. [Source: New Goal]	• Consider specific implementation programs.

OSP-3.1 Awareness of Facilities: Work with the PHRPD to provide information about available recreational and community facilities and strive to make all residents aware of these facilities and the programs offered in each. [Source: New Policy]	• Consider specific implementation programs.
OSP-3.2 Support Facility Needs: Support the community's needs by working with PHRPD during their assessment of facilities for a variety of uses, including but not limited to meeting spaces, **open space conservation areas,** sports fields, and programming (e.g., educational, arts, **nature,** youths, seniors). [Source: New Policy]	• See above comments and suggested revisions.
7.4 Implementation Programs	
A. Maintain Land Coverage Constraints: Ensure the Zoning Ordinance continues to require aesthetic and land coverage constraints on new land divisions in open space and undeveloped hillside areas. [Source: Community Development Program 20.2]	• Ensure adequate staffing for enforcement of zoning and project conditions relating to open space, creeks, and other natural resources. • Establish a creek- and open-space restoration fund and actively pursue grants and mitigation funding for open space acquisition and creek restoration.
B. Coordination with the Recreation and Park District: Continue to coordinate with the Recreation and Park District on efforts and initiatives taking place in the city. [Source: New Implementation Program]	• How will this coordination be accomplished?

Attachment B
Comparison Chart

2003 Pleasant Hill General Plan	Draft OSPR Element	FPHC Comment
"Recreation, Parks, Open Space" (pp. 25 ff)		
Community Development Goal 17. Offer high-quality park, recreation and trail facilities and programs for residents and visitors.	Included (modified)	
Community Development Policy 17A. Advocate a wide range of recreation programs for all segments of the resident and visitor population.	Included (modified)	
Community Development Program 17.1. Work with the Recreation and Park District to facilitate new and expanded recreation programs.		
Community Development Program 17.2. Work with the Recreation and Park District to establish and achieve a standard of 3 acres of developed parkland per 1,000 population.	Included	
Community Development Goal 18. Provide new sports fields and recreation facilities.	Included (modified)	
Community Development Policy 18A. Designate appropriate sites for new playing fields, tennis courts and other facilities.	Included (modified)	
Community Development Program 18.1. Work with the Recreation and Park District to facilitate development and expansion of recreation and park facilities.	Included	
Community Development Program 18.2. Consider recreation-related development at the former Oak Park Elementary School site or other sites south of Gregory Lane in a manner that accommodates flood control.		**Describe Oak Park Development (Library & Park)**
Community Development Goal 19. Increase youth activity opportunities.	Included (modified)	
Community Development Policy 19A. Encourage new and expanded youth recreation and extracurricular educational programs.	Included	
"Natural Resources " (pp. 29 ff)		
Community Development Goal 20. Preserve open space areas, hillsides and natural features.	Included (modified)	
Community Development Policy 20A. Ensure that open space and undeveloped hillsides remain free of future development.	Included (modified)	
Community Development Program 20.1. Establish a land acquisition fund in the CIP to acquire significant open space and undeveloped hillside areas that may be threatened by development.		**Include. Funding sources could include grants and mitigation funds.**

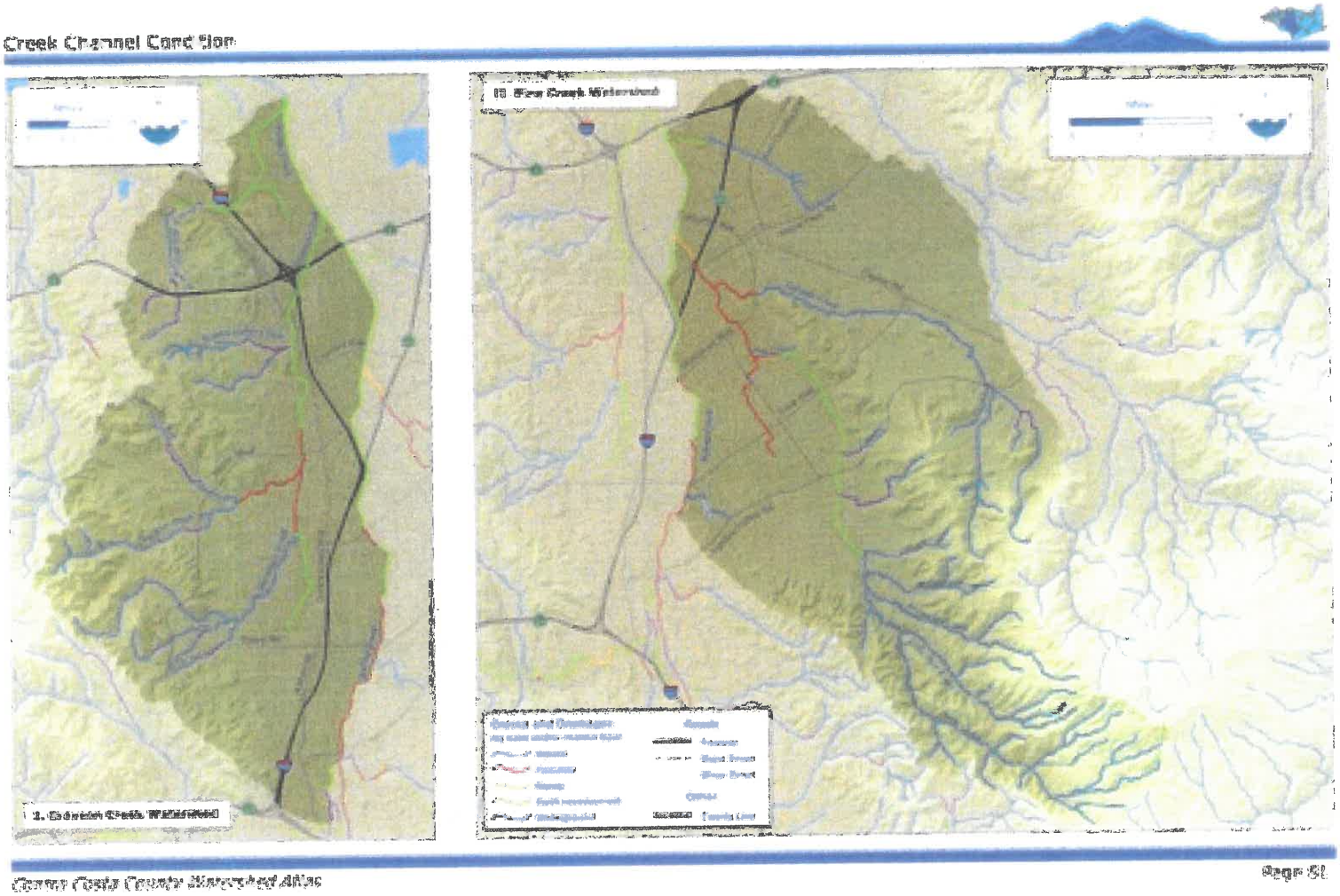
2003 Pleasant Hill General Plan	Draft OSPR Element	FPHC Comment
Community Development Program 20.2. Amend the Zoning Ordinance to establish reasonable aesthetic and land coverage constraints on new land divisions in open space and undeveloped hillside areas.	Included (modified)	
Community Development Goal 21. Preserve and reclaim streams, wetlands and riparian areas to function as open space.	**Missing from OSPR**	**Include**
Community Development Policy 21A. Require reclamation **and/or restoration** of degraded streams, wetlands and riparian areas, including wildlife migration corridors, where possible in cooperation with the Flood Control District.	**Missing from OSPR**	**Include (suggested modification)**
Community Development Program 21.1. Establish guidelines for preserving and reclaiming streams, wetland s and riparian areas in conjunction with new or modified development.	**Missing from OSPR**	**Include**
Community Development Program 21.2. Comply with directives from environmental regulatory authorities to update the Zoning Ordinance and other ordinances, standards and regulations to incorporate stormwater quality and watershed protection measures to limit impacts to aquatic ecosystems and preserve and restore the beneficial uses of natural water bodies and wetlands in the city.	**Missing from OSPR**	**Include**
*Community Development Program 21.3. For new development, ~~consider~~ **require, where possible**, alternatives to impermeable surfaces that will promote gradual infiltration of precipitation.*	**Missing from OSPR**	**Include (suggested modification)**
Community Development Goal 22. Protect native species and their habitat.	**Missing from OSPR**	**Include**
Community Development Policy 22A. Minimize the impacts of development on plants and animals, including sensitive habitat and migration corridors.	**Missing from OSPR**	**Include**
Community Development Program 22.1. Require mitigation for potential environmental impacts of development on native species and their habitat, including migration corridors.	**Missing from OSPR**	**Include**
Community Development Program 22.2. Require construction activities to avoid disturbance to natural features, including wildlife migration corridors, as much as possible.	**Missing from OSPR**	**Include**
Community Development Program 22.3. Continue to enforce the tree protection provisions of the Zoning Ordinance.	**Missing from OSPR**	**Include**
*Community Development Program 22.4. In areas of documented occurrence of the California Tiger Salamander **and/or other threatened and endangered species and/or species of special concern**, require site-specific study and mitigation of potential impact,*	**Missing from OSPR**	**Include (suggested modification)**

2003 Pleasant Hill General Plan	Draft OSPR Element	FPHC Comment
which may include avoidance of habitat, reduction of habitat disturbance, and offsite or onsite restoration or protection of similar habitat.		
Community Development Program 22.5. Support efforts of the County to determine the feasibility of constructing fish bypass facilities for flood control drop structures in area creeks.	**Missing from OSPR**	**Include**

Attachment C
General Plan Workshops (November 2019)
Restoration of Creeks, Riparian Corridors, and Open Space Areas Identified as High Priority Opportunity

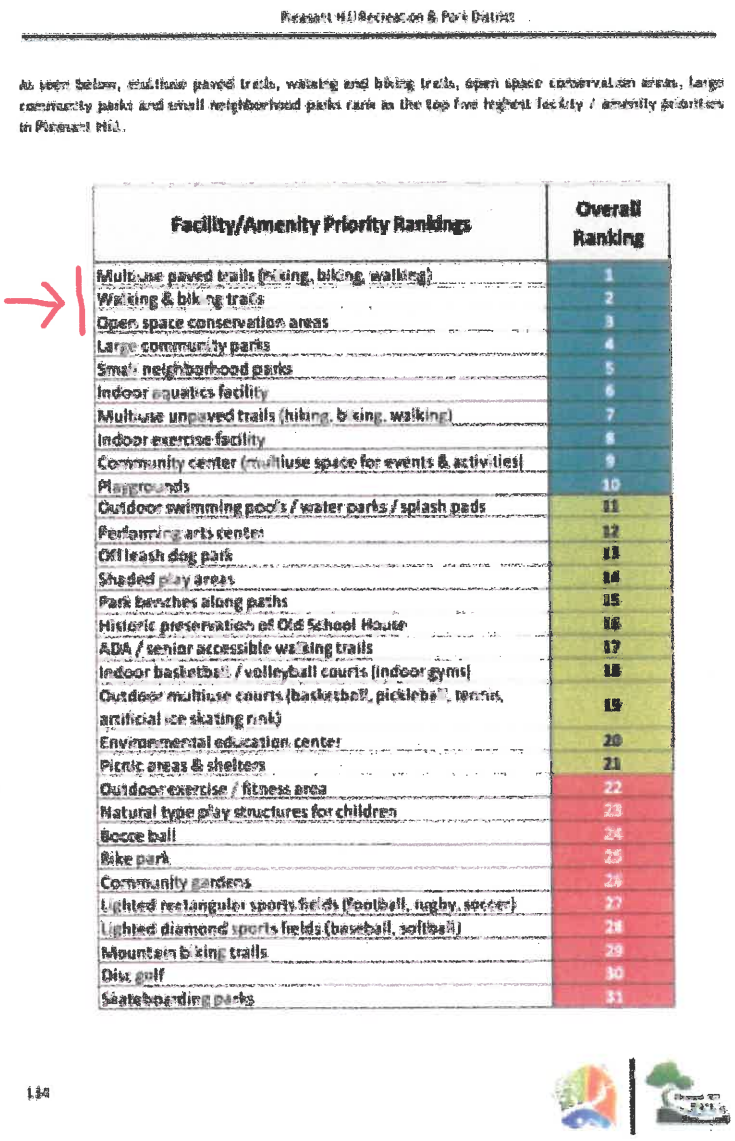
Source: http://pleasanthill2040.com/engage.html

Attachment D
Grayson Creek Watershed (Map on Left, Showing Creek Channel Condition)



Source: *Contra Costa County Watershed Atlas*, http://cocowaterweb.org/wp-content/uploads/Watershed-Atlas.pdf, p. 81.

Attachment E
Pleasant Hill Recreation and Park District – Facility/Amenity Priority Rankings



Pleasant Hill Recreation & Park District

As seen below, multiuse paved trails, walking and biking trails, open space conservation areas, large community parks and small neighborhood parks rank in the top five highest facility / amenity priorities in Pleasant Hill.

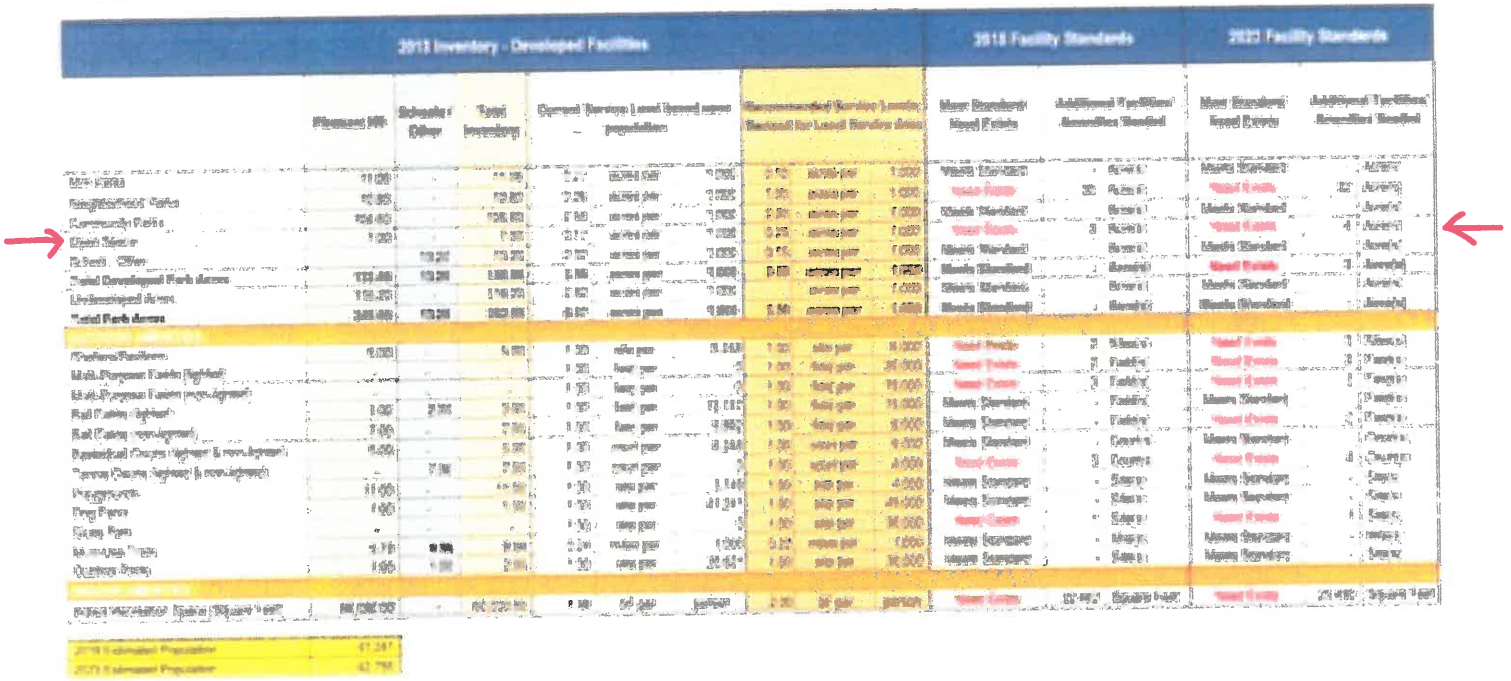
Facility/Amenity Priority Rankings	Overall Ranking
Multiuse paved trails (hiking, biking, walking)	1
Walking & biking trails	2
Open space conservation areas	3
Large community parks	4
Small neighborhood parks	5
Indoor aquatics facility	6
Multiuse unpaved trails (hiking, biking, walking)	7
Indoor exercise facility	8
Community center (multiuse space for events & activities)	9
Playgrounds	10
Outdoor swimming pools / water parks / splash pads	11
Performing arts center	12
Off leash dog park	13
Shaded play areas	14
Park benches along paths	15
Historic preservation of Old School House	16
ADA / senior accessible walking trails	17
Indoor basketball / volleyball courts (indoor gym)	18
Outdoor multiuse courts (basketball, pickleball, tennis, artificial ice skating rink)	19
Environmental education center	20
Picnic areas & shelters	21
Outdoor exercise / fitness area	22
Natural type play structures for children	23
Bocce ball	24
Bike park	25
Community gardens	26
Lighted rectangular sports fields (football, rugby, soccer)	27
Lighted diamond sports fields (baseball, softball)	28
Mountain biking trails	29
Disc golf	30
Skateboarding parks	31

134

Source: *Parks, Facilities, and Recreation Master Plan* (December 2019), http://pleasanthillrecbigpic.com/pdf/pleasant-hill-rec-and-park-district-dec-2019.pdf, p. 134.

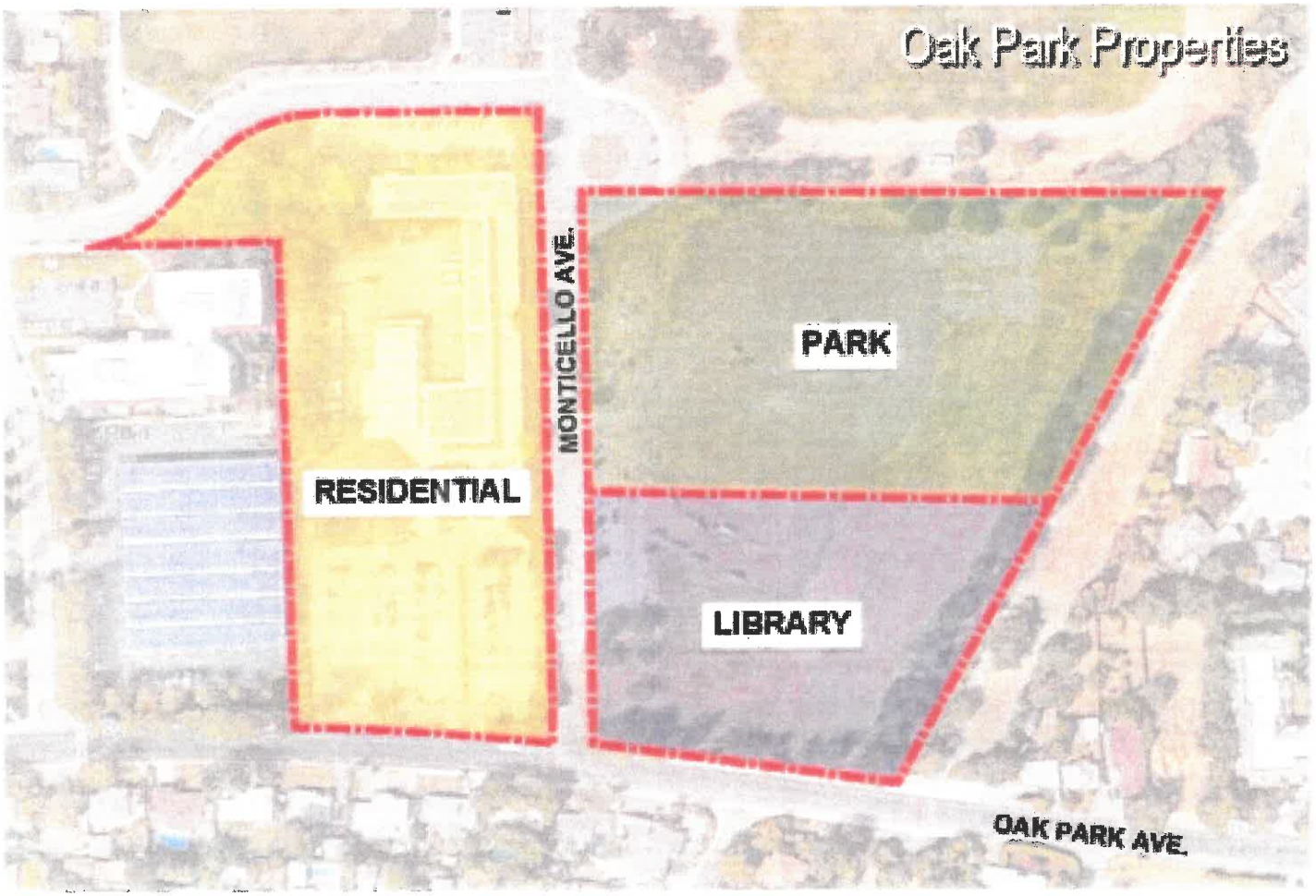
Attachment F
Pleasant Hill Recreation and Park District – Level of Service Standards

Pleasant Hill Level of Service Standards



Source: *Parks, Facilities, and Recreation Master Plan* (December 2019), http://pleasanthillrecbigpic.com/pdf/pleasant-hill-rec-and-park-district-dec-2019.pdf, p. 115.

Attachment G
Oak Park Properties



Source: City of Pleasant Hill, Oak Park Properties (accessed 12/16/2020), https://www.ci.pleasant-hill.ca.us/1347/Project-Partners---Oak-Park-Properties.

Troy Fujimoto

Subject: FW: Public Comments: GPAC meeting Dec 16th 5:30 to 7:30
Attachments: CCC GP_ Policy Suggestions from Env Advocates_06.22.20.pdf; Pleasant Hill General Plan Vision.pdf

From: Contra Costa County Climate Leaders (4CL) <info@cccclimateleaders.org>
Sent: Monday, December 14, 2020 7:44 PM
To: Ken Carlson <kcarlson@pleasanthillca.org>; Sue Noack <snoack@pleasanthillca.org>; Troy Fujimoto <Tfujimoto@pleasanthillca.org>
Cc: 'Zoe Siegel' <zsiegel@greenbelt.org>; 'Wei-Tai Kwok' <climatebuddy@gmail.com>; Juanita Davalos <jdavalos@pleasanthillca.org>; June Catalano <Jcatalano@pleasanthillca.org>
Subject: Public Comments: GPAC meeting Dec 16th 5:30 to 7:30

Vice Mayor Sue Noack Mayor
Councilmember Ken Carlson
Planning Commission Chair Allen Vinson
Planning Commission Vice Chair Chadwick Wyler
Architectural Review Commission Vice Chair Karla Moseley
Staff Liaison Troy Fujimoto, Acting City Planner

Dear Pleasant Hill GPAC, www.pleasanthillca.org/gpac

We are happy to see the General Plan Update proceeding. I participated in the City of Pleasant Hill's GPAC meeting last month, and plan to join you again tomorrow evening. https://files.constantcontact.com/120b9cb7001/33d0bddd-ad0d-4def-8b31-cd85f58a8d1b.pdf This agenda and all City Agendas state:

"There is an opportunity for the public to comment on agenda items at the time they are discussed"

Last month, despite repeated requests, the public was left on hold on the phone for the full duration, and we were not allowed to comment until after the entire agenda item had ended.
The GPAC had already made all their comments, edits, questions and given direction; and the meeting had basically ended.
The public was then asked for our comments, and staff simply closed the meeting afterwards.

As a former mayor, and local advocate for 30 years; I've never seen a meeting run in this manner. Perhaps there are minutes and those public comments will be considered elsewhere?

How will public comment be accepted at tomorrow's meeting and how best to ensure those comments get incorporated if they are at the end, after all of the discussion?
Attached are comments that more than a dozen local organizations provided to the City of Pleasant Hill earlier this year.
Could you please confirm receipt, and that the other GPAC members not copied here, receive these materials?
We look forward to hearing them discussed and incorporated in your meeting tomorrow evening.

Lynda

Lynda Deschambault
Environmental Scientist and Educator
Executive Director, www.cccclimateleaders.org

cc June Catalano City Manager (925) 671-5267 (925) 680-0294 jcatalano@pleasanthillca.org
Juanita Davalos Administrative Analyist (925) 671-5267 (925) 680-0294 jdavalos@pleasanthillca.org