PLEASANT HILL 2040 GENERAL PLAN

NEWSLETTER #1: GENERAL PLAN OVERVIEW

Pleasant Hill General Plan 2040!

We are excited to announce that in March 2019, the City of Pleasant Hill kicked off the update to the City's General Plan. The update is scheduled to take approximately two years, and throughout the process, we invite the public to provide input on how Pleasant Hill should evolve over the next two decades.

What is a General Plan?

Every jurisdiction in California must have a General Plan, which is the City's long-term framework or "constitution" for future growth and development. The General Plan represents the community's view of its future and expresses community development goals. The General Plan contains the goals and polices upon which the City Council and Planning Commission will base their land use and resource decisions. California State law requires the City to adopt a General Plan for the physical development of the jurisdiction and any land outside its boundaries that bears relation to its planning. Typically, a General Plan is designed to address the issues facing the City for the next 20 years.

A General Plan has three defining features:

- **General.** A General Plan provides general policy guidance to direct future land use and resource decisions.
- **Comprehensive.** A General Plan is comprehensive, covering topics including land use, housing, economic development, infrastructure, public safety, recreation, natural resources, and much more.
- **Long-Range.** A General Plan provides guidance for achieving the community's vision for the city 20 or more years in the future. To achieve the vision, this comprehensive plan includes goals, policies, and actions that address both immediate and long-term needs.

Visit the Project Website to:

- Stay informed
- Find out about upcoming meetings and events
- Sign-up for email updates
- Share your ideas on the City's future

pleasanthill2040.com

Have questions?

City of Pleasant Hill
Planning Division
TFujimoto@pleasanthillca.org

Why update the current General Plan?

The City of Pleasant Hill adopted its current General Plan in 2003. While the existing General Plan is serving the community well, the City has initiated the update to refine the Plan, address emerging trends and changes to State law, consider new issues, and remove completed measures. The City intends for this effort to result in a General Plan that is based on what the City hears, and feels the residents want, for the next twenty years. This planning effort will also allow the General Plan Team to implement best practices in planning to ensure Pleasant Hill is resilient to future risks while also improving quality of life.

The General Plan update will address:

- Land use
- Circulation and transportation
- Biological and cultural resources
- Public facilities, services, and infrastructure
- Safety and hazards
- Environmental justice
- Growth management
- Economic development
- Emerging trends
- Changes to State law and General Plan Guidelines
- Refinements and updates as necessary to the vision, goals, policies, and action items in the General Plan
- Participatory community engagement

What are the steps in the General Plan update?

DOCUMENTS

EXISTING CONDITIONS AND TRENDS WORKBOOK

The Existing Conditions and Trends Workbook will tell the story of where Pleasant Hill has been, where it is today, and trends that will shape the future. Topical areas will include land use, demographic and market analysis, circulation and transportation, and natural and cultural resources.

VISION AND GUIDING PRINCIPLES

Based on community input, the City will prepare a Vision Statement to capture the community's key values and ambitions for the future, and a set of Guiding Principles to establish how the City will achieve the vision.

GROWTH AND POLICY OPTIONS REPORT

The Growth and Policy Options Report will present alternative approaches to land use and policy that can be used to address the identified issues and opportunities. The land use alternatives portion of this report will focus on select locations in the City that are either currently vacant or primed for redevelopment. This report will be used by the City to provide direction on the focus of the Update.

PROCESS

Phase 1: INITIATION

Lay the foundation for the project, including developing tools to be used throughout the update, meeting with the City General Plan Advisory Committee, made up of the Council General Plan Subcommittee, two members of the Planning Commission, and one member of the Architectural Review Commission, and initiating the community engagement program.

Phase 2: COMMUNITY ENGAGEMENT

Conduct community outreach and engagement, which will include General Plan Advisory Committee (GPAC) meetings, City Council and Planning Commission meetings, Community Workshops, newsletters, pop-up booths at festivals and events, and more!

Phase 3: EXISTING CONDITIONS AND TRENDS

Compile information on existing conditions within the city and Planning Area based on topical areas that the General Plan covers.

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DRAFT GENERAL PLAN

The draft General Plan will contain the goals, policies, and implementation programs that will guide future land use and resource decisions in the city and guide how the City can achieve the vision for the future.

PROGRAM ENVIRONMENTAL IMPACT REPORT

The City Council, Planning Commission, and the public will use the EIR during their consideration of the draft General Plan to understand the potential environmental implications associated with the update.

FINAL DOCUMENTS

At the end of the update process, the City will adopt and publish the General Plan and certified Program EIR. The new General Plan will be available for use in printed and online formats.

Phase 4:
CHOICES

Work with the community to prepare, evaluate, and ultimately define a preferred policy and land use alternative that will be the basis of the updated General Plan.

Phase 5:
PREPARING THE PLAN

Prepare the General Plan based on the Existing Conditions and Trends Workbook, visioning, and alternatives planning.

Phase 6:
ASSESSMENT

Analyze the potential environmental impacts of carrying out the General Plan, pursuant to the California Environmental Quality Act (CEQA).

Phase 7:
DIGITAL PLAN

Refine the General Plan through Planning Commission and City Council public hearings. Following City Council adoption of the Plan, the City will reformat the General Plan into a fully searchable and highly-graphical online General Plan.

How can you make a difference?

Get Involved!

For the General Plan to truly represent the community's vision for the future, we need your help. The success of this planning effort will depend on the input of the community, and we have provided a range of ways to hear your ideas for the future of Pleasant Hill. You can participate as much or as little as you like, from attending public meetings and community workshops to providing input online from the comfort of your home.

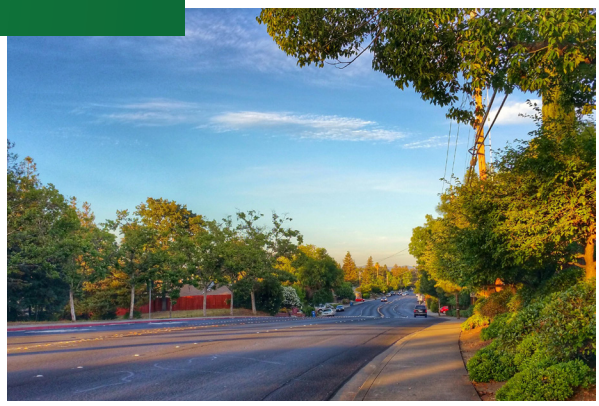
Visit the Project Website

The project website (pleasanthill2040.com) is the hub for timely updates with information on the status of the project, announcements of upcoming workshops and meetings, and publication of key documents.

Sign-up for Email Updates

You can join the email list on the project website (pleasanthill2040.com). By signing up, you will be notified when the City releases new documents and when the City will be holding meetings, workshops, and other events.

Join Meetings, Workshops, and Pop-up Events

Not only are these great opportunities to learn about the General Plan update, but meetings, workshops, and pop-up events are also a great place to share your ideas and connect with the community.

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