

Exhibit A: Scope of Work for Focused General Plan Update and Environmental Impact Report (EIR)

The task-by-task descriptions that follow present CONSULTANT'S work program for all phases of the Concord General Plan Update. This work includes background research, alternatives analysis, policy formulation, and preparation of the General Plan. Each task description includes a purpose statement in italics at the beginning of the task.

TASK I: MAPPING AND ISSUE IDENTIFICATION

The objective of this first task will be to obtain background information, establish computer-mapping formats, identify planning issues to be addressed in the General Plan Update, and establish the City's vision for its future. This information will inform the evaluation of alternatives.

1.1 **Background Information.** CONSULTANT will meet with planning and other technical City staff to obtain existing plans, documents, and information needed for the General Plan Update. CONSULTANT will assemble and review current information, such as water, sewer, transportation, and other facility plans, existing land use database, and current and proposed development plans and EIRs.

1.2 **Map Atlas.** Using information provided by City staff and available through compiled resources, CONSULTANT will prepare a series of maps documenting existing land uses, public facilities, and environmental conditions within Concord. The *Map Atlas* will identify areas inappropriate for future development due to environmental or infrastructure constraints and enable an educated discussion of possible alternative land use concepts. The *Map Atlas* will include the following information if digital information is available in a timely fashion. Some of these maps may be combined onto one map:

- Aerial Photo
- Regional Setting and Planning Area
- Sphere of Influence and Urban Limit Line
- Redevelopment Area
- Residential neighborhoods, commercial centers and districts
- Cultural Resources
- Hazardous Materials Location
- Geologic Hazardous - Earthquake/Landslides
- Flood Zone
- Fire Hazards
- Natural Resource Areas
- Watershed and Groundwater recharge areas
- School Sites and Attendance Areas
- Public Facilities
- Fire Station Sites and Service Areas

- Sewer District Service Areas
- Water District Service Areas
- Regional Transit Services
- Circulation Network and Existing Traffic Volumes
- CCTA's Routes of Regional Significance and CMP reporting intersections

1.3 **Issue Identification Workshop.** CONSULTANT will host a community workshop to identify the planning issues to be addressed by the General Plan Update. CONSULTANT and City Staff will discuss successes and failures in planning since adoption of the 1994 General Plan. Review of the *Map Atlas* may help inform the discussion of issues, such as mixed use in corridors and around the BART station, hillside development constraints, or parkland needs. Residents will also be asked to develop a “vision” for the future of Concord – If all planning issues could be reasonably addressed, what would Concord “look and feel like” in 20 years? CONSULTANT also will work with City staff on scheduling a joint City Council/Planning Commission briefing on the General Plan update and zoning update to enable them to hear about issues and concerns that have merged and to provide policy direction for both projects in an efficient fashion. This work will build on the related planning efforts, such as the “Shaping the Future” effort underway in the County and the Contra Costa Transportation Authority’s (CCTA’s) Measure C reauthorization and reconsideration of growth management, as appropriate.

1.4 **Opportunities and Constraints Working Paper.** Following the workshop, CONSULTANT will compile an *Opportunities and Constraints Working Paper* outlining issues to be addressed by the General Plan Update. The working paper, which will include discussion of specific opportunity sites that could change in use or intensity in the General Plan Update, will be presented to the Planning Commission.

TASK 2: PLANNING ALTERNATIVES

This task will build on the identified issues, opportunities, and constraints identified in Task 1. CONSULTANT will work with the Planning Commission to formulate and analyze various alternative land use and circulation patterns for the Planning Area, and present the alternatives in a second series of community workshops.

2.1 **Alternative Plans Working Paper.** CONSULTANT will develop two (2) potential land use/transportation alternatives for consideration by the Planning Commission. The alternatives will focus on changes at the identified opportunity sites. They will also be sensitive to the issues and constraints identified in Task 1, and will offer real choices. (For example, none of the alternatives may show development on locations that have been conclusively identified as inappropriate because of slope or other environmental hazards, sensitive habitats, or other constraints.) Following discussion of possible alternatives with the Planning Commission, CONSULTANT will prepare an *Alternatives Working Paper*. The working paper will evaluate land use distribution, housing and population projections, resources conservation, and transportation impacts. Transportation impacts

will be evaluated on a link basis for the base case and the two alternatives using procedures described under Section 4.2 D.

- 2.2 **Newsletter.** A newsletter will be prepared outlining the salient features of the Alternative Plans and identifying the time and place of community workshops. The City will be responsible for printing and mailing the newsletter, which would be an insert in the City's quarterly newsletter. The newsletter also will be designed for posting on the City's Website.
- 2.3 **Alternative Plans Workshops** CONSULTANT will assess the relative merits and disadvantages of the alternatives during a second community workshop. Following a presentation of the Alternative Plans, CONSULTANT may conduct small-group discussions about the pros and cons of each.
- 2.4 **Preferred Plan.** Following the workshop, a *Preferred Plan* map will be prepared and presented to the Planning Commission. This will be accompanied by a General Plan Vision statement and a series of objectives that will guide detailed policy development. CONSULTANT will also prepare calculations of land use, population, and employment changes that will occur at General Plan buildout for use in transportation analysis and the EIR.

TASK 3: DRAFT GENERAL PLAN

Balancing attention between text policies and the Land Use Diagram is critical to a successful General Plan. CONSULTANT will strive for brevity and clarity that enables all interested persons to tell easily what commitments Concord is making, what it hopes to accomplish, and whether a proposed project is consistent with the General Plan.

- 3.1 **General Plan Outline.** Following detailed review of the 1994 General Plan, CONSULTANT will prepare a revised General Plan outline and format. Topics to be covered in each section will be identified, and a "mock-up" section will be prepared.
- 3.2 **General Plan Evaluation Working Paper.** CONSULTANT will work with the Planning Commission to review 1994 General Plan policies and determine which ones should be carried forward in the General Plan Update. Evaluation of existing policies will be subject to the Vision and Objectives defined in Task 2. CONSULTANT assumes that one joint working session with the Planning Commission and the City Council, as appropriate, will be sufficient to develop a complete matrix of existing policies and proposed revisions. CONSULTANT will then compile the matrix into a *General Plan Evaluation Working Paper*.
- 3.3 **Administrative Draft General Plan.** Each element of the General Plan will include background information, goals and policies, and monitoring and evaluation requirements. Meetings with key City staff from each department will be arranged as needed. CONSULTANT assumes one additional working session with the Planning Commission to clarify preferred policy direction.

CONSULTANT will submit one unbound copy of the Administrative Draft General Plan to City staff, and receive one consolidated set of comments in return. A preliminary list of General Plan elements includes:

- A. **Land Use Element.** The Land Use Element will identify the location and intensity of uses, and provide policies that would result in development that is appropriate to the character and setting of Concord. Topics in the section would include:
- Land use classifications;
 - Density/intensity standards;
 - Specific opportunity sites;
 - Neighborhood character;
 - Commercial and office uses;
 - Downtown and other planning areas;
 - Naval Weapons Station; and
 - Cultural resources.
- B. **Growth Management Element.** The Growth Management Element will define Concord's level of service standards according to the Contra Costa Transportation Improvement and Growth Management Program (Measure C). It will include the following components or variations on them as may be recommended as CCTA updates the Model Growth Management Element and related implementation documents for Measure C:
- Traffic congestion (regional and basic routes) and level of service standards;
 - Applicable provisions of the Central County Action Plan for regional routes;
 - Performance standards; and
 - Jobs/Housing Balance.
- C. **Transportation Element.** The Transportation Element will address existing conditions for all modes: highway, bicycle, pedestrian, and transit. It will also include a thorough discussion of the transportation system in the Downtown. The following topics will be addressed:
- Roadway system;
 - Levels of service;
 - Transit services;
 - Pedestrian network;
 - Bicycle network;

- Scenic roadways; and
 - Aviation facilities.
- D. **Public Services Element.** The Public Services Element will address the construction and improvement of public facilities and services in Concord. Topics in the section would include:
- Water supply and conservation;
 - Wastewater collection;
 - Solid waste removal;
 - Drainage and flood control;
 - Police and fire protection;
 - Community facilities; and
 - Public schools.
- E. **Parks, Open Space, and Conservation Element.** This element will address provision of open space and recreation within Concord. Topics addressed in the element include:
- Parks and recreation facilities:
 - Trails;
 - Open space system;
 - Hillside preservation;
 - Habitat and biological resources;
 - Water resources (wetlands and water quality);
 - Mineral resources; and
 - Energy conservation.
- F. **Public Health and Safety Element.** The Public Health and Safety Element will identify and reduce existing and potential hazards to public health and safety. Topics to be addressed include:
- Air quality;
 - Noise standards, including future noise contours;
 - Seismic, geologic and soils hazards;
 - Flooding hazards;
 - Hazardous materials;
 - Fire hazards; and
 - Disaster response.

- G. Implementation and Monitoring.** An implementation and monitoring program for the General Plan will be prepared. The program will outline the statutory requirements for annual General Plan reports.
- 3.5 Draft General Plan.** After the Administrative Draft is reviewed by City staff, any necessary revisions will be made. After a final screen check review by City staff, a final production version of the Draft General Plan will be provided to the City for distribution. A large color display of the Land Use Diagram also will be prepared. The City will be responsible for printing and distributing the Draft General Plan and Land Use Diagram.
- 3.6 Newsletter.** A newsletter will be prepared outlining the salient features of the Draft General Plan and identifying the time and place of community workshops and public hearings. It will be prepared in a format suitable for posting on the City's Website. It also will explain how citizens can obtain copies of the General Plan and the Draft EIR on the General Plan. The City will be responsible for printing and mailing the newsletter, which will be an insert in the City's quarterly newsletter.

TASK 4: DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

The objective of this task is to complete a programmatic environmental assessment of the Draft General Plan, pursuant to the California Environmental Quality Act (CEQA). This task will be conducted in parallel with the Draft General Plan. CONSULTANT will identify which Plan policies serve as mitigation, so the need for additional mitigation should be limited. Also, CONSULTANT will identify potentially significant impact issues early in the process so that appropriate mitigation policies can be developed and incorporated into the General Plan, resulting in a "self-mitigating" document.

- 4.1 Initial Study and Notice of Preparation.** CONSULTANT will prepare an Initial Study and Notice of Preparation (NOP) for the Draft EIR. The Initial Study will be circulated as an attachment to the Notice of Preparation to show what subjects will be investigated in the General Plan EIR. City staff will be responsible for distributing the NOP to the appropriate agencies.
- 4.2 Environmental Setting and Impact Analysis.** The Map Atlas prepared in Task 1 will serve as the starting point for the environmental setting information in the Draft EIR. Additional data will be gathered from available sources, such as previous EIRs, facility plans, and regional programs.

CONSULTANT will then analyze how Draft General Plan policies will affect the environment, identify significant impacts, and recommend measures to mitigate those impacts. The impact analysis will be comprehensive in scope, covering all CEQA requirements. Significance criteria will be identified for each impact topic, based upon thresholds of significance established in consultation with City staff.

Impacts and mitigation measures will be organized and discussed by topic. As required by CEQA Guidelines, the effects of the project will be defined as changes from the

environmental setting that are attributable to the project, under full buildout of the General Plan. Maps, graphics, tables, and charts will be used to depict clearly the location and nature of any potential significant impacts identified in the EIR, and any other relevant information. Specific topic areas to be addressed in the EIR are summarized below:

- A. **Land Use.** Analyze sites where land use changes would occur under the General Plan Update. Identify potential conflicts between existing and proposed uses, and determine alternative or supplementary policy mitigation measures that could minimize impacts.
- B. **Parks, Open Space, and Recreation Facilities.** Using level of service standards as significance criteria, assess the impacts of buildout conditions on usage of existing parks, open space, and recreation facilities.
- C. **Public Services.** Assess the impact of changes under the General Plan Update on public services, including public schools, police and fire protection,
- D. **Traffic and Transportation.** Evaluate the change in traffic that would be generated by land uses under the General Plan Update, comparing the added or lessened traffic to the available capacity, and noting locations of capacity shortages.

The traffic impact analysis of the General Plan Update will be based on traffic forecasts using the Central County CMP travel demand model. Forecasts will be provided for 2030 (or a year selected in consultation with City staff) using CCTA technical procedures. The model will include CCTA'S "LUIS" land use data outside Concord and land use data developed by CONSULTANT within Concord. The transportation network will be reviewed and revised if necessary to provide reasonable assignments within Concord. Post model adjustments may be made if necessary to pass a reasonableness test.

Although the analysis will be primarily link based using a level of service methodology acceptable to the City, an analysis will also be performed for approximately 15 intersections, including the 8 Congestion Management Program (CMP) monitoring intersections and approximately 7 additional intersections selected by City staff. The intersection analysis will be performed based on the CCTA'S LOS methodology.

Turning movements at the study intersections will be forecast for a base case future year using the CCTA Furness process. The Furness process requires the use of recent turning movement traffic volumes (provided by others) and a travel demand model for existing conditions (2000 or 2005). The travel demand model transportation network for existing conditions will be reviewed and revised to reflect existing transportation network conditions and to provide reasonable consistency with the future model. LUIS land use data will be used for the existing conditions model.

A reasonableness test of the future base case turning movement traffic volumes (with specific focus on downtown intersections) will be performed using historic data

obtained from the City. If forecast turning movements are considered to be unreasonable, adjustments will be made based on forecasts at CMP monitoring intersections and/or historic traffic data.

General Plan Update travel demand forecasts will be developed by adding an increment of traffic to the future year base case traffic volumes. The traffic increment will be estimated using the difference between traffic forecasts for the General Plan Update and the existing General Plan.

- E. **Biological Resources.** CONSULTANT will develop background information sufficient to provide the basis for General Plan policy development related to biological resources of the City and to serve as the setting section for the EIR on the General Plan Update. This will include identification of potential habitat in the regional vicinity for such special status plant and wildlife species as California red-legged frog, California tiger salamander, salt marsh harvest mouse, California clapper rail, and burrowing owl. The EIR will assess the distribution of special status species, as well as sensitive habitats such as marshlands and riparian corridors and analyze the impact of General Plan buildout on these resources. CONSULTANT also will assess the potential for impacts to special status species at General Plan buildout. The EIR will describe the potential impacts to biological resources related to land uses that may permanently impair or preclude resource development and identify alternative or supplementary policy mitigation measures that could minimize impacts to biological resources.
- F. **Fire Hazards.** CONSULTANT will identify and characterize areas at the urban fringe that are particularly vulnerable to the threat of fire, and identify fuel reduction methods and techniques consistent with protection of special status species and habitats. CONSULTANT also will identify any restrictions on land uses and intensities appropriate for areas identified as susceptible to fire hazard.
- G. **Air Quality.** Land use development under the General Plan Update raises both local and regional air quality issues. Local air quality issues would include construction dust and exposure of people to industrial sources of toxic air contaminants and odors. Regional issues include consistency with the policies and assumptions of the Clean Air Plan, which has been prepared to address regional “non-attainment” for ambient air quality standards for ozone. CONSULTANT will develop background information sufficient to provide the basis for General Plan air quality policy development and to serve as the setting section for the EIR on the General Plan Update. This will include characterizing the relevant air pollutants and standards; attainment/non-attainment status; existing ambient concentrations, sources and trends; regulatory agencies and their responsibilities; and regional plans and policies. Existing facilities in Concord that generate substantial amounts of criteria air pollutants or toxic air contaminants or that have been cited recently for nuisances involving dust, fumes and odor will be identified with input from the BAAQMD. The EIR will describe the types of emissions sources that would be associated with development under the General Plan and assess the consistency of the General Plan with the regional Clean Air Plan with reference to population and employment forecasts as well as trends in vehicle miles traveled

(VMT). The EIR will qualitatively assess the capability of policies of the General Plan to prevent exposure of people to substantial sources of construction dust, toxic air contaminants, or odorous emissions.

- H. **Noise.** CONSULTANT will create tables based on projected traffic volumes that will show the location of noise contours for the City based on updated information related to traffic, aircraft, trains, and industrial facilities. CONSULTANT will describe the types of noise sources that would be associated with development under the General Plan Update and assess the adequacy of the policies to avoid future noise incompatibility for existing and future land uses.
- I. **Energy.** Development associated with the General Plan Update would consume energy through natural gas consumption, electricity use, and transportation. CONSULTANT will develop background information sufficient to provide the basis for General Plan energy policy development and to serve as the setting section for the EIR on the General Plan Update. This will include characterizing trends in statewide energy demand and supply; existing local energy consumption; local utilities and infrastructure capability; and the regulatory context, including applicable state and national energy laws, goals and programs. The EIR will describe the types of energy that would be consumed by development under the new General Plan and assess the consistency of the General Plan with state and national energy goals and programs. Based on information from PG&E, the EIR will evaluate the capability of the existing utility infrastructure to meet future demand for electricity and natural gas.
- J. **Seismic, Soil, and Landslide Hazards.** The City of Concord could be subjected to seismic hazards such as ground rupture and ground shaking associated with earthquakes generated from regional and local, active faults including the Concord, Diablo Thrust, Marsh Creek, and Calaveras faults. Based on existing information, CONSULTANT will describe geological characteristics of regional and site-specific soils including composition and erosion potential. Identify and describe the major earthquake, certain materials may settle, liquefy and collapse as a landslide while other materials, such as Franciscan bedrock, may attenuate ground shaking. CONSULTANT will identify areas in the city of Concord that are most likely to experience geologic hazards due to earthquakes and other geologic hazards. Information sources include the U.S. Geological Survey, California Geological Survey, and the Association of Bay Area Governments. CONSULTANT will generally describe and evaluate geological characteristics of regional and site-specific geologic materials including erosion potential and failure potential, fault systems in the region and their distance to the City, and update their general potential to affect the City. Using results of recent seismic research and regulation, CONSULTANT will update the general nature of the geologic hazards, including potential for damaging ground shaking, levels of anticipated peak ground acceleration and the possibility of secondary effects (including liquefaction). CONSULTANT will identify capacities of the City's emergency preparedness and response program to manage major earthquakes. This effort will rely on reputable published sources and will not include geologic materials testing, field verification, or new mapping efforts.

- K. Hydrology and Water Resources Quality.** The City of Concord is a developed urban area, which has over the years, altered the natural drainage of the surrounding valley and uplands. Minor drainages feed larger stream systems such as Mount Diablo Creek and Contra Costa Creek. Depending on the level of development within a particular area, runoff generated from storms can intensify in areas with impervious surfaces and increase flow through natural channels. Increased flow can enlarge channels and lead to erosion, sedimentation, and water quality degradation. CONSULTANT will describe the hydrological setting of the City, including its location within the regional watershed system, and inventory. CONSULTANT also will describe the potential urban water pollutant types and their sources. This will include assessment of flood hazards and determination of 100-year flood zones. Information sources will include published flood maps, flood data provided through the Contra Costa County Flood Management and Conservation District, the City of Concord and the U.S. Geological Survey and the California Department of Water Resources. Discuss potential flooding hazards, general management practices, and mitigation measures to reduce the effects of stormwater runoff. Using published reports, CONSULTANT will summarize general groundwater conditions in the Plan area and will discuss use of groundwater, trends and general aquifer conditions. This effort will rely on reputable published sources and will not include water quality testing, or field verification of stream conditions. CONSULTANT also will assess the manner in which land use and development under the new General Plan may affect groundwater conditions and uses of the resource.
- L. Hazardous Materials.** A notable concern for many communities is the presence of contaminated soil, groundwater, surface water, and structures that remain after polluting industrial activities have ceased. Many sites involved in petroleum distribution, chemical production, and hazardous material generation operated within the City prior to the current hazardous material regulation and controls. Abandoned sites or sites with existing contamination pose a challenge for any developing community because these properties restrict development and increase risks to residents. Typically, these properties are located in industrial areas. However, as development trends change over time, these properties could attract commercial or even residential uses. Other hazardous materials issues include sites that have recently been contaminated due to poor management practices or inadvertent chemical releases. Transportation of hazardous materials remains a concern for most cities. CONSULTANT will locate and inventory sites with known hazardous material concerns using a city-wide database search. From information provided in the database search, CONSULTANT will determine areas in Concord that could pose a risk to proposed land uses. The EIR analysis will locate high-risk properties relative to major transportation routes, residential communities, and existing businesses that currently use, dispose and manage hazardous materials and waste. The EIR analysis will determine overall risk and develop impacts based on existing contaminated properties or properties that currently use hazardous materials and current hazardous materials regulations developed by the City of Concord and Contra Costa County. CONSULTANT also will review available information on location and transport of hazardous materials and discuss the general constraints that contaminated soils and

groundwater may pose to development and regulations of the state with regard to contamination management and clean up.

- M. **Cultural Resources.** CONSULTANT will describe any proposed changes to the General Plan that would affect or disrupt the preservation of historic, cultural, and archaeological resources.
- N. **Visual Quality.** CONSULTANT will apply significance criteria that have been derived from CEQA Guidelines, which include view obstruction, or degradation, creation of an aesthetically offensive site, impairment of an object having aesthetic significance, conflict with adopted environmental plans and goals, or production of new light or glare. CONSULTANT will assess how future development under the new General Plan may affect city view sheds, particularly views from public viewpoints (roads, parks, etc.).
- O. **Agricultural and Mineral Resources.** CONSULTANT will analyze the impact of General Plan changes on agricultural and mineral resources in and near Concord.
- 4.3 **Mitigation Measures.** During impact analysis, CONSULTANT will identify practical, feasible mitigation measures to reduce the environmental impacts of any changes to the General Plan. CONSULTANT will evaluate whether mitigation measures would reduce impacts below a level of significance, identify the parties who would be responsible for implementing each measure, and incorporate them as policies into the General Plan. Under this work program, CONSULTANT believes that no added-on mitigation would be needed.
- 4.4 **CEQA-Required Impact Analysis.** As required by CEQA Guidelines, the following types of impacts need to be assessed, in addition to the detailed analysis of impacts, by topic area:
- Growth-Inducing Impacts (potential for the project to cause additional population or job growth or housing demand);
 - Significant Environmental Effects of the Proposed Project (including significant unavoidable effects);
 - Significant Irreversible Environmental Changes;
 - Effects Found Not to Be Significant.
- 4.5 **Project Alternatives.** Based on alternatives considered in preparation of the General Plan Update, CONSULTANT will define several project alternatives to the General Plan, including the No Project Alternative. The relative merits and disadvantages of the alternatives will be assessed and compared with the Draft General Plan, and an “environmentally superior” alternative will be identified. The alternatives analysis, as discussed in the CEQA Guidelines, may be less detailed than the analysis of the proposed project.
- 4.6 **Administrative Draft and Draft EIR.** CONSULTANT will submit one unbound copy of the Administrative Draft EIR for City staff review, and receive one consolidated set of

comments in return. After a final screen check review by City staff, a final production version of the Draft EIR will be provided to the City for distribution. The City will be responsible for printing and distributing the Draft EIR.

- 4.7 **Notice of Completion.** CONSULTANT will prepare a Notice of Completion for the Draft EIR. City staff will be responsible for distributing the NOP to the appropriate agencies.

TASK 5: COMMUNITY REVIEW AND ADOPTION

The objective of this task will be to take the Draft General Plan through a series of community hearings. The Draft General Plan will be revised after adoption to reflect the Council's decision.

- 5.1 **General Plan Workshop.** CONSULTANT will present the Draft General Plan at a community workshop. This workshop may be designed in an “open house” format, where residents may browse through different stations describing the different General Plan elements. Salient features of each element will be presented, as well as key graphics in large-scale format.
- 5.2 **Public Hearings.** Following the community workshop, CONSULTANT will present the Draft General Plan along with a summary of public comments at two (2) City Council and Planning Commission hearings. CONSULTANT will also present the major findings of the Draft EIR at these hearings.
- 5.3 **Final EIR.** Following the 45-day EIR comment period, CONSULTANT will prepare responses to comments and incorporate any necessary changes into a Final EIR. . This work program assumes that the changes needed to respond to public comments will not require a complete revision of the Draft EIR, so the Draft EIR will not be revised or reprinted. One unbound copy of the Administrative Final EIR will be provided for City staff review, and the Final EIR will be prepared based on one set of consolidate staff comments. The City will be responsible for printing and distributing the Final EIR. CONSULTANT will also prepare a Notice of Determination for the Final EIR, which City staff will be responsible for distributing.
- 5.4 **Adopted General Plan.** Following adoption by the City Council, CONSULTANT will revise the Draft General Plan to incorporate specific text and diagram changes made by the City Council as part of Plan adoption. After a final screen check review by City staff, a final production version of the Adopted General Plan will be provided to the City for distribution. The City will be responsible for printing and distributing the Adopted General Plan. A large-scale, colored display map of the Land Use Diagram will also be prepared for display at City Hall.

Summary of Meetings and Products

CONSULTANT'S proposed work program includes the following meeting and products:

Meetings

Community Workshops (3)

Planning Commission Meetings (5)

City Council/Planning Commission Hearings (2)

Products

Map Atlas

Opportunities and Constraints Working Paper

Alternative Plans Working Paper

Newsletter #1: Alternative Plans

Preferred Plan

General Plan Vision and Objectives

General Plan Evaluation Working Paper

Administrative Draft General Plan

Draft General Plan

Newsletter #2: Draft General Plan

Draft EIR

Final EIR: Response to Comments

Adopted General Plan