



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Mayor Mahan
Councilmember Candelas
Councilmember Ortiz
Councilmember Foley
Councilmember Jimenez

SUBJECT: SEE BELOW

DATE: 10/04/24

APPROVED:

SUBJECT: PP24-002 - Pleasant Hills Golf Course Guiding Principles

RECOMMENDATION

1. Approve the staff recommendation.
2. Upon submittal of a completed application, the administration should consider:
 - a. Fiscal analysis of the impacts of various land uses and densities on the site, specifically comparing projected new General Fund revenue with the cost of providing services to the site.
 - b. Analysis from the City Manager in coordination with the City Attorney that outlines options for the creation of a special assessment district, such as a Mello-Roos Community Facilities District or other fiscal options, for this site and allowable uses of related revenues, including ongoing city services and maintenance of infrastructure.

DISCUSSION

The Pleasant Hills Golf Course has been closed since 2004. Located in an unincorporated pocket within the City's Urban Service Area, the 115 acres represent a unique development opportunity to provide housing, retail, parks, and other community benefits to both existing and future residents. We are pleased the guiding principles brought before us memorializes the community input thus far. Community guiding principles process could be a template for the city on land use projects. This process has fostered collaboration between the developer, residents, and stakeholders. By actively involving the community in the planning process early, the developer can gain valuable insights into the needs and preferences of those who will be directly affected

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by the project. This inclusive approach not only enhances the project's relevance but also builds trust and transparency, ultimately leading to a more favorable reception from the community.

Now it is on the Council to outline the next steps and create a public and transparent decision-making framework. The applicant has submitted incomplete applications to both the County and the City, and yet we are no closer to understanding the traffic mitigation, fiscal impact, or community benefits associated with the project. Council needs an overview of the costs and tradeoffs that bring services such as police, fire, road maintenance, park maintenance, library service, water, sewer, and more to a potential new development.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.