PLEASANT HILL
2040 GENERAL PLAN

AUGUST 2019 NEWSLETTER: EXISTING CONDITIONS AND TRENDS

What is the Existing Conditions and Trends Workbook?

The Existing Conditions and Trends Workbook (Workbook) provides a "snapshot" of current (2019) conditions and trends in Pleasant Hill. The Workbook focuses on providing the foundational information about the physical, natural, cultural, and economic conditions and trends that need to be understood as the community moves forward with updating the General Plan.

The Workbook is divided into ten chapters:

1. Introduction
2. Demographics
3. Economic & Economy
4. Land Use
5. Housing
6. Transportation & Circulation
7. Public Facilities, Services, & Infrastructure
8. Open Space, Parks, & Recreation
9. Environment
10. Hazards & Safety

The following pages in the newsletter present interesting data from each chapter of the report. You can download the complete Workbook from the General Plan update website at pleasanthill2040.com.

What Area Does the General Plan Cover?

A General Plan, pursuant to State law, must address all areas within the jurisdiction's planning area. The planning area encompasses all incorporated and unincorporated territory that bears a relationship to the long-term physical planning of the City. For the Pleasant Hill 2040 General Plan, the Planning Area includes all land within the city limits, unincorporated areas within the city boundary, residential and open space areas west of the city, and the community of Pacheco just north of the city.

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

Demographics

Population

The City of Pleasant Hill had a 2017 population of 34,662. This was a 5.6 percent increase from 32,826 persons reported in 2010. The median age in the city in 2017 was 39.3 years old, with approximately 23 percent of the population between the ages of 25 and 39, the two largest age groups.

POPULATION

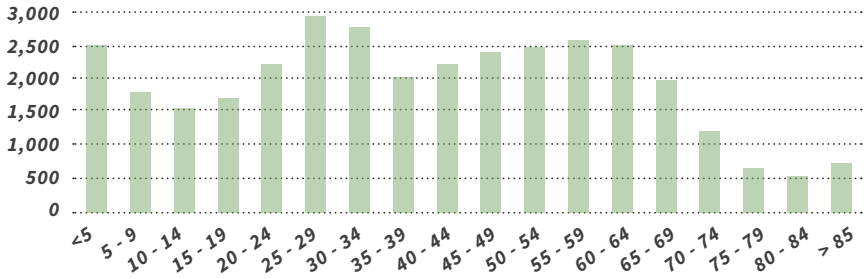
34,662

MEDIAN AGE

39.3

Source: 2017 American Community Survey (ACS).

Population by Age, 2017



Race

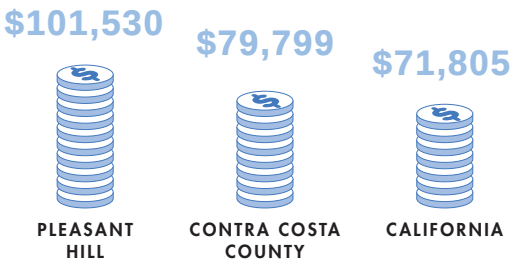
As shown in the figure below, Pleasant Hill's racial demographic is mixed, with a majority of the population identifying as Caucasian (66.2 percent). The next highest percentage is Hispanic or Latino at 13.9 percent. These percentages differ notably from California as a whole. In 2017, Hispanic or Latinos made up approximately 39 percent of the statewide population, whereas Caucasians accounted for 38 percent.

Population By Race, 2017

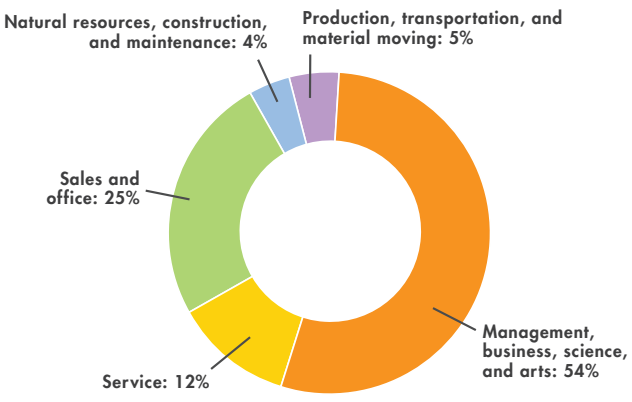
Household Income

In 2017, Pleasant Hill's median household income was $101,530. This was significantly higher than Contra Costa County's ($79,799) and California's ($71,805) median household income. In Pleasant Hill, 28 percent of households make $150,000 or more per year.

Median Household Income



Employment by Sector

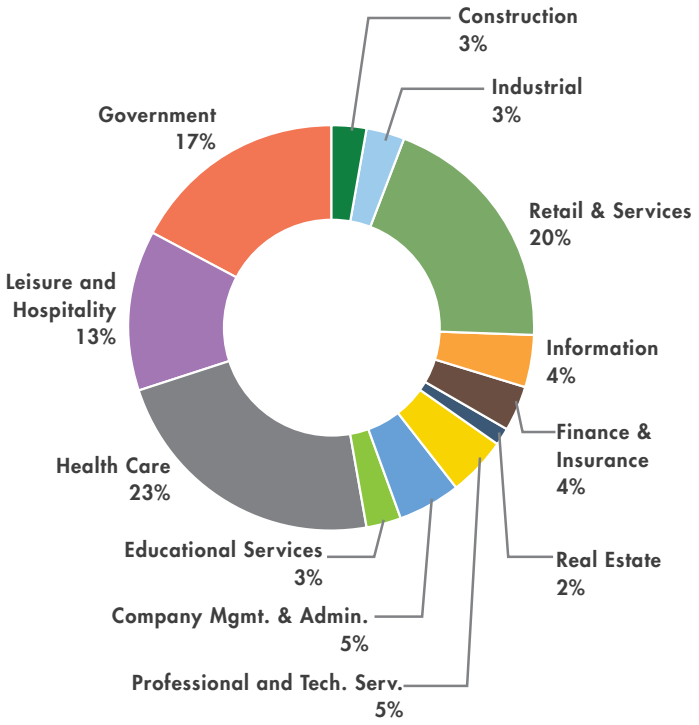


Source (all charts on this page): 2013-2017 American Community Survey 5-Year Estimates.

Economics and Economy

Major Job Sectors in Pleasant Hill, 2018

Description	2018 Jobs	Percentage
Construction	502	3%
Industrial	548	3%
Retail & Services	3,442	20%
Information	699	4%
Finance and Insurance	639	4%
Real Estate	269	2%
Professional and Tech. Serv.	805	5%
Company Mgmt. & Admin.	856	5%
Educational Services	500	3%
Health Care	3,969	23%
Leisure & Hospitality	2,250	13%
Government	2,973	17%



Housing

Housing Units

Pleasant Hill has had slow growth in the supply of housing, particularly from 2010 to 2019.

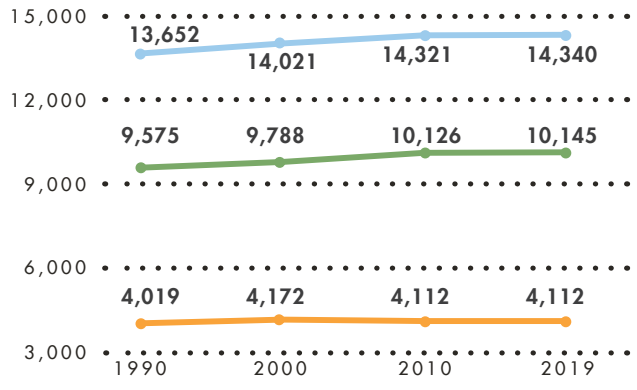
CHANGE IN HOUSING SUPPLY

1990 - 2000	2000 - 2010	2010 - 2019
369 units (37 units per year)	300 units (30 units per year)	19 units (2 units per year)

UNITS APPROVED

2007-2009	2010-2014	2015-2018
152 units	15 units	46 units

Housing Units



Source: California Department of Finance 1990-2019 Population and Housing Estimates, 2019.

Housing Mix

SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MULTIFAMILY	MOBILE HOMES
60%	10%	29%	1%

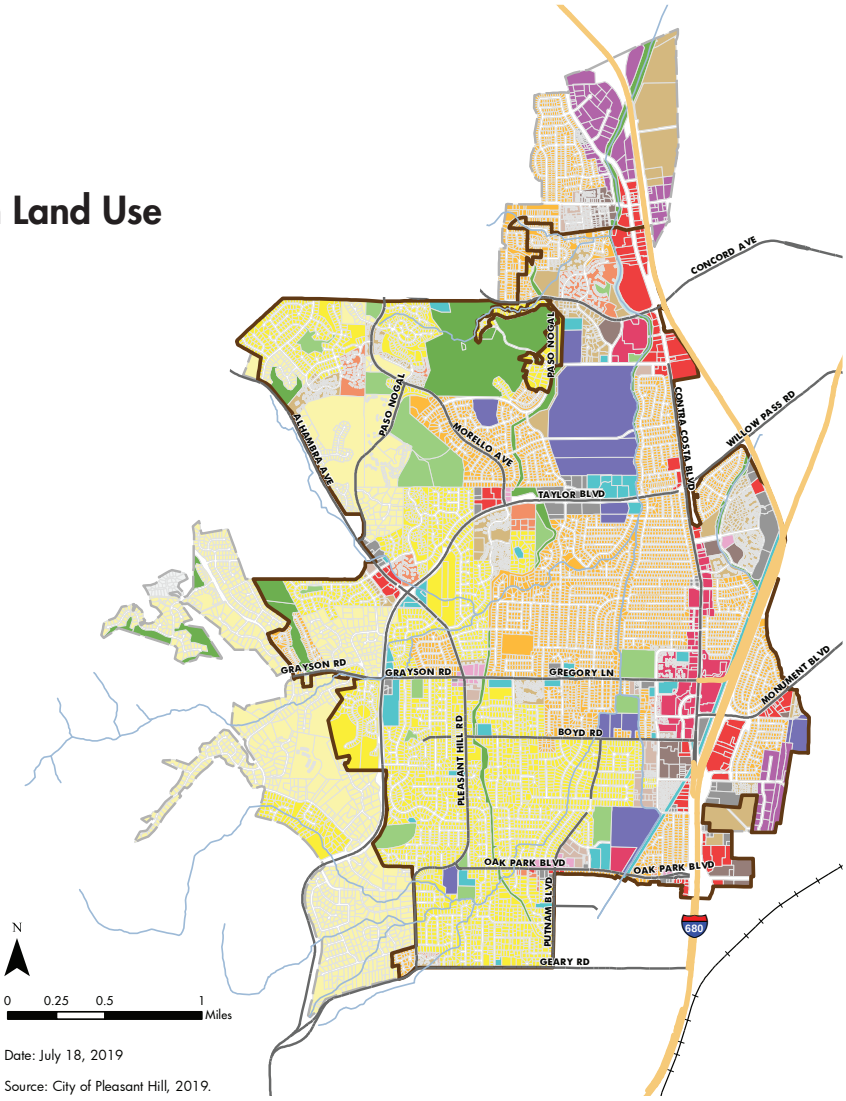
Land Use

Existing General Plan Land Use

- City Limits
- Sphere of Influence/Planning Area
- Highway
- Roadways
- Railroad
- Creek Drainage

Existing General Plan

- Single-Family Low Density
- Single-Family Medium Density
- Single-Family High Density
- Multi-Family Very Low Density
- Multi-Family Low Density
- Multi-Family Medium Density
- Multi-Family High Density
- Commercial and Retail
- Office
- Mixed Use
- Neighborhood Business
- Semi-Public and Institutional
- Light Industrial
- Open Space
- Park
- Creek
- School



Date: July 18, 2019

Source: City of Pleasant Hill, 2019.

Planning Boundaries

City Limits

A political boundary that defines land that has been incorporated into the city.

4,500+ acres

Planning Area

An area that encompasses all incorporated and unincorporated land that bears a relationship to long-term planning of Pleasant Hill.

5,700+ acres

Did You Know?

- Pleasant Hill is almost entirely built out. The city contains 102 acres of vacant land: 80 of these acres are designated single-family residential. Because of the limited availability of land for new development, future development will most likely occur through reuse and redevelopment of existing lots.

T&C Transportation and Circulation

How do Pleasant Hill Residents Get to Work?

DRIVE	WALK	BUS	BIKE	BART/AMTRAK	OTHERS
76%	2%	1%	1%	13%	8%

Did You Know?

- The predominate method of commuting to work for Pleasant Hill residents is driving alone (76 percent).
- From 2011 to 2017, there was a 5 percent decrease in the percentage of people who commute by car.

PFS Public Facilities Services and Infrastructure

The library includes 85,000 books, audiobooks, videos, DVDs, and CDs.

The City is served by more than 15 schools.

The City has two fire stations.

Pleasant Hill has 1.3 sworn officers per 1,000 residents.

Three regional hospitals serve Pleasant Hill.

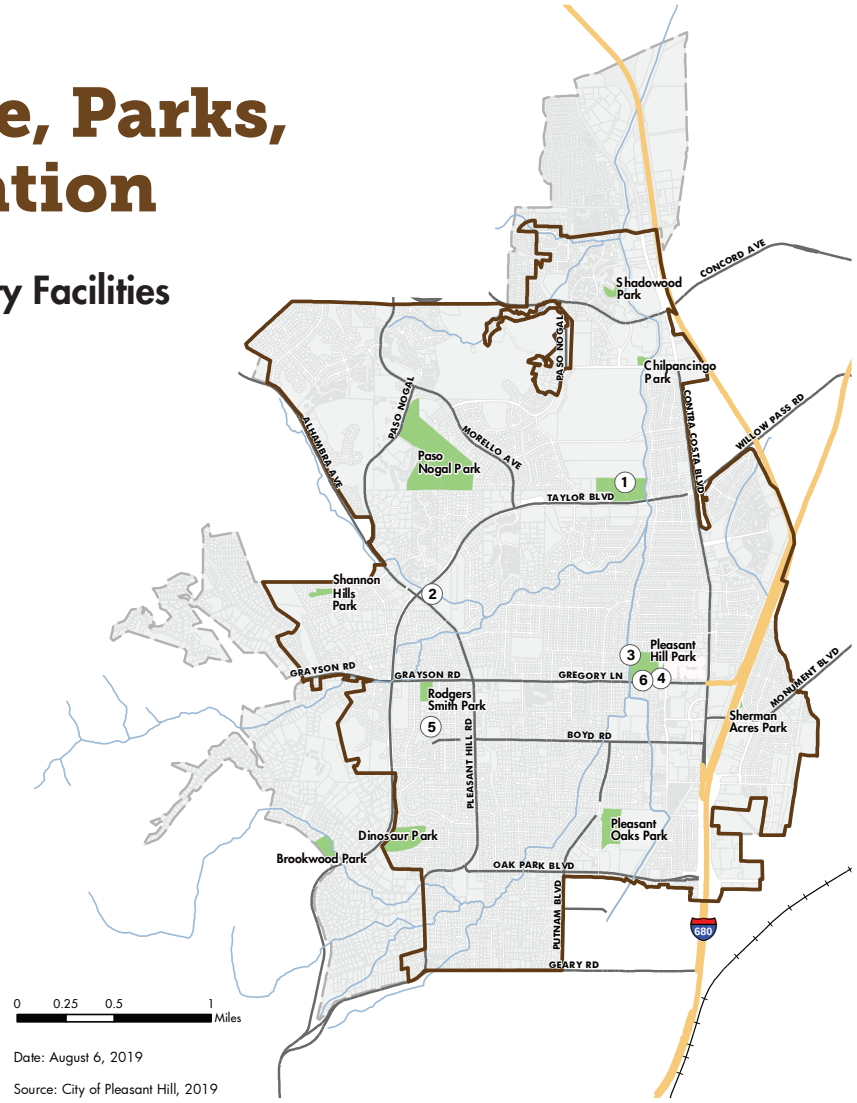
Did You Know?

- In 2017, the Pleasant Hill City Council selected an architect to design and construct a new library. Construction is expected to begin in 2020 with anticipated completion in 2021.
- In Fiscal Year 2017, the City had 111 full-time equivalent employees, 57 of whom were in the Police Department.

Open Space, Parks, and Recreation

Parks and Community Facilities

- City Limits
- Sphere of Influence/Planning Area
- Highway
- Roadways
- Railroad
- Creek Drainage
- Park
- (#) Community Facility



Date: August 6, 2019

Source: City of Pleasant Hill, 2019

1 PLEASANT HILL COMMUNITY CENTER

A venue ideal for weddings, parties, business meetings, and events. Includes a reception area, meeting rooms, a dance studio, and an outdoor pavilion.

2 WINSLOW CENTER

A self-service events facility featuring two rooms for rent and a playground. The space includes an assembly room that seats up to 120 people with a stage area.

3 SENIOR CENTER

Programs for adults Monday through Friday, and offers health services such as insurance counseling and blood pressure screening.

4 TEEN CENTER

Programs for Middle School students, offering social events, classes, after-school programs, and summer camps. Room rentals are available.

5 RODGERS RANCH HERITAGE CENTER

A historic ranch with a restored house and urban farm. The space hosts educational events and gardening classes while preserving the buildings on site.

6 AQUATIC PARK

Aquatic Park features a 25-yard pool with diving boards, a shallow water pool, a sprayground, and picnic areas. Programs include swim lessons and aquatic events.

CONTRA COSTA CANAL REGIONAL TRAIL

PLEASANT HILL PARK

SHANNON HILLS PARK

PASO NOGAL OPEN SPACE AND DOG PARK

ENV Environment

Did You Know?

- Pleasant Hill is home to several protected tree species and is surrounded by critical habitats for animal species. Trees included in the protected species list are Red Alder, Bigleaf Maple, California Buckeye, Madrone, California Bay or Laurel, California Black Walnut, California Sycamore, and Elderberry. Wildlife species listed as threatened or endangered in the surrounding area include the California red-legged frog and the Alameda whipsnake.

MADRONE TREE

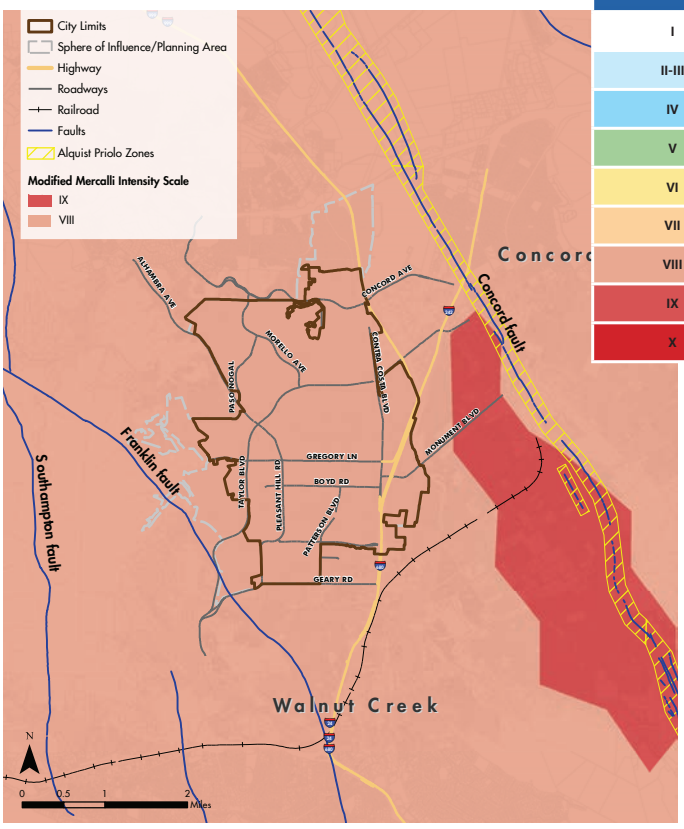
ALAMEDA WHIPSNAKE

CALIFORNIA RED-LEGGED FROG

ELDERBERRY TREE

H&S Hazards and Safety

Seismic Hazard Assessment

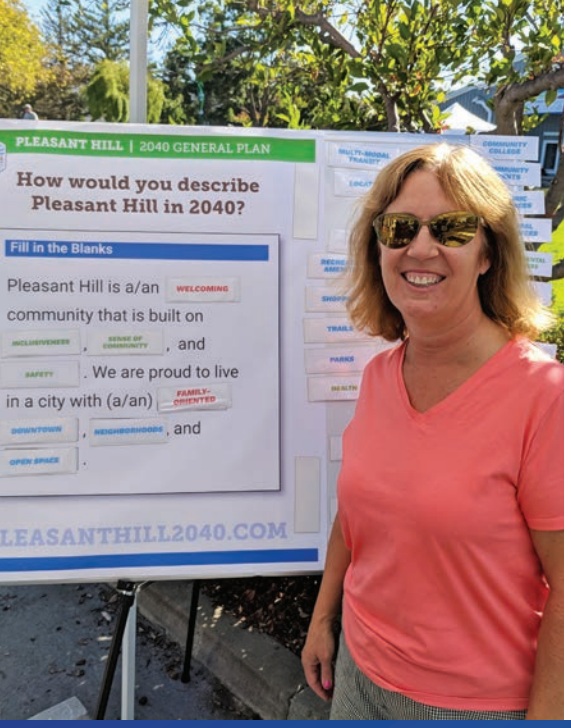


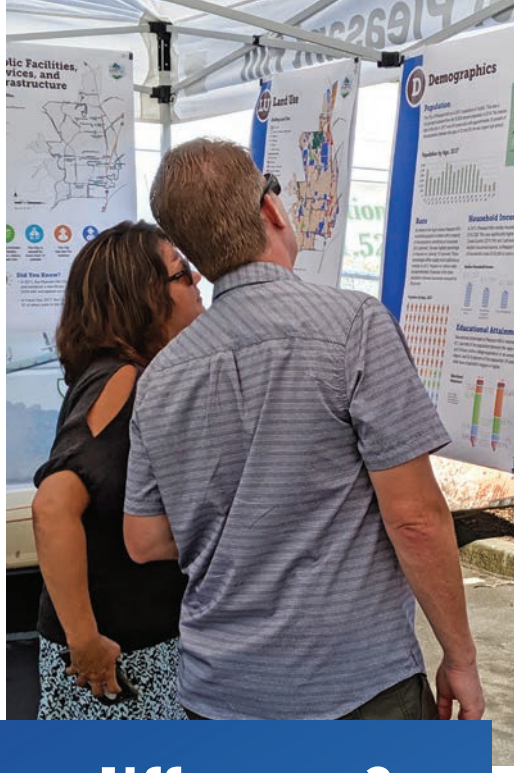
MMI	Shaking
I	Not Felt
II-III	Weak
IV	Light
V	Moderate
VI	Strong
VII	Very Strong
VIII	Severe
IX	Violent
X	Extreme

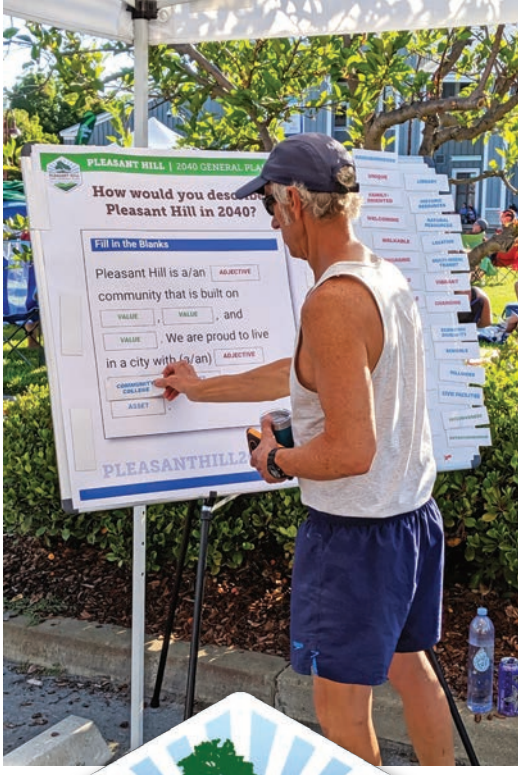
MODIFIED MERCALI INTENSITY SCALE (MMI)

MMI measures ground shaking severity at a given site according to damage done to structures, changes in earth surface, and personal accounts.

In the event of a large earthquake, Pleasant Hill is expected to experience an intensity of VIII on the MMI, which would be expected to result in severe shaking.







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.

PLEASANT HILL
2040 GENERAL PLAN

Upcoming Events

Off the Grid Pop-up Event
Wednesday, Aug. 21st from 5-9 p.m.
138 Trelany Road, Pleasant Hill

GPAC Meeting
Wednesday, Aug. 28th from 4-6 p.m.
City Hall Community Room
100 Gregory Lane, Pleasant Hill

Joint City Council and Planning Commission Study Session

Land Use Planning and Design Charrette

Fall 2019
Date and location TBA soon.
Check back at pleasanthill2040.com

QUESTIONS?

City of Pleasant Hill
Planning Division
TFujimoto@pleasanthillca.org

Visit pleasanthill2040.com for more information.