Local Planning Factor ("AB 2158 Factor") Survey and Replacement Need Survey Responses Received after August 1, 2011

Jurisdiction	AB 2158 Factor Survey	Replacement Need Survey
Anaheim		x
La Quinta	x	
Long Beach	X	X
Pomona	X	X
Riverside County	X	X
Sierra Madre	X	X
Signal Hill	X	x

The complete survey packet can be viewed as part of the Proposed RHNA Methodology technical appendix at www.scag.ca.gov/rhna.

Anaheim Replacement Need Survey

Year	Month	BLD_CENSUS	CSM_ISSUED_DATE	CSM_CASENO	PRC_PARCEL_NO	CSM_ADDRESS	Number of Units	CSM_DESCRIPTION	
2000	3	649	3/17/2000	BLD2000-00497	8334322	2104 E WARD TER	1	Demolish 1200 SF Single Story Structure	Home cleared, lot combined with others for commercial use
2000	9	645	9/20/2000	BLD2000-02625	7334403	1400 E BURTON ST	1	Demo house - - approx. 1000 sq ft - - close sewer	Subdivided and rebuilt with 4 homes
2000	10	645	10/13/2000	BLD2000-03045	3709115	881 S CLAUDINA ST	1	Demolish 1 story s.f.d. - clear lot.	Demolition of 2nd unit
			1/3/2001	BLD2000-03272	3524106	752 N EAST ST	1	Demo house - - approx. 3000 sq. ft.	Loss of unit, commercial use built in last year
2001	1	645	4/18/2001	BLD2000-02890	7928105	3435 W THORNTON AVE MANUFACTURED HOME	1	Demolish existing house, garage and shed. 900 sq. ft. 1 story building.	New manufactured home installed in the same year.
2001	4	645	5/17/2001	BLD2000-01331	35634103	370 S OLD BRIDGE RD	1	Demolish 1700 SF Single Story House	Single lot subdivided into 6 SFD.
2001	5	645	1/14/2002	BLD2001-02358	3611103	1014 W LINCOLN AVE	1	. Demolish 625 sq. ft. house without permit, clear lot and pave for Mos Chicken Restarant parking use.	House replaced with commercial use.
			1/23/2002	BLD2001-01312	35921144	4132 E ADDINGTON DR	1	Demolish 1226 sq. ft. house and 440 sq. ft. attached garage.	House removed to provide access to land locked parcel. 43 SFD built on the parcel.
2002	1	645	1/23/2002	BLD2001-03505	35921144	4134 E ADDINGTON DR	1	. Demolish home to create street to new development. 1150 sq ft. house w/2car garage.	House removed to provide access to land locked parcel. 43 SFD built on the parcel.
2002	1	645	4/26/2002	BLD2002-00543	13519268	3351 W LINCOLN AVE	1	Demo of home. 2200 sq. ft.	Lot combined with others to provide for 102 unit condominium housing project
2002	1	645	4/26/2002	BLD2002-00544	13519269	3345 W LINCOLN AVE	1	Demo of home. 2200 sq. ft.	Lot combined with others to provide for 102 unit condominium housing project
2002	4	645	5/22/2002	BLD2000-00493	8334311	2103 E LINCOLN AVE	1	Demolish 1200 SF single story structure	Replaced with commercial uses.
2002	4	645	1/14/2003	BLD2002-03451	25304239	800 S PRISCILLA ST	1	Demolish 2600 sq ft structure.	Lot was subdivided and reconstructed with 3 houses
2002	5	645	3/12/2003	BLD2002-03425	26832102	226-230 N RIO VISTA ST	1	Demolish rear pool house approx 900 sq ft. (Do not proceed until asbestos are removed.) Revise to include all buildings on lot - total sq.ft. 5828-TOTALLY CLEAR LOT.	Loss of 2nd unit
			11/12/2003	BLD2003-04380	3711318	428 S MELROSE ST	1	Demolition of 2500 sf house.	Lot being rebuilt with 2 affordable homes
2003	1	645	6/8/2004	BLD2004-01455	7118222	304 N KATHRYN DR	1	Demo SFD	House rebuilt
2003	3	645	6/30/2004	BLD2004-01190	8302021	515 N CHERRY TREE LN	1	Demolition of existing house and clear lot.	House rebuilt
2003	11	645	11/30/2004	BLD2004-01231	13522244	3135 W LINCOLN AVE	1	Demolish SFD	7 houses demo'd and rebuilt with 28 townhomes.
			11/30/2004	BLD2004-01233	13522244	3165 W LINCOLN AVE	1	Demolish SFD	7 houses demo'd and rebuilt with 28 townhomes.
2004	6	645	11/30/2004	BLD2004-01234	13522244	3139 W LINCOLN AVE	1	Demolish SFD	7 houses demo'd and rebuilt with 28 townhomes.
2004	6	645	11/30/2004	BLD2004-01235	13522226	3123 W LINCOLN AVE	1	Demolish SFD	7 houses demo'd and rebuilt with 28 townhomes.
2004	11	645	11/30/2004	BLD2004-01794	13522244	3143 W LINCOLN AVE	1	Demolish 1200 sf SFD.	7 houses demo'd and rebuilt with 28 townhomes.
2004	11	645	11/30/2004	BLD2004-01795	13522244	3157 W LINCOLN AVE	1	Demolish 1200 sf SFD.	7 houses demo'd and rebuilt with 28 townhomes.
2004	11	645	11/30/2004	BLD2004-01797	13522244	3161 W LINCOLN AVE	1	Demolish 1200 sf SFD.	7 houses demo'd and rebuilt with 28 townhomes.
2004	11	645	1/4/2005	BLD2004-03885	7083163	425 N MAGNOLIA AVE	128	Demo of 32 single story apartment buildings, pool, carports, and perimeter fencing. Existing 128 apartments of a total of 106,496 square foot.	Project rebuilt with 76 attached and 38 detached multi-family development
2004	11	645	3/9/2005	BLD2004-00380	36122213	170 S LAKEVIEW AVE	1	Demolish 2500 sq ft structure. (Permit renewed til 9/8/05)	House rebuilt
2004	11	645	7/11/2005	BLD2004-03514	3532325	614 N HAWTHORN ST	1	Demo single family dwelling	House rebuilt
2004	11	645	3/31/2006	BLD2006-00793	12939507	1792 S CARNELIAN ST	1	Demolish 1119 sq. ft. single family residence with attached garage. Contact person Rudy Emami Account #277-412-K842-7892	Loss of parcel due to street widening
			4/5/2006	BLD2006-00792	12939314	1793 S CAMROSE ST	1	Demolish 1235 sq. ft. single family residence with attached garage. Contact person Rudy Emami Account #277-412-K842-7892	Loss of parcel due to street widening
2005	1	648	5/12/2006	BLD2006-00858	12717137	648 S MAGNOLIA AVE	1	Demolition of an existing single family dwelling. 2000 sq. ft	House replaced with 7 condominium units
2005	3	645	6/22/2006	BLD2005-04076	7988241	3125 W BALL RD	1	Demolish existing single family dwelling 1500 square feet	3 houses replaced with 16 condominium units
2005	7	645	6/22/2006	BLD2005-04078	7988240	3117 W BALL RD	1	Demolish existing single family; 1300	3 houses replaced with 16 condominium units
			6/22/2006	BLD2006-00111	7988241	3121 W BALL RD	1	Demolish 1500 square foot house.	3 houses replaced with 16 condominium units
2006	3	645	7/7/2006	BLD2006-01238	3425208	726 N HELENA ST	1	Demolish 1,970 square feet existing Single Family Dwelling; foundation and basement to remain	House rebuilt
2006	4	645	8/23/2006	BLD2006-00388	3607233	893 S WALNUT ST	133	Demolish (28) one-story single family homes, (5) one-story multi family residences, (2) one-story multi-car garages, and (3) residential congregate care buildings (105 MF and 28 SF units)	Rebuild of a senior housing project - Walnut Manor - with 151 units
2006	5	645	10/12/2006	BLD2005-00482	35630103	365 S RAMSGATE DR	1	Demolish 5,578 square foot house and garage. (Account # 101-418-2266-7825)	Loss due to landslide
2006	6	645	12/7/2006	BLD2004-04235	12601236	135 S DALE AVE	1	Demo house 1250 square feet	Replaced with 14 unit condominium project
2006	6	645	3/1/2007	BLD2006-02882	3717310	1245 E BROADWAY	30	Demolish two apartment buildings, 17,059 square feet, and two garage buildings, 5,785 square feet	Replaced with 47 unit affordable apartments

2006	6	645	3/12/2007	BLD2006-00897	36123107	560 S PERALTA HILLS DR	1	Demolish existing single family dwelling and garage, 2,600 sq ft.	House rebuilt
2006	7	645	9/28/2007	BLD2006-03343	9061201	2248 S LOARA ST	1	Demolish single family dwelling, 1800 square feet	Approved for 5 Detached condominium units
2006	8	648	10/22/2007	BLD2006-03030	7221122	544 N FAIRHAVEN ST	1	Demolish 2,500 square foot single family dwelling.	Converted to commercial parking lot
2006	10	645	12/12/2007	BLD2007-00064	25514334	1010 N WEST ST	1	Demolish existing three bedroom home and attached garage, 1472 square feet	House rebuilt
2006	12	645	1/3/2008	BLD2007-02817	13735305	2115 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house.	Acquisition for construction of an elementary school
			1/3/2008	BLD2007-02819	13735306	2121 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house.	Acquisition for construction of an elementary school
2007	3	647	1/3/2008	BLD2007-02821	13735307	2127 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house	Acquisition for construction of an elementary school
2007	3	645	1/3/2008	BLD2007-02822	13735308	2133 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house	Acquisition for construction of an elementary school
2007	9	645	1/3/2008	BLD2007-02823	13735309	2139 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house.	Acquisition for construction of an elementary school
2007	10	645	1/3/2008	BLD2007-02824	13735304	2107 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house.	Acquisition for construction of an elementary school
2007	12	647	1/3/2008	BLD2007-02825	13735310	2145 S MOUNTAIN VIEW AVE	1	Demolition: 4000 sq. ft. house.	Acquisition for construction of an elementary school
			3/4/2008	BLD2008-00192	12812114	1825 W ORANGE AVE	1	Demolition: 1800 sf single family residence.	Demolition - lot joined to another SFD
2008	1	645	3/12/2008	BLD2007-00653	3607233	893 S WALNUT ST	68	Demolition: demolish 3 story apartment building, 56,500 sq.ft., and single story sales/recreational building, 3,500 sq. ft.	Rebuild of a senior housing project - Walnut Manor - with 151 units
2008	1	645	5/22/2008	BLD2008-01451	7210120	1731 W LINCOLN AVE	1	Demolition: 1,000 square foot single family dwelling.	Was in commercial use, house demo'd for new commercial building
2008	1	645	7/3/2008	BLD2008-02017	3418331	908 N CITRON ST	1	Demolition: Demolish 1800 sq. ft. house with detached garage. Sewer to remain for future use.	Rebuilt with 8 unit apartment
2008	1	645	9/16/2008	BLD2008-03146	12860210	1771 S GARDEN DR	1	Demolition: 2,000 sq. ft. single family dwelling.	Loss due to road widening
2008	1	645	12/11/2008	BLD2008-03435	36119102	681 S PERALTA HILLS DR	1	Demolition: 4200 sq. ft. demolition of house with sewer closure. REF. BLD2006-03344.	House rebuilt
2008	1	645	12/12/2008	BLD2008-04260	35422117	481 S LAURELTREE DR	1	Demolition: 2,238 sq. ft. Single Family Dwelling	Loss due to Triangle Fire - house rebuilt
2008	1	645	1/21/2009	BLD2007-01968	36546110	1050 S HIDDEN CANYON RD	1	Demolition: 3200 sq. ft. single family dwelling.	House rebuilt
2008	3	645	1/26/2009	BLD2009-00148	35423305	629 S MORNINGSTAR DR	1	Demolition: 1800 sq. ft. single family dwelling and cap off sewer.	Loss due to Triangle Fire - house rebuilt
2008	3	648	1/27/2009	BLD2009-00042	35423307	621 S MORNINGSTAR DR	1	Demolition: 2400 sq ft house and 660 sq ft garage due to fire damage. Ref INV2008-00191.	Loss due to Triangle Fire - house rebuilt
2008	5	645	2/25/2009	BLD2008-04226	35406108	8605 E WHITEWATER DR	12	Demolition: 10,000 sq. ft. multi-family apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	7	645	2/25/2009	BLD2009-00287	35406108	8609 E WHITEWATER DR	12	Demolition: 10,000 sq. ft. multi-family apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	9	645	2/25/2009	BLD2009-00297	35406108	8608 E CLIFFSIDE DR	8	Demolition: 10,000 sq. ft. multi-family apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	12	645	2/25/2009	BLD2009-00298	35406108	8507 E WOODCOVE DR	12	Demolition: 10,000 sq. ft. multi-family apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	12	645	2/25/2009	BLD2009-00299	35406108	8610 E CLIFFSIDE DR	12	Demolition: 10,000 sq. ft. multi-family apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	1	645	2/25/2009	BLD2009-00304	35406108	8611 E WHITEWATER DR	12	Demolition of 10,000 sf. apartment building.	Loss due to Triangle Fire - Apartment units rebuilt
2008	1	645	3/12/2009	BLD2008-03265	23316101	105 E WILKEN WAY	5	Demolition for 4000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
2008	1	645	3/12/2009	BLD2008-03267	23316102	109 E WILKEN WAY	5	Demolition for 6000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
			3/12/2009	BLD2008-03268	23316103	115 E WILKEN WAY	5	Demolition for 6000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
2009	2	648	3/12/2009	BLD2008-03269	23316104	121 E WILKEN WAY	5	Demolition for 4000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
2009	2	648	3/12/2009	BLD2008-03278	23316105	127 E WILKEN WAY	5	Demolition for 6000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
2009	2	648	3/17/2009	BLD2008-01599	23316107	137 E WILKEN WAY	10	Demolition: 10-Unit Apartment Complex 20,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	2	648	3/17/2009	BLD2008-01600	23316106	131 E WILKEN WAY	5	Demolition: 5-Unit Apartment Complex 8,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	2	648	3/17/2009	BLD2008-01601	23316108	147 E WILKEN WAY	3	Demolition: 3-Unit Apartment Complex 5,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	2	648	3/27/2009	BLD2008-01596	23316110	2155 S MOUNTAIN VIEW AVE	3	Demolition: 3-Unit Apartment Complex 4,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	3	648	3/27/2009	BLD2008-01597	13735303	2103 S MOUNTAIN VIEW AVE	3	Demolition: 3-Unit Apartment Complex 4,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	3	648	3/27/2009	BLD2008-01598	23316109	2147 S MOUNTAIN VIEW AVE	3	Demolition: 3-Unit Apartment Complex 4,000 sq. ft. with sewer cap.	Acquisition for construction of an elementary school
2009	3	648	6/3/2009	BLD2008-03279	13735132	320 E ORANGEWOOD AVE	5	Demolition for 3000 sq. ft. apartment complex building and cap off sewer.	Acquisition for construction of an elementary school
2009	3	648	12/3/2009	BLD2009-03504	34430113	2851 E LA CRESTA AVE	1	Demolition: Demolish 2670 sf. house and garage.	House was in industrial uses, conversion of parcel to industrial building
2009	3	648	1/27/2010	BLD2007-01357	35832103	7730 E AUTRY DR	1	Demolition: demolish 3,300 sq. ft single family dwelling	Lot subdivided for 4 new SFD

2009	3	648	4/7/2010	BLD2008-03926	12718166	622 S VELARE ST	24	Demolition: Demolish 20,250 sf. apartment complex (24 units).	Rebuilt with 46 affordable apartments
2009	3	648	6/1/2010	BLD2010-00608	36103108	4003 E MAPLE TREE DR	1	Demolition: Single family dwelling 2,425 sq. ft. and plumbing to cap sewer.	Loss due to landsliding
2009	3	648	6/1/2010	BLD2010-00609	36103124	4009 E MAPLE TREE DR	1	Demolition: Single family dwelling 2,425 sq. ft. and plumbing to cap sewer.	Loss due to landsliding
2009	3	648	6/1/2010	BLD2010-00611	36103126	4027 E MAPLE TREE DR	1	Demolition: Single family dwelling 2,862 sq. ft. and plumbing to cap sewer.	Loss due to landsliding
2009	3	648	8/20/2010	BLD2009-03851	25509207	400 N WEST ST	1	Demolition: 1,500 sf. demolition of single family residence.	Acquired for expansion of park facilities
2009	3	648	8/23/2010	BLD2009-03852	25509206	412 N WEST ST	1	Demolition: 1,500 sf. demolition of single family residence.	Acquired for expansion of park facilities
2009	6	648	9/21/2010	BLD2010-00907	12941215	1518 W HOLGATE PL	1	Demolition: Demolish 1266 sf. single family dwelling.	House rebuilt
2009	12	645	11/18/2010	BLD2010-00610	36103101	3937 E MAPLE TREE DR	1	Demolition: Single family dwelling 2,810 sq. ft. and plumbing to cap sewer.	Loss due to landsliding
			12/20/2010	BLD2010-04065	12843108	2172 W LULLABY LN	1	Demolition: Demolish 1200 sf. 3 bedroom single family residence and attached garage.	Street widening
2010	1	647	12/20/2010	BLD2010-04066	12862426	2172 W HARRIET LN	1	Demolition: Demolish 1200 sf. 4 bedroom single family residence and attached garage.	Street widening
2010	4	648	1/21/2011	BLD2010-04317	7944111	905 S WESTERN AVE	1	Demolition: Demolish 2392 sf. single family residence and 800 sf. garage.	Parcel joined with adjacent, 2 housed demo'd, new 32 units SFD under construction
2010	6	645	1/21/2011	BLD2010-04318	7944110	851 S WESTERN AVE	1	Demolition: Demolish 2044 sf. single family residence and 400 sf. garage.	Parcel joined with adjacent, 2 housed demo'd, new 32 units SFD under construction
2010	6	645	2/10/2011	BLD2009-00056	35422118	475 S LAURELTREE DR	1	Demolition: 2,000 sq. ft. single family dwelling. REF INV2008-00195	Loss due to Triangle Fire - house rebuilt
2010	6	645	2/15/2011	BLD2010-03176	7945424	3323 W BALL RD	1	Demolition: Single family dwelling (1600 sq. ft.) 3 bedroom with sewer cap.	Lot to be subdivided for 24 SFD
2010	8	645	3/8/2011	BLD2011-00293	12847203	1628 S BROOKHURST ST	1	Demolition: House and detached garage 1200 sq. ft.	House to be rebuilt
2010	8	645	3/8/2011	BLD2011-00294	12843109	2175 W LULLABY LN	1	Demolition: House and attached garage 1200 sq. ft.	Street widening
2010	9	645	4/27/2011	BLD2011-00940	12847206	1640 S BROOKHURST ST	1	Demolition: 1200 sq. ft. single family residence and 400 sq. ft. detached garage.	Street widening
2010	11	645	4/27/2011	BLD2011-00941	12847204	1632 S BROOKHURST ST	1	Demolition: 1200 sq. ft. single family residence and 400 sq. ft. detached garage.	Street widening
2010	12	645	5/27/2011	BLD2011-01879	12846204	1616 S BROOKHURST ST	1	Demolition: 1,200 sq. ft. single family dwelling with plumbing to cap sewer.	Street widening
2010	12	645	6/3/2011	BLD2011-01749	12859114	2181 W FOREST LN	1	Demolition: 1,200 sq. ft. 3 bedroom single family dwelling with plumbing to cap sewer.	Street widening
						Total Demolished Units	584		

La Quinta Local Planning Factors

As part of the development of an Integrated Growth Forecast, SCAG seeks input from jurisdictions on local planning factors that may affect their forecasted household growth and distribution. These local planning factors are not determined by municipal ordinances or policies. Input received from jurisdictions are considered and incorporated into the Integrated Growth Forecast that is developed for the Regional Transportation Plan (RTP), Sustainable Communities Strategy (SCS), and Regional Housing Needs Assessment (RHNA).

During the development of the 2007 RHNA, SCAG collected and incorporated local planning factor information into the final methodology, which now serves as a starting point for the 2012 SCS, RTP, and RHNA. Currently SCAG is seeking additional input that was not included during the development of the 2007 Integrated Growth Forecast.

Planning factors that may affect a jurisdiction's forecasted household growth are listed below. If your jurisdiction has local planning conditions that have changed since the 2007 survey, please submit the information in the "Input" boxes below.

The input received will be considered for the development of the RTP and SCS, and in addition, will serve as the basis for the AB 2158 factor survey required for the development of the RHNA methodology in April 2012, per Government Code Section 65584.04 (d).

Thank you for your time and assistance! Please do not hesitate to contact Ma'Ayn Johnson at johnson@scag.ca.gov or (213) 236-1975 should you have any questions regarding this survey.

Factor	Input
1. Existing and projected job housing balance	Significant losses in construction/retail/tourism-related jobs, and increased housing supplies due to foreclosures, BK, job loss, etc.

2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	No known changes.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	With the housing and commercial market fluctuation, new opportunities to rethink previously approved project and land use designs have emerged. The City has some new opportunities for infill and underutilixzd land development that might mot have been plausible before 2007.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	A Valley-wide Multi-Species Habitat Conservation Plan (MSHCP) was adopted during 2008, which implements a species-taking authorization in exchange for fee payment within the habitat plan area.
5. County policies to preserve agricultural land within an unincorporated area.	No known changes.
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	No known/observed changes.

7. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	Same as Item 6 above.
8. The market demand for housing.	Similar losses in housing demand, value and pricing as have affected the SCAG region since 2007.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	No known changes.
10. High housing costs burdens.	While housing costs (i.e. pricing) have dropped since 2007, the proportional costs of housing have remained consistent or increased due to concurrent decreases in income levels, job loss, etc.
11. Housing needs of farm workers.	No known changes.
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	No known changes.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	No other known/observed changes.

Southern California Association of Governments

Local Plannign Factors Survey ("AB 2158 Factors")

Per Government Code Sections 65584.04(b)(1) and (d)

Long Beach

City/County

Subregion

Contact Person

Phone Number/Email

Factor	Input
1. Existing and projected job housing balance	.89 jobs per housing unit in May of 2011. We have been steadily moving in a direction away from jobs. We need to better improve the local economic situation for our residents. Immediate projections for jobs are nto encouraging.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	N/A
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities	Less than 1% of land is undeveloped. Underdeveloped/underutilized land and infill with higher densities is what remains.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	we have lands protected by the State Coastal Act and State Lands Commission in State Tidelands
5. County policies to preserve agricultural land within an unincorporated area	N/A
6. The distribution of household growth asssumed for purposes of a comparable period of regional transportation plans and opportunites to maximize the use of public transportation and existing transportation infrastructure.	Without Redevelopment Agency assistance - it is less feasible that Long Beach Boulevard - our Blue Line MTA route - will revelope to its full TOD/housing potential in the near term/foreseeable future.
7. The loss of low-income housing units in assisted housing development due to contract expirations or termination of use restrictions.	According to our Housing Element, there are 22 housing developments containing 2,228 units that are at- risk to conversion to market rate.
8. The market demand for housing.	Demand for "upscale' rental units in the downtown and southeast Long Beach.

9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	n/a
10. High housing costs burdens.	n/a
11. Housing needs of farm workers.	n/a
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Long Beach needs to plan for student housing for Long Beach State students.
13. Other factors beyond those found in Government Code 65584.04(d). Suggestions are welcome.	Lack of population growth. Lack of jobs. Economic recession. Slow economy

HOUSING UNIT DEMOLITION DATA SURVEY FORM *(SHORT FORM)*

City : *Long Beach*

County : *Los Angeles*

PLEASE COMPLETE SURVEY FORM AND RETURN THE SURVEY TO OUR OFFICE BY JULY 15, 2011. (***Attention:*** *Javier Minjares, Southern California Association of Governments, 818 W. 7th St., 12 floor, Los Angeles, CA 90017 | T. (213) 236-1893*)

INSTRUCTIONS	**(a)** thru **(h)** Enter the number of demolished housing units (if appropriate, uses can get data from 'Sheet 1'); **(i)** Enter the number of affordable housing units among the demolished housing units; **(j)** thru **(q)** Enter the number of newly constructed or permitted housing units on demolition site; **(r)** Enter the number of affordable housing units among the newly constructed or permitted housing units; **(s)**&**(t)** For sites that have remained vacant after the demolition where zoning is designated ***for housing uses*** , enter the number of parcels and the potential housing unit capacity on such sites; **(u)**&**(v)** For sites that have been converted to non-housing uses after demolition, or sites that have remained vacant after demolition and zoning is designated ***for non-housing uses*** , enter the number of parcels and the potential loss of housing unit capacity from the changes.

REPORT YEAR	DEMOLISHED HOUSING UNITS LOST									NEWLY CONSTRUCTED OR PERMITTED HOUSING UNITS GAINED									NOT DEVELOPED NOR PERMITTED FOR HOUSING USES AFTER THE DEMOLITION			
	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS LOST	AFFORDABLE UNITS OUT OF TOTAL UNITS LOST	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS GAINED	AFFORDABLE UNITS OUT OF TOTAL UNITS GAINED	NOT DEVELOPED		LAND USE CHANGE	
	DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			PARCELS	UNITS	PARCELS	UNITS
	(a)	(b)	(c)	(d)=(a)+(b)+(c)	(e)	(f)	(g)=(e)+(f)	(h)=(d)+(g)	(i)	(j)	(k)	(l)	(m)=(j)+(k)+(l)	(n)	(o)	(p)=(n)+(o)	(q)=(m)+(p)	(r)	(s)	(t)	(u)	(v)
2001	(36)			(36)	(16)	(66)	(82)	(118)		88			88	12	884	896	984	0				
2002	(24)			(24)	(11)	(44)	(55)	(79)		89	21		110	28	819	847	957	0				
2003	(35)			(35)	(28)	0	(28)	(63)		52	6		58	11	270	281	339	204				
2004	(32)			(32)	(15)	0	(15)	(47)		89	13		102	16	336	352	454	41				
2005	(84)			(84)	(11)	(12)	(23)	(107)		64	94		158	25	275	300	458	75				
2006	(83)			(83)	(31)	(12)	(43)	(126)		72	123		195	24	213	237	432	92				
2007	(35)			(35)	(18)	(9)	(27)	(62)		59			59	8	192	200	259	65				
2008	(32)			(32)	(26)	(20)	(46)	(78)		28	12		40	10	294	304	344	26				
2009	(15)			(15)	(4)	0	(4)	(19)		16			16	2	46	48	64	46				
2010	(15)			(15)	(2)	0	(2)	(17)		36			36	4	58	62	98	48				
2011	(8)			(8)	(3)	0	(3)	(11)		23			23		214	214	237	212				
TOTAL	(399)	0	0	(399)	(165)	(163)	(328)	(727)	0	616	269	0	885	140	3,601	3,741	4,626	#NAME?	0	0	0	0

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: City of Pomona, Los Angeles County
Subregion: _____
Contact Person: Brad Johnson, Planning Manager
Phone Number/Email: 909.620.2191

Factor	Input
1. Existing and projected job housing balance	The existing jobs housing balance in the City is 1.15 based on jobs data from 2008 and housing unit data from 2007. Based on the 2010 Census numbers, the City experienced a 0.3% decrease in population of between 2000 and 2010. (Previous data showed that the City had experienced a growth of 17.8% between 2000 and 2010.) Alternately the number of jobs has decreased 6.8% between 2007 and 2010. According to a recent analysis prepared for the 2011 Draft General Plan Update, a significant portion of Pomona's high paying jobs are held by those living outside of the City and most workers living in the City are employed outside the City. The number of jobs in the city held by city residents was 21% in 2000. However, the City's Draft 2011 General Plan Update has identified this trend as problematic and is proposing a number of goals and policies to improve the jobs housing balance that are aimed at improving quality of life to attract new residents, providing a broader variety of housing units, and increasing the number of jobs for residents that would improve the jobs housing balance.
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development	The City adopted a Sewer and Water Master Plan in May 2005, which uses population projections consistent with those employed in the 2008-2014 Housing Element, and also incorporates the Downtown Pomona Specific Plan that was adopted in 2005. This Master Plan estimates water demand based on land use category

during the planning period.	including single-family, medium density and high density residential. As the City's population grows, there will be a need to reassess the sewer system capacity to determine if changes will be required or if the system is able to handle the additional loading in its current capacity.
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	The City of Pomona is currently mostly built-out and stable with little land available for new residential development. New development of vacant land and redevelopment of underutilized land since 2007 has been extremely slow due to the recession. The growth of new residential units developed between 2000 and 2008 was 209, or 0.5%. However, the City is seeking to address this issue and the draft General Plan Update and has identified a number of areas in the city that show potential for short-, medium- and long-term changes. The General Plan update provides a number of strategies that target the efficient use of City resources to direct growth and instigate change in these areas. These strategies include: 1) extending residential areas to properties that are no longer positioned for retail development along major corridors; 2) targeting areas surrounding existing and future train stations/transit hubs for restructuring as higher density, higher activity transit-oriented districts; and 3) promoting housing and increasing residential density in the Downtown area.
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	The City does not have any lands preserved or protected from urban development under existing federal and state programs. Currently, there are no plans to change this in the future with one exception. A 1.76-acre park is proposed for the southwest corner of White Avenue and Orange Grove Avenue that is funded by a grant from the Rivers and Mountains Conservancy that will be designed with natural areas and habitats, and that will protect this vacant parcel from future development.
5. County policies to preserve agricultural land within an unincorporated area.	Not applicable
6. The distribution of household growth assumed for purposes of	The Draft 2011 General Plan Update contains at least two

a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	strategies to address household growth to maximize use of public transportation and existing transportation infrastructure. As mentioned in question 3 answer, the strategies include:1) extending residential areas to properties that are no longer positioned for retail development along major corridors; 2) targeting areas surrounding existing and future train stations/transit hubs for restructuring as higher density, higher activity transit-oriented districts; and 3) promoting housing and increasing residential density in the Downtown area.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions.	One of the earliest anticipated loss of assisted living housing units is in 2018 when164-units at Emerson Village will be at risk of conversion to market rate housing. However, according to the 2009 Housing Element, it is likely that the HUD contract for Emerson Village will be renewed for an additional 10 years beyond 2018.
8. The market demand for housing.	A recent economic analysis of the existing conditions in the City was prepared for the 2011 General Plan Update. The analysis states that generally the demand for housing is currently shifting from drivable single-family residential to "walkable" housing in urban areas as reflected by a approximately three-fold increase in prices for this type of housing. The Update also states that because available land in the City for development with new housing is limited, most new housing will be built at higher densities.
9. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.	Not applicable.
10. High housing costs burdens.	In the City of Pomona, approximately 45.6% of renters and 35.2% of homeowners pay more than 30% of household gross income per the current draft Housing Element. The most

	burdened groups are extremely low, very-low and low-income households. The General Plan Update strategies aimed at addressing this include: 1) increasing residential density in the downtown area; and 2) increasing the amount of land zoned for residential development by extending residential areas to properties along major corridors in the City that are no longer positioned for retail development.
11. Housing needs of farm workers.	As shown in the current draft Housing Element, as of 2006 only 0.3% of the City's labor force was employed in farming, fishing and forest occupations. The lack of farmland in the city and limited number of those employed as farm workers, the City does not have housing programs specifically targeted at farm workers
12. Housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.	Cal Poly Pomona is partially located within the City and has approximately 19,000 students. The university provides on-campus housing for approximately 1,800 students and has plans to expand to accommodate another 400 students. Western University, with 3.000 students expected to go to 4,000 students, is located within the City and does not have any university-owned housing. However, in 2006 a private developer completed a 100-unit residential structure for students immediately adjacent to the campus. Another development in the downtown area that is located within walking distance of Western University is currently under construction that would provide up to 32 units. Another 36 units of housing immediately adjacent to Western University is currently pursuing entitlements. Another 370 units are currently under entitlement approval process that will be targeted for students at Western University.
13. Other factors beyond those found in Government Code 65584.04 (d). Suggestions are welcome.	None

HOUSING UNIT DEMOLITION DATA SURVEY FORM *(SHORT FORM)*

City : *Pomona*

County : *Los Angeles*

PLEASE COMPLETE SURVEY FORM AND RETURN THE SURVEY TO OUR OFFICE BY JULY 15, 2011. (***Attention:*** *Javier Minjares, Southern California Association of Governments, 818 W. 7th St., 12 floor, Los Angeles, CA 90017 | T. (213) 236-1893*)

INSTRUCTIONS	**(a)** thru **(h)** Enter the number of demolished housing units (if appropriate, uses can get data from 'Sheet 1'); **(i)** Enter the number of affordable housing units among the demolished housing units; **(j)** thru **(q)** Enter the number of newly constructed or permitted housing units on demolition site; **(r)** Enter the number of affordable housing units among the newly constructed or permitted housing units; **(s)**&**(t)** For sites that have remained vacant after the demolition where zoning is designated ***for housing uses*** , enter the number of parcels and the potential housing unit capacity on such sites; **(u)**&**(v)** For sites that have been converted to non-housing uses after demolition, or sites that have remained vacant after demolition and zoning is designated ***for non-housing uses*** , enter the number of parcels and the potential loss of housing unit capacity from the changes.

REPORT YEAR	DEMOLISHED HOUSING UNITS LOST									NEWLY CONSTRUCTED OR PERMITTED HOUSING UNITS GAINED									NOT DEVELOPED NOR PERMITTED FOR HOUSING USES AFTER THE DEMOLITION			
	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS LOST	AFFORDABLE UNITS OUT OF TOTAL UNITS LOST	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS GAINED	AFFORDABLE UNITS OUT OF TOTAL UNITS GAINED	NOT DEVELOPED		LAND USE CHANGE	
	DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			PARCELS	UNITS	PARCELS	UNITS
	(a)	(b)	(c)	(d)=(a)+(b)+(c)	(e)	(f)	(g)=(e)+(f)	(h)=(d)+(g)	(i)	(j)	(k)	(l)	(m)=(j)+(k)+(l)	(n)	(o)	(p)=(n)+(o)	(q)=(m)+(p)	(r)	(s)	(t)	(u)	(v)
2001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2003	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	3	0	0
2004	4	0	0	4	0	0	0	4	0	11	0	0	11	0	0	0	11	0	1	1	0	0
2005	5	0	0	5	0	0	0	5	0	1	0	0	1	0	0	0	1	0	5	5	0	0
2006	19	0	0	19	0	0	0	19	0	21	0	0	21	0	0	0	21	0	9	22	1	1
2007	20	0	0	20	0	0	0	20	0	9	0	0	9	0	71	71	80	71	7	6	13	12
2008	2	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	1	1	1
2009	6	0	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	3	17	4	6
2010	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0
2011	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	59	0	0	59	0	0	0	59	0	42	0	0	42	0	71	71	113	71	28	56	20	21

County of Riverside response to SCAG's AB 2158 Survey:

1. Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction

   Answer pending from GIS; however, below is an excerpt from the existing (draft) Housing Element:

JOBS/HOUSING BALANCE

In its 2001 paper, "The New Economy and Jobs/Housing Balance in Southern California," the Southern California Association of Governments (SCAG) defined jobs/housing balance as the "…provision of an adequate supply of housing to house workers employed in a defined area (i.e., community or sub region). Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply." Based on earlier commuter surveys, SCAG determined that commuters preferred one-way commute times less than 30 minutes (14 minutes was the ideal), based on average commute speeds, and jobs within 14 miles of home. From this information, SCAG established jobs to household ratios of 1.0 to 1.29 to be balanced. Areas with ratios significantly different for this standard would be considered to be out of balance.

Traffic patterns on the major east-west transportation routes indicate that Riverside County serves as a bedroom community that supplies a substantial portion of the labor pool for the Los Angeles-Orange County metropolitan area. Between 2000 and 2007, Riverside County's jobs to household ratio increased slightly from 1.02 to 1.07 (Table H - 1). The unincorporated area, on the other hand, shows a severe shortage of jobs with only 0.66 jobs per household in the western county and 0.89 jobs per household in the eastern county in 2007.

Table H - 1 Job-Household Ratios 2000-2007

Table H-11					
Jobs-Household Ratios					
Riverside County					
2000-2007					
	Total County		**Western Unincorp.**	**Eastern Unincorp.**	**Total Unincorp.**
	2000	**2007**	**2007**	**2007**	**2007**
Employment	517,000	700,266	97,520	22,875	120,395
Households	506,218	653,977	146,928	25,725	172,653
Jobs-Household Ratios	1.02	1.07	0.66	0.89	0.70

Source: Riverside County Center for Demographic Research

Total employment includes Wage and Salary Employment from EDD plus self

employment.

Total households from the Department of Finance (DOF)

Note: Data not seasonally adjusted

2. Lack of capacity for sewer or water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development

   Riverside County obtains potable and non-potable water from major wholesalers in the County, i.e., WMWD, EMWD, San Grogornio Pass Water District, Coachella Valley Water District, and Imperial Irrigation District are independent special districts from the County of Riverside, as such, the County does not have control over the water and sewer infrastructure provided within the County of Riverside. The available site inventory was prepared for the current cycle (2008 – 2014) to only include properties that are within the boundary of a water district.

   A majority of the water obtained from Special Districts within Riverside County is obtained from the State Water Project (SWP). In recent years, the Federal Court system and U.S. Fish & Wildlife Service issued a Biological Opinion regarding the Delta Smelt and Related Litigation Matters that have impacted water supply in Riverside County. On December 15, 2008, the U.S. Fish and Wildlife Service (FWS) issued a new Biological Opinion (B.O.) after their previous B.O. was found by the Federal District Court for the Eastern District of California determined the February 2005 B.O. issued by FWS was found to violate the Endangered Species Act (ESA). Pursuant to Federal Law, the FWS is required to issue a "Reasonable and Prudent Alternative" that established a reduction of pumping capabilities from the Delta 18 to 29 percent during dry times. This reduction has resulted in the delay of will serve letters, meter connections, and most especially the approval of Water Supply Assessments as required by SB 1610.

   These Federal and State restrictions are policies that are obviously removed from the control of the County of Riverside and has a substantial impact upon new development within the County, primarily in the western county where the districts that cover these areas have experienced the highest level of growth (primarily residential) and are more dependent than the eastern county on SWP allocations.

3. Availability of land suitable for **urban development** or for **conversion to residential use**, the **availability of underutilized land**, and **opportunities for infill development** and **increased density**. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land.

   Table H-53 summarizes Table H-54, Table H-55, and Table H-56. Based on the County's site inventory, it indicates the number of units which could potentially be developed on vacant land within existing water districts for households with very low, low, moderate and above moderate income levels (See Attached pages 1 – 31 regarding Availability of Land):

TABLE H-53

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
WRCOG							
CONSISTENTLY ZONED	19,969	107,959	58,410	7,243	150	2,485	48,533
WITHIN SPECIFIC PLAN	4,772	12,290	43,650	3,614	2,682	10,468	26,887
SUBTOTAL	24,741	120,249	102,060	10,857	2,832	12,953	75,420
RHNA (WRCOG)			43,114	10,704	6,939	7,827	17,643
PERCENT OF RHNA			237%	101%	41%	165%	433%
CVAG							
CONSISTENTLY ZONED	8,260	47,963	17,144	547	0	4,505	12,092
WITHIN SPECIFIC PLAN	93	1,083	9,051	515	5,664	1,138	1,735
SUBTOTAL	8,353	49,046	26,195	1,062	5,664	5,643	13,827
RHNA (CVAG)			14,058	3,247	2,263	2,615	5,933
PERCENT OF RHNA			186%	33%	250%	216%	233%
CVAG AND WRCOG							
TOTAL	33,094	169,295	128,255	11,919	8,496	18,596	89,247
RHNA			57,172	13,952	9,202	10,442	23,576

[1] The density assumptions in the General Plan are derived from market analysis of housing types being produced in Riverside County and elsewhere in Southern California and are based on real-world examples not hypothetical ones. The development potential described above was projected using the Socioeconomic Build-out Projections Assumptions and Methodology found in Appendix E of the County of Riverside General Plan.

TABLE H-53

SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
PERCENT OF RHNA			224%	85%	92%	178%	378%
REMAINDER OF THE COUNTY							
CONSISTENTLY ZONED	1,884	12,426	1,600	0	0	68	1,532
WITHIN SPECIFIC PLAN	0	0	0	0	0	0	0
SUBTOTAL	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED							
WRCOG	2,653	24,710	22,894	286	172	1,627	20,809
CVAG	5,689	67,002	17,753	0	531	6,615	10,607
REMAINDER OF COUNTY	1,186	4,954	888	0	0	2	886
SUBTOTAL	9,528	96,666	41,535	286	703	8,244	32,302
MAXIMUM POTENTIAL UNITS WITH REZONING							
WRCOG AND CVAG	33,094	169,295	128,255	11,919	8,496	18,596	89,247
REMAINDER OF COUNTY	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED	9,528	96,666	41,535	286	703	8,244	32,302
GRAND TOTAL	44,506	278,387	171,390	12,205	9,199	26,908	123,081
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			300%	87%	100%	258%	522%

4. Lands protected by federal or state programs, including open space, farmland, or environmental habitats

   The County of Riverside adopted the Multi-Species Habitat Conservation Program (MSHCP) in 2004 which established a State and Federal take permit for 142 species of plants and animals listed for protection and conservation. The MSHCP does not prohibit development, but can restrict the amount of property utilized for development purposes. In addition, the Coachella Valley Association of Governments adopted the Coachella Valley Multi-Species Habitat Conservation Program (CVMSHCP) in 2008 with a similar methodology. These two plans cover most of the western portion of Riverside County and the Coachella Valley and present a growth constraint upon the development of affordable housing units of various densities. Maps of each of the adopted plans are attached to this survey.

5. County policies to preserve farmland within an unincorporated area

The County of Riverside does not provide any specific policies to permanently preserve farmland; however, the County holds 201,399.95 gross acres within the Agriculture Foundation, which is a General Plan Land Use designation to specifically protect Agricultural lands (both active and fallow), yet this designation can be changed with a change to the General Plan under a 7% total threshold. See the Administrative Chapter (Chapter 10) of the County's General Plan for more detail regarding this program.

The only additional program the County administers is Williamson Act contracts, which is a agricultural preservation program at the State level. The County has XXX gross acres of property located under a Williamson Act contract.

6. Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure

   See Attached Exhibits (Bus Routes and Housing Density from Year 2015 – 2025-Western & Eastern.

7. The loss of low-income housing units in assisted housing developments due to contract expirations or termination of use restrictions

   There are a total of 309 units that were lost due to contract expirations or terminations of use restriction for this time period.

8. The market demand for housing

   See Attached Excel Exhibit, "Vacancy-Median HH Inc-Home Price"

9. Agreements between a county and cities in a county to direct growth towards incorporated areas

No such agreements against between the County of Riverside and any City within the County's jurisdiction.

10. High-housing cost burdens

See Attached Excel Exhibit, "Vacancy-Median HH Inc-Home Price"

11. Farmworker housing needs:
Please see the excerpt below from the existing (Draft) 2008 – 2014 Housing Element

In the Coachella Valley, 78% of farm workers stated that their annual household income was less than $15,000.

2006 Coachella Valley Farm Worker Survey

Agricultural production is an important component of Riverside County's economy. According to the 2007 Agricultural Production Report prepared by the Agricultural Commissioner's Office, the total gross valuation of agricultural production in Riverside County was $1.2 billion. Moreover, for every dollar received by an agriculturalist, most economists estimate there is a multiplier effect of 3.5 times that amount injected into the local economy, or $4.4 billion in this case. With respect to agricultural crop valuation by agricultural district, the Coachella Valley District produced the most at 53% or approximately $487 million, the San Jacinto/Temecula Valley District produced 21% or approximately $194 million, the Riverside/Corona District produced 13% or approximately $119 million, and the Palo Verde District also produced 13% (approximately $113 million). A thriving and productive work force is critical to maintaining this billion dollar industry. Riverside County made farm worker and migrant farm worker housing needs in western Riverside County and the Coachella Valley an affordable housing priority in its "Riverside Urban County Community Planning and Development Programs (CDBG, ESG, and HOME) Five Year Consolidated Plan for 2009-2014." To better understand the living conditions and daily service needs of the farm worker population in the eastern Coachella Valley, one of the County's most important agricultural areas, the Riverside County also commissioned the 2006 Coachella Valley Farm Worker Survey.

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. They have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. However, recent trends indicate that a growing number of farm workers are permanent residents.

According to definitions used by the Migrant Health Program, U.S. Department of Health and Human Services, a seasonal farm worker is "an individual whose principal employment (51% of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months." A migrant farm worker meets the same definition but "establishes for the purposes of such employment a temporary abode."

The housing needs of farm workers will differ depending on whether they are migrant or seasonal workers. Migrant workers generally are in need of temporary shelter, which may include campgrounds or grower-provided boardinghouse-type facilities. Seasonal workers are more likely to need permanent low-cost housing and larger units to accommodate their families. Suitable housing types would include manufactured homes as well as traditional single-family homes or multi- family apartments.

Farm worker housing is often substandard or non-existent. Over the past decade much housing has been demolished and not replaced. In addition, in many areas, farm workers must move frequently to seek employment. Larger farms may provide labor camp housing, but often this is not the case. As a result, many farm workers must camp out or sleep in their vehicle. Where housing is available, it is often expensive, overcrowded, and lack adequate sanitary facilities.

According to the U. S. Department of Agriculture (USDA), in its 2007 Census of Agriculture, there were 16,069 farm workers in Riverside County (See Table H-38). Of these workers, 8,124 worked less than 150 day during the year, while 7,945 worked over 150 days per year. Of the 1,197 farms with hired farm labor in the Riverside County, 213 farms

(17.8%) used migrant farm labor.

Table H - 2 Farm Workers 2007

Table H-38 Farm workers in Riverside County 2007						
	Total Farms	Total Farm Workers	Worked 150+ Days	% Worked 150+ Days	Worked <150 Days	% Worked <150 Days
California	81,033	448,183	191,438	42.7 %	256,745	57.3%
Riverside County	3,463	16,069	7,945	49.4%	8,124	50.6

Note: Data is for the entire county, including cities.

USDA National Agricultural Statistics Service, 2007 Census of Agriculture, Table 7. Hired Farm Labor – Workers and Payroll: 2007

The 2006 Coachella Valley Farm Worker Survey described above was administered to 525 year-round and seasonal farm workers. Seventy-two percent (72%) of the respondents lived in the Coachella Valley year-round, whereas twenty-eight percent (28%) were seasonal workers. The survey identified notable differences between the two groups: seasonal farm workers were mostly men, whereas year-round farm workers were more evenly split between men and women; seasonal farm workers were generally older; the children of seasonal workers were less likely to obtain health care services than their year-round counterparts; and only three percent (3%) of season workers had a income of $15,000 or more, where as nearly one quarter of year-round farm workers had incomes of $15,000 or more. With respect to housing, 30% of seasonal farm workers live in situations not meant for human habitation, whereas 88% of year-round farm workers live in conventional housing situations including apartments, houses and mobile homes. Both seasonal and year-round farm workers identified medical services as the first service that would be most helpful to them and their families (For more details, the reader should refer to the final report)

To meet the needs of farm workers, the Riverside County has a number of programs for the preservation and rehabilitation of existing mobile home parks and individual units as well as programs directed toward new construction. There are also programs directed toward migrant seasonal workers. These programs are identified in Table H-39, below.

Table H - 3 Farm Workers Housing Needs/Response Summary

Table H-39 Farm Workers Housing Needs / Response Summary (For complete program descriptions, see Table H-75)	
Housing Need	**Program Response**
Preservation and rehabilitation of existing mobile home parks and/or units	Mobile Home Park Assistance Loan Fund program
	Mobile Home Tenant Assistance Loan Program
	Agricultural Housing Assistance Loan Fund Program

Table H-39 Farm Workers Housing Needs / Response Summary (For complete program descriptions, see Table H-75)	
Housing Need	**Program Response**
	HOME Program
	Employee Housing Enforcement Program
	Joe Serna Jr. Farm worker Housing Grant Program
Replacement of mobile home units	Mobile Home Tenant Assistance Loan program
New Construction of farm worker housing	Redevelopment Agency Set-Aside
	HOME Program
	Rural Development Loan Program
	Farm worker Housing Grant Program
	Joe Serna Jr. Farm worker Housing Grant Program
Temporary Housing and services for migrant seasonal farm workers	Employee Housing Enforcement Program
	Redevelopment Agency Set-Aside
Home ownership opportunities and other supportive services	First Time Home Buyer Program
	Farm worker Housing Assistance program
	Farm worker Housing Grant
	Program Joe Serna Jr. Farm worker Housing Grant Program
Source: Table H-58 Housing Resources/Programs Summary	

12. Student housing needs generated by a university within any member jurisdiction

    After a search of all Community Colleges, Cal States, and UC's within the County of Riverside boundaries the only campus that is located within the unincorporated County jurisdiction is the new College of the Desert campus location under concurrent development with Specific Plan No. 362 (Panorama SP).

13. Other factors adopted by SCAG

    The County is not aware of any additional factors.

1. Existing and projected job housing balance.

	Housing Units			Employment			Jobs-Housing Units Ratios		
	Year 2008	Year 2020	Year 2035	Year 2008	Year 2020	Year 2035	Year 2008	Year 2020	Year 2035
Western Unincorporated	129,723	159,066	212,400	79,288	123,303	212,261	1.64	1.29	1.00
Eastern Unincorporated	37,933	62,280	112,171	20,529	38,529	70,942	1.85	1.62	1.58
Unincorporated County Total	167,656	221,346	324,571	99,817	161,832	283,203	1.68	1.37	1.15

source: Riverside County Center for Demographic Research

The Regional Housing Needs Assessment (RHNA) process assigned unincorporated Riverside County 57,172 units in new construction need with about 75% of this total allocated to the western county. With its proximity to surrounding counties, infrastructure capability, and available land, it is anticipated that the majority of growth during the next five years will occur within the sphere of influence areas of incorporated cities, and in areas for which Specific Plans or tract maps have been prepared. These properties include vacant and undeveloped lands presently in the unincorporated County that are adjacent to, or within service hookup distance from public sewer, water and street systems. The County's policy is to promote compact development in strategically located activity centers, along with infill opportunities within existing urban areas, in order to minimize development pressures on vacant land on the urban fringe. An analysis of residential development potential demonstrates that there is ample vacant land within these areas that is designated for residential uses to satisfy the RHNA new construction need.

State law requires that zoning be consistent with adopted general plans. The County's undeveloped lands will be rezoned, if necessary, to the appropriate residential classification to assure consistency with the newly updated General Plan land use designations. In a limited capacity, infill projects throughout unincorporated communities will also contribute to the County's future housing stock. County policy recommends that growth be concentrated near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. Under the General Plan, higher density residential areas are sited near employment nodes, commercial cores, major transportation corridors, and in conjunction with resort, recreation and tourist areas.

Vacant Land Analysis

For the 2006 – 2014 Housing Element update, the County prepared a site inventory using the County's Geographical Information System to identify vacant parcels that could readily be developed to meet the County's regional housing needs. The County prepared an inventory of all vacant properties designated for residential use under the General Plan. It then identified those parcels located within an existing water district boundary. Vacant parcels located within a water district boundary were then classified based on the underlying zoning. The parcels were divided into three categories: 1) those parcels zoned appropriately for the land use designation assigned; 2) those parcels not zoned appropriately for the land use designation assigned; and 3) those parcels with a Specific Plan Zone. Information on these appropriately zoned parcels, inappropriately zoned parcel, and parcels with a Specific Plan Zone are summarized in Table H-54, Table H-55, and Table H-56, respectively.

Appropriately zoned parcels were determined using the "RCIP General Plan Land Use Designation Zoning Guidelines." For a given General Plan land use designation, the Guidelines identify those zones which are considered to be "Highly Consistent," "Conditionally Consistent," "Generally Inconsistent," and "Inconsistent" with the given land use designation. For purposes of the site inventory, a parcel designated for residential purposes was considered to be available for development, if the Guidelines indicated that the underlying zoning on the site was "Highly Consistent" or "Conditionally Consistent" with the site's land use designation. Those parcels identified for residential purposes with a Specific Plan Zone were also considered to be available for development. However, if the Guidelines indicated that a parcel's underlying zoning was "General Inconsistent" or "Inconsistent" with the site's land use designation, the parcel was considered to be unavailable for development. However, with an appropriate zone change, it could be made available for development in the future.

A review of these vacant parcels shows that an adequate supply of vacant, buildable land exists within the unincorporated area for Riverside County to meet its share of the regional housing need during the 2006-2014 planning period. In addition, those parcels not zoned appropriately for the land use designation assigned could be made available for development by zoning the parcel to be consistent with the existing land use designation. This would add to the supply of vacant land available for housing development within established water districts.

As required by California Government Code Section 65583.2, the County has prepared a listing of the parcels described above. For the three categories described, separate spreadsheets have been prepared and are contained on a computer disk entitled, "Riverside County Housing Element 2006 - 2014 Site Inventory." Each of these spreadsheets lists all of the parcels within the category by assessor parcel number, parcel size, general plan designation, zoning, potential environmental constraints, and the water district within which the parcel is located.

Additional information related to the site inventory is also included on the disk.

The site inventory demonstrates that the unincorporated County contains over one half million acres of vacant land that now allow some form of residential development. Approximately 52% of this land lies within the boundaries of a water district. Moreover, the Land Use Element of County's General Plan accommodates a mix of unit types and densities within its land use designations to provide residential development affordable to a range of incomes. The land use designation determines the intensity of residential development allowed and establishes the number of dwelling units per acre (DU/AC) allowed on a given parcel.

Table H-53 summarizes Table H-54, Table H-55, and Table H-56. Based on the County's site inventory, it indicates the number of units which could potentially be developed on vacant land within existing water districts for households with very low, low, moderate and above moderate income levels. It compares this potential to the need identified by RHNA for the 2006-2014 planning period. Since the RHNA is broken down by regional councils of government, the results are similarly divided. The RHNA covers the boundaries of the Western Riverside Council of Governments (WRCOG) and the Coachella Valley Association of Governments (CVAG) and the unit potential within WRCOG and CVAG are shown. Not all areas of the unincorporated county are included in the RHNA. The areas not included fall outside the boundaries of WRCOG and CVAG and have no housing need assigned to them under the RHNA. The development potential of areas not subject to the RHNA were also calculated and referred to in the Table as "Remainder of the County."

The RHNA allocation is divided into four income categories: Very Low; Low; Moderate and Above Moderate. Most of the potential for Very Low and Low income housing is found in the Highest Density Residential, Very High Density Residential, and Community Centers categories which allow densities over 14 dwelling units per acre. Units in these categories are assumed to be primarily rental units. There are opportunities for ownership units affordable to Very Low income households to be developed in conjunction with subsidies or assistance in lower density residential designations, or manufactured homes which are permitted in a number of residential designations. These assumptions regarding density and affordability category are supported by recent projects built in Riverside County (see Table H-63, *New Assisted Units by Income Category*). The Moderate income category will generally be served by market rate residential development in land use designations which accommodate 5-14 dwelling units per acre, which encompasses the Medium High Density Residential and the High Density Residential land use designations, as well as potential within the Community Centers designation. Above Moderate income households will be served by market rate developments generally less than 5 dwelling units per acre. These include developments in the Medium Density Residential, Low, Very Low, Estate Density Residential, and Rural designations.

The availability of developable acreage in upper density ranges allows for development of certain types of housing that might be affordable to very low and low income households. For example, stacked flat apartments which may be affordable to lower income households typically require densities of above 18 dwelling units per acre, to be developed economically. The Highest Density Residential designation provides for densities which accommodate construction above 20 dwelling units per acre. The Very High Density Residential also provides potential for multi-family development at densities of 14-20 du/ac which is generally affordable to low income households. The High Density Residential and Medium High Density Residential designations provide opportunities for single family attached and multi-family development at densities typically affordable to the upper ranges of the low and the majority of moderate income households. Policies and programs have been presented in this Housing Element update to promote mixed-use development with higher density residential components. The Community Center designation incorporates significant potential for high density residential products ranging from 5-40 du/ac but with the majority occurring in the 14-40 du/ac range. Additional potential for higher density residential development may be achieved in yet undetermined Specific Plan proposals.

Comment [MSOffice1]: This reflects the previous inventory and needs to be updated once the new inventory is prepared.

At current zoning and land use densities, the housing need for Moderate and Above-Moderate income households could be met in both the WRCOG and CVAG planning areas. Only 41% of the low income category, however, would be met in WRCOG. This would be increased to 92% if the WRCOG parcels were combined with CVAG parcels. Additionally, available housing sites for very-low income households may be insufficient (33% of need in CVAG) based on the General Plan. When combined with WRCOG parcels, the target for very low income households is close to being met at 85%. For more details, see Table H-43.

The overall trend toward higher density residential land use allocations in the Riverside County Integrated Project (RCIP), as well as the residential development potential in Specific Plans, will increase housing opportunities throughout the unincorporated areas.

It is not realistic to assume that all of the vacant land suitable for development at densities which accommodate housing at prices affordable to lower income households will develop during this planning period. Given the lead time required to submit and process residential applications, the multiplicity of property owners in the City spheres of influence or proposed Specific Plan areas where the majority of the development activity is anticipated to occur; the fact that the majority of projects in the past have been single family detached subdivisions appealing to households with moderate and above moderate incomes, complete build-out of higher density designated parcels is an unrealistic objective. Given this situation, policy efforts should be directed to increasing housing opportunities for very low and low income households.

Environmental factors may also adversely affect a parcels potential for development. The parcel specific data base described above indicates whether or not a parcel available for residential development is potentially subject to faulting, flooding, high fire danger, high or very high liquefaction potential, or risk of landslide. Other factors, such as land with slopes greater than 25% may pose significant financial constraints that render housing development infeasible. Environmental hazards are discussed and mapped in further detail in the Safety Element in the County's General Plan as well as in the County's adopted Multiple Species Habitat Conservation Plan (MSHCP). The presence of an environmental constraint does not necessarily preclude the development of a site for housing. In many cases, environmental constraints may be ameliorated through proper site design, infrastructure improvements, or other mitigation measures.

Table H - 53 Summary of Residential Development Potential by Income Category

TABLE H-53 SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]							
SITE CHARACTERISTICS	**NUMBER OF PARCELS**	**ACREAGE**	**UNITS**	**INCOME LEVEL**			
				VERY LOW	**LOW**	**MODERATE**	**ABOVE MODERATE**
WRCOG							
CONSISTENTLY ZONED	19,969	107,959	58,410	7,243	150	2,485	48,533
WITHIN SPECIFIC PLAN	4,772	12,290	43,650	3,614	2,682	10,468	26,887
SUBTOTAL	24,741	120,249	102,060	10,857	2,832	12,953	75,420
RHNA (WRCOG)			43,114	10,704	6,939	7,827	17,643
PERCENT OF RHNA			237%	101%	41%	165%	433%
CVAG							
CONSISTENTLY ZONED	8,260	47,963	17,144	547	0	4,505	12,092
WITHIN SPECIFIC PLAN	93	1,083	9,051	515	5,664	1,138	1,735
SUBTOTAL	8,353	49,046	26,195	1,062	5,664	5,643	13,827
RHNA (CVAG)			14,058	3,247	2,263	2,615	5,933
PERCENT OF RHNA			186%	33%	250%	216%	233%
CVAG AND WRCOG							
TOTAL	33,094	169,295	128,255	11,919	8,496	18,596	89,247
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			224%	85%	92%	178%	378%

[1] The density assumptions in the General Plan are derived from market analysis of housing types being produced in Riverside County and elsewhere in Southern California and are based on real-world examples not hypothetical ones. The development potential described above was projected using the Socioeconomic Build-out Projections Assumptions and Methodology found in Appendix E of the County of Riverside General Plan.

TABLE H-53
SUMMARY OF RESIDENTIAL DEVELOPMENT POTENTIAL BY INCOME CATEGORY[1]

SITE CHARACTERISTICS	NUMBER OF PARCELS	ACREAGE	UNITS	INCOME LEVEL			
				VERY LOW	LOW	MODERATE	ABOVE MODERATE
REMAINDER OF THE COUNTY							
CONSISTENTLY ZONED	1,884	12,426	1,600	0	0	68	1,532
WITHIN SPECIFIC PLAN	0	0	0	0	0	0	0
SUBTOTAL	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED							
WRCOG	2,653	24,710	22,894	286	172	1,627	20,809
CVAG	5,689	67,002	17,753	0	531	6,615	10,607
REMAINDER OF COUNTY	1,186	4,954	888	0	0	2	886
SUBTOTAL	9,528	96,666	41,535	286	703	8,244	32,302
MAXIMUM POTENTIAL UNITS WITH REZONING							
WRCOG AND CVAG	33,094	169,295	128,255	11,919	8,496	18,596	89,247
REMAINDER OF COUNTY	1,884	12,426	1,600	0	0	68	1,532
INCONSISTENTLY ZONED	9,528	96,666	41,535	286	703	8,244	32,302
GRAND TOTAL	44,506	278,387	171,390	12,205	9,199	26,908	123,081
RHNA			57,172	13,952	9,202	10,442	23,576
PERCENT OF RHNA			300%	87%	100%	258%	522%

This page intentionally left blank

Table H - 54 Inventory of Vacant Land Available and Consistently Zoned for Housing

Table H-54 Inventory of Vacant Land Available and Consistently Zoned for Housing									
Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
WRCOG-Western Riverside County									
Agriculture									
	A-1	0.05	91	1,346.0	67.3				67.3
	A-2	0.05	56	847.7	42.4				42.4
	A-D	0.05	1	8.2	0.4				0.4
	A-P	0.05	4	11.3	0.6				0.6
	C/V	0.05	123	1,324.5	66.2				66.2
	R-A	0.05	62	310.5	15.5				15.5
	R-R	0.05	45	286.6	14.3				14.3
	W-2	0.05	12	160.4	8.0				8.0
Community Center- Community Development									

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	C-T	32	5	5.1	163.5	81.8			81.8
	R-R	32	6	19.3	617.6	308.8			308.8
	W-2	32	4	325.4	10,414.3	5,207.1			5,207.1
Estate Density Residential- Community Development									
	A-1	0.5	34	222.5	111.3				111.3
	R-1	0.5	8	4.9	2.4				2.4
	R-1A	0.5	48	63.8	31.9				31.9
	R-A	0.5	8	21.7	10.8				10.8
	R-R	0.5	3	0.2	0.1				0.1
	R-T	0.5	1	2.1	1.0				1.0
	W-2	0.5	5	4.9	2.4				2.4
Estate Density Residential- Rural Community									
	A-1	0.5	65	527.4	263.7				263.7
	R-1	0.5	5	16.6	8.3				8.3
	R-A	0.5	699	3,638.2	1,819.1				1,819.1
	R-R	0.5	128	536.9	268.4				268.4
	R-T-R	0.5	5	11.2	5.6				5.6
	W-2	0.5	64	645.2	322.6				322.6
	W-2-M	0.5	16	49.4	24.7				24.7
High Density Residential-Community Development									
	R-2	11	3	32.3	355.2			355.2	
	R-3	11	37	64.5	709.4			709.4	
	R-4	11	2	1.3	14.8			14.8	
	R-T	11	2	1.2	13.5			13.5	
Highest Density Residential-Community Development									
	R-3	30	4	1.5	45.5	45.5			

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-6	30	2	4.6	137.3	137.3			
Low Density Residential- Community Development									
	R-1	2	204	321.7	643.4				643.4
	R-3A	2	1	0.4	0.8				0.8
	R-A	2	256	504.2	1,008.5				1,008.5
	R-T	2	2	1.9	3.9				3.9
	R-T-R	2	1	10.9	21.7				21.7
Low Density Residential- Rural Community									
	A-1	2	412	671.2	1,342.4				1,342.4
	R-1	2	114	116.0	232.0				232.0
	R-A	2	411	1,312.4	2,624.8				2,624.8
	R-R	2	539	310.9	621.9				621.9
	W-2	2	46	65.7	131.5				131.5
	W-2-M	2	18	2.4	4.8				4.8
Medium Density Residential- Community Development									
	R-1	3.5	3633	3,046.5	10,662.6				10,662.6
	R-1A	3.5	679	245.6	859.5				859.5
	R-2	3.5	23	49.5	173.1				173.1
	R-2A	3.5	7	1.8	6.2				6.2
	R-3	3.5	202	106.6	373.2				373.2
	R-3A	3.5	124	49.2	172.0				172.0
	R-4	3.5	157	125.1	437.7				437.7
	R-A	3.5	121	636.8	2,228.7				2,228.7
	R-D	3.5	5	3.1	10.7				10.7
	R-T	3.5	69	240.0	840.1				840.1

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Medium High Density Residential- Community Development									
	R-1	6.5	42	31.0	201.3			201.3	
	R-2	6.5	66	28.1	183.0			183.0	
	R-3	6.5	19	65.9	428.5			428.5	
	R-4	6.5	110	52.6	341.8			341.8	
	R-D	6.5	6	10.5	68.1			68.1	
	R-T	6.5	14	26.0	169.3			169.3	
Mixed Use Planning Area (MUPA)									
	A-2	32	1	5.0	160.2	80.1			80.1
	R-1	32	18	6.6	210.6	105.3			105.3
	R-3	32	28	9.0	286.5	143.2			143.2
	R-T	32	2	21.5	688.9	344.4			344.4
	W-2	32	3	49.3	1,578.2	789.1			789.1
Open Space- Conservation									
	N-A	NA	3	51.7	3.0				3.0
Open Space- Rural									
	M-R	0.025	1	3.0	0.1				0.1
	N-A	0.025	311	2,611.7	65.3				65.3
	R-1	0.025	12	272.5	6.8				6.8
	R-1A	0.025	10	147.0	3.7				3.7
	R-A	0.025	87	1,616.2	40.4				40.4
Rural- Rural Mountainous									
	M-R	0.05	1	21.8	1.1				1.1
	N-A	0.05	1	79.7	4.0				4.0
	R-1	0.05	304	393.1	19.7				19.7
	R-1A	0.05	84	269.4	13.5				13.5

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.05	2415	24,139.9	1,207.0				1,207.0
	R-R	0.05	1024	14,970.3	748.5				748.5
	W-2	0.05	706	13,446.6	672.3				672.3
Rural- Rural Residential									
	A-1	0.2	124	919.1	183.8				183.8
	A-2	0.2	25	500.1	100.0				100.0
	C-R	0.2	1	1.6	0.3				0.3
	R-A	0.2	1377	13,640.4	2,728.1				2,728.1
	R-R	0.2	446	4,951.2	990.2				990.2
	R-T	0.2	1	2.4	0.5				0.5
	W-2	0.2	108	2,213.8	442.8				442.8
	W-2-M	0.2	46	401.4	80.3				80.3
Very High Density Residential- Community Development									
	R-3	17	6	8.8	150.0		150.0		
Very Low Density Residential- Community Development									
	A-1	1	22	51.6	51.6				51.6
	R-1	1	97	177.6	177.6				177.6
	R-1A	1	598	234.6	234.6				234.6
	R-A	1	439	489.4	489.4				489.4
	R-D	1	3	6.1	6.1				6.1
Very Low Density Residential- Rural Community									
	A-1	1	957	2,476.9	2,476.9				2,476.9
	R-1	1	38	153.4	153.4				153.4
	R-A	1	1261	3,387.0	3,387.0				3,387.0
	R-R	1	549	1,592.5	1,592.5				1,592.5
	W-2	1	24	102.4	102.4				102.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	1	7	3.4	3.4				3.4
WRCOG SUBTOTAL			**19,969**	**107,959.2**	**58,410.1**	**7,242.7**	**150.0**	**2,484.8**	**48,532.7**
CVAG-Eastern Riverside County									
Agriculture									
	A-1	0.05	159	3,054.4	152.7				152.7
	A-2	0.05	89	1,485.5	74.3				74.3
	R-R	0.05	2	259.5	13.0				13.0
	W-2	0.05	249	5,155.5	257.8				257.8
Community Center- Community Development									
	A-1	32	1	34.2	1,094.1	547.1			547.1
Estate Density Residential- Community Development									
	A-1	0.5	25	86.1	43.1				43.1
	R-1	0.5	13	26.5	13.3				13.3
	W-2	0.5	91	611.6	305.8				305.8
Estate Density Residential- Rural Community									
	R-1	0.5	1	15.1	7.5				7.5
	R-A	0.5	6	3.1	1.5				1.5
	W-2	0.5	13	82.0	41.0				41.0
High Density Residential-Community Development									
	R-2	11	94	93.8	1,031.4			1,031.4	
	R-3	11	254	95.0	1,045.3			1,045.3	
	R-T	11	1	2.1	23.4			23.4	
Low Density Residential- Community Development									
	R-1	2	97	83.6	167.2				167.2
Low Density Residential- Rural Community									

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	A-1	2	2	5.0	10.0				10.0
	R-A	2	4	21.5	43.0				43.0
Medium Density Residential- Community Development									
	R-1	3.5	2349	1,109.8	3,884.3				3,884.3
	R-2	3.5	376	118.9	416.2				416.2
	R-2A	3.5	10	1.8	6.3				6.3
	R-3	3.5	29	46.1	161.3				161.3
	R-6	3.5	3	10.1	35.4				35.4
	R-A	3.5	14	176.3	617.0				617.0
	R-T	3.5	62	149.7	523.9				523.9
Medium High Density Residential- Community Development									
	R-1	6.5	7	56.2	365.2			365.2	
	R-2	6.5	197	36.4	236.9			236.9	
	R-2A	6.5	30	16.3	106.0			106.0	
	R-3	6.5	48	63.1	410.5			410.5	
	R-4	6.5	14	87.3	567.7			567.7	
	R-6	6.5	6	5.4	35.3			35.3	
	R-T	6.5	14	105.1	683.4			683.4	
Open Space- Rural									
	N-A	0.025	15	1,354.3	33.9				33.9
	R-1	0.025	13	3,597.6	89.9				89.9
	R-A	0.025	51	5,243.1	131.1				131.1
	W-E	0.025	6	1,220.8	30.5				30.5
Rural- Rural Desert									
	R-R	0.05	77	1,279.0	63.9				63.9
	W-2	0.05	615	9,968.8	498.4				498.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Rural- Rural Mountainous									
	N-A	0.05	2	20.3	1.0				1.0
	R-1	0.05	25	114.7	5.7				5.7
	R-R	0.05	5	460.9	23.0				23.0
	W-2	0.05	11	120.8	6.0				6.0
Rural- Rural Residential									
	A-1	0.2	25	417.1	83.4				83.4
	R-A	0.2	539	2,379.5	475.9				475.9
	R-R	0.2	46	89.0	17.8				17.8
	R-T	0.2	9	97.2	19.4				19.4
	W-2	0.2	1256	6,490.8	1,298.2				1,298.2
	W-2-M	0.2	5	24.9	5.0				5.0
Very Low Density Residential- Community Development									
	A-1	1	3	50.2	50.2				50.2
	R-1	1	1560	1,708.7	1,708.7				1,708.7
Very Low Density Residential- Rural Community									
	R-1	1	80	176.4	176.4				176.4
	R-A	1	4	4.5	4.5				4.5
	W-2	1	13	47.6	47.6				47.6
CVAG SUBTOTAL			**8,620**	**47,963.0**	**17,144.2**	**547.1**	**0.0**	**4,505.0**	**12,092.2**
Remainder of Riverside County									
Agriculture									
	A-1	0.05	21	713.2	35.7				35.7
	A-2	0.05	13	63.6	3.2				3.2
	R-R	0.05	128	1,507.8	75.4				75.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2	0.05	97	5,626.2	281.3				281.3
Estate Density Residential- Rural Community									
	A-1	0.5	9	47.0	23.5				23.5
	R-A	0.5	7	22.0	11.0				11.0
	W-2	0.5	3	62.7	31.4				31.4
High Density Residential-Community Development									
	R-T	11	1	1.0	11.3			11.3	
Low Density Residential- Community Development									
	R-1	2	21	3.6	7.3				7.3
	R-A	2	23	117.8	235.6				235.6
Medium Density Residential- Community Development									
	R-1	3.5	369	76.8	268.9				268.9
	R-A	3.5	2	9.3	32.4				32.4
	R-T	3.5	17	2.2	7.8				7.8
Medium High Density Residential- Community Development									
	R-2	6.5	10	8.7	56.4			56.4	
Open Space- Rural									
	R-A	0.025	4	25.0	0.6				0.6
Rural- Rural Desert									
	W-2	0.05	241	1,263.7	63.2				63.2
Rural- Rural Mountainous									
	R-1	0.05	16	3.0	0.1				0.1
	R-A	0.05	51	420.8	21.0				21.0
	W-2	0.05	14	1,106.6	55.3				55.3
Rural- Rural Residential									
	A-1	0.2	6	11.9	2.4				2.4

Table H-54
Inventory of Vacant Land Available and Consistently Zoned for Housing

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.2	35	170.5	34.1				34.1
	R-R	0.2	9	71.6	14.3				14.3
	W-2	0.2	6	904.3	180.9				180.9
	W-2-M	0.2	5	49.2	9.8				9.8
Very Low Density Residential- Community Development									
	R-A	1	756	99.9	99.9				99.9
Very Low Density Residential- Rural Community									
	A-1	1	9	26.2	26.2				26.2
	R-A	1	9	8.7	8.7				8.7
	R-R	1	2	2.2	2.2				2.2
REST of County SUBTOTAL			**1,884**	**12,425.7**	**1,600.0**	**0.0**	**0.0**	**67.7**	**1,532.3**
GRAND TOTAL			**30,473**	**168,348.0**	**77,154.4**	**7,789.8**	**150.0**	**7,057.5**	**62,157.2**

Table H - 55 Inventory of Vacant Land Available for Housing but Inconsistently Zoned

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
WRCOG-Western Riverside County									
Agriculture									
	R-1	0.05	1.00	0.05	0.00				0.0
	NULL	0.05	3.00	5.56	0.28				0.3
Community Center- Community Development									
	C-P-S	32.00	1.00	12.39	396.46	198.23			198.2
	M-R-A	32.00	3.00	4.75	151.96	75.98			76.0
Estate Density Residential- Community Development									
	M-SC	0.50	2.00	13.84	6.92				6.9
	R-4	0.50	4.00	17.07	8.53				8.5
Estate Density Residential- Rural Community									
	A-2	0.50	14.00	199.23	99.61				99.6
	C-P-S	0.50	1.00	0.10	0.05				0.1
	M-H	0.50	1.00	0.25	0.12				0.1
	NULL	0.50	4.00	0.59	0.30				0.3
High Density Residential-Community Development									
	A-2	11.00	2.00	51.62	567.87			567.87	
	C-1/C-P	11.00	2.00	1.09	11.97			11.97	
	R-1	11.00	2.00	0.35	3.86			3.86	
	R-5	11.00	1.00	1.83	20.15			20.15	
	W-1	11.00	1.00	4.69	51.58			51.58	
	W-2	11.00	3.00	29.66	326.23			326.23	
	NULL	11.00	3.00	4.90	53.88			53.88	
Highest Density Residential-Community Development									
	C-1/C-P	30.00	2.00	0.41	12.16	12.16			

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Low Density Residential- Community Development									
	A-1	2.00	106.00	318.08	636.15				636.2
	A-2	2.00	18.00	172.84	345.68				345.7
	C-1/C-P	2.00	6.00	6.00	12.00				12.0
	M-SC	2.00	2.00	7.02	14.03				14.0
	R-3	2.00	4.00	1.17	2.33				2.3
	R-5	2.00	4.00	1.77	3.55				3.5
	R-R	2.00	261.00	577.82	1,155.63				1,155.6
	W-1	2.00	5.00	21.98	43.97				44.0
	W-2	2.00	26.00	459.09	918.19				918.2
	NULL	2.00	13.00	11.24	22.48				22.5
Low Density Residential- Rural Community									
	A-2	2.00	2.00	42.37	84.75				84.7
	A-P	2.00	3.00	9.03	18.06				18.1
	C-1/C-P	2.00	15.00	81.68	163.37				163.4
	C-P-S	2.00	2.00	14.10	28.21				28.2
	M-H	2.00	1.00	21.49	42.99				43.0
	R-3	2.00	3.00	0.69	1.39				1.4
	R-5	2.00	8.00	87.25	174.49				174.5
	W-1	2.00	2.00	27.60	55.20				55.2
	NULL	2.00	6.00	5.65	11.30				11.3
Medium Density Residential- Community Development									
	A-1	3.50	129.00	930.52	3,256.82				3,256.8
	A-2	3.50	18.00	131.60	460.59				460.6
	A-P	3.50	2.00	19.53	68.36				68.4
	C-1/C-P	3.50	3.00	6.60	23.09				23.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	C-P-S	3.50	9.00	12.41	43.44				43.4
	M-SC	3.50	4.00	11.39	39.87				39.9
	N-A	3.50	1.00	2.68	9.38				9.4
	R-5	3.50	50.00	141.78	496.22				496.2
	R-R	3.50	542.00	2,288.86	8,011.01				8,011.0
	W-1	3.50	9.00	30.03	105.09				105.1
	W-2	3.50	8.00	70.87	248.06				248.1
	ST	3.50	1.00	0.60	2.10				2.1
	NULL	3.50	117.00	230.25	805.89				805.9
Medium High Density Residential- Community Development									
	A-1	6.50	11.00	3.97	25.82			25.82	
	C-1/C-P	6.50	1.00	1.11	7.23			7.23	
	C-P-S	6.50	1.00	0.06	0.37			0.37	
	R-R	6.50	6.00	60.01	390.04			390.04	
	NULL	6.50	13.00	25.87	168.15			168.15	
Open Space- Conservation									
	A-2	0.00	11.00	277.67	11.00				11.0
	A-1	0.00	6.00	22.38	6.00				6.0
	C-1/C-P	0.00	3.00	4.05	3.00				3.0
	C-P-S	0.00	1.00	17.45	1.00				1.0
	I-P	0.00	1.00	25.89	1.00				1.0
	M-SC	0.00	1.00	2.46	1.00				1.0
	R-1	0.00	11.00	184.58	11.00				11.0
	R-3	0.00	4.00	8.31	4.00				4.0
	R-4	0.00	2.00	26.90	2.00				2.0
	R-5	0.00	32.00	900.67	32.00				32.0

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	R-A	0.00	18.00	28.55	18.00				18.0
	R-R	0.00	7.00	360.00	7.00				7.0
	R-T	0.00	10.00	29.55	10.00				10.0
	W-1	0.00	75.00	189.95	75.00				75.0
	W-2	0.00	29.00	595.61	29.00				29.0
	NULL	0.00	8.00	11.57	8.00				8.0
Open Space- Rural									
	A-2	0.03	2.00	77.41	1.94				1.9
	M-H	0.03	1.00	106.53	2.66				2.7
	M-M	0.03	1.00	3.56	0.09				0.1
	R-5	0.03	1.00	23.95	0.60				0.6
	R-R	0.03	25.00	7,240.64	181.02				181.0
	W-2	0.03	69.00	3,265.36	81.63				81.6
	NULL	0.03	2.00	3.78	0.09				0.1
Rural- Rural Desert									
	R-A	0.05	7.00	34.01	1.70				1.7
Rural- Rural Mountainous									
	A-1	0.05	51.00	454.43	22.72				22.7
	A-2	0.05	19.00	572.34	28.62				28.6
	C-1/C-P	0.05	3.00	11.28	0.56				0.6
	C-P-S	0.05	1.00	18.80	0.94				0.9
	M-SC	0.05	4.00	3.16	0.16				0.2
	R-2	0.05	2.00	5.69	0.28				0.3
	R-3	0.05	31.00	7.49	0.37				0.4
	R-5	0.05	7.00	133.38	6.67				6.7
	R-T	0.05	7.00	7.22	0.36				0.4

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	0.05	41.00	690.99	34.55				34.5
	ST	0.05	33.00	28.10	1.41				1.4
	NULL	0.05	28.00	87.51	4.38				4.4
Rural- Rural Residential									
	C-1/C-P	0.20	22.00	35.11	7.02				7.0
	C-P-S	0.20	9.00	21.43	4.29				4.3
	C/V	0.20	6.00	29.32	5.86				5.9
	M-R	0.20	10.00	171.59	34.32				34.3
	M-SC	0.20	16.00	48.07	9.61				9.6
	R-1	0.20	15.00	110.82	22.16				22.2
	R-1A	0.20	33.00	117.63	23.53				23.5
	R-3	0.20	6.00	6.02	1.20				1.2
	R-5	0.20	5.00	81.50	16.30				16.3
	W-1	0.20	1.00	12.39	2.48				2.5
	ST	0.20	12.00	12.06	2.41				2.4
	NULL	0.20	14.00	16.06	3.21				3.2
Very High Density Residential- Community Development									
	R-5	17.00	1.00	0.43	7.37		7.37		
	ST	17.00	2.00	0.43	7.35		7.35		
	NULL	17.00	8.00	9.23	156.86		156.86		
Very Low Density Residential- Community Development									
	A-P	1.00	5.00	116.55	116.55				116.5
	C-1/C-P	1.00	2.00	0.21	0.21				0.2
	R-R	1.00	332.00	1,319.64	1,319.64				1,319.6
	W-1	1.00	1.00	9.53	9.53				9.5
	W-2	1.00	50.00	741.84	741.84				741.8

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-2-M	1.00	31.00	82.84	82.84				82.8
	ST	1.00	6.00	8.98	8.98				9.0
	NULL	1.00	2.00	1.54	1.54				1.5
Very Low Density Residential- Rural Community									
	A-2	1.00	2.00	36.43	36.43				36.4
	C-1/C-P	1.00	5.00	13.30	13.30				13.3
	C-O	1.00	1.00	0.12	0.12				0.1
	C-P-S	1.00	2.00	2.76	2.76				2.8
	I-P	1.00	1.00	9.68	9.68				9.7
	M-SC	1.00	11.00	22.05	22.05				22.0
	R-2	1.00	14.00	20.55	20.55				20.6
	W-1	1.00	2.00	2.47	2.47				2.5
	ST	1.00	2.00	0.65	0.65				0.6
	NULL	1.00	8.00	3.97	3.97				4.0
WRCOG SUBTOTAL			**2,653.00**	**24,709.81**	**22,894.08**	**286**	**172**	**1,627**	**20,809.0**
CVAG-Eastern Riverside County									
Agriculture									
	C-1/C-P	0.05	2.00	2.43	0.12				0.1
	C-P-S	0.05	23.00	65.77	3.29				3.3
	N-A	0.05	2.00	665.70	33.28				33.3
	R-1	0.05	2.00	68.44	3.42				3.4
	W-1	0.05	22.00	553.84	27.69				27.7
	ST	0.05	2.00	1.08	0.05				0.1
	NULL	0.05	2.00	2.04	0.10				0.1
Estate Density Residential- Community Development									

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-1	0.50	5.00	249.00	124.50				124.5
	NULL	0.50	1.00	1.25	0.63				0.6
Estate Density Residential- Rural Community									
	A-2	0.50	2.00	42.58	21.29				21.3
High Density Residential-Community Development									
	A-1	11.00	3.00	117.47	1,292.17			1,292.17	
	C-1/C-P	11.00	3.00	0.44	4.89			4.89	
	R-1	11.00	4.00	82.45	906.98			906.98	
	W-2	11.00	17.00	106.32	1,169.53			1,169.53	
	NULL	11.00	6.00	6.37	70.09			70.09	
Low Density Residential- Community Development									
	A-1	2.00	12.00	38.25	76.51				76.5
	W-2	2.00	77.00	83.77	167.55				167.5
	NULL	2.00	3.00	2.59	5.18				5.2
Medium Density Residential- Community Development									
	A-1	3.50	1.00	0.24	0.85				0.8
	A-2	3.50	2.00	9.46	33.11				33.1
	C-1/C-P	3.50	7.00	2.94	10.28				10.3
	C-P-S	3.50	86.00	36.30	127.07				127.1
	R-5	3.50	23.00	188.91	661.19				661.2
	R-R	3.50	772.00	248.43	869.49				869.5
	W-1	3.50	6.00	10.14	35.50				35.5
	W-2	3.50	1,280.00	1,373.81	4,808.34				4,808.3
	W-2-M	3.50	122.00	92.07	322.24				322.2
	ST	3.50	11.00	12.83	44.90				44.9
	NULL	3.50	119.00	229.28	802.46				802.5

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Medium High Density Residential- Community Development									
	C-1/C-P	6.50	4.00	1.38	8.97			8.97	
	C-P-S	6.50	2.00	19.46	126.49			126.49	
	M-SC	6.50	3.00	75.09	488.07			488.07	
	R-5	6.50	16.00	67.69	439.96			439.96	
	W-2	6.50	44.00	228.58	1,485.76			1,485.76	
	NULL	6.50	42.00	95.64	621.65			621.65	
Open Space- Conservation									
	M-R-A	n/a	1.00	2.73	1.00				1.0
	R-1	n/a	7.00	60.72	7.00				7.0
	R-A	n/a	5.00	463.39	5.00				5.0
	W-1	n/a	30.00	530.25	30.00				30.0
	W-2	n/a	2.00	89.48	2.00				2.0
	NULL	n/a	1.00	0.71	1.00				1.0
Open Space- Rural									
	R-R	0.03	251.00	3,495.07	87.38				87.4
	W-1	0.03	488.00	4,388.47	109.71				109.7
	W-2	0.03	1,194.00	46,323.98	1,158.10				1,158.1
	NULL	0.03	2.00	0.72	0.02				0.0
Rural- Rural Desert									
	C-1/C-P	0.05	3.00	0.60	0.03				0.0
	C-P-S	0.05	3.00	1.05	0.05				0.1
	R-1	0.05	25.00	62.95	3.15				3.1
	R-T	0.05	14.00	384.11	19.21				19.2
	W-1	0.05	2.00	199.18	9.96				10.0
	W-2-M	0.05	4.00	40.07	2.00				2.0

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
	W-E	0.05	100.00	2,127.42	106.37				106.4
	NULL	0.05	1.00	1.25	0.06				0.1
Rural- Rural Mountainous									
	R-3	0.05	1.00	0.36	0.02				0.0
	R-5	0.05	1.00	15.25	0.76				0.8
	W-E	0.05	3.00	213.19	10.66				10.7
Rural- Rural Residential									
	C-1/C-P	0.20	3.00	11.01	2.20				2.2
	C-P-S	0.20	33.00	65.92	13.18				13.2
	M-SC	0.20	8.00	50.55	10.11				10.1
	R-1	0.20	656.00	3,325.53	665.11				665.1
	R-3	0.20	54.00	165.75	33.15				33.1
	ST	0.20	6.00	19.73	3.95				3.9
	NULL	0.20	2.00	2.34	0.47				0.5
Very High Density Residential- Community Development									
	W-2	17.00	3.00	26.99	458.78		458.78		
	NULL	17.00	1.00	4.25	72.26		72.26		
Very Low Density Residential- Community Development									
	C-1/C-P	1.00	1.00	2.05	2.05				2.1
	C-P-S	1.00	5.00	24.06	24.06				24.1
	R-2	1.00	1.00	1.84	1.84				1.8
	R-3	1.00	23.00	38.24	38.24				38.2
	W-2	1.00	14.00	67.61	67.61				67.6
	W-2-M	1.00	12.00	11.60	11.60				11.6
	NULL	1.00	1.00	1.06	1.06				1.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
CVAG SUBTOTAL			**5,689.00**	**67,001.57**	**17,752.76**	**0**	**531**	**6,615**	**10,607.2**
Remainder of Riverside County									
Agriculture									
	N-A	0.05	6.00	353.89	17.69				17.7
	W-1	0.05	1.00	22.11	1.11				1.1
	ST	0.05	3.00	10.47	0.52				0.5
	NULL	0.05	12.00	4.75	0.24				0.2
Estate Density Residential- Rural Community									
	NULL	0.50	1.00	0.83	0.42				0.4
Low Density Residential- Community Development									
	C-P-S	2.00	10.00	0.98	1.96				2.0
	W-2	2.00	16.00	67.78	135.56				135.6
	W-2-M	2.00	681.00	114.03	228.06				228.1
Medium Density Residential- Community Development									
	A-1	3.50	4.00	13.38	46.84				46.8
	C-1/C-P	3.50	34.00	8.28	29.00				29.0
	R-R	3.50	17.00	6.43	22.50				22.5
	W-2	3.50	56.00	20.76	72.66				72.7
	W-2-M	3.50	181.00	55.56	194.45				194.5
Medium High Density Residential- Community Development									
	M-M	6.50	2.00	0.37	2.42			2.42	
Open Space- Rural									
	R-R	0.03	5.00	1,913.04	47.83				47.8
	W-2	0.03	28.00	924.49	23.11				23.1
	W-2-M	0.03	25.00	524.22	13.11				13.1

Table H-55

Inventory of Vacant Land Available for Housing but are Inconsistently Zoned[1]

Land Use Designations	Zoning	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
						Very Low	Low	Moderate	Above Moderate
Rural- Rural Desert									
	R-A	0.05	6.00	19.46	0.97				1.0
	W-1	0.05	9.00	71.05	3.55				3.6
	W-2-M	0.05	52.00	46.39	2.32				2.3
	W-E	0.05	1.00	24.42	1.22				1.2
Rural- Rural Mountainous									
	W-2-M	0.05	27.00	718.50	35.93				35.9
	W-E	0.05	1.00	24.51	1.23				1.2
Rural- Rural Residential									
	R-3	0.20	3.00	2.82	0.56				0.6
Very Low Density Residential- Community Development									
	W-2	1.00	3.00	0.39	0.39				0.4
Very Low Density Residential- Rural Community									
	A-2	1.00	2.00	4.79	4.79				4.8
REST of County SUBTOTAL			**1,186.00**	**4,953.71**	**888.44**	**0**	**0**	**2**	**886.0**
GRAND TOTAL			**9,528.00**	**96,665.09**	**41,535.28**	**286**	**703**	**8,244**	**32,302.2**

Specific Plan Potential

Over 300 specific plans have been processed in the County since 1973. A specific plan is an important planning tool within the County as it establishes the permitted number of dwelling units and accommodates a variety of housing types including attached and multi-family uses, and it fosters clustering concepts, leaving room for open space and other amenities. Additionally Specific Plan requirements call for infrastructure plans (water, sewer, drainage and circulation) to be prepared to support the proposed development, thereby ensuring that the community will be adequately served by infrastructure systems. The majority of the approved Specific Plans have been built out over the years per their approvals, or have had selected phases, neighborhoods, or tract maps processed and constructed under the umbrella of the Specific Plan. In some instances, Specific Plan applications have been withdrawn, abandoned, or the term of approval expired. Other Specific Plans processed under the County's jurisdiction have been annexed into the incorporated boundaries of one of the cities in the County. As a result they no longer provide potential for additional units within the unincorporated area.

A specific plan combines policy statements with development regulations, often to address the development requirements for a single project or a planned community. As a result, its emphasis is on concrete standards and development criteria. Zoning, subdivisions and public works must be consistent with the specific plan and the specific plan must be consistent with the general plan.

There are 45 specific plans located in the unincorporated Riverside County with planned densities resulting in a unit potential of 83,971 housing units. The recently adopted Specific Plan No. 342, the Villages of Lake View, which added 11,350 units, is also included. An evaluation of the Specific Plans in Tables H-56 and H-57 indicates that more than 14% of the unit potential will be developed at densities at or above 5.0 to 8.0 dwelling units per acre, providing a significant portion of units for the very low to low-income households. As mentioned previously, it is anticipated that a large proportion of future development during the 2006 - 2014 planning cycle will occur within specific plans.

Additionally, there are 13 specific plans being processed by the county. Three of these are located in the western portion of the County, and the others are located within the unincorporated areas of the Coachella Valley.

Availability of Infrastructure

As mentioned above, Specific Plan Requirements call for infrastructure plans (water, sewer, drainage and circulation) to be prepared to support the proposed development to ensure that the community will be adequately served by infrastructure systems. However, a significant portion of vacant parcels in Winchester Valley in the southeast portion of WRCOG and the vast majority of vacant parcels in CVAG do not lie within a Specific Plan. The impact of infrastructure on the overall capacity and timing of development is critical in these areas.

General Plan policy requires that urban development with densities of two dwelling units per acre or higher must provide domestic water, sewage disposal, street improvements and fire protection.

Although there are approximately 42 independent water and/or sanitary agencies operating in unincorporated Riverside County, only 67% of vacant parcels in WRCOG and 49% of vacant parcels in CVAG are within a water or sanitation district. Even then, some communities such as Cherry Valley, Cabazon, Banning, Idyllwild, the Palo Verde Valley and portions of Winchester Valley, Beaumont and Mira Loma rely on septic systems.

Development in unincorporated areas outside water district service areas face the greatest infrastructure impacts, especially when located in non-contiguous areas with no infrastructure readily available. In CVAG's agricultural areas, the development of farm labor mobile home parks may be conditioned by the County to construct on-site subsurface sewage disposal systems (septic tanks) as a temporary measure until such time as sewer lines from an established sewer district become available. Connection to the system would be made at that time. In addition, the drilling of underground wells may be approved to provide adequate water supply when water lines are not available. Both well water supply and the installation of subsurface sewage disposal systems must meet all current

Department of Environmental Health requirements.

Street improvements are another infrastructure need of new housing in unincorporated Riverside County. While roads in agricultural areas provide adequate access within the unincorporated Coachella and Palo Verde Valleys, most are designed to conduct agricultural run-off and are insufficient for the development of housing. Extension of roadways, construction of curbs, gutters, sidewalks and retention basins may require project coordination and/or the need for subsidies from the County when constructed in conjunction with housing development.

Table H - 56 Inventory of Vacant Land Available for Housing within a Specific Plan Zone

Table H-56 Inventory of Vacant Land Available for Housing within a Specific Plan Zone								
Land Use Designations	Updated DU/AC	Number of Parcels	TOTAL ACREAGE	Unit Potential	Income Category			
					Very Low	Low	Moderate	Above Mod.
WRCOG-Western Riverside County								
AG	0.5	2	0.74	0.37	0	0	0	0.37
CC	32	4	129.74	4,151.71	2,075.85	0	0	2,075.85
EDR	0.5	3	22.49	11.25	0	0	0	11.25
EDR-RC	0.5	4	276.02	138.01	0	0	0	138.01
HDR	11	42	336.56	3,702.19	0	0	3,702.19	0
LDR	2	52	287.71	575.42	0	0	0	575.42
LDR-RC	2	42	302.66	605.32	0	0	0	605.32
MDR	3.5	3681	5,918.98	20,716.41	0	0	0	20,716.41
MHDR	6.5	537	1,040.86	6,765.60	0	0	6,765.60	0
MUPA	32	21	96.11	3,075.64	1,537.82	0	0	1,537.82
OS-C	NA	293	2,548.56	293.00	0	0	0	293.00
RM	0.05	7	251.02	12.55	0	0	0	12.55
VHDR	17	48	157.78	2,682.28	0	2,682.28	0	0
VLDR	1	20	305.76	305.76	0	0	0	305.76
VLDR-RC	1	16	614.95	614.95	0	0	0	614.95
WRCOG Subtotal	**N/A**	**4772**	**12,290**	**43,650**	**3,614**	**2,682**	**10,468**	**26,887**
CVAG-Eastern Riverside County								
HDR	11	1	0.18	2.01	0	0	2.01	0
MDR	3.5	42	347.24	1,215.35	0	0	0	1215.345803
MHDR	6.5	33	174.80	1,136.19	0	0	1136.195	0
MUPA	32	1	32.19	1,029.99	514.992912	0	0	514.992912
OS-C	NA	3	172.03	3.00	0	0	0	3
RD	0.05	1	23.60	1.18	0	0	0	1.1802292
VHDR	17	12	333.15	5,663.60	0	5663.602445	0	0
CVAG Subtotal	**N/A**	**93**	**1,083**	**9,051**	**515**	**5,664**	**1,138**	**1,735**
Grand Total	**N/A**	**4865**	**13,373**	**52,701**	**4,129**	**8,346**	**11,606**	**28,622**

Table H - 57 Housing Potential of Specific Plans

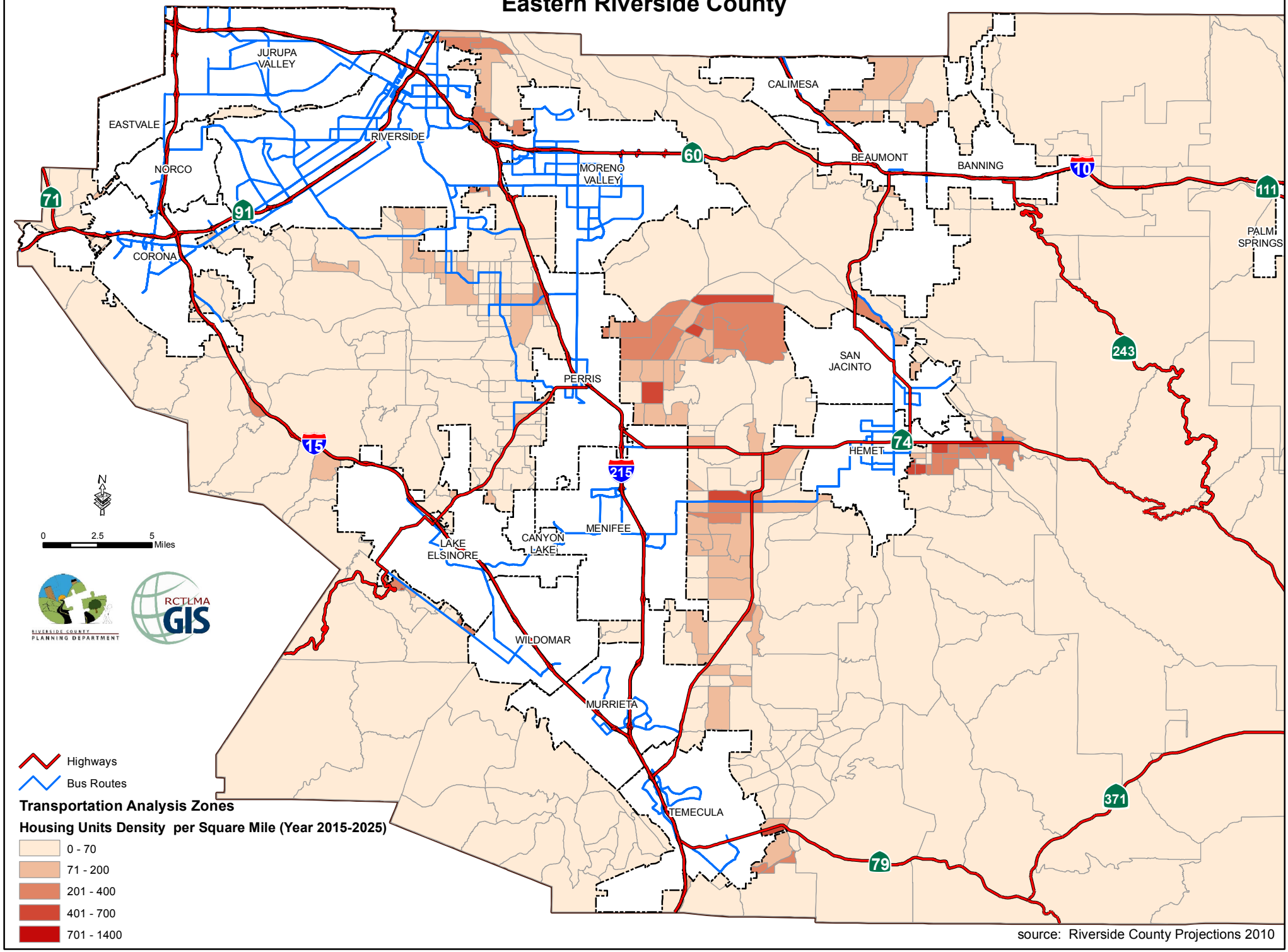
Table H-57 Housing Potential of Specific Plans in Unincorporated Riverside County							
Specific Plan		Dwelling Units			Income Category		
Number	Name	Maxed D.U.s	Built D.U.s	Remaining D.U.s	Above Moderate	Moderate	Very Low/Low
140	Newport Estates	856	68	788	522	266	0
158	Menifee Village	5344	4007	1337	898	439	0
183	Rancho Nuevo	508	0	508	0	508	0
184	Rancho Bella Vista	1998	939	1059	158	901	0
194	Countryside	1154	0	1154	272	882	0
198	Belle Meadows	440	0	440	440	0	0
208	Cal Neva	1670	1047	623	582	41	0
209	Audie Murphy Ranch	2190	0	2190	2190	0	0
212	Mesa Grande	200	0	200	200	0	0
238	Crown Valley Village	591	236	355	128	0	227
239	Stoneridge	1900	0	1900	1356	544	0
243	Rio Vista	1687	0	1687	1239	60	388
246	McCanna Hills	2967	0	2903	542	1755	606
247	Menifee East	1158	317	841	737	104	0
250	Gateway Center	553	0	553	290	0	263
251A1	Lakeview Nuevo Village	315	0	315	0	315	0
256	Sycamore Creek	1765	872	893	536	357	0
260	Menifee North	2388	200	2188	1718	470	0
266	I-15 Corridor	2400	1398	1002	911	9	82
272	Canyon Heights	469	329	140	140	0	0
282	Canyon Cove	198	0	198	198	0	0
284	Quinta Do Lago	1318	624	523	219	304	0
286	Winchester 1800	4870	2417	2362	1469	285	608
288	The Crossroads in Winchester	795	0	795	725	70	0
293	Winchester Hills	5690	0	5691	3932	1459	300
300	Eastvale	2769	2529	240	189	51	0
301	Menifee Valley Ranch	4359	718	3641	2156	1200	285
310	Domenigoni/Barton Properties	4186	0	4186	2045	2141	0
312	French Valley	1793	228	1565	1793	0	0
313	Morgan Hill	1121	656	465	1121	0	0
317	The Retreat	545	342	203	203	0	0
322	BSA Properties	421	0	421	421	0	0
323	Spring Mountain Ranches	1461	0	1461	1461	0	0
325	Lake Mathews Golf & CC	295	0	295	295	0	0
327	Toscana	1443	0	1443	694	519	230
330	Springbrook Estates	650	0	650	650	0	0
331	Enclave	490	0	490	490	0	0
333	Renaissance Ranch	355	0	355	355	0	0
334	Cantalena	935	0	935	0	303	632
335	The Resort	1750	0	1750	0	646	1104
336	Desert Dunes	2250	0	2250	2250	0	0
337	Emerald Meadows	1196	65	1131	314	612	205

Table H-57 Housing Potential of Specific Plans in Unincorporated Riverside County							
Specific Plan		Dwelling Units			Income Category		
Number	Name	Maxed D.U.s	Built D.U.s	Remaining D.U.s	Above Moderate	Moderate	Very Low/Low
342	Villages of Lake View	11350	0	11350	0	5830	5520
360	Valante	460	0	460	0	236	224
362	Panorama	2718	0	2718	0	2099	619
	Subtotal	**83971**	**16108**	**64624**	**33839**	**20410**	**13289**

Total Housing Units	158,649
Total Households	136,012
Renter Households	36,607
Owner Households	99,405
Vacant Housing Units	22,637
Vacant Units: For Rent	3,373
Vacant Units: Sold, Not Occupied	179
Vacant Units: For Sale	3,436
Vacant Units: Sold, Not Occupied	814
Vacant Units: Seasonal Use	9,948
Vacant Units: Others, include for Migrant Workers	4,887
Other Vacant Units Share of Total Housing Stock	3.1%
Total Effective Vacant Units	6,809
Effective Vacancy Rate	4.7%
% of Renter	26.9%
% of Owner	73.1%
Sum of Renter and Owner	100.0%
Healthy Market Vacancy Rate	1.9%
Estimated Units Required to Maintain Healthy Market Condition	2,746
Vacancy Credit 1: Effective Vacant Units Minus Units Under Healthy Market	4,063
Vacancy Rate	14.3%

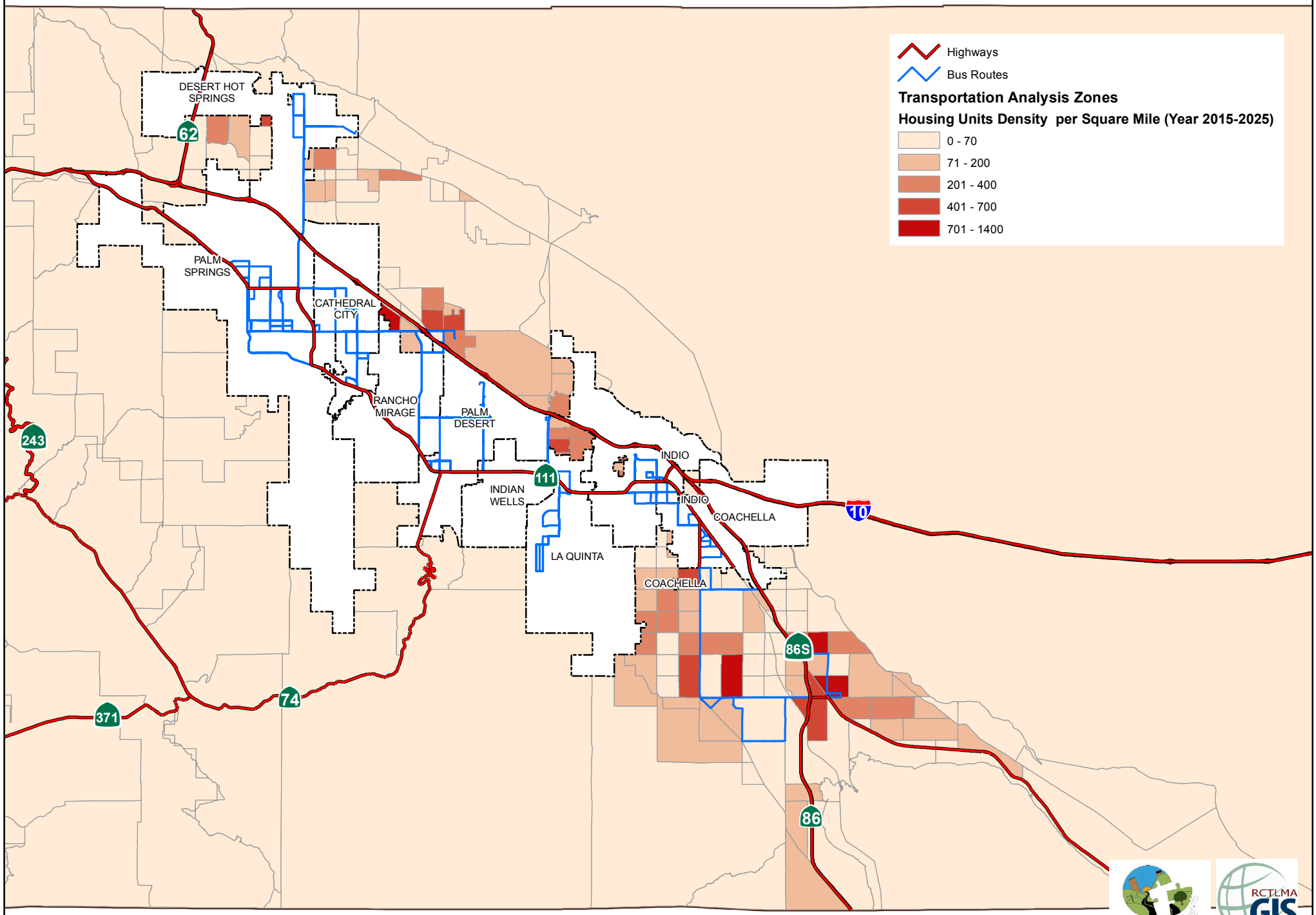
source: 2010 Census Bureau

Eastern Riverside County



source: Riverside County Projections 2010

Eastern Riverside County



source: Riverside County Projections 2010

HOUSING UNIT DEMOLITION DATA SURVEY FORM *(SHORT FORM)*

City : *Balance Of County*

County : *Riverside*

PLEASE COMPLETE SURVEY FORM AND RETURN THE SURVEY TO OUR OFFICE BY JULY 15, 2011. (***Attention:*** *Javier Minjares, Southern California Association of Governments, 818 W. 7th St., 12 floor, Los Angeles, CA 90017 | T. (213) 236-1893*)

INSTRUCTIONS	**(a)** thru **(h)** Enter the number of demolished housing units (if appropriate, uses can get data from 'Sheet 1'); **(i)** Enter the number of affordable housing units among the demolished housing units; **(j)** thru **(q)** Enter the number of newly constructed or permitted housing units on demolition site; **(r)** Enter the number of affordable housing units among the newly constructed or permitted housing units; **(s)**&**(t)** For sites that have remained vacant after the demolition where zoning is designated ***for housing uses*** , enter the number of parcels and the potential housing unit capacity on such sites; **(u)**&**(v)** For sites that have been converted to non-housing uses after demolition, or sites that have remained vacant after demolition and zoning is designated ***for non-housing uses*** , enter the number of parcels and the potential loss of housing unit capacity from the changes.

REPORT YEAR	DEMOLISHED HOUSING UNITS LOST									NEWLY CONSTRUCTED OR PERMITTED HOUSING UNITS GAINED									NOT DEVELOPED NOR PERMITTED FOR HOUSING USES AFTER THE DEMOLITION			
	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS LOST	AFFORDABLE UNITS OUT OF TOTAL UNITS LOST	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS GAINED	AFFORDABLE UNITS OUT OF TOTAL UNITS GAINED	NOT DEVELOPED		LAND USE CHANGE	
	DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			PARCELS	UNITS	PARCELS	UNITS
	(a)	(b)	(c)	(d)=(a)+(b)+(c)	(e)	(f)	(g)=(e)+(f)	(h)=(d)+(g)	(i)	(j)	(k)	(l)	(m)=(j)+(k)+(l)	(n)	(o)	(p)=(n)+(o)	(q)=(m)+(p)	(r)	(s)	(t)	(u)	(v)
2001	32		1	33	2		2	35		2		2	4			0	4		4	4		
2002	71		3	74		5	5	79		25		4	29			0	29		14	14		
2003	73		5	78			0	78		195		9	204			0	204		6	6		
2004	69		6	75			0	75		88		9	97			0	97		17	17		
2005	76		8	84			0	84		176		10	186		96	96	282		7	7		
2006	87		29	116			0	116		168		6	174			0	174		11	11		
2007	70		21	91			0	91		704		8	712			0	712		5	10		
2008	71		23	94			0	94		583		4	587		104	104	691		8	8		
2009	55		18	73			0	73		347		6	353		2	2	355		26	27		
2010	34		7	41			0	41		210		13	223			0	223		7	20		
2011	45		4	49			0	49		440		5	445			0	445		10	10		
TOTAL	683	0	125	808	2	5	7	815	0	2,938	0	76	3,014	0	202	202	3,216	0	115	134	0	0

AB 2158 Factors – City of Sierra Madre

1) *Existing and projected jobs and housing relationship, i.e. the jobs and housing balance of a jurisdiction.*

Sierra Madre has a significant jobs/housing imbalance. Additional housing units would exacerbate that imbalance.

SCAG's Draft Integrated Growth Forecast determined an estimated 3,271 jobs were in the city in 2010. The 2010 Census counted 5,113 housing units in the city. Sierra Madre therefore has a .63 jobs per housing unit even though planning professionals believe the optimal ratio is roughly 1.50 jobs per housing unit.[1] Stated differently, Sierra Madre has nearly 2.4 times the recommended number of housing units.

Some might argue that the city should be allocated additional units because SCAG projects the city will gain 107 jobs by 2020 and another 61 by 2035. But even if these projections are accurate and no additional housing units were created in 25 years (both questionable assumptions), by 2035, the jobs to housing ratio would increase only slightly, to only .67 jobs per housing unit. In other words, even with these questionable assumptions, the jobs/housing imbalance would remain at well over 2.2 times the recommended ratio.

2) *Lack of capacity for sewer or waste water service due to external factors beyond the jurisdiction's control that preclude the jurisdiction from providing necessary infrastructure for additional development*.

Approximately ten percent of Sierra Madre's residences and commercial establishments are on septic systems. In theory, sewers could be built to those areas in the city where sewers do not currently exist. However, in some instances, due to topographical concerns, the construction or extensions of sewers would be cost prohibitive, rendering the development of multi-family housing infeasible.

Problems encountered in the operation of the City's sewer system include an aged system at risk of lateral or main failure, and root infestation into sewer mains.

3) *Availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased density. SCAG cannot solely consider local zoning ordinances or land use restrictions in determining suitable available land.*

---

[1] *See* Jerry Weitz, *Jobs-Housing Balance*, APA Planning Advisory Service Report No. 516, p.4, available at: http://www.planning.org/pas/reports/subscribers/pdf/PAS516.pdf. The report cites two different studies. One study recommends a housing balance be between 1.4 and 1.6; the other recommends a balance between 1.3 and 1.7.

Sierra Madre is a predominately urbanized, built-out community characterized by low density single-family residential and commercial uses. The residential uses in Sierra Madre occupy 93 percent of the land area and commercial & light manufacturing occupy 4 percent of the land area, with the balance designated for other uses, such as institutional and municipal uses. Little land in this 3.03-square-mile City remains for new development.

Of the mere 610 acres of vacant land in the City, all but one is located within the Hillside Management Zone, a zone that allows development taking into consideration the significant constraints of the San Gabriel Mountains. For numerous reasons, the land within the Hillside Management Zone is unsuitable for high-density residential housing.

First, approximately one-half of the undeveloped hillsides are subject to conservation easements held in trust by the Sierra Madre Mountain Conservancy. Legally, such property cannot be developed.

Second, approximately 40 acres of land in the Hillside Management Zone are subject to flood control easements.

Third, these hillside areas are in the City's Very High Fire Hazard Zone. Within the last 2 to 3 years, the City recommended evacuation from existing hillside communities on numerous occasions due to wildfire concerns. The steep slopes, the high brush areas, and the abutting Angeles National Forest create a significant fire danger (exemplified by the recent Station Fire, just miles from the city boundary). Building multifamily units in this area would greatly increase the potential damage caused by wildfires.

Fourth, the area has been characterized by numerous landslide related dangers throughout the City's history. The urban/wildland interface areas above the city are most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to persons and property during rainfall events. Flood in these special risk areas can occur rapidly depending on the time transpired since a fire event, the frequency of rainfall events, the duration of rainfall events and the intensity of the precipitation. Moreover, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce. Therefore, residential areas below these facilities are potentially subject to post-fire debris flow damage. Adding high-density housing close to hillsides would exacerbate the potential danger of landslides.

Fifth, because of the steep slopes, significant grading would be required to allow for any buildable pads. The weight of multifamily housing would require significant and costly engineering improvements that would not be necessary for single family residences. Further, in some instances, construction of the necessary winding roads and infrastructure (sewer, electricity, etc.) would add significant cost. Collectively, these topography-related costs often would make the construction of multifamily housing economically infeasible. Moreover, as noted above, the hillside areas above the city are prone to major flooding and mudslides, especially in the years immediately following a brush fire in the foothills,

rendering these areas extremely hazardous to persons and property during rainfall events. Furthermore, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce, exposing residential areas below these facilities to significant risks of debris-flow damage.

With respect to potential residential development within commercial areas, just four percent (80 acres) of the Sierra Madre's land area is designated for commercial and light manufacturing use under the General Plan, and thus it is important for Sierra Madre's continued economic viability to maintain its limited commercial base. Parcel sizes in the City's commercial zone are small and shallow, not permitting development of significant structures and their required parking. Moreover, the majority of commercial buildings are over 50 years in age, and are occupied by boutique-type shops which are unlikely to be converted to housing. In addition, there are no remaining vacant lots within the commercial zone to accommodate potential mixed use or multi-family housing.

In sum, Sierra Madre has significant land use constraints, and there are few opportunities for development of additional housing units.

4) *Lands protected by federal or state programs, including open space, farmland, or environmental habitats.*

The Sierra Madre Mountain Conservancy holds a conservation easement over 1,403 acres within City boundaries. These easements prohibit development of housing on these properties.

5) *County policies to preserve farmland within an unincorporated area.*

This is not a factor. The City is incorporated.

6) *Household growth distribution assumed for the RTP and opportunities to maximize existing transit infrastructure.*

In SCAG's May 2011 Draft Integrated Growth Forecast, it is projected that Sierra Madre will add 71 new households within the next 9 years (by year 2020).

The City is served by two MTA bus routes and a City-operated shuttle service designed to service the established pattern of development in Sierra Madre, (i.e. primarily single-family residential homes) and local-serving commercial and retail uses.

The Sierra Madre Villa Station is the light rail station closest to Sierra Madre. The Sierra Madre Villa station is located in Pasadena, and is 2.5 miles from the Sierra Madre's geographic center, and 1.2 miles from the city's nearest border. As the City is not within walking distance of an existing or planned transit station, development of higher density transit-oriented housing is not viable. Moreover, Sierra

Madre is not located along a pass-through route that would make it an appropriate location for transit-oriented development.
The City's main two main arteries are Baldwin Avenue and Sierra Madre Boulevard, and each road is a single lane. There are no traffic signals in the City. Due to the City's distance from highways and major arterials, there is limited demand for new commercial development.

7) ***The loss of low-income housing units in assisted housing development due to contract expirations or termination of use restrictions*****.**

The City has not experienced or is not projected to experience any loss of low-income housing units. Sierra Madre's only assisted housing development, the Esperanza Senior Housing Project constructed in 2006, is subject to a recorded covenant that requires that its 46 units be maintained as low-income units for 55 years.

8) ***The market demand for housing*****.**

Sierra Madre housing prices of $390 a square foot are significantly higher than the County average. To allow for projects that include a component of affordable housing to be economically feasible, the housing would require significant subsidies not available at the local level, combined with densities that cannot be accommodated given the constraints described under Factor No. 3 above.

9) ***Agreements between a county and cities in a county to direct growth towards unincorporated areas.***

This is not a factor as there are no such agreements between the City and County.

10) ***High-housing cost burdens*****.**

As documented by the 2000 Census, housing overpayment (>30% income on housing costs) was measured at 27% among the City's renters, compared to 46% Countywide. Among the City's homeowners, housing overpayment was 22%, compared to the Countywide average of 35%. Thus, Sierra Madre residents are not characterized as experiencing high housing cost burdens.

11) ***Farmworker housing needs*****.**

No farmworker housing is needed in the City. No farmland exists in the city, nor does the Zoning Map designate any, nor are there nearby farms necessitating the city to provide such housing.

12) ***Student housing needs generated by a university within any member jurisdiction.***

The nearest major universities are Azusa Pacific University in Azusa, the Claremont Colleges in Claremont and California State Polytechnic University, located 14 miles, 24 miles and 23 miles,

respectively, from downtown Sierra Madre. However, due to their distance from the City, it is not expected that a significant number of their students would seek to fulfill their housing needs in the City. Consequently, this should not be considered a factor in allocating very low- to low-income housing to Sierra Madre.

HOUSING UNIT DEMOLITION DATA SURVEY FORM *(SHORT FORM)*

City : *Sierra Madre*

County : *Los Angeles*

PLEASE COMPLETE SURVEY FORM AND RETURN THE SURVEY TO OUR OFFICE BY JULY 15, 2011. (***Attention:*** *Javier Minjares, Southern California Association of Governments, 818 W. 7th St., 12 floor, Los Angeles, CA 90017 | T. (213) 236-1893*)

INSTRUCTIONS	**(a)** thru **(h)** Enter the number of demolished housing units (if appropriate, uses can get data from 'Sheet 1'); **(i)** Enter the number of affordable housing units among the demolished housing units; **(j)** thru **(q)** Enter the number of newly constructed or permitted housing units on demolition site; **(r)** Enter the number of affordable housing units among the newly constructed or permitted housing units; **(s)**&**(t)** For sites that have remained vacant after the demolition where zoning is designated ***for housing uses*** , enter the number of parcels and the potential housing unit capacity on such sites; **(u)**&**(v)** For sites that have been converted to non-housing uses after demolition, or sites that have remained vacant after demolition and zoning is designated ***for non-housing uses*** , enter the number of parcels and the potential loss of housing unit capacity from the changes.

REPORT YEAR	DEMOLISHED HOUSING UNITS LOST									NEWLY CONSTRUCTED OR PERMITTED HOUSING UNITS GAINED									NOT DEVELOPED NOR PERMITTED FOR HOUSING USES AFTER THE DEMOLITION			
	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS LOST	AFFORDABLE UNITS OUT OF TOTAL UNITS LOST	SINGLE UNIT STRUCTURE				MULTI-UNIT STRUCTURE			TOTAL UNITS GAINED	AFFORDABLE UNITS OUT OF TOTAL UNITS GAINED	NOT DEVELOPED		LAND USE CHANGE	
	DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			DETTACHED	ATTACHED	MOBILE HOMES	TOTAL	2, 3, OR 4 - PLEX	5 OR MORE	TOTAL			PARCELS	UNITS	PARCELS	UNITS
	(a)	(b)	(c)	(d)=(a)+(b)+(c)	(e)	(f)	(g)=(e)+(f)	(h)=(d)+(g)	(i)	(j)	(k)	(l)	(m)=(j)+(k)+(l)	(n)	(o)	(p)=(n)+(o)	(q)=(m)+(p)	(r)	(s)	(t)	(u)	(v)
2001	5	0	0	5	0	0	0	5	0	4	0	0	4	0	0	0	4	0	0	0	0	1
2002	5	0	0	5	0	0	0	5	0	9	0	0	9	0	0	0	9	1	0	0	0	0
2003	4	0	0	4	0	0	0	4	0	3	0	0	3	0	0	0	3	0	0	0	0	0
2004	9	0	0	9	0	0	0	9	0	5	0	0	5	0	46	46	51	46	0	0	0	0
2005	4	0	0	4	0	0	0	4	0	3	0	0	3	3	0	3	6	0	0	0	0	0
2006	7	0	0	7	0	0	0	7	0	7	10	0	17	0	0	0	17	0	0	0	0	0
2007	3	0	0	3	0	0	0	3	0	3	0	0	3	0	0	0	3	0	0	0	0	0
2008	2	0	0	2	0	0	0	2	0	1	0	0	1	0	0	0	1	0	0	0	0	0
2009				0			0	0					0			0	0					
2010				0			0	0					0			0	0					
2011				0			0	0					0			0	0					
TOTAL	39	0	0	39	0	0	0	39	0	35	10	0	45	3	46	49	94	47	0	0	0	1

Southern California Association of Governments
Local Planning Factors Survey ("AB 2158 Factors")
Per Government Code Sections 65584.04(b)(1) and (d)

City/County: Signal Hill/Los Angeles
Subregion: Gateway Cities COG
Contact Person: Scott Charney
Phone Number/Email: (562)989-7343/scharney@cityofsignalhill.org

Factor	Input
1. Existing and projected job housing balance	
2. Lack of capacity for sewer or water service due to federal and state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.	
3. The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities.	-Oil well constraints * -Earthquake faults * -Steep slope * * See attached letter
4. Lands preserved or protected from urban development under existing federal and state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.	
5. County policies to preserve agricultural land within an unincorporated area.	
6. The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.	

CITY OF SIGNAL HILL

2175 Cherry Avenue ◆ Signal Hill, CA 90755-3799

August 8, 2011

Ma'Ayn Johnson
SCAG
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017 -3435

Subject: Signal Hill's AB 2158 Factor Survey

Dear Ms. Johnson:

The City of Signal Hill is responding to SCAG's request for information requested developing a regional determination for the 2012 RHNA. As prescribed under AB 2158, we offer the following factors as constraints to housing development on our community:

AB 2158 Factor No. 3 – "*The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased densities.*"

1. Environmental Hazards – Petroleum Production

   Signal Hill is the site of one of the largest historic oils fields in the State. Over 2,400 wells have been drilled throughout the City and 400 wells and numerous petroleum storage tanks remain (Attachment A). Before a property with existing or previous oil-related activity can be developed, compliance with various Federal, State and local regulations must be achieved.

   Previously Abandoned Oil Wells - In November 2010, the State Division of Oil, Gas and Geothermal Resources (DOGGR) abruptly terminated their methane leak testing of oil wells and their development review and oil well certification program. This testing and certification was required under the City's Oil Code prior to development. Due to DOGGR's abrupt policy change, all development on properties with previously abandoned oil wells has been placed at a stand-still. Unless DOGGR reverses its policy decision or the City accepts the associated liability and ultimately creates its own alternative program for oil well abandonment, development in Signal Hill will be seriously constrained.

   Even if the regulatory issues are resolved, it's important to recognize the cost constraints to development on properties with previously abandoned oil wells. For example, the following chart highlights the impacts of oil well abandonment at previously approved residential projects in Signal Hill:

Aragon	81 condominium units	3 acre site	9 previously abandoned wells	Total Abandonment Cost $3,500,000	Cost Per Well $390,000
Signal Hill Collection	54 condominium units	2.25 acre site	4 Previously abandoned wells	Total Abandonment Cost $950,000	Cost Per Well $238,000

The abandonment work at both of these projects has been completed but not certified by DOGGR (per discussion above).

Active Oil Wells - In addition to the above, the Los Angeles County Fire Code typically requires that new dwellings be setback a minimum of 100 feet from an active oil well even if the well is on an adjacent parcel (Attachment B). In certain circumstances, the setback can be reduced to 50 feet.

Easement Restrictions - Given the City's oil well legacy, oil production easements have been recorded on many properties that may restrict or prevent development of land that appears vacant (Attachment C).

2. Earthquake Faults

Due to the presence of three active splinter faults associated with the Newport-Inglewood Fault, sizable portions of Signal Hill are located within the Alquist-Priolo Special Studies Zone (Attachment D). The Zone cuts diagonally across the City and includes areas designated for residential development.

Section 3603 of the Alquist-Priolo Special Studies Zone Act prohibits structures to be constructed across the trace of an active fault or within fifty feet of either side. This effectively creates a 100-foot no build zone along the length of any fault.

The precise locations of earthquake faults can only be determined upon exhaustive geologic investigation. However, recent investigations in Signal Hill have discovered extensive faulting. In 2001, for example, the approved site plan for the South Slope of the hilltop area had to be modified to respond to the discovery of previously unknown faults. This resulted in a 17% reduction in the number of dwellings built (100 on 36.4 acres instead of 121 – Attachment E).

3. Steep Slopes and Unstable Soil

The predominate characteristic of Signal Hill is the "hill" itself. While the hilltop itself is relatively flat, the slope of the flanks range from 10 to 80 percent. Properties with slopes greater than 20 percent are generally unsuitable for intensive development due to the significant amount of grading required. Recent

low-density development on a portion of the hill included retaining walls up to 43 feet high.

Several portions of the hilltop area have been identified as being earthquake-induced landslides on the State's Seismic Hazards Zone Map (Attachment F). Several landslides occurred in 1998 along the north slope of the hill that resulted in the closure of Panorama Drive between Dawson and Raymond Avenues. The street was subsequently converted to a pedestrian promenade.

These constraints serve as unique and significant disincentives to development in Signal Hill. They limit the number of available sites and should be reflected in our RHNA allocation. Of particular concern is that the mitigation necessary to address these constraints is simply cost prohibitive for affordable projects.

Thank you for the opportunity to comment. If you have any questions or need additional documentation, please contact me at (562) 989-7343.

Sincerely,

Scott Charney
Director of Community Development