MEMO

TO: Energy and Environment Committee

FROM: Jeffrey Smith, Senior Regional Planner, (213) 236 1867, e-mail: smithj@scag.ca.gov

DATE: September 2, 2004

SUBJECT: Intergovernmental Review Year 2003 Activity Report – Executive Summary

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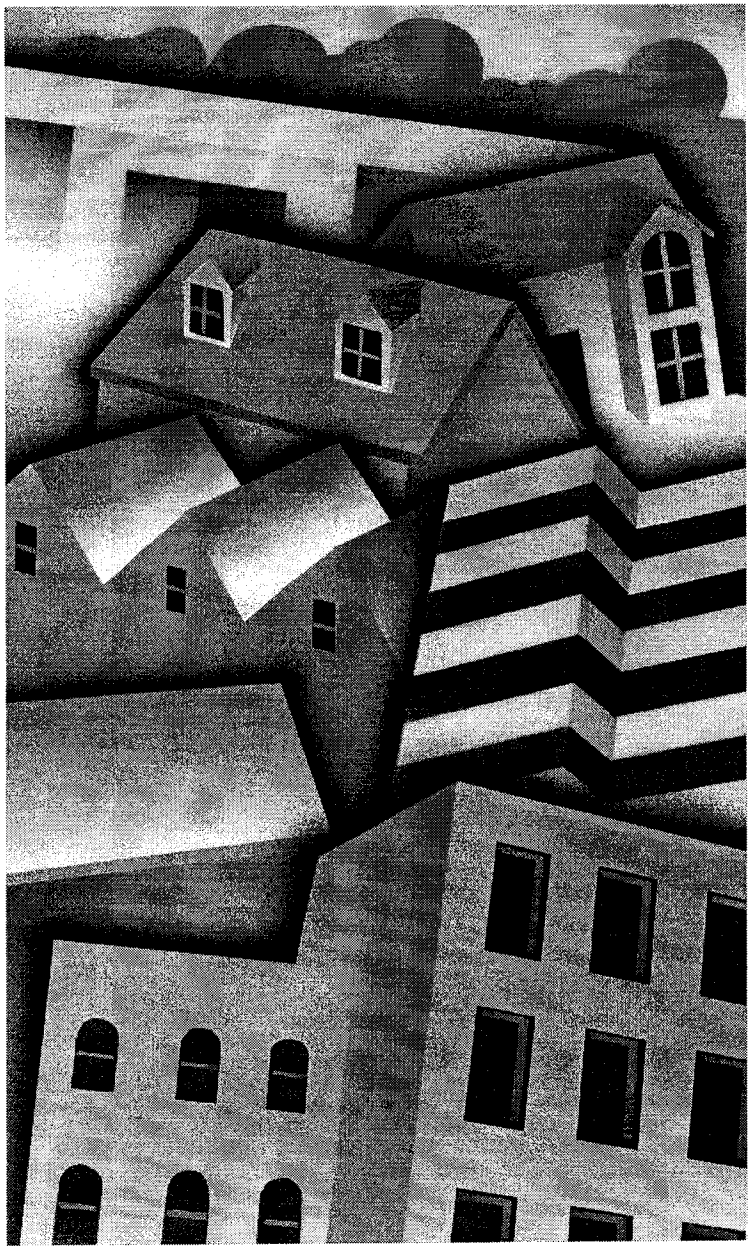
Recommended Action:
Information Only

Summary:
SCAG's Intergovernmental Review Section (IGR) is responsible for performing a consistency review for regionally significant local plans, projects and programs with policies of the Regional Comprehensive Plan and Guide and the Regional Transportation Plan.

Attached for the Committee's information, is an Executive Summary on IGR Activity for the Year 2003. The Summary provides information on the proposed potential number of dwelling units and square footage of new development based on information received by SCAG's IGR Section.

The Intergovernmental Review Year 2003 Activity Report and Executive Summary is now posted on SCAG's IGR Web Page at www.scag.ca.gov/igr.

Fiscal Impact:
The staff resources necessary for Intergovernmental Review are contained within the adopted Fiscal Year 2004 / 2005 SCAG Budget.



INTERGOVERNMENTAL REVIEW
YEAR 2003 ACTIVITY REPORT
EXECUTIVE SUMMARY

Projects Reviewed and Assessed by the Southern California Association of Governments Intergovernmental Review Section for Consistency with the Policies of the Southern California Association of Government's Regional Comprehensive Plan and Guide and the Regional Transportation Plan

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MAY 2004

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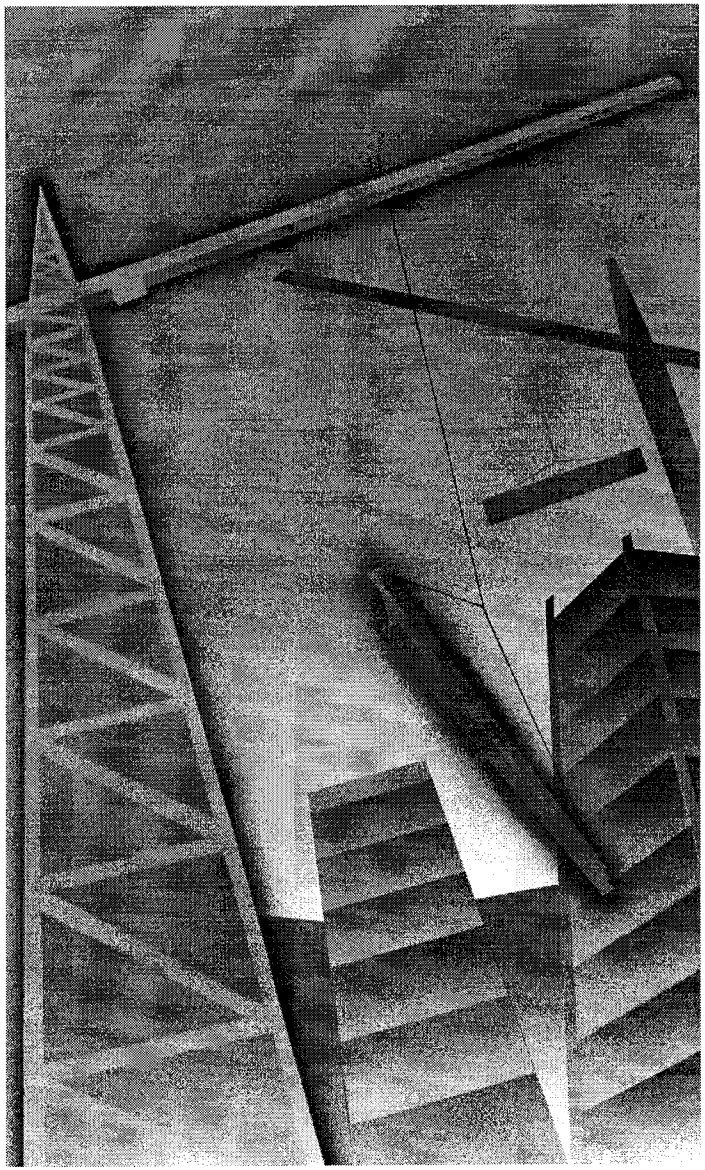

INTRODUCTION

The Intergovernmental Review Year 2003 Activity Report is a report on project activity and development potential in the Southern California region based on documentation received by the Southern California Association of Governments (SCAG) from state, local and non-profit agencies. SCAG is the designated Metropolitan Planning Organization for Southern California, responsible for addressing and resolving regional issues and planning for six counties, 187 cities and 14 subregions. Appendix A describes the various roles and responsibilities of SCAG. The SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. Appendix B lists all of the cities and subregions within the Region. A map of the SCAG Region can be found on page 3.

The physical growth of Southern California is a result of development activity. This includes local plans, programs and projects that recognize land use development, transportation, public services and utilities, and other related projects within the SCAG region. Documentation for projects, local plans and programs, including projects of regional significance, are received by SCAG's Intergovernmental Review Section for review and comment.

ROLE OF INTERGOVERNMENTAL REVIEW

SCAG's Intergovernmental Review (IGR) Section is responsible for performing a consistency review of local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documentation is reviewed and an assessment is made on whether the project is consistent with or supportive of a specific RCPG and/or RTP policy.

REGIONALLY SIGNIFICANT PROJECTS

The criteria for projects of regional significance are defined in Section 15206 of the California Environmental Quality Act (CEQA)

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Guidelines, and projects that directly relate to the policies and strategies contained in the RCPG and the RTP. The minimum list of criteria for projects of regional significance is included as follows:

CEQA REQUIREMENTS

- A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.
- A proposed residential development of more than 500 dwelling units.
- A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- A proposed hotel/motel of more than 500 rooms.
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- A project that would result in the cancellation of a Williamson Act Contract for any parcel of 100 or more acres.
- A project for which an EIR was prepared and which is located in and substantially impacting an area of critical environmental sensitivity. This includes the California Coastal Zone.
- A project that would substantially affect sensitive wildlife habitats such as riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.
- A project that would interfere with the attainment of regional water quality standards as stated in the approved areawide wastewater management plan.
- A project that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.
- A project that has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located.

TRANSPORTATION

- Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.

PUBLIC SERVICES/UTILITIES

- New or expanded electrical generating facilities and transmission lines.
- Petroleum-related recovery operations, storage facilities or expansion of existing facilities and pipelines that are part of a regional or national distribution system.
- Flood control projects, dams, reservoirs or debris basins on or affecting a major body of water that has a tributary area of 20,000 acres at the county line; or facilities on a drainage course having a tributary basin of 50,000 acres and draining directly into the ocean.
- Regional water management plans.
- Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.
- Water treatment facilities with a capacity of 225,000 gallons per day, or the expansion of an existing facility by that much, and proposed major arterial water mains.
- Proposed solid waste disposal sites in excess of 40 acres or the expansion of these facilities by 40 acres.
- Regional waste management plans.

OTHER PROJECTS

- Air quality regulatory plans.

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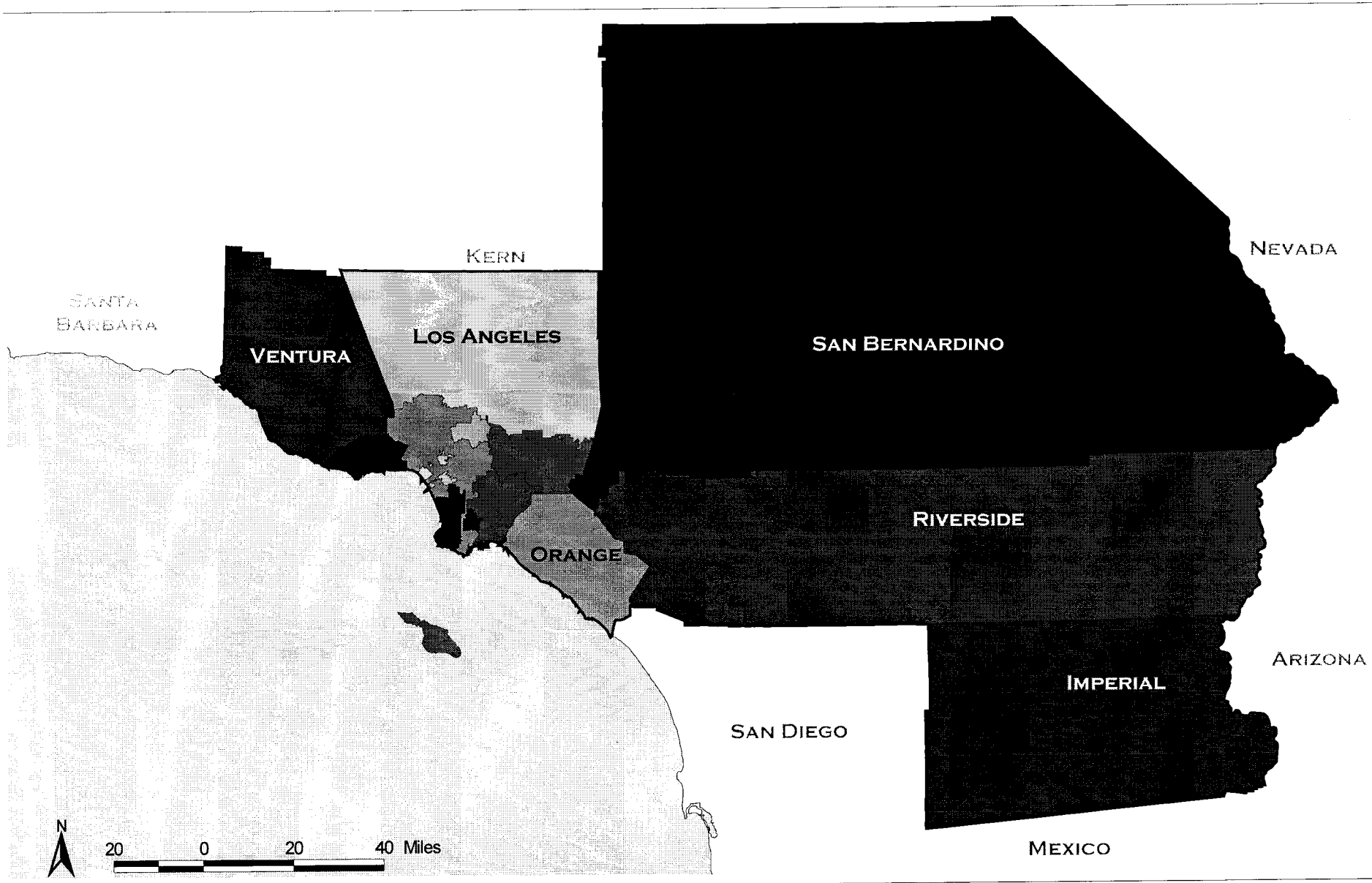

SCAG Region and Subregions

- Arroyo Verdugo Cities
- Coachella Valley Association of Governments
- City of Los Angeles
- Gateway Cities Council of Governments
- Imperial Valley Association of Governments
- Las Virgenes Malibu Council of Governments
- North Los Angeles County
- Orange County Council of Governments
- San Bernardino Associated Governments
- San Gabriel Valley Council of Governments
- South Bay Cities Council of Governments
- Ventura Council of Governments
- Western Riverside Council of Governments
- Westside Cities

SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS

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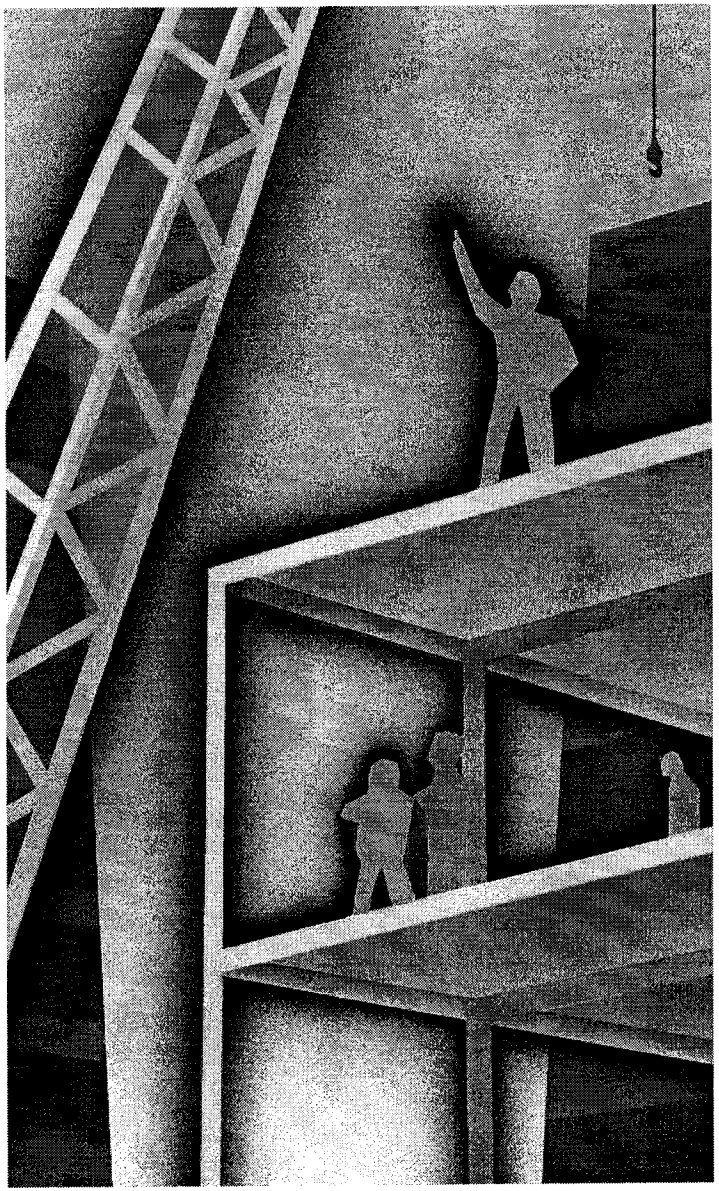
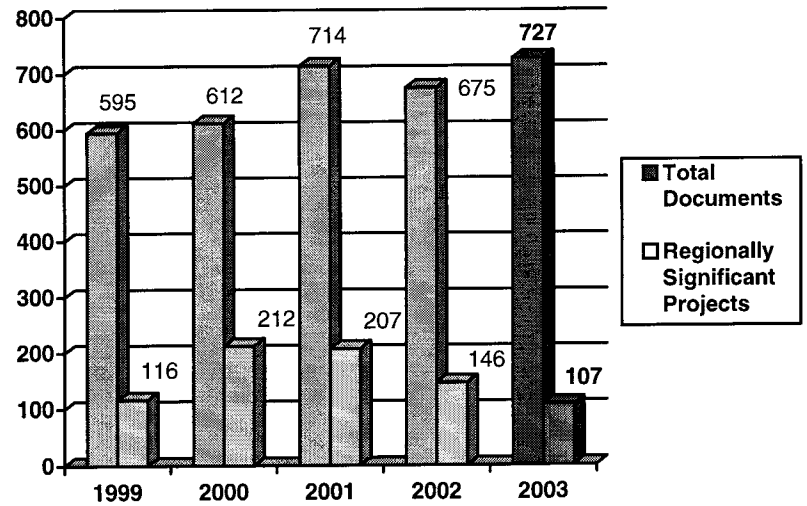


YEAR 2003 ACTIVITY SUMMARY

For the Year 2003, SCAG's IGR Section received, logged and reviewed over 700 documents for a variety of projects, programs and plans within the six county SCAG region. This is approximately an 8% increase in the number of documents received over last year. The following highlights activity for the Year 2003.

YEAR 2003 DETAILS

On average, SCAG's IGR Section receives over 650 documents each year for review and comment. SCAG received 595 documents in 1999, 612 documents in 2000, 714 documents in 2001, 675 documents in 2002, and 727 documents in 2003.



The following outlines IGR activity for the Year 2003:

YEAR 2003	TOTALS
TOTAL DOCUMENTS RECEIVED	727
PROJECTS OF REGIONAL SIGNIFICANCE	107

The majority of documents received, reviewed and commented on included Notices of Preparation (NOP) for environmental reports, Draft Environmental Impact Reports (Draft EIR, EIS, EIR/EIS), and

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Negative and Mitigated Declarations (ND, MND). The majority of documentation received was for projects related to public facilities, residential development and general plan preparation. The following counties lead in local plan, project and program activity: Los Angeles, Riverside and Orange. The information provided below is an overall accounting of activities for the Year 2003:

QUARTERLY ACTIVITY	1ST QTR	2ND QTR.	3RD QTR.	4TH QTR.
TOTAL DOCUMENTS RECEIVED	191	174	192	170
REGIONALLY SIGNIFICANT PROJECTS REVIEWED	22	32	34	19

PROJECTS BY DOCUMENT TYPE	ALL DOCUMENTS	REGIONALLY SIGNIFICANT DOCUMENTS
NOP	182	54
DRAFT EIR, EIS	125	39
ENV. ASSESSMENT	41	5
NEG. DECLARATION	155	3
MIT. NEG. DECLARATION	91	6
PERMITS	76	0
GRANTS	57	0
TOTALS	***727***	***107***

PROJECTS BY DEVELOPMENT TYPE	ALL DOCUMENTS	REGIONALLY SIGNIFICANT PROJECTS
COMMERCIAL	82	4
GENERAL PLAN	55	21
INDUSTRIAL	27	6
MIXED-USE	36	15
OFFICE	8	3
PUBLIC FACILITIES	316	19
RESIDENTIAL	151	24
TRANSPORTATION	52	15
TOTALS	***727***	***107***

PROJECTS BY COUNTY	ALL PROJECTS	REGIONALLY SIGNIFICANT PROJECTS
IMPERIAL	49	4
LOS ANGELES	349	45
ORANGE	80	16
RIVERSIDE	112	19
SAN BERNARDINO	79	15
VENTURA	44	5
OTHER / OUTSIDE	14	3
TOTAL	***727***	***107***

YEAR 2003 DEVELOPMENT ACTIVITY SUMMARY

Another reason for this Report is to provide an accounting of potential new construction/development activity. The information in this section reflects the number of proposed development projects, as opposed to the overall totals outlined in the previous section.

Identifying the development type and determining the approximate square footage or number of residential units derives this information. The majority of documentation received in development activity was from Los Angeles, Riverside and Ventura Counties.

Documentation was received on 161 projects related to commercial, industrial, mixed-use, office and residential developments. The tables below summarize development activity for the Year 2003:

PROJECTS BY DEVELOPMENT TYPE	ALL PROJECTS	REGIONALLY SIGNIFICANT PROJECTS
COMMERCIAL	31	2
INDUSTRIAL	14	4
MIXED-USE	21	6
OFFICE	5	1
RESIDENTIAL	90	12
TOTALS	***161***	***25***

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PROJECTS BY COUNTY	ALL PROJECTS	REGIONALLY SIGNIFICANT PROJECTS
IMPERIAL	5	0
LOS ANGELES	85	9
ORANGE	9	5
RIVERSIDE	22	4
SAN BERNARDINO	17	7
VENTURA	23	0
TOTAL	***161***	***25***

The table below shows each development type with its potential square footage and number of dwelling units. A map on page 13 shows the general location of each development type.

DEV. TYPES	REGIONALLY SIGNIFICANT PROJECTS	NON SIGNIFICANT PROJECTS	TOTAL SF / DU
COMMERCIAL	1,530,000 SF	3,723,691 SF	5,235,691 SF
INDUSTRIAL	21,501,000 SF	706,572 SF	22,225,572 SF
MIXED-USE	4,379 DU 6,623,700 SF	1,524 DU 1,119,383 SF	5,903 DU 7,743,083 SF
OFFICE	300,000 SF	340,028 SF	640,028 SF
RESIDENTIAL	29,923 DU	10,492 DU	40,415 DU

This section describes project and development activity locations by providing a regional summary and a discussion of each development type and proposed development by County for 2003. The proposed development activity for 2003 is summarized as follows:

DEVELOPMENT ACTIVITY

REGIONAL SUMMARY

In 2003, twenty-five projects of regional significance were received. These projects consisted of a development potential of over 34,000 dwelling units and approximately 30,000,000 square feet of commercial, industrial and office floor area, combined. Project documentation on residential and commercial development projects were the most frequent type of development information received in 2003.

Commercial development projects often were clustered near housing developments throughout the region. Two regionally significant commercial developments were located in the City of Inglewood, Los Angeles County, and the City of Grand Terrace, San Bernardino County.

Documentation was received for residential development projects of regional significance in the outlying parts of the SCAG region, including such areas as southern Orange County, southwestern Riverside County, northern Los Angeles County, and San Bernardino County. Other regionally significant residential development projects were found within the Los Angeles basin, in the City of Pasadena, southeast Los Angeles County, and central Orange County. Numerous smaller residential development project locations occurred across the region in all six counties. These smaller developments amount to only 29% of the total number of dwelling units proposed for all projects.

Large industrial development projects were planned near the Ontario International Airport and near the City of Victorville at the Southern California Logistics Airport in San Bernardino County.

Mixed-use development projects continued a trend seen in the 2002 report and were located primarily in the urban core of Los Angeles and Orange Counties.

Office development projects remained few in number and small in square footage. Some office space floor area was captured in mixed-use developments. However, the market has not been demanding new office development. In fact, in some parts of the region, such as downtown Los Angeles, vacant office buildings were, and continue to be, converted to residential uses.

COMMERCIAL DEVELOPMENT

Documentation was received for thirty-one projects. This represents a development potential of approximately 5.23 million square feet of

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commercial floor area. The majority of the proposed new commercial development occurred in Los Angeles County where twenty projects were proposed. Regionally significant commercial development projects were proposed to be located in the City of Inglewood in Los Angeles County and the City of Grand Terrace in San Bernardino County. Other commercial development was spread across the region but clustered on the west side of Los Angeles and eastern San Gabriel Valley. Commercial project locations and residential project locations often were in close proximity to each other in 2003. The commercial developments provide the shopping and amenities that will be utilized by residents in the new residential developments.

Industrial Development

Staff received documentation on fourteen projects, which represents a development potential of approximately 22.2 million square feet of industrial floor area. The majority of the proposed new industrial development occurred in San Bernardino County, consisting of four projects. San Bernardino County has become the regional center of warehousing and distribution with its proximity to major highways, freight rail lines, and cargo airports located here. Regionally significant industrial projects were proposed near the Ontario International Airport and the Southern California Logistics Airport.

Several of the industrial development projects were located in the City Oxnard in Ventura County and one project was located in the City of El Centro in Imperial County. These projects comprised less than 5% of the square footage of the four regionally significant projects proposed for development in San Bernardino County.

Mixed-Use Development

Documentation was received for twenty-one projects related to mixed-use development. These projects represent a development potential of approximately 7.7 million square feet of a mix of commercial, office and industrial uses, along with approximately 5,900 residential units. Two-thirds of the proposed new mixed-use developments occurred in Los Angeles County. Mixed-use development projects were located primarily in the urban core of the region, in southern Los Angeles County and in Orange County. There were three regionally significant mixed-use projects in both Los Angeles County and Orange County. These projects included approximately 4,380 residential units and over 6.6 million square feet of a mix of commercial and office uses.

A few mixed-use projects were scattered outside of the Los Angeles basin in Ventura County, northern Los Angeles County, and the Inland Empire. Mixed-use developments were spreading to these areas but remained primarily a tool to accommodate growth and to revitalize the older, urban core of the region.

Office Development

Staff received documentation on five office development projects. These proposed projects represent a development potential of approximately 640,000 square feet of office floor area. The majority of the proposed new office development occurred in Los Angeles County where two projects were proposed. Similar to 2002, the market continued to dictate that office development, standing alone, was not preferred. It is assumed that developers coupled office uses with other types of uses to make them profitable. Some of the mixed-use developments included office space among the total square footage reported.

There was only one regionally significant office development project in 2003, proposed in the City of El Segundo in Los Angeles County.

Residential Development

Documentation was received on ninety residential development projects. These proposed projects represent a development potential of approximately 40,400 dwelling units. The majority of the proposed new residential units occurred in Orange County. Reviewing residential project development locations for 2003, the greatest numbers of residential units were proposed to be developed in the Inland Empire, specifically western Riverside County. Reviewing the map on page 13, it may appear that the majority of residential development took place in southern Los Angeles County. However, many of these locations represented a

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single residential project consisting of a single-family unit. It should be noted that Los Angeles County consisted of the most residential development projects with fifty.

Several regionally significant housing developments were proposed in southwestern Riverside County. Lower housing prices and commuters working in San Diego County and Orange County, as well as those working in Riverside County, fueled housing development here. Commuting from southwestern Riverside County to San Diego County has become a regional issue that will continue to grow as vacant land in this part of the region is converted to housing.

COUNTIES

IMPERIAL COUNTY

Five project developments were received for Imperial County in 2003. Four of these were clustered near Interstate 8 in El Centro, taking advantage of being in the county's largest city and along a major transportation corridor. No projects of regional significance were proposed in Imperial County. In addition, no mixed-use projects were proposed for development.

LOS ANGELES COUNTY

Eighty-five projects were received for Los Angeles County. Many of these projects were residential developments. However, the total dwelling units for most of the projects were low, even as low as one residential unit in some cases in the City of South Pasadena. Residential project developments were received across the county. There was a cluster of development in the Pasadena–South Pasadena area, as well as the eastern San Gabriel Valley. Residential project developments also were occurring along the coast in residential projects and mixed-use projects.

Mixed-use projects were scattered throughout the county, including four regionally significant projects. Cities in the urban core were turning to this type of development in order to accommodate growing populations while dealing with their constraints on vacant developable land.

Commercial development projects were clustered near housing developments, potentially to serve new residents as well as existing residents.

There was only one office development, a regionally significant development proposed in the City of El Segundo. Most new office space was included in mixed-use projects. There were no industrial projects proposed for development. New industrial development has moved to other counties to take advantage of open, less expensive land.

ORANGE COUNTY

Nine projects were received for Orange County. These projects included proposed residential, mixed-use and office developments. Five of these projects were of regional significance. Mixed-use projects combined hotels with residential and commercial uses. The Ranch Plan in southern Orange County was the largest residential project received in 2003, with 14,000 residential units proposed. No proposed commercial or industrial development projects were received for Orange County.

RIVERSIDE COUNTY

Twenty-two projects were received for Riverside County. Residential development along busy transportation corridors was the most visible theme that appeared when reviewing project development locations for Riverside County in 2003. Southwestern Riverside County had three regionally significant developments as well as several other residential developments planned. These residential units serve a growing population and new homeowners looking for single family homes that meet their income. Some of these residents will be commuting south on Interstate 15 to San Diego County or west into Orange County.

Several smaller proposed residential developments were located along State Route 91, on the northwestern-most part of Riverside

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County. Some of these future residents will be commuters traveling into Orange and Los Angeles Counties. Housing pushed further east with a regionally significant residential development in the City of Banning. Riverside County also received development proposals for commercial and mixed-uses. No industrial or office projects were proposed for Riverside County.

San Bernardino County

Seventeen projects were received for San Bernardino County. Project development locations in San Bernardino County were clustered in the southwestern portion of the county, south and west of the mountains and close to Los Angeles, Orange and Riverside Counties. Regionally significant industrial, residential, and commercial developments all were found here. Regionally significant industrial and residential development was proposed to take place in the Victorville area. San Bernardino County plays a large role in goods movement and will continue to do so with increasing activities to build industrial projects.

Ventura County

Twenty-three projects were received for Ventura County. Almost all development in Ventura County was clustered in or near the City of Oxnard. This area had a number of proposed industrial developments and several commercial developments, taking advantage of the close proximity to the U.S. 101 Freeway. Residential development was clustered closer to the coast, with the exception of one project in Simi Valley.

Similar to the 2002 report, the SOAR (Save Open Space and Agricultural Resources) initiatives in much of Ventura County limit where growth can occur. Seeing the clustered development location leads one to believe that the SOAR initiatives are channeling growth like they were intended to do. Maps on pages 13 and 111, shows small, clustered development type projects. None of the projects received for Ventura County was regionally significant.

Year 2002 / Year 2003 Comparison

In 2002, SCAG compiled similar information for development activity within the region. Overall, documentation was received for over 670 items related to a variety of projects, programs and plans. Documentation was received for 139 projects related to proposed commercial, industrial, mixed-use, office and residential development activity. Of that total, 28 projects were of regional significance. Provided below is the overall activity for each development type.

Year 2002 Development Activity Summary

DEV. TYPES	REGIONALLY SIGNIFICANT PROJECTS	NON SIGNIFICANT PROJECTS	TOTAL SF / DU
Commercial	1,570,000 SF	2,016,012 SF	3,586,012 SF
Industrial	1,840,721 SF	7,340,000 SF	9,180,721 SF
Mixed-Use	17,744 DU 30,499,220 SF	2,648 DU 2,415,543 SF	20,392, DU 32,914,763 SF
Office	0 SF	293,630 SF	293,630 SF
Residential	14,020 DU	8,090 DU	22,110 DU

Provided below is a comparison of development type and activity for 2002 and 2003.

Commercial

YEAR	REGIONALLY SIGNIFICANT PROJECTS	TOTAL NO. PROJECTS	TOTAL SF / DU
2002	2	19	3,586,012 SF
2003	2	31	5,253,681 SF

Industrial

YEAR	REGIONALLY SIGNIFICANT PROJECTS	TOTAL NO. PROJECTS	TOTAL SF / DU
2002	2	16	8,840,012 SF
2003	4	14	22,225,572 SF

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Mixed-Use

YEAR	REGIONALLY SIGNIFICANT PROJECTS	TOTAL NO. PROJECTS	TOTAL SF / DU
2002	13	30	20,392 DU 32,914,763 SF
2003	6	21	5,903 DU 7,743,083 SF

Office

YEAR	REGIONALLY SIGNIFICANT PROJECTS	TOTAL NO. PROJECTS	TOTAL SF / DU
2002	0	5	293,630 SF
2003	1	5	640,028 SF

Residential

YEAR	REGIONALLY SIGNIFICANT PROJECTS	TOTAL NO. PROJECTS	TOTAL SF / DU
2002	11	69	21,110 DU
2003	12	90	40,415 DU

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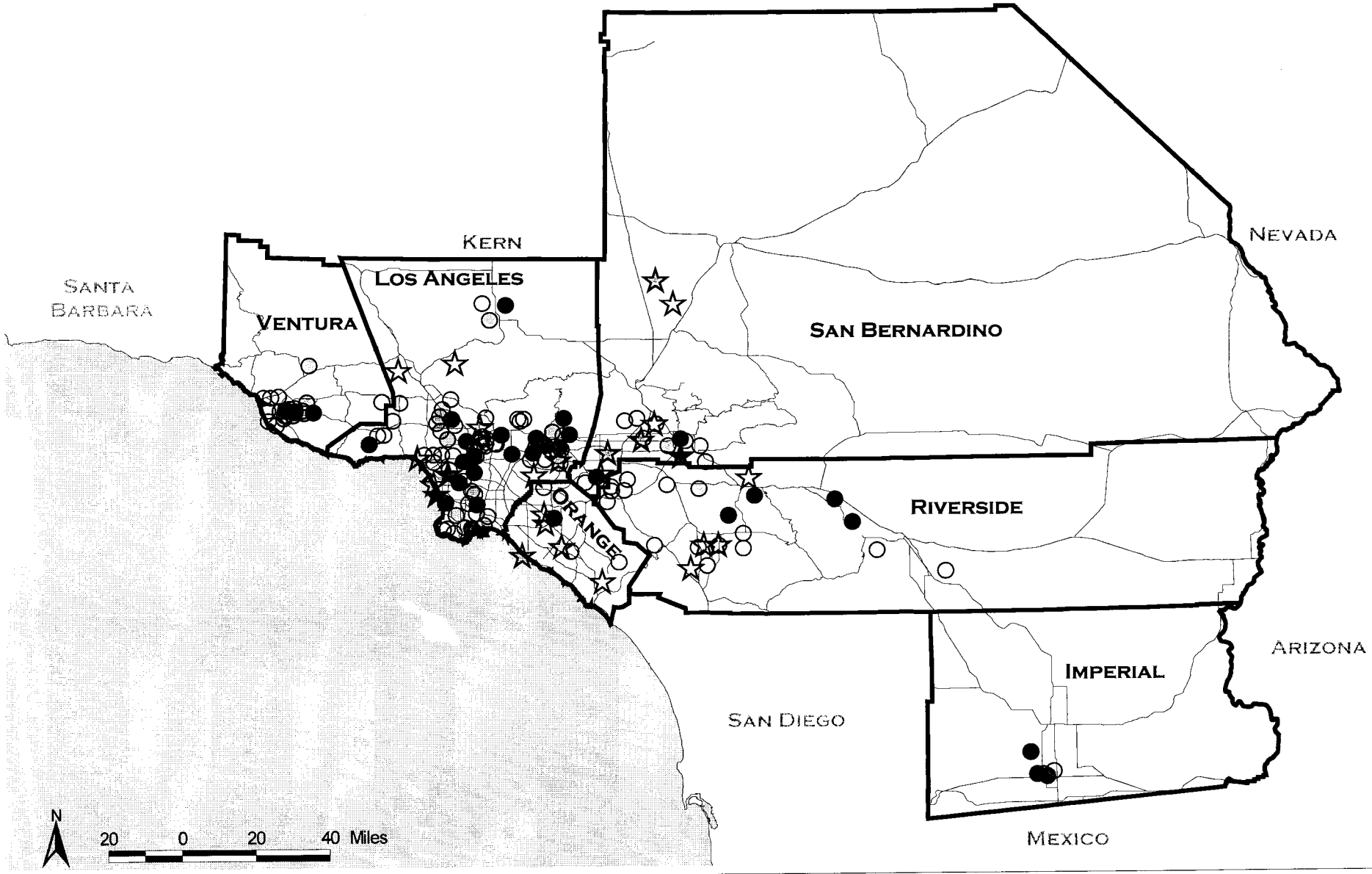

PROJECT DEVELOPMENT LOCATIONS - 2003

- COMMERCIAL
- INDUSTRIAL
- MIXED-USE
- OFFICE
- RESIDENTIAL
- REGIONALLY SIGNFICANT (COLOR DENOTES DEVELOPMENT TYPE)

SOUTHERN CALIFORNIA ASSOCIATION of GOVERNMENTS

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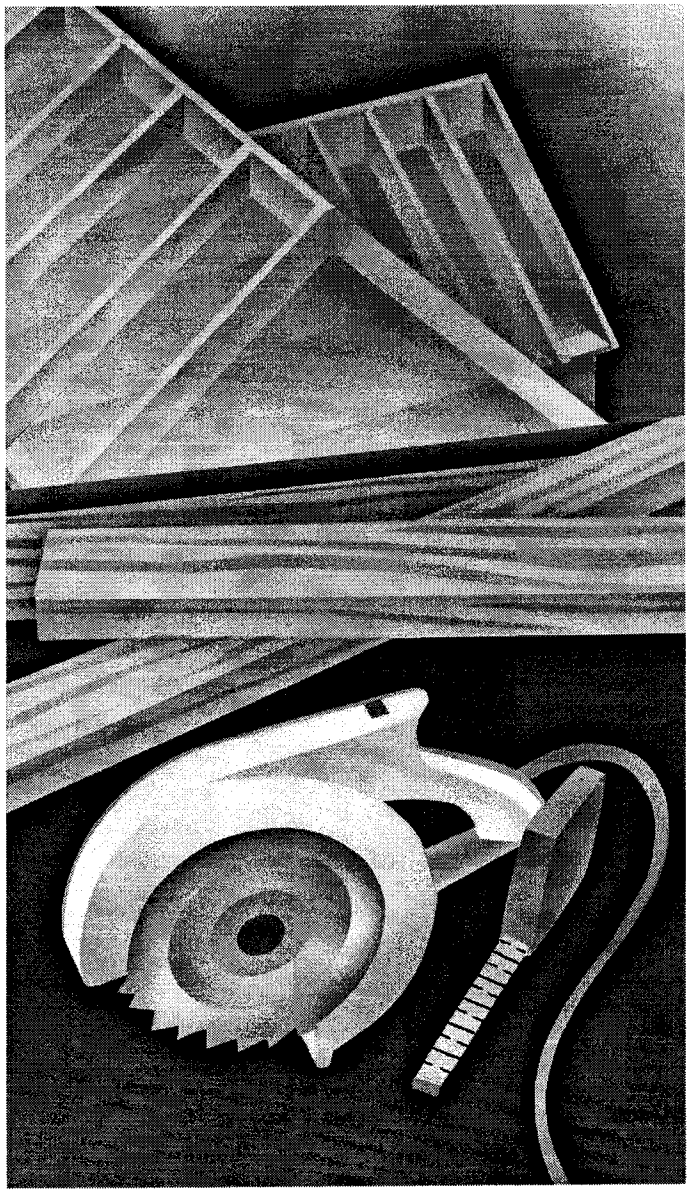

APPENDICES

Appendix A:
Roles and Authorities of the
Southern California Association of Governments

Appendix B:
Counties and Cities of the
Southern California Association of Governments Region

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APPENDIX A:
ROLES AND AUTHORITIES OF THE
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a ***Joint Powers Agency*** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

- SCAG is designated by the federal government as the Region's ***Metropolitan Planning Organization*** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated ***Regional Transportation Planning Agency***, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

- SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the ***South Coast Air Quality Management Plan***, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a ***Co-Lead Agency*** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

- SCAG is responsible under the Federal Clean Air Act for determining ***Conformity*** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

- Pursuant to California Government Code Section 65089.2, SCAG is responsible for ***reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans*** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

- SCAG is the authorized regional agency for ***Inter-Governmental Review*** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

- SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

- Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized ***Areawide Waste Treatment Management Planning Agency***.

- SCAG is responsible for preparation of the ***Regional Housing Needs Assessment***, pursuant to California Government Code Section 65584(a).

- SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the ***Southern California Hazardous Waste Management Plan*** pursuant to California Health and Safety Code Section 25135.3.

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APPENDIX B:

COUNTIES AND CITIES OF THE
SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS REGION

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017
Phone: 213/236-1800

REGION: Imperial County, Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County and 187 cities

SUBREGIONAL COUNCILS OF GOVERNMENT: Arroyo Verdugo Cities, Coachella Valley Association of Governments, Gateway Cities Council of Governments, Imperial Valley Association of Governments, Las Virgenes-Malibu Council of Governments, City of Los Angeles, North Los Angeles County, Orange County Council of Governments, San Bernardino Associated Governments, San Gabriel Valley Council of Governments, South Bay Cities Council of Governments, Ventura County Council of Governments, Western Riverside Council of Governments, Westside Cities

IMPERIAL COUNTY
Brawley
Calexico
Calipatria
El Centro
Holtville
Imperial
Westmorland

LOS ANGELES COUNTY
Agoura Hills
Alhambra
Arcadia
Artesia
Avalon
Azusa
Baldwin Park
Bell
Bellflower
Bell Gardens
Beverly Hills
Bradbury
Burbank
Calabasas
Carson
Cerritos
Claremont
Commerce
Compton
Covina
Cudahy
Culver City
Diamond Bar
Downey
Duarte
El Monte
El Segundo
Gardena
Glendale
Glendora
Hawaiian Gardens
Hawthorne
Hermosa Beach
Hidden Hills
Huntington Park
Industry
Inglewood
Irwindale
La Canada Flintridge

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La Habra Heights
Lakewood
La Mirada
Lancaster
La Puente
La Verne
Lawndale
Lomita
Long Beach
Los Angeles
Lynwood
Malibu
Manhattan Beach
Maywood
Monrovia
Montebello
Monterey Park
Norwalk
Palmdale
Palos Verdes Estates
Paramount
Pasadena
Pico Rivera
Pomona
Rancho Palos Verdes
Redondo Beach
Rolling Hills
Rolling Hills Estates
Rosemead
San Dimas
San Fernando
San Gabriel
San Marino
Santa Clarita
Santa Fe Springs
Santa Monica
Sierra Madre
Signal Hill
South El Monte
South Gate
South Pasadena
Temple City
Torrance
Vernon
Walnut
West Covina
West Hollywood
Westlake Village
Whittier

ORANGE COUNTY

Aliso Viejo
Anaheim
Brea
Buena Park
Costa Mesa
Cypress
Dana Point
Fountain Valley
Fullerton
Garden Grove
Huntington Beach
Irvine
Laguna Beach
Laguna Hills
Laguna Niguel
Laguna Woods
La Habra
Lake Forest
La Palma
Los Alamitos
Mission Viejo
Newport Beach
Orange

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Placentia
Rancho Santa Margarita
San Clemente
San Juan Capistrano
Santa Ana
Seal Beach
Stanton
Tustin
Villa Park
Westminster
Yorba Linda

RIVERSIDE COUNTY

Banning
Beaumont
Blythe
Calimesa
Canyon Lake
Cathedral City
Coachella
Corona
Desert Hot Springs
Hemet
Indian Wells
Indio
Lake Elsinore
La Quinta
Moreno Valley
Murrieta
Norco
Palm Desert
Palm Springs
Perris
Rancho Mirage
Riverside
San Jacinto
Temecula

SAN BERNARDINO COUNTY

Adelanto
Apple Valley
Barstow
Big Bear Lake
Chino
Chino Hills
Colton
Fontana
Grand Terrace
Hesperia
Highland
Loma Linda
Montclair
Needles
Ontario
Rancho Cucamonga
Redlands
Rialto
San Bernardino
Twentynine Palms
Upland
Victorville
Yucaipa
Yucca Valley

VENTURA COUNTY

Camarillo
Fillmore
Moorpark
Ojai
Oxnard
Port Hueneme
San Buenaventura (Ventura)
Santa Paula
Simi Valley
Thousand Oaks

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ACKNOWLEDGEMENTS

SCAG Management

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Mission Statement

Leadership Vision Progress

Leadership, vision and **progress** which promote economic growth, personal well-being, and livable communities for all Southern Californians.

The Association will accomplish this Mission by:

- Developing long-range regional plans and strategies that provide for efficient movement of people, goods and information; enhance economic growth and international trade; and improve the environment and quality of life.
- Providing quality information services and analysis for the region.
- Using an inclusive decision-making process that resolves conflicts and encourages trust.
- Creating an educational and work environment that cultivates creativity, initiative, and opportunity.

Southern California Association of Governments
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www.scag.ca.gov/igr

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Susan Longville, San Bernardino
Gary Ovitt, Ontario
Deborah Robertson, Rialto

VENTURA COUNTY
Judy Mikels, Ventura County
Glen Becerra, Simi Valley
Carl Morehouse, San Buenaventura
Toni Young, Port Hueneme

ORANGE COUNTY TRANSPORTATION AUTHORITY
Charles Smith, Orange County

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
Robin Lowe, Hemet

VENTURA COUNTY TRANSPORTATION COMMISSION
Bill Davis, Simi Valley

Rev. 03/03/04

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NOTES

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NOTES

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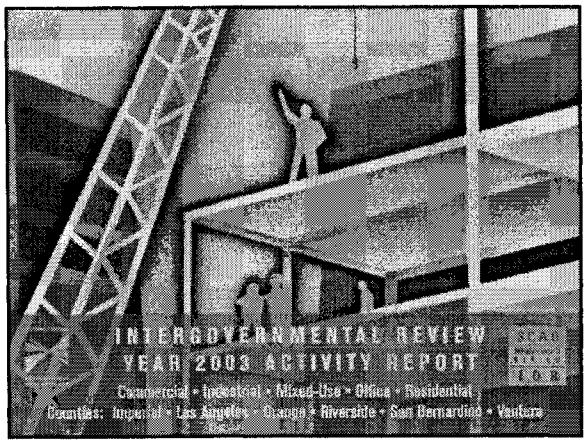
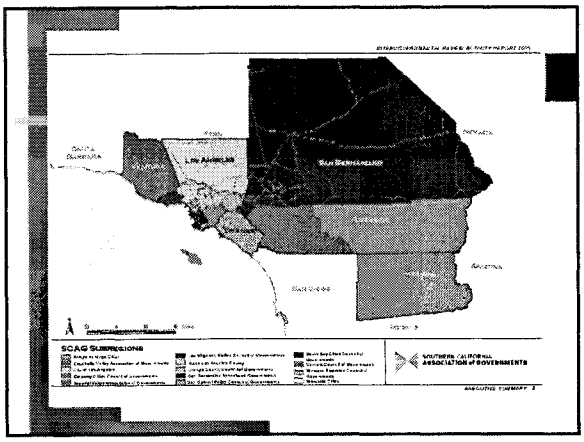
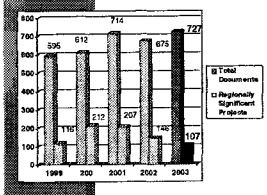
SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS





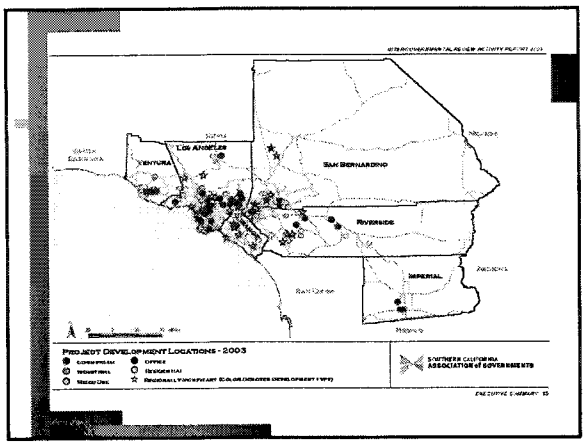
Year 2003 Activity



- **Documentation:**
  727 Documents received
  107 Projects of Regional Significance
  Los Angeles, Riverside, Orange
  Pub. Facilities, Residential, General Plans
- **Development Projects:**
  161 Projects
  25 Projects of Regional Significance

Commercial:	31 projects,	5.2 million s.f.
Industrial:	14 projects,	22.2 million s.f.
Mixed-Use:	21 projects,	7.7 million s.f. 5,900 du
Office:	5 projects,	640,000 s.f.
Residential:	90 projects,	40,415 du

SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS



Year 2003 Trends

- **Commercial Development:** Two-thirds of all commercial development occurring in Los Angeles County.
- **Industrial Development:** Major projects in the Inland Empire, San Bernardino County. Smaller projects in Ventura County.
- **Mixed Use Development:** Primarily located in southern Los Angeles County and Orange County. Two-thirds of all mixed-use development occurring in Los Angeles County.
- **Office Development:** The market is not supporting single use office developments. Office space that is being built is being built in mixed-use settings.
- **Residential Development:** Majority of new residential units to be developed in Orange and Riverside Counties.

Year 2002 / Year 2003 Comparison

Commercial

Year	Total No. of Projects	Total S.F./DU
2002	19	3,580,072 s.f.
2003	21	5,233,681 s.f.

Office

Year	Total No. of Projects	Total S.F./DU
2002	5	293,630 s.f.
2003	6	640,029 s.f.

Industrial

Year	Total No. of Projects	Total S.F./DU
2002	16	8,940,012 s.f.
2003	14	22,225,572 s.f.

Residential

Year	Total No. of Projects	Total S.F./DU
2002	69	21,110 du
2003	90	40,415 du

Mixed Use

Year	Total No. of Projects	Total S.F./DU
2002	30	32,914,763 s.f. 20,292 du
2003	21	7,743,083 s.f. 5,903 du